

Jackson Town Council Regular Meeting

March 7, 2022

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/82717890365?pwd=eDc5RHYyMnFYc1ZmTUQ2b0xoVjBLdz09>

If the link does not work, join at zoom.com with Webinar ID: **827 1789 0365** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID: **827 1789 0365** and Passcode: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Announcements/Proclamations
 - 1. Red Cross Month Proclamation
 - 2. JH Youth Hockey Proclamation
 - 3. COVID-19 Response Appreciation Proclamation
 - 4. Arbor Day Proclamation
 - 5. Introductions of Chelsea Holcomb and Glenn Geddes

III. PUBLIC COMMENT

This section is reserved for comments on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Council will not hold discussion or debate these items. Nor will they make decisions on items presented during this time, but rather refer to staff for follow-up. If you would like to speak to the Council during the meeting, please address them during this open public comment, when public comment is called on a specific agenda 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. February 22, 2022 workshop
 - 2. February 22, 2022 meeting
- B. Disbursements
- C. Bid 22-11 Chip Seal
- D. P22-017 Temp Sign Midnight on Mesa
- E. P22-008 Temp Sign JH Therapeutic Riding Track Swap
- F. Special Event: Million Dollar Music Concert

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.

G. 40 S Jean Deed Restriction

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

A. Admin

1. Consulting/Lobbying Services for Federal Grant Funding Opportunities (Larry Pardee)
2. Roadhouse Microbrewery Annual Liquor License Renewal - Continued (Lynsey Lenamond)

B. Legal

1. Snow King Mountain Easement Amendment (Lea Colasuonno)

C. Pathways

1. Scott Lane Maple Way Concept Design (Brain Schilling)

D. Planning

1. P22-001: Budge Drive Boundary Adjustment (Paul Anthony)
2. P21-294, P22-007 & P22-008: Development Plan, Conditional Use Permit and Administrative Adjustment for the expansion of the Teton County Parks & Recreation Center at 155 E. Gill (Tyler Valentine)

E. Police

1. Speed Limit Study (Michelle Weber)

VI. ORDINANCES

A. Ordinance D: Board Appointments (presented for third reading, Lea Colasuonno)

B. Ordinance C: Definition of Family (presented for second reading, Tyler Sinclair)

C. Ordinance F: Updating Council Salaries (presented for first reading, Roxanne Robinson)

D. Ordinance G: Rural Amendment (presented for first reading, Paul Anthony)

E. Ordinance H: Height Amendment (presented for first reading, Paul Anthony)

VII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

IX. 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.

AMERICAN RED CROSS MONTH
Recognizing March 2022 as American Red Cross Month

WHEREAS, In times of crisis, people in Jackson, Wyoming, come together to care for one another. This humanitarian spirit is part of the foundation of our community and is exemplified by American Red Cross volunteers and donors.

WHEREAS, In 1881, Clara Barton founded the American Red Cross, turning her steadfast dedication for helping others into a bold mission of preventing and alleviating people's suffering. Today, more than 140 years later, we honor the kindness and generosity of Red Cross volunteers here in Jackson, who continue to carry out Clara's lifesaving legacy. They join the millions of people across the United States who volunteer, give blood, donate financially, or learn vital life-preserving skills through the Red Cross.

WHEREAS, In Jackson, the contributions of local Red Cross volunteers give hope to the most vulnerable in their darkest hours; whether it's providing emergency shelter, food, and comfort for families devastated by local disasters such as fires, or supporting service members and veterans along with their families and caregivers through the unique challenges of military life, or helping to save the lives of others with first aid, CPR, and other skills, or delivering international humanitarian aid.

WHEREAS, The work of volunteers to prevent and alleviate human suffering is vital to strengthening our community's resilience, we dedicate this month of March to all those who continue to advance the noble legacy of American Red Cross founder Clara Barton, who lived by her words, "You must never think of anything except the need, and how to meet it." We ask others to join in this commitment to give back in our community.

NOW, THEREFORE, I, Hailey Morton Levinson, Mayor of Jackson, Wyoming, do hereby proclaim March 2022 as Red Cross Month. I encourage all citizens of Jackson to reach out and support its humanitarian mission.

DATED THIS 7th DAY OF MARCH 2022.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk



Jackson Youth Hockey Appreciation Day

WHEREAS, Jackson Youth Hockey is a thirty-three year youth sports organization;

WHEREAS, “JYH,” or “Jackson Moose Hockey”, brings the great game of hockey to more than 280 boys and girls without regard to race, color, creed, religion, sex, national origin, ancestry, and citizenship.

WHEREAS, this program not only develops competitive hockey skills, the program instills sportsmanship, leadership and responsibility;

WHEREAS, “JYH” is a program that has brought recognition to our community through the success of its staff, board of directors, and coaches;

WHEREAS, this sports program is the largest youth hockey program in the state of Wyoming and part of the Wyoming Amateur Hockey Association and USA Hockey’s Northern Plains District.

WHEREAS, the Jackson Lady Moose are the 2021-2022 State Champions in the Girls’ 19U A-Division, making them three time State Champions.

WHEREAS, “JYH” attracts over 2,500 athletes and spectators to Jackson seasonally through tournaments and games.

WHEREAS, there are thousands of volunteer-hours behind the program and the interaction that “JYH” has with the community, the sport, and the mentorship is tremendous, and well deserving of our appreciation.

THEREFORE, BE IT RESOLVED that I, Hailey Morton Levinson, Mayor of the Town of Jackson, do hereby proclaim March 7, 2022 as Jackson Youth Hockey Appreciation Day.

DATED THIS 7th DAY OF March 2022.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:_____
Riley Taylor, Town Clerk

Proclamation of Appreciation for all who Have Contributed their Time, Talents, and Efforts for their Community During the COVID-19 Response in Teton County, WY

WHEREAS, the Jackson Town Council wishes to express appreciation for those who have made sacrifices and continue to make sacrifices in the fight against the COVID-19 pandemic; and

WHEREAS, the Jackson Town Council recognizes that some work is critical and these jobs must be performed despite difficult circumstances; and

WHEREAS, the Jackson Town Council is grateful to those who keep our community's strength and well-being foremost in their hearts, regardless of inconvenience or personal cost,

NOW THEREFORE, in consideration of all that has been done and continues to be done,

We say thank you, to farmers and laborers who grow and harvest our food, the truck drivers and delivery drivers who bring it to our markets, the grocery store staff who keep the shelves filled and service the community, the other community entities who provide food and meals to those in our community and to our tables; and

We say thank you, to teachers who keep our kids engaged and involved in virtual and in-person classrooms, to the employees who run after school programs and activities, and to parents who maintain a home environment conducive to learning; and

We say thank you, to the restaurant workers and other retail businesses who have kept their doors open and served their customers and community throughout the last two years; and

We say thank you, to postal workers who have added the term "health crisis" to their famous motto, "Neither snow, nor rain, nor gloom of night . . ." and

We say thank you, to Town Employees, County Employees, Federal Employees who have continued to provide services to the community and have provided their expertise throughout the response; and

We say thank you to all the contractors and other businesses who keep the water flowing, construction projects moving, streets swept, repaired, and plowed, trash hauled away, parks looking beautiful; and

We say thank you, to first responders: police, firefighters, emergency management, EMTs and paramedics who rush toward those in trouble no matter what the personal risk, and who sometimes risk their lives to save ours; and

We say thank you to those who work in healthcare facilities including hospitals, medical centers, clinics, nursing homes, blood banks, pharmacists, hospice care, research labs, emergency medical transportation, assisted living homes, veterinarians. From doctors and nurses, to cooks and cleaners, we thank you all and want you to know how much we value your service and commitment; and

We say thank you to the public health staff, Teton District Health Officer, and others who have worked tirelessly to provide guidance, recommendations, and information to the community throughout the COVID-19 pandemic; and

We say thank you to all the non-profit organizations, community-based organizations, and other businesses who not only continued to provide services to the community but also were able to develop new programs to fill holes that were needed during the COVID-19 response including food, housing, financial assistance, among others; and finally

We say thank you to the exceptional people of Jackson and Teton County who are working as volunteers for the COVID-19 response at the COVID-19 hotline, COVID-19 vaccine clinic, and others who checked on neighbors, delivering meals, or just doing their part by staying home when sick, washing their hands, wearing facemasks, and staying six feet apart. We are proud of you, proud to be a part of this community, and proud to serve as your elected officials.

DATED THIS 7th DAY OF MARCH 2022.

Hailey Morton Levinson, Mayor

ATTEST: _____

Riley Taylor, Town Clerk



OFFICIAL PROCLAMATION

WHEREAS in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees, *and*

WHEREAS this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska, *and*

WHEREAS Arbor Day is now observed throughout the nation and the world, *and*

WHEREAS trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-giving oxygen, and providing habitat for wildlife, *and*

WHEREAS trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products, *and*

WHEREAS trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community, *and*

WHEREAS trees — wherever they are planted — are a source of joy and spiritual renewal.

NOW, THEREFORE, I, Hailey Morton Levinson, Mayor of the City of Jackson Wyoming, do hereby proclaim April 30, 2021 as **ARBOR DAY** In the City of Jackson, WY, and I urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, *and*

FURTHER, I urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED THIS _____ day of _____, _____

Mayor _____

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

FEBRUARY 22, 2022

JACKSON, WYOMING

The Jackson Town Council met in regular workshop in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 1:30 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, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter. *via Zoom*: Arne Jorgensen.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Michael “Zolo” Palazzolo, Floren Poliseo, Tyler Sinclair, Tyler Valentine, Paul Anthony, Cal Pelletier, Susan Scarlata, Russ Ruschill, Kelly Thompson, Bruce Abel, April Norton, Lynsey Lenamond, and Riley Taylor.

Director Updates. Bruce Abel and Michael “Zolo” Palazzolo provided Director Updates for the START and IT Departments.

Discussion of Town SPET Items. Larry Pardee made staff comment. Council held discussion with staff. Anna Olson made public comment. No motion was made.

Lodging and Short-Term Rental Discussion. Tyler Sinclair made staff comment. Council held discussion with staff. Anna Olson made public comment. A motion was made Jonathan Shechter and seconded by Jessica Sell Chambers to direct staff to proceed with Phase 1: Data Collection as described in this staff report and has discussed by Council. Mayor Morton Levinson called for the vote. The vote showed all 5-0 in favor and the motion carried.

Adjourn. A motion was made by Jonathan Shechter and seconded by Jessica Sell Chambers 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 3:43 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Minutes:rt

Publish JH News & Guide: March 2, 2022

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

FEBRUARY 22, 2022

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 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, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter. *via Zoom*: Arne Jorgensen.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Susan Scarlata, Kelly Thompson, Carl Pelletier, Tyler Sinclair, Michael “Zolo” Palazzolo, Russ Ruschill, Floren Poliseo, Lynsey Lenamond, and Riley Taylor.

Mayor Morton Levinson led those in attendance in the Pledge of Allegiance.

Public Comment. None.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the consent calendar including items A-G as presented with the following motions.

- A. **Meeting Minutes.** To approve the meeting minutes as presented for the January 31, 2022 special meeting/retreat, February 1, 2022 special meeting/retreat, and February 7, 2022 regular meeting.
- B. **Disbursements.** ACE HARDWARE \$111.97; ADVANCED NETWORK MANAGEMENT, INC. \$141,998.00; AGOPIAN ADVOCACY \$7,000.00; ALPHAGRAPHICS \$620.47; AMAZON \$4,122.20; ANIMAL CONTROL & CARE ACADEMY \$575.00; AT&T \$2,534.38; BEST BEST & KRIEGER \$1,040.50; BLUE TO GOLD, LLC \$1,991.00; CARQUEST AUTO PARTS INC. -\$90.34; CASELLE INC. \$1,744.00; CELLEBRITE USA \$6,200.00; CENTURYLINK \$2,043.90; CITY OF DRIGGS \$2,312.05; COMMUNITY SAFETY NETWORK \$14,093.75; DAVID STUBBS \$450.00; DIAZ, VICTORIA \$155.00; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$550.00; DUDE SOLUTIONS, INC \$10,369.25; E.R. OFFICE EXPRESS \$86.84; ENERGY LABORATORIES INC. \$511.00; ETNA TRADE PARK LLC \$3,176.00; EVIDENT \$180.00; FAMILY SUPPORT REGISTRY \$114.00; FREEDOM MAILING SERVICE INC. \$1,771.56; GARMIN USA \$64.95; HATFIELD, KYLEE \$2,000.00; HENRY, DONALD \$155.00; HIGH COUNTRY LINEN \$620.25; HIRST APPLGATE, LLP \$555.52; IDAHO STATE TAX COMMISSION \$3,431.00; IDENTISYS, INC \$2,023.25; IVY OUTDOOR SERVICES LLC \$800.00; J.J. KELLER & ASSOC. INC. \$542.12; JACKSON ANIMAL HOSPITAL \$1,626.66; JACKSON DOWTOWNER, LLC \$96,830.84; JACKSON HOLE NEWS & GUIDE \$2,157.50; JACKSON HOLE RADIO \$336.00; LANGUAGE TESTING INTERNATIONAL, INC \$73.00; LEIGH, CHRISTOPHER S. \$1,815.00; LOWER VALLEY ENERGY INC \$55,939.12; LSC TRANSPORTATION CONSULTANTS, INC \$2,100.00; MASON, TOM \$1,618.20; MELCER, STEPHEN \$1,851.17; MOBILITY FOREFRONT LLC \$35,000.00; NELSON ENGINEERING \$3,568.25; PEAK FACILITATION GROUP \$8,877.87; QUICK BROWN FOX LLC \$210.00; RASA, INC \$189.99; SILVERSTAR \$869.73; SMITH, SHANE \$175.00; SNAKE RIVER ROASTING \$252.74; SPRING CREEK ANIMAL HOSPITAL \$45.04; ST JOHN'S HOSPITAL \$545.00; SWAGIT PRODUCTIONS, LLC \$1,775.00; TETON COUNTY CLERK \$166,735.41; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$29,507.05; TETON COUNTY SHERIFF'S-JAIL \$1,008.00; TETON COUNTY SPECIAL FIRE FUND \$65,548.38; TETON COUNTY-FUND 10 \$16,161.07; TETON COUNTY-FUND 13 \$11.51; THOMSON WEST \$911.82; TITLE 22 CONSULTANTS \$508.48; T-MOBILE \$644.91; TRANSIT TALENT LLC \$190.00; UPLIFT DESK \$13,585.00; VALLEY OFFICE SYSTEMS \$10,412.15; VERIZON WIRELESS \$6,441.49; WESTBANK SANITATION \$68.45; WESTERN CHARTERS AND TOURS, LLC \$75,600.00; WHITE GLOVE CLEANING, INC. \$2,751.43; WY CHILD SUPPORT ENFORCEMENT \$146.76; WY DEPT OF HEALTH - PHL \$744.00; WY WORKERS' SAFETY & COMP \$11,886.65; WYOMING LAW ENFORCEMENT \$180.00; WYOMING RETIREMENT SYSTEM \$126,206.33; WYOMING.COM INC \$30.00; WY-TEST \$1,305.00; Y2 CONSULTANTS, LLC \$292.75; YELLOW IRON EXCAVATION, LLC \$175.00; ZOOM VIDEO COMMUNICATIONS, INC \$119.94
- C. **Bid 22-08 Rancher St.** To amend the FY22 Water Enterprise fund in the amount of \$21,000 and the FY22 5th Cent Capital Fund in the amount of \$500,000 to cover the additional cost to

construct the Rancher Street Complete Street Project, and to award Bid #22-08 to West Wood Curtis of Jackson, Wyoming, in the amount of \$2,121,033 and authorize the Mayor to execute all necessary contract Agreements.

- D. **Bid 22-10 Spring Patching.** To approve the award of the 2022 Spring Street Patching Project to Evans Construction Company of Jackson, Wyoming in the amount of \$205,000.00, and authorize the Mayor to execute the contract.
- E. **P22-004 Temporary Sign Permit CLIMB WY.** To approve temporary banner application (P22-004) for Climb Wyoming, including the three conditions of approval recommended by the Planning Director in this staff report dated February 22, 2021.
- F. **P22-006 Temporary Sign Permit Winter Market.** To approve temporary banner application (P22-006) for JH Farmer's Market - Winter Market Fest, including the three conditions of approval recommended by the Planning Director in this staff report dated February 22, 2021.
- G. **Special Event: World Championship Snowmobile Hill Climb.** To approve the special event application made by the Jackson Hole Snow Devils for the 2022 World Championship Snowmobile Hill Climb, subject to the conditions and restrictions listed in the staff report.

There was no public comment on the consent calendar. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Special Event: Rendezvous Spring Festival. Carl Pelletier made staff comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the application made by G7 Entertainment Marketing and the Travel and Tourism Board for the Rendezvous Spring Festival on the Town Square on Friday, April 1, 2022, subject to the conditions listed in the staff report. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Snow King Center Lease Agreement. Larry Pardee and Lea Colasuonno made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve the new updated lease agreements with Center Management Inc., Snow King Mountain Resort, LLC, and Jackson Hole Ski and Snowboard Club as each lease is presented in the attachments to this staff report, and authorize the Mayor to execute the contracts on behalf of the Town of Jackson subject to any minor corrections by staff. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Council Salary Review. Roxanne Robinson made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Mayor Morton Levison to direct staff to place the proposed draft ordinance updating the Council salaries on the agenda for the March 7 Town Council meeting for first reading. Mayor Morton Levinson called for the vote. The vote showed 4-1 with Jessica Sell Chambers, Arne Jorgensen, Jim Rooks, and Mayor Morton Levison in favor and Jonathan Schechter opposed and the motion carried.

Stage Stop Lease with Chamber of Commerce. Roxanne Robinson made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the updated lease agreement with the Chamber of Commerce as presented with a lease amount of \$100 per year with a term ending December 31, 2024 and authorize the Mayor to execute the contract on behalf of the Town of Jackson subject to any minor corrections by staff. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

2022 Liquor License Annual Renewals. Mayor Morton Levinson opened the public hearing. Lynsey Lenamond and Russ Ruschill made staff comment. Council held discussion with staff. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the liquor license renewal applications for the 2022–2023 liquor license year as presented, with the exception of Movieworks LLC, and with the following conditions:

1. All renewed liquor licenses are subject to the same conditions and restrictions of the initial license approval, as amended.
2. Any minor corrections made by staff and the Wyoming Liquor Division.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Movieworks LLC License Annual Renewal. The public hearing remained open. Council held discussion. Tyler Davis made public comment. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the Movieworks LLC liquor license renewal application with the following conditions:

1. Any minor corrections made by staff and the Wyoming Liquor Division.
2. The liquor license will be subject to the same conditions and restrictions of the initial license approval, as amended.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Mayor Morton Levinson closed the public hearing.

Roadhouse Microbrewery License Annual Renewal. Mayor Morton Levinson opened the public hearing. Lynsey Lenamond, Lea Colasuonno, and Paul Anthony made staff comment. Council held discussion with staff. Colby Cox, Ryan Stolp, Luke Bower, and Andy Acedorian made public comment. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers ~~move~~ to continue the Roadhouse Microbrewery liquor license renewal application(s) to the March 7, 2022 regular council meeting. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Mayor Morton Levinson closed the public hearing.

SRB Operations LLC dba Jackson Hole Pub & Brewery Snake River Brewing Restaurant License Annual Renewal. Mayor Morton Levinson opened the public hearing. Lynsey Lenamond made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the liquor license renewal application for SRB Operations LLC dba Jackson Hole Pub & Brewery Snake River Brewing for the 2022-2023 liquor license year, and to approve the remodeled dispensing areas as presented in the staff report, with the following conditions:

1. The liquor license is renewed upon the same conditions and restrictions as the initial license approval, as amended.
2. Any additional minor corrections made by staff and the Wyoming Liquor Division.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried. Mayor Morton Levinson closed the public hearing.

Council recessed at 8:08 until 8:21.

P21-320: Request for a Land Development Regulation (LDR) Text Amendment to Change the Minimum Lot Size in Rural District from 12,000 sf to 35 acres in Se. 3.3.1.D. Paul Anthony made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve proposed text amendment P21 320, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the February 22, 2022, staff report and direct staff to draft an ordinance effectuating such change and present it at a future Council meeting. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

P21-336: Request for a Land Development Regulation (LDR) Text Amendment to Limit the Height of Attached Dwellings in the NM-2 District and NH-1 District to 26'-30' and 2 stories. Paul Anthony made staff comment. Council held discussion with staff. Allen Simons made public comment. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve proposed Text Amendment P21-336, based upon factors 1-6 in Section 8.7.1.C of the Land Development Regulations as presented in the February 22, 2022, staff report, and direct staff to draft an ordinance effectuating such change and present it at a future Council meeting. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

N. Hwy 89 Transitional Speed Limit. Russ Ruschill made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to approve the letter of request as presented, authorize the Mayor to sign the letter, and direct staff to submit the letter to WYDOT as a formal request to add a step-down speed limit to transition from the existing 55 MPH and 25 MPH speed limits on North Highway 89 approaching the northern entrance to Town. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Resolution 22-03: ARPA Airport Grant. Riley Taylor made staff comment. Council held discussion with staff. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adopt Resolution 22-03 as presented.

RESOLUTION 22-03

A RESOLUTION APPROVING GRANT AGREEMENT WITH THE FEDERAL AVIATION ADMINISTRATION

Grant No. 3-56-0014-069-2022

WHEREAS, Teton County, Wyoming and the Town of Jackson formed the Jackson Hole Airport Board on January 17, 1968 pursuant to Wyoming Statute §10-5-202 and 16-1-105; and

WHEREAS, as such the Jackson Hole Airport Board is authorized to receive certain grants from the Federal Aviation Administration (“FAA”) from time-to-time in relation to the operation of the Jackson Hole Airport (the “Airport”); and

WHEREAS, FAA has tendered a Grant Agreement, in the form annexed hereto as Exhibit A, which makes a grant offer to the Airport Board under the American Rescue Plan Act, Public Law 117-2 (the “Act”) in the amount of Three Hundred Eighty Thousand Four Hundred and Fourteen Dollars (\$380,414), for costs directly related to the provision of relief from rent and minimum annual guarantees (MAG) to eligible in-terminal airport concessions at the Jackson Hole Airport; and

WHEREAS, approval and acceptance by Teton County, the Town of Jackson, and the Jackson Hole Airport Board, each as a co-sponsor under FAA requirements, are all required before any FAA grant will be made; and

WHEREAS, the Town of Jackson Wyoming Town Council desires as a co-sponsor to approve and accept such grant in such amount, and to authorize the appropriate officers of Teton County to execute the associated grant agreement, in the form annexed hereto as Exhibit A.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, having duly met on February 22, 2022, at a Regular Town Council Meeting, which was properly noticed and open to the public, and having fully considered the matter at hand, that:

1. The Town of Jackson Wyoming Town Council, as a co-sponsor hereby approves and accepts FAA Grant Number 3-56-0014-069-2022 in the amount of Three Hundred Eighty Thousand Four Hundred and Fourteen Dollars (\$380,414) in the form annexed hereto as Exhibit A, for the purpose set forth in the Grant Agreement.
2. The Town of Jackson Wyoming Town Council hereby authorizes the Mayor of the Town of Jackson, Wyoming to execute said Grant Agreement on behalf of the Town Council, and ratifies and approves any such execution whether made before or after the date of this Resolution.

PASSED, APPROVED, AND ADOPTED this 22nd day of February 2022.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Resolution 22-04: FAA Grant Transfer. Riley Taylor made staff comment. Council held discussion with staff. Jim Elwood made staff comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to adopt Resolution 22-04 as presented.

RESOLUTION 22-04

A RESOLUTION PROVIDING APPROVAL FOR TRANSFER OF FAA ENTITLEMENT GRANT FUNDS

WHEREAS, the Jackson Hole Airport Board (the “Board”) is authorized to receive grants from the Federal Aviation Administration (“FAA”) for airport purposes; and

WHEREAS, the Board, and the Town of Jackson and County of Teton as co-sponsors, previously accepted the transfer of FAA entitlement grant funding in the amount of \$250,000 from the City of Cody, Wyoming; \$300,000 from the City of Newcastle and Weston County, Wyoming; \$1,301,019 from Sheridan County, Wyoming; and \$398,981 from the City of Torrington, Wyoming; and

WHEREAS, the receipt of such grant funding was subject to an agreement that the Board, and the Town of Jackson and the County of Teton as co-sponsors, would transfer entitlement funds in the same amount back to said airport sponsors from the Board’s FY 2022 grant funds; and

WHEREAS, the Board, the Town of Jackson and the County of Teton as co-sponsors, now wish to transfer back to said local governments a portion of the Board’s FAA entitlement

grant funding for FY 2022, in the amounts set forth above and in accordance with their prior agreement.

NOW, THEREFORE, it is resolved by the Town Council of the Town of Jackson, Wyoming, that it hereby provides approval for the transfer of portions of the Board's FY 2022 FAA entitlement grant funding in the amount of \$250,000 to the City of Cody, Wyoming; \$300,000 to the City of Newcastle and Weston County, Wyoming; \$1,301,019 to the Sheridan County, Wyoming; and \$389,981 to the City of Torrington, Wyoming is hereby approved.

This Resolution shall become effective upon adoption.

PASSED, APPROVED, AND ADOPTED this 22 day of February 2022.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Resolution 22-05: Equity Task Force. Susan Scarlata made staff comment. Council held discussion with staff. Julia Spencer, Leslie Steen, and Seader Rose Davis made staff comment. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to adopt Resolution 22-05 as presented.

RESOLUTION 22-05

A RESOLUTION ESTABLISHING THE EQUITY TASK FORCE

WHEREAS, pursuant to Wyo. Stat. Ann. § 15-1-103(a)(xli), the Town of Jackson has the authority to adopt resolutions necessary for the health, safety and welfare of the Town, necessary to give effect to the powers conferred by Title 15 of the Wyoming state statutes; and

WHEREAS, the United States Department of Health and Human Services finds that social determinants of health have a major impact on people's health, well-being, and quality of life, including examples such as safe housing, transportation, and neighborhoods; racism, discrimination, and violence; and education, job opportunities, and income; and

WHEREAS, the Town of Jackson finds that all its residents should have equitable access to opportunities and resources necessary to thrive and succeed and should live in an environment where everyone feels safe, respected, and valued; and

WHEREAS, the Jackson Town Council established a goal in 2021 of creating a body to foster a more equitable, inclusive, and diverse local government and a more livable community; and

WHEREAS, the Town of Jackson finds it is in the public interest and necessary for the health, safety and welfare of the Town to establish an Equity Task Force ("Task Force") to improve upon and support equity in the community.

NOW THEREFORE, BE IT RESOLVED that the Jackson Town Council hereby establishes the Town of Jackson Equity Task Force with the following parameters:

1. Mission Statement. The mission of the Task Force is to advise the Town on equity and inclusion strategies, strengthen connections among the many segments of the community, and make recommendations to Town Council about priorities, policies, and solutions to help bring a wider variety of voices and perspectives into conversations to inform decision-making.
2. Pursuit of Mission. The Task Force shall:
 - a. Review the existing policies, programs, and practices of the Town of Jackson that affect
 - b. equity and provide recommendations that would promote greater equity.
 - c. Identify information gaps or lack of understanding in the community regarding equity and provide recommendations that would promote greater equity.
 - d. Identify new policies and regulations that would foster greater equity across the community.

- e. Assist the Town of Jackson's staff in reviewing the results of the National Research Center's Community Equity & Inclusion survey.
 - f. Work with the Community Development staff to identify ways in which the Town can best incorporate equity principles and practices into Town of Jackson policy and decision-making.
 - g. Provide a written report of the Task Force's initial recommendations to the Jackson Town Council by January 2023.
 - h. Provide a written report of the Task Force's final recommendations to the Jackson Town Council by June 2024.
3. Membership. The Task Force shall consist of nine members, all of whom shall be qualified electors of Teton County, Wyoming. Members shall serve one two-year term. All members shall be appointed by majority vote of the Jackson Town Council, and any vacancies, whether created by removal, resignation or otherwise, shall be filled by the same. Task Force members serve voluntarily, have no right to continued service, and may be removed without notice and without cause.
4. Member Responsibilities. The Task Force will report exclusively to the Town Council. During their term Task Force members shall attend every meeting of the Task Force and any committees created therein, prepare in advance of meetings and be familiar with issues on the agenda, serve with integrity and inspire public confidence in Town government, be cognizant of conflicts of interest and seek advice when appropriate.
5. Staff Responsibilities. The Town Staff will provide professional staff support to the Task Force to include:
 - a. Attending all meetings.
 - b. Preparing agendas and facilitation of Task Force meetings.
 - c. Providing background and context on agenda items.
 - d. Alerting the Task Force of possible pros and cons of recommended actions.
 - e. Offering professional expertise and recommendations.
 - f. Keeping the Task Force focused on priorities.
 - g. Interpreting codes, ordinances, policies, and other regulations.
 - h. Ensuring motions and minutes reflect the intent of the Task Force.
 - i. Educating new members about their role and responsibilities.
6. Funding. The Town Council may consider funding for the Task Force pursuant to, and as part of, the annual budget process for FY23 and FY24.
7. Meetings. Meetings of the Task Force shall be open to the public and shall be conducted in accordance with Wyo. Stat. Ann. §§ 16-4-402 et seq. Regular meetings of the Task Force shall be held at least quarterly at a place designated by the Task Force. The chair of the Task Force or a majority of Task Force members may call special or emergency meetings.
 - a. Notice. Notice of regular, special, or emergency meetings of the Task Force shall be provided in accordance with Wyo. Stat. Ann. §§16-4-404. Notice of regular meetings shall be sent to each member of the Task Force by email and be accompanied by the proposed agenda. Notice of special meetings shall be sent to each member of the Task Force by email and be accompanied by a statement of special business to come before the Task Force. A minimum of eight hours notification to the public shall be made for special meetings.
 - b. Record of Proceedings. Community Development Department staff shall record minutes of each regular, special, and emergency meetings of the Task Force, shall transcribe and distribute the minutes to the members of the Task Force, and shall distribute the minutes to members of the public upon request.
 - c. Meeting Attendance. Members are required to regularly attend all Task Force meetings. In the event that a Task Force member must be unavoidably absent, they shall notify the chair as soon as possible prior to the meeting. After a member has been absent from 75% of the regular meetings during a calendar year, the chair of the Task Force shall submit a written request to the Town Council for a replacement to fill the unexpired term of the member.
 - d. Committee Meeting Attendance. Members of Task Force committees are required to regularly attend all their regularly scheduled committee meetings. In the event that a Task Force member must be unavoidably absent from such a meeting, they shall notify the other two committee members and the Task Force chair as soon as possible prior to the meeting. After a member has been

- absent from 75% of their regularly scheduled committee meetings during a calendar year, the chair of the Task Force shall submit a written request to the Town Council for a replacement to fill the unexpired term of the member.
 - e. Quorum. The Task Force requires a quorum of five members to conduct business.
 - f. Voting. Votes may not be taken without a quorum of voting members present.
8. Compensation. Members of the Task Force shall receive a stipend of \$450.00 per month.
9. Conflicts of Interest. Task Force members are subject to and comply with Wyo. Stat. Ann. §9-13-101 et seq.
10. Dissolution. The Town Council may, by majority vote, dissolve the Task Force at any time without notice and without cause.

PASSED, APPROVED, AND ADOPTED this 22nd day of February 2022.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Resolution 22-06: A Resolution Adopting Town of Jackson Street Schedule. Lea Colasuonno made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to adopt Resolution 22-06 as presented.

RESOLUTION 22-06

A RESOLUTION ADOPTING TOWN OF JACKSON STREET SCHEDULE

WHEREAS, Title 10 of the Jackson Municipal Code governs vehicles and traffic in the Town of Jackson; and

WHEREAS, the Town Council acknowledges that in order to continually manage vehicular traffic in the Town of Jackson, a street schedule is essential to adopt into Title 10 of the Jackson Municipal Code; and

WHEREAS, on January 10, 2022, the Town Council approved an update to Title 10 of the Jackson Municipal Code allowing streets to be managed via a schedule, and removing all schedules from Title 10 of the Jackson Municipal Code; and

WHEREAS, the Town of Jackson Street Schedule referenced herein may be amended by resolution of the Jackson Town Council without the necessity of amending Title 10; and

WHEREAS, any amendments to the Town of Jackson Street Schedule made by the Jackson Town Council shall become a part of Title 10 as fully as though written therein; and

WHEREAS, the Town of Jackson Street Schedule is maintained in the office of the Town Clerk of the Town of Jackson and a copy is available therefrom; and

WHEREAS, the Jackson Town Council, by adoption of this Resolution establishes a Town of Jackson Street Schedule, attached hereto as Appendix A.

NOW THEREFORE BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, having duly met on February 22, 2022, at a Regular Town Council Meeting, which was properly noticed and open to the public, and having fully considered the matter at hand, that:

The Jackson Town Council adopts this Resolution #22-06, establishing a Town of Jackson Street Schedule, attached hereto as Appendix A and fully incorporates it into Title 10 of the Jackson Municipal Code.

PASSED, APPROVED, AND ADOPTED this 22 day of February 2022.

Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Ordinances. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to read ordinances in short title. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Ordinance C:

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1164, 1166, 1170, 1196 THROUGH 1199, 1210 THROUGH 1222, 1227, 1270, AND 1278; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1166, 1170, AND 1197; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1166; AND SECTIONS 1.9.2.B, 1.9.3.B THROUGH D, 2.2.2.A, 2.2.2.C & D, 2.2.3.A, 2.2.4.A, 2.2.4.C & D, 2.2.5.A, 2.2.5.C & D, 2.2.6.A, 2.2.6.C THROUGH E, 2.2.7.A THROUGH E, 2.2.8.A THROUGH E, 2.2.9.A THROUGH E, 2.2.10.C & D, 2.2.11.C & D, 2.2.12.C & D, 2.2.13.C & D, 2.2.14.A, 2.2.14.C & D, 2.2.15.A, 2.2.15.C & D, 2.2.16.D, 2.2.17.D, 2.3.10.C & D, 2.3.13.D, 3.3.1.B THROUGH D, 4.2.2.D, 5.4.1.C, 5.5.2.A, 5.5.3.B, 5.9.6.C, 6.1.1.F, 6.1.4.A THROUGH G, 6.1.11.B & C, 6.6.11.F & G, 6.2.1.A, 6.2.5.A & B, 6.3.2.A THROUGH C, 6.3.3.A, 6.3.4.A, 6.3.4.C, 6.4.2.A, 7.5.3.C & D, 7.6.2.A, 7.8.4.B, 8.2.2.B, 9.4.6.A & E, 9.5.A, 9.5.D, 9.5.F, 9.5.H, 9.5.K, AND 9.5.T OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JACKSON REGARDING THE DEFINITION OF FAMILY AND HOUSEHOLDS.

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 Jim Rooks and seconded by Jessica Sell Chambers to approve Ordinance C on first reading. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Ordinance D:

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1267, 1049, AND 1191 AND SECTION 2 OF THE TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 8.10.5.C OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JACKSON REGARDING APPOINTMENT OF DESIGN REVIEW COMMITTEE MEMBERS.

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 Jim Rooks and seconded by Jessica Sell Chambers to approve Ordinance D on second reading. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Matters from Mayor and Council. Susan Scarlata made staff comment. Council held discussion with staff. A motion was made by Jonathan Schechter and seconded by Jim Rooks to appoint the following slate of nine applicants to the Equity Task Force: Brandon Hernandez, Jade Krueger, Jason Fritts, Jean Day, Marcela Badillo, Miki Aristorenas, Pierre Bergman, Rosa Sanchez, and Stacy Noland. Morton Levinson called for the vote. The vote showed 4-1 with Jonathan Schechter, Jim Rooks, Arne Jorgensen, and Mayor Morton Levinson in favor, and Jessica Sell Chambers opposed, and the motion carried.

A motion was made by Mayor Morton Levison and seconded by Jonathan Schechter to nominate Jonathan Schechter as the WAM Winter Workshop voting delegate and Jessica Sell Chambers as the alternate WAM Winter Workshop voting delegate. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Mayor Morton Levison recognized Johnny Ziem as a recipient of the Alternative Fuels Accelerator Award.

Board and Commission Reports. Jim Rooks provided an update from the Teton County School District Board of Trustees.

Town Manager's Report. A motion was made by Schechter and seconded by Rooks to accept the Town Manager's Report into the record. The Town Manager's Report contained an update on the Core Services Fleet Maintenance Facility Project, the Classification and Compensation Study, and FY23 Budget Schedule. Mayor Morton Levinson called for the vote. The vote showed 5-0 in favor and the motion carried.

Adjourn. A motion was made by Schechter and seconded by 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 XX p.m. Minutes: rt

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: Month Day, 2022

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
6634	107 WEST DESIGN, LLC	22-01	ALT 1.A, 1.B, 2.0 REVISIONS/AD	02/16/2022	1,750.00	.00	
Total 6634:					1,750.00	.00	
425	ACE EQUIPMENT & SUPPLY	173243	SPRING RETAINER, BRUSH DRI	01/31/2022	448.71	.00	
Total 425:					448.71	.00	
51	ACE HARDWARE	768793	GRD CORD OUTL	01/14/2022	22.47	.00	
51	ACE HARDWARE	769443	50' PRO LIGHTED EXT CORD	01/22/2022	117.98	.00	
51	ACE HARDWARE	770104	GLOVE BLK NITRIL, ELECTRIC	01/27/2022	50.25	.00	
51	ACE HARDWARE	771126	M18 IMPCT DRVR KIT BRSHD	02/05/2022	199.99	.00	
51	ACE HARDWARE	771130	IMPACT READY SET 34PC	02/05/2022	34.99	.00	
51	ACE HARDWARE	771348	BATTERY ALK 9V 4PK	02/08/2022	71.96	.00	
51	ACE HARDWARE	771764	TAPE ELECTRICAL LIQ, DETEC	02/11/2022	56.97	.00	
51	ACE HARDWARE	771946	CLEANR DRAIN ACID ROTO32	02/14/2022	11.99	.00	
51	ACE HARDWARE	772186	CLORX WIPES LEMON	02/15/2022	6.99	.00	
51	ACE HARDWARE	772204	WASHER SLIP JOINT 6B	02/15/2022	1.29	.00	
51	ACE HARDWARE	772305	3" BLK SET 0-9 SDHV 23 PC, 2"	02/16/2022	8.48	.00	
51	ACE HARDWARE	772371	CAULK GUN	02/17/2022	16.99	.00	
51	ACE HARDWARE	772513	FORGED FLARE NUT	02/18/2022	31.92	.00	
51	ACE HARDWARE	772817	ADAPTER PVC 1/2"	02/22/2022	2.99	.00	
51	ACE HARDWARE	772914	QUALPHALKT PATCH	02/22/2022	3,599.28	.00	
51	ACE HARDWARE	773054	VINEGAR WHITE DIST GAL, ELE	02/24/2022	58.96	.00	
Total 51:					4,293.50	.00	
5726	AMAZON	1C6Q-TYD6-9	BACK UP CAMERA	02/15/2022	82.99	.00	
Total 5726:					82.99	.00	
2458	AMERIGAS	3132474955	EAST TANK: PROPANE- 402.5 G	02/04/2022	825.69	.00	
2458	AMERIGAS	3132474961	WEST TANK: PROPANE- 557.0 G	02/04/2022	836.85	.00	
Total 2458:					1,662.54	.00	
383	ANTLER MOTEL, INC.	022022	WINTER HOUSING RENT	02/20/2022	2,400.00	.00	
383	ANTLER MOTEL, INC.	030122B	WINTER HOUSING RENT	03/01/2022	1,200.00	.00	
Total 383:					3,600.00	.00	
6575	APEX SAGE INC	022822	WWTP METAL SIDING	02/28/2022	9,118.06	.00	
6575	APEX SAGE INC	022822B	WWTP SIDING	02/28/2022	10,512.27	.00	
6575	APEX SAGE INC	022822C	155 E PEARL	02/28/2022	762.50	.00	
Total 6575:					20,392.83	.00	
4088	AVAIL VALLEY CONTRUCTION-I	102821	2021 fall patching pay app #2	10/28/2021	23,818.00	.00	
Total 4088:					23,818.00	.00	
6583	BESTDRIVE IDAHO FALLS	29002837	245/55R18 103V	02/14/2022	1,667.04	.00	
6583	BESTDRIVE IDAHO FALLS	29002845	CREDIT: 305/85R22.5 RAW CASI	02/17/2022	3,360.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6583:					1,692.96-	.00	
4774	BIG R RANCH & HOME	1547981	JACKET HV, HEADLAMP 400 LU	02/15/2022	171.98	.00	
4774	BIG R RANCH & HOME	1548824	MUCK CHORE HI SOFT TOE	02/24/2022	149.99	.00	
Total 4774:					321.97	.00	
1560	BLUE SPRUCE CLEANERS,INC	030122	DRY CLEANING PD	03/01/2022	69.12	.00	
Total 1560:					69.12	.00	
6845	BLUE TO GOLD, LLC	JAC-22-IGS00	TRAINING	02/21/2022	447.00	.00	
Total 6845:					447.00	.00	
4634	BREAKFAST ROTARY OF JH	2444	QUARTERLY DUES WEBER	01/10/2022	175.00	.00	
Total 4634:					175.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-559298	SHOP TOWEL, SEAL BLK SILIC	02/08/2022	11.96	.00	
5	CARQUEST AUTO PARTS INC.	6090-560212	INFLATOR GAUGE KIT	02/16/2022	30.79	.00	
5	CARQUEST AUTO PARTS INC.	6090-560399	OIL FILTERS	02/18/2022	19.54	.00	
5	CARQUEST AUTO PARTS INC.	6090-560476	OIL FIILTER LD	02/19/2022	3.10	.00	
5	CARQUEST AUTO PARTS INC.	6090-561117	CREDIT: OIL FILTERS	02/25/2022	19.54-	.00	
Total 5:					45.85	.00	
544	CENTURYLINK	281364112	Monthly SERVICES	02/20/2022	175.76	.00	
544	CENTURYLINK	307-111-5050 0	307-111-5050 246m	02/07/2022	2,031.17	.00	
544	CENTURYLINK	307-733-3106	307-733-3106 742B	02/13/2022	41.60	.00	
Total 544:					2,248.53	.00	
4742	CHRISTENSEN, DUSTIN	021522	REIMBURSTMENT: DOT PHYSIC	02/15/2022	155.00	.00	
Total 4742:					155.00	.00	
4887	CONTROL SYSTEM TECHNOLO	10322	SOFTWARE- CUSTOMER CARE	02/08/2022	660.00	.00	
4887	CONTROL SYSTEM TECHNOLO	10323	SOFTWARE - CUSTOMER CAR	02/08/2022	660.00	.00	
Total 4887:					1,320.00	.00	
6124	DAVID STUBBS	021722	HEADSHOTS	02/17/2022	400.00	.00	
Total 6124:					400.00	.00	
65	DELCON INC	INV-111654	ELK REFUGE WELLS	12/31/2021	2,349.70	.00	
65	DELCON INC	INV-111655	ELECTRICAL @ SI-FERRIN	12/31/2021	392.35	.00	
Total 65:					2,742.05	.00	
6883	DIVISION OF CHILD SUPPORT	022422	DCSE CASE #0005405448	02/24/2022	509.23	509.23	02/24/2022
Total 6883:					509.23	509.23	
6939	DYNAMIC CONTROLS, LLC	35185	PROJ: 93252- TOJ SI FERRIN A	02/17/2022	4,820.70	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6939:					4,820.70	.00	
3408	E.R. OFFICE EXPRESS	19085	OFFICE SUPPLIES	02/09/2022	122.58	.00	
3408	E.R. OFFICE EXPRESS	19112	Paper and supplies	02/14/2022	184.62	.00	
Total 3408:					307.20	.00	
1134	ENERGY LABORATORIES INC.	452188	INFLUENT, EFFLUENT, CELL 1,	02/08/2022	417.00	.00	
Total 1134:					417.00	.00	
81	EVANS CONSTRUCTION INC	021722	2021 SOUTH PARK RESSURE R	02/17/2022	111,358.05	.00	
Total 81:					111,358.05	.00	
6971	FAMILY SUPPORT REGISTRY	022422	CASE #15462880	02/24/2022	114.00	114.00	02/24/2022
Total 6971:					114.00	114.00	
3195	FERGUSON ENTERPRISES, IN	0199656	SPUD WASHR	02/18/2022	2.84	.00	
3195	FERGUSON ENTERPRISES, IN	0221648	MAPP DISPBL TANK	02/24/2022	12.56	.00	
Total 3195:					15.40	.00	
4294	FIRE SERVICES OF IDAHO	11685866	ALARM MONITORING	02/04/2022	360.00	.00	
4294	FIRE SERVICES OF IDAHO	11711002	ANNUAL SERVICE	02/15/2022	45.00	.00	
Total 4294:					405.00	.00	
4709	FLEETPRIDE	92354245	DIXON 3/4" WING COUPLER, FR	02/04/2022	210.34	.00	
4709	FLEETPRIDE	92554914	HALDEX AIR BRAKE PRODUCT,	02/08/2022	844.10	.00	
Total 4709:					1,054.44	.00	
4212	GILLIG LLC	40885420	RH RR WHEEL STUD	01/31/2022	30.28	.00	
4212	GILLIG LLC	40885936	AIR SPRING	02/01/2022	1,070.24	.00	
4212	GILLIG LLC	40889811	HOSE ASM W/ FIRE SLEEVE	02/11/2022	322.84	.00	
4212	GILLIG LLC	40891625	WHEEL STUD	02/17/2022	198.40	.00	
Total 4212:					1,621.76	.00	
1609	GRAINGER	9218680743	EAR MUFFS, MANHOLE COVER	02/18/2022	1,030.16	.00	
Total 1609:					1,030.16	.00	
6984	GRAYSHIFT LLC	INV-4082	ESSENTIALS LICENSE	11/23/2021	10,370.00	.00	
Total 6984:					10,370.00	.00	
5734	GREENWAY PAINTING LLC	1490	INTERIOR FINISHES @ 455 VIN	02/27/2022	3,660.00	.00	
Total 5734:					3,660.00	.00	
6450	GREG ELLNER ASSOCIATES, L	GEA22-1308	ULTRA TECH SYSTEM	02/17/2022	1,325.00	.00	
Total 6450:					1,325.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0297181	MATS @ SHELTER	01/19/2022	64.88	.00	
96	HIGH COUNTRY LINEN	0301447	BUILDING MAINT: TOWN HALL-	02/14/2022	16.54	.00	
96	HIGH COUNTRY LINEN	0301971	SUPPLIES @START	02/16/2022	91.55	.00	
96	HIGH COUNTRY LINEN	S0302526	BUILDING MAINT: WWTP- SAN	02/18/2022	86.68	.00	
Total 96:					259.65	.00	
3342	HILTBRUNNER, ERIC	021822	DOT PHYSICAL	02/18/2022	155.00	.00	
Total 3342:					155.00	.00	
6985	HOLCOMB, CHELSEA	022122	REIMBURSE FOR FINGERPRIN	02/21/2022	45.00	.00	
Total 6985:					45.00	.00	
106	INTERSTATE BATTERY	22252493	(2) SRM-24	02/07/2022	187.90	.00	
106	INTERSTATE BATTERY	22252577	(1) MTP-48/H6	02/14/2022	129.95	.00	
Total 106:					317.85	.00	
5098	JACKSON ANIMAL HOSPITAL	50308	ANIMAL CARE	01/11/2022	29.42	.00	
Total 5098:					29.42	.00	
2	JACKSON CURBSIDE INC.	00029702	DOWNTOWN RECYCLING	02/10/2022	1,035.00	.00	
2	JACKSON CURBSIDE INC.	00029705	HOME RANCH RECYCLLING	02/10/2022	675.00	.00	
Total 2:					1,710.00	.00	
6474	JACKSON HOLE LAW, PC	1524	LEGAL SERVICES	02/23/2022	3,002.50	.00	
Total 6474:					3,002.50	.00	
131	JACKSON HOLE NEWS & GUID	328615	AD#395353	07/28/2021	51.30	.00	
131	JACKSON HOLE NEWS & GUID	328615	AD#395354	07/28/2021	59.86	.00	
131	JACKSON HOLE NEWS & GUID	332614	AD#398873	11/03/2021	387.60	.00	
131	JACKSON HOLE NEWS & GUID	336170	AD#402616	02/16/2022	833.63	.00	
131	JACKSON HOLE NEWS & GUID	336171	AD#402617	02/16/2022	393.30	.00	
131	JACKSON HOLE NEWS & GUID	336244	AD#402499	02/16/2022	571.20	.00	
131	JACKSON HOLE NEWS & GUID	336245	AD#402616	02/16/2022	571.20	.00	
131	JACKSON HOLE NEWS & GUID	336366	AD#402774	02/23/2022	272.00	.00	
Total 131:					3,140.09	.00	
5084	JACKSON HOLE SECURITY, LL	11609	ALARM RESPONSE 400 SK	03/01/2022	500.00	.00	
5084	JACKSON HOLE SECURITY, LL	1615	VFSS INSPECTION	10/22/2021	6,809.68	.00	
5084	JACKSON HOLE SECURITY, LL	1736	AMEREX V25 ABC SYSTEM CYL	01/12/2022	1,922.72	.00	
5084	JACKSON HOLE SECURITY, LL	1749	ANNUAL SERVICE	02/02/2022	221.00	.00	
Total 5084:					9,453.40	.00	
239	JH20 WATER CONDITIONING &	I220222872	BOTTLE DELONIZED WATER, DI	02/22/2022	66.00	.00	
Total 239:					66.00	.00	
139	JORGENSEN ASSOCIATES, PC	48362	PROJ: 19137 TOJ FLAT CREEK	02/21/2022	2,200.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 139:					2,200.00	.00	
2485	KENWORTH SALES COMPANY	IDFIN4997216	DIRECTIONAL LED	02/04/2022	180.00	.00	
2485	KENWORTH SALES COMPANY	IDFIN5027695	OIL FILTER, LUBE FILTER	02/21/2022	166.68	.00	
Total 2485:					346.68	.00	
3332	KILMER'S BG DISTRIBUTING	17901	DFC+ HP	02/10/2022	4,000.00	.00	
Total 3332:					4,000.00	.00	
5634	KRIKOR ARCHITECTURE	021822	PROJ: 145 & 155 PEARL STREE	02/18/2022	875.00	.00	
5634	KRIKOR ARCHITECTURE	022322	PROJ: 155 PEARL STREET TEN	02/23/2022	2,500.00	.00	
Total 5634:					3,375.00	.00	
6807	LANGUAGE TESTING INTERNA	L52842-IN	TESTING	02/18/2022	73.00	.00	
Total 6807:					73.00	.00	
4380	LONG BUILDING TECHNOLOGI	SRVCE012555	START FACILITY BASEBOARDS	01/31/2022	250.00	.00	
4380	LONG BUILDING TECHNOLOGI	SRVCE012578	SI-FERRIN REMODEL	02/09/2022	5,400.00	.00	
Total 4380:					5,650.00	.00	
6888	MAVERICK DIESEL & EQUIPME	1182	SERUVE- ECM TO SHOP REPAI	02/14/2022	3,250.00	.00	
Total 6888:					3,250.00	.00	
5423	MEDORA CORPORATION	83625	AIR POWERED MIXER	08/05/2021	12,000.00	.00	
5423	MEDORA CORPORATION	83625	AIR POWERED MIXER	08/05/2021	1,440.00	.00	
Total 5423:					13,440.00	.00	
4880	MHL SYSTEMS	21-15650	CARBIDE SNOW PLOW	01/11/2022	4,208.00	.00	
Total 4880:					4,208.00	.00	
4129	MOUNTAIN X, LLC	15641	DUMP TRUCK & DRIVER- HAUL	02/01/2022	1,540.00	.00	
Total 4129:					1,540.00	.00	
4623	MSC INDUSTRIAL SUPPLY CO	5074049002	HEX NUT	01/17/2022	6.45	.00	
4623	MSC INDUSTRIAL SUPPLY CO	5152594001	SUPPLIES	01/20/2022	267.16	.00	
4623	MSC INDUSTRIAL SUPPLY CO	5188641001	BRAK CLNR, COND DISC, CABL	02/04/2022	249.33	.00	
Total 4623:					522.94	.00	
257	NAPAAUTO PARTS INC.	018907	OXYGEN	09/22/2021	82.79	.00	
257	NAPAAUTO PARTS INC.	045623	QUAD FLASH STROBE	01/28/2022	303.49	.00	
257	NAPAAUTO PARTS INC.	045837	PWR STEERING FL QT	01/31/2022	17.97	.00	
257	NAPAAUTO PARTS INC.	045897	REMAIN STEERING PUMP,	01/31/2022	117.29	.00	
257	NAPAAUTO PARTS INC.	046380	AIR CONDITION BELT, SERPEN	02/02/2022	68.41	.00	
257	NAPAAUTO PARTS INC.	046402	FUEL LINE HOSE	02/02/2022	37.38	.00	
257	NAPAAUTO PARTS INC.	046412	CREDIT: CORE DEPOSIT	02/02/2022	65.55-	.00	
257	NAPAAUTO PARTS INC.	046651	PARKING BRAKE SHOES	02/03/2022	26.99	.00	
257	NAPAAUTO PARTS INC.	046955	AIR FILTER, OIL FILTER	02/04/2022	106.80	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	049167	NAPAGOLD OIL FILTER, NAPAG	02/16/2022	11.88	.00	
257	NAPA AUTO PARTS INC.	049189	AIR FILTER	02/16/2022	33.64	.00	
257	NAPA AUTO PARTS INC.	049272	RELAY	02/17/2022	49.92	.00	
257	NAPA AUTO PARTS INC.	049509	LAMP	02/18/2022	80.94	.00	
257	NAPA AUTO PARTS INC.	049589	DIRECTIONAL LED RECT	02/18/2022	624.87	.00	
257	NAPA AUTO PARTS INC.	050487	DUAL ADHEIVE, PREMATEX	02/24/2022	33.68	.00	
Total 257:					1,530.50	.00	
187	NELSON ENGINEERING	57809	PROJ: 14-175-03 021- WEST BR	01/31/2022	147.00	.00	
187	NELSON ENGINEERING	58062	PROJ: 21-411-02 097 VINE STRE	02/28/2022	375.00	.00	
Total 187:					522.00	.00	
3919	OMNI SECURITY SYSTEMS INC	21-18925	YEALRLY MONITORING	01/01/2022	242.00	.00	
Total 3919:					242.00	.00	
6607	OPS STRATEGIES, LLC	21064	21-21 VISUALIZING TOWN DEV	12/08/2021	7,918.75	.00	
Total 6607:					7,918.75	.00	
226	O'RYAN CLEANERS	1000805-03-01	DRY CLEANING	03/01/2022	80.70	.00	
Total 226:					80.70	.00	
6483	PREMIER TRUCK- SALT LAKE C	775356795	VALVE, FRT	01/11/2022	327.76	.00	
6483	PREMIER TRUCK- SALT LAKE C	775363180	TURN LAMP	02/07/2022	107.65	.00	
6483	PREMIER TRUCK- SALT LAKE C	775364473	PRESS SENSOR	02/07/2022	196.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775365944	PRESSURE SENSOR	02/11/2022	180.09	.00	
6483	PREMIER TRUCK- SALT LAKE C	775367279	OIL SEAL, SEAL KIT	02/16/2022	220.38	.00	
6483	PREMIER TRUCK- SALT LAKE C	775367885	M TUBE, FRT	02/18/2022	56.72	.00	
6483	PREMIER TRUCK- SALT LAKE C	775368496	EXH RC KIT, CORE DEPOSIT	02/21/2022	779.49	.00	
6483	PREMIER TRUCK- SALT LAKE C	775368888	EXH RC KIT, CORE DEPOSIT	02/22/2022	979.58	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775355836	CREDIT: CORE RETURN	02/17/2022	581.88-	.00	
Total 6483:					2,265.79	.00	
6594	PROTERRA	1036559	LICENSE PLATE LAMP REAR LI	01/27/2022	104.41	.00	
6594	PROTERRA	1036645	COOLANT PUMP	01/28/2022	892.09	.00	
6594	PROTERRA	1036849	REAR LIGHT LICENSE PLAT LA	02/03/2022	104.41	.00	
6594	PROTERRA	1037192	HARNESS DRIVE TRAIN INTER	02/10/2022	485.25	.00	
6594	PROTERRA	1037244	ECU POWER TRAIN	02/11/2022	460.92	.00	
6594	PROTERRA	1037305	EGRESS WINDOW	02/14/2022	1,191.70	.00	
Total 6594:					3,238.78	.00	
6069	RAFTELIS	22428	PROJ: R-1028WY21.02- JACKSO	02/15/2022	3,975.00	.00	
6069	RAFTELIS	22428	PROJ: R-1028WY21.02- JACKSO	02/15/2022	3,975.00	.00	
Total 6069:					7,950.00	.00	
6855	RHINEHART OIL CO, LLC	IN-523448-21	DEFEND, HD ELC, DEFEND AL	11/29/2021	97.50	.00	
6855	RHINEHART OIL CO, LLC	IN-653628-22	GAS 87 MID GRADE, FUEL 1 DY	02/18/2022	32,644.39	.00	
Total 6855:					32,741.89	.00	
6983	RINGHOLZ, AMY	0224222	REFUND SIGN PERMIT	02/24/2022	90.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6983:					90.00	.00	
6982	RODAC, LLC	4894-02	PROJ: JACKSON MUNICIPAL PU	11/25/2021	17,645.40	.00	
6982	RODAC, LLC	4894-03	PROJ: JACKSON MUNICIPAL PU	12/25/2021	6,662.10	.00	
Total 6982:					24,307.50	.00	
4723	RON'S TOWING	22-19403	TOWING BUS 2001 FROM VILLA	02/08/2022	1,200.00	.00	
Total 4723:					1,200.00	.00	
6981	ROSALLES, TOMAS ELIAS	022322	RETURN PAYEMNT CITATION D	02/23/2022	140.00	140.00	02/23/2022
Total 6981:					140.00	140.00	
2850	RT1 INC	6845	WW WATER SAMPLES SHIPPIN	11/15/2021	34.55	.00	
Total 2850:					34.55	.00	
2669	SAFETY-KLEEN SYSTEMS, INC.	88027691	30G WASHER PARTS, EXTENE	01/27/2022	289.23	.00	
Total 2669:					289.23	.00	
4831	SCHAEFFER MFG. CO	PXG4274-INV1	SUPREME 9000 FULL SYNTHET	02/03/2022	502.80	.00	
Total 4831:					502.80	.00	
4720	SILVERSTAR	54639 0322	MONTHLY SERVICE	03/01/2022	2,694.66	.00	
Total 4720:					2,694.66	.00	
4699	SNAKE RIVER ROASTING	76999	COFFEE MAIN PW SHOP- (2 BA	02/28/2022	108.90	.00	
Total 4699:					108.90	.00	
3961	SPECTRUM	030285201272	MONTHLY SERVICES	01/27/2022	109.83	.00	
Total 3961:					109.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	625019722	ANIMAL CARE	01/27/2022	70.16	.00	
1505	SPRING CREEK ANIMAL HOSPI	625020700	ANIMAL CARE	02/16/2022	132.42	.00	
1505	SPRING CREEK ANIMAL HOSPI	625021080	ANIMAL CARE	02/23/2022	233.44	.00	
1505	SPRING CREEK ANIMAL HOSPI	625021081	MEDS	02/23/2022	25.12	.00	
1505	SPRING CREEK ANIMAL HOSPI	625021082	DOG FOOD	02/23/2022	83.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	625021083	MEDS	02/23/2022	42.53	.00	
1505	SPRING CREEK ANIMAL HOSPI	625021084	ANIMAL CARE	02/23/2022	30.77	.00	
Total 1505:					618.43	.00	
4874	STANDARD DRYWALL, INC	020922	PROJ: SDI CR #8- PATCH IN BA	02/09/2022	150.00	.00	
Total 4874:					150.00	.00	
6813	TETON COUNTY PLANNING & B	194-B	NEIGHBORHOOD PLAN	02/14/2022	4,947.65	.00	
Total 6813:					4,947.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3027	TETON COUNTY-FUND 13	021422	MONTHLY CONTRIBUTION	02/14/2022	154,389.72	.00	
Total 3027:					154,389.72	.00	
268	TETON MOTORS INC	205012708	SESNSOR AY TEMP	02/15/2022	39.00	.00	
268	TETON MOTORS INC	5101102	FASCIA	01/17/2022	620.95	.00	
268	TETON MOTORS INC	5101228	HOUSING	01/27/2022	56.32	.00	
268	TETON MOTORS INC	5101252	RADIATOR	01/31/2022	518.02	.00	
268	TETON MOTORS INC	5101262	SENSOR	01/31/2022	66.24	.00	
268	TETON MOTORS INC	5101302	SEAL	02/03/2022	11.48	.00	
268	TETON MOTORS INC	5101308	GEAR LUBE	02/03/2022	48.15	.00	
268	TETON MOTORS INC	5101333	MODULE KIT	02/07/2022	345.65	.00	
268	TETON MOTORS INC	5101349	FASCIA	02/08/2022	75.00-	.00	
268	TETON MOTORS INC	5101358	CREDIT: MODULE KIT	02/09/2022	345.65-	.00	
268	TETON MOTORS INC	5101366	HUB	02/10/2022	210.17	.00	
268	TETON MOTORS INC	5101385	LEVER	02/11/2022	37.31	.00	
268	TETON MOTORS INC	5101490	SWITCH	02/23/2022	171.11	.00	
Total 268:					1,703.75	.00	
5895	TETON MOUNTAIN RANCH	5395	STREET SWEEPING- DECEMBE	01/14/2022	1,200.00	.00	
Total 5895:					1,200.00	.00	
6363	TMSC LLC	2022-006-1	COVER HEATER @ SNOW KING	02/21/2022	460.00	.00	
6363	TMSC LLC	2022-006-1B	FACILITIES MAINTENANCE	02/21/2022	4,449.35	.00	
Total 6363:					4,909.35	.00	
6962	TRIHEDRO CORPORATION	0173903	PROJ: 80F-001-001- 2021 WWTP	02/16/2022	29,059.25	.00	
Total 6962:					29,059.25	.00	
4649	ULINE	144894578	MAIL SORTER	02/09/2022	565.32	.00	
Total 4649:					565.32	.00	
3979	UTAH SAFETY COUNCIL	32705	MEMBERSHIP RENEWAL- GEN	02/03/2022	225.00	.00	
Total 3979:					225.00	.00	
3881	VALLEY OFFICE SYSTEMS	AR1037518	COPIER CONTRACT	02/22/2022	581.77	.00	
Total 3881:					581.77	.00	
3420	VISA	Admin 1 5397	snow king resort	01/24/2022	5,258.97	5,258.97	02/28/2022
3420	VISA	Animal 2344 01	animal shelter supplies	01/24/2022	1,738.31	1,738.31	02/28/2022
3420	VISA	Animal 2344 01	big marker	01/24/2022	268.20	268.20	02/28/2022
3420	VISA	Animal 2344 01	revival animal health	01/24/2022	344.37	344.37	02/28/2022
3420	VISA	Chief 1115 01/2	nat assoc of fire	01/24/2022	55.00	55.00	02/28/2022
3420	VISA	Chief 1115 01/2	nat assoc of fire	01/24/2022	173.00	173.00	02/28/2022
3420	VISA	Chief 1115 01/2	teton rental	01/24/2022	79.50	79.50	02/28/2022
3420	VISA	Chief 1115 01/2	fbi nat academy	01/24/2022	105.00	105.00	02/28/2022
3420	VISA	Chief 1115 01/2	credit	01/24/2022	86.20-	86.20-	02/28/2022
3420	VISA	Finance 2179 0	usps	01/24/2022	22.14	22.14	02/28/2022
3420	VISA	Finance 2179 0	snow king resort	01/24/2022	957.49	957.49	02/28/2022
3420	VISA	Finance 2179 0	usps	01/24/2022	14.76	14.76	02/28/2022
3420	VISA	Finance 2179 0	namebadges	01/24/2022	69.39	69.39	02/28/2022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		Finance 2179 0	indeed	01/24/2022	497.99	497.99	02/28/2022
3420 VISA		Finance 2179 0	pinky g's	01/24/2022	124.39	124.39	02/28/2022
3420 VISA		Finance 2179 0	target	01/24/2022	892.45	892.45	02/28/2022
3420 VISA		IT 6908 01/24/2	iphone payment	01/24/2022	69.50	69.50	02/28/2022
3420 VISA		IT 6908 01/24/2	amazon	01/24/2022	258.00	258.00	02/28/2022
3420 VISA		IT 6908 01/24/2	go daddy	01/24/2022	30.16	30.16	02/28/2022
3420 VISA		IT 6908 01/24/2	concrete 5	01/24/2022	90.00	90.00	02/28/2022
3420 VISA		IT 6908 01/24/2	iphone payment	01/24/2022	69.50	69.50	02/28/2022
3420 VISA		IT 6908 01/24/2	amazon	01/24/2022	78.99	78.99	02/28/2022
3420 VISA		IT 6908 01/24/2	godaddy	01/24/2022	136.64	136.64	02/28/2022
3420 VISA		IT 6908 01/24/2	amazon	01/24/2022	1,449.90	1,449.90	02/28/2022
3420 VISA		IT 6908 01/24/2	go daddy	01/24/2022	379.96	379.96	02/28/2022
3420 VISA		IT 6908 01/24/2	amazon	01/24/2022	18.99	18.99	02/28/2022
3420 VISA		LT 2 1123 01/2	cmi inc moto	01/24/2022	629.00	629.00	02/28/2022
3420 VISA		LT 2 1123 01/2	olive garden	01/24/2022	24.06	24.06	02/28/2022
3420 VISA		PD 3 0355 01/2	ups	01/24/2022	8.80	8.80	02/28/2022
3420 VISA		PD 3 0355 01/2	amazon	01/24/2022	13.77	13.77	02/28/2022
3420 VISA		PD 3 0355 01/2	ups	01/24/2022	8.07	8.07	02/28/2022
3420 VISA		PD 3 0355 01/2	randy means associate	01/24/2022	990.00	990.00	02/28/2022
3420 VISA		PD 3 0355 01/2	ups	01/24/2022	19.38	19.38	02/28/2022
3420 VISA		PD 3 0355 01/2	stinker	01/24/2022	35.79	35.79	02/28/2022
3420 VISA		Planning 1 609	mailchimp	01/24/2022	52.99	52.99	02/28/2022
3420 VISA		Planning 1 609	enterprise rent a car	01/24/2022	85.00	85.00	02/28/2022
3420 VISA		Planning 2 610	international code council	01/24/2022	138.00	138.00	02/28/2022
3420 VISA		PW 1 8144 01/	delta	01/24/2022	666.40	666.40	02/28/2022
3420 VISA		PW 1 8144 01/	lowe's	01/24/2022	834.75	834.75	02/28/2022
3420 VISA		PW 1 8144 01/	lowe's	01/24/2022	740.94	740.94	02/28/2022
3420 VISA		PW 1 8144 01/	eco industries	01/24/2022	2,602.81	2,602.81	02/28/2022
3420 VISA		PW 1 8144 01/	old dominion freight	01/24/2022	211.80	211.80	02/28/2022
3420 VISA		PW 1 8144 01/	virginian	01/24/2022	50.35	50.35	02/28/2022
3420 VISA		PW 1 8144 01/	abc-nv	01/24/2022	100.00	100.00	02/28/2022
3420 VISA		PW 1 8144 01/	abc-nv	01/24/2022	100.00	100.00	02/28/2022
3420 VISA		PW 1 8144 01/	arcgis	01/24/2022	750.00	750.00	02/28/2022
3420 VISA		PW 1 8144 01/	arcgis	01/24/2022	750.00	750.00	02/28/2022
3420 VISA		PW 1 8144 01/	arcgis	01/24/2022	750.00	750.00	02/28/2022
3420 VISA		PW 1 8144 01/	albertsons	01/24/2022	54.98	54.98	02/28/2022
3420 VISA		PW 3 9688 01/	amazon	01/24/2022	295.74	295.74	02/28/2022
3420 VISA		PW 3 9688 01/	snow king motel housing	01/24/2022	2,000.00	2,000.00	02/28/2022
3420 VISA		PW 3 9688 01/	usps	01/24/2022	4.33	4.33	02/28/2022
3420 VISA		Sergeant 1064	ace hardware	01/24/2022	8.98	8.98	02/28/2022
3420 VISA		Sergeant 1064	amazon	01/24/2022	96.50	96.50	02/28/2022
3420 VISA		Sergeant 1064	amazon	01/24/2022	152.64	152.64	02/28/2022
3420 VISA		Sergeant 1064	fbi leed	01/24/2022	50.00	50.00	02/28/2022
3420 VISA		Sergeant 1064	allegiant air	01/24/2022	187.00	187.00	02/28/2022
3420 VISA		Sergeant 1064	airb&B	01/24/2022	160.08	160.08	02/28/2022
3420 VISA		Sergeant 1064	albertsons	01/24/2022	96.10	96.10	02/28/2022
3420 VISA		Sergeant 1064	sidewinders	01/24/2022	35.15	35.15	02/28/2022
3420 VISA		START 2 1214	dollar tree	01/24/2022	16.96	16.96	02/28/2022
3420 VISA		START 2 1214	dominos	01/24/2022	72.00	72.00	02/28/2022
3420 VISA		START 2 1214	staples	01/24/2022	23.31	23.31	02/28/2022
3420 VISA		START 2 1214	staples	01/24/2022	79.24	79.24	02/28/2022
3420 VISA		START 2 1214	ace hardware	01/24/2022	54.98	54.98	02/28/2022
3420 VISA		START 2 1214	albertson	01/24/2022	49.47	49.47	02/28/2022
3420 VISA		VS 9126 01/24/	coca cola	01/24/2022	24.60	24.60	02/28/2022
3420 VISA		VS 9126 01/24/	amazon	01/24/2022	218.68	218.68	02/28/2022
3420 VISA		VS 9126 01/24/	antler motel	01/24/2022	632.80	632.80	02/28/2022
3420 VISA		VS 9126 01/24/	staples	01/24/2022	59.59	59.59	02/28/2022
3420 VISA		VS 9126 01/24/	pica's	01/24/2022	49.82	49.82	02/28/2022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	VS 9126 01/24/	albertsons	01/24/2022	12.14	12.14	02/28/2022
3420	VISA	VS 9126 01/24/	ranch inn	01/24/2022	369.83	369.83	02/28/2022
Total 3420:					27,463.23	27,463.23	
6226	WEST COAST CODE CONSULT	UT22-579-001	PLAN REVIEW SERVICES	02/16/2022	875.00	.00	
Total 6226:					875.00	.00	
6160	WEST FORK CONSTRUCTION	1050011-001	PROJ: SNOW KING FASCIA- MA	02/25/2022	40,000.00	.00	
Total 6160:					40,000.00	.00	
563	WESTBANK SANITATION	3891596T022	TRASH PICK UP @ WWTP- JAN	02/01/2022	849.79	.00	
Total 563:					849.79	.00	
1640	WESTERN STATE	IN001905024	GLASS DOOR	01/24/2022	723.75	.00	
1640	WESTERN STATE	IN001914807	WHEEL-BLOWER, MOTOR AS 2	02/02/2022	690.98	.00	
1640	WESTERN STATE	IN001916172	TUBE AS, SEAL SEAL RING, AD	02/03/2022	176.01	.00	
Total 1640:					1,590.74	.00	
472	WHITE GLOVE CLEANING, INC.	7882	JANITORIAL @ SNOW KING HO	02/28/2022	350.00	.00	
Total 472:					350.00	.00	
5489	WRENCH IT PLUMBING & HEATI	9021	FROZEN PIPES @ SNOW KING	02/17/2022	2,026.56	.00	
5489	WRENCH IT PLUMBING & HEATI	9088	SNOW KING LODGE- REPAIR L	02/26/2022	448.58	.00	
Total 5489:					2,475.14	.00	
3619	WY CHILD SUPPORT ENFORCE	022422	case #209790	02/24/2022	146.76	146.76	02/24/2022
Total 3619:					146.76	146.76	
4198	WYOMING FIRST AID & SAFETY	194928	FIRST AID SUPPLIES FOR PUBL	02/16/2022	309.25	.00	
4198	WYOMING FIRST AID & SAFETY	194939	first aid kit resupply	02/23/2022	153.99	.00	
4198	WYOMING FIRST AID & SAFETY	194947	BLK NITRILE PF XL GLOVES	02/24/2022	199.99	.00	
Total 4198:					663.23	.00	
5539	Y2 CONSULTANTS, LLC	17326-TK	20216-CVL-CSD01	01/19/2021	1,524.75	.00	
5539	Y2 CONSULTANTS, LLC	18023	20217 CVL-BID01	09/01/2021	4,870.75	.00	
5539	Y2 CONSULTANTS, LLC	18436	20217 SURV-BNDS	12/16/2021	599.00	.00	
5539	Y2 CONSULTANTS, LLC	18742	20216 CVL-CSD01 PEARL/WILL	02/28/2022	15,888.25	.00	
Total 5539:					22,882.75	.00	
2842	YELLOW IRON EXCAVATION, LL	66828	trash removal @ 155 E PEARL	01/31/2022	270.00	.00	
2842	YELLOW IRON EXCAVATION, LL	66830	PW TRASH REMOVAL	01/31/2022	1,820.00	.00	
2842	YELLOW IRON EXCAVATION, LL	66831	trash removal at town hall	01/31/2022	1,040.00	.00	
2842	YELLOW IRON EXCAVATION, LL	66832	START TRASH REMOVAL	01/31/2022	1,040.00	.00	
2842	YELLOW IRON EXCAVATION, LL	66833	SNOW KING TRASH	01/31/2022	720.00	.00	
Total 2842:					4,890.00	.00	
3507	ZIEM, JOHNNY	021522	REIMBURSTMENT: NEW EMPL	02/15/2022	128.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3507:					128.25	.00	
Grand Totals:					642,705.61	28,373.22	

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:	March 7, 2022	Meeting Title:	Town Council Regular
Submitting Department:	Public Works	Presenter:	Brian Lenz, Town Engineer
Agenda Item:	2022 Chip Seal Contract Award	Public Comment:	Yes

Purpose & Policy Considerations.

Council consideration of approval of a budget amendment and award of contract for the 2022 Chip Seal Project (TOJ Project 22-11).

Requested Action.

Staff requests Council approve the budget amendment and award the contract.

Recommendations.

Staff recommends that Town Council approve a budget amendment to FY22 Annual Street Reconstruction fund for the amount of the 2022 Chip Seal project and to award the contract for 2022 Chip Seal to **Evans Construction Company**.

Background.

In an effort to reduce future street maintenance demands and reduce potholes, the Public Works department began a chip seal program in 2013.

To extend the life of a roadway and reduce the amount of patching required, chip sealing is typically used on roadways that have been in place for approximately 5 to 7 years. The top coating of the roadway surface significantly reduces the degradation of the roadway surface and provides a sealing element that restricts water infiltration into the road's base course which in turn reduces the potential for the formation of potholes.

The Town has received public comment in the past related to chip sealing not being compatible with some forms of multimodal transportation, particularly impacting use by skateboards, roller blades and the like. Other commenters have expressed concern for chips exacerbating injury if a kid on a bike falls onto a newly chip sealed street surface. Following the first year of use and snow plowing the rough texture mellows and eventually is no longer discernable.

Studies show that the implementation of a chip seal program can extend the service life of a roadway up to and possibly exceeding a 40-year lifespan as compared to a standard 20-year lifespan of a non-treated roadway. Chip sealing costs have increased from approximately \$0.50/SF to \$0.63/SF, whereas patching of a roadway costs nearly \$6.00/SF and an overlay about \$3.00/SF. Over time, it is the Public Works Department's goal to complete sealing of all Town streets once every seven years. The long-term cost savings should be significant for the Town should this program continue.

The chip seal project shall be completed with the application of 3/8" chips on tack coated roadway surface, and two layers of 3/8" chips on alley ways. Once the chips are applied, they will be compacted with a heavy wheel roller. Once the chips have been applied and rolled, they will remain in place on the roadway to be further compacted by normal traffic for several days. Road markings covered by the application will be re-painted. Town crews will then use street sweepers to clean loose chips from the surface of the roadway.

The roadways to be complete this year are included in the list below:

- Snow King Drive
- Snow King Court
- Redmond Street
- Cache Creek Drive
- Wapiti Drive
- Absaroka Drive
- East Pearl Ave (Wapiti to Rancher)
- Macleod Drive

The project should take approximately five days to place the chips and re-mark roadways, five days to allow vehicle traffic to further compact the chips before the Town crews use sweepers to clean up the loose chips.

The project is scheduled to be completed by August 31st, 2022.

The project was advertised in the JH News & Guide Weekly for two weeks beginning January 12th, 2021. On January 27th, 2022, the Town received bids for the project.

Analysis.

This year's target quantity and basis of the bid request was 350,000 square feet of chip seal throughout town. The Town received one construction bid for the project on January 27, 2022.

1) Evans Construction Company

Bid Total: \$ 214,575.00

Evans Construction Company is the only local contractor that does this type of work, and typically the only bid we receive is from them. In past years we have seen interest from some regional companies but to date Evans has performed all of the Town's chip seal contracts.

Possible Alternatives.

- Approve the budget amendment and award the contract.
- Council may deny the 2022 Chip Seal Project the contract.
- Continue the item until July for award after the FY 2023 budget is approved.

If this project is not approved it would create a backlog of roadway maintenance projects and possibly exacerbate the current issues intended to be addressed through this project, thereby increasing the future funding necessary to put the Town's streets back into a state of good repair.

Comprehensive Plan & Priority Alignment.

This project supports the Town Comprehensive Plan under Quality of Life: Common Value 3.

- Principle 8.2 – Coordinate the provision of infrastructure and facilities needed for service delivery.
 - Policy 8.2.b: Design critical infrastructure and facilities for the peak effective population

Strategy 8.2.S.1: Coordinate the creation and maintenance of communitywide Major Capital Project List for all services listed in Principle 8.1.

Fiscal Impact.

Chip seal is a unique process that can only be constructed during a limited construction window, which is late July through August in our climate. Because the fiscal year ends June 30, historically the chip seal work has been bid in the fiscal year before the fiscal year when the work is commenced and completed. This has been achieved through various means, but the goal of this request is to provide funding such that the contract can be awarded in the fiscal year that it is funded and then those funds rolled over to the next budget when the construction is complete. In essence, we are doubling our request for chip seal in the FY22 Annual streets budget to pay for the 2021 and 2022 chip seal projects in the same budget. Subsequent contracts for chip seal would then be budgeted for and awarded in their fiscal year budget, while the work is actually completed during the next fiscal year with rolled over funds

This adjustment will provide better transparency in our financial and contractual records. Further, by bidding the chip seal work earlier in the year it provides contractors with more notice and time to schedule suppliers and materials for the work.

An amendment to the FY22 Annual Streets fund in the amount the 2022 Chip Seal Project contract is requested with award of the contract.

Staff Impact.

Some coordination between the Contractor, PW Street and Engineering staff will be necessary. It is estimated that 5-10 hours of PW staff time shall be required the month prior to construction and 10-15 hours per week during the week of construction. Additionally, PW staff will spend 8-16 hours sweeping excess chips from the roadways.

Attachments or Links.

None.

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

I move to amend the FY2022 Annual Streets Reconstruction fund in the amount of the 2022 Chip Seal Project bid price and approve the award of the 2022 Chip Seal Project to **Evans Construction Company**, of Jackson, Wyoming in the amount of **\$214,575.00**, and authorize the Mayor to execute the contract.

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P22-017 TEMPORARY SIGN PERMIT Friends of PAC – Midnight on the Mesa	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.

The Friends of PAC has requested to display one (1) temporary banner under Section 5.6.1.C.4.c of the LDRs to advertise its Midnight on the Mesa event (see attached for various sizing).

- 105 Buffalo Way, Albertson's during:
 - April 10, 2022 – April 23, 2022

Section 5.6.1.C.4.c 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 location:
 - 105 Buffalo Way, Albertson's during:
 - April 10, 2022 – April 23, 2022

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** temporary banner application (P22-017) for Friends of PAC – Midnight on the Mesa, including the three conditions of approval recommended by the Planning Director in this staff report dated March 7, 2022.



TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department

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

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

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

EVENT NAME:

Event Name: Midnight on the Mesa Physical Address of Event: The Mesa Road BLM 5102
Description of Event: 12 Hour Overnight Running Race with Maximum Teams of 4 Pinedale, WY
Grand Opening ☐ Yes ☒ No ☐

EVENT SPONSOR/APPLICANT: Name: Friends of PAC

Mailing Address: PO Box 2195 Phone: 307-360-7912
E-mail: Pinedale, WY 82941 ZIP: 82941
tiffbiffle@gmail.com Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertson's</u>	Business/Description: _____
Physical Address: <u>105 Buffalo Way</u>	Physical Address: _____
Dates of Display: <u>April 10, 2022 to April 23, 2022</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.

Tiffany Biffle

Signature of Authorized Event Applicant

Tiffany Biffle

Applicant Name Printed

1-3-2022

Date

Co-Coordinator

Title

Midnight on the Mesa

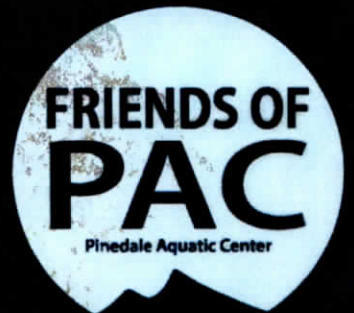
Pinedale, Wyoming



trail relay race

3rd weekend in June

welovePAC.com



Dimensions: 8' x 10'

Material: Vinyl Mesh Banner

Installation: It will be installed using ropes

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P22-028 TEMPORARY SIGN PERMIT JH Therapeutic Riding Tack Swap	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.

JH Therapeutic Riding has requested to display one temporary banner under Section 5.6.1.C.4.c of the LDRs to advertise their riding tack swap event (see attached for banner sizing).

- 105 Buffalo Way, Albertson's during:
 - March 8 – March 20, 2022

Section 5.6.1.C.4.c 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:
 - 105 Buffalo Way, Albertson's during:
 - March 8 – March 20, 2022

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** temporary banner application (P22-028) for the JH Therapeutic Riding Tack Swap Event, including the three conditions of approval recommended by the Planning Director in this staff report dated March 7, 2022.

Albertson's (12' x 6')

TACK SWAP

SATURDAY, MARCH 19 • 8:30AM– 1PM

Teton County Fairgrounds Exhibit Hall • 350 W SNOW KING AVE



JACKSON HOLE
THERAPEUTIC
RIDING

EARLY BIRD: \$10 • GENERAL ADMISSION: FREE



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.**

EVENT NAME:

Event Name: JHTR Tack Swap Physical Address of Event: 350 W Snow King Ave
Description of Event: Tack Swap benefitting Jackson Hole Therapeutic Riding
Grand Opening ☐ Yes ☐ No ☐

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: Mara Kingscott Phone: (313)-806-0615
PO Box 415 Teton Village ZIP: 83025
E-mail: volunteer@jhtr.org Non-Profit: ☒ For Profit: ☐

TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertsons</u>	Business/Description: _____
Physical Address: <u>105 Buffalo Way</u>	Physical Address: _____
Dates of Display: <u>March 8th to March 20th</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.

Mara Kingscott
Signature of Authorized Event Applicant
Mara Kingscott
Applicant Name Printed

Date
Volunteer Coordinator
Title

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Meeting
Submitting Department:	Administration	Presenter:	Carl Pelletier
Agenda Item:	Special Event: Million Dollar Music Fest	Public Comment	Yes

Purpose & Policy Considerations.

The Mayor and Council consider all special event applications requesting use of Town property, the closure and restricted use of Town streets, temporary parking restrictions, and temporary relief from Town ordinances.

Requested Action.

Staff is requesting Town Council consider the special event application submitted by Silver Dollar Inc., LogiCom and the Jackson Hole Chamber of Commerce to host the Million Dollar Music Fest on the Town Square on Sunday, May 29, 2022.

Recommendations.

Staff recommends approval of the application, subject to the conditions and restrictions listed in this staff report.

Background.

In 2019 the first Million Dollar Music Festival on the Town Square was held. The event was suspended in 2020 and 2021 due to the COVID pandemic. This free concert on the Town Square is being produced by LogiCom and is supported by the Jackson Hole Chamber of Commerce. The event consists of a free concert on the Town Square. It is anticipated that up to 5,000 spectators will be on hand for this event on the Town Square. The event will open to the public at approximately 4:00 p.m. The event will conclude by 10:00 p.m.

Following the 2019 concert, event organizers met with Town departments for an after-action meeting. Several recommendations were provided to the organizers. LogiCom has indicated that they are incorporating these suggestions for 2022. From a production standpoint the 2022 Million Dollar Music Festival will be very similar in design and execution to the 2019 Festival.

The applicant requests the following from the Town in association with the event:

1. Closure East Broadway from Cache to King Street and Center Street from Deloney to East Broadway from Sunday, May 29, 2022 at 4:00 A.M. until Monday, May 30, 2022 at 4:00 A.M. These streets would be closed to vehicle and pedestrian traffic during this time. Pedestrians would not be allowed access to these streets; however, the following walkways will remain open:
 - a. The boardwalk on the south side of E. Broadway
 - b. The sidewalk on the north side of E. Broadway (from King Street to Center Street)
 - c. The sidewalk on the east side of Center Street
2. Permission from Town Council for amplified sound associated with the Million Dollar Music Festival.
3. Permission to use Town barricades and road signs.
4. Access to electricity in Town Square if necessary.
5. Catering permit on Sunday, May 29, 2022 from 4:00 P.M. to 9:30 P.M. for alcohol sales on Broadway Avenue (between Cache and Center) and Center Street (between Broadway and Deloney)
6. Relief from Town ordinances as follows: Applicant requests the issuance of a catering permit for Broadway Avenue (between Cache and Center) Center Street (between Broadway and Deloney) on Sunday, May 29, 2022. Beer, wine and spirits will be served in the roped off area of Center and Broadway as indicated in the site map. Municipal Code 6.40.050 prohibits open containers and the consumption of alcohol on any street, sidewalk or curb or any other public property. Alcohol will not be permitted in the George Washington Memorial Park.
7. An expo application.

8. Permission to display temporary signs to aid in pedestrian flow around the Town Square per the Perimeter Signage Plan contained in this application.
9. Permission to display several on-site promotional banners, signs, inflatables and displays on the day of the event.

Analysis.

The plans submitted by the applicant has been reviewed by all Town Departments. In addition, the applicant is working with the Teton County Health Department in efforts to mitigate the spread of COVID-19. If the public health orders were to change prior to or during the Million Dollar Music Fest, the applicant would need to abide by all current health orders.

Possible Alternatives.

No alternatives have been listed by the applicant.

Comprehensive Plan & Priority Alignment.

Special events align within the Comprehensive Plan & Community Priority Goals in addressing Town as Heart of the Region – The Central Complete Neighborhood: The Town of Jackson will continue to be the primary location for jobs, housing, shopping educational and cultural activities. Principle 4.4 – Enhance civic spaces, social functions, and environmental amenities to make Town a more desirable Complete Neighborhood. The Town has traditionally served as the cultural, social and civic hub for Teton County and the region. Policy 4.4.a: Maintain and improve public spaces, Policy 4.4.c: Continue traditions and community events.

We have always been a diverse community that supports a variety of lifestyles and employment opportunities, and we welcome others to share in the enjoyment of our ecosystem and western mountain lifestyle. Continuing to provide these services in a manner that better achieves our Vision will enhance the livability and appeal of our community.

Fiscal Impact.

Direct income includes income from the Exposition Business License (\$123), a catering permit (\$20) and a special event permit (\$27). The Police Department incurs a fiscal impact of approximately \$5,300 associated with planning, parking enforcement and patrolling the event. The event organizers have indicated that they would be willing to pay staffing expenses incurred by the Police Department.

Staff Impact.

- processing catering permits and exposition permits (approximately 30 minutes),
- securing town equipment from Public Works (approximately 30 minutes),
- departmental review of application (approximately 3 hours of total staff time),
- pre-event meetings with the applicant (approximately 4 hours of total staff time),
- preparation of staff report (approximately 2 hours),
- follow-up actions (approximately 2 hours),
- On duty Police Officers for possible towing of cars and being a general presence at the event (approximately 62 hours). The applicant is covering this cost the cost of this staffing.
- Members of the Citizens Mounted Unit (approximately 54 hours). The applicant is covering the cost of this staffing.
- Public Works staff delivering and removing jersey barriers (approximately 3 hours)
- Parks and Recreation providing access to electricity (approximately 30 minutes)

In total approximately 30.5 hours of staff time split between town, county and joint departments.

Conditions and Restrictions.

Staff recommends the approval of the special event permit application subject to the following conditions and restrictions:

1. The applicant will adhere to all federal, state or local health orders in place at the start of the concert.
2. The applicant will work with the Teton County Health Department in efforts to implement practices that help mitigate the potential spread of COVID-19.
3. The applicant shall clean up immediately after the event and shall be responsible for the removal of all refuse and recycled material generated by the event.
4. All town ordinances, including noise and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.
5. The applicant shall advise and instruct all participants on the conditions, restrictions, prohibitions and responsibilities imposed on this event and assist in their enforcement.
6. The applicant shall conduct all activities in a responsible, professional and timely manner.
7. The applicant shall notify, in advance, all business affected by the street closures and shall provide advance community radio and/or newspaper announcements regarding the event, the street closures, and the promotion of free parking in area public parking lots.
8. The applicant shall not block the store fronts of businesses with service vehicles or trailers for longer than one hour.
9. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and states that coverage is primary and non-contributory is required for every event. Insurance limits must be at least \$1,000,000/occurrence and \$1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town attorney.
10. The applicant shall obtain an Exposition License for the Town of Jackson covering the day of the event. Social security numbers for all vendors shall be provided to the Finance Department at least 10 days prior to the event.
11. Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition. [and] e. Acquire and keep on file names, addresses and phone numbers of all participants.
12. The applicant shall obtain the necessary food service permits from Teton County Environmental Health.
13. The applicant shall apply and pay for a 24 alcohol permit prior to the Rendezvous Spring Festival.
14. The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. An ID bracelet system shall be utilized and all ID's checked.
15. Only 16oz or smaller plastic cups (or other 16oz cups pre-approved by the Town) are to be used for beer sales.
16. No more than two beers will be sold to any one person at one time.
17. The applicant shall report any incidents of underage drinking or potential over consumption of alcohol to the Police.
18. The applicant will post *no alcohol consumption beyond this point* signs at exit points which will be staffed by personnel to monitor participants ensuring that open alcohol does not leave the approved area.
19. Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

20. All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43)
21. Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).
22. Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2)
23. Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).
24. Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
25. Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).
26. All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7).
27. Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).
28. Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).
29. Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).
30. All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).
31. Review and follow all of the guidelines listed on the Jackson Hole Fire/EMS website regarding Special Event Rules, based on the 2012 International Fire Code. These rules can be obtained from the Town of Jackson website.
32. Public Safety Plan: Where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety (IFC403.2).
33. The applicant shall coordinate the use of electricity with the Parks Manager at least three (3) business days prior to the event.
34. No exhibits, tables, chairs, or other equipment shall be placed on walkways as to obstruct pedestrian traffic.
35. Attaching signage of any kind to the antler arches or town square fences is prohibited.
36. Any power cords that cross walkways shall be taped and secured as to avoid a tripping hazard.
37. Light post banners shall be coordinated through the Chamber of Commerce and the Town of Jackson Public Works Department.
38. The applicant must receive permission from the Town Council to display signs within the Town of Jackson before or during their event.
39. The applicant shall be responsible for the production, posting and removal of the no parking signage. The applicant will work with the Jackson Hole Police Department who will be responsible for removal or towing vehicles parked in designated no parking spaces.
40. The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during the event.
41. The promoter shall pay for all police services at least five business days prior to the event to prevent the department from incurring a significant overtime expense should the event be rescheduled or cancelled. Payment

is non-refundable if concert is cancelled within five days of the event. The current rate charged is \$65 per hour/ per officer, but this rate may increase for the 2023 fiscal year.

42. Barricades and Road Closed signs are available from the Public Works Department. The applicant shall coordinate all barricade and signage needs with the Public Works Department at least three (3) business days prior to the event.

43. Any additional conditions as directed by the Town Council.

Attachments or Links.

Special Event Application

Million Dollar Music Festival General Information

Tentative Music Schedule

Tentative Trash Plan

Proposed Layout

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

I move to approve the application made by Silver Dollar Inc., LogiCom and the Jackson Hole Chamber of Commerce to host the Million Dollar Music Fest on the Town Square on Sunday, May 29, 2022, subject to the conditions listed in the staff report.



2022

Background The Million Dollar Music Fest presented by The Cowboy Bar was created in 2019 to energize Old West Days by adding a big-stage country music concert that celebrates our western heritage. As expected, this has served to broaden the reach of Old West Days, increase tourism and signal a kick-off for the summer season. Silver Dollar, Inc. (The Million Dollar Cowboy Bar and The Wort Hotel) utilizes LogiCom, LLC based in Nashville, TN to produce the event and partners with The Jackson Hole Chamber of Commerce.

In its debut in 2019, on the historic Town Square of Jackson, WY, MDMF attracted some 5,000 people to the mountain town. After falling victim to the 2020 shutdown, event organizers were intent on finding a way to present live music at The Million Dollar Music Fest in 2021. Despite not being able to stage the outdoor festival in 2021, The Million Dollar Music Fest returned to Jackson Hole, WY over the Memorial Day weekend with three exciting nights of headline entertainment on the stage of the iconic Million Dollar Cowboy Bar. The 2021 line-up featured Jackson Hole favorites, Midland, Runaway June and Jenny Tolman. All three shows were ticketed, and sellouts brought almost 1,000 people – from 28 states – to The Cowboy for the weekend.

The 2022 Million Dollar Music Fest hopes to return to Jackson's Town Square. Since its inception, the plan had been for year three to see an exciting rise in both the talent presented, and the attendance. The event in 2021 featured two national recording acts, and the plans for 2022 is to further raise the bar. The level of artists bring with it a natural increase in interest and presence on social media, which sets the stage for increased interest from media and attendees. Further, while defining the exact result is difficult, we're confident that the increased desire for live entertainment—like we have witnessed in shows we've presented at The Cowboy Bar—will only continue to grow as normality returns.

LogiCom info Since founded in 1997, LogiCom has produced events in all 50 states and 13 foreign countries. These events have been for clients as varied as gubernatorial or presidential inaugurals, Fortune 100 companies, town festivals, and the world's largest 5K race. LogiCom has produced concerts of all types featuring entertainment as varied as Tony Bennett, Amy Grant, Bono, The Beach Boys, Luke Bryan, Gladys Knight, Kenny Chesney, Toby Keith, Wayne Newton, Jason Isbell, Hootie and the Blowfish, Wynonna and Glen Campbell.

LogiCom's history with Bill Baxter, owner of Silver Dollar, Inc., dates back to 1998 when we first began producing concerts in support of his work at the time. We are proud that twenty-plus years later, our personal and professional relationships are stronger than ever. The work we are doing together to further enhance the music scene in Jackson Hole has been both exciting and

rewarding. We look forward to spending more and more time in the region as these projects unfold.

Concert Information

Date: Sunday, May 29, 2022

Type: Free show with two ticketed VIP areas

Artists: (Not yet announced to public) Travis Tritt, Runaway June and Desert City Ramblers

Venue: Town Square (E. Broadway from Cache to King, and Center from Deloney to Broadway. Stage will be constructed on Broadway between King and Center

Closures: We propose that the above streets would be closed to vehicular and pedestrian traffic from approx. 4:00 a.m. on Sunday 5/24 until 4:00 a.m. on Monday 5/25.

Barricades will be erected not only around the stage and VIP area, but also around the entire site, while not impeding access to retail shops.

As shown on the site layout map, barricades will run across Center St (at Deloney) from the retail shops to the edge of the park, continuing South to Broadway, and along the park on the North side of Broadway, crossing Broadway at Cache and ending at the retail shops at the corner of Broadway and Cache.

While adhering to directive feedback from 2019 re: securing the site earlier in the day, it remains our intent to make every effort to ensure customer access to all businesses around the Square as late as possible on show day. (see attached layout).

F&B: TBD food vendors will be present during the event. Silver Dollar, Inc. will serve as the vendor for alcoholic beverages (beer, wine and liquor). Alcoholic beverages will only be allowed within the perimeter of the event. As we established in 2019, alcohol will not be allowed in the Park on Town Square, and will no one with alcohol will be allowed to carry it outside the event site. No outside food or beverages (neither alcoholic nor non-alcoholic) will be allowed to be brought into the event perimeter.

Security: We will work with the Jackson Hole Police Department as well as local security personnel to build off of the security protocol we established in 2019 while also improving it, based on the suggestions and directives from JPD. Together we will implement the plan to ensure the safety and enjoyment of all attendees, as well as anyone in the proximity.

Recycling: The event staff for this May 29 event will have in place a plan to keep the event site (E. Broadway from Cache to King, and Center from Deloney to Broadway including Town Square) clean throughout the load-in, duration of the event and load-out.

Working with a TBD recycling company & Yellow Iron Sanitation, we will maintain the plan first implemented in 2019, utilizing the recommended number of trash boxes and recycling containers—lined with heavy duty can-liners—as well as dumpsters on-site. Throughout the time we occupy the site, dedicated staffers will maintain all receptacles to keep them controlled

Upon conclusion, all trash, as well as containers and dumpsters will be removed from the site by a recycling crew TBD & Yellow Iron Sanitation. We will endeavor to leave the entire site exactly as we found it. As with other aspects of the event, we will take the recommendations that Public Works offered following the 2019 event.

Tentative scheduled delivery of containers (tentative expectation: 40 trash and 40 recycle) and dumpsters (expected: 2): May 29, 2021 approx. 12:00 noon. All in coordination with TOJ personnel.

Tentative scheduled pick-up: May 30, 2021 approx. 7:00 a.m.

Conclusion & Contacts

Thank you for your consideration of this proposed event. If we may provide any additional information or answer any questions, please don't hesitate to contact any of us:

LogiCom:	Steven Robinson	615.414.6763 robinson@logicomonline.com
Silver Dollar, Inc.:	Jim Waldrop	307.690.5154 jwaldrop@worthotel.com
Jackson Chamber:	Britney Magleby	307.201.2309 britney@jacksonholechamber.com
The Cowboy Bar:	Justin Smith	307.413.4563 justin.smith@cowboybarjh.com

2019



2021



LogiCom
www.logicomonline.com
Entertainment & Event Production



LogiCom, LLC ♦ 20 Kerlind Court ♦ Franklin, Tennessee ♦ 37067



Tentative Music Schedule
3rd Annual Million Dollar Music Fest

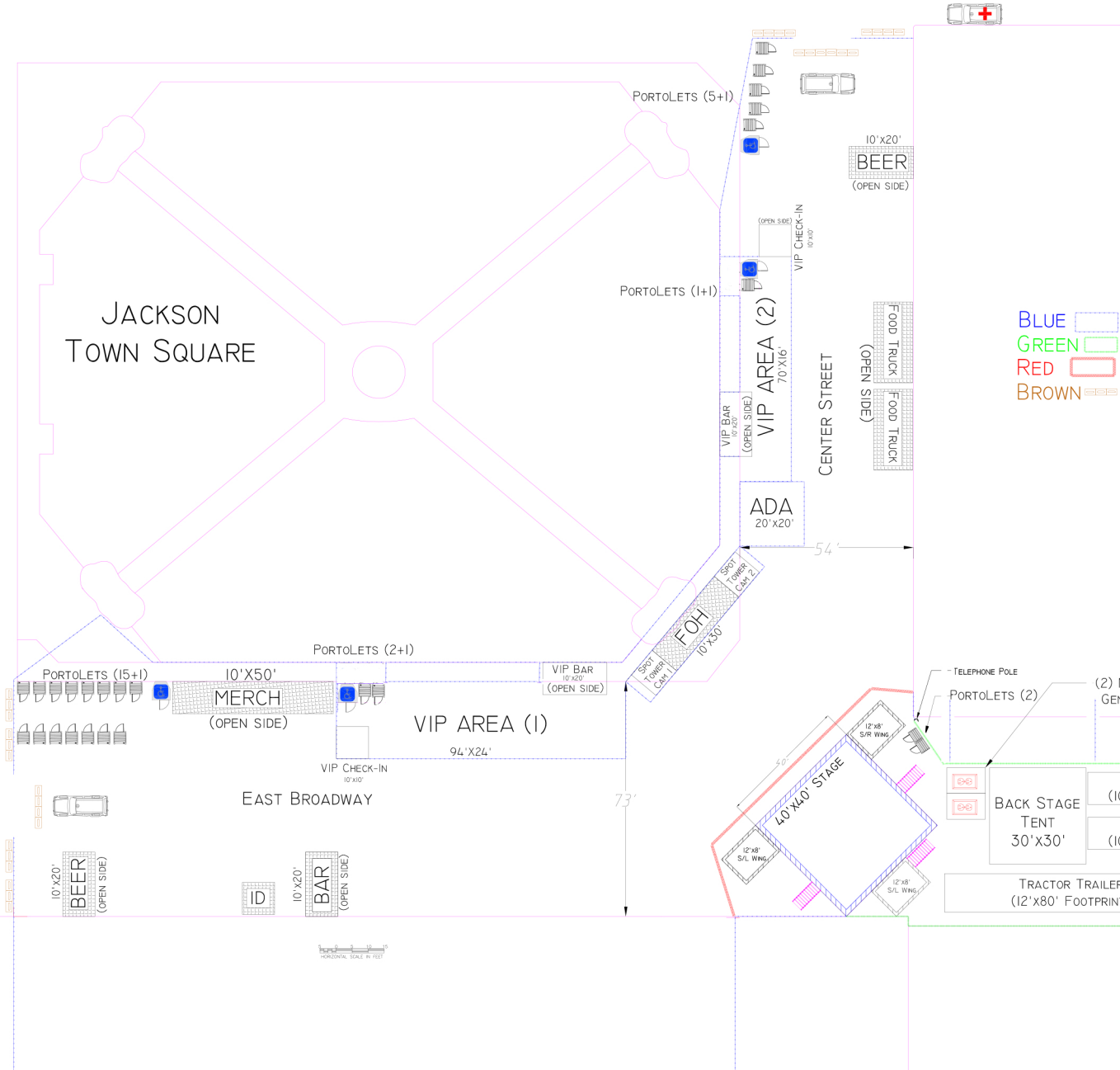
Sunday, May 29, 2022

- 1:00 p.m. Headliner Sound Check
- 2:00 p.m. Support acts Sound Checks
- 4:00 p.m. Sound Checks Concluded
- 4:30 p.m. Gates Open; Pre-recorded music and Live Announcements
- 5:45 p.m. Live announcements/Desert City Ramblers Performance
- 6:30 p.m. Opening Act Concludes; changeover
- 6:50 p.m. Live announcements/Runaway June Performance
- 7:45 p.m. Support Act Concludes; changeover
- 8:15 p.m. Live announcements/Travis Tritt performance
- 9:45 p.m. Headliner concludes; Load-out commences



JACKSON TOWN SQUARE

BLUE  = BIKE RACK
 GREEN  = 6' BACKSTAGE FENCE
 RED  = CONCERT BARRICADE
 BROWN  = JERSEY BARRIERS



HORIZONTAL SCALE IN FEET

Special Event Application

Submit Completed Document To:

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

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



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

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

APPLICANT INFORMATION

Name of Event: Million Dollar Music Fest

Name of Organization: Silver Dollar Inc./LogiCom/Jackson Hole Chamber of Commerce

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

Mailing Address: PO Box 69 / 20 Kerlind Court / PO Box 550

City: Jackson/Franklin/Jackson State: WY / TN / WY Zip Code: 83001 / 37067 /

Name of Person Completing Application: Steven Robinson

Email Address: robinson@logicomonline.com

Work Phone: 615.414.6763 Cell Phone: 615.414.6763

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☒ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
☐ Other: _____

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

A concert designed to increase tourism around Old West Days and to celebrate the spirit of the

Location of Event: E. Broadway between Cache & Alternative Location: n/a

Date(s) of Event: Sunday, May 29, 2022 Event Operating Hours: 4pm - 10 pm

Event Set Up Begins Date: May 29, 2022 Time: 4:00 am

Event Clean Up Ends Date: May 30, 2022 Time: 4:00 am

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 4,000 - 5,000 Total Event: 4,000 - 5,000

Special Considerations (check all that apply):

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

Event Co-Sponsor (s): Jackson Hole Chamber of Commerce

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

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

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

Name: Justin Smith Cell Phone: 307.413.4563

EVENT SITE PLAN

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

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

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

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

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

Area of Closure Request	Date(s)	Start Time	End Time
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E. Broadway between Cache & King &	5/29/22 4:00am 5/30/22 4am		
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Center Street from Deloney to Broadway			
--	--	--	--

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

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

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

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

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

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

RESIDENT AND/OR BUSINESS NOTIFICATION

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

Have you provided a sample of the notice and a proposed list of recipients? ☐ Yes ☒ No

Special Event Application

TOWN EQUIPMENT REQUESTS

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

TBD Large Street Barricades

TBD "Road Closed" Street Signs

#TBD Small Sidewalk Barricades

#TBD "Local Traffic Only" Street Signs

28 Inch Street Cones

"Detour" Street Signs

Candlestick Cones

32-Gallon Recycling Bins

☼ The equipment above can be arranged through the Public Works Department (307) 733-3079. A \$500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

☼ The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

☼ If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

☼ Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

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

POLICE DEPARTMENT

(307) 733-1430

☒ Event Security

☐ Mounted Horse Patrol

☐ Traffic Control

☐ Race Lead Vehicle

☐ Parade Lead Vehicle

☒ General Presence

☐ Towing / Ticketing

☐ Assistance with
Parking Closures

☐ Assistance with
Street Closures

Please describe in detail your request:

4 uniformed JHPD Officers, 2 Plain-Clothes Officers & 6 Mounted Patrol from 4pm - 1am

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

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

- ☒ Street Sweeping ☐ Snow Removal ☐ Street Marking

Please describe in detail your request

We would request post-event street sweeping -- exact timing TBD -- perhaps after 2am

PARKS AND RECREATION DEPARTMENT (307) 732-5753

- ☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.
- ☒ Electricity Access
- ☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.
- ☐ Additional Public Restroom Cleaning

Please describe in detail your request: We request access to power drops on Town Square

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

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

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

FIRE / EMS DEPARTMENT (307) 733-4732

- ☒ Foot Patrol ☒ Ambulance ☐ Fire Engine
- ☐ Rescue Truck ☐ Bicycle Patrol ☐ Event Site Inspection

Please describe in detail your request: As in 2019, we would request the presence of one (1)

ambulance & two (2) EMTs throughout the public hours of the event 94pm - 10pm)

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS

(307) 732-8651

☐ Event Specific Shuttle(s)

Please describe in detail your request: _____

VOICE / MUSIC AMPLIFICATION REQUESTS

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

If "Yes", please indicate times: Start Time: 1pm (Soundchecks) Finish Time: 10pm (Conclusion)

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

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

SIGN or BANNER REQUESTS

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

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

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

INSURANCE REQUIREMENTS

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

A certificate of insurance is attached: ☐ Yes ☒ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

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

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

Do you plan to provide portable restroom facilities?

☒ Yes

☐ No

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

Total Number of Portable Toilets: 25 Number of ADA Accessible Portable Toilets: 4

If "No", please explain: _____

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

Restroom Company: Macy's

Restroom Drop off / Pick Up Date for Drop Off: 5/29/22 Time for Drop Off: approx noon

Date for Pick Up: 5/30/22 Time for Pick Up: 7am at latest

ALCOHOL

Will there be alcoholic beverages at the event?

☒ Yes

☐ No

Will you be offering any alcoholic beverages besides beer? ☒ Yes

☐ No

If "Yes", what will be offered in addition to beer? Spirits, Wine and Beer

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

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event?

☒ Yes

☐ No

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

Please describe any sales activity at your event:

Food and Drink will be sold, as well as event and band souvenir merchandise

Will any food or beverages be sold at your event?

☒ Yes

☐ No

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

TRASH REMOVAL PLAN

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

Will you be using a waste company for your waste removal plan?

☒ Yes

☐ No

If "Yes", which company will you be using? Yellow Iron Waste Removal

How many trash receptacles will be supplied for your event? approx 50 Trash/50 Recycle Bins/2

When will the trash receptacles be delivered? 5/29 at approx 10am

When will the trash receptacles be picked up and removed from site? 5/30 at approx 1am; clear

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

Overall Trash & Recycling Plan outlined in separate document

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

Special Event Application

SUSTAINABLE EVENT PLANNING

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

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

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

RECYCLING PLAN

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

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

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

How many recycling receptacles will they (or you) supply for your event? 50 (up from 40 in 2019)

When will these recycling receptacles be delivered? 5/29 prior to 3pm

When will recycling receptacles be picked up and removed from site? all clear by 5/30 at 4am

Describe your plan for collection and removal of recyclable materials during your special event:
Overall Trash & Recycling Plan outlined in separate document

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

Special Event Application

SIGNIFICANT EVENT CHANGES

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

☒ Yes

☐ No

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

Because of the thorough planning that went into the inaugural event in 2019, for the most part, MDMF received high marks from the ToJ, JHPD, Parks & Rec, and Public Works, as well as businesses on the Square. Of course, there were some suggestions and recommendations in the Post-Event Meeting in June 2019. We have adopted each of the suggestions as part of our strategy in 2022.

Production-wise, the 2022 version of MDMF will be very similar in design, size and scope to the 2019 event. We will need to utilize a larger stage and backstage area. Our proposed approach to these elements has received initial verbal sign-off from the JH Fire Marshal. Also new for '22, we plan to add an additional (ticketed) VIP area. Both of these new elements are included on our 2022 Event Site Layout.

Logistically, as referenced elsewhere in this application, we plan improvements in areas such as the overall trash and recycling plan, securing the site earlier, directional signage and the general guest flow around Town Square both prior to, and during, the event.

STANDARD CONDITIONS OF APPROVAL

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

GENERAL

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

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

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

Initials: SMR

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

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

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

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

STREETS

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

SIDEWALKS

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

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

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

POWER / ELECTRICAL

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

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

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

ADDITIONAL PERMIT & LICENSE FEES

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

Initials: SMR

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

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

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

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

PORTABLE RESTROOMS

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

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

INSURANCE

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

FOOD / VENDING

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

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

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

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

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

Initials: SMR

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ALCOHOL

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

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

No alcohol shall be served in bottles or glass containers.

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

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

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

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

TOWN PARKS

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

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

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

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

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

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

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

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

Initials: SMR

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

TENTS

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

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

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

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

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

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

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

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

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

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

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

FAIR GROUNDS / RODEO GROUNDS

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

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

Initials: SMR

Special Event Application

STANDARD CONDITIONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

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

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

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

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

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

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

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

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

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

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

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

APPLICANT: 
Signature

APPLICANT: Steven M. Robinson
Printed Name

DATE: 02/20/2022

TITLE: Producer



Trash and Recycling Plan

3rd Annual Million Dollar Music Fest 5/29/22

The event staff for the 2022 version of this event will build on its experience in 2019 – and the after-action suggestions and recommendations posited by Public Works and others – to maintain a plan to keep the event site (E. Broadway from Cache to King, and Center from Deloney to Broadway including Town Square) clean throughout the load-in, duration of the event and load-out.

Working, once again, with Yellow Iron Waste Removal, we will build on our plan determining the number of trash boxes and recycling containers—lined with heavy duty can-liners—as well as dumpsters on-site. Throughout the time we occupy the site, dedicated staffers will maintain all receptacles to keep them controlled

Upon conclusion, all trash, as well as containers and dumpsters will be removed from the site by Yellow Iron. We will endeavor to leave the entire site exactly as we found it. Likewise, every effort will be made to recycle. Additionally, we will sell reusable cups as an option to plastic

Tentative scheduled delivery of containers on May 29, 2022 approx. 12:00 noon. The quantities in 2019 were 40 trash bins, 40 recycle containers and 2 dumpsters. We expect to utilize similar numbers in 2022 although, in response to suggestions after 2019, we will increase the number of recycling containers – especially within the Park/Family Area.

Tentative scheduled pick-up: May 30, 2022 approx. midnight. In all cases, pick-ups will be complete prior to 4am when our permit ends.



STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Town Council
Submitting Department:	Joint Affordable Housing	Presenter:	Kristi Malone
Agenda Item:	Consideration of Special Restriction for Workforce Rental Housing at 42 S Jean Street	Public Comment:	No

Purpose & Policy Considerations.

The Town Council ("Council") will consider a Workforce Rental Special Restriction ("Special Restriction") at 40 S Jean Street. This deed restriction satisfies the housing mitigation requirement for workers generated by new construction of an office building at the same site.

Requested Action.

Approval of the Special Restriction and authorization of Mayor Morton-Levinson to sign the Special Restriction.

Recommendations.

Staff recommends approval of the deed restriction. It is the standard Workforce Rental template.

Background.

In 2018, permits were approved for construction of an office building adjacent to an existing cabin that was previously remodeled for use as an office. To satisfy the affordable workforce housing mitigation requirement generated by construction of the new office building, the landowner has remodeled the existing cabin to a one-bedroom housing unit subject to workforce housing restrictions.

Analysis.

Production of required affordable workforce housing on the site of the employee generating development is the preferred method per the Town of Jackson Land Development Regulations of meeting the standards of Division 6.3 Affordable Workforce Housing. Recordation of an approved standardized deed restriction ensures that the unit functions as workforce housing in perpetuity under compliance authority of the Housing Department.

Comprehensive Plan & Priority Alignment.

This item is in alignment with Section 5 of the Comprehensive Plan by providing workforce housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and using a balanced set of tools to meet our housing goal (Principle 5.4)

Fiscal Impact.

N/A

Staff Impact.

The proposed restriction will give Housing Department staff and Legal staff authority to manage compliance of this workforce housing unit pursuant to the standard terms of the restriction template.

Attachments or Links.

Special Restriction for Workforce Rental Housing Located at 42 S. Jean Street

Suggested Motion. I move to approve the Special Restriction for Workforce Rental Housing located at 42 S Jean Street as presented in the attachment to this staff report.

**Special Restrictions
for Workforce Rental Housing
Located at 42 S. Jean Street, Jackson, Wyoming**

These Special Restrictions for Workforce Rental Housing, ("Special Restrictions"), are made this _____ day of _____, 2022 (the "Effective Date"), by the undersigned Owner ("Owner") and the Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in the Town of Jackson, Wyoming, and more specifically described as follows:

The South 60 feet of the West Half of Lot 1 of Block 2 of the Van Vleck Plat an addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded April 24, 1929 as Plat no. 116 (S 60' W 1/2 LOT 1, BLK. 2, VAN VLECK PLAT #116)

PIDN: 22-41-16-34-2-01-005 ("Land")

WHEREAS, as a condition of its approval for Building Permit #B18-0440 and Basic Use Permit #P18-196 ("Approval"), Owner was required to provide and restrict as follows:

Owner developed property addressed as 42 S. Jean Street, Jackson, Wyoming 83001 for a 2,424 square foot office building. This development generated the obligation to provide Workforce Rental Housing in accordance with Approval. Owner is restricting:

- Unit 1, with 1 bedroom.

(hereinafter is "Residential Unit").

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to W.S. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Special Restriction;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of Building Permit and Basic Use Permit Approval, and consistent with the Town of Jackson's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the Residential Unit to a "Qualified Household," which meets employment, income and asset rental qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit and

Land shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and Land, and shall be enforceable by Housing Department and the Town of Jackson, Wyoming.

RESTRICTIONS:

NOW THEREFORE, in satisfaction of the conditions in the Building Permit and Basic Use Permit Approval, and in consideration of such Approval and further consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit and Land shall be owned, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS.

References made herein to the “Rules and Regulations” are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures, and guidelines are on file with the Housing Department or otherwise with the Town of Jackson, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. RESTRICTIONS ON OCCUPATION AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the current Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

- A. Qualified Household. The rental, use and occupancy of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below (“Qualified Household”).
 - 1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business.
 - A.) A local business means (1) a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and (2) the business serves clients or customers who are physically located in Teton County, Wyoming, and (3) the employees/owners must work in Teton County, Wyoming to perform their job.
 - Or
 - B.) A business physically located in Teton County Wyoming who employs two or more Qualified Employees, which qualified employees must work in Teton County Wyoming to perform their job.

2. Income Requirement. The entire Qualified Household must earn at least seventy-five percent (75%) of the Qualified Household's income from a local business, as defined above.
 3. No Teton County Residential Real Estate. No member of the Qualified Household may own or have any interest (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) in whole or in part in any other residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
 4. Initial Determination by the Owner. Owner shall require each prospective renter of the Residential Unit to provide information sufficient to show eligibility as a Qualified Household under the Workforce Housing Program pursuant to the requirements of this restriction and the Rules and Regulations. The determination shall be based upon written applications, representations, information and verifications, including *at a minimum*, a W-2 for each adult renter or other IRS filing showing source of earnings, a signed and sworn statement regarding ownership of other real estate and a list of current employer(s), hours worked as well as contact information for each employer(s) and other such information reasonably requested by the Housing Department to verify and substantiate as a Qualified Household.
 5. Continuing Obligation to Remain a Qualified Household. The occupants of the Residential Unit shall satisfy the definition of a Qualified Household at all times during the occupancy of the Residential Unit.
 6. Occupancy. The Residential Unit shall be occupied as the Qualified Household's sole and exclusive primary residence, and the tenant of the Residential Unit shall physically reside therein on a fulltime basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit.
 7. Reporting Requirement – Housing Department Determination. Owner shall, by January 31 of each year, provide to the Housing Department a summary of the eligibility verification information contained above for each occupant of the Residential Unit as set forth on the Housing Department Template that will be provided to Owner. Upon written request by the Housing Department for supporting documentation, Owner shall provide the same within fifteen (15) business days of receipt of such written request. Additionally, Owner shall, by January 31 of each year, provide the Housing Department with its most current lease form for the Residential Unit. The Residential Unit lease must state, and it is a material consideration of this restriction, that the Housing Department has the ultimate and final authority to determine eligibility of households renting the Residential Unit. If the Housing Department, upon review of supporting documentation determines that an occupant of the Residential Unit does not qualify as a Qualified Household, the Housing Department shall have the authority to require the Owner to terminate the lease between Owner and the occupant of the Residential Unit pursuant to Sections 4 & 5 below.
- B. No Legal Action. No Owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson, Wyoming or the Housing

Department have any liability to any person aggrieved by the decision of the Town of Jackson, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

- C. Household Composition. Only members of the Qualified Household may occupy the Residential Unit, except that Owner may restrict who may reside in the Residential Unit, provided that such owner-restriction does not violate Federal or state fair housing laws. Notwithstanding the foregoing, occupancy of the Residential Unit shall be in compliance with any and all building codes (or other relevant law, code, statute, ordinance or the like) regarding maximum occupancy standards or limitations.
- D. Written Lease Requirement. Occupancy of the Residential Unit shall be pursuant to a written lease, the form of which may be approved by Housing Department as it may require. Owner of the Residential Unit shall obtain written verification of income, asset ownership, and employment in Teton County, Wyoming for each Qualified Household proposing to rent the Residential Unit prior to such Household's occupancy, and upon each extension or renewal of any lease therefore.
- E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than six (6) months.
- F. Rental Rate: Owner shall set the rent. There is no cap on rent or rent appreciation.
- G. Rental Unit: Except as provided herein, the Residential Unit shall remain a rental unit for Qualified Households.
- H. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of ten percent (10%) of the Rental Term in cumulative days per calendar year
- I. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.
- J. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.
- K. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.
- L. Insurance. Owner shall keep the Residential Unit continuously insured against physical loss for the full replacement value of the Residential Unit.

- M. Maintenance. Owner shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent and sanitary condition. In the event Owner fails to maintain the Residential Unit in a safe, decent and sanitary condition and such condition continues for fourteen (14) days after notice from the Housing Department, the Housing Department shall have the right but not the obligation to enter the Residential Unit and repair such condition and Owner shall reimburse Housing Department for such reasonable repair costs. Payment to Housing Department from Owner shall be due upon receipt of invoice.
- N. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, each owner shall comply, and cause its tenants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of not less than two (2) years.
- O. Preference. Owner may give first-priority to rent the Residential Unit to Qualified Households of which a member of the Household is an employee of Owner. In the event there are no persons directly employed by Owner to whom Owner desires to rent the Residential Unit, then Owner may rent to any Qualified Household.

SECTION 3. SALE OF THE RESIDENTIAL UNIT. The Residential Unit may be bought and sold as Owner may determine except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Any such conveyance of a Residential Unit shall be subject to these Special Restrictions. Within ten (10) days prior to the closing of the sale or other transfer of the Residential Unit, Owner shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the new owner.

SECTION 4. DEFAULT. Subject to the notice and cure provisions, if any, of the Rules and Regulations, each of the following shall be considered a default ("Default"):

- A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.
- B. Vacancy of a Residential Unit for more than sixty (60) days continuously.
- C. Fraud or misrepresentation by Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.
- D. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit, Residential Unit or Owner's property by a court of competent jurisdiction.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a Designee of the Housing Department, shall send written notice to Owner of such violation, the required action to cure and the timing for such cure (which shall be reasonable and no less than fourteen (14) days). If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 5. DEFAULT REMEDIES. Subject to the notice and cure provisions, if any, of the Rules and Regulations in addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, after notice and opportunity to cure as set forth in the preceding section, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

- A. Specific Performance. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance.
- B. Equitable Relief. In addition to subsection A, any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or any other action authorized under the laws of the State of Wyoming.
- C. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 6. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

- A. Termination. These Special Restrictions may be terminated after a determination by the Town of Jackson, Wyoming that these Special Restrictions are no longer consistent with the Town of Jackson, Wyoming goals for workforce rental housing.
- B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Land, in whole or in part, with the written consent of Owner of the Residential Unit and the Town of Jackson, Wyoming.
- C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors.

SECTION 7. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by the Housing Department and the Town of Jackson, Wyoming. Where these Special Restrictions are silent, the Rules and Regulations govern. These Special Restrictions shall be prior and superior to any mortgage or lien interest

encumbering the Land and/or Residential Unit.

SECTION 8. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address and/or owner and/or other contact information in the manner provided for giving notice.

To Housing Department

Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

To Owner

Little House, LLC
c/o Mark Pollard
P.O. Box 9016
Jackson, WY 83002

SECTION 9. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 10. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Land hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions.

SECTION 11. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 12. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid

in the construction of any terms or provisions contained herein.

SECTION 13. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 14. INDEMNIFICATION. Owner shall indemnify, defend, and hold, the Housing Department and the Town of Jackson, and its directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for an owner's breach of any provision of these Special Restrictions. Owner waives any and all such claims against the Housing Department and the Town of Jackson.

SECTION 15. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 16. GOVERNMENTAL IMMUNITY. Neither the Town of Jackson, JTCHA, nor the Housing Department waive governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as sovereigns pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the Effective Date.

Owner:

Little House, LLC

Mark Pollard, Manager

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this _____ day of _____, 20____, before me, the undersigned Notary Public, personally appeared Mark Pollard in his capacity as Manager of Little House, LLC, a Wyoming limited liability company, 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.

[SEAL]

Notary Public

TOWN OF JACKSON:

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me by Hailey Morton Levinson as Mayor and attested to by Riley Taylor, Clerk of the Town of Jackson, Wyoming.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

Stacy Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me by Stacy Stoker, as Housing Manager of the Jackson/Teton County Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public
My commission expires:

Special Restrictions

10 of 10

Rental Workforce Housing

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Town Council Regular Mtg
Submitting Department:	Administration	Presenter:	Larry Pardee
Agenda Item:	Government Affairs and Strategic Consulting Services	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Town Council to discuss and consider directing staff to engage professional grant funding consulting services to help inform and pursue federal, state, and philanthropic funding opportunities.

Requested Action.

The requested action is to direct staff to solicit professional grant funding consulting services to assist the Town of Jackson in writing, and applying for federal, state, and philanthropic grant funding opportunities on behalf of the Town of Jackson and our local community.

Recommendations.

Staff recommends Town Council direct staff to select a professional grant funding consulting firm for grant writing in pursuit of federal, state, and philanthropic grant funding opportunities and bring back a contract for Council consideration and approval.

Background.

During the 2022 Town Council retreat, a brief discussion was held regarding opportunities to either hire Town staff or consider hiring professional consulting services to build Town capacity in pursuit of grant funding opportunities this year. On Monday, February 7th Vice Mayor Jorgensen, Councilwoman Chambers and other community members participated in a Shelter JH community meeting with a firm who specializes in providing these services to assist local communities in identifying and obtaining federal, state, and philanthropic funding awards.

The goal for the Town of Jackson would be to select a professional grant funding consulting firm to help the Town of Jackson with strategic consulting, perform grant-writing, and advocacy services on behalf of our community to organize effectively and apply for federal, state, and philanthropic funding resource opportunities, including through the Bipartisan Federal Infrastructure Package and \$1.2B Wyoming State American Rescue Plan Act of 2021 ("ARPA"). Once a firm is selected, staff would bring back a contract for Council consideration and approval.

Analysis.

Possible Alternatives.

Council can choose to not proceed with consulting services at this time.

Council could choose to release a Request for Proposals.

Council could choose to hire additional staff to complete similar work.

Comprehensive Plan & Priority Alignment.

This work is in direct alignment with Section 8: Quality Community Service Provision and the ability of the Town to timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Fiscal Impact.

The fiscal impact of moving forward with consulting services will depend on the selected firm and final scope of services, it's estimated a one-year consulting services agreement could cost between \$90,000 to \$100,000.

Staff Impact.

The staff impact associated with assisting and managing consulting services is estimated to be 150 total staff hours. Should the Town be successful and be awarded grants, there would be a significant staff impact to meet reporting requirements and would be dependent on the individual grant awarded.

Attachments or Links.

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

I move to direct staff to select a professional grant funding consulting firm for grant writing in pursuit of federal, state, and philanthropic grant funding opportunities and bring back a contract for Council consideration and approval.

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Meeting
Submitting Department:	Town Clerk	Presenter:	Lynsey Lenamond
Agenda Item:	Get Funky LLC dba Roadhouse Brewing Company Microbrewery Liquor License Annual Renewal CONTINUED	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council is the local licensing authority for the issuance, renewal, and transfer of all liquor licenses within the Town of Jackson and, when doing so, is required to consider the statutory factors found in Wyo. Stat. §12-4-104(b) as well as the standards found in Jackson Municipal Code §6.60.010.

It is a statutory requirement for the Mayor to OPEN A PUBLIC HEARING on the issuance of liquor licenses. In accordance with our notice, and per Wyoming Statute, protests will be heard against the issuance during this hearing. Additionally, staff presentation, public comment, and Council discussion will take place during this hearing. The procedure is as follows:

1. Mayor Levinson opens the public hearing.
2. Mayor Levinson asks for the staff presentation on the application.
3. Mayor Levinson calls for any and all public comment.
4. Council discusses the application.
5. Mayor Levinson calls for a motion on the application and the vote on the motion.
6. Mayor Levinson closes the public hearing.

Requested Action.

For Council to consider renewal of the Roadhouse Microbrewery Liquor License. For Council to also consider the current conditions of approval attached to the license, specifically whether to leave some or all of the conditions in place, to amend some or all of the conditions, or to remove some or all of the conditions. The applicant is asking that the current conditions remain unchanged. Staff is recommending an amendment to condition #8(e).

Recommendations.

Staff's recommendation, as approved by the Town Manager, is to approve this application to renew the liquor license with an amendment to condition #8(e).

Background.

- **UPDATE:** Town staff met with the applicant on March 2, 2022 and were unable to reach an agreement on the conditions of the liquor license. Staff is recommending that Condition 8(e) read as follows "The maximum occupancy inside the 'tasting room' shall, at all times, be no more than 20 persons." (staff moved it to 20 people from 15 people which had previously been recommended at the February 22nd meeting).
- The applicant does not agree with this condition and it's their preference that Condition 8(e) remain as currently worded with no change.

On March 20, 2017 the Town Council approved the issuance of a Microbrewery Liquor License to Roadhouse Brewery Group LLC d/b/a Roadhouse Brewing Company. Wyo. Stat. Ann. §12-4-415(a) states that a local licensing authority *may* issue a microbrewery permit and *may* authorize on-premises consumption. The Town is not obligated to allow on-premises consumption. Wyo. Stat. Ann. §12-4-104(b) authorizes Council to impose reasonable restrictions on liquor licenses.

Council initially issued this liquor license in 2017, at which time the fact that the microbrewery is a light-industrial use and that a tasting room is akin to a bar/restaurant was explicitly taken into account. Staff noted that the former use is allowed in the Business Park (BP) District, where the brewery is located, and that the latter use is not. Staff also noted then, and

reiterates now, that Comprehensive Plan Policy 6.2.d states that the Town needs to protect light industrial uses in the BP zone from competing non-light industrial uses, such as retail, restaurants, and bars, which require less space and can pay higher rents. Ultimately, Council's 2017 approval of the microbrewery liquor license included the following conditions:

- 1) Prior to operation, the applicant shall comply with all Town of Jackson Building Codes, Land Development Regulations, and will have obtained all required permits and approvals from all applicable Town/County departments.
- 2) Prior to license issuance, the applicant shall have obtained the required Federal Basic Permit from the Department of Treasury - Alcohol and Tobacco Tax and the Trade Bureau.
- 3) Prior to license issuance, the applicant shall provide a local telephone number for the premises.
- 4) Prior to license issuance, the applicant shall pass a dispensing-room inspection conducted by the Town Clerk or Wyoming Liquor Division.
- 5) Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.
- 6) All sales of other malt beverages for on-premises consumption must be obtained through a licensed wholesale malt beverage distributor.
- 7) The applicant shall request, and obtain Town Council approve prior to any service or consumption of alcohol on any outdoor deck or patio.
- 8) The brewery operation shall be allowed to have a 'tasting room' that is incidental to the principal brewery use. A 'tasting room' is an incidental use to the brewery provided it complies with the following provisions:
 - a) The hours of operation for the tasting room shall be limited to, opening no earlier than 4:00 p.m. and closing no later than 10:00 p.m.
 - b) Only free samples of food shall be served to customers for on-site consumption;
 - c) A maximum of ten seats shall be provided and the 'tasting room' shall be limited to 10% of the total square footage.
 - d) On-premises consumption shall be limited to 10% of yearly production.
 - e) The 'tasting room' shall not generate any additional employees or car trips to the site than the principal brewery use.

As noted, the applicant's microbrewery is located in the BP District. The Land Development Regulations do not recognize tasting rooms as an allowed use in the BP. Condition 8 was added to facilitate and enable the requested tasting room; i.e., without Condition 8, the tasting room would be prohibited entirely because it would be indistinguishable from a prohibited Restaurant/Bar use. The LDRs define a Restaurant/Bar as "[a] restaurant or bar is an establishment that serves food and/or beverages for seated consumption onsite." Thus, to clearly distinguish the requested "tasting room" use from a prohibited Restaurant/Bar, the Town accommodatingly added Condition 8 to limit the scale and nature of the tasting room to something clearly less intense than a Bar/Restaurant – "an incidental use." This is the reason staff stated during the March 2017, meeting that "the only way a tasting room or something to that nature can be approved in the Business Park zoning district is if it's incidental to the primary use which is light industry in the business park zoning district." At that meeting, the applicant said the facility's intended design was for "the space to allow for production, wholesale and retail operations," and that "this space is not a bar, a tavern, restaurant, or saloon." When Council discussed concerns over

parking, the applicant stated that “people are coming to take a taste of beer and probably move on.” Moreover, the applicant described the tasting room as a “small component” of the use at the site and described the conditions as “reasonable” and specifically designed (with the applicant’s representative) to ensure the use is incidental.

However, since approval of the liquor license, the applicant has held multiple events at their tasting room, sometimes with over 50 people, which were outside the intended small-scale use of the tasting room and in violation of Condition 8. In the beginning, multiple meetings with the Police Chief and other staff were necessary to address repeated neighbor complaints of large events that were significantly and adversely impacting surrounding properties. The Town has not received a complaint in the past year.

The applicant now makes it clear that they intend to hold more events and increase the intensity of use at their tasting room. This raises serious concerns about compliance with the conditions of their liquor license. The intention to hold larger and more frequent planned events is the impetus behind the applicant’s request to have Council amend and/or remove their current conditions.

While staff supports renewal of this liquor license, it does so with the caveats that:

- A. Subsection (e) of Condition #8 be amended for clarification to make the condition objective, clear-cut, and enforceable. Specifically, staff recommends that the condition now read: “The maximum occupancy inside the ‘tasting room’ shall, at all times, be no more than 20 persons.”
- B. All other conditions in #8 remain in place and not be loosened in any way.

Analysis.

Grounds for Nonrenewal. As listed below, Wyoming Statutes and Jackson Municipal Code provide the Town Council with grounds for denying renewal of a liquor license:

I. Wyo. Stat. §12-4-104(b) provides findings for nonrenewal.

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

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

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

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

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

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

II. Jackson Municipal Code 6.60.010 provides grounds for nonrenewal:

A. A license or permit shall not be renewed or transferred if such renewal or transfer violates Wyo. Stat. Ann. title 12 or the Jackson Municipal Code.

B. The following, whether one (1) or more, may constitute a basis for nonrenewal of a license or permit:

1. Failure of the Licensee to comply with any provision of state liquor law or this Title;

2. Failure of the Licensee to comply with building occupancy limits after being advised of excess occupancy by a law enforcement or any code compliance officer;

3. A pattern of failing to report incidents of illegal acts upon the Licensee’s premises which results in injury to persons or property and which the Licensee knew, or should have known about. A “pattern” for purposes of this section is defined as three (3) or more incidents in any twelve (12) month period;

4. Failure of the Licensee to comply with Section 6.40.055 Alcohol Server Staff Training Required;

5. *Failure of initial, consecutive, and/or cumulative compliance checks conducted pursuant to Wyo. Stat. Ann. title 12-6-103.*
6. *Failure to comply with the Plan of Operations set forth in the license application, or as amended.*

Possible Alternatives.

1. Approve renewal with current conditions remaining in place.
2. Approve renewal with amended/revised conditions.
3. Deny renewal.

Comprehensive Plan & Priority Alignment.

This application was processed according to Title 12 of the Wyoming Statutes, Title 6 of Jackson Municipal Code, and as related to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community. The decisions related to renewal or non-renewal have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8. The findings the Council needs to make to renew licenses include impacts to neighborhoods and meeting the needs of those in the vicinity of each license. In Section 4 of the Comprehensive Plan relating to Town as the Heart of the Region and Complete Neighborhoods it discusses mixed uses, economic centers, and retail areas and the Council's decisions on new licenses, transfers and renewals have an impact in these areas.

Fiscal Impact.

Renewal of this liquor license will generate approximately \$500 in renewal fees paid to the Town of Jackson.

Staff Impact.

Staff hours are estimated at 17 hours in Administration, 12 hours in Legal, and 8 hours in Planning/Building.

Attachments or Links.

Renewal Application

Letter from Owners Requesting Amended Conditions

Suggested Motion.

Having considered statutory factors in Wyo. Stat. §12-4-104(b) and Jackson Municipal Code §6.60.010 for the renewal of this license, I move to approve the liquor license renewal application for Get Funky LLC d/b/a Roadhouse Brewing Company for the 2022-2023 liquor license year with the following conditions:

1. The liquor license is renewed upon the same conditions and restrictions with the exception of amending Condition 8(e) to now read: "The maximum occupancy inside the 'tasting room' shall, at all times, be no more than 20 persons."; and
2. Any additional minor corrections made by staff and the Wyoming Liquor Division.

RENEWAL OF LIQUOR LICENSE OR PERMIT APPLICATION

FOR LIQUOR DIVISION USE ONLY

Customer #:

Trf from:

Reviewer:

Initials

Date

Agent:

Chief:

To be completed by City/County Clerk

License

Fees

Annual Fee: \$ 500.00

Prorated Fee: \$ _____

Transfer Fee: \$ _____

Publishing Fee: \$ 100.00Local License #: 503Date filed with clerk: 1/3/2022

Advertising Dates: (2 Weeks)

2/2/22 & 2/9/22Hearing Date: 2/22/22Publishing Fee Direct Billed to Applicant: ☐

License Term:

4 / 1 / 22
Month Day Year

Through

3 / 31 / 23
Month Day Year**LICENSING AUTHORITY:** Begin publishing promptly. As W.S. 12-4-104(d) specifies: **NO LICENSING AUTHORITY SHALL APPROVE OR DENY THE APPLICATION UNTIL THE LIQUOR DIVISION HAS CERTIFIED THE APPLICATION IS COMPLETE.**Applicant: Get Funky LLCTrade/Business Name (dba): Roadhouse Brewing CompanyBuilding to be licensed/Building Address: 1225 Gregory Lane

Number & Street

Jackson

City

WY

State

83001

Zip

Teton

County

Local Mailing Address: 1225 Gregory Lane

Number & Street or P.O. Box

Jackson

City

WY

State

83001

Zip

Local Business Telephone Number: (307) 264-1900Fax Number: ()Business E-Mail Address: jody@roadhousebrewery.com**FILING IN (CHOOSE ONLY ONE)**☒ CITY OF: JACKSON☐ COUNTY OF: _____**FILING AS (CHOOSE ONLY ONE)**

- ☐ INDIVIDUAL
☐ PARTNERSHIP
☐ LP/LLP
☒ LLC

- ☐ CORPORATION
☐ LTD PARTNERSHIP
☐ ORGANIZATION
☐ OTHER _____

TYPE OF LICENSE OR PERMIT (CHOOSE ONLY ONE)**RETAIL LIQUOR LICENSE**☐ ON-PREMISE ONLY
(BAR)☐ OFF-PREMISE ONLY
(PACKAGE STORE)☐ COMBINATION
ON/OFF PREMISE
(BOTH BAR & PACKAGE STORE)☐ RESTAURANT LIQUOR LICENSE☐ RESORT LIQUOR LICENSE
☐ BAR AND GRILL**LIMITED RETAIL (CLUB)**

- ☐ VETERANS CLUB
☐ FRATERNAL CLUB
☐ GOLF CLUB
☐ SOCIAL CLUB

☒ MICROBREWERY

- ☐ WINERY
☐ DISTILLERY SATELLITE
☐ WINERY SATELLITE
☐ COUNTY RETAIL/SPECIAL
MALT BEVERAGE PERMIT

SPECIAL DESIGNATIONS

- ☐ CONVENTION FACILITY
☐ CIVIC CENTER/EVENT CENTER/ PUBLIC AUDITORIUM

- ☐ GOLF CLUB
☐ GUEST RANCH

☐ RESORTTo Assist the Liquor Division with scheduling inspections: **OPERATIONAL STATUS**☒ FULL TIME (e.g. Jan through Dec)☐ SEASONAL/PART-TIME☐ NON-OPERATIONAL/PARKED

(specify months of operation)

DAYS OF WEEK (e.g. Mon through Sat)

HOURS OF OPERATION (e.g. 10a - 2a)

from JAN to DECfrom SUN to SATfrom 4p to 10p**1. BUILDING OWNERSHIP:** Does the applicant? W.S. 12-4-103(a)(iii)(a) **OWN** the licensed building?☐ YES (own)(b) **LEASE** the licensed building? (Lease must be through the term of the liquor license)☒ YES (lease)(c) **LEASE** is current and on file with the licensing authority & Liquor Division.

If the lease is not current, please submit a copy pf the lease and indicate:

(i) When the lease expires, located on page 1 paragraph 2 of lease.(ii) Where the **Sales** provision for alcoholic or malt beverages is located, on page 12 paragraph 1 of lease. **(MUST contain a provision for SALE OF ALCOHOLIC or MALT BEVERAGES.)**

2. BAR AND GRILL LICENSE OR RESTAURANT LICENSE HOLDERS ONLY:

- (a) Gross sales figures and percentages of income derived from: (Line 1) Liquor Sales: \$ () %
W.S.12-4-408(b) (Line 2) Food Sales: \$ () %
(Line 1 + Line 2 must = Line 3) (Line 3) Gross Sales: \$ () %
(b) Have you submitted a valid food service permit or application? W.S. 12-4-413(a) ☐ YES ☐ NO

3. MICROBREWERY LICENSE HOLDERS ONLY:

- (a) Did you produce over 50 barrels (1,550 gallons) but less than 50,000 barrels (1,550,000 gallons) during the previous license term? W.S.12-1-101(a)(xix) ☒ YES ☐ NO
(b) Do you self distribute your products? W.S. 12-2-201(a) ☐ YES ☒ NO
(Requires wholesale malt beverage license with the Liquor Division)

4. SOCIAL CLUB LICENSE HOLDERS ONLY:

- (a) Have you files a detailed statement of your activities during the year with an itemized statement of amounts expended? ☐ YES ☐ NO

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

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

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

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

6. If the applicant is a Corporation, Limited Liability Company, Limited Liability Partnership or Limited Partnership:

W.S. 12-4-102(a)(iv) & (v)

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

True and Correct Name	Date of Birth	Residence Address No. & Street City, State & Zip <i>DO NOT LIST PO BOXES</i>	Residence Phone Number	No. of Years in Corp or LLC	% of Corporate Stock Held	Have you been Convicted of a Felony Violation?	Have you been Convicted of a Violation Relating to Alcoholic Liquor or Malt Beverages?
Roadhouse Brewery Group				3	100%	YES ☐ NO ☒	YES ☐ NO ☒
Grain Fine				3	0	YES ☐ NO ☒	YES ☐ NO ☒
Cody Cox				3	0	YES ☐ NO ☒	YES ☐ NO ☒

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

OATH OR VERIFICATION

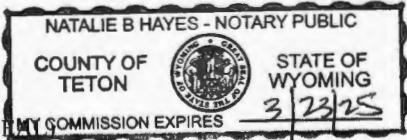
(Requires signatures by ALL Individuals, ALL Partners, ONE (1) LLC Member, or TWO (2) Corporate Officers or Directors except that if all the stock of the corporation is owned by ONE (1) individual then that individual may sign and verify the application upon his oath, or TWO (2) Club Officers.) W.S.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

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

STATE OF WYOMING)
) SS.
COUNTY OF Teton)

Signed and sworn to before me on this 11 day of November, 2021 that the facts
alleged in the foregoing instrument are true by the following:

- 1) (Signature) Grain Fine CEO
2) (Signature) (Printed Name) (Title)
3) (Signature) (Printed Name) (Title)
4) (Signature) (Printed Name) (Title)



Witness my hand and official seal:

Natalie B. Hayes
Signature of Notary Public

My commission expires: 3/23/2025

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

Liquor License Application

AFFIDAVIT of AUTHORIZATION

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

Individual, Partnership, and Club Applicants must list every individual, partner, and officer under Question #2 of the application.

Corporation, LLC, LLP, and LP Applicants must list every stockholder of 10+%, every officer, and every director under Question #3 of the application.

AFFIDAVIT of UNDERSTANDING

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

PLEASE PRINT:

Legal Name: GAVIN First Name DAVID Full Middle Name FINE Last Name

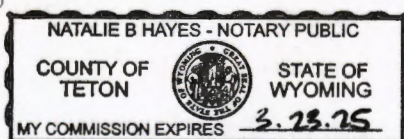
Date of Birth: [REDACTED]

[Signature]
Applicant Signature

State of Wyoming)
County of Teton)ss

Subscribed and sworn to before me this 11 day of November, 2021.

(SEAL)



Natalie B. Hayes
Notary Public or officer authorized to administer oaths

STATE OF WYOMING * SECRETARY OF STATE
EDWARD A. BUCHANAN
BUSINESS DIVISION

Herschler Bldg East, Ste.100 & 101, Cheyenne, WY 82002-0020

Phone 307-777-7311

Website: <https://sos.wyo.gov> · Email: business@wyo.gov

Filing Information



Please note that this form **CANNOT** be submitted in place of your Annual Report.

Name **Get Funky, LLC**

Filing ID **2017-000755914**

Type Limited Liability Company

Status

Active

General Information

Old Name

Fictitious Name

Sub Status

Current

Standing - Tax

Good

Standing - RA

Good

Sub Type

Standing - Other

Good

Formed in Wyoming

Filing Date

05/31/2017 2:51 PM

Term of Duration Perpetual

Delayed Effective Date

Inactive Date

Principal Address

1225 Gregory Lane
Jackson, WY 83001

Mailing Address

1225 Gregory Lane
Jackson, WY 83001

Registered Agent Address

JH Corporate Services, Inc.
60 E Simpson Ave
PO Box 2095
Jackson, WY 83001

Parties

Type Name / Organization / Address

Organizer Amberley Baker PO Box 4211, Jackson, Wyoming 83001

Notes

Date Recorded By Note

Get Funky LLC, DBA
Roadhouse Brewing Company
1225 Gregory Lane
Jackson, WY 83001

January 18th, 2022

Members of Town Council,

At Roadhouse, our tasting room is a critical marketing component for our brand. The Town Council's restrictions on our tasting room cause financial and social hardships that compound a host of difficulties in a COVID era. We implore you to revisit and reconsider these restrictions. In advance of our February 22, 2022, hearing, please find our reasoning for the request to reduce the restrictions at our tasting room operation, located at 1225 Gregory Lane in Jackson, WY 83001.

Of the 8,764 craft breweries in the United States, 5,546 are not brewpubs and 3,471 of those locations have tasting rooms of some kind attached to their operations (National Brewers Association). In the State of Wyoming there are currently 42 active breweries, of which 28 are not brewpubs, 26 of which have tasting rooms of some kind attached to their production facilities (Wyoming Brewers Guild). This data suggests tasting rooms are common, if not extremely necessary, accessories to production brewery use. Our tasting rooms have the power to create a community culture, provide brand education and offer a financial distribution more than 2x wholesale per case.

Restriction #1: The hours of operation for the tasting room shall be limited to opening no earlier than 4pm and closing no later than 10pm.

This restriction does not interfere with our weekday operation. However, we request an adjustment in the language to **"the hours of operation for the tasting room shall be limited to opening no earlier than 11am and closing no later than 10pm"** to enable weekend hours more in keeping with consumer brewery tour and tasting expectations on Saturdays and Sundays. By observation, peak traffic counts on Gregory Lane are between the hours of 8 AM and 6 PM Monday through Friday, and thus allowing more flexibility in the hours of operation on weekends would not create traffic capacity issues. Most notably, in peak summer and winter, afternoon hours would more closely align with consumer behavior.

Restriction # 2: Only free samples of food served to customer for on-site consumption.

It is generally accepted that food has a positive relationship to alcoholic beverages. We believe the original intention of this restriction was to eliminate the possibility of a brewpub / restaurant at our Gregory Lane tasting room and production facility location, and not to

eliminate the opportunity for revenue from sales to customers. We request revision to this restriction to state “**Tasting rooms may neither have onsite kitchens nor prepare their own foods**”. This revision would allow us to sell prepackaged items, like individual bag of chips, to offer something for our post-work patrons to snack on, helping to slow the speed of alcohol consumption and slow the consumption of alcohol, but would continue to prevent any “restaurant-like” operations.

Restriction # 3: Tasting room may have a maximum of 10 seats and be 10% of total square footage of the building.

Currently we have a fire department issued maximum occupancy of 79 people, but our Town of Jackson maximum seating issued number is only 10. Providing seating for consumers is an important obligation of a tasting room, or any hospitality business. Likewise, during a time when a global pandemic is still occurring, seating is a necessary tool in order to space our patrons out and provide designated and distanced areas for each group of customers. **We kindly request the complete removal of the ten-seat limitation.** We believe this is in the best path not only for our operation but also as a means to establish precedence for future tasting rooms that make come to exist in Jackson, and to the best of our finding, is how tasting rooms for local wineries and distilleries are allocated seating. As it relates to parking, the spaces used by patrons overlap with the spaces used by production employees, as the hours of operation for each activity are opposite one another. We are in agreement with the restriction for 10% of square footage of the building and believe this restriction accurately represents what a tasting room should be.

Restriction #4 – Consumption limited to 10% of yearly production.

We are in agreement with this restriction and believe it accurately represents what a tasting room should be.

Restriction #5: The tasting room shall not generate any additional employee or car trips to the site other than the principal brewery use.

This restriction is both impossible to comply with and completely anti-business. It is not possible for us to have a tasting room without providing staff to work the operation, and it is not possible for patrons to come to our operation for a tour, tasting, or pint without creating a footprint to our location. **We kindly request the complete removal of this restriction.** We believe this restriction was developed to control traffic on Gregory Lane. By operating in the evenings and on weekends our taproom is in operation the least trafficked hours. We must be allowed to staff our tasting room and to bring consumers to it in order to have any operation at all.

We have had years of operation of our tasting room successfully. These requests are based on the standards and practices for tasting rooms throughout the state and are in alignment with state statutes regulating micro brewery operations.

In the event that our neighbor across the street opposes these changes to our liquor license, as he has in the past, we would like to offer an explanation of that relationship. We have repeatedly attempted to reach out to Mr. Brown with no success over the years. We have tried in good faith to be a friendly and amenable neighbor and have met with nothing but animus. Our brewery operations have been in compliance with applicable zoning and our liquor license requirements for years. Reports of trucks using his property for access to our property have been true at times. However, on nearly a weekly and regular basis, we allow trucks pulling into Mr. Brown's property to use our parking lot to access the appropriate 90 degree turn needed to deliver their goods. We have extensive photo evidence of this if needed. Regardless, these access issues on Gregory Lane have nothing to do with the quiet enjoyment of our tasting room by our loyal and friendly customers. We would ask that any opposition posed by Mr. Brown to changes to our tasting room conditions take these statements under consideration. We will continue to do our best to be a good neighbor to the Gregory Lane community.

If approved, the above request to alter the restrictions on our license will enable us to (1) build equality in the treatment of a tasting room across the Town of Jackson, The County of Teton and the State of Wyoming and (2) build our brand by showcasing our brewery through promotion of at-location tours and tastings and (3) allow our tasting room to serve its purpose as a community incubator that supports our local population.

Please let us know if you have any questions or would like further clarification on our operation or our stance on any of these points.

Thank you for your consideration.

Sincerely,

Colby Cox and Gavin Fine

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular
Submitting Department:	Legal	Presenter:	Lea Colasuonno
Agenda Item:	Easement for Water, Utility, and an Access Road to Top of Snow King Mountain and Associated Rehabilitation of the Mountain Tract	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to 1) review and consider adjusting an easement it previously granted to Snow King Mountain Resort, LLC ("Snow King") for water, utilities, and road access on Town property and 2) review and consider granting the proposed Irrevocable License Agreement ("License Agreement") to Snow King necessary to perform the construction work in the easement area.

Requested Action.

Staff requests Council review and consider 1) adjusting the easement it previously granted to Snow King for water, utility, and road access and 2) granting the License Agreement.

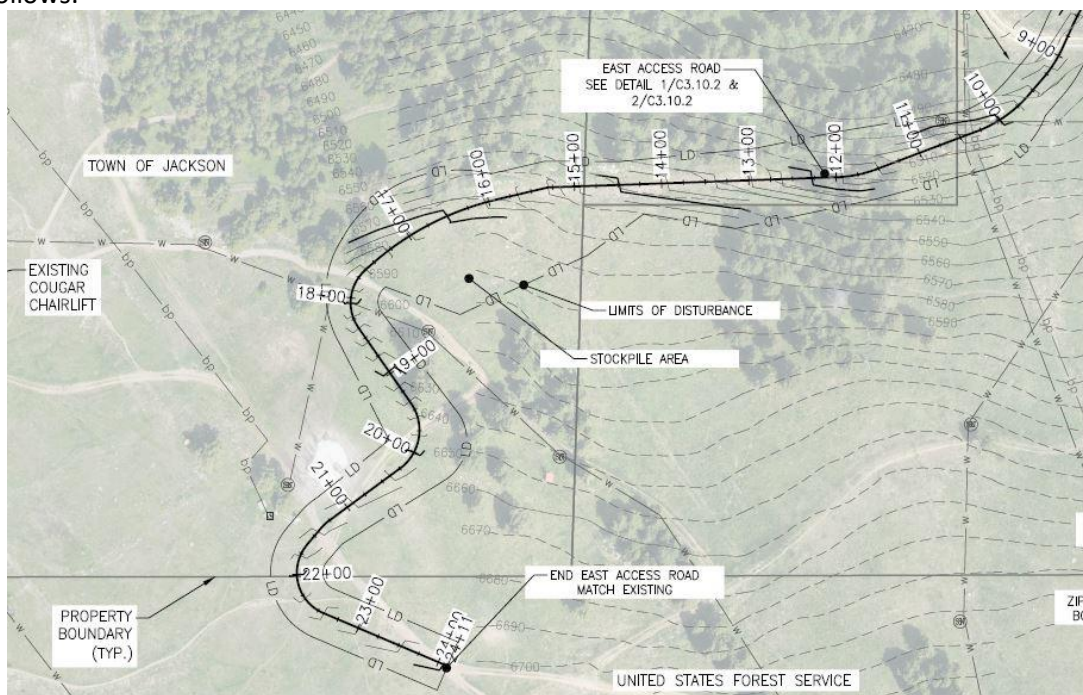
Recommendations.

Staff provides no recommendation on whether to adjust the previously granted Easement for Water, Utility, and an Access Road to Top of Snow King Mountain ("Easement"); however, if Council is inclined to adjust the Easement, staff recommends it do so pursuant to modified version of the Easement attached to this staff report.

If Council grants the Easement, staff recommends approving the License Agreement.

Background.

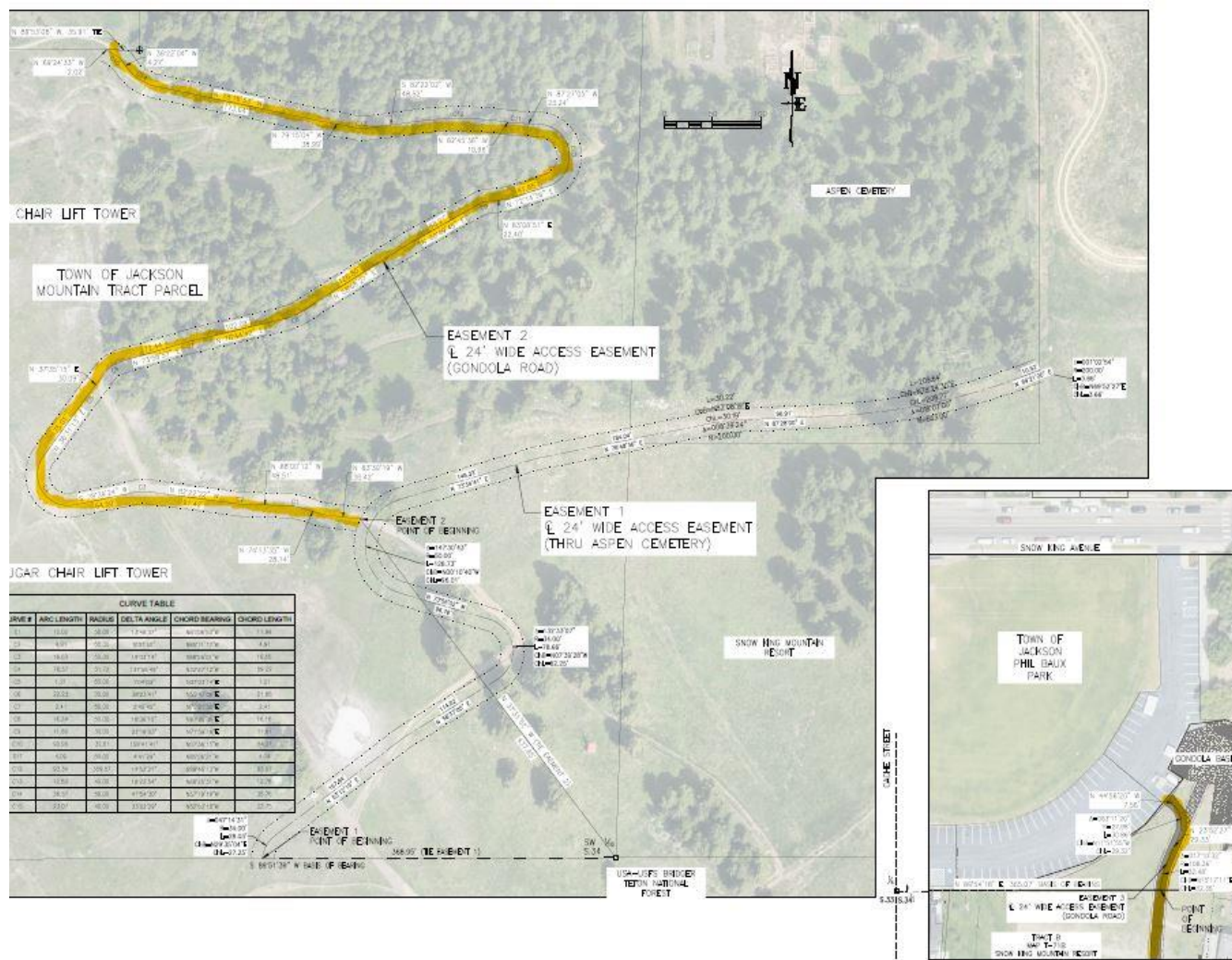
As part of the changes taking place on Snow King Mountain, Snow King Mountain Resort, LLC requested an easement for an access road leading to the top of the mountain, which will double as a new "green" run for skiers, and access for water and utilities lines. As with numerous of the changes made to Snow King Mountain, a portion of the road and portions of the utility and water lines cross Town property, specifically the southern boundary of the Aspen Hill Cemetery and the Mountain Tract. On November 1, 2021, the Council approved Snow King's request and the road easement as previously granted is as follows:



Exhibits associated with the Easement granted in November 2021 had not yet been completed by Snow King's consultants and, as a result, the Easement had not yet been executed.

Analysis.

In January of 2022, Snow King contacted the Town and noted that the rerouting of the road and access route necessitated use of a portion of Mountain Tract and Phil Baux Park land it failed to request use of in the November 2021 Easement request. Snow King thus requests Council consider granting access to these portions of Town property as well. Specifically, the additional portions of Town property Snow King is requesting use of is below highlighted in yellow:



Because the Easement approved by Council had not been executed, should Council grant Snow King's request to use additional Town property, this will not need to be an amendment to the Easement; rather, the Easement would be approved and executed with the additional property included.

Snow King is not requesting adjustments to the location of the easement already granted for water and utilities (running along the western boundary of the Mountain Tract). This is depicted in full in the exhibits to the Easement, attached to this staff report, and is identical to what was approved in November 2021.

Importantly, as part of this work Snow King has committed to rehabilitating the Mountain Tract/Aspen Cemetery parcel where the construction of the new road will take place and where scars/damaged land exist from previous activities on

those parcels. While the parties initially believe it would be possible to identify those areas with aerials and agree upon them for Council review, it proved impossible to reliably determine what should be rehabilitated with just images. As a result, the parties have agreed that they will meet, prior to April 1, and walk the parcels to establish and agree upon what areas should be rehabilitated. If agreement cannot be reached, the parties will hire a landscape architect.

Finally, the License Agreement associated with this item is necessary to authorize Snow King's construction work in the Easement area.

Possible Alternatives.

1. The Town Council may grant the adjustment to the Easement and License Agreement.
2. The Town Council may direct the Town Attorney to negotiate different or additional terms and conditions.
3. The Town Council may deny the adjustment to the Easement License Agreement.

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.

The impact of this item was focused in the Legal Department and consisted of the Town Attorney meeting with Snow King's representative; negotiating/drafting the revised version of the easement and the License Agreement; reviewing the agreement exhibits; coordinating with Administration for the agenda presentation; finalizing the agreement with Snow King's representative; and preparing the staff report for presentation (totaling 8 hours).

There was approximately 2 hours of the Town Engineer's time spent reviewing the easement agreement and exhibits and discussing them with the Town Attorney and Snow King's consultants.

There was approximately 1 hour of Administration staff time spent reviewing the staff report.

Future work on this item, once approved, will include updating the exhibits with minor changes and after construction is complete, is anticipated to include 15 hours split between the Town Attorney, Town Administration and Town Engineer.

Attachments or Links.

A revised draft of the Water, Utility, and Road Access Easement and associated exhibits, including an exhibit setting out the specific areas of the Mountain Tract that will be rehabilitated.

Suggested Motion.

I move to 1) approve the Water, Utility, and Road Access Easement between the Town of Jackson and Snow King Mountain Resort, LLC; 2) approve the Irrevocable License Agreement between the same; and 3) authorize the mayor to execute all necessary documents, subject to minor changes by staff.

WATER, UTILITY, AND ROAD ACCESS EASEMENT AGREEMENT

This WATER, UTILITY, ROAD AND ACCESS EASEMENT AGREEMENT ("**Agreement**") is made and entered into by and between the Town of Jackson, Wyoming, a municipal corporation of the State of Wyoming, whose address is 150 East Pearl Street/PO Box 1687, Jackson, Wyoming 83001 ("**Grantor**") and Snow King Mountain Resort, LLC, a Wyoming limited liability, whose address is 575 S. Willow St., PO Box 1846, Jackson, WY 83001, its successors and assigns ("**Grantee**"), and shall be effective as of the date of final signature below ("**Effective Date**").

RECITALS

WHEREAS, Grantor owns certain real property in Teton County, Wyoming legally described and graphically depicted in the attached **Exhibit A**, which is incorporated herein by reference; PIDN 22-41-16-34-3-00-008 ("**Mountain Tract**"); and

WHEREAS, Grantor owns certain real property in Teton County, Wyoming known as the Aspen Hill Cemetery, which is legally described in the attached **Exhibit B** and incorporated herein by reference; PIDN 22-41-16-34-3-00-007 ("**Aspen Hill Cemetery**"); and

WHEREAS, Grantor owns certain real property in Teton County, Wyoming, which is legally described in the attached **Exhibit C** and incorporated herein by reference; PIDN 22-41-16-34-2-47-001 ("**Phil Baux Park**"). The Mountain Tract, Aspen Hill Cemetery, and Phil Baux Park may be collectively referred to herein as the "**Grantor Property**"; and

WHEREAS, Grantee owns certain real property in Teton County, Wyoming legally described as Lot 59 of the Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming as described on that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333; PIDN 22-41-16-34-3-07-003 and 10 E. Snow King Avenue, which is legally described in **Exhibit D** and incorporated herein by reference; PIDN 22-41-16-34-3-00-003 (collectively, "**Grantee Property**"); and

WHEREAS, Grantee owns and operates certain recreational ski area improvements on Snow King Mountain, some of which are located on the Mountain Tract and U.S. Forest Service property. Grantee is in the process of adding additional ski area improvements to Snow King Mountain; and

WHEREAS, Grantor desires to grant Grantee an easement for a new access road across a portion of Phil Baux Park, the Mountain Tract and Aspen Hill Cemetery on the terms and conditions contained herein; and

WHEREAS, Grantor desires to grant Grantee an easement for utility and water lines across a portion of the Mountain Tract, which will serve Grantee's proposed ski area improvements on U.S. Forest Service property, on the terms and conditions contained herein.

NOW, THEREFORE, in consideration of \$10.00, the above recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. **Grant of Non-Exclusive Easement for Access Road.** Grantor, as owner of the Grantor Property, grants and conveys to Grantee, as owner of the Grantee Property, and Grantee's employees, agents, contractors, licensees, successors and assigns, a permanent, non-exclusive 24-foot-wide access easement for roadway, access, ingress, and egress purposes over those portions of the

Grantor Property legally described and graphically depicted in **Exhibit E**, which exhibit is incorporated herein by reference ("**Roadway Easement**"). This grant also includes the right to construct, maintain, repair, and reconstruct an 18-foot-wide roadway within the Roadway Easement, the right to remove any trees or other vegetation within the Roadway Easement that may interfere with the rights granted herein, and the right utilize the Roadway Easement for skiing, snowboarding, and other ski-related recreation. Grantor also grants to Grantee the right to install, maintain and repair underground utilities (and any necessary above-ground appurtenances thereto) at Grantee's sole expense in that portion of the Roadway Easement on the Mountain Tract and Phil Baux Park, and to utilize that portion of the Roadway Easement on the Mountain Tract and Phil Baux Park for snowmaking and lighting.

The Roadway Easement shall be an easement appurtenant to the Grantee Property and shall be an easement in gross benefitting Grantee and Grantee's employees, agents, contractors, licensees, successors, and assigns. The public shall continue to be permitted to use the Roadway Easement, though the public's use of the Roadway Easement may be limited or prohibited during construction and rehabilitation for the safety of the public. In order to carry out the construction and rehabilitation, it may be necessary to temporarily divert certain footpaths/bike paths wherever the construction or rehabilitation works interfere with existing public access, Grantee shall construct such diversion ways. Grantee shall arrange diversions for providing alternative route for recreationalists, both pedestrian and biker. In breaking up, diverting, or otherwise interfering with any footpath/bike path to which the public has access, Grantee shall make such arrangements as may be reasonably necessary so as to cause as little interference with the traffic on that footpath/bike path during construction and the rehabilitation works as shall be practicable. Any areas within the Roadway Easement disturbed for construction and not occupied by a travel surface shall be restored in accordance with approved permits. With regard tree planting/replanting specifically, Grantor and Grantee agree to meet on or before May 1, 2022 to walk the Mountain Tract Property and determine (1) if tree planting is feasible within the Mountain Tract given slopes and ski area use and (2) if determined to be feasible, where those plantings should occur on the Mountain Tract. If planting is feasible, the agreed upon planting schedule will be reflected in a planting plan that will be on file with the Town of Jackson. If Grantor and Grantee are unable to agree on feasibility and/or a planting schedule, the parties will hire a landscape architect (at Grantee's expense) to determine feasibility of tree plantings and, if feasible, a planting plan.

2. **Grant of Non-Exclusive Easement for Water and Utilities.** Grantor, as owner of the Mountain Tract, grants and conveys to Grantee and Grantee's employees, agents, contractors, licensees, successors and assigns, a permanent, non-exclusive easement for underground water and utilities over a portion of the Mountain Tract as legally described and graphically depicted in **Exhibit F**, which exhibit is attached hereto and incorporated herein by reference ("**Water and Utility Easement**"). This grant shall include the right to construct, maintain, repair, and replace underground water and utilities, including any above-ground appurtenances which may be necessary, the right to access the water and utilities, and the right to trim or remove vegetation or brush which may interfere with the utilities and rights granted herein. The Water and Utility Easement shall be an easement in gross for the benefit of Grantee and Grantee's employees, agents, contractors, licensees, successors and assigns.
3. **Reservation.** Grantor hereby reserves unto itself, its licensees, invitees, heirs, successors and assigns, the right to use the Roadway Easement and Water and Utility Easement, provided such

use does not unreasonably impair, interfere with, or obstruct the use of the Roadway Easement or Water and Utility Easement by Grantee. Grantor further reserves unto itself, its licensees, invitees, heirs, successors and assigns, the right to grant additional easements in, under, over and across the Roadway Easement and Water and Utility Easement for any purpose Grantor deems necessary, provided such additional easements do not unreasonably impair, interfere with or obstruct the use of the Roadway Easement or Water and Utility Easement by Grantee.

4. **Costs and Expenses; Maintenance.** Grantee shall be solely responsible for the costs and expenses related to the construction, maintenance, repair, and replacement of any roadway or utilities within the Roadway Easement. Grantee shall be solely responsible for the costs and expenses related to the construction, maintenance, repair and replacement of the water and utilities within the Water and Utility Easement.
5. **Mechanics Liens.** Grantee shall not allow, permit, or take any action which may give rise to a lien on the Grantor Property without the consent of the Grantor, provided however, that inchoate liens for work not yet due and payable shall not be deemed to be a violation of this Section. If a lien is filed against the Grantor Property because of Grantee's actions, Grantee shall cause such lien to be released within 30 days after the Grantor's receipt of actual notice of the filing thereof, including furnishing a bond or other security as required by law to discharge and release the lien against the Grantor Property. If Grantee fails to remove a lien described in this section, then the Grantor shall have the right, after providing written notice to Grantee, to take all steps reasonably necessary to have the lien removed and Grantee shall indemnify the Grantor for all actual costs and expenses reasonably incurred by the Grantor in having the lien removed from the Grantor Property, including reasonable attorney's fees actually incurred by the Grantor in having the lien removed.
6. **No Assumption of Liability.** Grantor, by granting, declaring and establishing the Roadway Easement and Water and Utility Easement, does not assume any responsibilities or liabilities with respect thereto.
7. **Indemnification.** Grantee agrees to indemnify, defend and hold harmless Grantor, its officials, officers, employees, agents successors and assigns ("**Indemnified Parties**") from and against any and all liabilities, loss, claims, demands, liens, damages, penalties, fines, costs and expenses, including reasonable attorneys' fees and all damage to property (collectively, "**Losses**"), arising out of or attributable to use of the Roadway Easement or Water and Utility Easement by Grantee and its employees, agents, contractors and licensees, unless such Losses are caused by the willful misconduct or gross negligence of Grantor or its employees or agents.
8. **Rehabilitation of Mountain Tract.** Grantee shall rehabilitate previously disturbed areas on the Mountain Tract by December 31, 2023. The disturbed areas to be rehabilitated will be identified and agreed upon by Grantor and Grantee and reflected in the planting plan described in Section 1 above. Specifically, rehabilitation involves the progressive rehabilitation of disturbed areas with the overall final result being restoring the site in a physically and geochemically safe and stable condition, including, but not limited to, returning the land to conditions capable of supporting the land's prior natural state; mitigating the adverse effects on the environment caused by the disturbance; recontouring slopes to minimize erosion and runoff; planting of native species of vegetation to prevent erosion and to encourage self-sustaining development of a productive ecosystem on the reclaimed land, including wildlife access and habitat. Grantee shall have access

over Grantor Property as necessary to carry out its rehabilitation obligations as set forth in this section.

9. **Enforcement and Remedies.** Grantor and Grantee shall be entitled to enforce this Agreement by specific performance, injunction, or by bringing an action for damages. The prevailing party in an action brought under this Agreement shall be entitled to recover from the other party or parties, as the case may be, reasonable attorneys' fees and costs, in addition to all other relief provided by law or in equity.
10. **Notices.** All notices or other communications to be given to the parties to this Agreement shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, to the addresses noted above, or at such other address as one party notifies the other in writing pursuant to this Section. Notice shall be effective immediately when hand delivered, 1 day after being deposited with an overnight courier or 5 business days after being placed in the mail.
11. **Amendments.** Any modifications, amendments or changes to any of the provisions of this Agreement shall be effective only if in writing and executed by all parties to this Agreement. Grantee has the obligation to provide to Grantor, within 6 months from final construction of the roadway contemplated herein, substituted exhibits for the Roadway which reflect actual construction of the roadway if such construction has deviated from the express grant herein and the parties shall cooperate to record an amendment to this easement reflecting the new exhibits.
12. **Governing Law.** This Agreement shall be construed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming. Venue for any lawsuit brought under this Agreement shall lie exclusively in the 9th Judicial Circuit, Teton County, Wyoming. The descriptive headings of the sections contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions herein. It is expressly agreed by the parties that the judicial rule of construction that a document should be more strictly construed against the draftsman thereof shall not apply to any provision of this Agreement.
13. **Recordation.** This Agreement shall be recorded, by and at the sole cost of Grantee, in the land records of the Office of the Teton County, Wyoming Clerk.
14. **Severability.** If any provision of this Agreement is deemed invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provisions of this Agreement.
15. **Governmental Immunity.** Grantee does not waive its sovereign or governmental immunity by entering this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.
16. **Counterparts.** This Agreement may be executed in any number of counterparts and each such counterpart shall be deemed to be an original instrument, but all such counterparts together shall constitute but one document.

Grantee

Snow King Mountain Resort, LLC, a Wyoming limited liability company

By: Ryan Stanley
Its: President

Date: _____

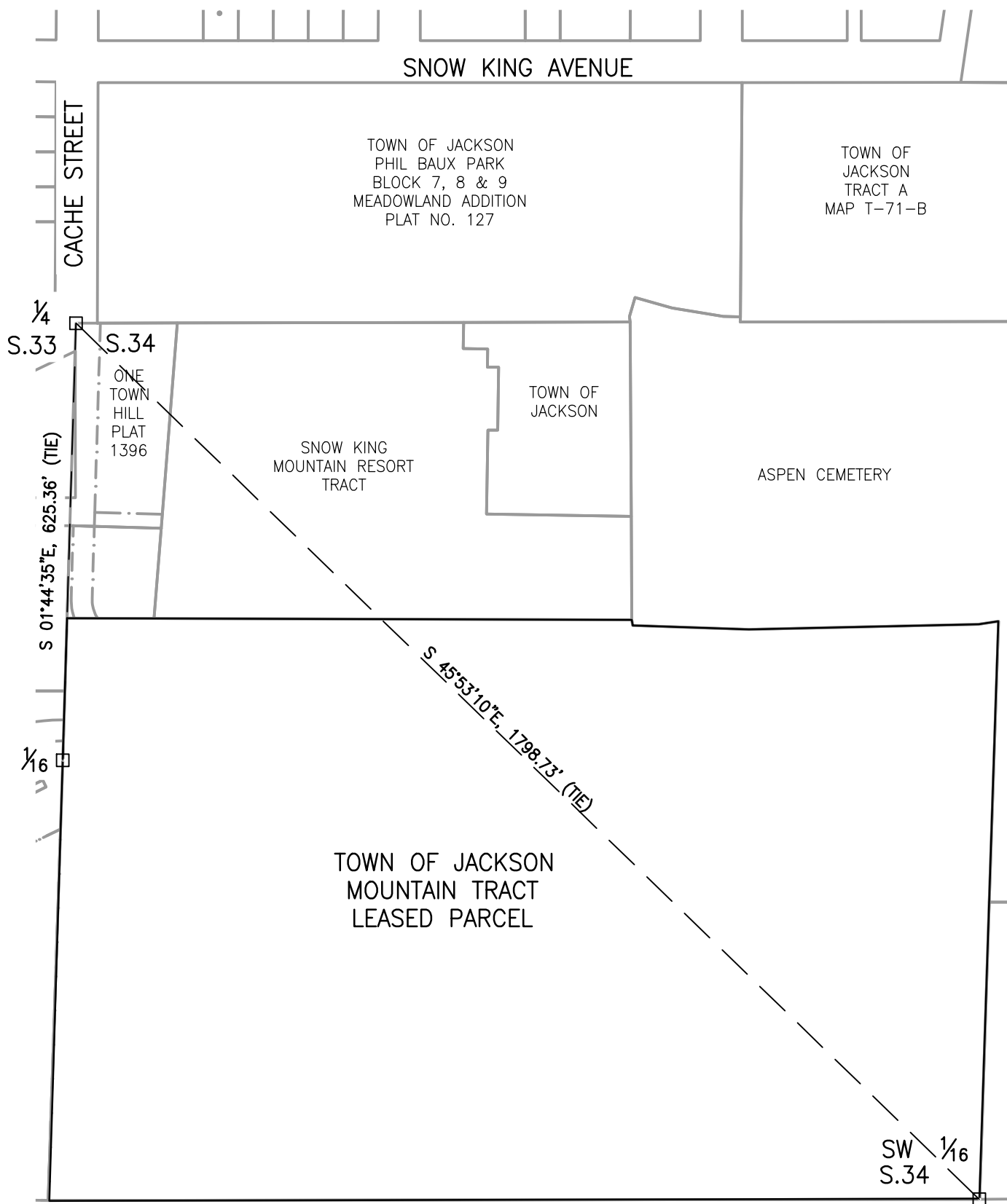
STATE OF WYOMING)
)
COUNTY OF TETON) ss

On this _____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared Ryan Stanley for Snow King Mountain Resort, LLC, a Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the President 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.

Witness my hand and official seal.

Notary Public

EXHIBIT A
TOWN OF JACKSON
MOUNTAIN TRACT



LEGAL DESCRIPTION:

NW1/4SW1/4 of Section 34, T41N, R116W, Teton County Wyoming, excepting therefrom the North 429 feet.



N.T.S.

DRAWING NO	DRAWING TITLE	NELSONENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	10/18/2021
A	EXHIBIT A		ENGINEERED	
JOB NO	TOWN OF JACKSON		DRAWN	SK
19-262-01	MOUNTAIN TRACT		CHECKED	DD
			APPROVED	DD

EXHIBIT B
LEGAL DESCRIPTION

Parcels of land Being located within the NW1/4 SW1/4, SW1/4 NW1/4, NE1/4 SW1/4, Section 34, Township 41 North, Range 116 West, 6th Principal Meridian, Town of Jackson, Teton County, Wyoming and being more particularly described as follows:

Being those subdivision of records of the Clerk of Teton County, Wyoming:

Aspen Hill Cemetery, Plat No. 111, filed in 1921;

Aspen Hill Cemetery, Plat No. 142, filed on March 8, 1955;

Aspen Hill Cemetery Addition, Plat No. 154, filed on December 9th, 1963;

Aspen Hill Cemetery Third Filing, Plat No. 276, filed on May 18, 1976, being vacated by Plat No. 602;

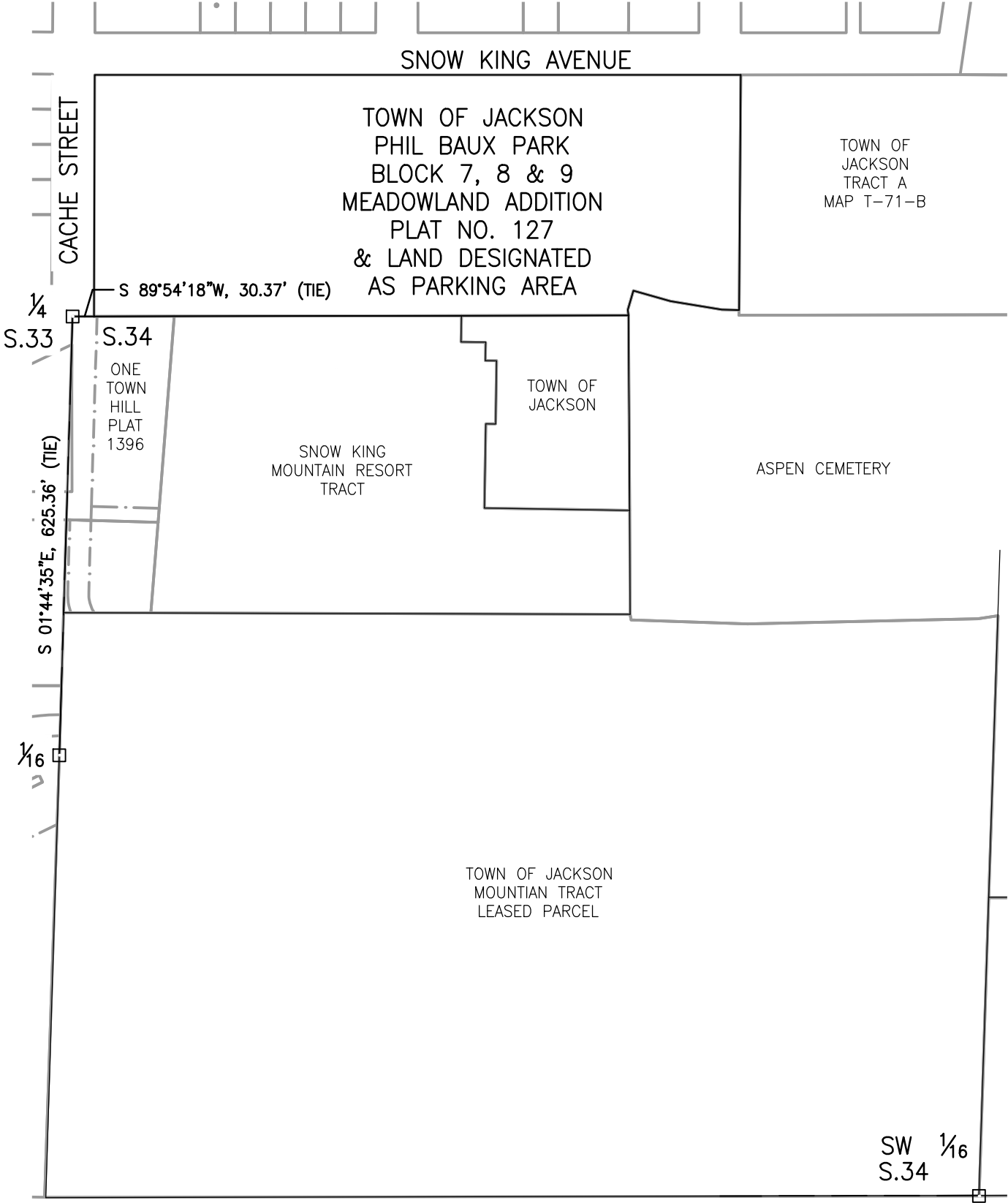
Aspen Hill Cemetery Addition to the Town of Jackson Fourth Filing, Plat No. 602, filed on April 18, 1986;

Aspen Hill Cemetery Addition to the Town of Jackson Fifth Filing, Plat No. 670, filed on August 14, 1989;

Aspen Hill Cemetery Addition to the Town of Jackson Sixth Filing, Plat No. 750, filed on May 19, 1992;

Aspen Hill Cemetery Addition to the Town of Jackson Seventh Filing, Plat No. 1334, filed on November 19, 2013.

EXHIBIT C
PHIL BAUX PARK



LEGAL DESCRIPTION:
All of the Blocks Numbered 7, 8, and 9 of the Meadowland Addition to the Town of Jackson, Teton County, Wyoming, and a Tract of land designated "Parking" on the Official Plat of the Survey of the said Meadowland Addition, Numbered 17407 and Filed for Record on February 16, 1939, as Plat No. 127, in the Office of the County Clerk and Ex-Officio Register of Deeds of Teton County, Wyoming.



N.T.S.

DRAWING NO	DRAWING TITLE	NELSONENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	10/11/2021
C	EXHIBIT C		ENGINEERED	
JOB NO	PHIL BAUX PARK		DRAWN	SK
19-262-01			CHECKED	DD
			APPROVED	DD

Exhibit D

LEGAL DESCRIPTION FOR TRACT B, EXCEPTING PINE LODGE ADDITION

A Parcel of land located in the NW1/4 SW1/4, Section 34, Township 41 North, Range 116 West, 6TH PM, Town of Jackson, Teton County, Wyoming, said Parcel of Land being all of Tract B of that Map to Accompany Lot Division Application recorded as Map T-71B in the Office of the Clerk of Teton County, EXCEPTING THEREFROM the Pine Lodge Addition to the Town of Jackson, recorded as Plat No. 1257 in the Office of the Clerk of Teton County, said Parcel being more particularly described as follows:

Beginning at a Point on the northerly boundary line of said Tract B, Record Map T-71B, said Point of Beginning also being the northeast corner of Lot 1, of said Pine Lodge Addition, Plat 1257 and being N89°54'18"E, 145.07 feet, from the ¼ Corner common to Sections 33 and 34 of said Township 41 North, Range 116 West;

Thence along the northerly boundary of said Tract B, N89°54'18"E, 409.06 feet, to the northwest corner of Tract A of said Record Map T-71B;

Thence along the westerly boundary of said Tract A as follows:

S0°45'37"W, 37.21 feet;
Thence S89°08'12"E, 35.13 feet;
Thence S1°36'36"W, 26.18 feet;
Thence S89°01'27"E, 16.06 feet;
Thence S0°46'07"W, 90.01 feet;
Thence N88°57'07"W, 14.01 feet;
Thence S0°58'04"W, 120.04 feet, to the southwest corner of said Tract A;

Thence along the southerly boundary of said Tract A, S89°02'41"E, 206.99 feet, to the southeast corner of said Tract A;

Thence along the easterly boundary of said Tract B, S0°18'16"E, 147.86 feet, to the southeast corner of said Tract B;

Thence along the southerly boundary of said Tract B, N89°50'34"E, 682.90 feet, to the southeast corner of Lot 2 of said Pine Lodge Addition, Plat No. 1257;

Thence along the easterly boundary of said Pine Lodge Addition, N4°31'20"E, 424.03 feet, more or less, to the Point of Beginning.

As shown on Exhibit B, attached hereto and by this reference made a part hereof.

Said parcel contains 5.18 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

Michael Quinn
Wyoming PLS 4270
Nelson Engineering
Project 17-126-01

EXHIBIT E-1
Legal Description
for Roadway Easement

SEGMENT 1 OF ROADWAY EASEMENT

A 24-foot (12-feet each side of centerline) roadway easement within the Town of Jackson "Aspen Cemetery" and "Mountain Tract" parcels being located in the NW1/4SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, the centerline of Said easement being more particularly described as follows;

Commencing at the southwest sixteenth corner Section 34, the southwest corner of Said Mountain Tract, thence west along the southern line of the NW1/4SW1/4 Section 34 and the south line of said Mountain Tract, thence S89°51'39" W, a distance of 368.95 to a circular curve to the right, the Point of Beginning;

Thence leaving the south line of the NW1/4SW1/4 Section 34 along said curve having a radius of 34.00 feet, a chord of 27.25 feet, bearing N29°35'04" E, through a central angle of 47°14'31", an arc distance of 28.03 feet;

Thence N53°12'19" E, a distance of 167.84 feet;

Thence N58°37'05" E, a distance of 114.02 feet to a circular curve to the left;

Thence along said curve having a radius of 34.00 feet, a chord of 62.25 feet, bearing N07°39'28" W, through a central angle of 132°33'07", an arc distance of 78.66 feet;

Thence N73°56'02" W, a distance of 96.79 feet to a circular curve to the right;

Thence along said curve having a radius of 50.00 feet, a chord of 96.01 feet, bearing N00°10'40" W through a central angle of 147°30'43", an arc distance of 128.73 feet;

Thence N73°34'41" E, a distance of 148.33 feet;

Thence N78°48'36" E, a distance of 184.04 feet to a circular curve to the right;

Thence along said curve having a radius of 200.00 feet, a chord of 30.19 feet, bearing N83°08'19" E, through a central angle of 08°39'24", an arc distance of 30.22 feet;

Thence N87°28'00" E, a distance of 96.91 feet to a circular curve to the left;

Thence along said curve having a radius of 663.00 feet, a chord of 208.77 feet, bearing N78°24'30" E, through a central angle of 18°07'00", an arc distance of 209.64 feet;

Thence N69°21'00" E, a distance of 10.52 feet to a circular curve to the left;

Thence along said curve having a radius of 200.00 feet, a chord of 3.66 feet, bearing N69°52'27" E, through a central angle of 01°52'27", a distance of 3.66 feet to the east line of the "Aspen Cemetery" parcel, the Point of Terminus;

The basis of bearing is S89°51'39" W along the south line of the NW1/4SW1/4 of Section 34.

All as shown on Exhibit "E-2" attached hereto and by this reference made a part hereof.

SEGMENT 2 OF ROADWAY EASEMENT

A 24-foot-wide roadway easement being within the Town of Jackson "Mountain Tract Parcel" said parcel being located in the NW1/4SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, the centerline being 12 feet each side of said 24-foot-wide easement and being more particularly described as follows;

Commencing at a point on the northerly easement line of an existing 24-foot-wide access road and being N37°31'52" W, a distance of 437.65 feet from the southwest sixteenth corner Section 34, being the southeast corner of Said Mountain Tract;

Thence N83°39'19" W, a distance of 36.42 feet;

Thence N74°13'35" W, a distance of 28.14 feet to a circular curve to the left;

Thence along said curve having a radius of 50.00 feet, a chord of 11.99 feet, chord bearing N81°06'53" W, through a central angle of 13°46'37", an arc distance of 12.02 feet;

Thence N88°00'12" W, a distance of 48.51 feet to a circular curve to the right;

Thence along said curve having a radius of 50.00 feet, a chord of 4.91 feet, chord bearing N85°11'17" W through a central angle of 05°37'50", an arc distance of 4.91 feet;

Thence N82°22'22" W, a distance of 91.42 feet to a circular curve to the left;

Thence along said curve having a radius of 50.00 feet, a chord of 16.55 feet, bearing S88°06'01" W, through a central angle of 19°03'14", an arc distance of 16.63 feet;

Thence S78°34'24" W, a distance of 64.50 feet to a circular curve to the right;

Thence along said curve having a radius of 31.72 feet, a chord of 59.22 feet, bearing N32°27'12" W, through a central angle of 137°56'49", an arc distance of 76.37 feet;

Thence N36°31'13" E, a distance of 75.01 feet to a circular curve to the right;

Thence along said curve having a radius of 65.00 feet, a chord of 1.21 feet, chord bearing N37°03'14" E, through a central angle of 01°04'03", an arc distance of 1.21 feet;

Thence N37°35'15" E, a distance of 30.09 feet to a circular curve to the right;

Thence along said curve having a radius of 35.00 feet, a chord of 21.86 feet, chord bearing N55°47'06" E, through a central angle of 36°23'41", an arc distance of 22.23 feet;

Thence N73°58'57" E, a distance of 72.44 feet to a circular curve to the right;

Thence along said curve having a radius of 50.00 feet, a chord of 2.41 feet, chord bearing N75°21'50" E, through a central angle of 2°45'45", an arc distance of 2.41 feet;

Thence N76°44'42" E, a distance of 102.09 feet to a circular curve to the left;

Thence along said curve having a radius of 50.00 feet, a chord of 16.16 feet, chord bearing N67°26'35" E, through a central angle of 18°36'15", an arc distance of 16.24 feet;

Thence N58°08'27" E, a distance of 126.80 feet;

Thence N60°49'48" E, a distance of 88.27 feet to a circular curve to the right;

Thence along said curve having a radius of 30.00 feet, a chord of 11.61 feet, chord bearing N71°59'19" E, through a central angle of 22°19'03", an arc distance of 11.69 feet;

Thence N83°08'51" E, a distance of 22.40 feet;

Thence N72°14'36" E, a distance of 41.95 feet to a circular curve to the left;

Thence along said curve having a radius of 32.61 feet, a chord of 64.21 feet, chord bearing N07°36'15" W, through a central angle of 159°41'41", an arc distance of 90.90 feet;

Thence N87°27'05" W, a distance of 23.24 feet to a circular curve to the right;

Thence along said curve having a radius of 50.00 feet, a chord of 4.09 feet, chord bearing N85°06'21" W, through a central angle of 04°41'29", an arc distance of 4.09 feet;

Thence N82°45'36" W, a distance of 10.96 feet to a circular curve to the left;

Thence along said curve having a radius of 359.57 feet, a chord of 93.07 feet, chord bearing S89°48'13" W, through a central angle of 14°52'21", an arc distance of 93.34 feet;

Thence S82°22'02" W, a distance of 48.52 feet to a circular curve to the right;

Thence along said curve having a radius of 40.00 feet, a chord of 12.78 feet, chord bearing N88°26'31" W, through a central angle of 18°22'54", an arc distance of 12.83 feet;

Thence N79°15'04" W, a distance of 38.99 feet;

Thence N78°16'33" W, a distance of 173.64 feet to a circular curve to the right;

Thence along said curve having a radius of 50.00 feet, a chord of 35.76 feet, chord bearing N57°19'19" W, through a central angle of 41°54'30", an arc distance of 36.57 feet;

Thence N36°22'04" W, a distance of 4.27 feet to a circular curve to the left;

Thence along said curve having a radius of 40.00 feet, a chord of 22.75 feet, chord bearing N52°53'18" W, through a central angle of 33°02'29", an arc distance of 23.07 feet;

Thence N69°24'33" W, a distance of 2.02 feet to the south line of Snow King Mountain Resort LLC, being Tract B of Map T-171-B, records of the Clerk of Teton County, being N89°53'06" W, a distance of 35.91 feet from the southeast corner of Said Tract B and the Point of Terminus.

The sidelines to be lengthened or shortened to end on said described lines.

The basis of bearing is S89°51'39" W along the south line of the NW1/4SW1/4 of Section 34.

All as shown on Exhibit E-2 attached hereto and by this reference made a part hereof.

SEGMENT 3 OF ROADWAY EASEMENT

A 24-foot-wide roadway easement being within the Town of Jackson "Phil Baux Park" said parcel being located in the SW1/4NW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, the centerline being 12 feet each side of said 24-foot-wide easement and being more particularly described as follows;

Beginning at a point on the southerly property line of Phil Baux Park tract being the north line of Tract B of Map T-71B, records of the Clerk of Teton County and being N89°54'18" E, a distance of 365.07 feet from the Quarter Corner common to Section 33 and Section 34;

Thence along a curve to the right, having a radius of 108.36 feet, a chord of 32.36 feet, chord bearing N15°17'11" E, through a central angle of 17°10'32", an arc distance of 32.48 feet;

Thence N23°52'27" E, a distance of 29.33 feet to a circular curve to the left;

Thence along said curve having a radius of 27.98 feet, a chord of 29.32 feet, chord bearing N11°51'55" W through a central angle of 63°11'20", an arc distance of 30.86 feet;

Thence N44°56'20" W, a distance of 7.56 feet and being the Point of Terminus.

The basis of bearing is N89°54'18" E along the north line of Said Tract B.

All as shown on Exhibit E-2 attached hereto and by this reference made a part hereof.

EXHIBIT F-1
Utility Easement Legal Description

A 40-foot-wide Utility Easement within The Town of Jackson "Mountain Tract" being located in the NW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, the centerline of Said easement being more particularly described as follows;

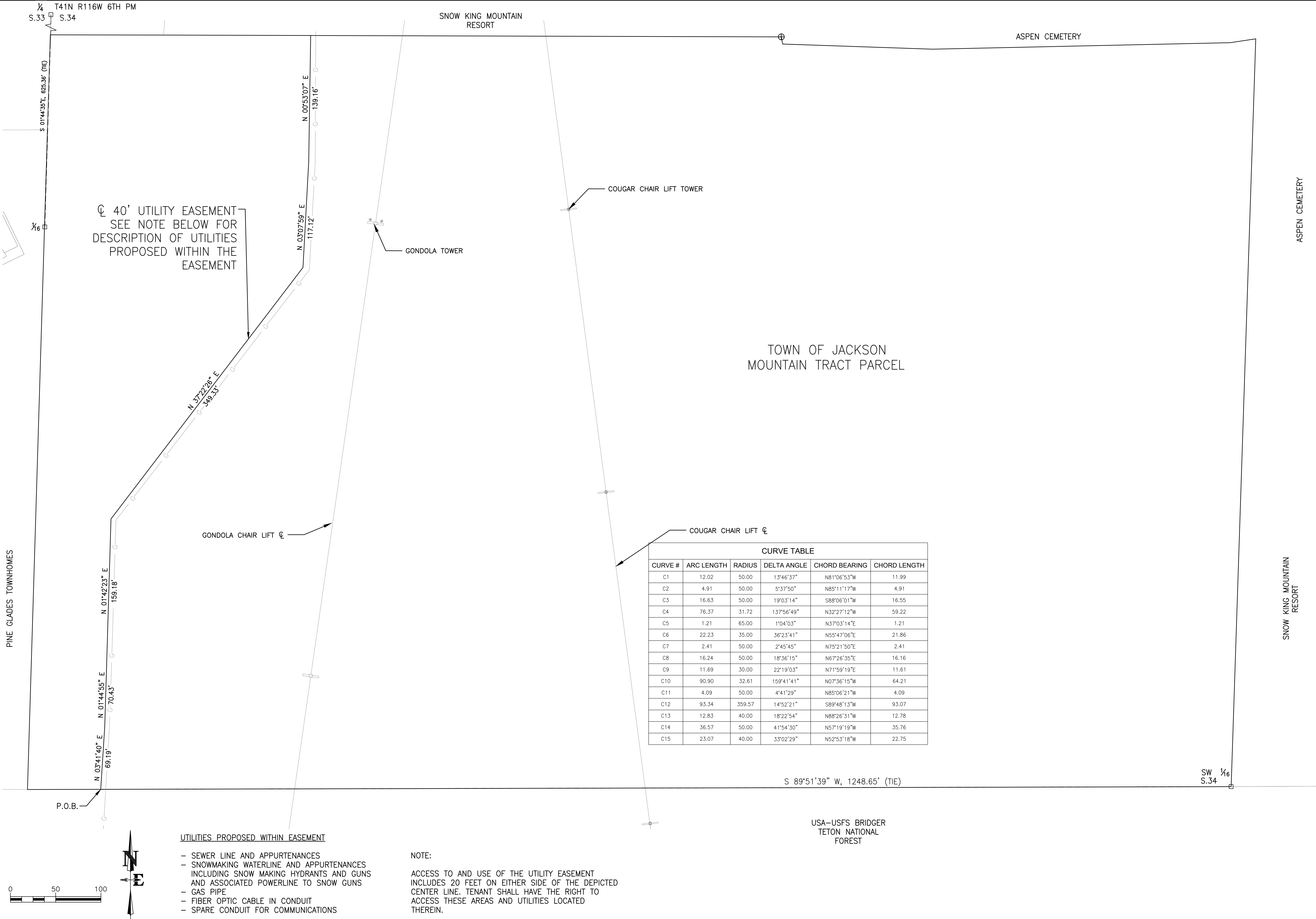
Commencing at the southwest sixteenth corner said Section 34, the southeast corner of said Mountain Tract, thence along the southern boundary of said Tract, S89°51'39" W, a distance of 1248.65 feet to the Point of Beginning.

Thence leaving said southern boundary, N03°41'40" E, a distance of 69.19 feet;
Thence N01°44'55" E, a distance of 70.43 feet;
Thence N01°42'23" E, a distance of 159.18 feet;
Thence N37°22'26" E, a distance of 349.33 feet;
Thence N03°07'59" E, a distance of 117.12 feet;
Thence N00°53'07" E, a distance of 139.16 feet to the north line of said tract, the Point of Terminus;

The basis of bearing is S01°44'35" E along the west line of Section 34.

All as shown on Exhibit "F-2-Map" attached hereto and by this reference made a part hereof.

S:\Projects\19-262-01 Snow King Summit Gondola Improvements\Legal\Exhibits\Exhibits.swg (EXHIBIT F-2 UTILITIES) - Feb 02 2022 04:33:16 pm PLOTTED BY: wrc@nrcr DWG FIRMAT 241



DRAWING NO	JOB TITLE	DRAWING TITLE	REV.					
			DATE	SURVEYED	ENGINEERED	CHECKED	APPROVED	DD
EXH. F-2-MAP	SNOW KING MOUNTAIN RESORT ACCESS AREAS UTILITIES	EXHIBIT F-2-MAP UTILITY EASEMENT	10/11/2021	NE	FD,DB,NB,BG	FD,DB,NB,BG	DD	DD
19-262-01								

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

IRREVOCABLE LICENSE AGREEMENT

This Irrevocable License Agreement (“**License**” or “**Agreement**”) is made and entered into by and between the Town of Jackson, a municipal corporation of the State of Wyoming, whose address is 150 East Pearl Street/PO Box 1687, Jackson, Wyoming 83001 (“**Grantor**”), and Snow King Mountain Resort, LLC, a Wyoming limited liability company, whose address is 575 S. Willow St., PO Box 1846, Jackson, WY 83001 (“**Grantee**”), and is effective as of the date of final signature below (the “**Effective Date**”).

- Concurrent with the execution of this Agreement, Grantor and Grantee entered into a Water, Utility, and Road Access Easement Agreement (“**Easement Agreement**”) over certain portions of Grantor’s property located in Jackson, Wyoming and further described in **Exhibit A** attached hereto (the “**Easement Property**”).
- Grantee is constructing an access road and utilities within the Easement Property (the “**Project**”). Some construction activities related to the Project may be outside the Easement Property.
- Grantor owns the real property outside the Easement Property and within the “limits of disturbance” as such area is described and approved in applicable grading and erosion control permits for the Project, as they may be amended from time to time (“**License Area**”).
- Grantee desires to utilize the License Area in connection with construction activities it is performing on the Easement Property.
- Grantor desires to grant Grantee a temporary, irrevocable license according to the terms and conditions set forth in this Agreement.

NOW THEREFORE, in consideration of the above recitals, the duties and obligations set forth below, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Grant of License. Grantor grants to Grantee, its contractors, subcontractors, employees, and agents, a non-exclusive and irrevocable license during the Term (as defined below) to use and occupy the License Area for: (a) storing equipment and materials; (b) conducting construction activities related to the Project, including tree removal; and (c) any other purposes allowed by the grading and erosion control permits or any other permits for the Project, as they may be amended from time to time (“**Permit**”). Grantor shall not unreasonably interfere with Grantee’s use of the License Area. Grantee shall utilize the License Area in accordance with all terms and conditions of the Permit. At the expiration of the Term, Grantee shall remove its materials and equipment from the License Area.
2. Term of Agreement. This Agreement shall take effect on the Effective Date and shall expire on the earlier of (a) the date of final completion of the Project or (b) December 31, 2023 (the “**Term**”), unless an extension is agreed to in writing by both parties.
3. Binding Effect. The License shall inure to the benefit of the Grantee, and Grantee's successors and assigns, during the Term. Grantor acknowledges that the License Area shall be owned, conveyed, encumbered, leased, used, and developed subject to the License and the terms and conditions set forth herein, which shall run with the License Area and shall be binding on all parties having or acquiring legal title, possession, or other interest in the License Area, or any part thereof, during the Term.
4. Limitations on Grantee’s Use. Grantee shall exercise the rights granted above with due regard to the rights of others and their use thereof and shall not use the License Area in a way that would impair

the rights of Grantor or others, though the others' and the public's use of the License Area may be limited or prohibited during construction and rehabilitation for the safety of the public.

5. Restoration. Grantee covenants and warrants that, at its sole cost and expense, the License Area and any other portion of Grantor's property that is disturbed by Grantee's Project work, shall be restored in accordance with the Permit prior to the expiration or termination of the Term. Tree planting/replanting on the Mountain Tract (as defined in the Easement Agreement) shall be in accordance with Section 1 of the Easement Agreement.

6. Hazardous Materials. Grantee shall not use or deposit or permit the use or deposit of any toxic waste, harmful substances, or hazardous materials, as that term may be defined under federal or state law, on the License Area or any other portion of Grantor's Property. If any discharge, leakage, spillage, emission, or pollution of any type occurs on the License Area or any other portion of Grantor's property as a result of Grantee's work, Grantee shall provide immediate notice to Grantor and, at its sole cost and expense, Grantee shall undertake all appropriate actions to remediate all property affected.

7. Indemnification. Grantee agrees to indemnify, defend and hold harmless Grantor, its officials, officers, employees, agents successors and assigns ("**Indemnified Parties**") from and against any and all liabilities, loss, claims, demands, liens, damages, penalties, fines, costs and expenses, including reasonable attorneys' fees and all damage to property (collectively, "**Losses**"), arising out of or attributable to use of the License Area by Grantee and its employees, agents, contractors and licensees during the Term, unless such Losses are caused by the willful misconduct or gross negligence of Grantor or its employees or agents.

8. No Liability for Property, Equipment, or Materials. Grantor shall have no liability of any kind whatsoever for the loss, theft, or damage of or to any of Grantee's or its contractors' property, equipment, or materials placed or installed on the License Area, except to the extent any loss, theft, or damage is a result of the negligent acts or willful misconduct of Grantor.

9. Compliance with Laws, Rules, and Regulations. Grantee shall comply with and require its employees, agents, and contractors to comply with all applicable laws, ordinance, and regulations, including but not limited to all applicable regulatory, environmental, and safety requirements in its use of the License Area during the Term at Grantee's sole cost and expense.

10. Controlling Law. This Agreement shall be construed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming. Venue for any lawsuit brought under this Agreement shall lie exclusively in the 9th Judicial Circuit, Teton County, Wyoming. The descriptive headings of the sections contained in this Agreement are inserted for convenience only and shall not control or affect the meaning or construction of any of the provisions herein. It is expressly agreed by the parties that the judicial rule of construction that a document should be more strictly construed against the draftsman thereof shall not apply to any provision of this Agreement.

11. Entire Agreement; Modification. This Agreement embodies and constitutes the parties entire understanding with respect to the subject matter hereof and all prior or contemporaneous agreements and understandings are superseded by this Agreement. Neither this Agreement nor any provision hereof may be modified or amended, in whole or in part, unless agreed to in writing by the parties hereto.

12. Severability. If any provision hereof is deemed invalid and unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provisions of the Agreement.

13. Counterparts. This Agreement may be executed in any number of counterparts and each such counterpart hereof shall be deemed to be an original instrument, but all such counterparts together shall constitute but one Agreement.

14. Electronic Signatures. The words "execution," "signed," "signature," and words of like import in this document shall be deemed to include electronic signatures or the keeping of records in electronic form, each of which shall be of the same legal effect, validity or enforceability as a manually executed signature or the use of a paper-based record keeping system, as the case may be, to the extent and as provided for in any applicable law.

15. Governmental Immunity. Grantor does not waive its governmental immunity by entering this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

16. Enforcement and Remedies. Grantor and Grantee shall be entitled to enforce this Agreement by specific performance, injunction, or by bringing an action for damages. The prevailing party in an action brought under this Agreement shall be entitled to recover from the other party or parties, as the case may be, reasonable attorneys' fees and costs, in addition to all other relief provided by law or in equity.

17. Notices. All notices or other communications to be given to the parties to this Agreement shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, to the addresses noted above, or at such other address as one party notifies the other in writing pursuant to this Section. Notice shall be effective immediately when hand delivered, 1 day after being deposited with an overnight courier, or 5 business days after being placed in the mail.

18. Authority. The individuals executing this Agreement warrant and represent that they are duly authorized to execute and deliver this Agreement

IN WITNESS WHEREOF, the parties hereto have executed this Irrevocable License Agreement to be effective as of the Effective Date.

Grantee

Snow King Mountain Resort, LLC, a Wyoming limited liability company

By: Ryan Stanley
Its: President

Date: _____

STATE OF WYOMING)
)
COUNTY OF TETON) ss

On this _____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared Ryan Stanley for Snow King Mountain Resort, LLC, a Wyoming limited liability company, and known to me, or proven by satisfactory evidence, to be the President 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.

Witness my hand and official seal.

Notary Public

GRANTOR

Town of Jackson, a municipal corporation of the State of Wyoming

By: Hailey Morton Levinson
Its: Mayor

ATTEST:

By: Riley Taylor
Its: Town Clerk

STATE OF _____)
) ss
COUNTY OF _____)

On this _____ day of _____, 2022, before me, the undersigned Notary Public, personally appeared Hailey Morton Levinson, as Mayor for the Town of Jackson, Wyoming, and Riley Taylor, as Town Clerk for the Town of Jackson, Wyoming, who are each personally known to me or have each established their identity and authority to me by reasonable proof.

Witness my hand and official seal.

NOTARY PUBLIC



ASPEN CEMETERY

- COUGAR CHAIR LIFT TOWER

TOWN OF JACKSON
MOUNTAIN TRACT PARCEL

- SEGMENT 2 OF ROADWAY EASEMENT
 @ 24' WIDE ACCESS EASEMENT
 (GONDOLA ROAD)

— SEGMENT 1 OF ROADWAY EASEMENT
 @ 24' WIDE ACCESS EASEMENT
 (THRU ASPEN CEMETERY)

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	12.02	50.00	13°46'37"	N81°06'53"W	11.99
C2	4.91	50.00	5°37'50"	N85°11'17"W	4.91
C3	16.63	50.00	19°03'14"	S88°06'01"W	16.55
C4	76.37	31.72	137°56'49"	N32°27'12"W	59.22
C5	1.21	65.00	1°04'03"	N37°03'14"E	1.21
C6	22.23	35.00	36°23'41"	N55°47'06"E	21.86
C7	2.41	50.00	2°45'45"	N75°21'50"E	2.41
C8	16.24	50.00	18°36'15"	N67°26'35"E	16.16
C9	11.69	30.00	22°19'03"	N71°59'19"E	11.61
C10	90.90	32.61	159°41'41"	N07°36'15"W	64.21
C11	4.09	50.00	4°41'29"	N85°06'21"W	4.09
C12	93.34	359.57	14°52'21"	S89°48'13"W	93.07
C13	12.83	40.00	18°22'54"	N88°26'31"W	12.78
C14	36.57	50.00	41°54'30"	N57°19'19"W	35.76
C15	23.07	40.00	33°02'29"	N52°53'18"W	22.75

$\Delta=047^{\circ}14'31''$
 $R=34.00'$
 $L=28.03'$
 $ChB=N29^{\circ}35'04''E$
 $ChL=27.25'$

POINT OF BEGINNING
FOR SEGMENT 1 OF
ROADWAY EASEMENT

368.95' (TIE EASEMENT 1)

USA-USFS BRIDGER
TETON NATIONAL
FOREST

SNOW KING AVENUE

TOWN OF
JACKSON
PHIL BAUX
PARK

GONDOLA BASE

N 44°56'20" W
7.56'
Δ=063°11'20"
R=27.98'
L=30.86'
ChB=N11°51'55"W
ChL=29.32'

N 23°52'27" E
29.33'
-017°10'32"

SEGMENT 3 OF ROADWAY EASEMENT
 @ 24' WIDE ACCESS EASEMENT
 (GONDOLA ROAD)

TRACT B
MAP T-71B
NG MOUNTAIN RESORT

SEGMENT 3

DATE	BY	REMARKS	KDV
SURVEYED	NE		
ENGINEERED			
DRAWN	SK		
CHECKED	LR		
APPROVED	DD		

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

DRAWING TITLE
GONDOLA ROAD ACCESS EASEMENTS
EXHIBIT E-2

SNOW KING MOUNTAIN RESORT
ACCESS AREAS

DRAWING NO
EXH. E-2
JOB NO
19-262-01

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Meeting
Submitting Department:	Pathways	Presenter:	Brian Schilling
Agenda Item:	Consideration of Concept Design for Scott Lane-Maple Way Bike/Ped/ADA Improvements	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to consider the concept design for future bike/pedestrian/ADA improvements on the Scott Lane-Maple Way corridor and to direct staff to proceed to final design in order to comply with the requirements of the TAP grant from the Wyoming Department of Transportation. This project will demonstrate the best current practices in multi-modal transportation design and help address local long term goals of multi-modal transportation and public safety.

Requested Action.

Council is requested to approve a concept design and to direct staff to proceed to a final design option.

Recommendations.

Staff recommends that Council approve the Concept Design and direct staff to proceed to final design.

Background.

In 2020 the Town of Jackson was awarded a Transportation Alternatives Program (TAP) grant from the Wyoming Department of Transportation (WYDOT) to design bicycle, pedestrian, and ADA improvements on Scott Lane and Maple Way between Snow King Ave. and Elk Run Ln (see Attachment 1 – Map). The grant requires that the Town complete the design and environmental clearance by December 31, 2022 and construct the project within ten years.

Purpose and Need - See Attachment 1 – Project Description and Map for additional description.

The corridor on Snow King Avenue/Scott Lane/Maple Way, which connects downtown to the Garaman Pathway, is the primary bicycle route across Jackson and averages over 900 trips per day during summer months. Along the majority of Snow King Avenue, seasonal bollards provide buffered bike lanes and offer a safe option that meets the needs of most cyclists. There are also sidewalks that, for much of the year, provide an acceptable level access for pedestrians to Virginian Lane and the Grove. However, conditions are significantly less safe along the 3-block stretch from the end of Snow King Ave. at the intersection of Scott Lane/Snow King Ave. to the start of the Garaman Pathway on Elk Run Lane. This area creates an obstacle for people who wish to walk or bicycle for transportation but are concerned about their personal safety. The project proposes to improve bike lanes, intersections, and sidewalks (including ADA upgrades) for pedestrians and cyclists resulting in enhanced safety and a continuous connection to the pathway system that is safe, comfortable, and accessible for users of all ages and abilities.

Initial Planning - User Groups and Stakeholders

Staff initiated project pre-planning in mid-2020 and identified multiple user groups/stakeholders whose needs should be addressed in the design. These include:

- Pedestrians (public, includes PROWAG/ADA requirements)
- Bicyclists of all ages and abilities (public)
- Transit operations (START)

- Emergency and Enforcement operations (Fire/EMS, Jackson Police Department)
- Sidewalk and Roadway Maintenance (Parks and Recreation, TOJ Public Works/Engineering/Streets)
- Motor Vehicle Users (public)
- Residents (public—access, parking, and other impacts)
- Other Town of Jackson departments (Legal, Planning, Administration)

Staff and the design team have made a concerted effort to anticipate the various needs for each of these groups in advance of developing the design concepts and have done considerable outreach during the early phases of the project concept development. Staff has met individually with internal stakeholders and project area residents to review concepts and collect input on how the design options address their specific needs. Staff hand-delivered project information notices and invitations for individual meetings to all the residents in the project area. Staff will conduct additional public outreach, including a project open house, following direction from Council on an approved concept design.

A summary of each stakeholder conversation is provided in the Public Outreach attachment.

The design will attempt to balance a number of key items, concerns, and desired project outcomes that were identified during pre-design planning and stakeholder conversations, including:

- ADA compliance issues, notably curb ramps and sidewalk cross slopes
- Dangerous conditions for cyclists, pinch points, substandard-width bike lanes, and lack of protection from motor vehicles
- Lack of connectivity in pedestrian sidewalks around the project area
- Confusing intersections that put cyclists and pedestrians in vulnerable positions and are inefficient for motor vehicles
- Accommodations for snow plowing and snow storage operations in the street cross sections and in the design of curbs and ramps
- Street sweeping and other street maintenance
- Parking—on and off-street
- Access to driveways—difficulty pulling into and out of driveways throughout project area
- Sufficient space at intersections for turning movements for transit and other large vehicles
- Enforcement and Emergency services response and operations (notably the ability for vehicles to pull off to the side for enforcement or in order to allow emergency vehicles to get by)
- Drainage
- Extensions to existing and future bicycle/pedestrian facilities on Maple, Scott, and Snow King
- Construction timing and coordination with other infrastructure projects in the project area
- Coordination with other transportation/planning elements in the Snow King-Maple Way corridor
- Education for cyclists and motorists
- Wayfinding, lighting, signage placement, and utilities
- Safety concerns and noise pollution of speeding traffic

Concept Design

The main goals for the project design are to upgrade and connect sidewalks, correct ADA compliance issues, provide protected bike lanes (lanes that are separated from motor vehicle lanes by a physical barrier), and improve intersections to increase safety for bicyclists and pedestrians. These needs are balanced with

maintaining and, where possible, improving vehicular traffic flow (including transit), access to residences, maintenance operations, and emergency and enforcement operations. All this must be accomplished in a constrained right-of-way of 50 feet.

Nelson Engineering was contracted in 2020 to survey the existing corridor and prepare civil design plans. Nelson was directed to prepare two concepts for further refinement--one that stays entirely within the existing right of way and one that explores options with an expanded right of way for properties that are owned either by a) the Town of Jackson or b) property owners that would be willing to discuss granting an easement to the Town. The Town already holds easements for the existing sidewalk on the south side of Maple Way and a sidewalk-pedestrian easement (currently unused) on the northeast corner of the Snow King/Scott Lane intersection.

Shortly into the design process it became evident that the desired minimum cross section was feasible within the existing right of way except at three corners where slightly more space is needed to accommodate turning movements of large vehicles while still providing protected space for people on foot or bike. Fortunately, at each of these three locations there is either an existing easement or the property owner is willing to discuss granting an easement. Because of this, the multiple concept designs were distilled into a single recommended option.

The proposed layout and cross sections are shown in the attached concept plans. Cross sections are on Sheet C3.3 and generally include (from centerline out) a 10' wide travel lane, a 2.5' curb and gutter section, a 6' wide bike lane at sidewalk level that is separated from the travel lane by a 1'-2' buffer, and a 6' wide sidewalk adjacent to the bike lane. The design proposes sidewalks on only one side of Scott and Maple (which matches the existing layout) but on Snow King would add a sidewalk on the north side so that there would be sidewalks on both sides of the street. Because the right-of-way is so constrained, all the proposed widths, with the exception of the sidewalks, are slightly narrower than typical. Some adjustment to the proposed widths can be accommodated as the design is refined.

Staff will provide a detailed review of the project corridor and concept design at the Council meeting.

Analysis.

The proposed concept design addresses the project goals and stakeholder concerns as follows:

1. ADA compliance issues, notably curb ramps and sidewalk cross slopes.



Non-compliant curb ramp



Non-compliant sidewalk cross slopes

- Existing curb ramps at intersections do not meet ADA requirements. Solution: ADA-compliant curb ramps will be included in the design.

- Many of the existing driveway ramps are located in the same space as the sidewalk, which creates steep cross slopes that exceed the maximum allowable per ADA. Solution: all sidewalks in the project area will be retrofitted or reconstructed to have a maximum cross slope of 2% (which meets ADA), including at driveways. This is made possible by the sidewalk-level bike lane and mountable curb which shifts driveway ramps away from the sidewalk and closer to the street.
- All sidewalks will have a minimum clear width of 5' with 6' in most locations (exceeds ADA requirements and meets TOJ standards).

2. Dangerous conditions for cyclists: pinch points, substandard-width bike lanes, and lack of protection from motor vehicles.



*Pinch point on southbound
Scott Lane turn onto Maple Way*



*Un-protected, substandard-width,
bike lanes on Maple Way*

- The design proposes a 6'-wide protected bike lane located at sidewalk level behind a mountable curb and offset from the travel lanes by a 1.5'-2.5' wide buffer. Note—the suggested minimum width is 6.5', but due to ROW constraints this has been reduced to 6' where needed. This design protects cyclists from motor vehicles by providing separation and a barrier between the bike lane and motor vehicle travel lane. See *Figure 1 - Separated Bike Lane and Raised Side Street Crossing* and *Figure 2 - Separated Bike Lane Elevation Options*.



Figure 1 – Separated Bike Lane and Raised Side Street Crossing (BC, Canada)

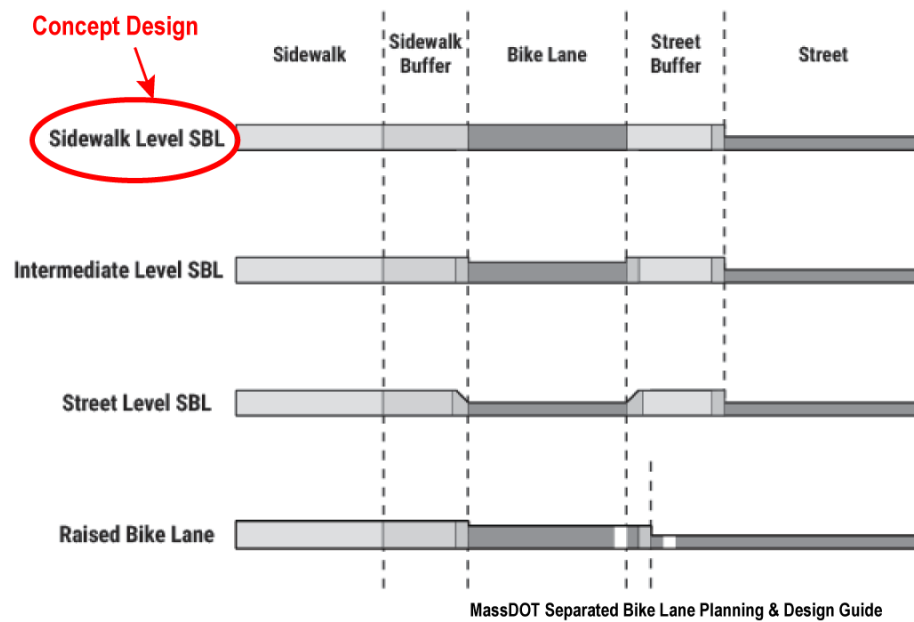


Figure 2 – Separated Bike Lane Elevation Options

- Pinch points such as the turn from southbound Scott Lane onto Maple Way and from northbound Scott Lane onto Snow King have been eliminated by introducing separation and physical protection between the bike lane and travel lane. [See Plan Set Sheet C3.1]

3. Lack of connectivity in pedestrian sidewalks around the project area

- See Plan Set Sheet C3.0 for an overview of proposed sidewalks.
- A new sidewalk is recommended on the north side of Snow King with the intent that it will eventually be connected to the existing sidewalk to the east by the Grove and Library.
- Due to the extremely constrained ROW, sidewalks have not been recommended on the west side of Scott or north side of Maple. The six houses that front the north side of Maple would not have direct access to a sidewalk. However, these properties will be connected to the protected bike lane that could also function as a sidewalk for the low volume of pedestrian trips that would be generated by these six houses.
- It appears there is likely sufficient ROW space to extend a sidewalk on the east side of Scott Lane north of Snow King Ave., but that segment is outside of the identified project area.

4. Confusing intersections that put cyclists and pedestrians in vulnerable positions and are inefficient for motor vehicles.

- Two of the key components of this project are the implementation of a “protected intersection” at Snow King and Scott Lane and implementing crossing improvements at Maple and Elk Run. Currently, the intersection at Snow King and Scott Lane is dangerous for cyclists and pedestrians and confusing and inefficient for all users. Cyclists particularly are put into an unsafe position where conflicts with turning vehicles are common and potentially disastrous. At the Maple Way/Elk Run intersection, westbound cyclists on the north side of Maple Way that are trying to turn left onto Maple Way face a combination of challenges (merging into traffic,

negotiating oncoming traffic, turning across traffic) that are extremely difficult and frightening for less-experienced riders and are confusing for all users.

- For the Snow King/Scott Lane intersection, the design proposes a “Protected Intersection” that features design principles to significantly improve safety for cyclists and pedestrians and help the intersection function more smoothly for all users. These principles include minimizing exposure to conflicts, reducing speeds at conflict points, communicating right-of-way priority, and providing adequate sight distance. Staff will review the elements of protected intersections in detail at the Council meeting, but the key components are shown below in *Figure 3 – Elements of a Protected Intersection*:

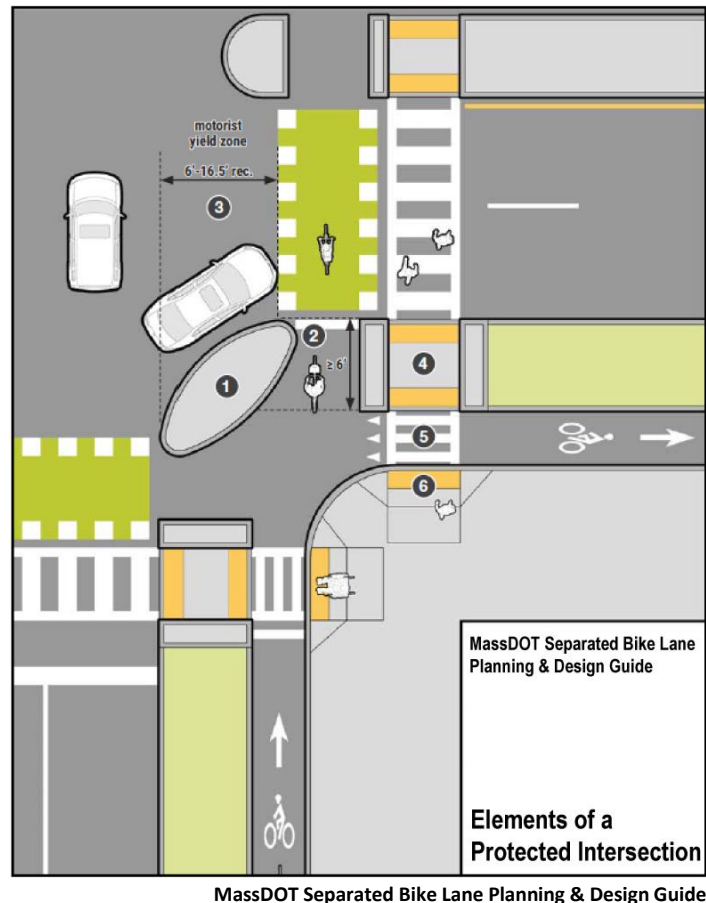


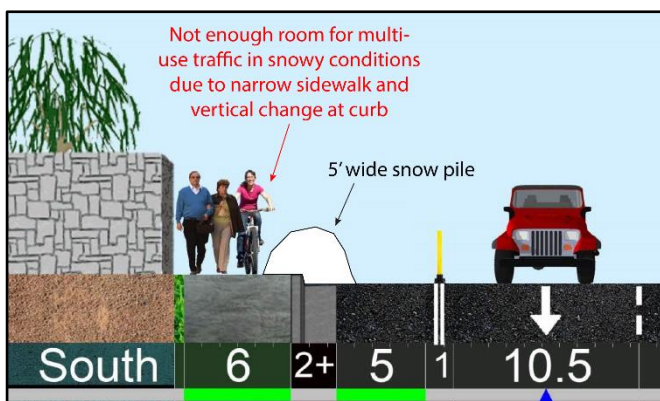
Figure 3 – Elements of a Protected Intersection

- **Corner safety island (1)** is a raised area that separates the bike lane from the travel lane and provides a protected queuing area for cyclists and pedestrians waiting to cross the street so that they are not at risk of being run over by right turning vehicles.
- **Forward stop bar/queuing area (2)** improves visibility of cyclists and pedestrians by placing them ahead of and fully in the view of drivers of turning vehicles. Also reduces crossing distance and confusion by positioning cyclists so that their intended movements are clearer to drivers.
- **Setback crossing (3)** improves visibility of cyclists and pedestrians and provides buffer space to allow reaction time for right-turning drivers

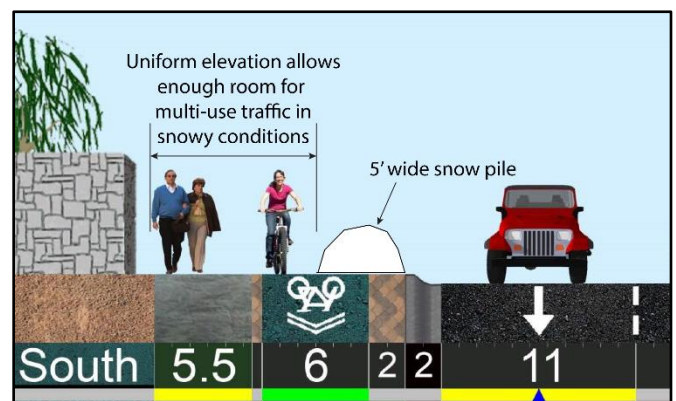
- **Pedestrian crossing features (4, 5, and 6)** shorten the crossing distance, enable pedestrians to negotiate bicycle and motor vehicle conflicts separately, and include markings to indicate pedestrian priority at the bike and vehicle crossings.
- **Free-flow right turn for cyclists** enables right turning cyclists to proceed past the intersection without having to stop since they never actually enter the roadway. This clears cyclists from the intersection more quickly and improves efficiency.
- At the Maple Way/Elk Run Lane crossing, staff and the design team are exploring options to improve this crossing from its current layout. The goal will be to provide a queuing area for cyclists to cross Maple Way that is protected from the travel lanes, enable cyclists to make the left turn in the protected space before having to cross vehicular traffic, and shorten the overall crossing distance. A concept is shown on Sheet C3.1
- Staff and the design team are also evaluating raised crossings at some of the side streets such as Dogwood and the Scott Lane spur which will improve pedestrian and bicyclist safety, similar to the design shown above in *Figure 1 – Separated Bike Lane and Raised Side Street Crossing*.

5. Accommodations for snow plowing and snow storage operations in the street cross sections and in the design of curbs and ramps.

- The curb profile and the placement of the bike lanes at sidewalk level are specifically designed to facilitate snow plowing and snow storage operations.
- Curbs at intersections will be designed with a sloped leading edge to minimize risk of plow blades catching the face of the curb and damaging the curbs.
- Placement of the bike lane at the same level as the sidewalk is intended to provide both an area for snow storage while also maintaining year-round functionality and access for bicyclists and pedestrians (see below). The inner 4-6' of the bike lane/buffer space (adjacent to the vehicle travel lane) can be used for snow storage which still leaves sufficient clear width in the remaining bike lane/sidewalk space that it can function as a shared bike/ped space during winter months when bicyclist and pedestrian volumes are significantly lower than during the summer months. This option might not be available on the portions of Scott and Maple that do not have sidewalks on both sides of the street, so a slightly modified approach to snow storage would be needed in order to provide year-round bike/ped access on those segments.



Existing



Proposed

6. Street sweeping and other street maintenance.

- Placement of the bike lane at the same level as the sidewalk is intended to facilitate sweeping (and plowing) of the sidewalk/bike lane in a single pass, whereas the offset elevation options would require multiple passes. See *Figure 2- Separated Bike Lane Elevation Options* above. Placing the bike lane at the same elevation will lead to less debris being trapped in the bike lane than if it were at street level with a curb on either side.
- Street sweeping will be somewhat improved by the addition of protected bike lanes since there would no longer be bollards in the street to get run over by the sweeper.

7. Parking

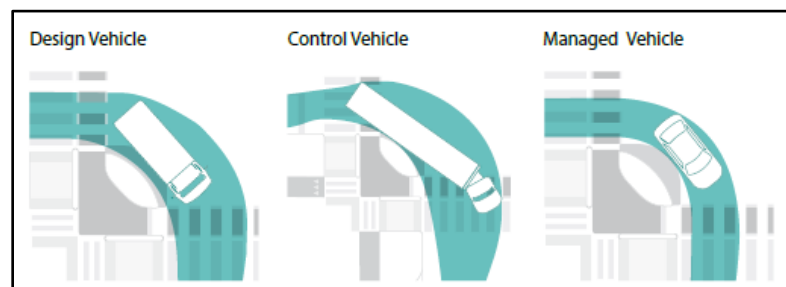
- [See Plan Set Sheets C3.0 and C3.1]. The only area in the project corridor that currently has on-street vehicle parking is the segment along the north side of Maple Way between Scott Lane and Elk Run Lane where there are six residences. There is not enough room in the constrained ROW along here to fit the proposed improvements while maintaining the on-street parking in its current layout. However, the concept design process identified an option to create new parking spaces located partly in the ROW and partly on the properties to the north. This option will continue to be pursued if desired by the property owners. Staff will continue work with the Town Planning and Legal departments on easements or permitting issues as needed.

8. Access to driveways—difficulty pulling into and out of driveways throughout project area

- Residents noted that it can be difficult to pull into and out of driveways in the project corridor due to the volume of traffic, blind corners, and proximity to intersections. The proposed design is unlikely to make this significantly more or less difficult.
- The proposed design includes ramps that allow vehicles to pull into and out of driveways without additional difficulty. For the driveway and curb ramps located directly at the Scott/Snow King intersection, additional design work is needed to detail the interface between the driveway ramps, curb cuts, and bike lanes/sidewalks.

9. Sufficient space at intersections for turning movements for transit and other large vehicles.

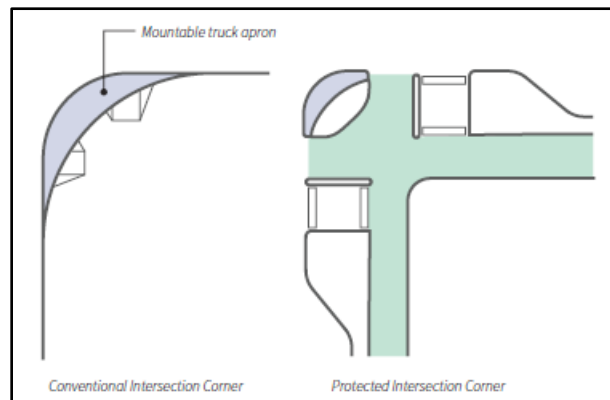
- Current best practices for multi-modal design aim to accommodate transit vehicles through intersections while managing speeds of smaller vehicles. For this project, the Design Vehicle (the largest typical vehicle that will frequently use the street) used for planning turning movements is a WB-40 bus (large START bus). The Control Vehicle describes larger vehicles such as tractor trailers that will use the intersection infrequently. These vehicle types will have to slow considerably in order to negotiate turning movements. The Managed Vehicle is the vehicle that will most frequently use the intersection (typically a private vehicle such as a car or truck).



NACTO Don't Give Up at the Intersection Design Guide - 2019

Figure 4 – Design/Control/Managed Vehicles

- The existing layouts of the intersections can be challenging for oversized vehicles like buses and large trucks with trailers. While it is a goal of the design process to provide additional space for large vehicles, it should be acknowledged that turning movements for large vehicles will continue to be challenging and will likely require slow speeds and careful maneuvering. Although having to drive slowly and carefully may be viewed as an inconvenience by some drivers, if the intersections were designed to allow high-speed turning movements by large vehicles, there would be significant negative impacts to safety for all users and this would be inconsistent with current best design practices for safe multi-modal intersections.
- Elements such as small curb radii and mountable truck aprons on the corners will help provide enough space for the larger Control and Design Vehicles to be able to negotiate the turns at slow speeds but will also manage turning speeds by the smaller Managed Vehicles.



NACTO Don't Give Up at the Intersection Design Guide - 2019

Figure 5 – Truck Apron

10. Law Enforcement and Emergency services response times and operations.

- The mountable curb design will allow vehicles to pull off to the side of the street and onto the bike lane (acceptable during emergency situations) in order to allow emergency vehicles to pass. The curbs also facilitate law enforcement operations by allowing U-turns for enforcement vehicles and space for enforcement stops without blocking traffic.

11. Drainage

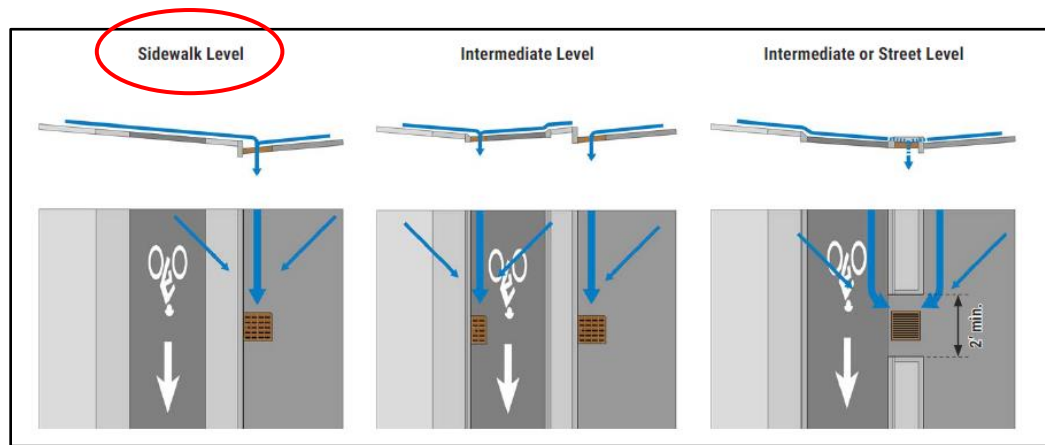


Figure 6 – Drainage Options for Separated Bike Lanes

- Drainage details will be addressed in the final plans.
- Placement of the bike lane at the same level as the sidewalk is intended to facilitate drainage from the sidewalk/bike lane to the existing drainage system in the street (but may require relocation of storm inlets). Other bike lane-elevation options would require more extensive changes to the drainage system.

12. Extensions to existing and future bicycle/pedestrian facilities on Maple, Scott, and Snow King

- The concept and final designs will take into account future connections to facilities outside the project area, but detailed design work for those extensions is not part of the current design process.

13. Construction timing and coordination with other infrastructure projects in the project area

- Not a critical factor for concept design, but this is noted for future planning.

14. Coordination with other transportation/planning elements in the Snow King-Maple Way corridor

- Town staff across different departments are in regular communication regarding the various planning efforts in the area.

15. Education for cyclists and motorists

- The final design will include a signage and striping plan for indicating proper use of the separated bike lanes and other directions to bicyclists, pedestrians, and motorists as needed.
- Additional education and outreach may be necessary after construction. Staff recommends that this be addressed at that time.



16. Wayfinding, lighting, signage placement, and utilities

- Wayfinding signage will be included in the final design.
- Stakeholder comments on lighting have ranged widely from strongly in favor of additional lighting to adamantly opposed. Staff will seek additional input from Public Works and the design consultant and can bring a recommendation as part of the final design, but also requests that Council provide guidance on this item.
- The buffer strip between the bike lane and curb/gutter can be used as an area to place utilities and signage, although the constrained ROW means that the buffer is narrower than optimal for this purpose. Some utilities and signs may have to be placed to the outside of the sidewalk (where possible).

17. Safety concerns and noise pollution of speeding traffic

- It is expected that the separated bike lanes, improved pedestrian sidewalks, and protected intersections will result in significant safety improvements for all users and reduced threat to vulnerable users (people on bikes and foot) from motor vehicles. The proposed concept design incorporates many of the current best practices for safe multi-modal facilities.
- The most effective way to reduce noise pollution is to reduce vehicle speed and acceleration. Traffic calming measures such as narrowed travel lanes, tight corner radii, and other roadway changes throughout the entire project area would help address these issues.

The next steps, assuming the concept design is approved, include the following:

- a) Pathways staff and the design team will continue design work to refine the concept design

- b) Pathways staff will continue public outreach including holding a public open house and additional one-on-one meetings with project area residents
- c) Pathways staff will complete the required environmental compliance and NEPA permitting
- d) Pathways staff will get feedback on the final design from other Town staff and departments
- e) Pathways staff will bring the final design to the Town Council for approval by October 2022.

These steps are expected to extend through late summer of 2022. The final design must be approved and all environmental compliance permitting completed by the end of 2022, so staff will plan to present the draft final plan to Council by October 2022 in order to allow time for final changes.

Alternatives (Optional).

Comprehensive Plan & Priority Alignment.

This project, which will significantly improve safety for bicyclists and pedestrians, is supported by the foundational principle of the Comprehensive Plan's transportation policy (Section 7), which reads:

Travel by walk, bike, carpool, or transit will be more convenient than travel by single occupancy vehicle.

The plan goes on to state:

*The community's transportation vision is to create a multimodal transportation system by enhancing the current automobile-oriented system to include a network of complete streets, transit, and pathways system accessible by residents and visitors **of all ages and abilities**. By pursuing this vision the community will ensure all users of the public right-of-way, including: pedestrians, bicyclists, automobile drivers, trucks and transit riders can do so safely and efficiently...*

...Complete Streets are designed and operated to enable safe access for all users. Pedestrians, bicyclists, motorists and transit riders of all ages and abilities must be able to safely move along and across a complete street...

...Complete streets that incorporate all transportation modes (bikes, walking, cars, transit, rideshare, etc.) will also enhance our Quality of Life. While we acknowledge that our transportation vision will be accompanied by increased congestion and a reduction in the level of service on many of our roadways for the automobile, as a community, we have made this conscious trade-off to encourage a shift in our community's transportation behavior.

Principle 7.1 states that the community will "Meet future transportation demand with walk, bike, carpool, transit, and micro-mobility infrastructure." This will be accomplished by creating a transportation network that is an "interconnection of walking, biking, carpool, and transit infrastructure that makes the single-occupancy vehicle the least convenient mode of travel" and includes a network of complete streets that "prioritize the movement of pedestrians [and] bicyclists."

The Comprehensive Plan speaks directly on the concept of Safe Routes to School as part of a TDM strategy, stating as a goal to "Encourage or require students in all grades to use active modes of transportation rather than driving or being driven to school." The project corridor is the primary route for many kids riding to school and other public facilities such as the Library.

The Comprehensive Plan provides very clear direction that the community will prioritize safe, connected networks that promote the use of alternative (active) transportation modes over a system that only encourages single-occupancy vehicle usage. It emphasizes numerous times the concepts of connectivity,

safety, and accessibility for users of all ages and abilities, which are all critical components for bicycle networks and are directly related to this project.

The project is also identified in the 2007 Pathways Master Plan and the 2021 Teton Mobility Project (the latest round of community-wide pathways and bicycle/pedestrian master planning).

Fiscal Impact.

The project design is funded by an 80/20 split \$100,000 TAP grant. The Town is responsible for 20% of the costs up to \$100,000 and 100% of the costs above \$100,000. So far, the project has used \$50,286.25 of the grant. In order to keep billable costs to a minimum, staff is handling as much of the planning work as possible, such as public outreach, environmental compliance, plan reviews and coordination with Town departments, and grant administration. There is approximately \$13,000 remaining in the FY22 budget for this project, so there is a possibility that a budget adjustment would be needed in order to cover all design work costs between now and the end of the fiscal year.

The TAP grant agreement requires that the Town complete the design and environmental permitting by December 31, 2022 and construct the project within ten years. If the project is not completed on this timeline, the Town could be required to reimburse WYDOT for the full cost of the design (up to \$80,000).

Staff Impact.

Pathways staff will continue to cover as many of the project tasks as possible in order to keep billable costs to a minimum. Thus far, staff has spent approximately 40 hours on design development and review, and approximately 30 hours on stakeholder outreach and interviews. If Council approves moving the project on to final design, staff estimates that there will be an additional 60-80 hours required of Pathways staff for design development, environmental compliance (NEPA) permitting, stakeholder/public outreach, and grant administration. Other Town staff such as START Bus, Public Works, and Planning will be asked to review the final design prior to Council review and approval. Town Finance staff spends 1-2 hours each quarter on grant administration.

Attachments or Links.

1. Project Description and Map from TAP Grant Application
2. Summary of Public/Stakeholder Outreach
3. Concept Plan Set

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

I move to approve the concept design as presented and direct staff to proceed to final design.

Attachment 1 – Project Description and Map from TAP Grant Application

Town of Jackson FY2020 TAP Project

Scott Lane/Maple Way Bike/Ped/ADA Improvements

Snow King Ave. is the primary bicycle route across the Town of Jackson, averaging more than 800 trips per day and providing a critical link between the east half of town (including downtown, Snow King resort, employment centers, and residential areas) to the start of the Garaman Pathway by the Post Office on the west side of town. The Garaman Pathway is the entry point to the extensive network of pathways that allows people to travel safely throughout the valley by walking and biking, and it provides direct connections to the K-12 school campuses, residential areas, recreational trails, parks, jobs, and numerous commercial destinations including dining, grocery stores, and services. Snow King Ave. currently has striped bike lanes along most of its length which are converted seasonally to protected bike lanes that offer safe and comfortable options for cyclists of all ages and abilities. There are also good sidewalks that provide safe pedestrian access. However, this connection falls apart along the 3-block stretch from the end of Snow King Ave. (the intersection of Scott Lane/Snow King Ave.) to the start of the Garaman Pathway. In this section, there is very little space for even striped bike lanes, and the current lanes are undersized. Two intersections are very difficult to cross. At the Scott Lane/Maple Way intersection, there is a tight right turn where cyclists get pinched by right turning vehicles. Sidewalks and curb ramps do not meet ADA. Based on prior planning and public outreach, the section is a known obstacle to people who wish to walk or bike for transportation but are concerned about their safety. The project proposes to plan and design improved bike lanes, intersections, and sidewalks (including ADA upgrades) for pedestrians and cyclists to improve safety and create a continuous connection to the larger pathway system that is safe and comfortable for users of all ages and abilities.

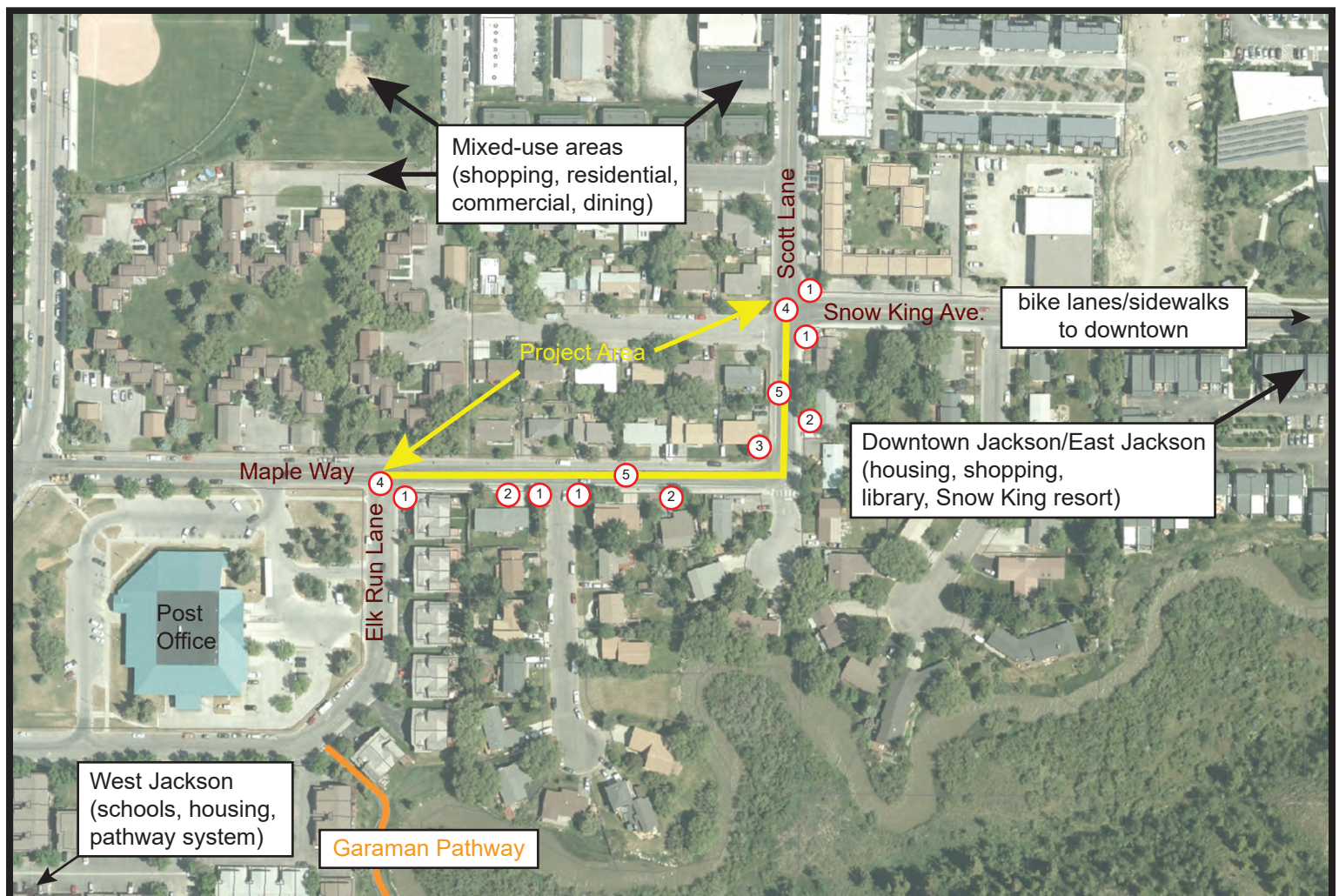
Attachment 1: Map

Project Sponsor: Town of Jackson

Project area shown from the end of Snow King Ave. at Scott Lane (east terminus) to the intersection of Maple Way and Elk Run Lane (west terminus), where the Garaman Pathway starts.

Known safety and ADA issues:

1. Curb ramps do not comply with ADA
2. Sidewalk does not meet ADA (driveway exceeds 2% cross slope)
3. Pinch point where vehicles encroach into bike lane and cyclists get squeezed
4. Confusing intersections that are difficult to cross for cyclists, pedestrians, and motorists
5. Bike lanes are less than standard width and cyclists are crowded by vehicles



Attachment 1 – Map page 2 of 2



Figure 1 – Curb ramps do not comply with ADA



Figure 2 – Sidewalk cross slopes exceed 2%



Figure 3 – Right turn pinch point squeezes cyclists



Figure 4 – Cyclists waiting in travel lane to cross to pathway



Figure 5 – Kids on bikes exposed to traffic on substandard width bike lanes



Figure 6 – Wide, protected bike lanes on majority of Snow King offer safe, comfortable riding

Attachment 2 - Summary of Public Outreach

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Larry Pardee
Department: Admin
Date: 9/23/21

1.	What are the current operational responsibilities for your department in this corridor?
	Note: Larry had lots of questions and we had an extensive discussion about the corridor, but most of the discussion did not address the specific questions here. Admin's role is slightly different in that they do not really have specific operational responsibilities like other departments do here. - Public access, multi-modal access, safety.
2.	What are your needs for this corridor?
	- 10.5' actual width (center line to curb face) is sufficient. - OK to explore using additional ROW on TOJ-owned parcels
3.	Are there any areas of concern we should be aware of?
	N/A.
4.	What would you like to see improved or changed on this corridor?
	- Offer the "off-street" parking on Maple Way if neighbors want it.
5.	What other questions should we ask?

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Brian Lenz, Jeff Silliman
Department: Public Works – Engineering
Date: 10/1/21

1.	What are the current operational responsibilities for your department in this corridor?
	ROW permits, support for other divisions (streets, etc.), managing capital construction projects in corridor. Planning and engineering for capital jobs.
2.	What are your needs for this corridor?
	Small trucks and bikes—no large equipment within Engineering. Drainage management. Managing utilities (franchise agreements). On plan sets, please show an “anchor point” for existing infrastructure (like centerline, curb line, property line) greyed out behind proposed design.
3.	Are there any areas of concern we should be aware of?
	Storm, sewer, water infrastructure all throughout the corridor. Drainage is a big concern. General turning movements for large vehicles. Street grade on Maple is high due to multiple overlays.
4.	What would you like to see improved or changed on this corridor?
	Community Streets plan for this corridor would suggest 11’ travel lanes—can we get to this? Drainage could be improved. Burying overhead utilities and other utilities. Lighting could be fixed or expanded. Side street crossings with raised sidewalks and bike lanes.
5.	What other questions should we ask?
	Timing with sewer project or other major construction. Think about connecting further down along Snow King and Scott (and Maple)—planning for future extensions.

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Brady Hansen
Department: Fire/EMS
Date: 9/27/21

1.	What are the current operational responsibilities for your department in this corridor?
	Emergency response to fires and medical emergencies. Corridor is on the Station One service route.
2.	What are your needs for this corridor?
	Ambulances and fire truck access. Ambulances are same width as START Bus but shorter. Engine 11 is a little trickier than the START Bus. Ladder truck is a separate category. Need for unimpeded access for ambulances and fire trucks—i.e. ability to get past other vehicles. (The mountable curbs will help this significantly). Also evacuation needs—planning for events and having the infrastructure to handle it.
3.	Are there any areas of concern we should be aware of?
	Wintertime road narrowing due to snow storage can impact emergency access and response. The corridor serves as an alternate and evacuation route. Snow storage at corners and intersections.
4.	What would you like to see improved or changed on this corridor?
	Anything that would reduce the degree of vehicular backup from an emergency perspective. Biggest impediment to emergency response is traffic not moving—less about road width, more about stopped traffic. People need to be able to pull over (out of the way) to let emergency vehicles pass, but it's hard to do that if it's bumper to bumper.
5.	What other questions should we ask?

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Steve Ashworth, Andy Erskine
Department: Parks and Rec
Date: 9/24/21

1.	What are the current operational responsibilities for your department in this corridor?
	Snow clearing (sidewalks), can be blowing or plowing. P&R does not haul snow. Some (very minor) weed control. Sweeping and debris removal.
2.	What are your needs for this corridor?
	Trailers w/mower need to be able to get through the intersection. Nothing else all that difficult (no major equipment). Need a 5' minimum clear zone for peds, definitely prefer 6' or more to provide extra space for snow storage.
3.	Are there any areas of concern we should be aware of?
	Coordination with Sam (Public Works) for plowing – making windrows, timing, hauling, etc. A lot of the curbs will get lost during the winter under snow—could be difficult to tell where they are. Inside corners are the tricky areas for plowing. Any vertical or raised elements can be tough for plowing.
4.	What would you like to see improved or changed on this corridor?
	Add wand/marker sleeves for winter use.
5.	What other questions should we ask?
	Noting areas that have non-traditional sidewalk treatments in primary bike route zones—such as North Cache. That area is confusing for cyclists, as they don't feel welcome or comfortable riding on the "pathway" (which is maybe ok!) because it looks and feels just like a wide sidewalk. But cyclists do need a way to get through there. Question is, should the sidewalk and cycle track layout look and feel different in a way that communicates to cyclists "it's ok to ride your bike here, on the 'sidewalk'?" Maybe moving the driveway for the TOJ property at Snow King/Scott to the Snow King frontage, further away from the intersection?

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Russ Ruschill, Tony Matthews, Chief Weber
Department: Police
Date: 9/16/21

- 1. What are the current operational responsibilities for your department in this corridor?**
Public safety. Traffic flow especially for emergency situations.
- 2. What are your needs for this corridor?**
Ability to move vehicles outside of travel lane for first responders and enforcement. Would like to be able to pull off to the side. Enough space to do U-turns.
- 3. Are there any areas of concern we should be aware of?**
Education – bicyclists will need to be instructed on how to use the intersection and lanes. This is a challenge with the current layout and bollards.
- 4. What would you like to see improved or changed on this corridor?**
Planters – have received comments on the planters not being planted this year. Like the idea of not having bollards.
- 5. What other questions should we ask?**

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Floren Poliseo and Johnny Ziem
Department: Public Works
Date: 8/26/21

1. What are the current operational responsibilities for your department in this corridor?

Snow Plowing and Snow Removal—maintaining the same standard as other streets. This is a high priority corridor. Street Sweeping – maintaining same standard. W/S system maintenance – need to set up in the middle of the intersection (usually done during off hours). Traffic flow, ped safety, public safety.

2. What are your needs for this corridor?

Equipment related. Need to park the sewer truck in the intersection. Fit the snow plow through the intersection. Fit the grader through. Approximately 30x/year, mostly early mornings. Snow storage? Not much buffer as is, typically use the existing bike lane at least temporarily. Do haul snow out after storm cycles sometimes. Need at least 4-5' for snow storage.

3. Are there any areas of concern we should be aware of?

Pavement/gutter pan lip on Maple Way is bad. Turning radii on corners are tight. ADA accessibility needs to be improved. There's a public safety element for the travelling public. There's a lack of pedestrian connectivity—sidewalks lacking in the corridor and in adjacent areas.

4. What would you like to see improved or changed on this corridor?

Wayfinding. Lighting. ADA. Maybe traffic flow signage for dogleg.

5. What other questions should we ask?

How do people want to use this corridor? Which users do you want to prioritize in this corridor (i.e. mobility overlay)?

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Darren Brugmann, Jeff Deal
Department: START
Date: 9/9/21

1. What are the current operational responsibilities for your department in this corridor?

Public safety, public transport (bus routes). The commuter route does not go through here. Town shuttle and Teton Village “local” do use this corridor (Snow King and Scott). Electric buses are 40-45’ long.

2. What are your needs for this corridor?

Must be able to make turns at Scott/Snow King...northbound onto Scott, eastbound onto Snow King. Lane width is a key concern—11’ is preferred since the Proterras are close to 10’ wide.

(*Note: Specs for Proterra ZX5 are 510” length, 296” wheelbase, 102” body width, 118.8” width including mirrors). No bus stops in the project area.

3. Are there any areas of concern we should be aware of?

Nope. Nothing above what’s been mentioned on turning movements and lane width.

4. What would you like to see improved or changed on this corridor?

Maybe wider lanes than current. Shift south on Snow King to help the EB turn if possible. (Bus has to swing way into existing bike lane).

5. What other questions should we ask?

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Internal Stakeholder questions

Name: Sam Jewison
Department: Streets
Date: 9/15/21

1. What are the current operational responsibilities for your department in this corridor?

Sweeping – large equipment. Easier without bollards. Plowing—proposed layout looks like it might increase snow removal efforts a little. Striping, signage, etc. Sam has usually done vehicle striping, Brian has usually handled bike striping—would need to work out details. Water/sewer system maintenance—don't see any significant problems here.

2. What are your needs for this corridor?

Sign placements should be 18"-2' off the back of curb (from sign edge or from post?). Need big enough corner radius on turns...if buses can make, then Public Works should be good. Need space for snow storage – berms/piles can be wider than 5' on a big year. No f'ing trees.

3. Are there any areas of concern we should be aware of?

Storm drains and drainage in general. There are a lot of storm drains in the corridor that need to be kept clear. Ease of sweeping (again, bollards make this difficult). Manhole lids all throughout the corridor. Leading edges of islands and curbs should be gradual, not abrupt, so they don't catch the plow blades.

4. What would you like to see improved or changed on this corridor?

Better marking of curbs for snow plowing (holes for wands at the corners). Lighting.

5. What other questions should we ask?

Public Stakeholder outreach summary

[illegible]



JACKSON HOLE COMMUNITY PATHWAYS
320 SOUTH KING ST. • P.O. Box 3594
JACKSON, WY 83001

PHONE: (307) 732-8573
BSCHILLING@TETONCOUNTYWY.GOV



November 15, 2021

Dear Neighbor:

The Town of Jackson is working on a project to design improved bicycle, pedestrian, and ADA facilities along Scott Lane and Maple Way between Snow King Ave. and Elk Run Lane. It is important to the Town that we hear your thoughts on this project and on how you use the corridor. Please feel free to contact me at your convenience (email or phone) to learn more about the project and if you would like to arrange a time to meet to provide input on the project.

Thanks--I look forward to hearing from you.

Brian Schilling
Pathways Coordinator
bschilling@tetoncountywy.gov
307.690.9896 (cell)

**SCOTT LANE-MAPLE WAY
BICYCLE/PEDESTRIAN/ADA IMPROVEMENTS
PROJECT AREA**



CONNECTING PEOPLE AND PLACES

THE JOINTLY FUNDED COMMUNITY PATHWAY & TRAILS PROGRAM OF JACKSON & TETON COUNTY

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Public Stakeholder questions

Name: Juli Van Eenenaam
Email: XXXXXXXXXXXXXXXXXX
Phone: XXXXXXXXXX
Date: 11/02/21

1.	Where do you live on the corridor?
	On the northwest corner of Maple and Scott on the inside of the curve.
2.	General observations from living in the project area.
	- Noise from street traffic—this has increased significantly over time. Lots of people accelerate after rounding the corner, even just up to the stop sign at Snow King and Scott. - Parking on the north side of Maple is a mix of residents and a fair number of non-residents that also park there.
3.	What are your needs for this corridor? For accessing your property? Other needs?
	- Need to be able to pull in and out of the driveway on Scott Lane. Driveway needs to be long enough to fit the truck and be able to lower the tailgate without standing in the street. Would prefer not to move the fence (already did that once). - Parking—typically don't park on the street, but do when having visitors (guests or workers). Will park on Scott, Dogwood, or Simon for that. - Would be interested in an off-street space, maybe along Maple, for long-term car storage. Maple is probably not a good spot for everyday driveway use because of how hard it is to see cars coming around the corner. - Would like a 6-8' fence on the frontage to help block street/traffic noise. - Want to keep existing trees, but could limb up a little. - Do not want a ton of lights, especially ones that shine into the house. Preserve the night sky.
4.	What in the project area currently works well?
	Like the bollards and bike improvements generally. It's a bit trickier for pulling in/out of the driveway, but the slower traffic is nice.
5.	What doesn't work well and could be improved?
	- Pulling into or out of the driveway and onto Scott is really difficult—it involves a lot of maneuvering and looking in all directions. - People definitely bike the wrong way on the north side of Maple and west side of Scott. (Both sides actually). This makes it difficult when pulling out of the driveway onto Scott—hard to see vehicles and cyclists both. Perhaps signs on the bike lane asking cyclists to look out for driveways or just be aware that vehicles may be backing up would help. And signs indicating the correct direction of travel.

	• Speed limit could be lower on Maple Way and Scott, and speed bumps or other things to slow traffic down (and get drivers to maintain a constant speed rather than accelerating) would help. • Snow plowing and snow storage can sometimes be an issue. • Property damage to fences, cars and mirrors, trash, signs, for everyone along the corridor. Generally a result of cars going too fast, but also people just throw trash on that corner for some reason.
6.	Are there any areas of concern we should be aware of?
	• Wrong way bike traffic on Maple and Scott. • Vehicles travelling east bound on Maple Way and turning left onto Scott tend to encroach/cut the corner into the oncoming traffic, which then forces the south/west bound traffic to take the corner tighter than they should, encroaching on the bike lane. Worse without bollards. • Traffic noise
7.	Are there any other questions should we ask?
	• Consider making the street one-way. • Should look at bike connections outside of project area—don't stop at Elk Run, keep going! • Take a look at the larger parking issue in the area in relation to development and new uses like the dog park, increased traffic at the Post Office, private businesses use of on-street parking, Target opening, etc.

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Public Stakeholder questions

Name: Josh Storrud
Email: XXXXXXXXXXXXXXXX
Phone: _____
Date: November 2021

1.	Where do you live on the corridor?
	410 Scott Lane, southeast corner of Scott and Snow King intersection.
2.	General observations from living in the project area.
	The right turn from Scott to Snow King is difficult, especially with rodeo vehicles turning. Definitely scary with bikes and turning vehicles there. In order to pull into the driveway at peak traffic hours, sometimes I have to do the square-about around Alpine to Powderhorn and Maple.
3.	What are your needs for this corridor? For accessing your property? Other needs?
	Park a vehicle in the garage and have a space to park north of the driveway between the driveway and Snow King Ave./sidewalk. Also to store a vehicle in the fenced yard just north of the garage. Could think about accessing parking off of Snow King Ave.
4.	What in the project area currently works well?
	No answer/didn't discuss.
5.	What doesn't work well and could be improved?
	Rerouting traffic is something to look into. The current traffic flow doesn't work well. Tight for large vehicles. Would potentially be open to considering moving the fence south a little to accommodate a wider vehicle lane on Snow King—will think about it.
6.	Are there any areas of concern we should be aware of?
	Turning into a driveway on Snow King would be tricky. It's hard on Scott too for sure, so not sure if one is a lot worse than the other. The right turn from Scott to Maple is a dangerous pinch point.
7.	Are there any other questions should we ask?
	Suggest looking at a two-way cycle track on the south and east sides of the Scott Lane and Maple Way.

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Public Stakeholder questions

Name: Tom Stanton
Email: [XXXXXXXXXXXXX](#)
Phone: XXXXXXXXXXXXX
Date: 12/8/21

1. Where do you live on the corridor?	
	Scott Lane and Snow King Condos – middle unit on Scott Lane side
2. General observations from living in the project area.	
	Scott Lane could use traffic calming—cars gun it along here up to Alpine Way. Have lobbied in the past for a crosswalk on Scott Lane. Could use a sidewalk on the east side. Heavy bike traffic, heavy pedestrian traffic. Parade of people all day, but there are quiet times (night, certain times of year) when it's not super busy.
3. What are your needs for this corridor? For accessing your property? Other needs?	
	Parking—need the head-in parking on Snow King and Scott. Snow storage—HOA uses the end parking spaces to store snow, have historically used the entire space out to the existing curb line.
4. What in the project area currently works well?	
	HOA improvements at the Snow King/Scott corner--created a small walkway at the corner to help peds. Planted aspens and put in railroad ties.
5. What doesn't work well and could be improved?	
	The area needs better pedestrian crossings and sidewalks in general, especially along Scott Lane. But would be nice to extend sidewalks to library and other nearby connections. Backing out onto Snow King is hard. Snow storage by beer distributor can make it hard to see when pulling out. Beer distributor has 18-wheelers that park and idle in front of the units. Would like to connect a stormwater drains line to the drain in Snow King Ave.—would require coordination with TOJ Public Works on upcoming water/sewer line work.
6. Are there any areas of concern we should be aware of?	
	Traffic is much quieter at night and on certain days—doesn't necessarily need a lot of lighting. Overall traffic flow on Snow King could be improved—maybe implementing a signal or intermittent green for westbound Snow King traffic. Or some other traffic flow pattern like the realignment discussion.
7. Are there any other questions should we ask?	
	Would like to hear what LVE can do as far as moving the utility box. Or maybe part of the public art program. Maybe an ArtSpot on the corner.

Scott Lane / Maple Way Bike-Ped-ADA Improvements

Public Stakeholder questions

Name: Nina Lenz
Email: XXXXXXXXXXXXXX
Phone: _____
Date: 1/25/22

1.	Where do you live on the corridor?
	South side of Maple between Dogwood and Scott, 930 Maple.
2.	General observations from living in the project area.
	Houses on the north side of Maple are on an island. No ped facilities, awful for kids. If cyclists could make free right turns it would help traffic flow. People don't feel safe travelling through here in order to get to the bike path in this area. It's not intuitive, the left turn from the planters is tricky and confusing.
3.	What are your needs for this corridor? For accessing your property? Other needs?
	On street parking. Often we will swap a car out for visitors or move a car up the driveway as far as possible. Backing out can be difficult, especially if there are wrong-way cyclists on the sidewalk. Getting to the house on the bike is very tricky (esp. with small kids) having to cross Maple from the north side.
4.	What in the project area currently works well?
	The snow berms in winter make walking and biking on the sidewalk so much more comfortable and enjoyable—it's a noticeable difference to have the barrier between the sidewalk and cars.
5.	What doesn't work well and could be improved?
	Dogwood is packed with on street parkers. Has gotten a lot harder in the last 5 years. Scott/Snow King intersection and Elk Run/Maple intersection are very difficult for kids and inexperienced users.
6.	Are there any areas of concern we should be aware of?
	That people with small kids won't ride "with traffic" on the far side of the street (getting home from the library for example) even with protected lanes, and they'll still ride on the wrong side of the street. Large vehicles (tractor trailers) making turns at intersections and going over the sidewalk where a kid or someone might be standing.
7.	Are there any other questions should we ask?
	Maybe direct westbound riders to avoid Garaman between Elk Run and the Park—go to Powderhorn, make a left, and access Garaman Pathway at Garaman Park. This gets at the larger question of mobility overlay (is it appropriate to have this corridor function as both a bike/ped corridor AND a truck corridor?). Maybe look at the one-way square-about concept.

C:\p\2020\259-01 Scott Lane-Maple Way - Bike Ped ADA Improvements - Civil\Drawings\259-0101\259-0101.dwg EXPANDED R.O.W. SOLUTION OVERVIEW - File 25 2020 05/04/21 PLOTED BY: JAW/11 ENG: TROMP 242

Draft Concept Only - Not Final Design
All elements shown are conceptual and subject to change.

Supplemental Parking Areas - to be determined



DRAWING NO	C3.0
JOB NO	20-259-01

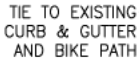
JOB TITLE	SCOTT LANE - MAPLE WAY BIKE, PEDESTRIAN ADA IMPROVEMENTS JACKSON, WYOMING
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DRAWING TITLE	EXPANDED R.O.W. SOLUTION OVERVIEW
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NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087				
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DATE	2/25/2022	REV.
SURVEYED	NE	
ENGINEERED	NB	
DRAWN	NB	
CHECKED	DD	
APPROVED	DD	

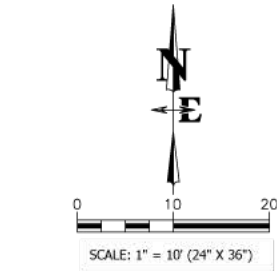
Draft Concept Only - Not Final Design
All elements shown are conceptual and subject to change.



ELK RUN LANE/MAPLE WAY

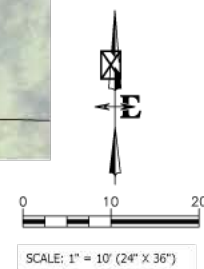


DOGWOOD LANE/MAPLE WAY



MAPLE WAY/ SCOTT LANE

DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	REV
C3.1	SCOTT LANE - MAPLE WAY	MAPLE WAY EXPANDED	SURVEYED	02/09/2022
	BIKE, PEDESTRIAN ADA IMPROVEMENTS	R.O.W. DETAIL	ENGINEERED	NE
	JACKSON, WYOMING		DRAWN	NB
			CHECKED	NB
			APPROVED	DD



DRAWING NO	JOB TITLE	DRAWING TITLE	DATE	2/25/2022	REV.
C3.2	SCOTT LANE - MAPLE WAY BIKE, PEDESTRIAN ADA IMPROVEMENTS JACKSON, WYOMING	SNOWKING AVE EXPANDED R.O.W. DETAIL	SURVEYED	NE	
			ENGINEERED	NB	
			DRAWN	NB	
			CHECKED	DD	
			APPROVED	DD	

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	Item P22-001 – Boundary Adjustment with Replat for the properties addressed 1040, 1045, & 1025 Budge Drive	Public Comment:	Yes

Purpose & Policy Considerations.

This is the Council's opportunity to review a proposed Boundary Adjustment between three platted lots located on Budge Drive in the Hillside Subdivision, two of which are owned by the Town. The adjustment of boundaries between two or more platted lots requires a new plat approval by the Town Council according to Section 8.5.6 in the Town of Jackson Land Development Regulation (LDRs).

Requested Action.

The applicant, the Town of Jackson, requests that this item be continued to the Council's April 11 regular meeting. The reason for the continuation is to allow the applicant additional time to finalize changes to the plat and other related documents.

Attachments or Links.

None

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

I move to **continue** Item P22-001 to the Council's April 11 regular meeting.

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Town Council
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	P21-294, P22-007 & P22-008 Development Plan, Conditional Use Permit and Administrative Adjustment for the expansion of the Teton County Parks & Recreation Center located at 155 E. Gill Avenue and the parcel to the west.	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Town Council to review a proposed 40,000 sf expansion of the Teton County Parks & Recreation Center (TCRC) located at 155 E. Gill Avenue.

Requested Action.

The applicant, the Teton County Parks and Recreation Department (TCPRD) is requesting approval of a Development Plan and Conditional Use Permit (CUP) to expand the TCRC by approximately 40,000 sf located at 155 E. Gill Ave and the parcel to the west. In addition, the applicant is requesting approval of an Administrative Adjustment to reduce the parking requirement from the current standard in the Public/Semi-Public zoning district. The project also includes the North King Street extension and improvements to the Cache Creek storm water tube. Finally, the applicant is requesting a 3-year expiration date for all application requests.

Recommendations.

Item A: The Planning Director recommends **approval** of a Development Plan (P21-294) to expand the Teton County Parks & Recreation Center by approximately 40,000 sf at the properties addressed at 155 E. Gill Ave and the parcel to the west, subject to the Land Development Regulations, the department reviews attached hereto, and the following condition(s) of approval:

1. If a building permit is not submitted within 3 years of Development Plan approval, the Development Plan shall expire.
2. A landscape plan consistent with the landscape plan approved with the Development Plan, and prepared by a Wyoming licensed landscape architect, shall be submitted with the building permit.
3. The applicant shall provide at least 25 bike racks of which at least 5 racks shall be covered and designed as long-term bike parking.

Item B: The Planning Director recommends **approval** of a Conditional Use Permit (Developed Recreation) (P22-007) for the expansion of the Teton County Parks & Recreation Center at the properties addressed at 155 E. Gill Ave and the parcel to the west, subject to the Land Development Regulations and the department reviews attached hereto.

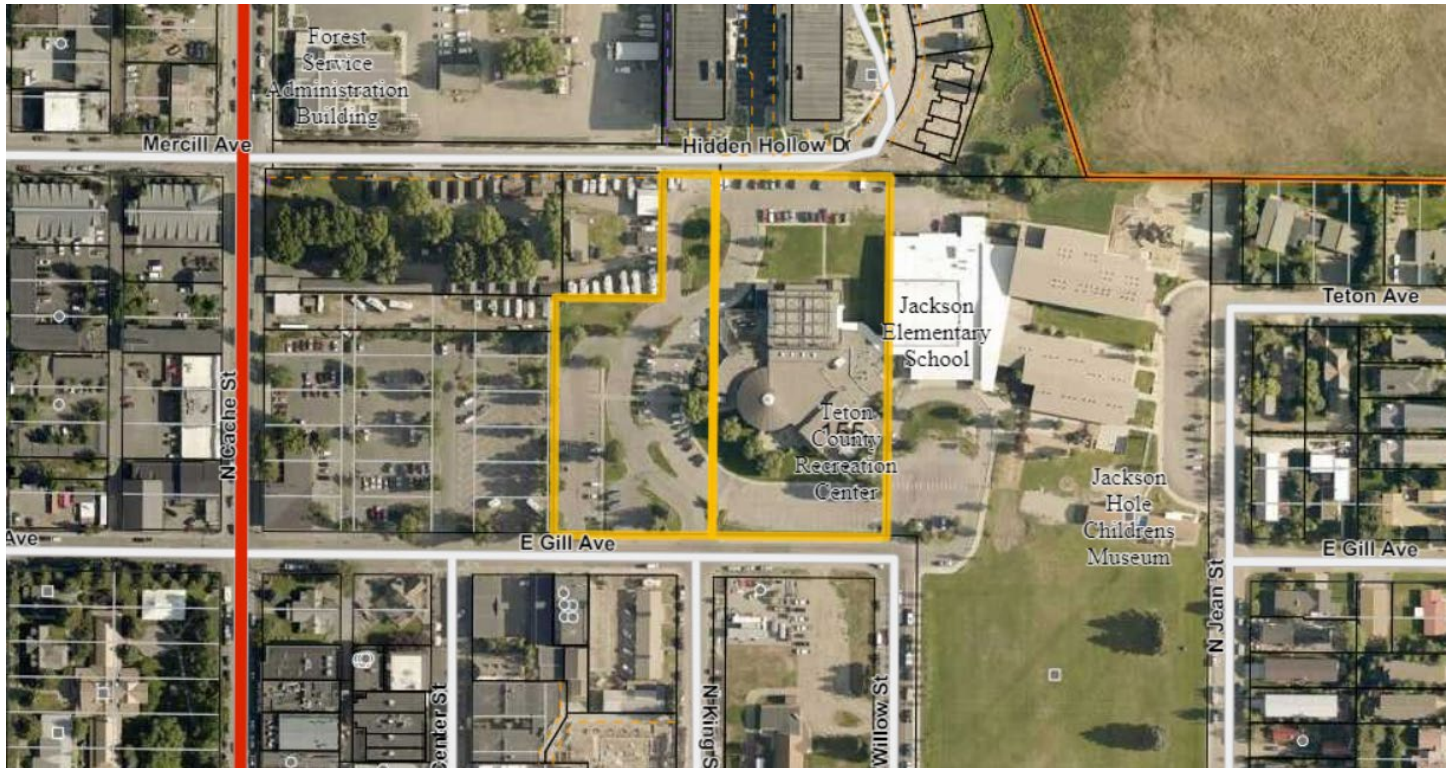
1. If a building permit is not submitted within 3 years of Conditional Use Permit approval, the Conditional Use Permit shall expire.

Item C: The Planning Director recommends **approval** of an Administrative Adjustment (P22-008) to reduce the required parking from 360 spaces to 173 spaces for the Teton County Parks & Recreation Center at the properties addressed at 155 E. Gill Ave and the parcel to the west, subject to the Land Development Regulations and the department reviews attached hereto.

1. If a building permit is not submitted within 3 years of the Administrative Adjustment approval, the Administrative Adjustment shall expire.

Project Location.

The properties are addressed as 155 E. Gill Ave (legally described as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116.) and the parcel to the west (legally described as PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116.). An aerial photo is shown below:



Background/Project Description.

The subject properties are located within the Public/Semi-Public (P/SP) zoning district. The surrounding zoning to the north is Planned Unit Development – Neighborhood High Density-1 (Hidden Hollow development), to the east is P/SP (Jackson Elementary School), to the west is P/SP (Home Ranch parking lot) & Downtown Core-2 ((DC-2) - Kudar Motel), and to the south across the street of East Gill Ave is DC-2.

Background on Teton County Parks & Recreation (recreation center)

- The recreation center opened to the community in November of 1994, with roughly 40,000 sf of conditioned space on 4.91 acres. The property has approximately 160 parking spaces spread throughout the site to the south, west, and north of the existing building.
- Starting in 2006, and in 2012 and 2016, T CPR conducted a series of statistical community needs assessments through Leisure Vision Institute. The survey results consistently indicated a high need for indoor health and fitness, indoor climbing, and outdoor aquatic features.
- In 2010, 70% of the voters approved a T CPR Special Purpose Excise Tax (SPET) measure for \$1,465,420 to analyze and design a future T CPR expansion to meet the needs identified in the Leisure Vision

survey. The results of the design analysis would then be brought back to the voters for future funding consideration. The following is the 2010 SPET ballot language:

Teton County/Jackson Recreation Center Roof, Pool, and General Capital Repair and Planning Fund for Expansion: \$1,465,420 for the funding of the design, planning, engineering, and construction of the necessary roof, pool, and general capital repair and replacement of existing infrastructure in the Teton County/Jackson Parks and Recreation Center. Also, for the funding of the design, planning, and engineering of a facility expansion to include wellness and fitness opportunities; community gathering space; youth, family and senior recreational areas; and associated infrastructure."

- In January, 2017, the Town of Jackson Council directed Town staff to prepare a Traffic Impact Study that looked at alternatives for North King Street between East Gill Ave and Mercill Ave. Jorgensen Associates, P.C. (Jorgensen) was retained to prepare this report. The Town Council approved the study with recommended Alternative 3 at the June 18, 2018, Town Council meeting (see schematic in Analysis section of the staff report).
- In November of 2019, voters of Teton County and the Town of Jackson approved \$22,000,000 in a SPET ballot to expand the TCRC. The proposed expansion improvements include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in daycare, an additional gymnasium, an outdoor aquatic splash pad, and associated space to support these services. In addition, the SPET approved the completion of the Cache Creek tube stormwater connection, develop the extension of North King Street from Gill Ave north to Mercill Ave, and provide infrastructure for stormwater treatment for the Town of Jackson. The following is the 2019 SPET ballot language:

2019 - Proposition #9 - Teton County/Jackson Recreation Center Expansion and Renovation, Community Climbing Gym, King Street extension, and Stormwater Treatment. \$22,000,000.00 for designing, planning, engineering, construction, and equipping the renovation and expansion of the Teton County/Jackson Recreation Center. The renovation and expansion include an additional gymnasium, indoor walking/running track, indoor climbing gym, wellness and fitness opportunities, outdoor aquatics splash pad, general youth-to-senior recreational amenities, associated building infrastructure, King Street extension, storm-water management systems, and associated site parking, multimodal circulation and landscaping. Any unexpended funds, including any unused contingency funds, shall be placed into a designated account, the principal and interest of which shall be used for operations and maintenance of the Teton County/Jackson Recreation Center.

Project Description

The applicant, TCPRD, is proposing to expand the existing recreation center located at 155 E Gill Ave and is requesting approval of the following items:

1. Development Plan: The applicant is requesting approval of a Development Plan for a 2-story, +/- 40,000 sf expansion to the recreation center which includes a renovation of +/- 3,700 sf of the existing recreation center. Land Development Regulation (LDR) Section 4.2.1.B.12 requires a Development Plan for physical development exceeding 5,000 sf. The proposed expanded first level (27,060 sf) includes a new lobby, new offices and support space, a gymnasium, locker rooms, multiple wellness

and flex workout spaces, and a climbing gym. The proposed new second level (12,911 sf) includes the continuation of the climbing gym, strength and cardio areas, and a circular walking/running track that is open to the floor below. The highest point of the addition, which is the climbing gym, is 45' tall. The proposed exterior materials include a dark gray fiber cement panel, prefinished metal panel, and glass on the west and north elevations.

2. Conditional Use Permit (CUP): The applicant is requesting a CUP (Developed Recreation) for the expansion of the existing recreational use in a new 40,000 sf expansion. The existing facility and associated use began prior to the 1994 LDRs and never received CUP approval. Since the adoption of the 1994 LDRs, all uses within the P/SP zoning district require a CUP.
3. Administrative Adjustment (Parking): The applicant is requesting approval of an Administrative Adjustment to reduce the parking requirement from the current P/SP standard, which is 4.5 spaces per 1,000 sf of habitable floor area, or 360 spaces total for the existing and proposed development. The applicant is proposing 173 spaces and has provided a justification for why this is sufficient to meet the needs of staff and public users. Please see the Administrative Adjustment - Parking section below for further details.

Site Improvements: In addition to the building expansion, several site improvements are proposed which include the following:

- The most notable site improvement is the North King Street extension which connects North King Street to Mercill Ave via a 24'-wide two-way road. The road is flanked to the east with a variable-width attached sidewalk (6'-wide to 10'-wide) and flanked to the west with a 10'-wide detached multi-use bike path with 5'-wide attached planting strip.
- The southern and northern parking lots will remain with some minor changes. However, the western parking lot will be reconfigured and include a two-way entrance from North King Street and a one-way exit that leads into the Home Ranch parking lot to the west.
- The existing recycling bins, which are currently located in the southwestern corner of the recreation center site, will be relocated to the northeast corner of the Home Ranch parking lot.
- Landscaping is proposed throughout the site which includes a new large outdoor splash pad to the south of the building.
- A stand-alone public restroom/shower facility is proposed on the west side of King Street just north of the raised pedestrian crossing.
- The project also includes the rerouting of the Cache Creek storm water tube (CCT). Starting from Gill Ave, the new CCT will run north underneath North King Street where it will connect to the existing tube which runs west underneath Mercill Ave.

Finally, the applicant is requesting that all three applications be granted a 3-year expiration date.

Analysis.

A Sketch Plan is technically required in the P/SP zone for projects that exceed 15,000 sf. However, because this project has been publicly vetted over nearly a decade and the voters of Teton County approved funding through the 2019 SPET initiative that included schematic plans of the proposed expansion, the public has already reviewed conceptual-level plans comparable to a Sketch Plan and so a Sketch Plan was not required. Staff finds that the Development Plan should be sufficient in reviewing the project in its entirety.

As explained below, staff has reviewed the proposed development and use for the subject property and has found it to be in compliance with the LDRs and consistent with the 2012 Comprehensive Plan.

Staff has reviewed the proposed development for compliance with the applicable dimensional limitations of the P/SP zone. The dimensional limitations for each lot are listed below:

	Allowed / Required	Proposed	Complies?
Minimum Lot Size	n/a	213,880 sf (4.91 acres)	Yes
Maximum FAR	n/a	39,896 sf (existing) 39,971 sf (proposed) Total: 79,867 sf (0.37)	Yes
Minimum LSR	n/a	29,140 (0.14)	Yes
Street Setback (south)	n/a	Existing. No change	Yes
Rear Setback (east)	n/a	+20'	Yes
Side Setback (west)	n/a	+50'	Yes
Side Setback (north)	n/a	+40'	Yes
Building Height	n/a	45'	Yes
Stories	n/a	2	Yes
Parking	<u>Developed Recreation</u> 4.5 per 1,000 sf = 360 spaces	173 Spaces	Yes (if Administrative Adjustment is approved)

Site Layout

The site layout is mostly driven by the location of the existing building and the Town Council's approval of Alternative 3 of the North King Street extension (see North King Street section below for more details). Overall, the site layout is not changing significantly in that the building, parking, and road will generally remain in the same areas. The main change, other than the +/-40,000 sf addition to the north side of the existing facility, is the prioritization of pedestrian and bike travel over vehicular travel by locating the road (i.e., North King Street) closer to the building and pushing the main parking lot further to the west. Users who travel by vehicle will have 3 parking lots (north, south, and west) accessible from North King Street, all of which have designated sidewalks and raised crosswalks that lead to the building's entry.

As a means to help alleviate vehicular congestion on North King Street, the western parking lot includes a one-way exit that leads into the adjacent Home Ranch parking lot giving users the option to either exit back onto North King Street, or onto Cache Street and Gill Avenue via the Home Ranch lot. The reason this connection is a one-way access is to disincentivize the use of the recreation center parking lot by tourists and to provide a relief valve for the school busses leaving the 5-min pick-up/drop-off zone allowing busses to easily get back to Gill Avenue through the Home Ranch lot versus having to continue to north Mercill Ave and Cache Street. At this time the TCPRD is proposing a 3-hour maximum parking limitation within the southern and western parking lot to help with turnover and to limit the lot from being used for general downtown parking similar to the Home Ranch lot. In the future, if the Town Council decides to limit the Home Ranch lot 3-hour parking, both Home Ranch and the recreation center will have consistent rules. Both Home Ranch and recreation center lots prohibit overnight parking. The northern parking lot will be dedicated as staff parking and signed appropriately to deter

contractors and guests from the Hidden Hollow development parking within this area. Staff finds that the proposed layout provides a pedestrian-friendly network of paths and sidewalks allowing those on foot, bike, or public transit to safely access the building. In addition, staff finds that the site layout complies with the LDRs and North King Street extension as approved by the Town Council.

Building Design & Design Review Committee (DRC)

The bulk and scale of the building are a result of the internal programming of uses that was determined by the 2019 SPET initiative, most notably the climbing gym. As mentioned above, the addition is 2 stories with the highest portion being 45' tall. Since the P/SP zone does not have a limit on height, stories, or FAR, staff finds that the proposed building size and scale are well within what is to be expected for a community recreation center situated on a roughly 5-acre parcel.

The DRC reviewed this project on three occasions and unanimously recommended approval to Town Council on February 9, 2022. The first DRC review (December 8, 2021) was a conceptual review intended to provide feedback to the applicant before formally submitting for their Development Plan. The final concept attempts to wrap the large industrial-like "box" (i.e., climbing gym) with a rusted metal band that emulates a mountain canyon in certain areas. The DRC discussed bird safety when they reviewed the original design that showed a significant amount of glass on the north elevation. In fact, the DRC had a condition of approval requiring bird-safe glass for the north elevation. The applicant ended up bringing back a revised north elevation and significantly reducing the amount of glass which addressed the DRCs original bird safety concerns. Below are two 3D renderings from the most prominent corners of the project: Southwest and Northwest corners.



King Street Extension

As previously mentioned, the Town Council approved Alternative 3 of the North King Street extension at the June 18, 2018, Town Council meeting. As submitted, the applicant has designed the streetscape to be consistent with Alternative 3. The only changes are 1) the original two vehicular access points for the western parking lot have been consolidated into one access point, and 2) the sidewalk along the east side of King Street is no longer detached, but now attached (variable width of 6' to 10'). Below are the key takeaways from Alternative 3 which have been included in the proposed design. In addition, below the key takeaways is a side-by-side comparison of the original Alternative 3 streetscape and the proposed streetscape.

Key components of Alternative 3:

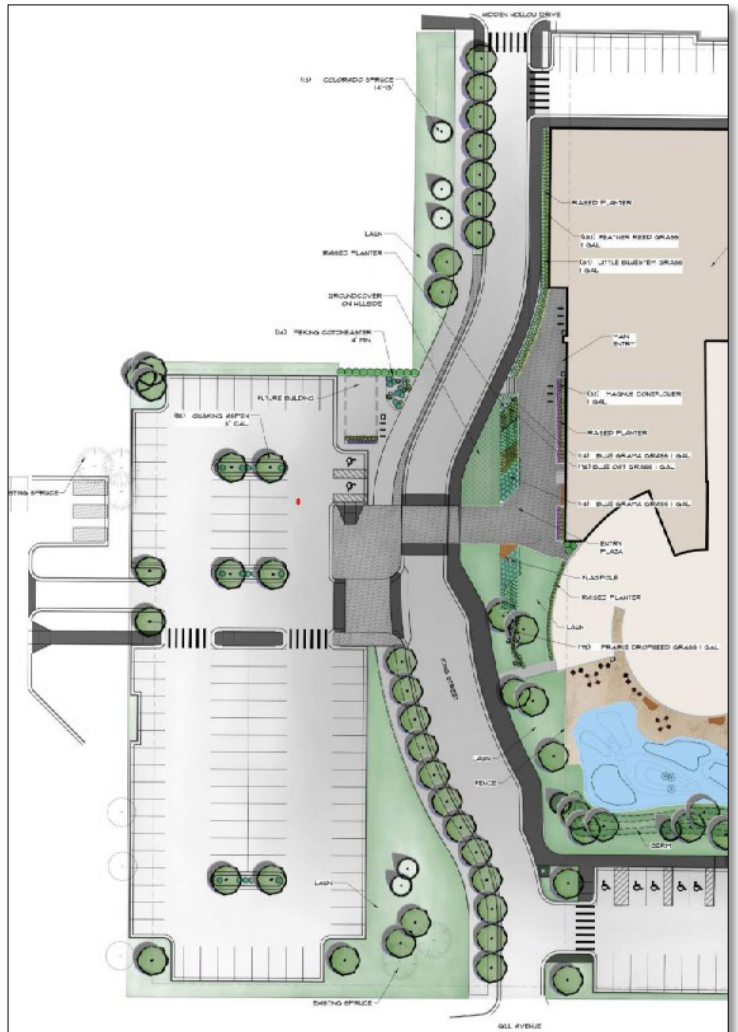
- 24 foot-wide street section with 10.5-foot wide lanes plus 1.5 feet to curb.
- Full 5-foot vegetated buffers between curb and pathways/sidewalks.
- Detached 6-foot sidewalk east of North King Street.

- 10-foot detached pathway west of North King Street.
- Wide, raised crosswalk between the parking lot and recreation center to slow traffic.
- Design includes pick-up/drop-off.
- Signed speed limit of 15 mph.

North King Street Extension – Alternative 3



North King Street Extension - Proposed



Landscaping

The LDRs have no landscaping requirements for uses within the P/SP zoning district. However, the applicant is providing +/-29,000 sf of landscaping (i.e., grassed areas) which includes over 50 new trees (mostly aspen) and ornamental/decorative shrubs and grasses near the entry. Staff finds that the landscaping provided exceeds the requirements of the LDRs. Staff has added a condition of approval requiring a landscape plan prepared by a Wyoming licensed landscape architect to be submitted with the building permit.

Administrative Adjustment – Parking

Section 6.2.2.A.1 (final paragraph) in the LDRs allows the Planning Director to establish a lesser parking requirement pursuant to the procedure of Section 8.8.2 based on credible information that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.

Rather than setting an objective standard to limit the extent of the modification, such as the 20% limit applied to many of the standards subject to an Administrative Adjustment, the LDRs state that parking requirements can be modified by the Planning Director as necessary to meet the specific needs and operations of a particular business or use.

The current parking requirement for Developed Recreation in the P/SP zone is 4.5 spaces per 1,000 sf of habitable floor area, which in this case would require a total of 360 spaces. The 4.5 space standard has been around since at least the adoption of the 1994 LDRs and staff finds it to be outdated. In fact, parking requirements for Developed Recreation have already been adjusted in nearly all commercial zones (CR-1, CR-2, CR-3, DC-1, DC-2) down to 3.37 spaces per 1,000 sf as part of the 2016 zoning update. Had this same modification been made in the P/SP zone, the parking requirement for the recreation center would automatically drop from 360 spaces to 260 spaces. Nonetheless, since the P/SP standard currently remains at 4.5 spaces, the Administrative Adjustment is needed until the standard is changed in the LDRs. When the Town eventually updates the P/SP zone, staff anticipates that parking requirements, amongst other items, will be modified.

The applicant is proposing 173 spaces, an increase from the existing 154 spaces, which they propose is sufficient to meet the needs of the public and staff based upon several known factors about who and how the facility is used. The applicant's approach to the parking adjustment starts by taking the maximum occupancy load of the publicly-used spaces within the building (415 occupants) and then deducting the percentage of those who are under the driving limit, deducting the percentage of those who carpool, and deducting parking through the provision of additional bicycle parking. As a result, the applicant has reduced the overall parking requirement to 145 spaces. They then added an additional 28 spaces which is the maximum number of employees that would be on-site at any given time, bringing the total parking provided to 173 spaces. As a voluntary act to help ensure parking turnover, the TCPRD is proposing 3-hour parking limits which is based on a public utilization survey that indicated that 2.75% of users stayed less than one hour, 78% of users stayed less than two hours, 19% stayed less than 3 hours, and 0% stayed longer than 3 hours.

After reviewing the request, staff is supportive of the applicant's justification for 173 spaces and is able to make the findings for an Administrative Adjustment as conditioned. Based on the age of certain users being below the legal driving age, the use of carpooling, and the average stay of each user, the proposed parking appears to be sufficient. In addition, the recreation center is less than 1,000' walking distance to two bus stops (Deloney/Willow & Home Ranch), is adjacent to the Home Ranch public parking lot, is within the new micro-transit service area, and provides 25 bicycle racks (accommodates 50 bicycles) which is more the minimum required. All of these factors combined further reinforces staff's support for parking reductions, especially in light of the goals and objectives as set forth in the Comprehensive Plan which specifically calls for increasing the capacity for use of alternative transportation modes (Policy 7.1.c) and to discourage the use of single-occupancy motor vehicles (Policy 7.1.d). With that being said, staff finds that a portion of bicycle parking should be covered or located within the building. Staff has added a condition of approval relating to covered bicycle parking.

As a final note and consistent with staff's previous approach, even though the Planning Director is typically the final decision-maker on Administrative Adjustments, whenever a request for an Administrative Adjustment is contained within a larger application that requires Council approval, the Planning Director elevates approval to the Council for the final decision. Please see below the findings for an Administrative Adjustment as drafted by staff.

Snow Storage / Trash

The applicant has provided a snow storage plan indicating locations within the site for snow storage. Snow will be stored mostly in the large grassy area between the western parking and King Street, but also. In addition, the trash enclosure will remain in its existing location, which is in the northeast corner of the lot. The existing recycling bins currently located in the southwest corner of the recreation center lot will be relocated to the northeast corner of the Home Ranch lot and will be covered to reduce noise and maintenance. There will be a loss of 2 parking spaces in the Home Ranch lot as a result of relocating the recycle bins. Staff finds that as conditioned, snow storage and trash are sufficiently addressed and consistent with the LDRs.

Noise / Visual

Staff finds that from a noise and visual standpoint, there will not be any significant impacts beyond what typically occurs at the existing recreation center. Since the recreation center is an enclosed recreation facility, nearly all noise and visual impacts will continue to be confined within the building walls. It is anticipated that some noise will result from children and families using the new outdoor splash pad. However, these types of noises are anticipated with publicly used lands, such as recreation centers and parks, and thus the impacts are negligible. In addition, the splash pad will be used mostly during daytime hours and will be screened with perimeter fencing and landscaping. The closest residential development to the proposed splash is well over 200'. In conclusion, staff finds that the applicant's request meets the standards of the LDRs and Comprehensive Plan.

Public Restroom/ Shower Building

The applicant is proposing a stand-alone public restroom/shower building on the west side of King Street, immediately east of the parking lot. At this time, a design of the building has not been provided and only the location of the building has been identified. The new structure will be operated by the center and provide community shower opportunities during the summer season. Currently, visitors utilize the center showers as they enter and exit the backcountry from camping. The shower building will be locked at all times, and patrons can access the building through an automated system managed through the center's control desk. The facility will only be open during regular Recreation Center hours. Staff does not have concerns with the use or location of the public restroom/shower building. Ultimately the building will be reviewed by Town staff through a building permit.

3-Year Expiration

The LDRs allow applicants to request an alternative expiration date for a project during the approval process. Staff is aware that the funding from the 2019 SPET initiative is likely not sufficient to complete the project as presented and the TCPRD is currently seeking additional funding. Allowing a 3-year expiration will ensure that these planning approvals remain active for a reasonable amount of time while the TCPRD continues to seek additional funding. Staff supports the 3-year expiration, which is the deadline for when a building permit must be submitted. The 3-year deadline is only for the expansion of the recreation center since that is the only improvement that requires Development and CUP. The King Street extension and CCT improvements are not dependent upon the Development Plan or Cup and can be done separately from the recreation center expansion.

Planning Commission

The Planning Commission reviewed the Development Plan, CUP, and Administrative Adjustment on February 16, 2022. All three items received a recommendation of approval to the Town Council. The Development Plan and CUP recommendations were unanimous and the Administrative Adjustment was a 5-1 vote in favor. Much

of the Commission's discussion revolved around parking, access, and safety. Below is a summary of the Commissioners discussion topics:

- Some members asked whether the START bus stop on Gill in front of the recreation center would still be there and were told that that stop was replaced by the new on-demand micro-transit shuttle service. Some members expressed concern about losing the bus stop as they thought it would make it more difficult for kids to get to the recreation center safely. The applicant also stated that the bus stops at the Home Ranch lot and Deloney/Willow parking lot are still active and within a block, or less, walking distance.
- The Commission asked for clarity on how pedestrians and bikes would circulate around the site and what facilities were provided to safely promote these uses. The applicant responded by walking the Commissioners through the site showing site circulation, identifying the new bike path, location of bike parking, etc.
- There were questions about the purpose of the one-way vehicle connection between the west parking lot and the Home Ranch lot. The applicant explained that this was intended to both discourage tourists from using the lot (along with a 3-hr time limit) and to facilitate bus movement through the site to the Home Ranch lot and then the Gill Avenue exit.
- The Commission asked for clarity on safety measures that might be necessary for the detached shower facility and relocated recycling area. The applicant replied that there would be lighting at both locations and that the showers would have controlled access and limited hours that coincide with the regular recreation center hours.
- The public comment requesting more trees on the north side of the property to screen the project from the new Hidden Hollow townhomes was addressed by staff and the applicant. The proposed plan does not show any trees on the north property line due to potential conflicts with underground utilities and a lack of space for parking.
- Some concern was expressed about how the expanded facility would be staffed when staffing is already a problem with the current facility.
- Another comment questioned whether the expanded facility would lead to increased prices for activities and to consider that any price increases would negatively impact a large segment of users that rely on the recreation center and may not be able to afford increases.
- One member expressed opposition to the request for reduced parking through an Administrative Adjustment due to concerns that the existing parking is already inadequate, and the expansion would make it worse.
- Some concern was also expressed about the current high level of congestion at the current pick-up/drop-off location (current roundabout) and whether this would get worse with the proposed expansion. The Commissioners suggested that the applicant look into ways to improve this part of the site plan, especially given that large busses would also be using the same drop-off area.

Public Comment

Public comment has been received from a property owner within the Hidden Hollow development. The comments include a request for landscaping along the northern portion of the subject property.

Comprehensive Plan & Priority Alignment.

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

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

This finding is not applicable according to the Wyoming Supreme Court.

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

Complies. The proposed Development Plan is not located in the NRO or the SRO.

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

Complies. Staff finds that the proposed project will not have a significant impact on public facilities and services. The existing development is already connected to public utilities for water and sewer, and the project will continue to utilize these public utilities. Public Works has not indicated any significant impacts to our water/wastewater supply. The facility is within town limits and is currently served by police, public works, fire, and EMT services. From a transportation standpoint, the project includes the North King Street extension, which according to the traffic study, will improve the flow of vehicular traffic in the surrounding area by providing an alternative cut-through from North Cache to Gill Ave. The project also includes stormwater improvements via the CCT.

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

Complies. The DRC reviewed this project three times and unanimously recommended approval to the Town Council at their last meeting held on Wednesday, February 9, 2022.

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

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

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

Complies. Not applicable.

Item B: Pursuant to Section 8.4.3 Conditional Use Permit of the Land Development Regulations, a conditional use permit shall be approved upon finding the application:

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

Complies. This finding is not applicable according to the Wyoming Supreme Court.

2. ***Complies with the use specific standards of Div. 6.1.***

Complies. Developed Recreation is an allowed use in the P/SP zoning district provided a CUP is obtained. Thus, staff finds this CUP request to satisfy the above finding.

3. ***Minimizes adverse visual impacts.***

Complies. Although roughly 40,000 sf of floor area is being added, the addition is on a large site that is nearly 5 acres in size which will help minimize the overall appearance of the addition. In addition, the expansion will still maintain an ample buffer from adjacent developments on all sides and has received DRC approval.

4. ***Minimizes adverse environmental impacts.***

Complies. Staff finds that the development will not have any negative environmental impacts since the project expands on already existing roads, parking lots, and buildings. In addition, the property is not located within the NRO or SRO. Furthermore, this project includes stormwater improvements to the Cache Creek tube which will improve environmental conditions as it relates to stormwater runoff.

5. ***Minimizes adverse impacts from nuisances.***

Complies. Staff is not aware of any nuisances that would result from the proposed development. In fact, the voters of Teton County deemed this as a priority and approved funding for the project at the 2019 SPET initiative.

6. ***Minimizes adverse impacts on public facilities.***

Complies. The facility is within town limits and is currently served by police, public works, fire and EMT services. Staff finds that the development will not result in increased impacts on the availability of these services. Public Works has not indicated any significant impacts to our water/wastewater supply. In addition, this project expands the Town's capacity to deliver these services to the general public by further enhancing recreational opportunities and programs for children. Teton County P&R has had a longstanding relationship with Teton County School District (TCSD) including physical connectivity to Jackson Elementary School and the afterschool shuttle service to facilitate student accessibility to the many afterschool programs provided by the TCPRD. The project is also working in coordination with TCSD to facilitate the relocation of the Cache Creek tube and a water main through the North King Street connection corridor to Mercill Avenue. Finally, multiple transportation options already exist in proximity to the property including pedestrian and bicycle connections to the Teton County Pathway System, START Bus stop.

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

Complies. Staff finds that the Conditional Use Permit is in compliance with all relevant LDR standards and Town Ordinances.

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

Complies. Not applicable.

Item C: Pursuant to Section 8.8.2 Administrative Adjustment of the Land Development Regulations, an Administrative Adjustment shall be approved upon finding the application:

1. *Complies with the applicability standards of this Section;*

Complies. The application is in compliance with allowance #11 of the applicability requirements which allows parking requirements to be adjusted per LDR Section 6.2.2.A.1.

2. *Either:*

- a. *Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or***
- b. *Better protects natural, scenic, or historic resources, or***
- c. *Better supports the purpose of the zone;***

Complies. Based upon Finding 2.a, staff finds that the request compensates for the unique use and parking demands of the recreation center that are not shared by landowners generally. As stated above in the staff analysis section, enough data exists around the age of certain users being under the legal driving age, the use of carpooling, and the average time users stay on-site to support a reduction in parking. Furthermore, the additional bicycle parking and close proximity to the Deloney/Willow bus stop and Home Ranch parking lot supplement staffs support to reduce the overall parking requirement. The recreation center is a unique use that has, and will, continue to serve the community's needs. As proposed, the project with adjusted parking encourages alternative modes of transportation which sets an example to the community at-wide.

3. *Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;*

Complies. This finding is not applicable according to the Wyoming Supreme Court.

4. *Will not pose a danger to the public health or safety; and*

Complies. No known dangers exist by reducing the new overall parking requirement.

5. *The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.*

Complies. There are no other Administrative Adjustments for this structure or property.

Fiscal Impact.

Public comment has been received. Please see the attachments.

Staff Impact.

The amount of staff time to review, research, and write this report is approximately 60-70 hours.

Attachments or Links.

Department Reviews
Applicant Submittal
Public Comment

Suggested Motion.

Item A: I move to **approve** a Development Plan (P21-294) to expand the Teton County Parks & Recreation Center by approximately 40,000 sf for the properties located at 155 E. Gill Ave and the parcel to the west based upon the findings presented in the staff report, the departmental reviews, and subject to the condition(s) of approval recommended in this staff report dated March 7, 2022.

Item B: I move to **approve** a Conditional Use Permit (P22-007) (Developed Recreation) for the expansion of the Teton County Parks & Recreation Center for the properties located at 155 E. Gill Ave and the parcel to the west based upon the findings presented in the staff report, the departmental reviews, and subject to the condition(s) of approval recommended in this staff report dated March 7, 2022.

Item C: I move to **approve** an Administrative Adjustment (P22-008) to reduce the parking requirement from 360 spaces to 173 spaces for the Teton County Parks & Recreation Center for the properties located at 155 E. Gill Ave and the parcel to the west based upon the findings presented in the staff report, the departmental reviews, and subject to the condition(s) of approval recommended in this staff report dated March 7, 2022.



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

January 24, 2022

Paul Anthony
Planning Director, Jackson Planning Department
150 East Pearl Avenue / P.O. Box 1687
Jackson, Wyoming 83001

RE: Updated Development Plan Application – Teton County / Jackson Recreation Center Improvements, 155 E. Gill Ave.

Dear Paul Anthony,

Please accept this updated Planning Permit Application for Final Development Plan, Conditional Use Permit, and Administrative Adjustment. This updated application is to accompany the submittal materials on December 27th, 2021, and subsequent dates.

As per the Pre-Application Conference Summary for P21-228, all fees associated with the Conditional Use Permit and Administrative Adjustment have been deemed not applicable.

Included with this submittal you will find the following:

- Updated Planning Permit Application
- Letter Of Authorization
- Parking Expansion Letter for Administrative Adjustment
- Findings for Approval to Accompany Administrative Adjustment
- Findings for Approval to Accompany Conditional Use Permits
- Housing Mitigation Plan for Conditional Use Permit

Please call me if you have any question, or if you require any additional information.

Sincerely,
JORGENSEN ASSOCIATES, INC.


Reed Armijo, P.E.
Senior Strategist



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: Teton County / Jackson Recreation Center Improvements
Physical Address: 155 E. Gill Avenue
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-025 & 22-41-16-27-3-00-017

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: P.O. Box 1687 ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Berning Project Management, attn: Jason Berning Phone: 307-699-3733
Mailing Address: 313 Mountainside Blvd., Victor, ID ZIP: 83455
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ 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 #: P21-228 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

N/A **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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	1/24/22 _____ Date
Jason Berning _____ Name Printed	_____ Owner's Representative
	_____ Title



Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that Town of Jackson is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 155 E. Gill Ave

Legal Description: 22-41-16-27-3-00-017/PT. SW 1/4 SW 1/4 SEC. 27, TWP. 41, R. 116 Parcel A & B
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Jason Berning

Mailing address of Applicant/agent: PO Box 485 / Victor, ID 83455

Email address of Applicant/agent: berningpm@gmail.com

Phone Number of Applicant/agent: 307-699-3733

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Other (describe) _____

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.

Larry Pardee
Property Owner Signature

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

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Larry Pardee this 29th day of November, 2021. WITNESS my hand and official seal.

Shellie M. Arellano
Notary Public



My commission expires: 5.2.24



November 16, 2021

Paul Anthony
Planning Director, Jackson Planning Department
150 E Pearl Ave / P.O. Box 1687
Jackson, WY 83001

RE: Development Plan Application – Teton County / Jackson Recreation Center Improvements, 155 E. Gill Ave.

Dear Paul,

Please accept this Final Development Plan Application (“FDP”) for the improvements for the Teton County / Jackson Recreation Center (“TCJRC”) on 155 East Gill Avenue. The design team has brought the documents up to a design development level and construction document level for civil design. The following materials propose improvements to TCJRC utilizing current Town of Jackson Land Development Regulations and which honors the goals of the expansion from the SPET ballot initiative.

Key Elements of the FDP:

- The application continues to comply with all Land Development Regulation (“LDR’s”).
- There are no requests for variances, waivers, or special exceptions to the (“LDR’s”).
- The existing parking on site does not meet the Town standards. The proposed design continues to not meet the Town standards but will improve the parking experience with 14 additional parking spots.
- The SPET ballot approved by the elected officials did not include housing as part of this project and is not included in the proposed development.

The details and supporting materials to the application are contained herein. We thank you for your guidance throughout this process and we look forward to working with you, your co-workers, and our elected officials in the coming months.

If you have any questions along the way, please feel free to contact me at your convenience.

Sincerely,

Jason Berning, P.E. / LEED AP
Berning Project Management, LLC
Owner’s Representative / Project Manager

Steve Ashworth
Executive Director
Teton County/Jackson Parks & Rec

Final Development Plan for Jackson Recreation Center Improvements Teton County, Wyoming 155 East Gill Avenue

Applicant:

Teton County/Jackson Parks & Recreation
PO Box 811
Jackson, WY 83001-1727

Submittal Date: November 16, 2021
Project No. 15063

Prepared by:



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SECTION 1 – PROJECT BACKGROUND AND OVERVIEW

A. PROJECT HISTORY & BACKGROUND

The TCJRC is an important public facility constructed in 1994. The facility serves a wide array of residents and guests throughout the community. TCJRC provides recreational, social and wellness programs, and services for the average of 60,000 unique visitors per year. In November of 2019 voters of Teton County and the Town of Jackson approved a ballot to expand our facility to increase these offerings to include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in day care, an addition gymnasium, outdoor aquatic splash pad, and associated space to support these services. In addition, the project was approved to complete the Cache tube stormwater connection, develop the extension of King Street from Gill Ave. north in a complete streets format, and provide infrastructure for stormwater treatment for the Town of Jackson. The project will further assist the department in the delivery of our mission “to serve the community through safe and enjoyable parks and recreation opportunities”, and the general purpose of the Recreation Center to provide, maintain and manage quality of life programs and resources that encourage healthy lifestyles, social and cultural engagement, and community pride according to the needs of our residents and guests.

B. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNERS & APPLICANT

Teton County/Jackson Parks & Recreation
155 East Gill Avenue
PO Box 811
Jackson WY 83001
307-733-5056

OWNERS REPRESENTATIVE

Berning Project Management
313 Mountainside Blvd.
Victor, Idaho 83455
307-699-3733

ENGINEERING & LAND PLANNING

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

ARCHITECT

Perkin & Will .
 475 Lincoln Street, Suite 100
 Denver CO 80203

ASSOCIATE ARCHITECT

Hoyt Architects
 1110 Maple Way
 Jackson, Wyoming 83001

LANDSCAPE ARCHITECT

Inside Out
 5263 Torrence Road
 Wilson, Wyoming 83014

C. DEVELOPMENT PROPOSAL

The project is for the renovation and expansion of the existing Teton County / Jackson Recreation Center ("TCJRC") located at 155 East Gill Ave., Jackson, Wyoming. The project was identified by Teton County and the Town of Jackson as a priority and placed in front of the voters for capital funding consideration. In November 2019 the voters of Teton County approved the project based upon a conceptual program.

The project design consists of a 40,000 sqft addition and 3,700 sqft renovation and will provide a total square footage of 80,000 sqft including existing space. The project includes extension of King Street inclusive of a paved pathway, extension of Cache tube stormwater system, modified and expanded parking facilities and associated circulation, landscaping and site amenities.

The project team was brought on board in the Spring of 2021. The team developed and estimated a design that built upon the recreation center program while integrating elements responding to community engagement through stakeholder meetings, surveys, and a public open house.

The current civil design is at a 95% construction document level and the architectural and engineering design is at a 50% design development level. The design will be progressing to construction documents with a plan to submit for building permit in early 2022 paving the way for an optimal Spring construction start. A Guaranteed Maximum Price Contract will be provided for approval from the Town Council and County Commissioners in the Spring of 2022.

D. PHASING

The project is planned to be completed in one phase starting in Spring 2022 and completing in the summer of 2023 with a Grand Opening in the Fall.

E. FINDINGS FOR APPROVAL

Division 8.3.2.C Development Plan Findings for approval:

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

This project is in direct alignment with the Teton County Comprehensive Plan as it is specifically identified as a use in Subarea 2.4 Public/Civic Campus which identifies this Subarea for institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache Street. This area is identified to continue to provide these essential public services in a central location consistent with the sustainability and community service policies of the Plan. The improvements to the Recreation Center are necessary to continue providing and enhance the essential recreational opportunities this facility provides to the community. The project's location is within the Comprehensive Plan District 2 – Town Commercial Core, Subarea 2.4 – Public/Civic Campus.

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

The property is not located in the NRO or SRO.

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

The existing development is already connected to public utilities for water and sewer, and the project will continue to utilize these public utilities. The facility is within town limits and is currently served by police, public works, fire and EMT services; the development will not result in increased impacts on availability of these services. Moreover, this project expands the Town's capacity to deliver these services to the general public by further enhancing recreational opportunities and programs for children. TCPR has had a longstanding relationship with Teton County School District (TCSD) including physical connectivity to Jackson Elementary School and the afterschool shuttle service to facilitate student accessibility to the many afterschool programs provided by TCPR. The project is also working in coordination with TCSD to facilitate the relocation of the Cache Creek Tube and a water main through the North King Street connection corridor to Mercill Avenue.

Multiple transportation options already exist in proximity to the property: these include pedestrian and bicycle connections to the Teton County Pathway System and START Bus Town Shuttle stops.

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

Complies.

The 4.91-acre site provides enough space to develop the proposed improvements to fit programming and circulation needed for this important community facility. Setbacks are not applicable in the P-SP. The building location, bulk and scale generally conform to requirements of the LDR's when pertaining to the P-SP Zoning District. The project also conforms to the purpose of the P-SP Zoning District in that the project needs the flexibility intended for this zone and is under the control of the local government.

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

The facility meets and upgrades previous building permits to meet current code. The facility has not previously gone through the TOJ DEV process. In November of 2019 voters of Teton County and the Town of Jackson approved a Special Purpose Excise Tax (SPET) ballot measure to expand our facility to increase these offerings to include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in day care, an addition gymnasium, outdoor aquatic splash pad, and associated space to support these services. As the facility is publicly owned and operated and is receipt of sales tax revenues through the successful SPET ballot, it is appropriate that the development proposal adhere to the TOJ DEV public process.

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

There are no zone-specific standards within the zone of Public/Semi-Public.

G. PROPOSED DEVELOPMENT PROGRAM

The proposed size of the **Jackson Recreation Center Improvements** is depicted within Architectural Plans in **Section 3**. A proposed development program is depicted in the table below.

PROPOSED DEVELOPMENT PROGRAM	
Area Calculations for 155 E. Gill Avenue	
Gross Site Area	4.91
Land within road easements and right-of-way	0.00
Land within existing vehicular access easements	0.00
Land between levees or banks of rivers and streams	0.00
Lakes or ponds > 1 acre	0.00
Open Space	0.00
50% of lands with slopes greater than 30%	0.00
Base Site Area	4.91
Adjusted Site Area	4.91

DEVELOPMENT CALCULATIONS	Existing	Proposed	Gross
Floor area	39,896	39,971	39,971
FAR or maximum floor area	N/A	N/A	N/A
Site Development	N/A	N/A	N/A
Landscape Surface Area	N/A	N/A	N/A
Landscape Surface Ratio	N/A	N/A	N/A
Setbacks			
Front or street yard	N/A	N/A	N/A
Rear yard	N/A	N/A	N/A
Side yard	N/A	N/A	N/A
Height	N/A	N/A	N/A

H. LANDSCAPING STANDARDS

Landscaping Standards are not applicable within Zone P/SP-ToJ. However, in order to achieve the aesthetic quality TCPR wants to achieve for the facility, landscaping is being provided in accordance with LDRS where appropriate in a manner that provides relief to the paved parking lot.

I. ENVIRONMENTAL STANDARDS

- 1. Natural Resource Buffers (Wetlands and Water bodies)** there are no wetlands or bodies of water on the property.
- 2. Wildlife Friendly Fencing** – no fencing is proposed nor required.
- 3. Water Quality** - See subsequent Engineer's report in **Section 2** of this application for discussion on this item.
- 4. Natural Resources Overlay (NRO)** The property is not located within the NRO.
- 5. Bear Conflict Area** – The property is not mapped as a bear conflict area.

J. SCENIC STANDARDS

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

K. NATURAL HAZARDS TO AVOID

- 1. Steep Slopes** - There are no steep slopes on the site

2. **Unstable Soils** – According to the Geotechnical Investigation prepared by Nelson Engineering dated February 2018, subsurface conditions encountered are typical of the mixed alluvial fan and swamp deposits found in the northern part of the Town of Jackson. The investigation discusses engineering analysis and construction recommendations for the project and is included in Section 4 of this application.
3. **Fault Areas** – The most potentially active fault in the area is the Teton Fault, which lies approximately 5-miles west of the site. The inferred (buried) traces of the Cache Creek and Jackson thrust faults are located near the site, crossing the Town of Jackson on a generally east-west trend. These faults are considered to be relatively old and inactive by the USGS and do not affect the project.
4. **Floodplains** – does not have any mapped FEMA Flood Zones
5. **Wildland Urban Interface** – The site is not within the WUI

L. SIGN STANDARDS

Sign Standards are not applicable within Zone P/SP-ToJ.

M. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

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

N. ALLOWED USES & USE REQUIREMENTS

1. **Allowed Uses** - The proposed uses within the development include improvements to existing recreational facility uses.
2. **Parking** - See subsequent Engineer's report in **Section 2** of this application for discussion on these items.
3. **Operational Standards**
 - a. **Outside Storage** - The facility will continue existing storage operation practices.
 - b. **Refuse and Recycling** - The development will continue current refuse and recycling practices.
 - c. **Noise** - Noise levels will be kept within the permitted 65 DBA, consistent with LDR restrictions for the P/SP Zoning District.

- d. **Vibration** - The development does not include uses in which any regular activity shall cause or create displacements for given frequencies as prescribed by LDR restrictions.
- e. **Electrical Disturbance** - The development does not include any activities which could cause electromagnetic radiation and disturbed operation of equipment such as radios and TVs.
- f. **Fire and Explosive Hazards** – The development will adhere with the fire codes adopted by the State of Wyoming and the Town of Jackson pertaining to the manufacturing, possession, storage, transportation or use of hazardous materials.

O. ALLOWED SUBDIVISION AND DEVELOPMENT OPTIONS

- 1. **Standards Applicable to all Subdivisions** – Although no subdivision is currently proposed, the project will adhere to all standards provided in Sections 7.1, 7.2, 7.4 & 7.5 of the LDRs which include developer responsibilities, permits requirements, and acceptance by the Town of Jackson.

P. DEVELOPMENT EXACTION AND AFFORDABLE HOUSING STANDARDS

- 1. **Employee Housing** –The project is exempt from Affordable Workforce Housing Standards as per the LDR's in the P-SP zone. However, Teton County Parks and Recreation completed construction of a facility on Snow King Avenue that includes 13 employee housing units.
- 2. **School and Parks Exactions** – No saleable subdivision of land is proposed and therefore no School and Park Exactions are required.

Q. CONSTRUCTION MANAGEMENT

A construction logistic plan has been developed by GE Johnson and is included in **Section 3 – Drawings**. The plan identifies constructing the project in a sequence of three (3) phase.

1. Development coordination between the Town and the 660 West Broadway developer agreed that as part of their project, they could grade over their south property line and onto the subject property. Coordination and alteration of the design of the proposed retaining wall and landscaping around the parking lot is necessary.
2. Construction Staging will occur on the property and adjacent Karns meadow as follows:
 - a. Most of the staging for construction will occur in the Employee Parking area south of the existing building
 - b. If needed some staging can occur on the north side of the site except when the north wall between the properties is being built.
 - c. Parking for construction workers will occur on the Karns meadow property. This temporary parking lot will be shown in future grading permits. Parking is allowed by the covenant that is recorded in this property in Doc #

R. INFRASTRUCTURE

1. **Transportation Facilities** - See plan sheets provided in **Section 3**.
2. **Required Utilities** - See Engineers Report in **Section 2** and plan sheets provided in **Section 3**.



FINDINGS FOR APPROVAL TO ACCOMPANY ADMINISTRATIVE ADJUSTMENT

Division 8.4.2.C Conditional Use Permit (CUP):

1. *Complies with the applicability standards of this Section.* Complies.

This project complies with all standards in Division 8.8.1.B Applicability.

2. *Either: a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or b. Better protects natural and scenic resources, or c. Better supports the purpose of the zone.* Complies.

This project lies within the Public / Semi-Public Town Zone and is intended to provide locations for new and existing uses and facilities. The improvements to the Recreation Center are necessary to continue providing and enhance the essential recreational opportunities this facility provides to the community and will better support the purpose of this zone.

3. *Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan.* Complies.

This project is in direct alignment with the Teton County Comprehensive Plan as it is specifically identified as a use in Subarea 2.4 Public/Civic Campus which identifies this Subarea for institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache Street. This area is identified to continue to provide these essential public services in a central location consistent with the sustainability and community service policies of the Plan. The improvements to the Recreation Center are necessary to continue providing and enhance the essential recreational opportunities this facility provides to the community. The project's location is within the Comprehensive Plan District 2 – Town Commercial Core, Subarea 2.4 – Public/Civic Campus.

4. *Will not pose a danger to the public health or safety.* Complies.

The expanded facility provides the community with opportunities to recreate in a safe manner. The project includes the addition of an emergency access to improve upon the general safety to the public.

5. *The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.* Complies.

The project is only seeking one administrative adjustment for the number of required parking spaces.



FINDINGS FOR APPROVAL TO ACCOMPANY CONDITIONAL USE PERMIT

Division 8.4.2.C Conditional Use Permit (CUP):

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

This project is in direct alignment with the Teton County Comprehensive Plan as it is specifically identified as a use in Subarea 2.4 Public/Civic Campus which identifies this Subarea for institutional facilities such as the Davey Jackson Elementary School, the Teton County/Jackson Recreation Center, and the various State and Federal Agencies along North Cache Street. This area is identified to continue to provide these essential public services in a central location consistent with the sustainability and community service policies of the Plan. The improvements to the Recreation Center are necessary to continue providing and enhance the essential recreational opportunities this facility provides to the community. The project's location is within the Comprehensive Plan District 2 – Town Commercial Core, Subarea 2.4 – Public/Civic Campus.

2. *Complies with the use specific standards of Div. 6.1.* Complies.

This project complies with the allowed uses as established within Division 6.1.1.E Use Schedule.

3. *Minimizes adverse visual impacts.* Complies.

The facility is designed such that it is compatible with the future character of the area and as such, minimizes adverse visual impacts.

4. *Minimizes adverse environmental impacts.* Complies.

The project expands on already existing roads, parking lots, and buildings and as such, minimizes adverse environmental impacts.

5. *Minimizes adverse impacts from nuisances.* Complies.

The project was identified by Teton County and the Town of Jackson as a priority and placed in front of the voters for capital funding consideration as a Special Purpose Excise Tax (SPET) initiative. In November 2019 the voters of Teton County approved the project based upon a conceptual program.

6. *Minimizes adverse impacts on public facilities.* Complies.

The facility is within town limits and is currently served by police, public works, fire and EMT services; the development will not result in increased impacts on availability of these services. Moreover, this project expands the Town's capacity to deliver these services to the general public by further enhancing recreational opportunities and programs for children. TCPR has had a longstanding relationship with Teton County School District (TCSD) including physical connectivity to Jackson Elementary School and the afterschool shuttle service to facilitate student accessibility to the many afterschool programs provided by TCPR. The project is also working in coordination with TCSD to facilitate the relocation of the Cache Creek Tube and a water main through the North King Street connection corridor to Mercill Avenue.

Multiple transportation options already exist in proximity to the property: these include pedestrian and bicycle connections to the Teton County Pathway System and START Bus Town Shuttle stops.

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

The 4.91-acre site provides enough space to develop the proposed improvements to fit programming and circulation needed for this important community facility. Setbacks are not applicable in the P-SP. The building location, bulk and scale generally conform to requirements of the LDR's when pertaining to the P-SP Zoning District. The project also conforms to the purpose of the P-SP Zoning District in that the project needs the flexibility intended for this zone and is under the control of the local government.

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

The facility meets and upgrades previous building permits to meet current code. The facility has not previously gone through the TOJ DEV process. In November of 2019 voters of Teton County and the Town of Jackson approved a Special Purpose Excise Tax (SPET) ballot measure to expand our facility to increase these offerings to include wellness and fitness, indoor walking and jogging, indoor climbing, drop-in day care, an addition gymnasium, outdoor aquatic splash pad, and associated space to support these services. As the facility is publicly owned and operated and is receipt of sales tax revenues through the successful SPET ballot, it is appropriate that the development proposal adhere to the TOJ DEV public process.



Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☒ No ☐
If yes, explain and refer to the proper LDR The project is exempt from Affordable Workforce Housing Standards as per the LDR's in the P-SP zone. However, Teton County Parks and Recreation completed construction of a facility on Snow King Avenue that includes 13 employee housing units.
2. Are there credits associated with your development? Yes ☐ No ☒ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____

Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒
If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

☐ I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

Housing Mitigation Requirements Calculator. If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. The calculator can be found at this link: www.jacksonwy.gov/200/Planning Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

☐ I have attached a copy of the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

Type of Affordable Housing Provided – Standard Restrictions. (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom					
2-bedroom					
3-bedroom					

Special Restriction. The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or at this link:
www.tetonwyo.org/1856/Deed-Restriction-Templates .

☐ I have attached a draft of the Standard Restrictions for each unit.

Livability Standards (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found at this link:
www.tetonwyo.org/1332/Housing-Rules-and-Regulations .

☐ I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

Method for Providing Required Housing (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

☐ I have attached a detailed explanation of my proposed method of providing Required Housing.

Phasing Plan (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

☐ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.

Teton County/Jackson Recreation Center Expansion Parking Justification (January 12, 2022)

The parking design of the renovated facility looks to re-capture the majority of the parking for recreation center use. The current facility is designed in a manner that implies a continuation of the Home Ranch Parking lot, therefore limits parking for the facility. In the renovated design, the parking is accessed off the King Street Extension near the entrance of the facility and more easily delineated for facility parking.

In determining the number of parking spaces required, staff utilized the following needs assessment method. We looked at the maximum occupancy of the facility as it relates to programmable space and applied a 75% utilization factor to this number. This method is standard in the industry in projecting program and facility utilization and is utilized in determining operating and revenue budgets. Below is the occupant chart for each program space:

Climbing Facility- 120

Aquatic Facility- 110

Gym 1- 50

Gym 2- 50

Fitness- 85

Total = 415

35% of the occupants of the program space are below driving age, which adjusts totals to 270. Historically we have approximately 40% of our clients traveling in vehicles with 2 or more occupants. Adjusting the driving occupant number by 40% reduces required client cars to approximately 161.

We also provide bike parking (24 spaces) and easy access to public transportation which we conservatively target as a 10% reduction, thus calculate a total client parking requirement of 145 spaces.

In addition to client parking, we are also providing parking for staff. Based upon the facility program and staffing plan, we anticipate 28 employees in the facility at maximum peak time. Utilizing the 10% reduction in alternative transportation being utilized, we anticipate a peak parking need for staff to be 25.

Based upon the above analysis, we project a parking maximum need of 170 spaces. The plan as presented provides a total of 166 unrestricted parking spaces, and 7 ADA parking spaces for a total of 173 on-site parking spaces.

In addition to providing adequate parking, the department is proposing limiting parking within the designated recreation center parking to a maximum of 3 hour for the public, and extended parking time for staff through permit parking only. We have based this time limit on data received from the general public and current users. Staff conducted a public survey regarding utilization of the proposed facility and length of time for anticipated use per visit. The results were 2.75% was less than one hour, 78% was less than two hours, 19% was less than 3 hours, and 0% was greater than 3 hours.

Peak staff parking is Monday through Friday, 8-5pm. Peak Client parking is Monday through Friday 6am to 9am and 4pm to 9pm, and weekends from 9am to 7pm.

Based upon this analysis, staff concludes that appropriate parking is being provided for the facility and the intended program use.

Vehicle and Pedestrian Circulation

Vehicle- Patrons will enter the site off Gill Ave via the new King Street extension. Vehicle and bus drop-off is provided at the front of the center. This is approximately 15% larger than the current bus drop-off at the existing center. Signage will be placed at the drop-off indicating 5-minute loading/unloading zone. Curbs will also be painted. Upon leaving the drop-off zone, buses can take a left into the parking lot and continue towards Home Ranch lot through the one-way outlet. This allows busses to access the oversized parking spaces. The one-way outlet also provides for passenger vehicles to access Home Ranch lot if spaces are full in the center lot.

The west and south center lots will be signed 3-hour parking only. This will be consistent with the proposed town lot parking plan. This is essential to ensure parking turnover at the center. Currently, based on our observations at various times of the year, 20% of the center lot is utilized by downtown merchant staff in the winter, and 50% of the center lot is utilized by a combination of merchant staff and downtown retail guests.

The parking lot to the north of the building will be signed and restricted to staff parking only. Permits will be issued to staff and must be prominently displayed in the vehicle while parking. This will be important to accommodate adequate staff parking, as the current north parking lot is consistently filled up with contractors and residents of Hidden Hollows subdivision.

Alternative Transportation- The project provides 25 bike racks immediately south of the main center entrance. The center has identified a location opportunity for Start bikes near the intersection of Gill Ave. and King Street. There are currently two Start bus stops within on block of the center, one at Deloney parking and one at Home Ranch parking. Start has a bus stop on Gill Ave. immediately west of King Street, however due to the switch towards Micro-transit they are not currently utilizing the stop.

Pedestrian/Cycle- King Street extension is designed with a contiguous sidewalk from Gill Ave to Mercill Ave. on the east side. A 10' wide multi-modal pathway is provided on the west side of King Street. These both provide effective north/south connections through the site. Pedestrian crossing of King Street and the main parking entrance is highlighted with concrete paved "table top" features. The goal is to create a visual and physical delineation for motorist that pedestrian crossing is prioritized. Sidewalks are also provided through the west parking lot linking the center's main entrance to Home Ranch parking.

Access into the renovated center will be off King Street on the west side of the building. The center will provide a new lobby and control desk at this point. All routine visitor access is through this point. Staff will be providing a "staff only" access on the north side of the building near staff parking. The splash pad area to the south will be accessed primarily through control in the center. The splash pad plaza may be utilized in the off-season and winter for other uses and may be accessed via the south parking lot.

Other Site Features

The project relocates the existing recycling bins to the northeast corner of Home Ranch lot. The new location will accommodate covered bins for reduced noise and maintenance. The relocation of recycling utilizes 2 existing parking spots in Home Ranch lot; however, this frees up 8 spaces overall in parking capacity. The recycling pavilion will be lighted from the interior ceiling and provide masonry block wall screening to the north and east.

The project as sited a public restroom/shower building on the west side of King Street, immediately east of the parking lot. The new structure will be operated by the center and provide community shower opportunities during the summer season. Currently visitors utilize the center showers as they enter and exit the backcountry from camping. The shower building will be locked at all times, and patrons can access the building through an automated system managed through the center's control desk. The facility will only be open during regular Recreation Center hours.

SECTION 2 – RELATED REPORTS

- **Civil Engineer's Report**
- **Traffic Study Impact Report**

FINAL DEVELOPMENT PLAN NOTEBOOK
TETON COUNTY / JACKSON PARKS AND RECREATION DEPARTMENT
RECREATION CENTER EXPANSION
SECTION 2
CIVIL ENGINEER'S REPORT

Prepared 2021-11-06

A. INTRODUCTION

This Final Development Plan Engineer's Report is intended to provide the engineering basis for design and to discuss engineering related issues for the proposed Teton County/Jackson Parks and Recreation Department's Recreation Center Expansion (TJRC). The basic layout and design elements are shown on the accompanying Final Development Plan Drawing Set and the general engineering items are discussed here.

B. SETTING

As shown on the Vicinity and Existing Conditions Maps of the accompanying Final Development Plan Drawing Set, the site is currently developed as a community Recreation Center with gyms, a pool, locker rooms, showers, meeting rooms, staff offices, and associated facilities. The proposed project expands the current TJRC with an additional gym, running track, additional offices and meeting rooms, and a climbing gym. The original building was constructed in 1994 and opened to the public in 1995. An office addition was completed in 2018 on the northwest corner of the building. In 2008 a connection was added to the new Jackson Elementary School located on the neighboring property.

C. SOILS AND SITE CONDITIONS

A geotechnical investigation was performed during October of 2015 by Nelson Engineering. A report was issued February 2018. The report identifies soils with poor engineering qualities in the upper 15 ft. to 20 ft. across the site. Groundwater was found at about 10 ft. during the October investigation. No faults or avalanche paths are present at the site. Refer to the geotechnical report in Section 4 – Supporting Documentation for further information.

D. ROADS AND ACCESS

The main access to and from the TJRC is currently at the East Gill Avenue and North King Street intersection. A second minor access to the west parking lot is located from East Gill Avenue about 170 feet to the west of this intersection. A third access exists from the intersection of North Willow and East Gill. This access routes through a portion of the elementary school parking lot.

For the improvements, the main access to the TCJPR will remain in its present location. The Gill and King intersection is planned for a redesign in the next few years. Some temporary measures will be taken to provide safe and reliable access to the TCJPR for all modes in the interim. The King Street Extension is a project approved by the Jackson Town Council in 2015 and the improvements have been funded through a Special Purpose Excise Tax (SPET) connecting Gill to Mercill through the TCJPR property. These improvements include a pathway, sidewalk, bus pullout and drop-off area, and a raised crossing from the West

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Parking Lot across King Street to the TCJPR Entry Plaza. A secondary access will be provided on the north end of the site at the intersection of the King Street Extension and Mercill Avenue. Currently, access to Mercill from the TCJPR is limited to emergency vehicles. The connection is closed off with bollards and a chain. A third connection is being made between the King Street Extension through the new TCJPR West Parking Lot to the Home Ranch Parking Lot. This connection will be a one-way-only connection from the TCJPR to Home Ranch. This connection is meant to provide circulation from the pullout on King in front of the TCJPR back to Gill and points south of Mercill without having to use Mercill and the traffic signal at North Cache and Mercill.

The King Street cross section is intended to define a complete street and will include, from east to west, a 6 foot sidewalk, two 10½ foot travel lanes, a 5 foot landscape buffer, and a 10 foot pathway. The sidewalk expands to 12 feet at the pull out and the buffer between the pathway and the road reduces to 2 feet at the 'pinch point' at the 'Kudar Corner.' The 6 foot sidewalk on the east side of King Street allows a route for pedestrian traffic from properties to the north, Hidden Hollow in particular, to access the TCJPR and also head towards the center of Town. The pathway extends the connection from Willow Street to the pathway on the west side of Hidden Hollow. This pathway has an eventual goal to link up with the North US 89 Pathway accessing Grand Teton National Park. A raised crossing of King Street was part of the approved King Street Extension approved by the Town Council in 2015. The raised crossing emphasizes pedestrian movement from the west parking lot across the pathway and King Street to the Entry Plaza.

E. Traffic

A traffic report has been prepared as part of this Development Plan submittal. The traffic study was prepared for the TOJ and includes alternatives designed as a complete street (multi-modal) corridor and discourage bypass type traffic from using the corridor. A preferred alternative was approved by the Town Council and is the basis for the corridor included in the FDP. The TIS is included in Section 4 - Supporting Documentation included in this application.

F. Parking

Anecdotally, the current parking at the TCJPR is adequate. It fills frequently for internal events, such as swim meets and during the busy summer months, but also serves as overflow for the Home Ranch and Elementary School parking lots. There are currently 154 parking spaces in the parking lots of the TCJPR, which includes 9 ADA spaces, 4 compact car spaces, and a community recycling node with recycling trailers and drop off area. The new parking

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plan adds 16 spaces to site. The recycling area is moved to the Home Ranch Parking Lot to gain the extra parking.

G. Pathways

A pathway will be added to the site as part of the King Street Extension. A 10 foot wide path will run from Gill to Mercill and be separated from the road way by a 5 foot landscape buffer most of the way. The buffer reduces to a 2 foot wide paver separation from the road at a pinch point where the extra width to maintain the 5 foot landscape buffer is not available. The pathway connects the Willow Street pathway corridor to the pathway recently constructed as part of the Hidde Hollow Project. These two pathway sections are planned to be connected in the future to other pathways to the north across Game and Fish property to eventually connect to the North 89 Pathway and Grand Teton National Park.

H. Grading, Drainage, and Stormwater

The location of the site in the valley creates unusual grading and drainage conditions. In this part of the Town the natural slope of the ground is to the north along the old creek bed of Cache Creek. This is unusual as most of the valley drains generally southward. The grading for this project follows this pattern as well as generally grading away from the building to provide positive drainage.

Stormwater drainage from the site is routed with a combination of direct discharge to the Cache Creek Tube, detention in stormwater detention structures, and on-site storage and infiltration in landscaped areas. Areas routed directly to the Tube include King Street and the roof drains from the TCJPR. The parking lots and adjacent contributing areas are routed along curbs with gutters to inlets and underground pipe networks connecting the inlet structures to the underground StormTech detention and infiltration galleries. There are three StormTech stormwater galleries proposed, one for each of the three main parking lots. The galleries are each sized to store the 10-year storm. The runoff calculation used a predevelopment condition of meadow grass to compare to the paved parking lot condition. Storms greater than 10 years (10% chance of recurring annually) are routed through the storage galleries and through overflow structures in the detention galleries to the Tube.

The Cache Creek Tube is a Town stormwater and irrigation water pipeline running from the mouth of Cache Creek Canyon to its outfall on the north end of Town near Perry and North Glenwood. The Town has a phased project to upgrade the capacity of the Cache Creek Tube and move it out of private property. One of those phases is included in this project and realigns the Tube out the Kudar property located to the west of the Rec Center into King Street. This phase makes the connection of a section constructed in 2017 as part of the

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Mercill Extension to Hidden Hollow and a section constructed in 2018 ending at the King and Gill intersection. This project also includes reconstruction of a stormwater pipeline connecting inlets at the drop off/parking area in front of the Davey Jackson Elementary School on north Jean Street to the new section of the Tube. Currently the line is too low to connect to the Tube.

I. Water

The project property is within the Town of Jackson and is served by the Town's water system. No new water connections are required for the TCJPR Expansion.

As part of this project and the King Street Extension, an 8" ductile iron waterline will be constructed to connect the existing 8" mains in Gill and Mercill. This connection will allow for additional system looping and provide better overall flows, pressures, and redundancy to the water system in this part of Town and has been identified in the TOJ Capital Improvements Projects for some time. The pipeline is located under the pathway to allow for ample space in the street corridor for the Tube and the realigned and extended sewer main.

J. Wastewater

A new wastewater connection is required for the Expansion. A new connection was chosen over excavating the building's interior concrete slab to connect to the existing sewer service. To accommodate the new building sewer, the existing sewer main will be extended north along King Street. A realignment of the southern portion of this main was required to accommodate the Cache Creek Tube in King Street.

K. Cable Utilities and Gas

Cable and Gas utilities will remain generally unchanged exterior to the building. The one exception is a new larger transformer required to match the increased electrical loads from the improvements. The transformer will be located in the same general area as the existing transformer.

L. Refuse, Garbage, Trash, and Recycling

No change in refuse, garbage, trash, or recycling are planned for the improvements. Existing systems have worked well over the years and will remain in place after the improvements.

M. Snow Storage

Snow storage has been managed well through the years at the TCJPR. Most snow removal/snow storage systems will remain in place. Ample area is provided to

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accommodate snow storage on a temporary basis. The TCJPR has access to the Rodeo Grounds snow storage area if snow needs to be hauled off to provide ample access and parking.

N. Groundwater, Streams, and Rivers

Groundwater was found at about 10 feet during the geotechnical investigation. Groundwater elevations will be considered for construction and for long term building function.

No active streams or rivers cross the site. An historic channel of Cache Creek was approximately 300 feet to the east of the TCPR at the elementary school.

O. Agricultural Structures, Water, and Water Rights

There are no known agricultural structures, groundwater rights, or surface water rights currently on the property. A thorough search of the Wyoming State Engineer's Office records has not been done and would be required to determine what, if any, rights exist on the property.

NORTH KING STREET EXTENSION

TRAFFIC IMPACT STUDY FINAL REPORT

JULY 2, 2018

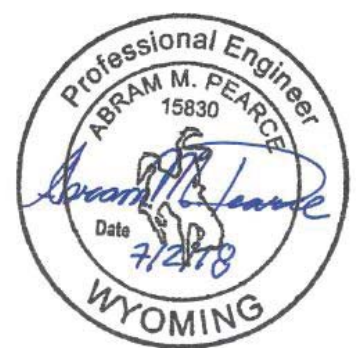
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North King Street Extension Study - Executive Summary

In 2006 voters approved a SPET proposition that included the cost for the planning, engineering, and construction of a downtown road extension between East Gill Avenue and North Cache Street. Since that time, Teton County Parks and Recreation has been working on plans for an expansion that includes site modifications to the Teton County Recreation Center. Site modifications include the option of revising the Recreation Center access drive to a complete street connection between East Gill Avenue and Mercill Avenue. The Town of Jackson (TOJ) Council directed Town staff to prepare a Traffic Impact Study that looked at alternatives for North King Street between East Gill Avenue and Mercill Avenue at the January 17, 2017 Town Council Workshop. Jorgensen Associates, P.C. (Jorgensen) was retained to prepare this report.

An important component to the North King Street project is to gain an understanding of how much traffic (all modes) would use this corridor once constructed. Future traffic volume forecasts were prepared for the planning year of 2027. Traffic growth rates were determined based upon historic traffic growth rates in the area as well as recent development proposals and student population reductions for Davey Jackson Elementary School (based upon the opening of Munger Mountain Elementary). Modal shifts consistent with the Jackson/Teton County Integrated Transportation Plan were applied. The westbound left turn from Mercill Avenue to southbound North Cache Street was eliminated as part of the Hidden Hollow project to improve that intersections performance. This is also reflected in the 2027 traffic volume projections.

The resulting estimated 2027 traffic volumes on a North King Extension are approximately equivalent to the upper end of traffic volumes for the TOJ Land Development Regulation Local Street classification design standards. Numerous advantages of developing a redundant route by implementing this extension were identified by stakeholder/user groups during the development of this study. Alternative street concepts were prepared for North King Street with traffic calming features to maintain slow travel speeds and minimize unnecessary cut-through traffic.

A workshop with the stakeholder/user groups was conducted on May 3, 2018 to review the alternative design concepts presented in this report. Workshop participants were in favor of Alternative 3. Workshop participants offered suggestions and comments for the alternatives. Recognizing that these alternatives are at a very conceptual level, each of these suggestions can be evaluated and incorporated into the preferred alternative as design progresses. These suggestions and comments are included in Appendix B.

Based upon the finding of this traffic impact study, Jorgensen recommends Alternative 3. The need for a redundant connection is imperative for all modes of transportation. However, because vehicular traffic volumes are anticipated to be on the upper end and potentially exceed a Minor Collector classification, it is imperative that traffic calming measures are implemented to maintain slow travel speeds and discourage bypass traffic.

The Town Council approved the study with recommended Alternative 3 at the June 18, 2018 Town Council Meeting.

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Alternative 2: Recreation Center Remodel Concept Plan

Alternative 3: New Roadway Alignment with Separated Bike Path and Detached Sidewalk

Alternative 4: New Roadway Alignment with 12' Lanes And 5' Bike Path

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- User Group Interview Notes

APPENDIX B

- June 18, 2018 Town Council Workshop Staff Report
- User Group Review Comments

APPENDIX C – Hidden Hollow Figure B.1

I. Introduction

In 2006 voters approved a SPET proposition that included the cost for the planning, engineering, and construction of a downtown road extension between East Gill Avenue and North Cache Street. Since that time, Teton County Parks and Recreation has been working on plans for an expansion that includes site modifications to the Teton County Recreation Center. Site modifications include the option of revising the Recreation Center access drive to a complete street connection between East Gill Avenue and Mercill Avenue.

The Town Council has directed Town staff to look at alternatives for North King Street between East Gill Avenue and Mercill Avenue. An important component to the North King Street project is to gain an understanding of how much traffic (all modes) would use this corridor once it is constructed. This report presents the study process, traffic data and traffic forecasting, a range of concepts for North King Street, schematic design alternatives, and preliminary recommendations. Twelve (12) traffic volume figures were prepared for this analysis to present each step of the analysis. They are all attached to this report for ease of sequencing through each figure.

II. User Group Interviews

A list of user groups was identified for North King Street by the Town of Jackson. One-hour interviews were held with each group. Brian Lenz, Town Engineer and/or Larry Pardee, Town Public Works Director participated in most of the interviews. User group interviews generally followed an outline of interview questions as provided in **Appendix A**. Notes from the interviews are also provided in **Appendix A**. The user groups and their attendees are listed below:

- Kathy Clay, Fire Marshall
- Todd Smith, Police Chief
- Brian Schilling, Jackson Hole Community Pathways Director
- Daren Bruggmann, START Bus
- Steve Ashworth, Teton County Parks and Recreation Director
- Jeff Daugherty and Paul Rossolo, Teton County School District
- Tyler Sinclair, Town of Jackson, Planning Director
- Mike Oltman, United States Forest Service (USFS)
- Sean O'Malley and Amy Ramage, Teton County Public Works
- Darin Kaufman, Wyoming Department of Transportation - District 3 Traffic Engineer

The user group interviews resulted in a discussion of the users' relative perception of traffic mobility for their services and all modes of travel in the study area. The user groups expressed traffic and safety concerns. The discussion resulted in generating various design options for North King Street between East Gill Avenue and Mercill Avenue.

Most of the user groups encouraged development of North King Street to improve the street network and provide redundancy in the street network. Pedestrian, bicycle, and emergency access along North King Street, between Mercill Avenue and East Gill Avenue, was very important to all user groups. Teton County Parks & Recreation, as well as the Teton County Fire Marshall, were concerned with mixing pedestrians walking to and from the Recreation Center west parking lot and general-purpose traffic on a proposed North King Street. All user groups encouraged a design that incorporates traffic calming measures to keep vehicle speeds slow and discouraged use as a bypass route.

Highlights of existing and potential future use of North King Street by user group are summarized below.

- Emergency access to Hidden Hollow would be improved with a North King Street connection. Without the connection, there are 168 units with only one ingress/egress at the end of a long corridor.

- A North King Street connection was not a high priority for emergency routing from north of Town to the Hospital. Emergency vehicles are accustomed to pushing through the traffic on North Cache Street.
- Community Pathways sees the connection as key to providing access for pedestrian and bicycle users to the street network without travelling on North Cache Street.
- Community Pathways also sees the benefits of connecting to the North Highway 89 Pathway without travelling on North Cache Street (the segment between Mercill Avenue the North Highway 89 is connected by a bike lane).
- START Bus appreciates a street network that provides options to adjust bus routing to capture more riders.
- Teton County Parks & Recreation uses the existing roadway for drop-off/pick-up at all times of the day with peaks in the morning, after school and evening. School buses pick up children at school and drop off at the front door of the Recreation Center.
- Teton County School District (TCSD) shared that attendance and traffic volumes would decrease at Davey Jackson Elementary School when Munger Mountain Elementary School is opened in the fall of 2018.
- TCSD is under pressure to adhere to State of Wyoming requirements that do not provide bus service to students within a one-mile radius of schools; therefore, encouraging walking or biking to school, due to budget constraints at the state level.
- The USFS encouraged development of a complete street network. No parking is allowed on Mercill Avenue adjacent to the building for security reasons.
- Teton County encouraged development of a complete street network.

III. Policy Guidance

A summary of adopted plans, policies, and regulations relevant to a potential North King Street extension is provided below.

2012 Jackson/Teton County Comprehensive Plan, Section 7. Multimodal Transportation

- Principal 7.1 - Meet future transportation demand through the use of alternative modes. Our transportation goal is to increase the use of alternative modes of transportation within the community to meet our future transportation demand. To achieve this goal, a year-round mode shift away from the single occupancy motor vehicle will be required. A combination of increased transit mode share along major corridors and the completion and use of an integrated transportation system that includes opportunities for rideshare, walking, and biking will all be needed to increase the use of alternative modes.
- Principal 7.2 – Create a safe, efficient, interconnected, multi-modal transportation network. The community’s transportation network will be based upon the provision of “complete streets” that address the needs of all users, with an emphasis on providing alternative transportation options. The connectivity, redundancy and efficiency of the network will encourage the desired mode shift and meet our community’s Ecosystem Stewardship Common Value.
- Principal 7.3 – Coordinate land use and transportation planning. Current and future land use patterns and the associated roadway network will greatly affect the community’s ability to meet its transportation goal. Complete neighborhoods and complete streets facilitate the use of alternative modes of transportation, lessening our dependence on the SOV and reducing our overall energy consumption.

Integrated Transportation Plan, Jackson/Teton, September 2015

- Both the Town and County will continue to invest in and improve the pedestrian environment, with an emphasis on streets in Town and in the villages and rural neighborhoods of the County. Walking by residents and visitors for short trips within settled areas will be significantly safer and more convenient than today.

- The Town and County will make bicycle infrastructure improvements along streets and roadways in populated areas and will continue to expend and improve the region's highly successful pathways network.
- Over 5% of daily trips made in Teton County (including Jackson) in 2013 will shift from single-occupant vehicle trips to walk, bike, and transit trips by 2035.
- Encourage active travel to and from school (walking, biking, skating, skiing).

Community Streets Plan, Town of Jackson, December 2015

- It is assumed that an extension of North King Street north of East Gill Avenue would be classified as a Local street based on the Motor Vehicle Network, page 10, and based on nearby streets and local land use.
- North King Street south of Gill Avenue as a BT (bus/truck) street between East Deloney Avenue and East Gill Avenue. The BT street then continues on East Gill Avenue between North King Street and North Cache Street.
- Based on the Sidewalk and Pedestrian Network, page 12, wide sidewalks exist on North Willow Street south of East Gill Avenue. Substandard sidewalks exist along East Gill Avenue.
- Bicycle lanes exist on North Willow Street between Deloney Avenue and East Gill Avenue and along East Gill Avenue to nearly North Cache Street.
- A bike lane and widened sidewalk are on the east side of North Cache Street, north of Mercill Avenue.

Land Development Regulations (LDRs), Town of Jackson, January 2015, Div. 7.6 Transportation Facility Standards

- C.1. Adequate Access. Adequate vehicular, bicycle, and pedestrian access shall be provided to all lots of record.
- C.2. Minimize Through Traffic. Local street system shall be designed to minimize through-traffic movements.
- C.5. Not Detract from Efficiency. Local circulation systems and land development patterns shall not detract from the efficiency of bordering major streets.
- C.9. Design for Relatively Low Volume. The local street system shall be designed for a relatively uniform low volume of traffic.
- D.10. Design to Discourage Excessive Speed. Local streets shall be designed to discourage excessive speeds.
- G.2. Right of Way. Design speed of a Local street is 25 mph. The capacity for Average Daily Traffic (ADT) is up to 1,500.

Hidden Hollow Traffic Impact Study, Jorgensen Associates, P.C., May, 2017

- Trip generation, traffic assignment, analysis methodology and data resources are used in this study for coordination and consistency. The Hidden Hollow Traffic Impact Study was reviewed and approved by the Town of Jackson and the Wyoming Department of Transportation (WYDOT), consistent with regulations and policies.
- Mercill Avenue east of North Cache Street to the Hidden Hollow residential development will be designed with two 10.5-foot lanes, a 10-foot pathway on the north and a 6-foot sidewalk on the south. Both bicycle and pedestrian facilities are proposed to include 4 to 5-foot vegetated buffers to the back of curb providing additional protection for these alternative modes of transportation.

IV. Study Area Traffic Volumes

The study area includes North Cache Street to the west, North Willow Street to the east, East Deloney Street to the south and Mercill Avenue to the north. New traffic data were collected on East Gill Avenue in May 2017. May traffic is a good indicator of local traffic volumes as it reflects the lowest seasonal tourist visitation and schools are still in session. Traffic volume data were collected on a Tuesday and Thursday during three hours of the A.M. peak period and three hours of the P.M. peak period.

Traffic volume data were provided by WYDOT on North Cache Street at East Gill Avenue and Mercill Avenue. These data were collected in September 2015. A growth factor of 1% per year was applied to the 2015 volumes, consistent with the *Hidden Hollow Traffic Impact Study*, May 5, 2017, to prepare 2017 baseline traffic volumes at North Cache Street and Gill Avenue. On a daily basis, September volumes on North Cache Street are higher than May traffic volumes. However, the A.M. and P.M. peak hour east-west volumes on Gill Avenue to and from North Cache Street were less in September than the May A.M. and P.M. peak hour traffic volumes collected in May 2017 at East Gill Avenue and Center Street. The traffic volumes on Gill Avenue approaching North Cache Street were therefore balanced to the traffic volumes on East Gill Avenue at Center Street.

A.M. peak hour traffic volumes are presented in **Figure 1** and the P.M. peak hour traffic volumes are presented in **Figure 2**. The A.M. and P.M. peak hours were identified by evaluating the peak three hours of traffic data. The A.M. peak hour occurs between 7:45 A.M. and 8:45 A.M. The P.M. peak hour occurs between 4:00 P.M. and 5:00 P.M. Two intersections showed a P.M. peak hour between 3:45 P.M. and 4:45 P.M., but the hourly traffic volume was close to the 4:00 P.M. to 5:00 P.M. hour so 4:00 P.M. to 5:00 P.M. was selected for consistency. Tuesday and Thursday traffic volume data were averaged.

Traffic volumes on East Gill Avenue at North Cache Street were adjusted to balance with traffic volumes on East Gill Avenue at Center Street. The westbound approach volume on East Gill Avenue at North Cache Street (left turn, through, and right turn volume) was less than the westbound volume leaving the intersection of East Gill Avenue and Center Street. The approach volume on East Gill Street at North Cache Street was increased to balance to the westbound volume west of Center Street. The traffic volumes North Cache Street at the northbound approach to Mercill Avenue were balanced to the northbound volumes leaving East Gill Street, and the southbound volumes on North Cache leaving Mercill Avenue were balanced to the approach volume at East Gill Street. Balancing was relatively minimal. Traffic volumes on East Gill Avenue and North Willow were not balanced between intersections as the volumes were very close to balanced and any inconsistencies would reflect driveway activity.

V. Traffic Volume Forecasts

Future baseline A.M. and P.M. peak hour traffic volumes were increased consistent with the *Hidden Hollow Traffic Impact Study* (Hidden Hollow TIS) methodology. The Hidden Hollow TIS reported historical traffic growth on North Cache Street at 0.85% per year since 2009, and a 1% per year traffic growth rate was applied over a 10-year horizon. Existing A.M. and P.M. peak hour traffic volumes were increased by 1% per year to 2027. A trip reduction factor for a shift in mode share was applied to the forecast traffic volumes based on the findings as documented in the *Jackson/Teton County Integrated Transportation Plan* (Jackson/Teton ITP, 2015) and consistent with the Hidden Hollow TIS. A 3% mode shift to walk, bicycle, and transit is identified in the Jackson/Teton ITP by 2024 (ITP Figure 6). A 3% reduction factor was applied to the forecast 2027 volumes. The small incremental increase that could occur between 2024 and 2027 was not estimated for simplicity and would reflect a more conservative estimate. Future baseline 2027 A.M. peak hour traffic volumes are presented in **Figure 3** and future baseline 2027 P.M. traffic volumes are presented in **Figure 4**. A decision was made to eliminate the westbound left turn from Mercill Avenue to southbound North Cache Street during design upgrades of this intersection for the Hidden Hollow project. This is reflected in the 2027 future baseline traffic volumes.

Development Potential within Transportation Network

There are three potential redevelopment projects within the project area and a reduction in students at Davey Jackson Elementary School (DJES) due to the construction of the new Munger Mountain Elementary School. The projects include:

- The Center Street project – this project will replace a walk-in bank and single office tenant off with a hotel/apartment/restaurant/retail development. This project is currently in the Town of Jackson development approval process.
- The CaRE project – this project will replace a commercial office building, a duplex, and a 4-unit apartment building with a seasonal housing/residential short-term rental/affordable and workforce housing/retail project. This project has had a Town of Jackson Pre-Application Conference, but is subject to the moratorium.
- The Westmount Workforce Housing project – the project will construct apartments and some retail space on the lot currently housing the Jackson Hole Children’s Museum. This project has submitted the Town of Jackson Pre-Application conference application.
- The construction of the new Munger Mountain Elementary School will result in the reduction of students at DJES from an enrollment of 569 students to 275 students.

A trip generation estimation of these projects was prepared to check on their impact to the 1-percent per year traffic growth estimate included in this study. Trip generation was developed based on the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition). The table below summarizes that estimation:

Project	Current P.M. Peak Hour Generation	Proposed P.M. Peak Hour Generation
Center Street Project*	95 trips/hour	100 trips/hour
CaRE Project	12 trips/hour	52 trips/hour
Westmount Workforce Project	15 trips/hour	29 trips/hour
DJES	148 trips/hour	72 trips/hour
Total	270 trips/hour	253 trips/hour

* Estimate per Center Street Project Development Plan Submittal Traffic Impact Analysis prepared by Nelson Engineering, September 2017

The trips on the network within the study area are actually reduced due to the significant reduction in students at DJES. Based upon this analysis, we conclude that the 1% traffic growth assumption is appropriate.

Traffic Forecasts

Future baseline traffic volume diversion to a North King Street connection was estimated independent of the Hidden Hollow traffic diversion estimates. Diverted traffic occurs when vehicles that are already on the street system change their route due to changes in the street network or other traffic conditions. Diverted traffic results in both additional traffic on North King Street and reduced traffic volume at other intersections. Guidelines for diversion estimates are listed below.

- During the A.M. and P.M. peak hour, all of the westbound right turn traffic on East Gill Avenue at North Cache Street would divert to North King Street for a worst-case estimate.
- During the A.M. and P.M. peak hour, all of the southbound left turn traffic on North Cache Street to East Gill Avenue would divert to North King Street.
- The resulting redistribution of traffic at the intersection of East Gill Avenue and North King Street is estimated based on directional approach volumes at the intersection.

The trip assignment of diverted 2027 baseline trips is presented in **Figure 5** for the A.M. peak hour and **Figure 6** for the P.M. peak hour. Note that when trips are diverted, intersection approaches show a volume added to an intersection movement and the same volume removed from an intersection movement (shown in parenthesis).

Trip generation and traffic assignment for the Hidden Hollow development, with and without a North King Street connection, was prepared for the Hidden Hollow TIS. Figure 8 of the Hidden Hollow TIS is provided as **Figure B.1** in **Appendix B** and shows A.M. and P.M. peak hour traffic volumes at the intersections of North Cache Street/Mercill Avenue and North Cache Street/East Gill Avenue. The traffic distribution shown in Figure B.1 were modified to reflect the “No Left” on Westbound Mercill Avenue, included in the final designs submitted to WYDOT for the proposed Mercill Avenue corridor. These traffic volumes were assigned to study area intersections. **Figure 7** shows Hidden Hollow A.M. peak hour trip assignment without a North King Street Extension and **Figure 8** shows Hidden Hollow A.M. peak hour trip assignment with a North King Street Extension. **Figure 9** shows Hidden Hollow P.M. peak hour trip assignment without a North King Street Extension and **Figure 10** shows Hidden Hollow P.M. peak hour trip assignment with a North King Street Extension.

The 2027 estimated A.M. and estimated P.M. traffic volume with a North King Extension was calculated by summing:

- 2027 Baseline P.M. Peak Hour Traffic Volumes,
- Peak Hour Diverted Trips, and
- Hidden Hollow Traffic Assignment with a North King Extension.

The 2027 A.M. and P.M. peak hour traffic forecasts are presented in **Figure 11** and **Figure 12**, respectively. At the intersection of North King Street and East Gill Avenue the total number of vehicles entering the intersection, when each approach is summed, is approximately the same without or with a North King Street connection. Traffic volumes shift from one movement to another at this intersection. Some minor differences occur due to some vehicles being trip ends for the Recreation Center. A few trip ends would ingress/egress the Recreation Center from Mercill Avenue on the north via the connection.

Daily Traffic

The P.M. peak hour typically represents 10% of daily traffic. The North King extension would include both through traffic with Hidden Hollow traffic and Recreation Center traffic. The future baseline traffic volumes, without a North King Street Extension, reflect Recreation Center traffic with a 1% per year increase. Recreation Center traffic exists independent of the connection. The P.M. peak hour two-way traffic volume for through traffic plus Hidden

Hollow is 190 and as an estimated 10% of daily traffic the estimated future daily traffic would be 1,900 vehicles. An example of similar traffic volume exists on Kelly Avenue, west of Millward Street where daily traffic volumes were 2,113 vehicles on June 13, 2017 (Source WYDOT).

Table 1: North King Street 2027 Traffic Volumes – with extension

Peak Hour	Traffic Source	NB	SB	Total	Estimated Daily Traffic
A.M.	Through/diverted traffic plus Hidden Hollow traffic	74	104	178	n/a
	Recreation Center Traffic	68	34	102	n/a
P.M.	Through Traffic plus Hidden Hollow	111	79	190	1,900 ^a
	Recreation Center Traffic	66	41	107	n/a

a) Daily traffic volume estimated as 10% of P.M. peak hour for typical mixed neighborhood traffic.

The estimated daily through traffic volume exceeds the daily volume of a Local street (1,500) by approximately 400 vehicles. A reduction of 40 vehicles in the P.M. peak hour, or approximately 20 in each direction would achieve 2027 future daily traffic volumes consistent with a local street designation. With this in mind, design concepts should be developed to discourage bypass type through traffic through complete street and traffic calming methodologies.

VI. *Future Traffic Conditions*

The intersection of North Cache Street and Mercill Avenue would have a reduction in traffic for the northbound approach that becomes an increase in the Mercill Avenue westbound right turn volume. This would reduce overall intersection delay. The right turn volume from Mercill Avenue would experience delay due to pedestrian and bicycle crossing of the north leg. The southbound approach volume on North Cache Street is a reduction in the through volume and an increase in the southbound left turn volume. The road section of this approach includes a separate left-turn-lane. This increased left turn volume would increase overall intersection delay; however, the delay caused by waiting for the southbound left turn signal to turn green could reduce the volume of diverted traffic to North King Street. Additionally, with the historic use of the left-turn-lane minimal, the turning movement has available capacity. The elimination of the westbound left turn from Mercill Avenue to southbound North Cache Street would improve intersection operations. Pedestrians and bicyclists accessing the North Highway 89 Pathway, to and from East Jackson, would shift to the intersection of Mercill Avenue and North King Street and reduce vehicle delay at the intersection at the North Cache Street and Mercill Avenue intersection.

The intersection of North Cache Street and East Gill Avenue would have an overall reduction in traffic volume due to diversion of the southbound left and the westbound right turns. This intersection would experience a reduction in overall delay.

The intersection of North King Street and East Gill Avenue would experience shifts in traffic volume for nearly all movements, but the sum of all approaches would remain the same (except for a small amount of Hidden Hollow traffic).

Traffic volumes at the intersections of North Willow Street/East Gill Avenue and North Willow Street/Delaney Avenue would remain the same (except for a small amount of Hidden Hollow Traffic).

The intersection of Mercill Avenue and North King Street would be a very low-volume intersection that provides an option for pedestrians and bicycles to cross at a low-volume intersection to the North Highway 89 Pathway.

Overall, the connection would supply a redundant route in Jackson and supply crucial connectivity for bicyclists, pedestrians, and vehicles. An opportunity exists for public transit (START) to play a larger role in this vicinity given the dense residential development in Hidden Hollow and the high intensity of use at the Recreation Center. The re-routing of traffic will largely aid in increasing serviceability on the two signalized intersections in the study. Due to the location of the connector in relation to the Recreation Center, design of should focus on minimizing through traffic to keep the roadway as a local roadway designation. Narrow travel ways, complete streets, and traffic calming features should be utilized in providing a safe, functional connector that helps the community meet its transportation goals.

VII. North King Street Connection Design Concepts

Design concepts for a North King Street connection to Mercill Avenue were developed through feedback from the user group interviews and the project team, complete street design considerations for Mercill Avenue, and complete street design considerations for the North King Street connection developed as part of the Recreation Center master planning project. Design concepts and key features are described below, followed by a summary of the concept findings. Up to three concepts were selected for preliminary design.

1. Existing alignment, existing infrastructure – add pedestrian facility, bike path connection and emergency access between East Gill Avenue and Mercill Avenue

- Design intersection of Mercill Avenue and driveway to Recreation Center north parking lot as a four-leg intersection with pedestrian crosswalks and pathway crossing.
- Provide 20-foot-wide travel way from Mercill Avenue to turnaround at Recreation Center.
- Bikeway crossing to north side of Mercill Avenue.
- Pedestrian access to sidewalk on Mercill Avenue.
- Install Teton County Fire and EMS acceptable gate for emergency vehicles.

Concept level findings:

- Low cost.
- Provides pedestrian, bicycle, and emergency access to Hidden Hollow residences.
- Provides connection to bike path on north side of Mercill and North Highway 89 Pathway.
- Gates can malfunction, cause delay to emergency vehicles.
- Hidden Hollow vehicular traffic must circulate through intersection of Mercill Avenue and North Cache Street.
- Lower traffic volumes through the Recreation Center driveway reduces vehicle/pedestrian conflicts between parking lot and Recreation Center.

2. Proposed alignment – Recreation Center access only – Recreation Center Remodel Concept Plan

[see file: Teton County/Jackson Recreation Center – Master Plan dated October 2017]

- Turnaround loop at north end.
- Access to Recreation Center parking lot as intersection with Mercill Avenue on north side forms four-leg intersection.
- Stop sign control for north and south legs.
- Pedestrian Connection.
- Bicycle path west of sidewalk, crossing Mercill west of new intersection.
- 20-foot emergency access between north parking lot and turnaround loop.

Concept level findings:

- Pedestrian, bicycle, and emergency vehicle access provided between East Gill Avenue and Mercill Avenue.
- Infrastructure investment could be comparable to complete street options without providing local traffic circulation option or system redundancy.
- Hidden Hollow vehicular traffic must circulate through intersection of Mercill Avenue and North Cache Street.
- Truck access for school deliveries should be confirmed with truck turning templates. Design of new parking area on the north side of the Recreation Center could include potential alternative access off of Hidden Hollow Road to aid in school deliveries.
- Gates can malfunction, cause delay to emergency vehicles.
- Lower traffic volumes through the Recreation Center driveway reduces vehicle/pedestrian conflicts between parking lot and Recreation Center.

3. Proposed alignment – all modes – Complete Street with traffic calming

- 24 feet wide section with 10.5-foot wide lanes plus 1.5 foot to curb.
- Full 5-foot vegetated buffers between curb and pathways/sidewalks.
- Detached 6-foot sidewalk east of North King Street.
- 10-foot detached pathway west of North King Street.
- Wide, raised crosswalk between parking lot and Recreation Center to slow traffic
- Design includes drop-off/pick-up
- START Bus integration. Provides access to transit circulation. Geometry may require transit to be completed in car pooling or micro-transit alternatives within the site. Potential for bus station on East Gill Avenue for larger transit vehicles.
- Signed speed limit of 15 mph

Concept level findings:

- Pedestrian, bicycle, and emergency vehicle access provided between East Gill Avenue and Mercill Avenue. Provides opportunity for connection to North Pathway without using North Cache Street
- Improves options for START bus to develop new service plans including new drop-off/pick up locations and micro-transit in downtown areas
- Develops a street network and provides redundancy
- Local traffic from Hidden Hollow is not forced to circulate through signal at Mercill Avenue and North Cache Street, removing traffic from busy corridor
- Narrow corridor provides natural traffic calming feature to interact with other traffic calming features such as raised cross walks, low speed limits, vegetated buffer areas, etc. Help to meet the needs associated with providing vehicle connectivity, bicycle/pedestrian connectivity, and pedestrian conflict with Recreation Center access.
- Pedestrians from Recreation Center west parking lot cross North King Street which carries local traffic [refer to traffic volume increase shown in figure/report]

4. Proposed alignment –all modes – Complete Street with traffic calming

[see file: 15063 DD Civil Progress Set 20151009]

- 12-foot travel lanes.
- 5-foot directional pathways on shoulders.
- Attached 6-foot sidewalk east of North King Street.
- Wide, raised crosswalk between parking lot and Recreation Center to slow traffic.
- Design includes drop-off/pick-up.

- Signed speed limit of 15 mph.

Concept level findings:

- Pedestrian, bicycle, and emergency vehicle access provided between East Gill Avenue and Mercill Avenue. Provides opportunity for connection to North Pathway without using North Cache Street.
- Improves options for START bus to develop new service plans including new drop-off/pick up locations and micro-transit in downtown areas.
- Develops a street network and provides redundancy.
- Local traffic from Hidden Hollow is not forced to circulate through signal at Mercill Avenue and North Cache Street, removing traffic from busy corridor.
- With direction pathways on shoulders, the street corridor is much wider than Alternative 3. Corridor is wide enough that it will not have the same traffic calming ability of the narrower cross-section described in Alternative 3. Other calming features such as raised cross walks and lower speed limits can help slow traffic.
- Bicycle lanes on shoulders does not provide the vertical separation or horizontal buffer from traveling vehicles.
- Pedestrians from Recreation Center west parking lot cross North King Street which carries local traffic.
- [refer to traffic volume increase shown in figure/report].

Alternatives for concept level design

A range of alternatives is recommended for concept level design, from low cost with minimal changes to the Recreation Center to a Complete Street design for all modes. The alternatives recommended are:

1. Existing Recreation Center access road alignment, existing infrastructure – add pedestrian facility, bike path connection and emergency access between East Gill Avenue and Mercill Avenue. This would be the lowest-cost alternative with fewest changes to the Recreation Center access and parking. This should be considered the minimum improvements necessary on site in order to supply pedestrian/bicycle connectivity to North Jackson as well as emergency access to Hidden Hollow.

2. Proposed alignment - Recreation Center access only – Recreation Center Remodel Concept Plan. Similar functional use as design Alternative 1 with pedestrian/bike/emergency access to the north end of the Recreation Center. Based on the Recreation Center Remodel Plan, this alternative would provide functionality of the site including improved drop-off/pick-up, improved parking, improved roadway alignment. This alternative does not provide vehicle connectivity/redundancy to the transportation network while still requiring major investment. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015.

3. Proposed alignment – all modes (vehicles, START, school buses, bicycles, and pedestrians) – Complete Street with traffic calming. Meets numerous transportation plan and policy goals. Concept level design provides opportunity to develop traffic calming measures in street design including narrow corridor, raised cross walks, buffers between traffic and pedestrian/bike facilities. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015.

4. Proposed alignment - all modes (vehicles, START, school buses, bicycles, and pedestrians) – Complete Street with traffic calming. Meets numerous transportation plan and policy and goals. Concept level design provides opportunity to develop traffic calming measures in street design including raised cross walks and low marked speed limits. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015.

See North King Street Conceptual Renderings

VIII. Conclusions/Recommendations

The construction of a North King Street Connector, connecting East Gill Avenue to Mercill Avenue, would provide much needed redundancy in the downtown Jackson street network for all modes. The traffic analysis included evaluated existing May traffic levels, anticipated traffic growth, proposed developments, reduction in school enrollment anticipated at Davey Jones Elementary School, anticipated trip generation from Hidden Hollow Development, and assumed conservative scenario re-routing of existing traffic. As analyzed, traffic volumes are anticipated to be approximately 1,900 vehicles/day. This value is slightly higher than the Town of Jackson Land Development Regulation Local Road designation of 1,500 vehicles/day (LDR Section 7.6.3.G). For comparison, a similar traffic level currently experienced in Jackson would be Kelly Avenue, west of Millard Street. This segment was measured to have 2,113 vehicles on June 13, 2017.

Overall, anticipated traffic levels represent a redundant route in the transportation network as opposed to a bypass route. The development of a complete streets connection provides great benefits to the community including, but not limited to;

- Redundant access to 168 unit residential area (Hidden Hollow).
- Pedestrian/bicycle redundant connectivity to north Jackson.
- Alternative Route/System Redundancy improving circulation and emergency access.
- Potential to aid in congestion relief at busy signalized intersections along North Cache Street by re-routing residential trips to Hidden Hollow, emergency vehicles, and end trips to the Recreation Center.

Due to the safety concerns of the mixing of a connector roadway with residential users of the Recreation Center, the design of the roadway is essential on minimizing and slowing through traffic and strategically utilizing traffic calming features to improve roadway crossing safety. Proper signing for pedestrians, speed limits (recommended 15 mph), etc. should be incorporated into final designs.

Preferred Alternative:

Jorgensen recommends the design of the collector as a complete street designed connector in order to help aid the community in progressing in its long-term transportation goals. Alternatives 3 and 4 both supply the area with a redundant route as well as provide bicycle/pedestrian/emergency access connectivity/transit connectivity. Both promote the following principals from the 2012 Jackson/Teton County Comprehensive Plan.

1. Principal 7.1 - Meet future transportation demand through the use of alternative modes.
 - a. Provide bicycle/pedestrian connectivity.
 - b. Potential for transit improvements through additional drop-off/pick-up locations, downtown circulation, and micro transit.
2. Principal 7.2 – Create a safe, efficient, interconnected, multi-modal transportation network. The community’s transportation network will be based upon the provision of “complete streets” that address the needs of all users, with an emphasis on providing alternative transportation options.
3. Principal 7.3 – Coordinate land use and transportation planning.
 - a. Connectivity of neighborhood area.

The connector is a feasible improvement to progress the transportation system in Jackson, supplying redundancy and promoting active travel within a connected community. Upon review of the alternatives, a final preferred alternative will be developed with coordination between the Town Council and Jorgensen.

Other Design Consideration:

With any improvements, the following items should be considered with final design of any of the alternatives.

1. Parking

The parking identified in the North King Street alternative concept plans is either the existing parking supply for alternative 1, or as designed in the Teton County Parks and Recreation Design Development plans developed in 2015 for alternatives 2, 3, and 4. As the horizontal alignments in these alternatives is very similar to those shown in the DD plans, parking has not been altered from the requirements as determined by the Recreation Center. As a preferred alternative is selected and detailed design moves forward, it will be important to coordinate with the Recreation Center to ensure an adequate supply of parking is provided.

2. Transit

Inclusion of improved START Bus facilities, routes, functionality is crucial in promoting alternative transportation modes in the community. As identified in alternatives 2, 3, and 4, additional drop-off/pick-up locations, improved circulation, and potential micro-transit are all possible improvements that can be incorporated into final design. It is important that transit have a physical and visual presence in improvement projects.

3. School Deliveries/North Recreation Parking Access

During the review meeting with Town Staff (outlined in Task 6 of the Project Scope), the design of the parking area north of the Recreation Center could use improvements to solve the current issue of delivery vehicles to the school. The final design will need to accommodate a WB-40 vehicle. Providing an area for the vehicle to safely back up to the school delivery area is important. With the presence of Hidden Hollow Road to the north, a potential alternative access to the parking area could be explored off of Hidden Hollow Road (opposite underground parking access to eastern apartment) to help aid truck deliveries. Final design may alter access to this parking area and improve upon this existing problem.

4. Final Design Considerations

The alternatives provided are conceptual, including the items most helpful in determining how to move forward. Final design components, including access points, moving components, grading, island locations, etc. will need to be finalized within final design improvements of the roadway/Recreation Center site.

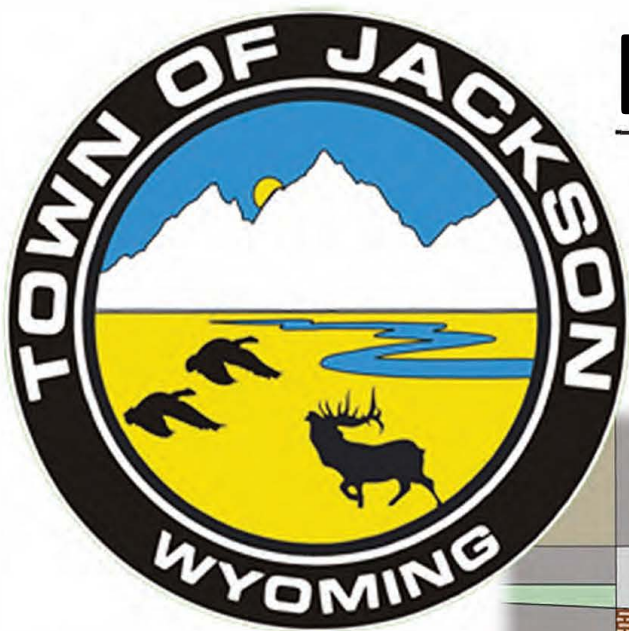
Recommended Associated Improvements:

- Signal phasing and channelization at Mercill Avenue and North Cache Street. Pedestrians and bicycle intersection improvements.
- North King Street between East Deloney Avenue and East Gill Avenue – wide sidewalks for bus loading.
- Implement pathway link from Mercill Avenue at the Recreation Center driveway to Rosencrans and north to the North Highway 89 Pathway.

North King Street Conceptual Renderings



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NORTH KING STREET EXTENSION

ALTERNATIVE 1

EXISTING INFRASTRUCTURE W/ PEDESTRIAN AND BICYCLE CONNECTION/EMERGENCY ACCESS

KEY FEATURES

EMERGENCY ACCESS THROUGH GATED ACCESS TO MERCILL AVE

PEDESTRIAN CONNECTION HIDDEN HOLLOW DEV. TO RECREATION CENTER AND SOUTH STREET NETWORK

BICYCLE CONNECTION TO NORTH JACKSON PATHWAYS



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NORTH KING STREET EXTENSION

ALTERNATIVE 2

RECREATION CENTER REMODEL CONCEPT PLAN

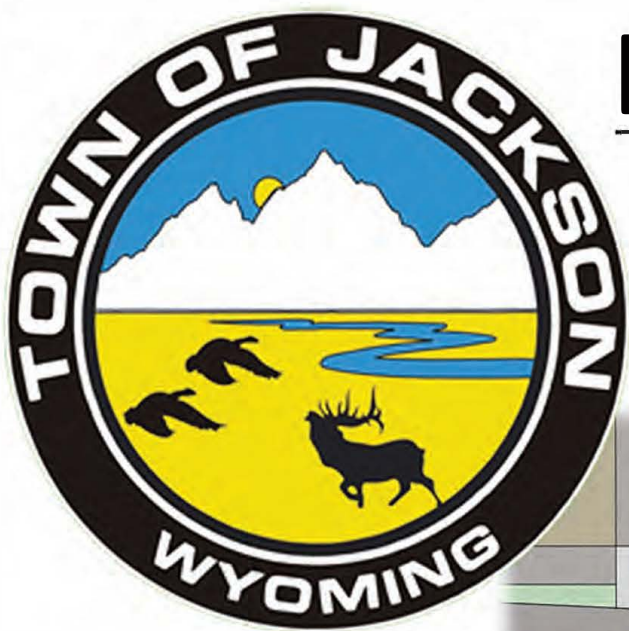
KEY FEATURES

- TURNAROUND LOOP AT NORTH END
- EMERGENCY ACCESS THROUGH GATED ACCESS TO MERCILL
- BICYCLE CONNECTION TO NORTH JACKSON PATHWAYS
- PEDESTRIAN CONNECTION HIDDEN HOLLOW DEV. TO RECREATION CENTER AND SOUTH STREET NETWORK



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NORTH KING STREET EXTENSION

ALTERNATIVE 3

NEW ROADWAY ALIGNMENT WITH
SEPARATED BIKE PATH AND DETACHED SIDEWALK

KEY FEATURES

COMPLETE STREETS &
CONTINUOUS FLOW

10.5' TRAFFIC LANES &
5' LANDSCAPE BUFFERS

10' PATHWAY & 6' SIDEWALK

RAISED PED CROSSINGS

PEDESTRIAN CONNECTION
THROUGH PROPERTY



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NORTH KING STREET EXTENSION

ALTERNATIVE 4

NEW ROADWAY ALIGNMENT WITH
12' LANES AND 5' BIKEPATH

KEY FEATURES

COMPLETE STREETS &
CONTINUOUS FLOW

MERCILL TO GILL CONNECTION
BICYCLE LANES ROADWAY

RAISED PEDESTRIAN CROSSINGS

PEDESTRIAN CONNECTION
THROUGH PROPERTY



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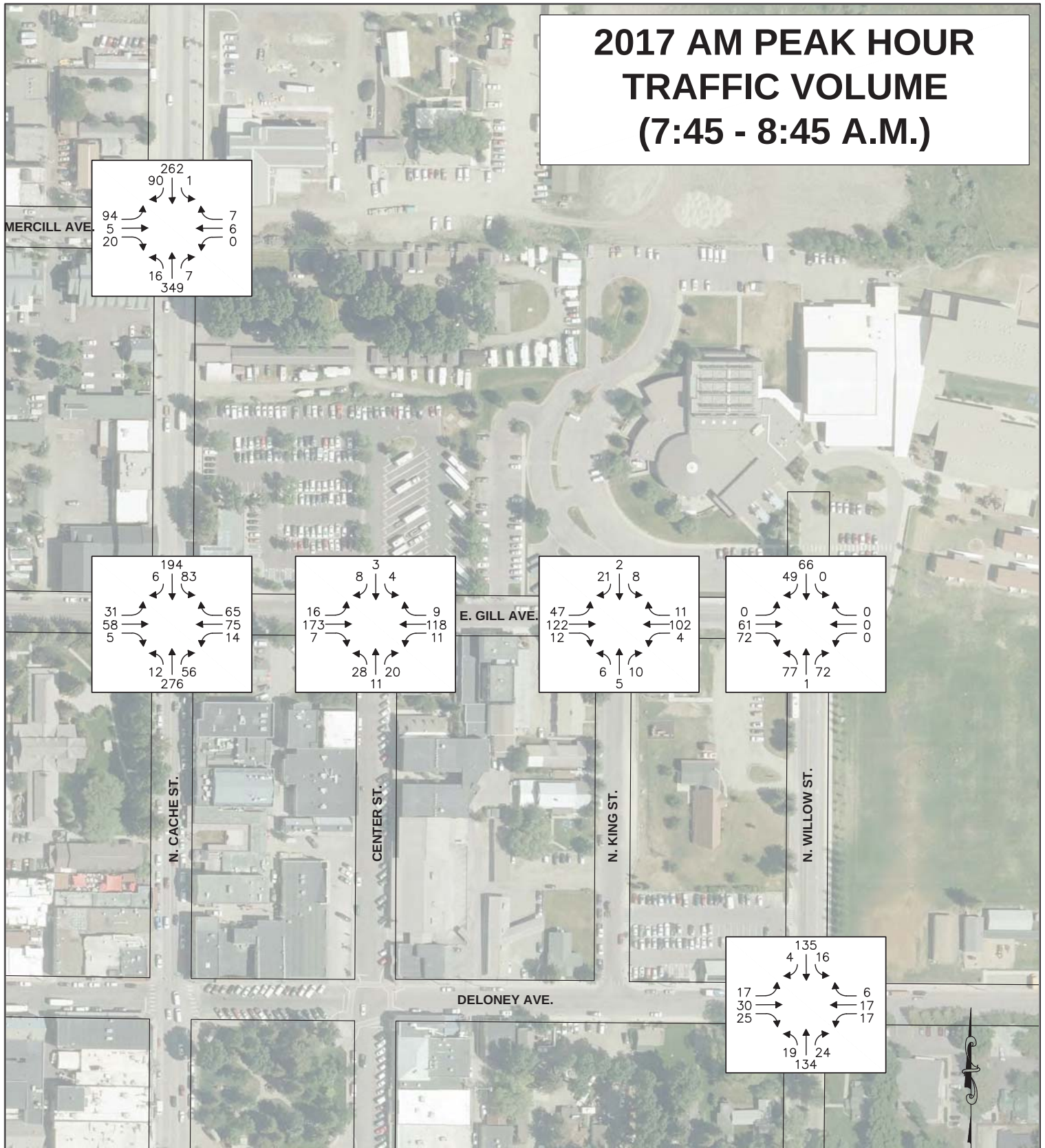
TRAFFIC FIGURES



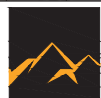
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FIGURE 1
NORTH KING EXTENSION STUDY

2017 AM PEAK HOUR TRAFFIC VOLUME (7:45 - 8:45 A.M.)



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JORGENSEN
It's About People, Trust and Know How

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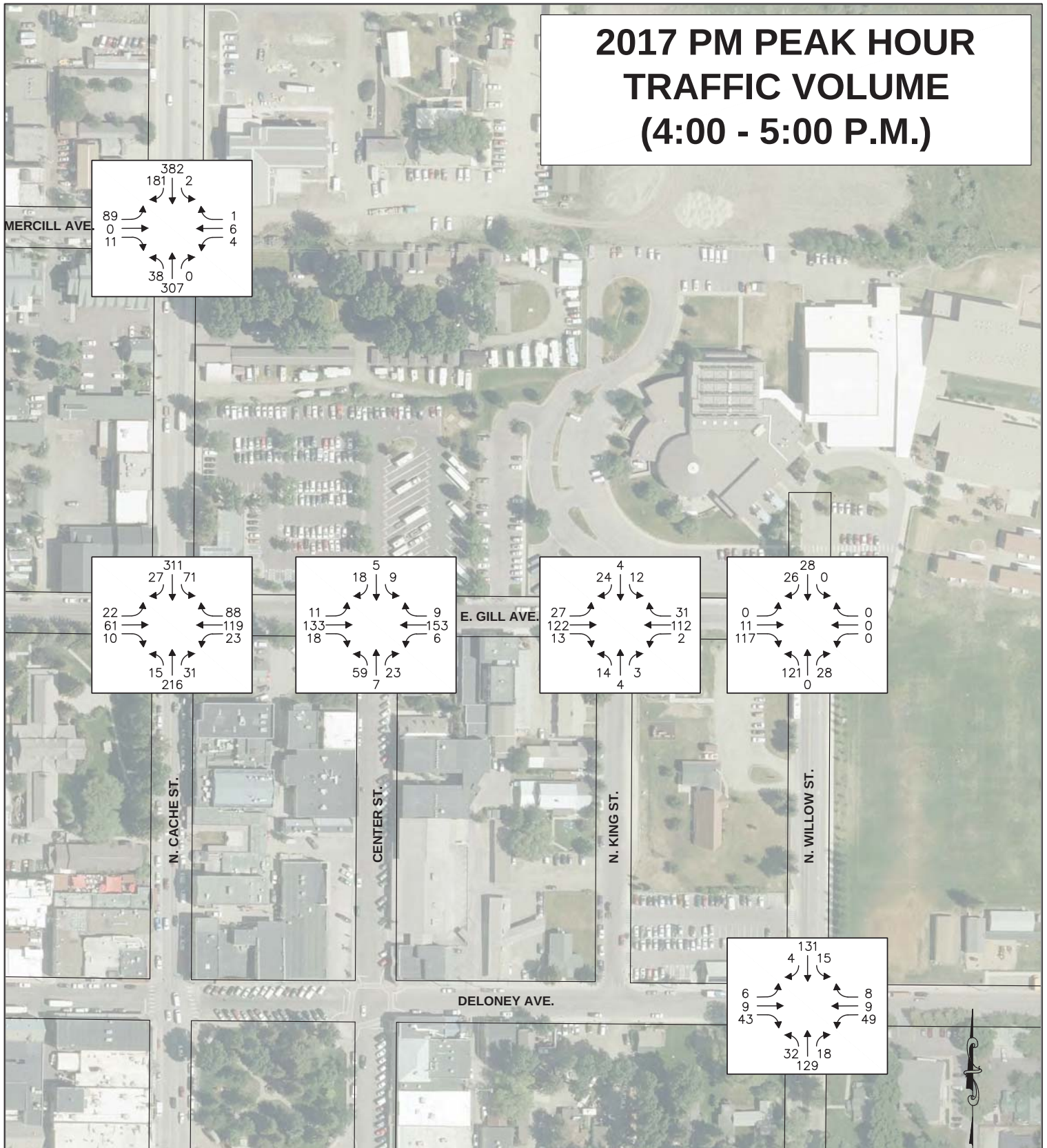
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Map Prepared: March 23, 2018

Project No.: 17036

FIGURE 2
NORTH KING EXTENSION STUDY

2017 PM PEAK HOUR TRAFFIC VOLUME (4:00 - 5:00 P.M.)



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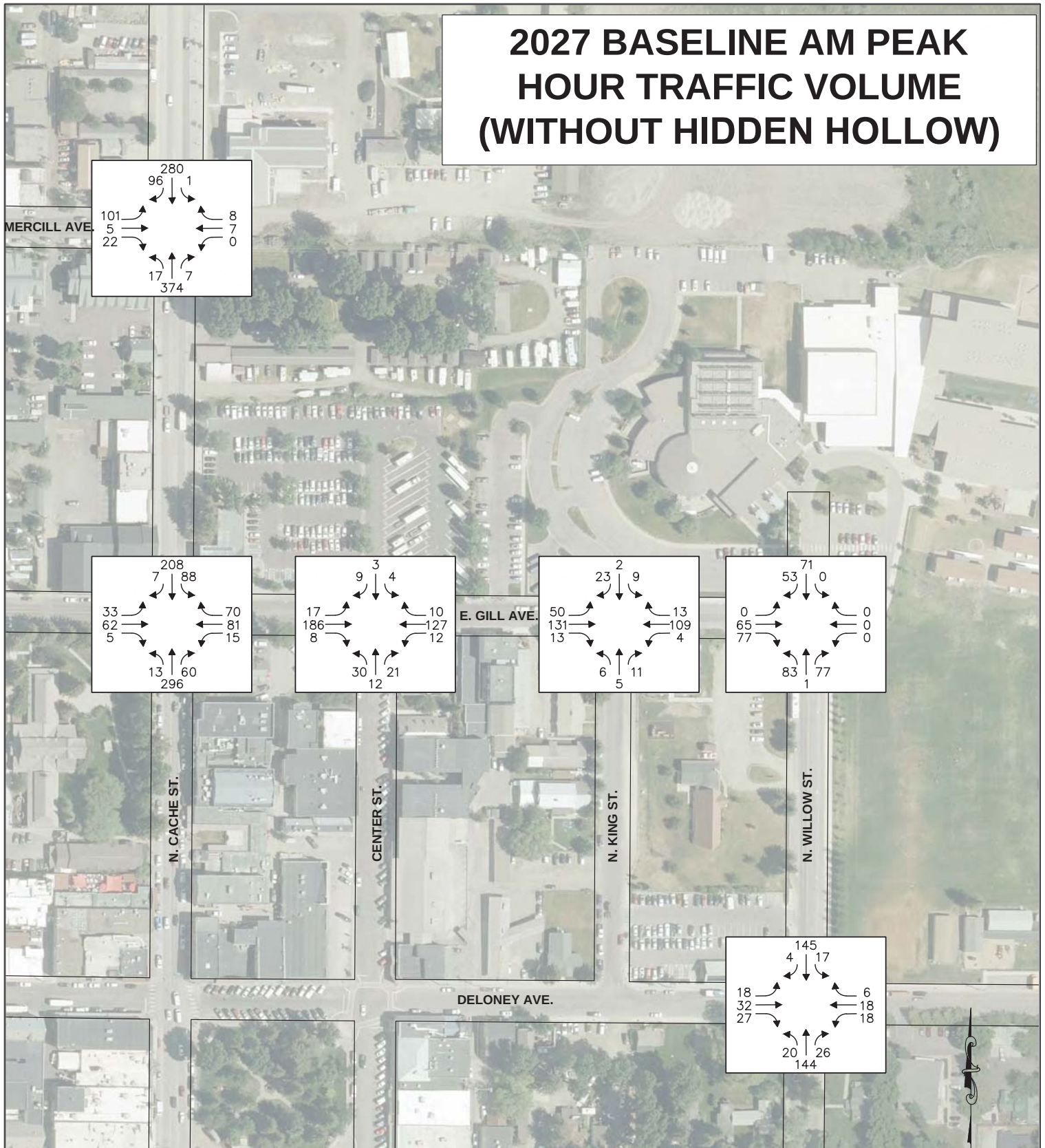
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Map Prepared: March 23, 2018

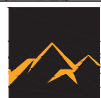
Project No.: 17036

FIGURE 3
NORTH KING EXTENSION STUDY

2027 BASELINE AM PEAK HOUR TRAFFIC VOLUME (WITHOUT HIDDEN HOLLOW)



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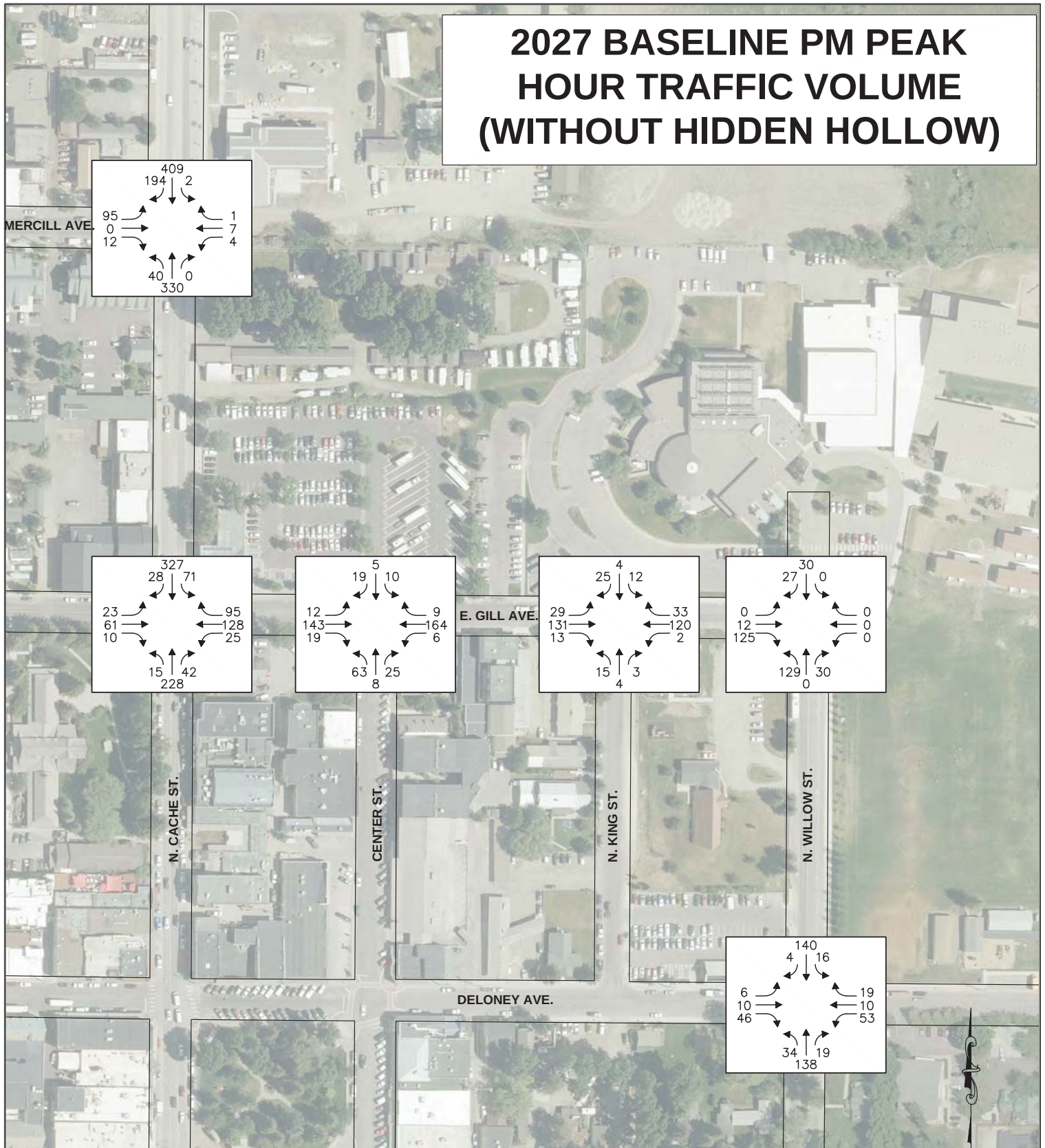
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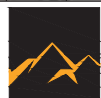
Project No.: 17036

FIGURE 4
NORTH KING EXTENSION STUDY

2027 BASELINE PM PEAK HOUR TRAFFIC VOLUME (WITHOUT HIDDEN HOLLOW)



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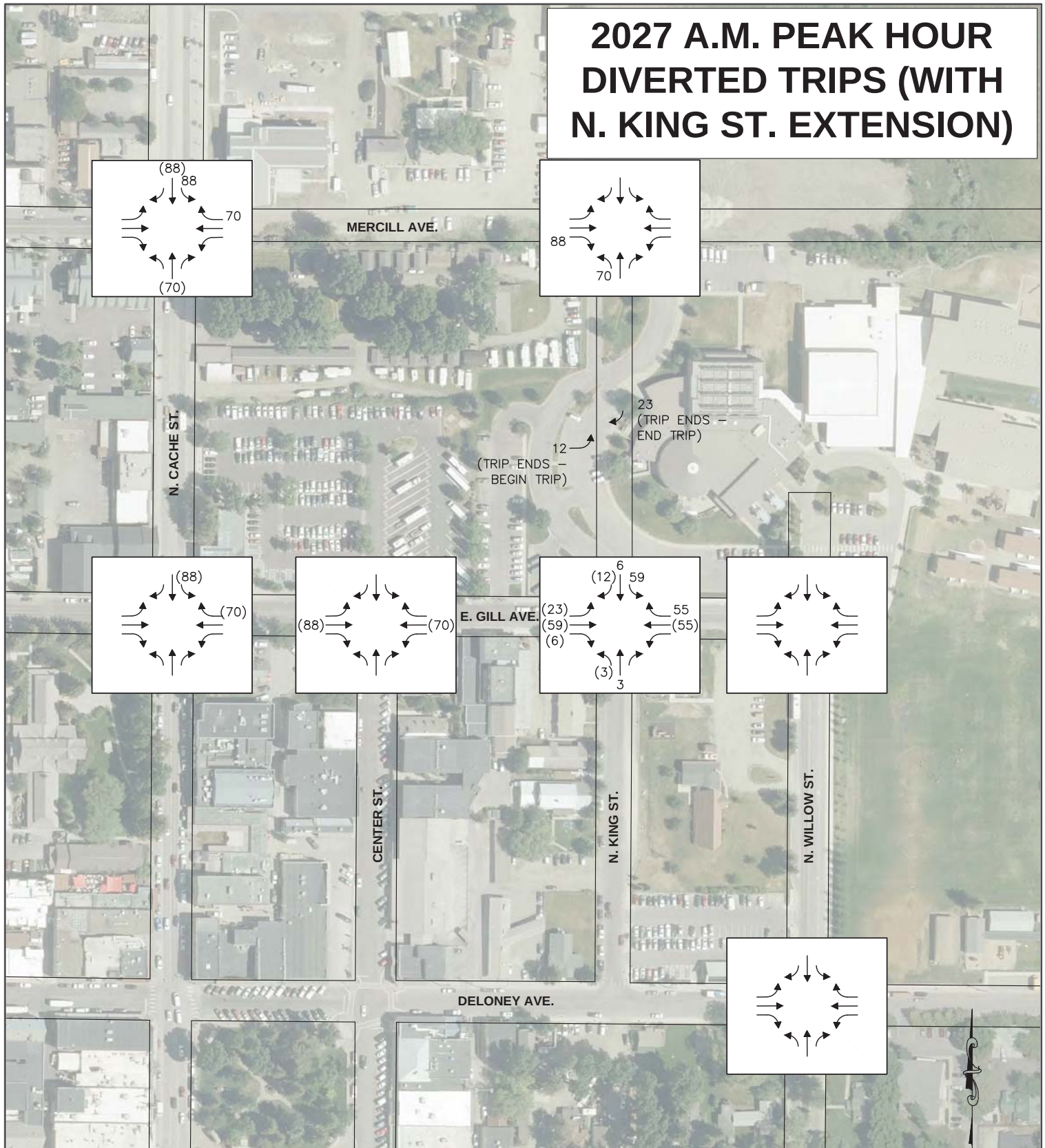
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XX - 2027 BASELINE DIVERTED (ADDED TRIPS)
(XX) - 2027 BASELINE DIVERTED (REMOVED TRIPS)

2027 A.M. PEAK HOUR DIVERTED TRIPS (WITH N. KING ST. EXTENSION)



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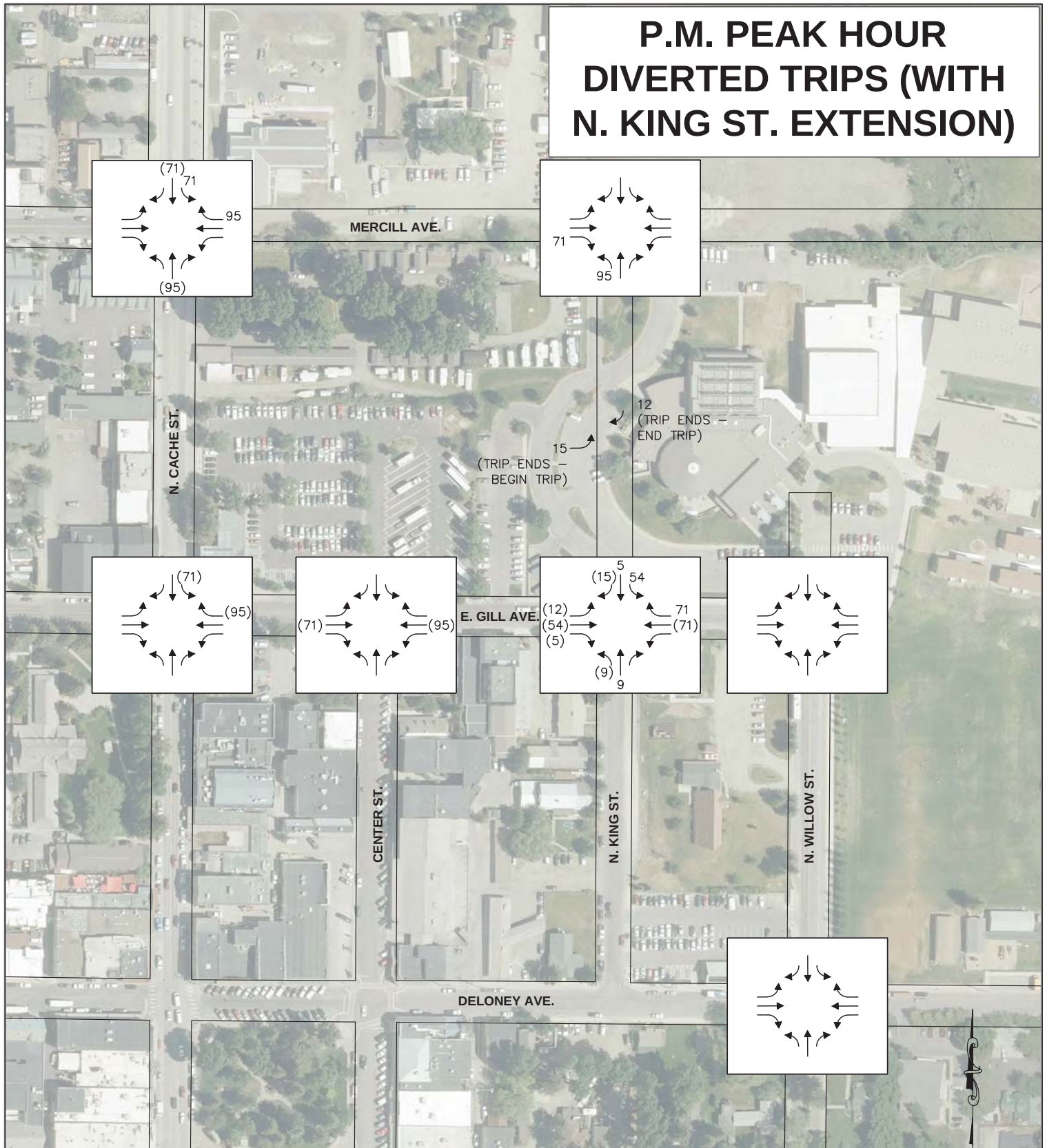
SCALE: 1" = 16'

Project No.: 17036

LEGEND

XX - 2027 BASELINE DIVERTED (ADDED TRIPS)
 (XX) - 2027 BASELINE DIVERTED (REMOVED TRIPS)

FIGURE 6
 NORTH KING STREET EXTENSION STUDY



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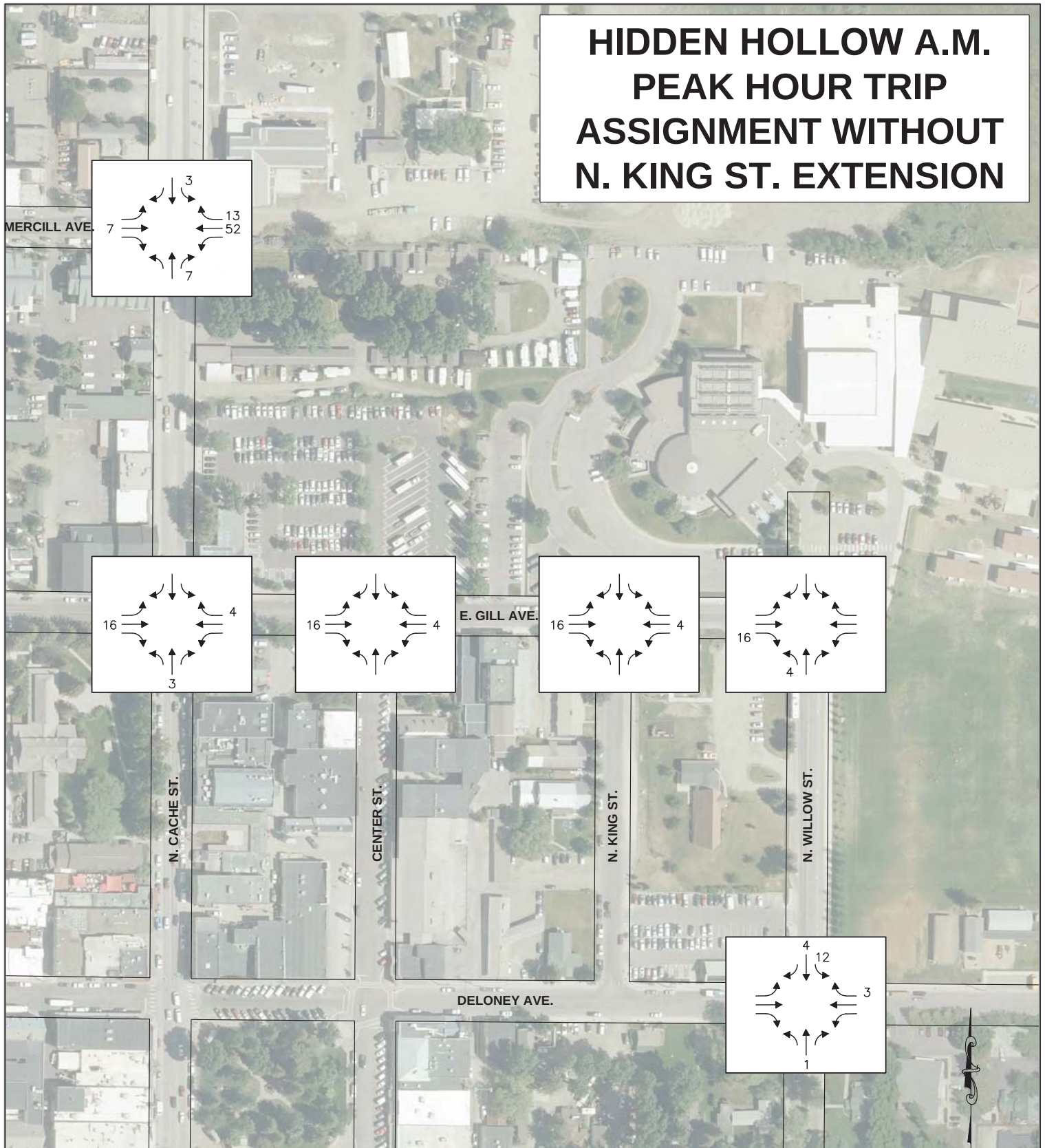
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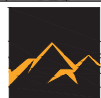
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FIGURE 7
NORTH KING EXTENSION STUDY

HIDDEN HOLLOW A.M. PEAK HOUR TRIP ASSIGNMENT WITHOUT N. KING ST. EXTENSION



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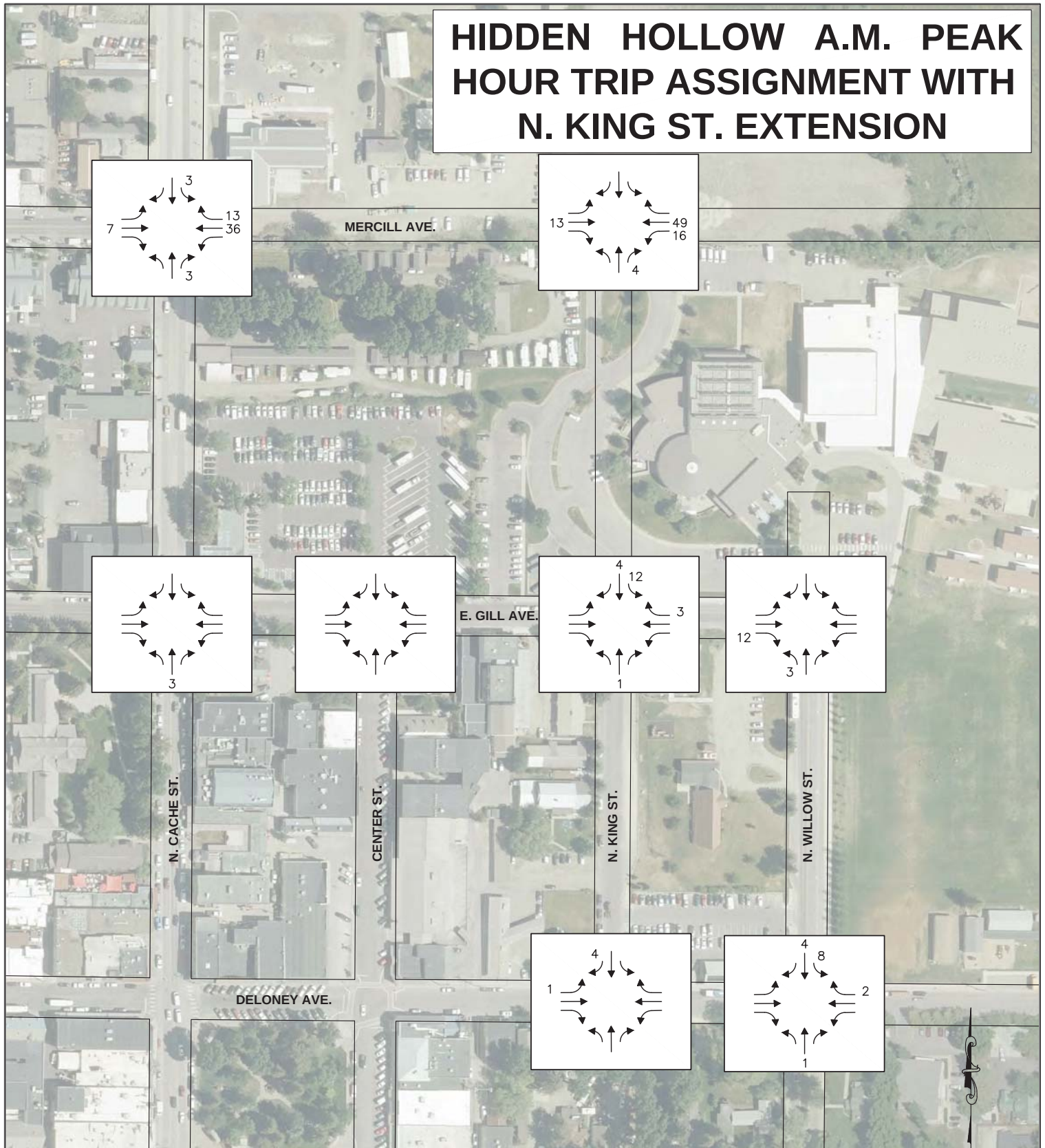
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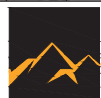
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FIGURE 8
NORTH KING EXTENSION STUDY



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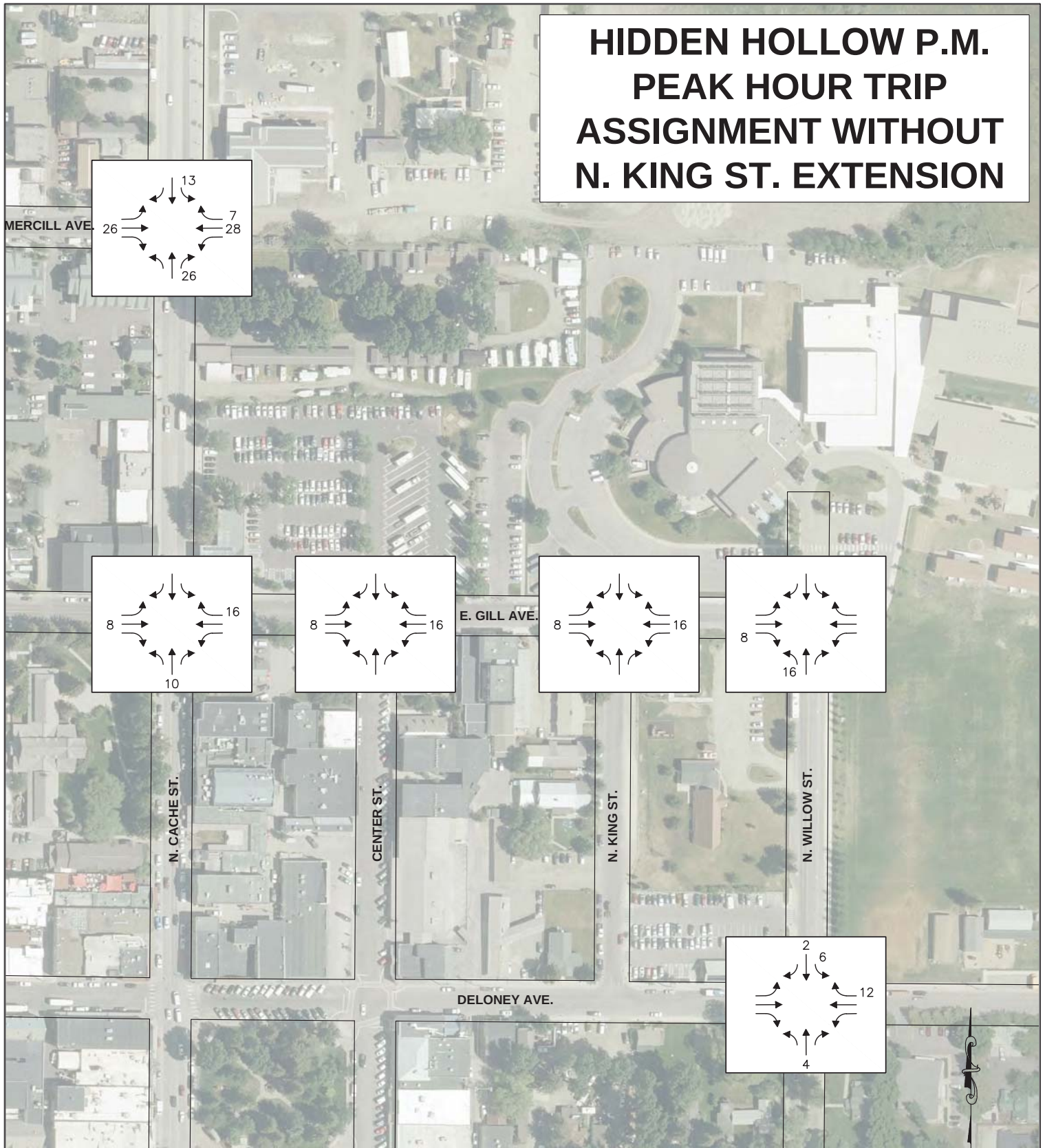
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Map Prepared: March 23, 2018

Project No.: 17036

FIGURE 9
NORTH KING EXTENSION STUDY

HIDDEN HOLLOW P.M. PEAK HOUR TRIP ASSIGNMENT WITHOUT N. KING ST. EXTENSION



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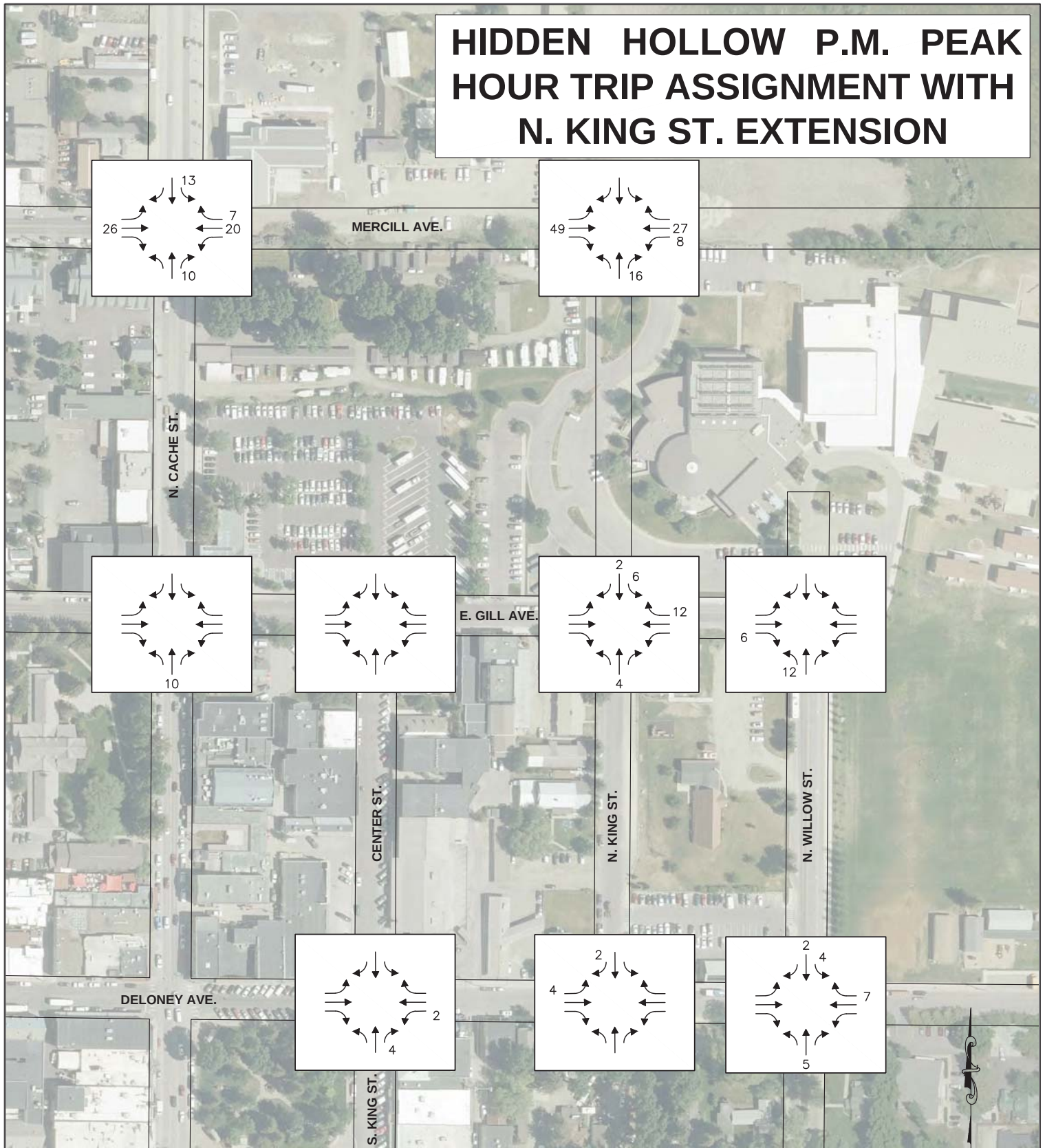
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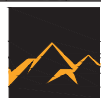
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FIGURE 10
NORTH KING EXTENSION STUDY



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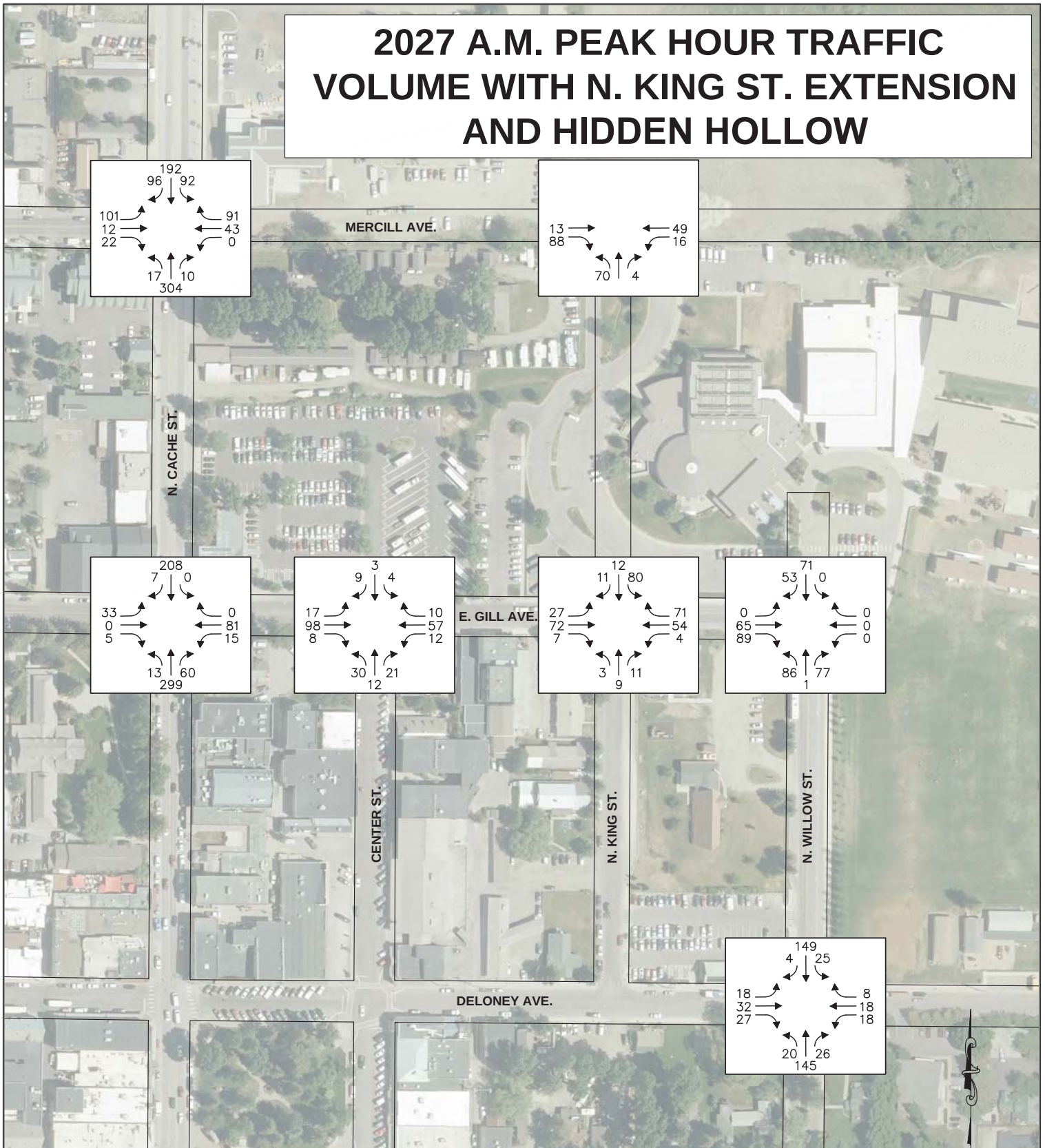
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Map Prepared: March 23, 2018

Project No.: 17036

FIGURE 11
N. KING EXTENSION STUDY

2027 A.M. PEAK HOUR TRAFFIC VOLUME WITH N. KING ST. EXTENSION AND HIDDEN HOLLOW



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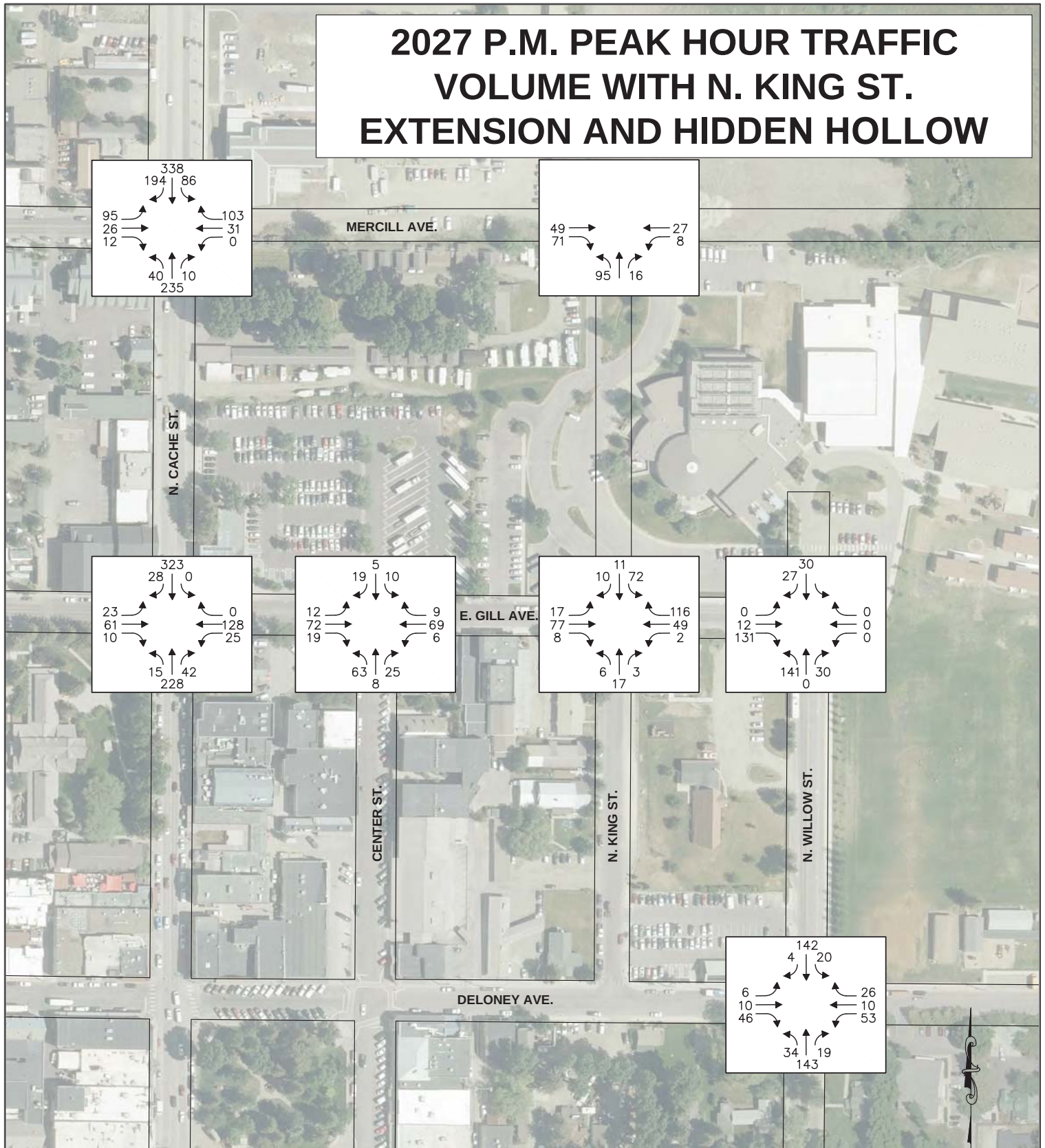
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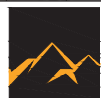
Project No.: 17036

FIGURE 12
NORTH KING EXTENSION STUDY

2027 P.M. PEAK HOUR TRAFFIC VOLUME WITH N. KING ST. EXTENSION AND HIDDEN HOLLOW



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Map Prepared: March 23, 2018

Project No.: 17036

Appendix A

User Group Interview Questions & Notes



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North King Extension Project
Town of Jackson
Kick-off Meeting Agenda
November 1, 2017, 2:00 p.m.
Project No.: 17036.00

Draft Stakeholder Interview List:

Jackson Hole Fire/EMS
Jackson Hole Community Pathways
START Bus
Teton County Parks and Recreation
Teton County School District (TCSD)
 TCSD Transportation Services
 TCSD Jackson Elementary School Access
Town of Jackson Planning Department
WYDOT

Draft Interview Questions:

1. Project briefing – N King Street Extension
 - a. Please describe your agencies' current circulation patterns in the vicinity of N. King Street. Morning, mid-day, and afternoon
 - b. Please describe how you would expect to use a N King Street connection to Mercill Avenue. Would current operations be modified?
 - i. Vehicles; access, egress, drop-off/pick-up
 - ii. Pedestrians
 - iii. Bicycles
 - iv. Buses
 - v. Deliveries
 - vi. Emergency vehicles
 - vii. Parking
 - c. What would be the benefit to your agency of a N King Street connection to Mercill Avenue?
 - d. What are your concerns?
 - e. How might the concerns be addressed through street design or traffic operations?
 - i. Roadway cross section
 - ii. Roadway alignment
 - iii. Intersection turn movement restrictions at N King Street and Mercill Avenue
 - iv. One-way versus two way motor vehicle access
 - v. Slow speeds through design (traffic calming) posted speed limit, and enforcement
 - vi. Pedestrian crosswalks
 - vii. Bicycle use

2. Merfill Avenue and N Cache Street – short briefing
 - a. Early findings of potential modifications to channelization and signal operations
 - b. Feedback or other thoughts
3. Any other feedback you would like to share about traffic and transportation in the project vicinity?

Appendix A

N King Street Extension Project

User Group Interview Notes

Interviews conducted by: Reed Armijo, Jorgensen Engineering, Claudia Hirschey, Transportation Consulting Services.

Interview dates: November 15, 16, 17, 2017

Teton County School District

Jeff Daugherty, Assistant Superintendent

Paul Rossolo, Facilities Director

Schools are encouraging walking to school within 1 mile and so less concerned with traffic congestion due to drop-off/pick-up.

WY Ch. 20 of RCW – state pays for transportation beyond 1.0 to 1.5 miles, unless there is a safety concern. State will become stricter in distribution of transportation funds due to decreased budgets. School district will encourage walking to reduce bus transportation cost.

Walking school buses need a 10-foot sidewalk.

Deliveries are on the north side of building, accessed through the Recreation Center.

If parking stalls are lost at the Recreation Centers drivers will park at Jackson Elementary

Maintain ability for school bus circulation.

Encourage quality pedestrian infrastructure between Hidden Hollow, Jackson Elementary, and the Recreation Center.

Other notes of nearby activity:

NE quadrant of N Willow Street and E Deloney Avenue will be a day care.

Will maintain field adjacent to N Willow Street for athletics.

Plans for employee housing along E Deloney Avenue, probable two-story multi-family.

School population will reduce by one third when Munger Mountain Elementary School opens.

Jackson Hole EMS

Kathy Clay, Fire Marshal

Todd Smith, Police Chief

Larry Pardee, Director of Public Works, Town of Jackson

Access for emergency response and emergency vehicle circulation always encouraged.

Minimum 20 feet of street width needed for fire trucks.

Concern with risk associated if pedestrians are crossing through traffic to access the Recreation Center from the parking lot.

Consider gates for fire access.

N King Street south of E Gill Avenue does not have sidewalks. Tour buses are using this segment for parking.

Consider making N King Street one-way southbound and N Willow Street one-way northbound. The purpose would be to reduce traffic in front of Jackson Elementary. Pedestrians crossing at the intersection of E Gill Avenue and N Willow Street would only need to look for traffic from one direction. Construct a curb bulb in the southwest quadrant of E Gill Avenue and N Willow Street to reduce pedestrian crossing distance and block southbound movement of N Willow Street for vehicles exiting the school.

For the segment of N King Street between E Gill Avenue and Mercill Avenue, could shift the alignment to the west adjacent to the property.

Teton County

Sean O'Malley, Directory of Public Works

Amy Ramage, Engineering Manager

Brian Lenz, Town Engineer, Town of Jackson

Consider grade separation. If the street drops down there would be less vertical distance to construct a grade-separated pedestrian crossing.

Consider incremental approach. First implementation of N King Street would be for pedestrians, bicycles, and emergency vehicles. Add traffic later.

Discussion of one-way circulation option on N King Street and N Willow Street.

The county encourages development of a transportation network and developing redundancy in the transportation network.

Teton County Jackson Parks & Recreation Center

Steve Ashworth, Director

Brian Lenz, Town Engineer, Town of Jackson

Jackson Elementary deliveries use the parking lot to the north of the Recreation Center to back in to the delivery doors. Teachers also park there.

Busiest time at Recreation enter is about 8 a.m. tapering off by 9 a.m. Jackson Elementary drop-off also uses the parking lot to the south of the Recreation Center. School buses do not impact the Recreation Center.

Drainage on the north side of the Recreation Center is problematic. There can be 10-12 inches of standing water.

The Town of Jackson temporary RV spots in the north parking lot were discussed. There were mixed feelings, but the spaces provided temporary housing for seasonal workers at the Recreation Center. The school district thought that loss of these spaces shifted parked cars to the school parking lot.

Recreation Center remodeling concepts should consider a future parking garage overlapping the surface parking footprint. A parking garage could serve dual needs to provide tourism parking at the north end of town and recreation center. The solution for N King Street should not preclude a parking garage.

The campus concept for the Recreation Center and Jackson Elementary should set the stage for discussion of street improvements.

The Recreation Center has a fleet of vehicles to transport children to and from various activities throughout the year. There are seven to fifteen vans a minibus, and five passenger vehicles transporting during summer months. There is after school transportation to the Recreation Center and parent drop-off and pick-up. In addition, the recreation center transports kyaks, there is a race trailer, and there is summer RV parking.

The Recreation Center would prefer not mixing pedestrians and traffic.

Drop-off/pick-up at the front door is important to the children's safety.

Access to the Getting to the north pathway is difficult.

United States Forest Service (USFS)

Mike Oltman, Engineering and Minerals Staff Officer

Darin Martins, USFS Consultant

Asked why a connection to Rosencrans was not considered for Hidden Hollow.

Recognized that the last time N. King was considered was in 2006 after the Multi-Agency Campus was no longer moving forward.

Dispersing traffic through a more complete street network is a benefit. Encourages two points of connection to the street network for Hidden Hollow.

Encourages slow speeds.

Would be concerned with parking on Mercill Avenue due to USFS safety protocol.

A pathways connection to Rosencrans and north to the North pathway would be a beautiful facility.

START Bus

Darren Brugmann, Transit Director

Lack of redundancy in the street network affects START buses. START buses are sitting in the same traffic as everyone else.

START is in support of N. King so that there are options for restructuring transit service downtown. Future routing will need flexibility.

Currently buses circulate clockwise from transit center on W Deloney Avenue to northbound on Center Street, eastbound on W Gill Avenue, southbound on N Willow Street and westbound on E Deloney Avenue back to the transit center.

START would like to provide access to transit for Hidden Hollow residents.

Jackson Hole Community Pathways

Brian Schilling, Pathways Coordinator

Larry Pardee, Director of Public Works, Town of Jackson

Shared space encouraged with very slow speeds. Shared space means that modes are combined unless there is a need for separation due to differing speeds or differing mass.

Introduced concept of “Sustainable Safety”. Dutch version of Vision Zero.

Physical features for traffic calming needed – vertical and horizontal deflections.

Manage pedestrian flow in a way that is the easiest, most logical, and direct route from the point of view of the pedestrian.

Include lighting for pedestrians from parking areas to Recreation Center entrance.

The more we have to add safety features, means the more we’ve shown that we haven’t designed for the original intent which is to keep traffic slow. More emphasis on designing to keep cars moving slow.

Appendix B

June 18, 2018 Town Council
Workshop Staff Report

User Group Review Comments



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TOWN COUNCIL

WORKSHOP AGENDA DOCUMENTATION

PREPARATION DATE: June 13, 2018
MEETING DATE: June 18, 2018

SUBMITTING DEPARTMENT: Public Works
DEPARTMENT DIRECTOR: Johnny Ziem (Interim)
PRESENTER: Brian Lenz, Town Engineer

SUBJECT: North King Street Extension Traffic Study and Preferred Alternatives

PURPOSE OF WORKSHOP ITEM

The purpose of this item is to continue the discussion and seek Town Council input on the extension of North King Street from Gill to Mercill based on the Traffic Impact Study (TIS) conducted in 2017 and the conceptual designs that were the product of the study. If a preferred alternative is selected, obtain direction from the Council to develop the concept with any revisions and continue the design work on the King Street extension.

DESIRED OUTCOME

The desired outcome would be for Town Council to provide direction to staff relating to a preferred alternative conceptual design that would consider modifications to the design addressing concerns and consider preliminary costs for design and construction.

BACKGROUND/ALTERNATIVES

At the January 17, 2017 Town Council workshop Council directed staff to proceed with a TIS including conceptual alternatives for the North King Street extension. Staff worked with Jorgensen Associates, who performed a TIS for the Hidden Hollow development. In addition to traffic counts and traffic volume forecasting Jorgensen and their traffic consultant interviewed the various public agency stakeholders regarding the project.

The existing traffic volumes and forecast volumes show that the extension would qualify as a local road, though at a 10-year forecast the traffic volume would be at the high end or slightly higher than local road standards.

Four conceptual alternatives were included with the report that ranged from minor modifications to the existing layout to accommodate pedestrians, bicycles, and emergency vehicles to complete realignment of the extension with a complete streets design options. A summary of the alternative concepts follows:

1. **Existing alignment, existing infrastructure – add pedestrian facility, bike path connection and emergency access between East Gill Avenue and Mercill Avenue.** This would be the lowest-cost alternative with fewest changes to the Recreation Center access and parking. This should be considered the minimum improvements necessary on site in order to supply pedestrian/bicycle connectivity to North Jackson as well as emergency access to Hidden Hollow.
2. **Proposed alignment – Recreation Center access only – Recreation Center Remodel Concept Plan** Similar functional use as design Alternative 1 with pedestrian/bike/emergency access to the north end of the Recreation Center. Based on the Recreation Center Remodel Plan, this alternative would provide functionality of the site including improved drop-off/pick-up, improved parking, improved roadway alignment. This alternative does not provide vehicle connectivity/redundancy to the transportation network while still requiring major investment. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015.

3. **Proposed alignment – all modes – Complete Street with traffic calming; detached non-motorized facilities.** Meets numerous transportation plan and policy goals. Concept level design provides opportunity to develop traffic calming measures in street design including narrow corridor, raised cross walks, buffers between traffic and pedestrian/bike facilities. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015.
4. **Proposed alignment –all modes – Complete Street with traffic calming; attached non-motorized.** Meets numerous transportation plan and policy and goals. Concept level design provides opportunity to develop traffic calming measures in street design including raised cross walks and low marked speed limits. Design does not change parking design as developed during the Teton County Parks and Recreation Design Development plans developed in 2015

The stakeholders agreed that the extending the road for all modes of traffic would be beneficial and inline with the guiding development doctrines for the town and county. Generally, they preferred Alternative 3 that provides a narrower complete street with detached sidewalk and pathway amenities.

Issues for consideration of the alternatives include:

- **Rec Center Internal Pedestrian Movements.** This connector road will bisect a large portion of the parking at the Rec Center and any design of the through road will need to encompass concerns related to internal site pedestrian safety.
- **Parking Access and Circulation.** There are various options for access to the parking lot that may reduce traffic across the pedestrian crossing, including a possible access on Gill.
- **Accessible Parking Locations.** Current concepts propose that the accessible parking spaces are located in the parking lots and are not directly adjacent to the building entrance.
- **Pedestrian Crossing Treatments.** There are several options for addressing the pedestrian crossing, a simple raised crossing was proposed uniformly across the concepts but plazas or other options exist.
- **Traffic Circulation in the Area.** Pedestrian and traffic crossings for other intersections in the area, e.g. pedestrians crossing Gill Ave. at Center and Cache Streets. These are crossings that do not have stop signs or involve turning maneuvers that may benefit from diverted traffic. The school district uses this road for large food delivery vehicles to the north side of the school.
- **Cache Tube Realignment.** The area proposed for realignment of the North King Street extension coincides with the propose realignment of the Cache Tube. Work on the Cache tube is proposed for Spring 2019 and Fall 2019.
- **Emergency Access and Redundancy.** A complete street North King extension provides redundancy and continuity in our local roadway system. This is valuable not just during emergencies and peak travel periods, but also during times of construction. A rogue version of this redundancy already occurs through the Ranch Parking lot and providing a planned route better serves the community.

Stakeholders have discussed this issue at length and are recommending the Town Council affirm the extension of King Street and direct staff to continue design work on a preferred King Street extension. The work would consider the Rec Center expansion the results of the parking study (if available), and the new Traffic Demand Model as it relates to future needs at the Home Ranch parking lot, the Recreation Center, and the Jackson Elementary School.

The proposed North King Street extension has been in the Town's 10-year Capital Improvement Plan (CIP) for some time with \$300,000 identified for the project out of the 2006 SPET but not being appropriated until FY2021. Should the Council want to move up the design of this project, that \$300,000 could be expensed much earlier than 2021. The approved language from the 2006 SPET proposition is below:

2006 SPET Proposition #4 – Roadway Extension, Downtown Parking, Downtown Public Restrooms and Downtown Public Amenities - \$8,656,440:

For the purpose of funding the acquisition of land and easements, and for the cost of planning, engineering and construction of a downtown roadway extension between East Gill Avenue and North Cache Drive, and to fund the construction of downtown parking, downtown public restrooms and downtown public amenities, and to the extent necessary and allowed by law, the pledge to or payment of debt service and/or lease payment thereon (the "project"), which project is sponsored by the Town of Jackson, Wyoming.

This remainder of the 2006 SPET proposition monies have already been spent on other approved projects associated with the ballot initiative.

Council has many options for consideration.

1. Affirm the extension of King Street with a preferred alternative and direct staff to continue design work on the King Street extension in concert with the Cache Tube project, possible Recreation Center Expansion, and as informed by the results of the parking study and traffic demand model (if available).
2. Discuss the King Street extension and continue the discussion to a future Town Council workshop.
3. Make a motion for approval and vote against the motion thereby providing direction to staff to consider options for the Rec Center site that do not include a through street.
4. Direct staff to include options for the design of the Rec Center expansion that both include the King Street extension and exclude it with the understanding that the Council will make a decision at that time as to whether the extension will occur.
5. Other.

STAKEHOLDER ANALYSIS

The stakeholders include residents and visitors to the community that would benefit from alternate routes to critical services and specific neighborhoods, our own critical service providers, and those in the community wanting to utilize alternative modes of transportation more safely and conveniently.

FISCAL IMPACT

In the capital budget we show \$300,000 out of 2006 SPET monies to be expensed in 2021.

STAFF IMPACT

Staff time to coordinate with the consultant and stakeholders on the study and conceptual drawings will be necessary.

LEGAL ISSUES

No Legal review required at this time.

ATTACHMENTS

2018 North King Street Extension Traffic Impact Study Report, by Jorgensen Associates
January 17, 2017 North King Street Extension Town Council Workshop Staff Report

RECOMMENDATION

Staff recommends that Council affirm the extension of King Street with preferred alternative 3 with any revisions discussed and direct staff to continue design work on the King Street extension in concert with the Cache Tube project, possible Recreation Center Expansion, and as informed by the results of the parking study and traffic demand model (if available).

SUGGESTED MOTION

Should the Council be ready to act, one possible motion would be:

I move to affirm the extension of King Street with preferred alternative (insert preferred alternative) with any revisions discussed and direct staff to continue design work on the King Street extension in concert with the Cache Tube project, possible Recreation Center Expansion, and as informed by the results of the parking study and traffic demand model (if available).

Synopsis for PowerPoint (120 words max):

Purpose:

The purpose of this item is to continue the discussion and seek Town Council input on the extension of North King Street from Gill to Mercill based on the Traffic Impact Study (TIS) conducted in 2017 and the conceptual designs that were the product of the study. If a preferred alternative is selected, obtain direction from the Council to develop the concept with any revisions and continue the design work on the King Street extension.

North King St. Extension Report - June 4, 2018
Comments from TOJ/TC Pathways (6/11/18)

- Generally prefer the concepts of Alt. 3 and 4 of that include the following key principles:
 - Full connectivity for all modes between Gill and Mercill
 - Separated (protected) bike facilities (modification required for Alt. 4)
 - Pedestrian connections (sidewalks)
 - Street design to discourage cut-through traffic and encourage slow vehicle speed
 - Safe pedestrian crossing between west parking area and rec center entrance
 - No dropoff zone directly in front of rec center entrance (reduces impacts of idling vehicles on people entering the building and arriving by bike or on foot).
- However there are some key elements that can be improved, recognizing that these are design concepts and not final plans, and that many elements might be tweaked for final design.
 - Vehicle design speed
 - The critical design component that must be included in order for this street to achieve the goals of safe bike/ped travel, safe pedestrian crossings, and discouraging cut-through traffic is to **slow down the speed of motor vehicles**.
 - Lane width
 - Narrow lanes will be the key to discouraging high speeds and cut-through traffic
 - Lanes in both Alt. 3 and 4 are 12' or wider (with shoulders). These should be narrowed – 12' lanes are too wide to slow traffic effectively. Great for highways, not so good for slow speed streets. (10.5' centerline to curb face would slow drivers down).
 - We'll likely see the speed-reducing effect of narrower lanes on Snow King this summer (and that narrow lanes are doable)
 - Drop the center line striping
 - Protected bike lanes
 - Alt. 3 has a separated pathway (combo bike/ped) that is protected from the travel lanes. That's good.
 - Alt. 4 has shoulder painted bike lines. This essentially creates a wider travel lane than necessary and does not protect people on bikes sufficiently. Making this a vertically/horizontally separated protected bike lane would achieve multiple goals: protecting cyclists, providing a buffer for pedestrians, and narrowing travel lanes to slow down cars.
 - Pedestrian crossing
 - The table top crossing could be made wider than shown, creating a wide raised intersection that is very obvious to drivers and creates more of a shared-space plaza feel. This will help slow vehicles and indicate pedestrian priority.
 - West parking lot access
 - Consider moving the access to the west parking lot onto Gill. Eliminates curb cuts and turning movements on North King. Could provide a single narrow access point that helps create a few additional parking spaces.
 - Other Alt. 3
 - Provide a separation buffer between the pathway and travel lane (pavers or landscaping strip).

- o Other Alt. 4
 - Change striped (unprotected bike lanes) to protected bike lanes with vertical and horizontal separation.
 - Route northbound cycle track behind the bus turnout (so that it's outside the buses, not between the buses and vehicle travel lane).
- The big one is to reduce the travel lane width in order to slow down vehicles. That's really the foundation for everything else.

From: [Paul Anthony](#)
To: [Brian Lenz](#)
Cc: [Tyler Sinclair](#); [Tyler Valentine](#); [Darren Brugmann](#); [Todd Smith](#); [Jeremy Parker](#); [Larry Pardee](#); [Rachelle Rhodes](#); [Brian Schilling](#); [Kathy Clay](#); [Steve Ashworth](#); [Jeff Daugherty](#); moltman@fs.fed.us; [Sean O'Malley](#); [Amy Ramage](#); [Reed Armijo](#); [Abram Pearce](#); [Claudia Hirschey](#); [Sam Jewison](#)
Subject: Re: North King Extension Report
Date: Monday, June 11, 2018 10:46:22 AM

I prefer the option with the separate cycle track which I think is option 3. Thx Paul.

Sent from my iPhone

On Jun 11, 2018, at 10:34 AM, Brian Lenz <btlenz@jacksonwy.gov> wrote:

Good Morning and Welcome Back Mondays!

Just a reminder that I need comments on the North King Extension Traffic Impact Study report by the end of the day.

Thanks to Kathy Clay for already responding.

Please clarify if you have a preference on which complete street option you prefer of the recommendation.

Thanks,

Brian

From: Brian Lenz

Sent: Wednesday, June 6, 2018 6:06 PM

To: Tyler Sinclair <tsinclair@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>; Tyler Valentine <tvalentine@jacksonwy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>; Todd Smith <tsmith@jacksonwy.gov>; Jeremy Parker <jparker@jacksonwy.gov>; Larry Pardee <lpardee@jacksonwy.gov>; Rachelle Rhodes <rrhodes@jacksonwy.gov>; 'Brian Schilling' <bschilling@tetoncountywy.gov>; Kathy Clay <kclay@tetoncountywy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Jeff Daugherty <jdaugherty@tcsd.org>; moltman@fs.fed.us; 'Sean O'Malley' <somalley@tetonwyo.org>; 'Amy Ramage' <aramage@tetoncountywy.gov>; 'Reed Armijo' <rarmijo@jorgensenassociates.com>; Abram Pearce <apearce@jorgensenassociates.com>; 'Claudia Hirschey' <claudiahirschey@comcast.net>; Sam Jewison <sjewison@jacksonwy.gov>; 'Sean O'Malley' <somalley@tetoncountywy.gov>

Subject: North King Extension Report

Good Evening –

You all are receiving this email and attached report because you have been involved with discussions pertaining to the North King Street Extension from Gill to Mercill through the Recreation Center property. Jorgensen Associates has prepared this final draft based on the input received in our May 30th group discussion. The report still needs an executive summary and also some guidance on a preferred preferred alternative between 3 and 4, each a complete street concept.

We are scheduled for a June 18 Town Council workshop at 3PM, which means I need my staff report completed by the end of the day Wednesday, which backs out to needing comments from you by end of day Monday to allow for Jorgensen to make any changes and for me to get the report complete. My apologies for the tight turn around the proposed development on King St. to the south added some additional trip analysis to the program.

Please contact me with any questions and your comments.

Thank you,

Brian Lenz, PE

Town of Jackson Engineer

307 739-4547

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From: [Sam Jewison](#)
To: [Tyler Sinclair](#); [Brian Lenz](#); [Paul Anthony](#); [Tyler Valentine](#); [Darren Brugmann](#); [Todd Smith](#); [Jeremy Parker](#); [Larry Pardee](#); [Rachelle Rhodes](#); [Brian Schilling](#); [Kathy Clay](#); [Steve Ashworth](#); [Jeff Daugherty](#); [moltman@fs.fed.us](#); [Sean O'Malley](#); [Amy Ramage](#); ["Reed Armijo"](#); [Abram Pearce](#); ["Claudia Hirschey"](#); [Sean O'Malley](#)
Subject: RE: North King Extension Report
Date: Monday, June 11, 2018 3:41:03 PM

Brian,

I like Alternative #3. A few thoughts for consideration, maybe put all the ADA parking spaces on the east side of King St., so people don't have to cross King St to get to the Rec Center. I see a couple spaces in the northern lot, but there aren't any in the south lot. Maybe put three in the north and south lot each, and possibly a couple on the southern end of the west lot with access to the START Bus stop. I also am not seeing any planned spaces for bikes to park.

Thanks!

Sam Jewison
Town of Jackson, WY
Public Works, Streets Mgr.
sjewison@ci.jackson.wy.us
307 733-3079 (o)
307 690-5864 (m)
307 739-1664 (f)

From: Tyler Sinclair
Sent: Monday, June 11, 2018 1:59 PM
To: Brian Lenz <btlenz@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>; Tyler Valentine <tvalentine@jacksonwy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>; Todd Smith <tsmith@jacksonwy.gov>; Jeremy Parker <jparker@jacksonwy.gov>; Larry Pardee <lpardee@jacksonwy.gov>; Rachelle Rhodes <RRhodes@jacksonwy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Kathy Clay <kclay@tetoncountywy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Jeff Daugherty <jdaugherty@tcsd.org>; moltman@fs.fed.us; Sean O'Malley <somalley@tetoncountywy.gov>; Amy Ramage <aramage@tetoncountywy.gov>; 'Reed Armijo' <rarmijo@jorgensenassociates.com>; Abram Pearce <apearce@jorgensenassociates.com>; 'Claudia Hirschey' <claudiahirschey@comcast.net>; Sam Jewison <sjewison@jacksonwy.gov>; Sean O'Malley <somalley@tetoncountywy.gov>
Subject: RE: North King Extension Report

Brian,

I would recommend Alternative 3, with the elimination of the northern parking lot access to the western parking lot (hope that makes sense). The western alternative access point to the northern lot may also be desirable if we are able to get agreement from Hidden Hollow, however I would also include that the access to the rear of JES may need to be eliminated and access for deliveries may need to happen from the other side of the school. I am not sure whether the School District has a legal access easement through the site or not? Accommodating the size of vehicle required by the

school in this location will potentially compromise the intersection for other modes.

In addition, I would recommend making Appendix C, Appendix A as that is what readers will be looking for and strengthening the recommendation section eliminating Alternative 4 and further discussing Alternative 3. I am happy to discuss just let me know. Thanks,

Tyler Sinclair, AICP
Director of Planning and Building
Town of Jackson
P.O. Box 1687
Jackson, WY 83001
(307) 733-0440 x1301
tsinclair@jacksonwy.gov
www.townofjackson.com

From: Brian Lenz

Sent: Wednesday, June 6, 2018 6:06 PM

To: Tyler Sinclair <tsinclair@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>; Tyler Valentine <tvalentine@jacksonwy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>; Todd Smith <tsmith@jacksonwy.gov>; Jeremy Parker <jparker@jacksonwy.gov>; Larry Pardee <lpardee@jacksonwy.gov>; Rachelle Rhodes <RRhodes@jacksonwy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Kathy Clay <kclay@tetoncountywy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Jeff Daugherty <jdaugherty@tcsd.org>; moltman@fs.fed.us; Sean O'Malley <somalley@tetoncountywy.gov>; Amy Ramage <aramage@tetoncountywy.gov>; 'Reed Armijo' <rarmijo@jorgensenassociates.com>; Abram Pearce <apearce@jorgensenassociates.com>; 'Claudia Hirschey' <claudiahirschey@comcast.net>; Sam Jewison <sjewison@jacksonwy.gov>; Sean O'Malley <somalley@tetoncountywy.gov>

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Please contact me with any questions and your comments.

Thank you,

Brian Lenz, PE
Town of Jackson Engineer
307 739-4547

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From: [Sean O'Malley](#)
To: [Brian Lenz](#); [Tyler Sinclair](#); [Paul Anthony](#); [Tyler Valentine](#); [Darren Brugmann](#); [Todd Smith](#); [Jeremy Parker](#); [Larry Pardee](#); [Rachelle Rhodes](#); [Brian Schilling](#); [Kathy Clay](#); [Steve Ashworth](#); [Jeff Daugherty](#); [moltman@fs.fed.us](#); [Amy Ramage](#); ["Reed Armijo"](#); [Abram Pearce](#); ["Claudia Hirschey"](#); [Sam Jewison](#)
Subject: RE: North King Extension Report
Date: Monday, June 11, 2018 12:33:20 PM

Brian,

I concur with Amy Ramage's comments (copied below):

I highly prefer alternative 3 – ideally with the alternate parking lot access to the east to reduce conflicts and turning movement issues at the intersection.

The ped crossing from the parking lot should be substantially visible to drivers (speed table, colored concrete with x-walk paint, consider hawk signal, etc.) I defer to Brian Schilling on what he recommends.

When we have the travel demand model up and running (very soon) we can plug this connection into the model for further analysis.

Also, while the attached bike lanes shown in Alternative 4 would probably work adequately for the traffic volumes, the added road width would likely encourage higher speeds. The narrower cross section in Alternative should help slow vehicles. Thanks for including us in the conversation!

Best,
Sean

Sean E. O'Malley, PE

Director of Public Works / County Engineer

Teton County, Wyoming

307.732-8580 - direct

Please change my email address to: somalley@tetoncountywy.gov

From: Brian Lenz <btlenz@jacksonwy.gov>

Sent: Monday, June 11, 2018 8:35 AM

To: Tyler Sinclair <tsinclair@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>; Tyler Valentine <tvalentine@jacksonwy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>; Todd Smith <tsmith@jacksonwy.gov>; Jeremy Parker <jparker@jacksonwy.gov>; Larry Pardee <lpardee@jacksonwy.gov>; Rachelle Rhodes <RRhodes@jacksonwy.gov>; Brian Schilling <bschilling@tetoncountywy.gov>; Kathy Clay <kclay@tetoncountywy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Jeff Daugherty <jdaugherty@tcsd.org>; moltman@fs.fed.us; Sean O'Malley <somalley@tetoncountywy.gov>; Amy Ramage <aramage@tetoncountywy.gov>; 'Reed Armijo' <rarmijo@jorgensenassociates.com>; Abram Pearce <apearce@jorgensenassociates.com>; 'Claudia Hirschey' <claudiahirschey@comcast.net>; Sam

Jewison <sjewison@jacksonwy.gov>; Sean O'Malley <somalley@tetoncountywy.gov>

Subject: RE: North King Extension Report

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Just a reminder that I need comments on the North King Extension Traffic Impact Study report by the end of the day.

Thanks to Kathy Clay for already responding.

Please clarify if you have a preference on which complete street option you prefer of the recommendation.

Thanks,

Brian

From: Brian Lenz

Sent: Wednesday, June 6, 2018 6:06 PM

To: Tyler Sinclair <tsinclair@jacksonwy.gov>; Paul Anthony <panthony@jacksonwy.gov>; Tyler Valentine <tvalentine@jacksonwy.gov>; Darren Brugmann <dbrugmann@jacksonwy.gov>; Todd Smith <tsmith@jacksonwy.gov>; Jeremy Parker <jparker@jacksonwy.gov>; Larry Pardee <lpardee@jacksonwy.gov>; Rachelle Rhodes <rrhodes@jacksonwy.gov>; 'Brian Schilling' <bschilling@tetoncountywy.gov>; Kathy Clay <kclay@tetoncountywy.gov>; Steve Ashworth <sashworth@tetoncountywy.gov>; Jeff Daugherty <jdaugherty@tcsd.org>; moltman@fs.fed.us; 'Sean O'Malley' <somalley@tetonwyo.org>; 'Amy Ramage' <aramage@tetoncountywy.gov>; 'Reed Armijo' <rarmijo@jorgensenassociates.com>; Abram Pearce <apearce@jorgensenassociates.com>; 'Claudia Hirschey' <claudiahirschey@comcast.net>; Sam Jewison <sjewison@jacksonwy.gov>; 'Sean O'Malley' <somalley@tetoncountywy.gov>

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Please contact me with any questions and your comments.

Thank you,

Brian Lenz, PE

Town of Jackson Engineer

307 739-4547

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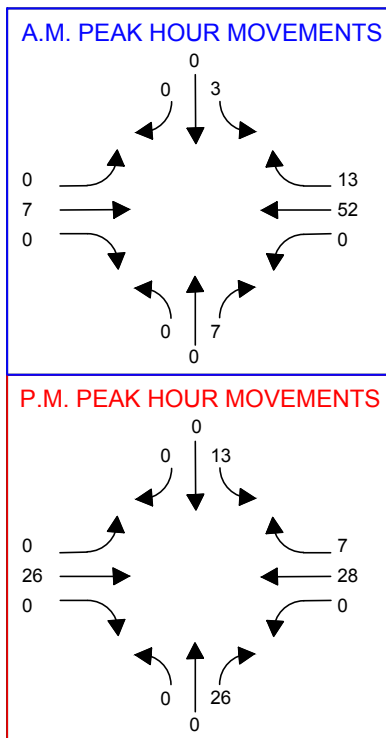
Appendix C

Hidden Hollow Trip Generation

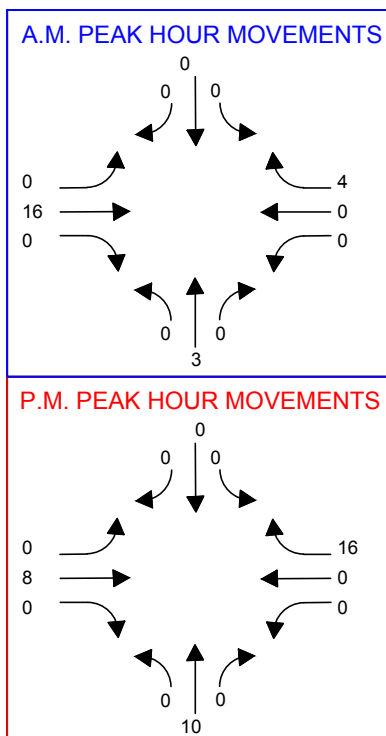
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Figure 8 - HIDDEN HOLLOW TRAFFIC IMPACT STUDY
TRIP GENERATION W/OUT (LEFT) AND WITH (RIGHT)
NORTH KING STREET EXTENSION

TRIP GENERATION
MERCILL AVE/N CACHE ST

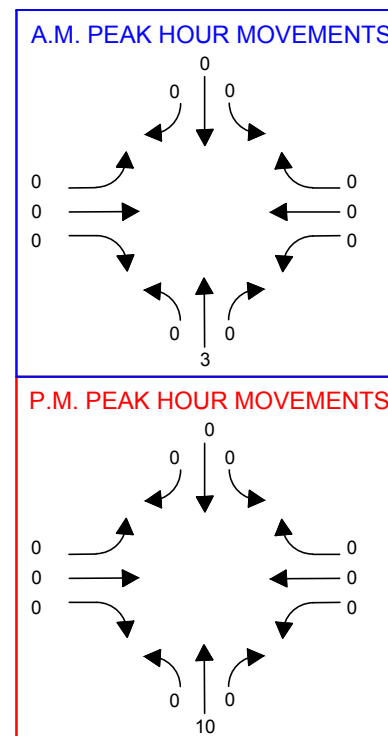
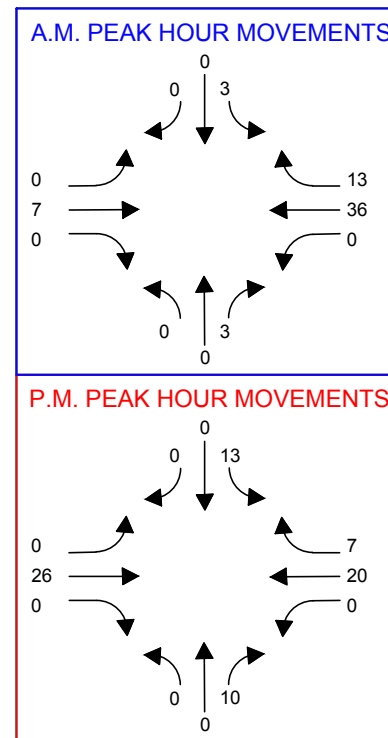


GILL AVE/N CACHE ST



NO KING STREET ACCESS

W/ KING STREET ACCESS



JORGENSEN
It's About People, Trust and Know How

P.O. Box 9550, 1315 HWY 89 S., Suite 201, Jackson, Wyoming 83002
 (307) 733-5150 • FAX: (307) 733-5187
 E-mail: ja@jorgensenassociates.com

NOTE:
 A.M. PEAK HOUR IN BLUE
 P.M. PEAK HOUR IN RED

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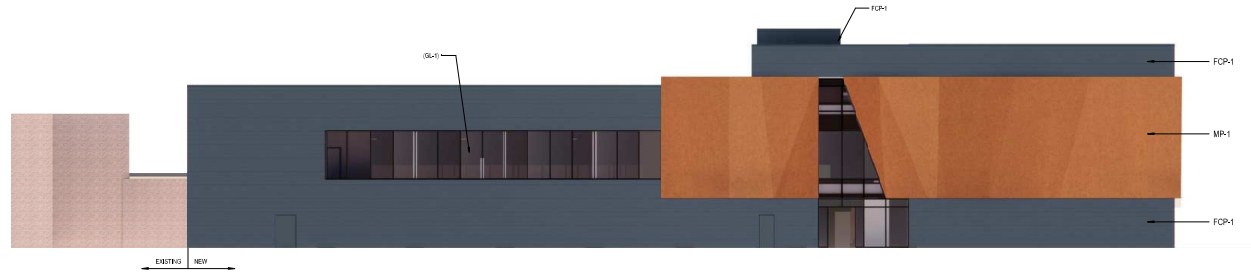
Jorgensen Associates, P.C.
PO Box 9550 | 1315 HWY 89 S., Suite 201
Jackson, WY 83002
307.733.5150

SECTION 3 –DRAWINGS

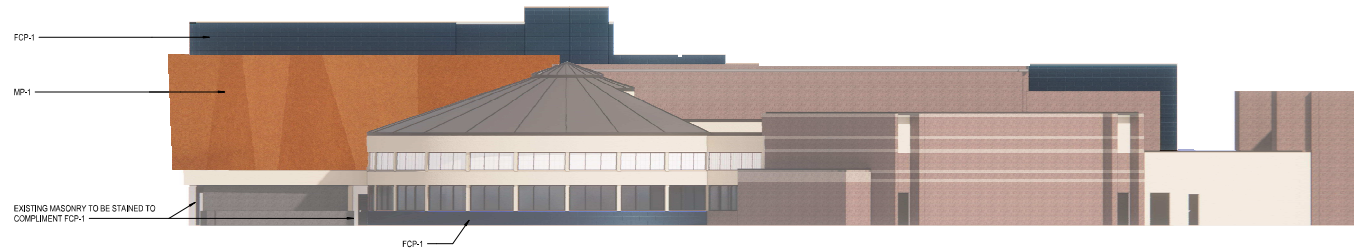
- Phasing Plan
- Architectural Drawings
 - Civil Drawings

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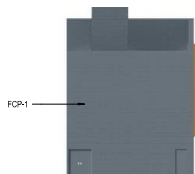
GL-1 - EXTERIOR GLASS
 800 VIBRANT V-GLASS INSULATING, CLEAR/CLEAR
 GL-2 - EXTERIOR WINDOW GLASS
 800 VIBRANT V-GLASS INSULATING, VISO MID GRAY VIBRANT V-GLASS INSULATING, CLEAR/CLEAR
 FCP-1 - EXTERIOR FIBER CEMENT CLADDING
 800 AMERICAN FIBER CEMENT (STAIN LINE)
 MP-1 - EXTERIOR METAL CLADDING
 800 PURE + REFORM (PAGES STEEL BRASS)



ELEVATION - RENDERED - NORTH



ELEVATION - RENDERED - SOUTH



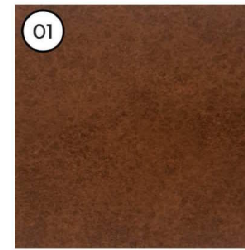
ELEVATION - RENDERED - EAST



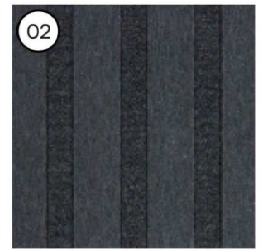
ELEVATION - RENDERED - WEST



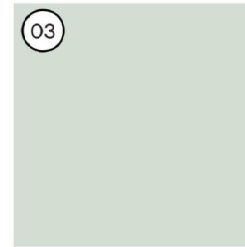
Exterior Finishes



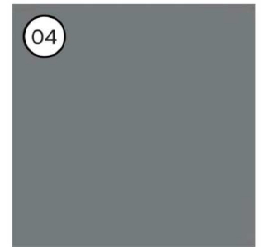
01
Metal Panel
Pure Freeform
Vintage Steel



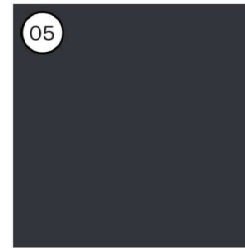
02
Fiber Cement Panel
American Fiber Cement
070 Flint



03
Glass
Viracon VE1-2M
Clear



04
Spandrel Glass
Viracon V953
Medium Gray



05
Mullions



Exterior Lighting
Wall-Mounted
Black Housing



RENDERING - EXTERIOR - WEST



JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION
1/24/22

RENDERINGS

Perkins&Will



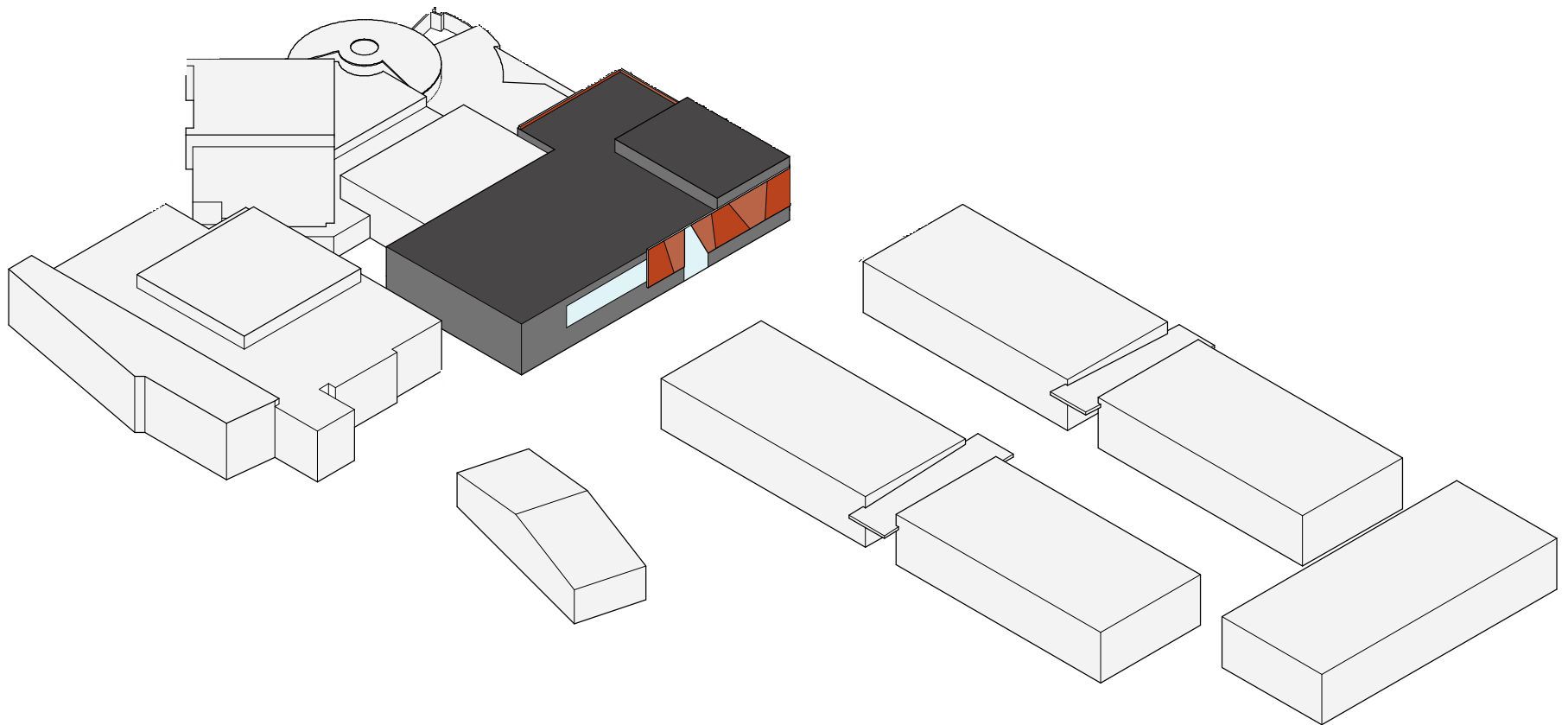
RENDERING - EXTERIOR - NORTH



JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION
01/24/22

RENDERINGS

Perkins&Will



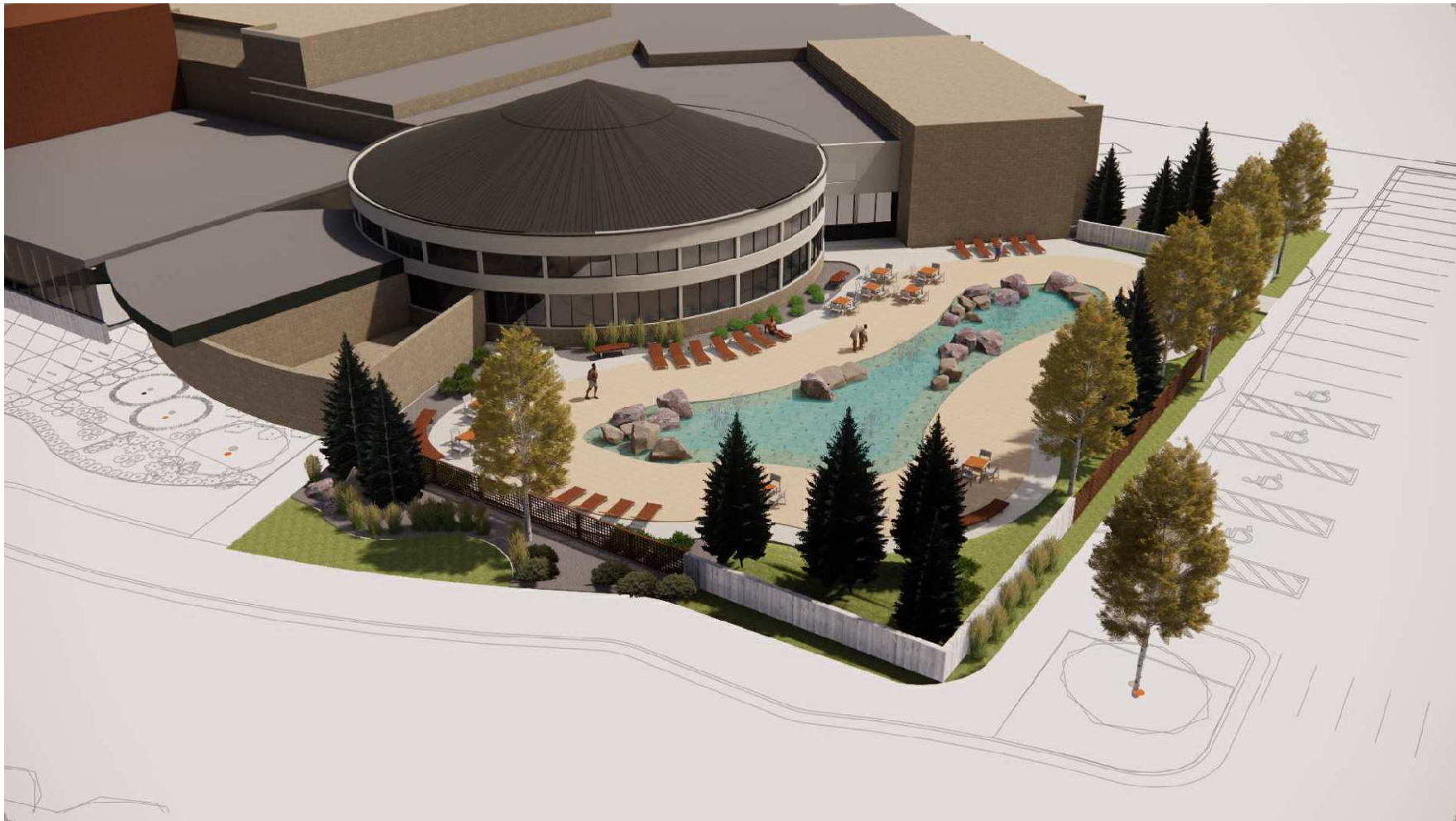
RENDERING - EXTERIOR - WEST



JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION
1/24/22

DIAGRAM

Perkins&Will



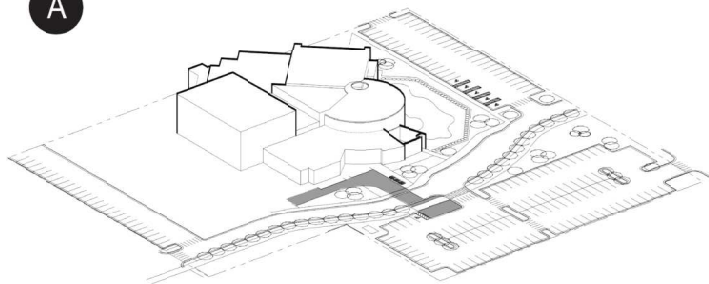
JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION
01/24/22

SPLASH PAD

Perkins&Will

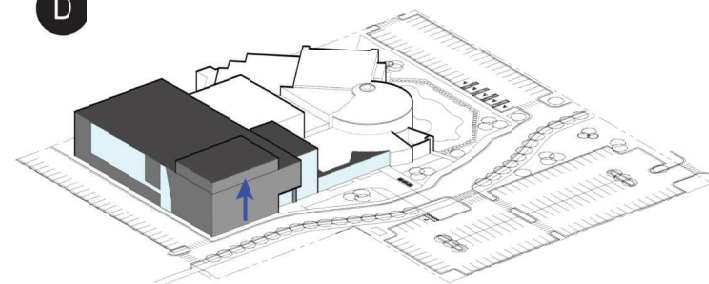


A



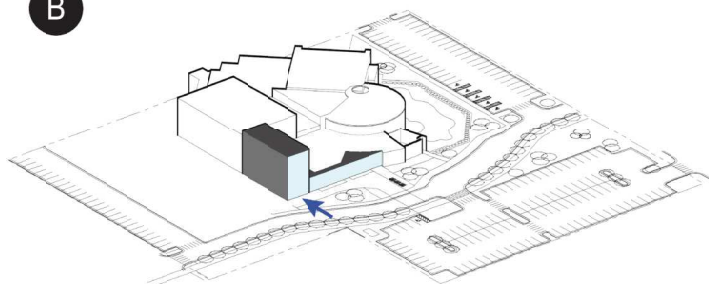
Existing recreation center on site plan.

D



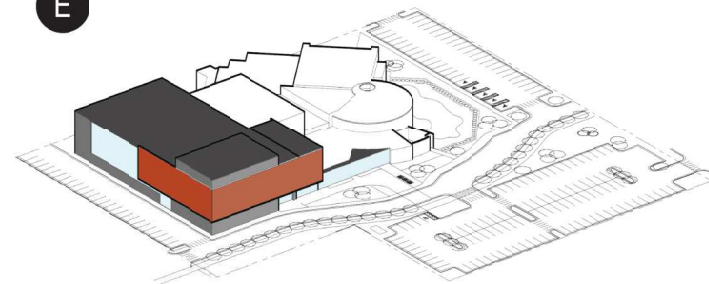
Volume expands vertically at climbing gym.

B



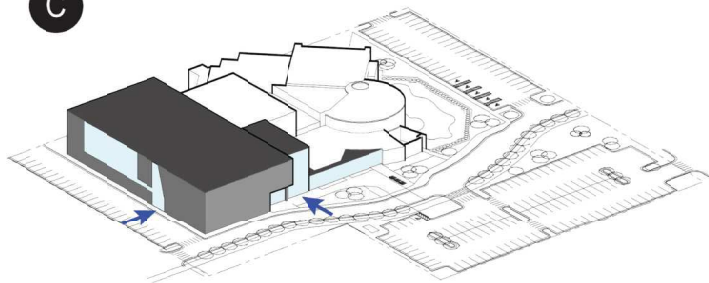
New central lobby and connection across existing building.

E



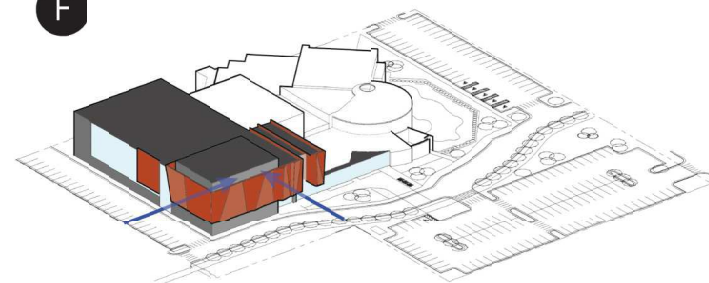
The horizontal mass of the main building box is set in contrast to a vertical 'corten' material.

C

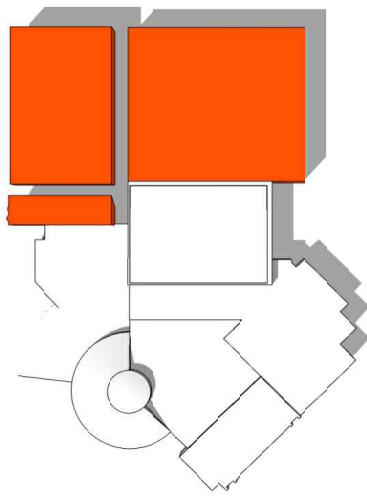


Main building box that creates a sense of heaviness and permanence.

F



The 'corten' folds and deforms as it is sculpted by nature. The expression of material turns inward and transforms the interior spatially.



ANCHOR THE BOX

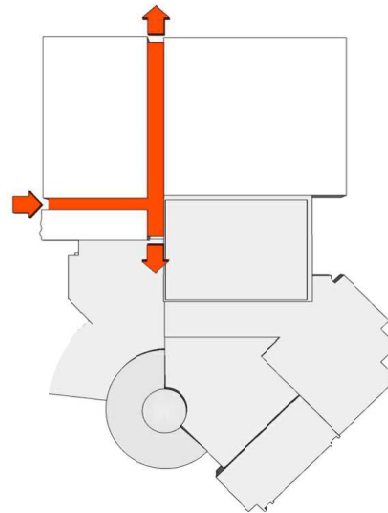
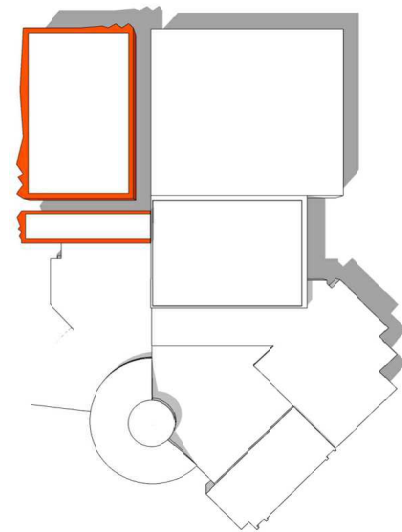
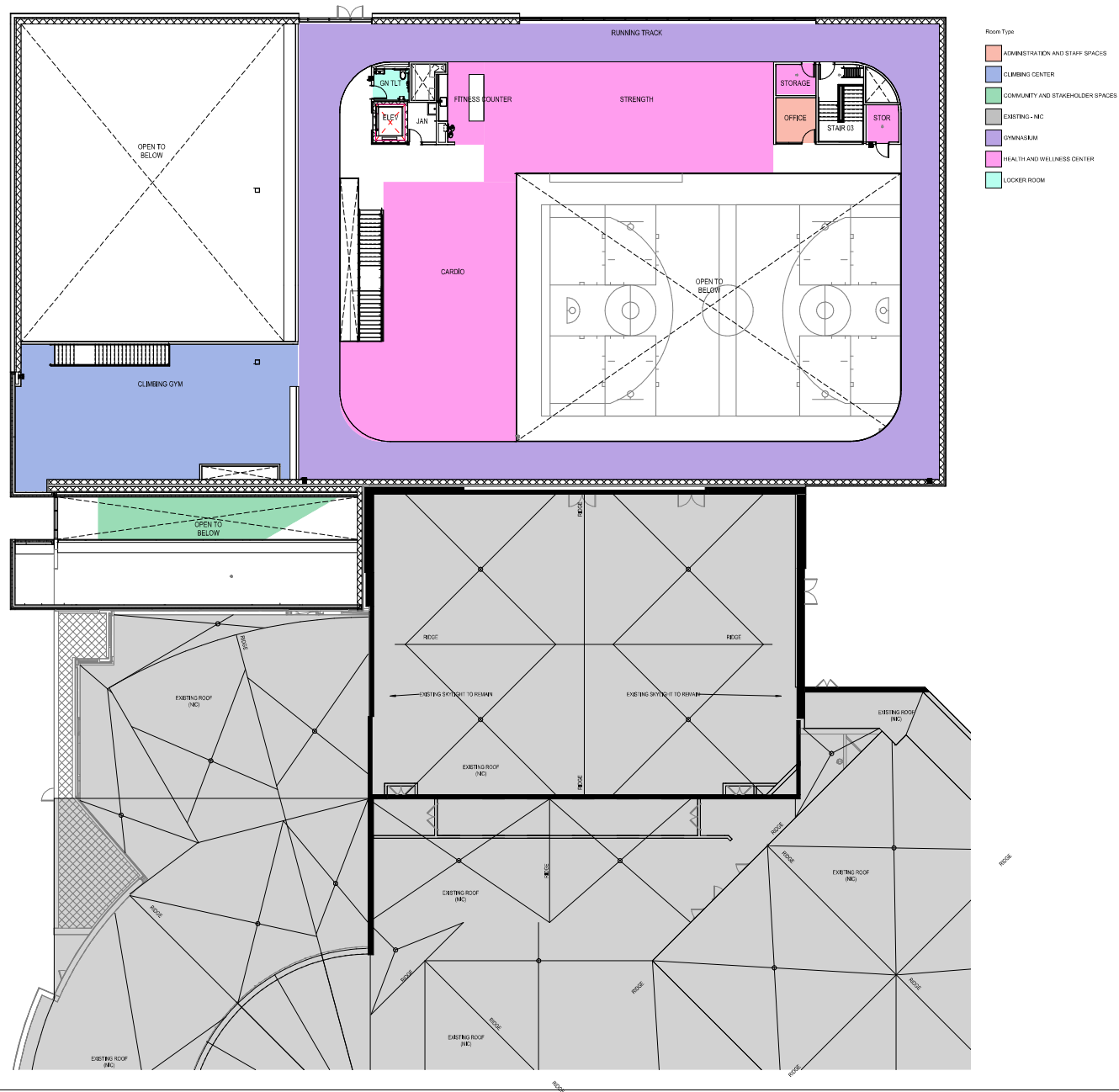


CHART THE PATH

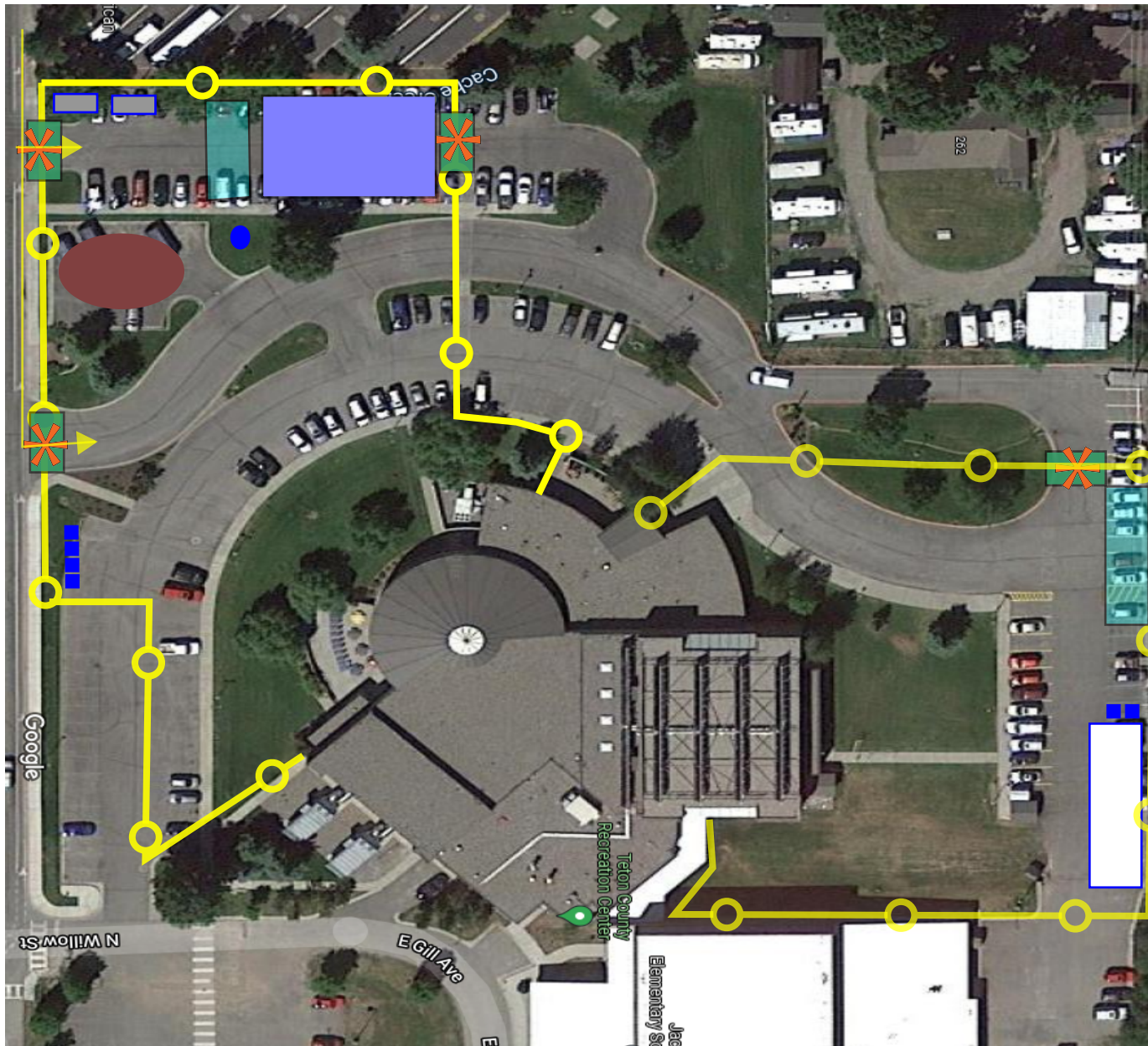


CARVE THE CANYON



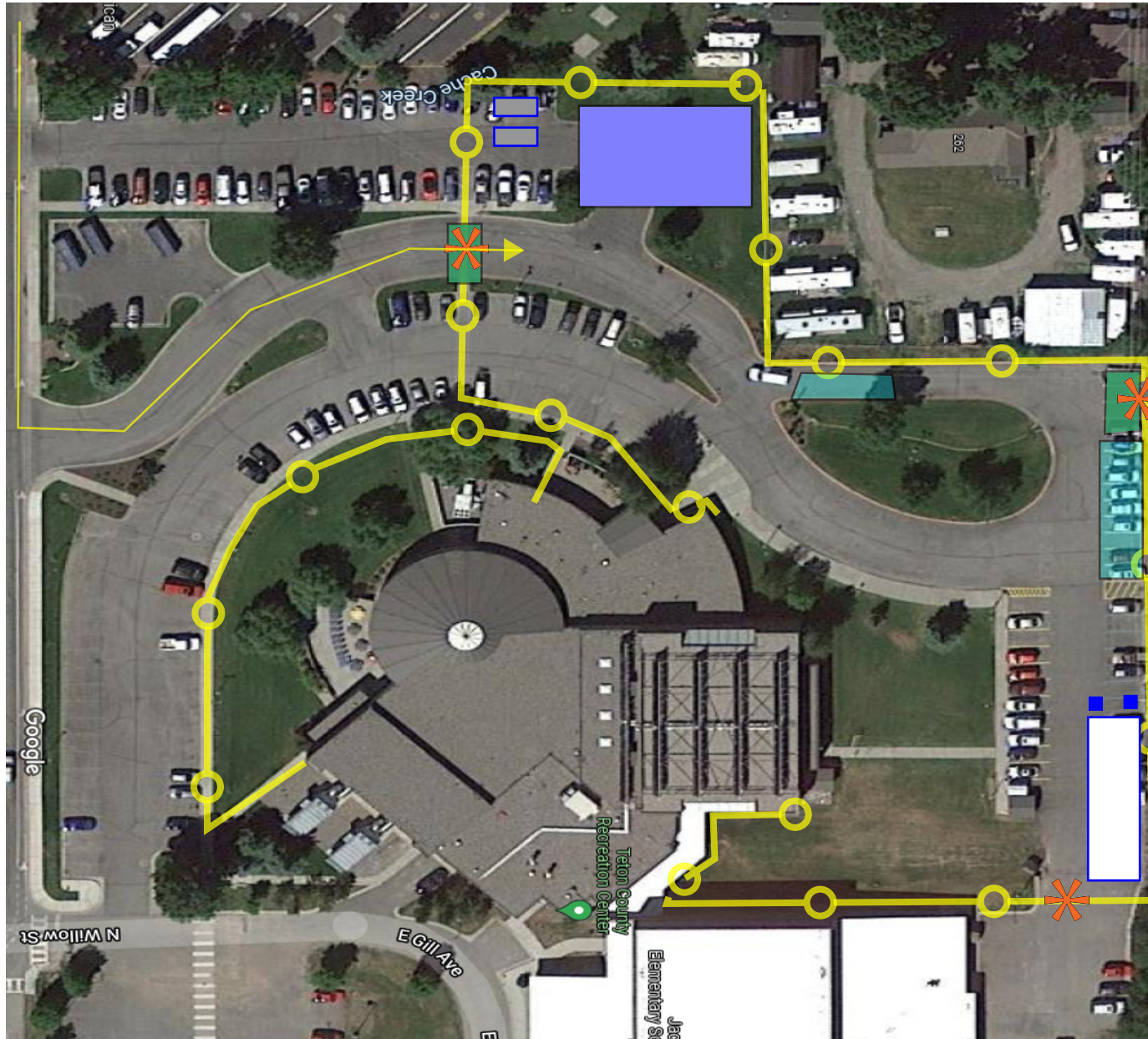


Phase 1



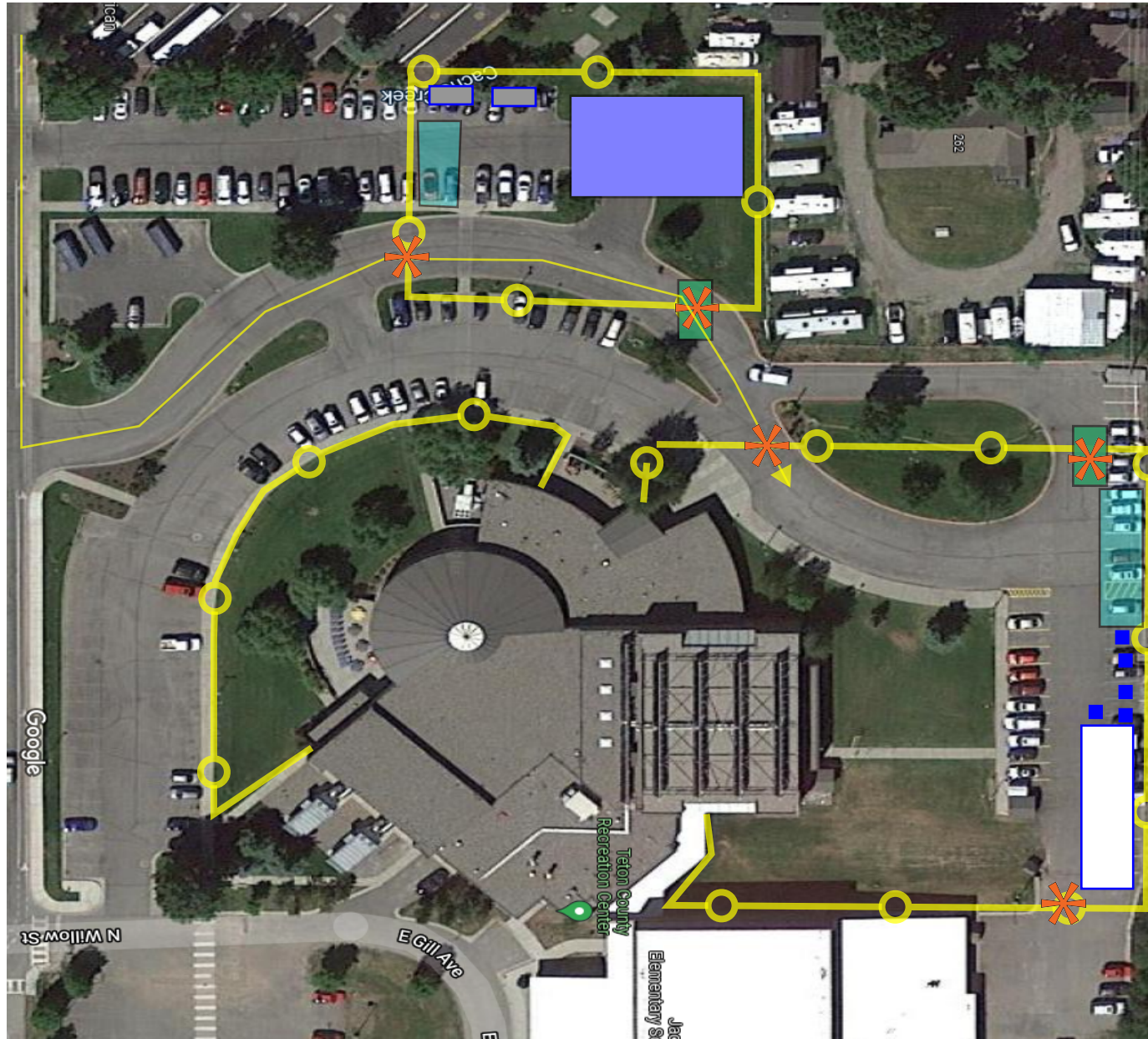
- SIDEWALK CLOSED
- COVERED WALKWAY
- CONSTRUCTION TRAFFIC
- CONSTRUCTION FENCE
- ✱ CONSTRUCTION GATE
- CONCRETE WASHOUT
- STOCKPILE
- SANOLET
- DUMPSTER
- DUMPSTER, RECYCLING
- CONEX
- CONSTRUCTION TRAILER
- MATERIAL HOIST
- BUILDING FOOTPRINT
- LAY-DOWN AREA
- CONSTRUCTION PARKING
- CRANE PAD
- TRACKING PAD

Phase 2



- SIDEWALK CLOSED
- COVERED WALKWAY
- CONSTRUCTION TRAFFIC
- CONSTRUCTION FENCE
- ✖ CONSTRUCTION GATE
- CONCRETE WASHOUT
- STOCKPILE
- SANOLET
- DUMPSTER
- DUMPSTER, RECYCLING
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Phase 3



- SIDEWALK CLOSED
- COVERED WALKWAY
- CONSTRUCTION TRAFFIC
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GENERAL NOTES
SECTOR PLANS

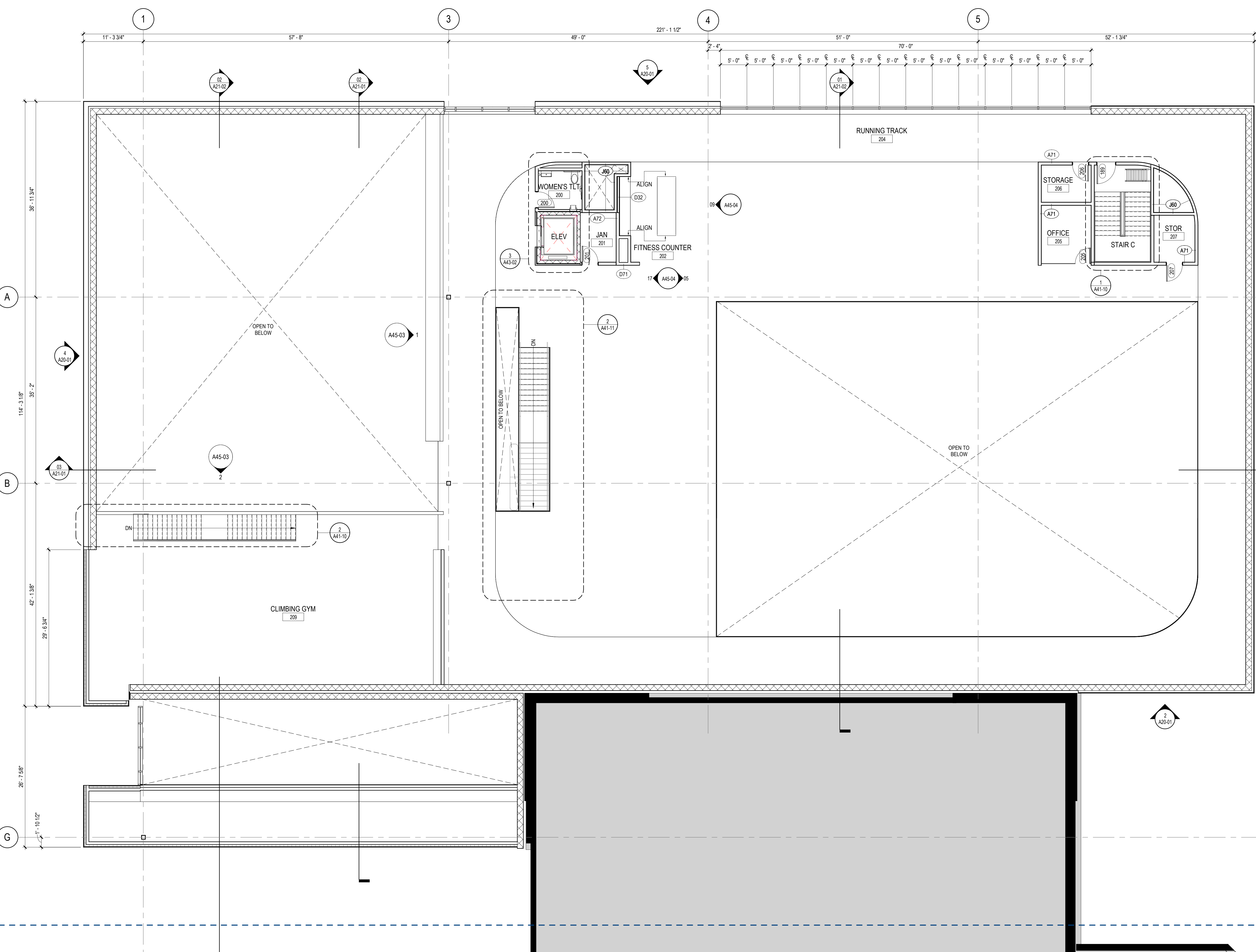
1. WATER CLOSETS SHALL BE MOUNTED A MIN. OF 1'-6" FROM THE CENTER OF THE WATER CLOSET TO THE FINISHED SURFACE OF THE SIDE WALL.
2. SINKS AND LAVATORIES SHALL BE 1'-4" MINIMUM FROM THEIR CENTER LINE TO THE FINISHED SURFACE OF THE SIDE WALL.
3. CENTER VANITY MIRROR AND LIGHT FIXTURES OVER THE LAVATORY.
4. FLUSH CONTROLS SHALL BE MOUNTED ON THE OPEN SIDE OF TOILETS. NO MORE THAN 44 INCHES ABOVE FINISHED FLOOR. ACCESSIBLE TOILETS SHOULD USE MODIFIED FLUSH KITS TO MEET GRIP CLEARANCE CRITERIA FOR GRAB BARS.
5. ALL INTERIOR PARTITIONS TO BE GYPSUM BOARD ASSEMBLIES UNLESS NOTED OTHERWISE.

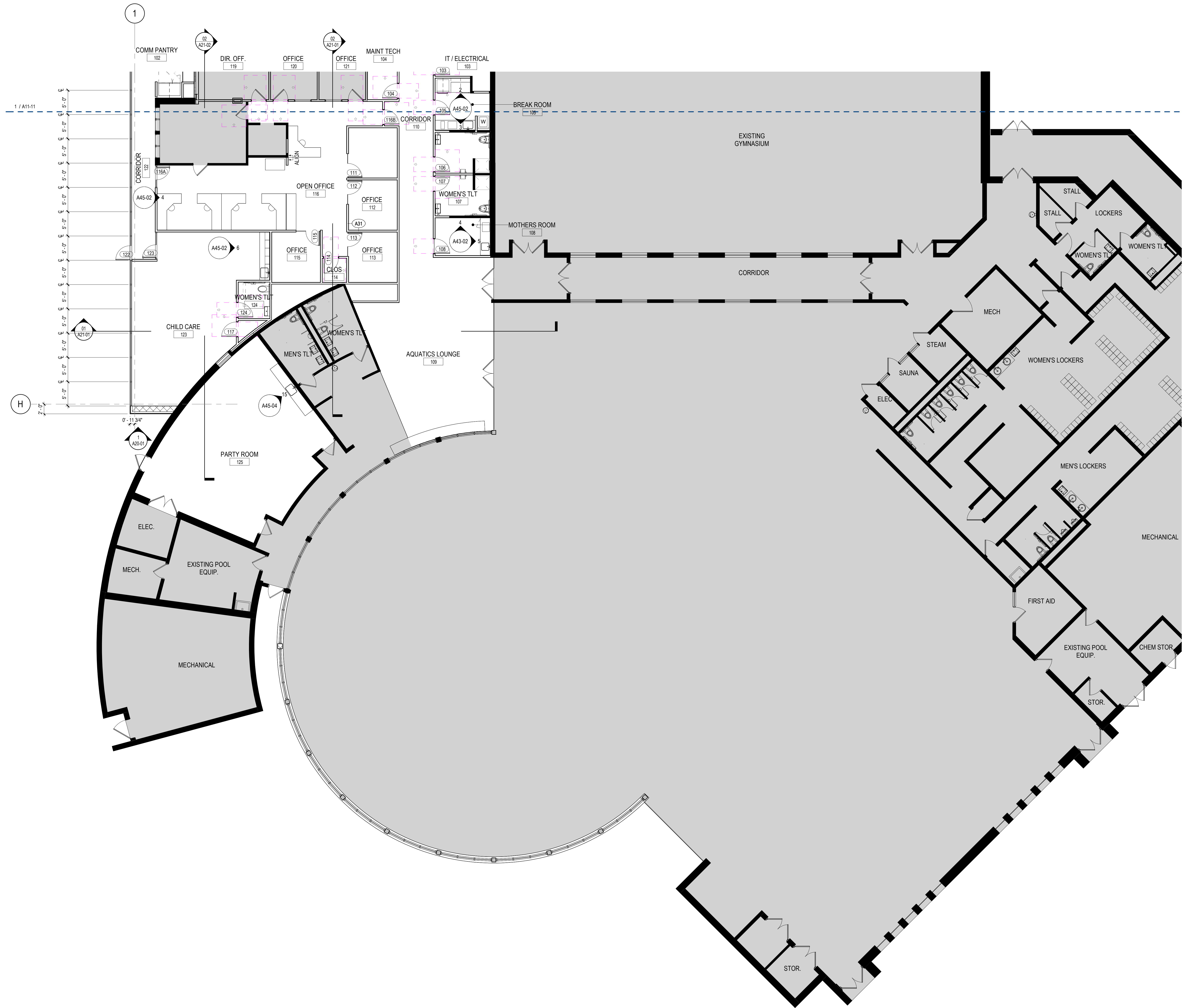
FLOOR PLAN

- BUILDING EXPANSION JOINT
- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXTERIOR ELEVATION TAG
- WALL SECTION TAG
- BUILDING SECTION TAG
- EXTERIOR GLAZING SYSTEM TAG REF: A33-0X SERIES FOR SCHEDULE
- INTERIOR GLAZING REFER: A63-0X SERIES FOR SCHEDULE
- DOOR TAG REF: A62-0X SERIES FOR DOOR SCHEDULE.
- PARTITION TAG REF: A61-0X SERIES FOR CHARTS
- FLOOR DRAIN
- OWNER FURNISHED EQUIPMENT ITEM
- AREA NOT IN CONTRACT

FLOOR PLAN
NOTES BY NUMBER

<<< Indicates Sheet Keynote on Plan





1 LEVEL 01 - SECTOR 2
1/8" = 1'-0"

GENERAL NOTES
SECTOR PLANS

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FLOOR PLAN

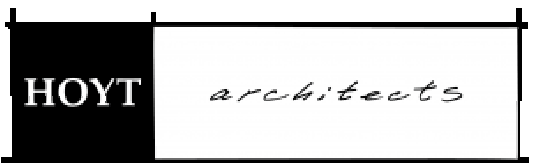
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- EXISTING PARTITION TO REMAIN
- NEW PARTITION
- EXTERIOR ELEVATION TAG
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FLOOR PLAN
NOTES BY NUMBER

Indicates Sheet Keynote on Plan

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JORGENSEN
1315 HWY 89 S, SUITE 201, JACKSON, WY 83002

MECHANICAL & PLUMBING
BALLARD GROUP
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LAKEWOOD, CO 80227
ELECTRICAL
INNOVATIVE ELECTRICAL SYSTEMS
8093 W. IUFF LN., LAKEWOOD, CO 80227

LANDSCAPE ARCHITECT
INSIDE OUT
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AQUATIC DESIGN GROUP
2226 FARADAY AVE., CARLSBAD, CA 92008

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PARKS & RECREATION
155 E. GILL AVE. JACKSON, WY 83001
OWNER'S REPRESENTATIVE

MEMBER
7525 S. JASMINE CT., CENTENNIAL, CO 80112

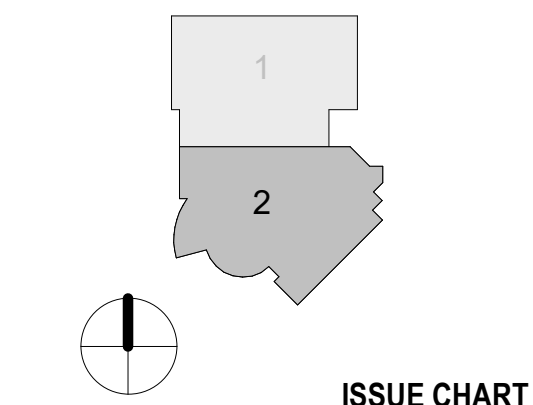
CONTRACTOR
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1110 MAPLE WAY, STE E, JACKSON, WY 83001

PROJECT
JACKSON RECREATION
CENTER
IMPROVEMENTS
155 E. GILL AVE
JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

KEYPLAN



ISSUE CHART

ISSUE FOR SCHEMATIC DESIGN	2021-08-24
DATE	DATE
Job Number	222011
TITLE	

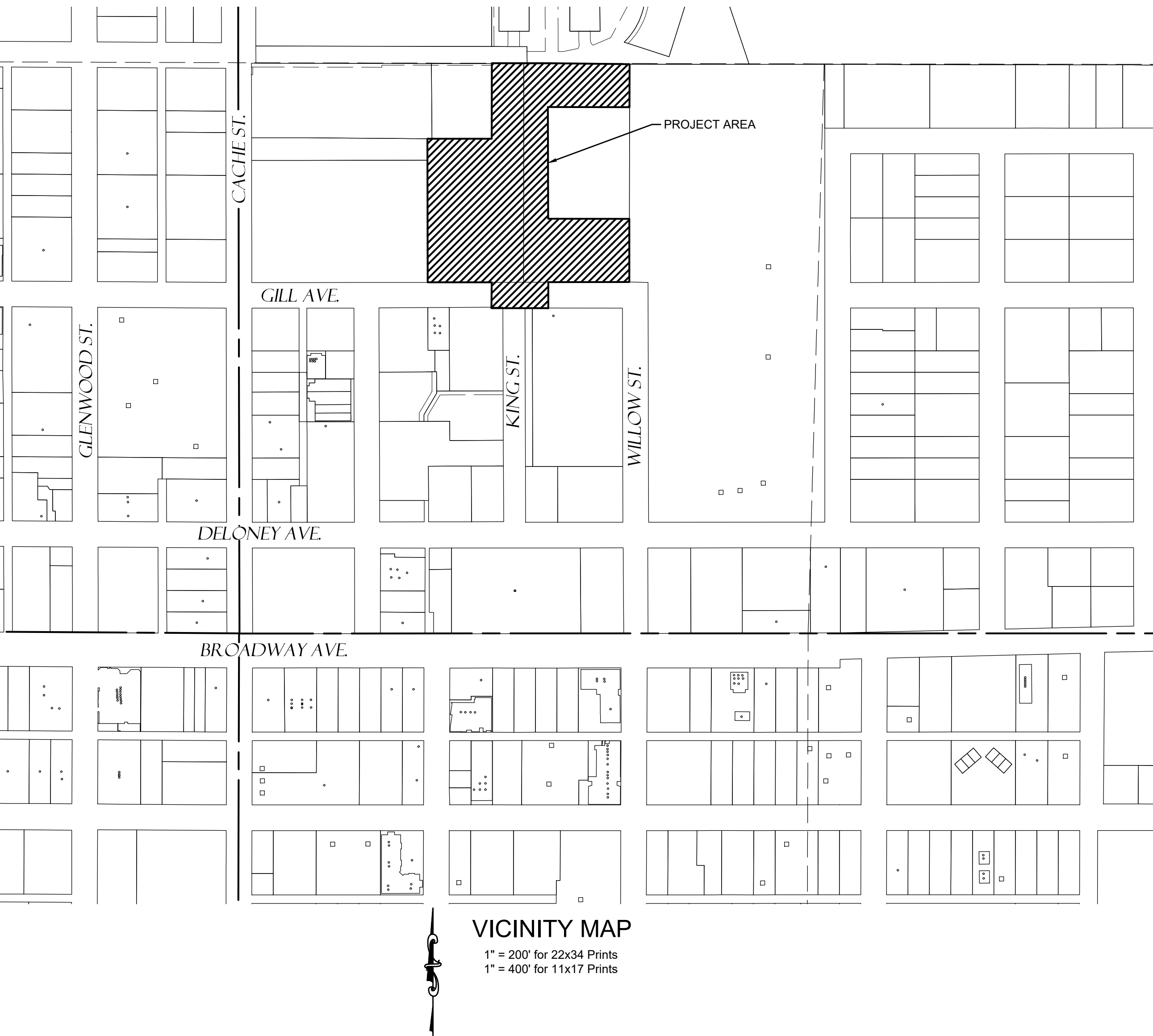
FLOOR PLAN - LEVEL 01
- SECTOR 2

SHEET NUMBER

A11-12

TETON COUNTY/ TOWN OF JACKSON,
RECREATION CENTER REDEVELOPMENT

LOCATED WITHIN
SW $\frac{1}{4}$ SECTION 27,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



VICINITY MAP
1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

Sheet List Table	
Sheet Number	Sheet Title
C1.0	TITLE, VICINITY MAP & SHEET INDEX
C1.1	CIVIL PROJECT NOTES & LEGEND
C1.2	EXISTING CONDITIONS
C2.0	SITE OVERVIEW
C2.1	NORTH KING ST. EXTENSION GRADING PLAN
C2.2	WEST PARKING LOT GRADING PLAN
C2.3	SOUTH PARKING LOT GRADING PLAN
C2.4	NORTH PARKING LOT GRADING PLAN
C3.0	PROPOSED SANITARY SEWER
C4.0	CACHE CREEK TUBE REALIGNMENT ELEMENTARY SCHOOL PARKING STORM DRAIN REALIGNMENT
C4.1	PROPOSED WATER MAIN
C6.0	TYPICAL TRENCH DETAILS
C6.1	CCT VAULT DETAILS
C6.2	CCT VAULT DETAILS
C6.3	CCT VAULT DETAILS
C6.4	CCT TREATMENT UNIT DETAILS
C6.5	STORMWATER INFILTRATOR UNITS
C6.6	STORM INLET DETAILS
C7.0	WATER DETAILS
C7.1	WATER DETAILS
C8.0	SANITARY SEWER DETAILS
C9.0	SITE DETAILS
C9.1	SITE DETAILS
C9.2	ROAD SECTION DETAILS

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

OWNER
Teton County/ Town of Jackson
450 W. Snow King Ave.
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(307)739-3079



ENGINEER, SURVEYOR,
AND LAND USE PLANNER
Jorgensen Associates, P.C.
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JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

155 E. GILL AVE
JACKSON, WY 83001

KEYPLAN

ISSUE CHART

PROGRESS SET	
DATE	ISSUE
2021-11-16	222011
Job Number	TITLE

TITLE, VICINITY MAP &
SHEET INDEX

SHEET NUMBER

C1.0

LEGEND

EXISTING	PROPOSED	
---	---	BOUNDARY, EASEMENT, AS NOTED
----	----	EDGE OF ROAD
----	----	GUTTERLINE
----	----	EDGE OF CURB
----	----	EDGE OF SIDEWALK/BIKE PATH
----	----	EDGE OF GRAVEL
----	----	EDGE OF BUILDING ENVELOPE
8"W	---	WATERLINE (SIZE IN LINETYPE)
W	W	WATER SERVICE LINE
s	8"S	SANITARY SEWER LINE
S	8"S	SANITARY SEWER CONNECTION LINE
stm	STM	STORM SEWER LINE
UT	---	ELECTRIC LINE
UT	---	UTILITY LINE
OH	---	OVERHEAD POWER
○	---	FENCE, WOOD POST & RAIL
6230	---	INDEX CONTOUR (5' INTERVAL)
6231	---	INTERMEDIATE CONTOUR (1' INTERVAL)
1	---	TELEPHONE PEDESTAL
2	---	FIBER OPTIC VAULT
3	---	BROADBAND VAULT
4	---	NATURAL GAS VALVE
5	---	GAS SERVICE
6	---	ELECTRIC JUNCTION BOX
7	---	ELECTRIC METER/SERVICE
8	---	ELECTRIC POWER TRANSFORMER
9	---	ELECTRIC UTILITY VAULT
10	---	UTILITY POLE
11	---	GUY ANCHOR
12	---	SANITARY SEWER CLEANOUT
13	---	SANITARY SEWER MANHOLE
14	---	SANITARY SEWER CONNECTION
15	---	STORM DRAIN INLET
16	---	STORM DRAIN MANHOLE
17	---	HYDRANT, FIRE PROTECTION
18	---	WATER CURBSTOP
19	---	WATER SERVICE W/CURBSTOP AND BACKFILL
20	---	SPIGOT
21	---	WATER VALVE
22	---	TRAFFIC SIGNAL CONTROL VAULT
23	---	MONITORING WELL
24	---	SIGN, TRAFFIC REGULATORY OR INFORMATIONAL
25	---	LIGHT POLE
26	---	TREE, DECIDUOUS

ABBREVIATIONS

@	AT	ADJ	ADJACENT	ALT	ALTERNATE	APPROX	APPROXIMATE	AVE	AVERAGE
BLDG	BUILDING	BF	BOTTOM OF FOOTING	BM	BENCH MARK	BOW	BOTTOM OF WALL	BVC	BEGINNING VERTICAL CURVE
CFS	CUBIC FEET PER SECOND	C&G	CURB AND GUTTER	CL	CENTERLINE	CMP	CORRUGATED METAL PIPE	CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT	CONC	CONCRETE	COORD	COORDINATE	CP	CONTROL POINT	CF	CUBIC FOOT
CY	CUBIC YARD	Δ	CENTRAL ANGLE	DESC	DESCRIPTION	DET	DETAIL	DI	DROP INLET
DIA	DIAMETER	DIP	DUCTILE IRON PIPE	DWG	DRAWING	E	EAST	EJ	EXPANSION JOINT
ELEV	ELEVATION	ENG	ENGINEER	EVC	ENDING VERTICAL CURVE	EW	EACH WAY	EX	EXISTING
EXT	EXTERIOR	FDN	FOUNDATION	FF	FINISHED FLOOR	FG	FINISH GRADE	FL	FLOW LINE
FLG	FLANGE	FT	FOOT OR FEET	FTG	FOOTING	GRND	GROUND	GRD	GRADE
H	HEIGHT	HORIZ	HORIZONTAL	ID	INSIDE DIAMETER	IN	INCH	INV	INVERT
K	RATE OF VERTICAL CURVATURE	LB	POUNDS	LF	LINEAR FEET	LT	LEFT	MAX	MAXIMUM
MECH	MECHANICAL	MFR	MANUFACTURER	MGD	MILLION GALLONS PER DAY	MH	MANHOLE	MI	MILE, MILES
MIN	MINIMUM	MISC	MISCELLANEOUS	MJ	MECHANICAL JOINT	MON	MONUMENT	N	NORTH
NOT IN CONTRACT		NO	NUMBER	NOM	NOMINAL	NTS	NOT TO SCALE	OC	ON CENTER
OD	OUTSIDE DIAMETER, OVERFLOW	PC	POINT OF CURVATURE	PCF	POUNDS PER CUBIC FOOT	PI	POINT OF INTERSECTION	PL	PROPERTY LINE
POB	POINT OF BEGINNING	POC	POINT ON CURVE	POE	POINT OF ENDING	PT	POINT OF TANGENCY	PVC	POINT OF VERTICAL CURVATURE
PVI	POINT OF VERTICAL INTERSECTION	PVMT	PAVEMENT	R	RADIUS, RIGHT, RISER	RCP	REINFORCED CONCRETE PIPE	REF	REFER OR REFERENCE
ROW	RIGHT-OF-WAY	RT	RIGHT	S	SOUTH	SCH	SCHEDULE	SF	SQUARE FOOT
SPEC	SPECIFICATIONS	SS	SANITARY SEWER	STA	STATION	STD	STANDARD	STM	STORM SEWER
SW	SIDEWALK	TBC	TOP BACK OF CURB	TEL	TELEPHONE	TEMP	TEMPORARY	TOC	TOP OF CONCRETE
TOW	TOP OF WALL	TYP	TYPICAL	UG	UNDER GROUND	VERT	VERTICAL	W	WEST
YD	YARD	YR	YEAR						

NOTES:

- CONTACT THE ENGINEER FOR ABBREVIATIONS NOT LISTED.
- SOME ABBREVIATIONS MAY APPEAR ON THIS LIST AND NOT ON THE DRAWINGS.

PROJECT NOTES:

PROJECT SCOPE: RELOCATION FROM PRIVATE LANDS AND INCREASING CAPACITY OF THE CACHE CREEK TUBE FROM GILL ST. TO MERCILL AVE. PROVIDE UNDERGROUND UTILITIES TO SERVE THE TETON COUNTY REC CENTER & TOWN OF JACKSON, WHICH INCLUDE STORM DRAINS, SANITARY SEWER, AND WATER MAIN. PROVIDE ACCESS TO THE REC CENTER VIA THE NORTH KING ST. EXTENSION FROM GILL ST. TO MERCILL AVE.

- PROJECT SCHEDULE: CONSTRUCTION OF UNDERGROUND UTILITIES TO BEGIN SPRING 2022 AND BE COMPLETED FALL 2022. SURFACE CONSTRUCTION EXPECTED TO BEGIN FALL OF 2022 AND BE COMPLETED FALL OF 2023

SURVEY NOTES:

- THE ORIGINAL TOPOGRAPHIC SURVEY WAS PERFORMED BY JORGENSEN ASSOCIATES, P.C. DURING JUNE THROUGH SEPTEMBER 2018 AND PREPARED UNDER THE DIRECTION OF MATTHEW P. GOTHAM, WYOMING PLS 13002. ADDITIONAL BASE MAPPING OBTAINED BY SURVEYS PERFORMED BY JORGENSEN ASSOCIATES, P.C. IN 2014 AND 2017 UNDER THE DIRECTION OF KENNETH G. MAGRATH, WYOMING PLS 8469.
- LOCATIONS OF UTILITIES DEPICTED HEREON ARE LIMITED TO VISIBLE STRUCTURES; UNDERGROUND LOCATIONS MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION ACTIVITY.
- HORIZONTAL COORDINATES ARE SCALED TO GROUND FROM NAD 83 STATE PLANE, WYOMING WEST ZONE
- VERTICAL DATUM IS NAVD 88.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

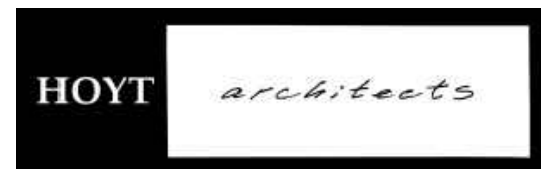
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE 2015 EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, CODE, AND CONSTRUCTION STANDARDS (CURRENT EDITION), AND AS MODIFIED BY THESE PLANS AND SPECIFICATIONS. WHERE CONFLICTS BETWEEN THE DOCUMENTS ARE ENCOUNTERED, THE MORE STRINGENT INTERPRETATION SHALL APPLY.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- THE CONTRACTOR SHALL PROTECT ALL EXISTING SURVEY MONUMENTATION DESIGNATED TO REMAIN, FROM ANY DAMAGE DURING CONSTRUCTION OPERATIONS. ANY EXISTING MONUMENTS DISTURBED BY THE CONTRACTOR SHALL BE RESET BY A WYOMING LICENSED PROFESSIONAL SURVEYOR AT THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR AND ENGINEER SHALL NOTE THOSE MONUMENTS IN THE FIELD PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL REMOVE ALL MATERIALS, TOOLS, EQUIPMENT, AND CONSTRUCTION DEBRIS FROM THE SITE IMMEDIATELY AFTER COMPLETION OF THE WORK TASK. NO CONSTRUCTION DEBRIS SHALL BE DISPOSED OF AT THE WORK SITE.
- CONTRACTOR SHALL ACTIVELY MINIMIZE THE AMOUNT OF DUST DEBRIS, AND NOXIOUS FUMES INTO THE AIR. BURNING WILL NOT BE PERMITTED AS A MEANS OF DISPOSAL OR CLEANING AT THE SITE. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
- CONTRACTOR SHALL MAKE EVERY EFFORT TO MINIMIZE DISTURBANCE OF PRIVATE PROPERTY BY THEIR OPERATIONS. CONTRACTOR SHALL NOTIFY OWNER, OCCUPANT, AND ENGINEER PRIOR TO CONDUCTING ANY OPERATION THAT REQUIRES THE REMOVAL, REPLACEMENT, OR DAMAGE TO PRIVATE PROPERTY.
- CONTRACTOR SHALL RETAIN AND PROTECT WHERE POSSIBLE ALL LANDSCAPING, TREES, EXISTING UTILITIES, DITCHES, CULVERTS, ETC. EXCEPT WHERE REMOVAL OF SUCH ITEMS IS SPECIFICALLY CALLED FOR ON THE DRAWINGS. ANY DAMAGE DONE BY THE CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN SAFETY SIGNING AND BARRICADES TO PREVENT THE PUBLIC FROM ENTERING WORK AREAS. SAFETY FENCE SHALL BE INSTALLED AND MAINTAINED AROUND ALL OPEN TRENCHES AND HAZARDOUS AREAS WHEN CONTRACTOR PERSONNEL AND OPERATIONS ARE NOT ACTIVE.
- ALL PUBLIC STREETS SHALL BE MAINTAINED CLEAR OF DEBRIS DURING CONSTRUCTION. SHOULD DEBRIS BE TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE, IT SHALL BE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE AFFECTED STREETS IMMEDIATELY OR AS DIRECTED BY THE TOWN.
- CONSTRUCTION WORKING HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES, MONDAY THROUGH FRIDAY 7:00 AM TO 7:00 PM, OR AS APPROVED BY THE TOWN ENGINEER.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- ALL EROSION CONTROL MEASURES AND STRUCTURES SHALL BE IN-PLACE AND PROPERLY INSTALLED PRIOR TO SITE DISTURBANCE OR STOCKPILING MATERIALS. CONTRACTOR SHALL MAINTAIN AND MONITOR OPERATIONS THROUGHOUT THE PROJECT TO PREVENT EROSION. CONTRACTOR'S OPERATIONS SHALL NOT INJURE OR DISTURB TREES OR EXISTING VEGETATION OUTSIDE THE GRADING AREA.
- ALL CONSTRUCTION STAGING, PROCESSING, AND STOCKPILE AREAS SHALL BE AS DESIGNATED ON THE PLANS OR AS SPECIFICALLY APPROVED BY ENGINEER. DISTURBED AREAS SHALL BE RECLAIMED ACCORDINGLY. USE OF TEMPORARY CONSTRUCTION STAGING AREAS SHALL CONFORM TO THE APPLICABLE PERMITS AND EASEMENT AGREEMENTS.
- ALL REFUSE RESULTING FROM CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO HAUL OFF AND DISPOSE. CONTRACTOR SHALL NOT BURN ON THE SITE. IN NO CASE SHALL ANY MATERIAL BE LEFT ON THE PROJECT OR BE BURIED IN EMBANKMENTS OR TRENCHES ON THE PROJECT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING AND MAINTAINING WYOMING POLLUTION DISCHARGE ELIMINATION SYSTEM (WPDES) PERMITS FOR CONSTRUCTION ACTIVITIES WHERE REQUIRED. THESE PERMITS ARE REQUIRED FOR, BUT NOT LIMITED TO, DISCHARGES INTO WATERS OF THE STATE AND CONSTRUCTION ACTIVITIES DISTURBING MORE THAN ONE (1) ACRES.
- AGGREGATE MATERIALS SHALL BE OBTAINED FROM APPROVED SOURCES.

CIVIL UTILITY NOTES:

- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER LINES AND SEWER LINES.
- THE CONTRACTOR WILL CALL THE UTILITY NOTIFICATION ONE CALL OF WYOMING, AT 1-800-844-2476, OR 811, FOR UTILITY LOCATIONS AT LEAST 2 BUSINESS DAYS, NOT INCLUDING THE DAY OF ACTUAL NOTIFICATION, PRIOR TO ANY EXCAVATION.
- THE REMOVAL, ABANDONMENT, OR TERMINATION OF ANY EXISTING UTILITIES ON SITE SHALL BE COORDINATED WITH THE UTILITY OWNER, WATER AND SEWER MAINS TO BE REMOVED FROM SERVICE SHALL BE CAPPED AND ABANDONED IN ACCORDANCE WITH WYDEQ REGULATIONS.
- ALL UTILITY CABLES AND GAS LINES SHALL BE BEDDED IN SAND. SEE TYPICAL TRENCH DETAIL.
- ALL TRENCH BACKFILL SHALL BE TYPE A. MATERIALS USED FOR BEDDING AND BACKFILL SHALL BE CAREFULLY DEPOSITED IN LAYERS SUITABLE TO THE EQUIPMENT USED FOR COMPACTION, WETTED TO 3% BELOW TO 2% ABOVE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO AT LEAST 95% OF MAXIMUM DENSITY AS D DETERMINED BY AASHTO T-99 (STANDARD PROCTOR). COMPACTION BY FLOODING WILL NOT BE PERMITTED. TYPE B TRENCH BACKFILL SHALL NOT BE ALLOWED, UNLESS AUTHORIZED BY THE ENGINEER.
- ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- CONTRACTOR SHALL NOT INTERRUPT UTILITIES PROVIDING SERVICES TO PROPERTIES ADJACENT TO THE WORK, EXCEPT AS SPECIFICALLY APPROVED BY THE ENGINEER AND OWNER. SERVICES DAMAGED OR INTERRUPTED BY CONTRACTOR'S OPERATION SHALL BE IMMEDIATELY REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTINUOUS RIGID INSULATION WILL BE REQUIRED AT ALL STORM WATER CROSSINGS OF SEWER AND WATER MAINS AND SERVICES THAT DO NOT CONFORM TO MINIMUM BURY REQUIREMENTS. REFERENCE DETAILS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ALL UTILITIES ENCOUNTERED DURING CONSTRUCTION AND SHALL NOT BACK FILL UNTIL THE ENGINEER HAS MADE A VISUAL AND WRITTEN RECORD OF ITS LOCATION AND CONDITION.
- CACHE CREEK TUBE IS A LIVE STORM DRAIN AND IRRIGATION WATER SUPPLY CONDUIT. FLOW CAN BE EXPECTED AT ALL TIMES. FLOW INTERRUPTIONS ARE POSSIBLE WITH PROPER COORDINATION BETWEEN TOWN AND IRRIGATORS (NATIONAL ELK REFUGE AND REDEEMER LUTHERAN CHURCH)

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WEMBER
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CONTRACTOR

GE JOHNSON
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KEYPLAN

ISSUE CHART

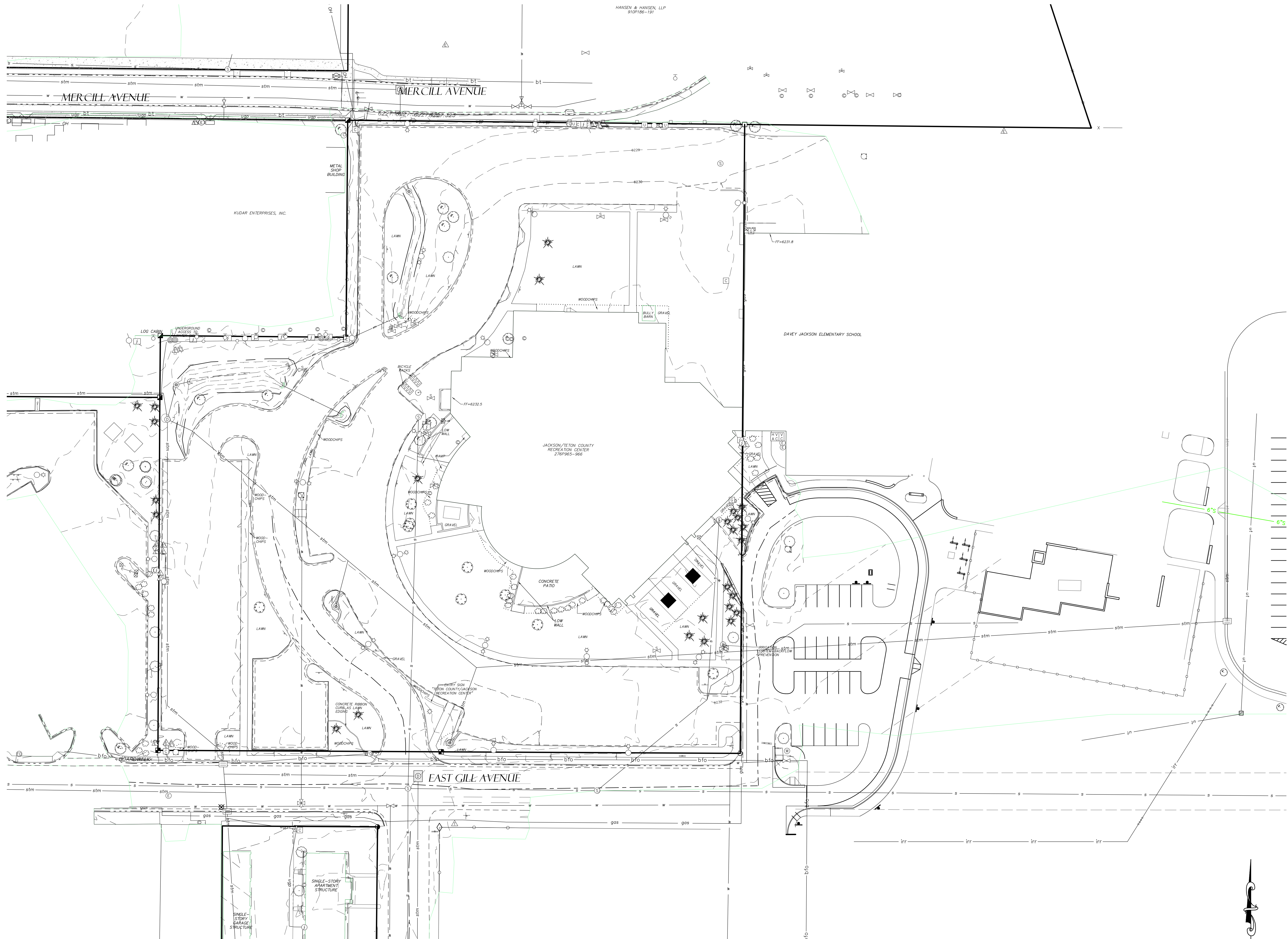
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DATE	ISSUE	222011
Job Number		TITLE

CIVIL PROJECT NOTES
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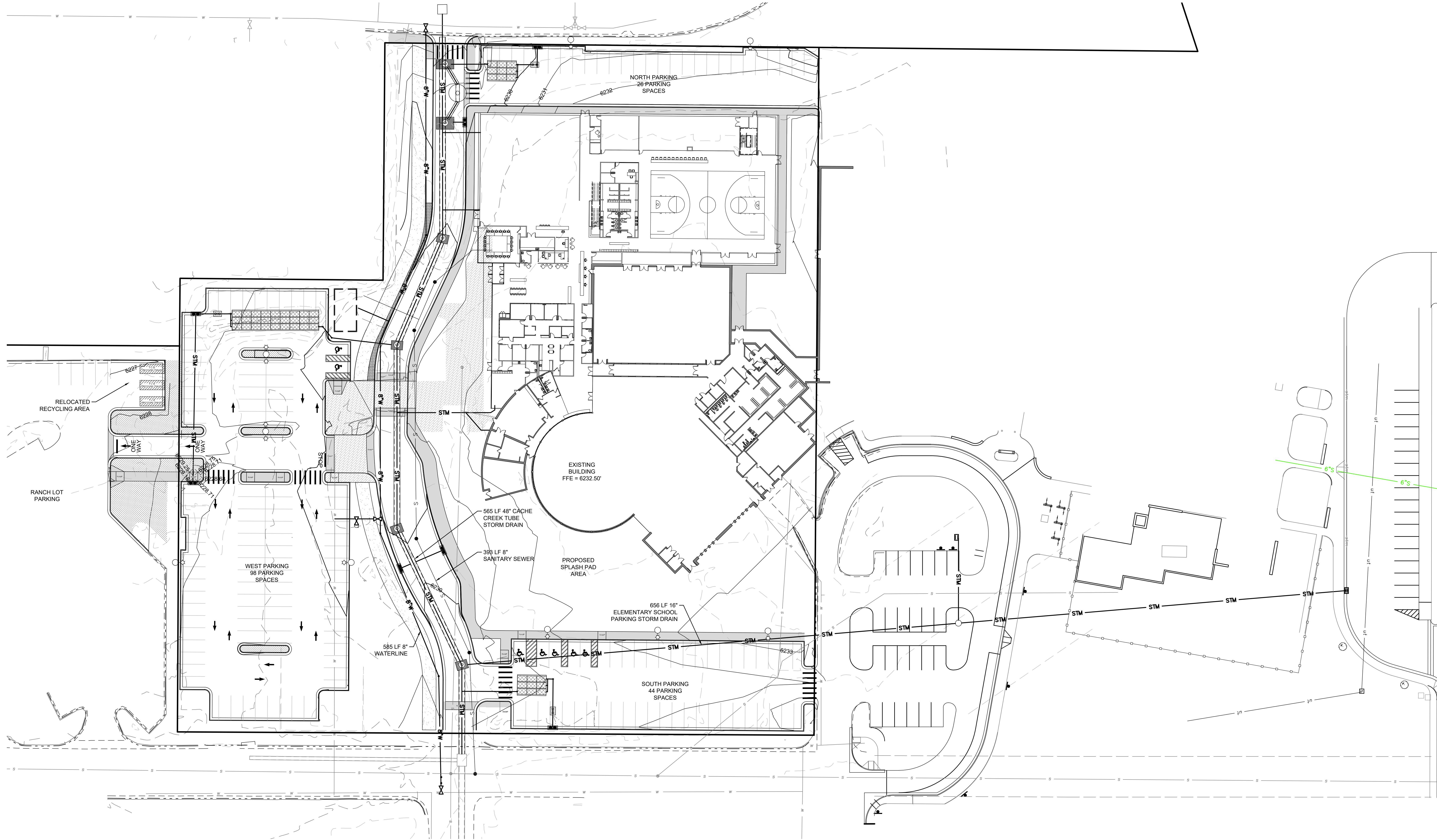
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Job Number	TITLE	

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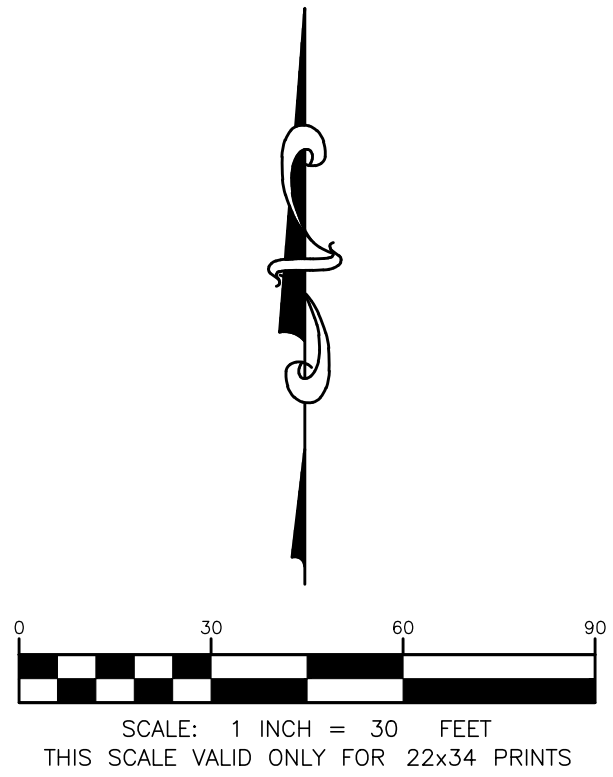
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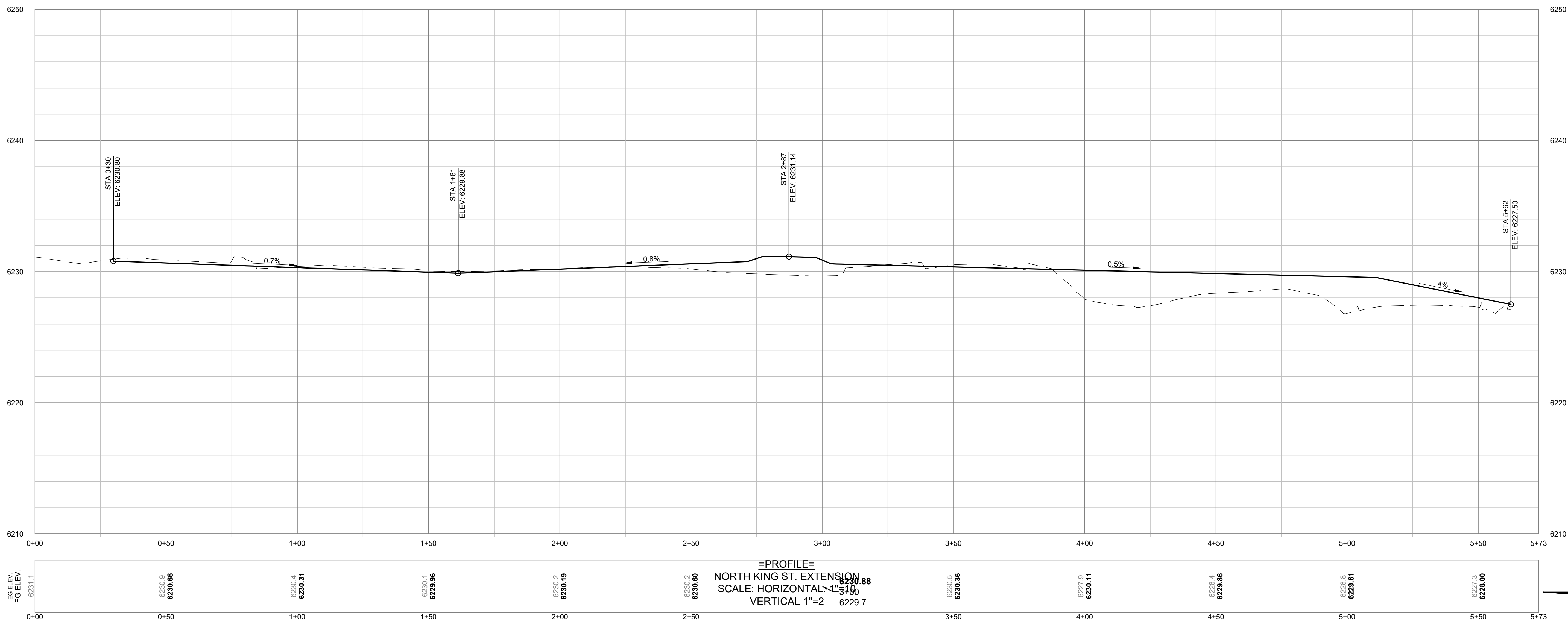
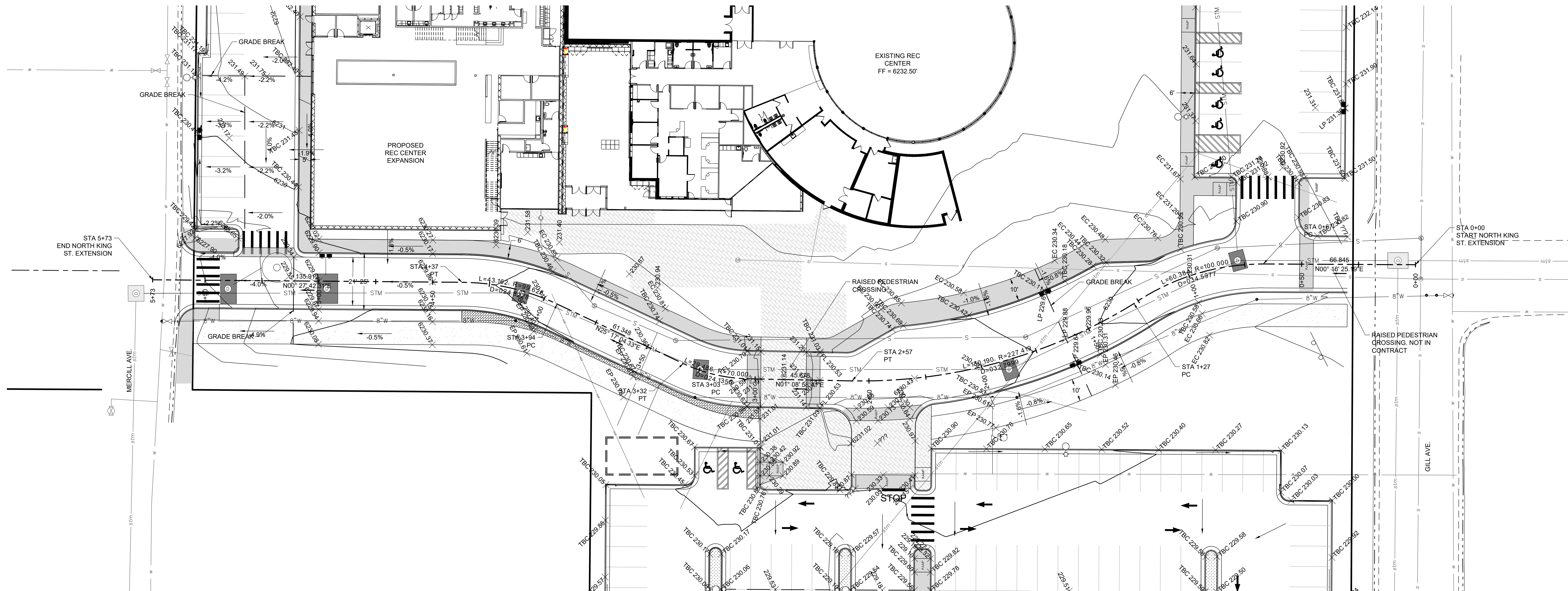
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SITE OVERVIEW

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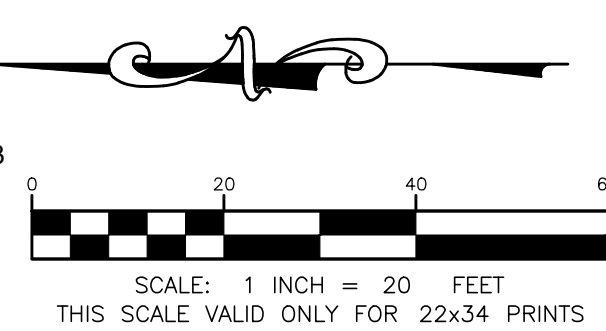
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=PROFILE=
NORTH KING ST. EXTENSION
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VERTICAL 1"=2 6229.7

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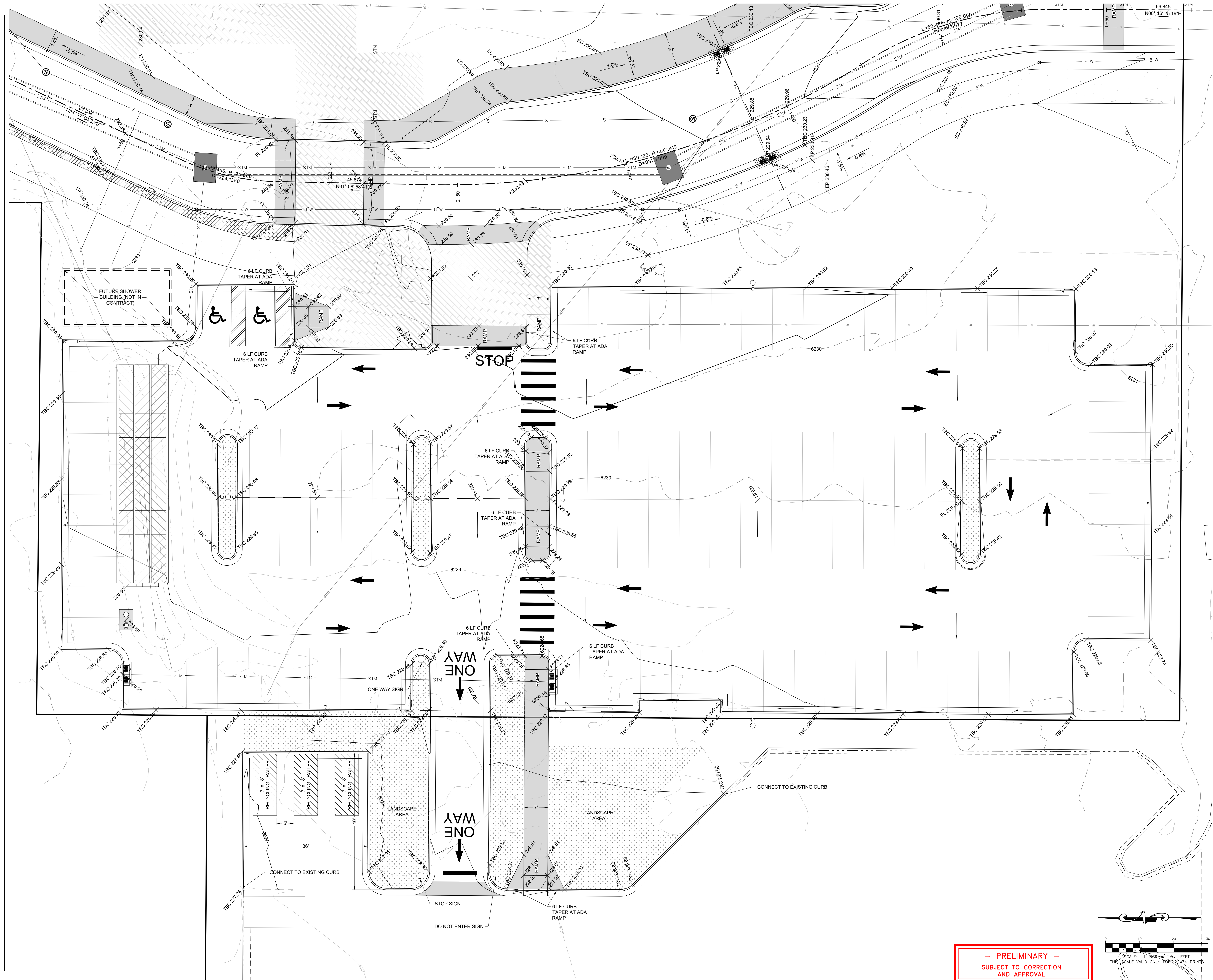
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NORTH KING ST.
EXTENSION GRADING PLAN

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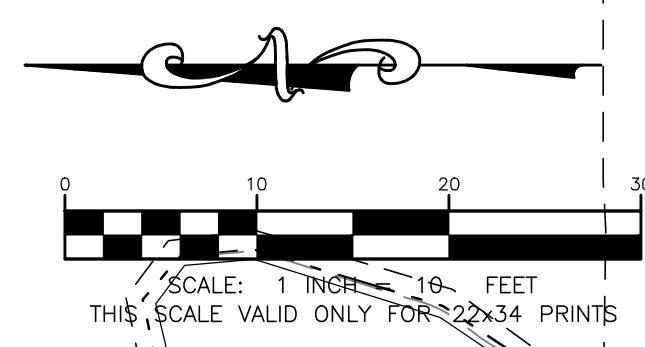
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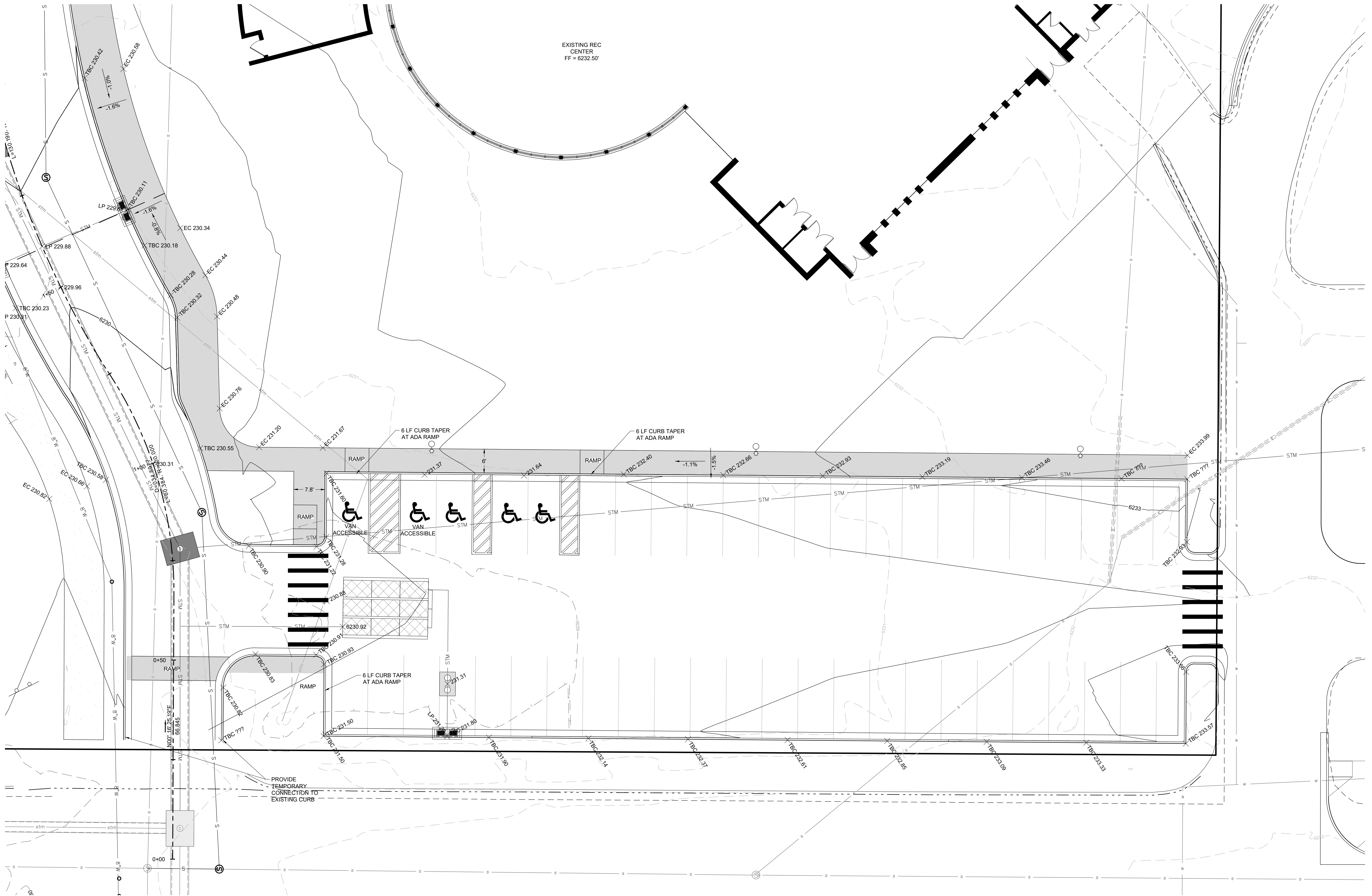


WEST PARKING LOT
GRADING PLAN

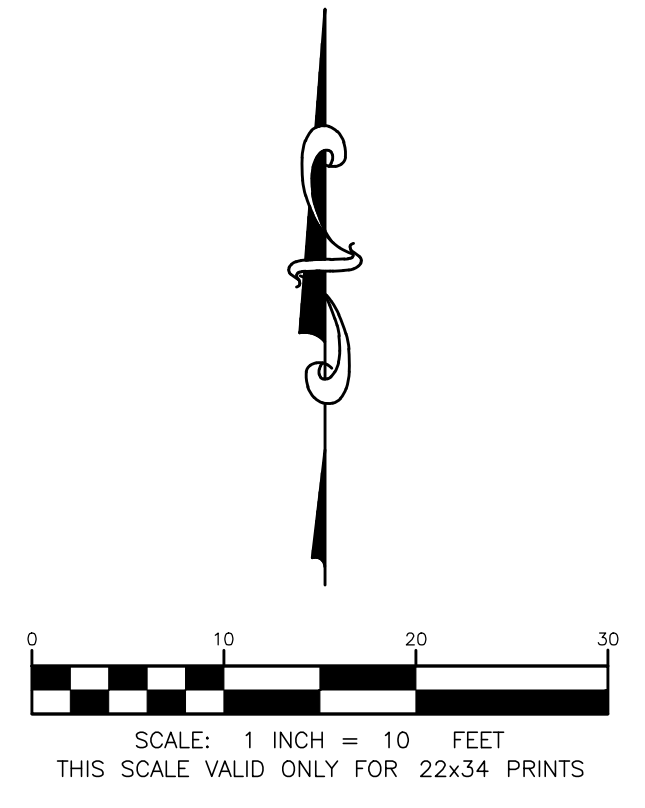
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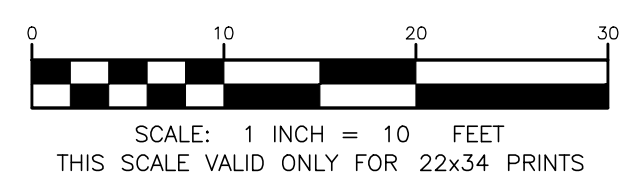
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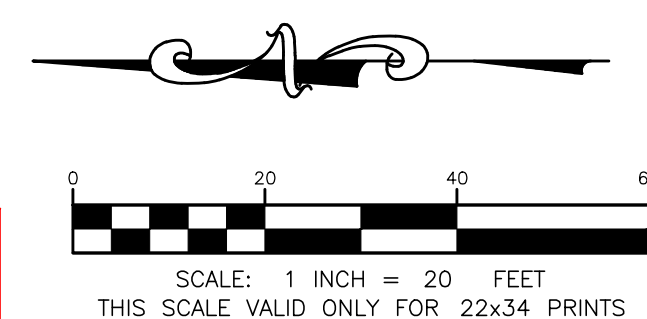
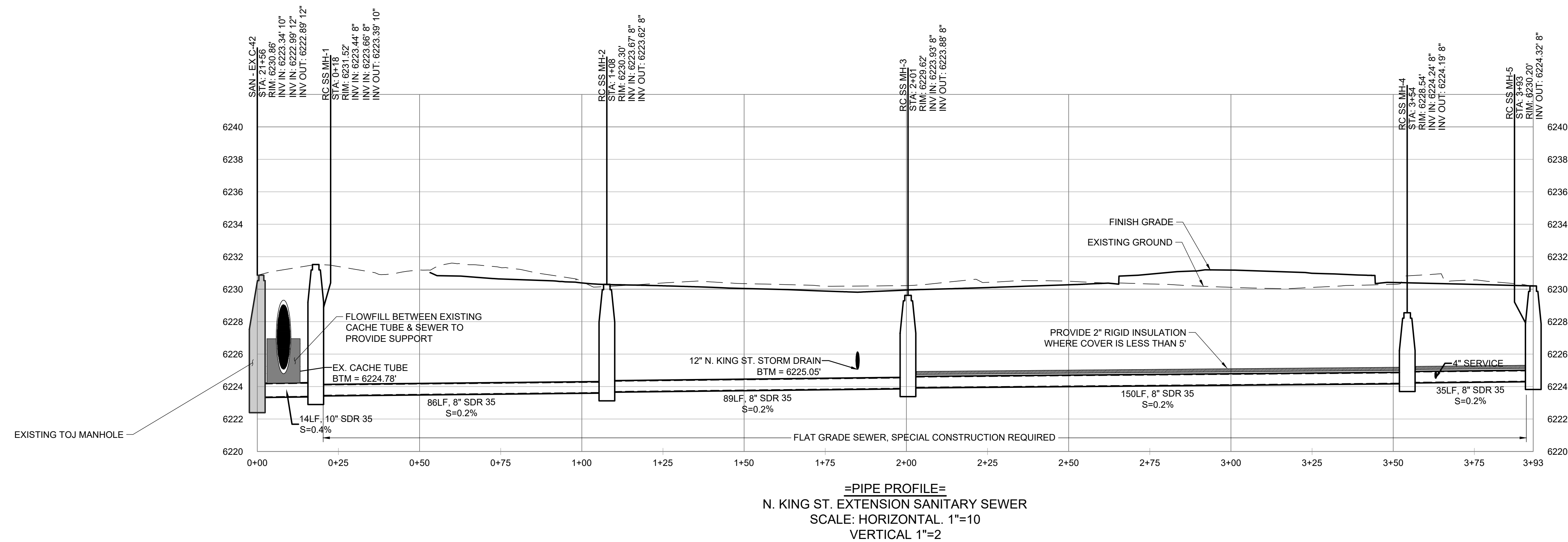
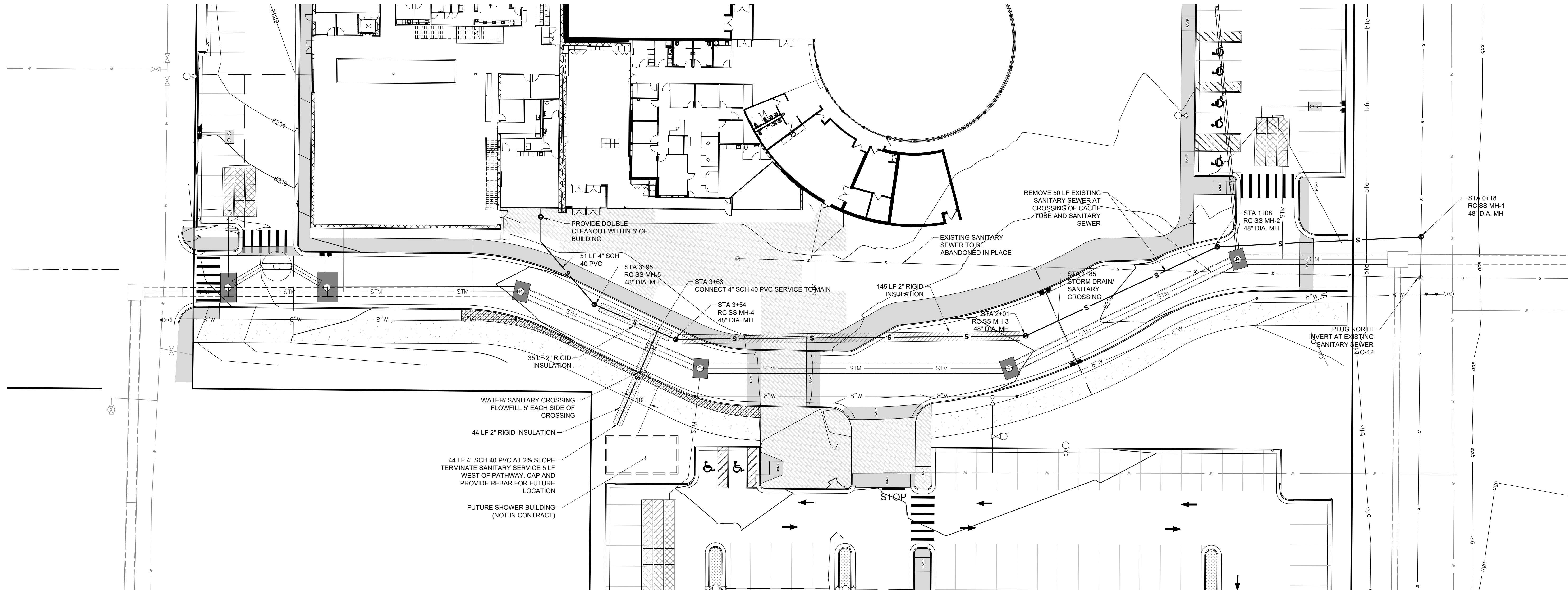


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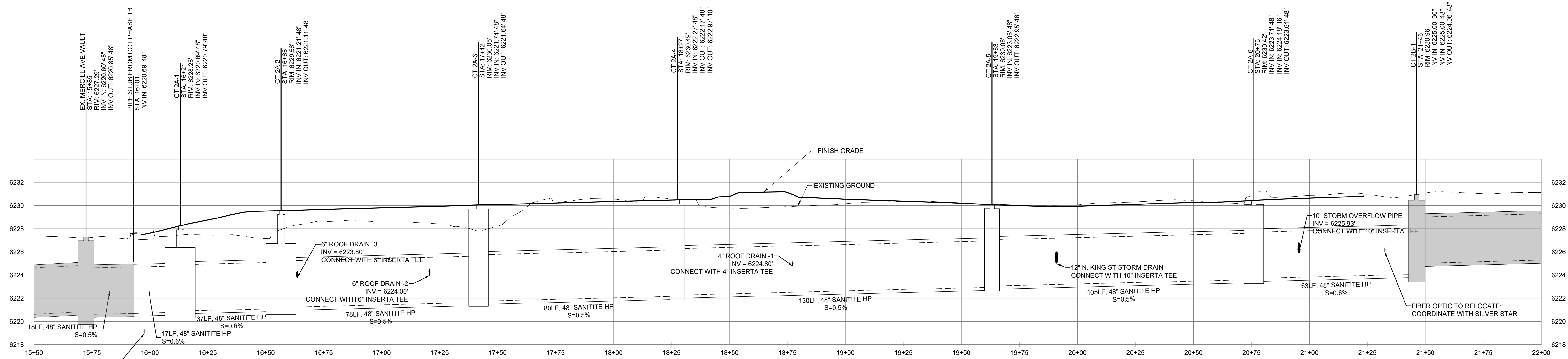
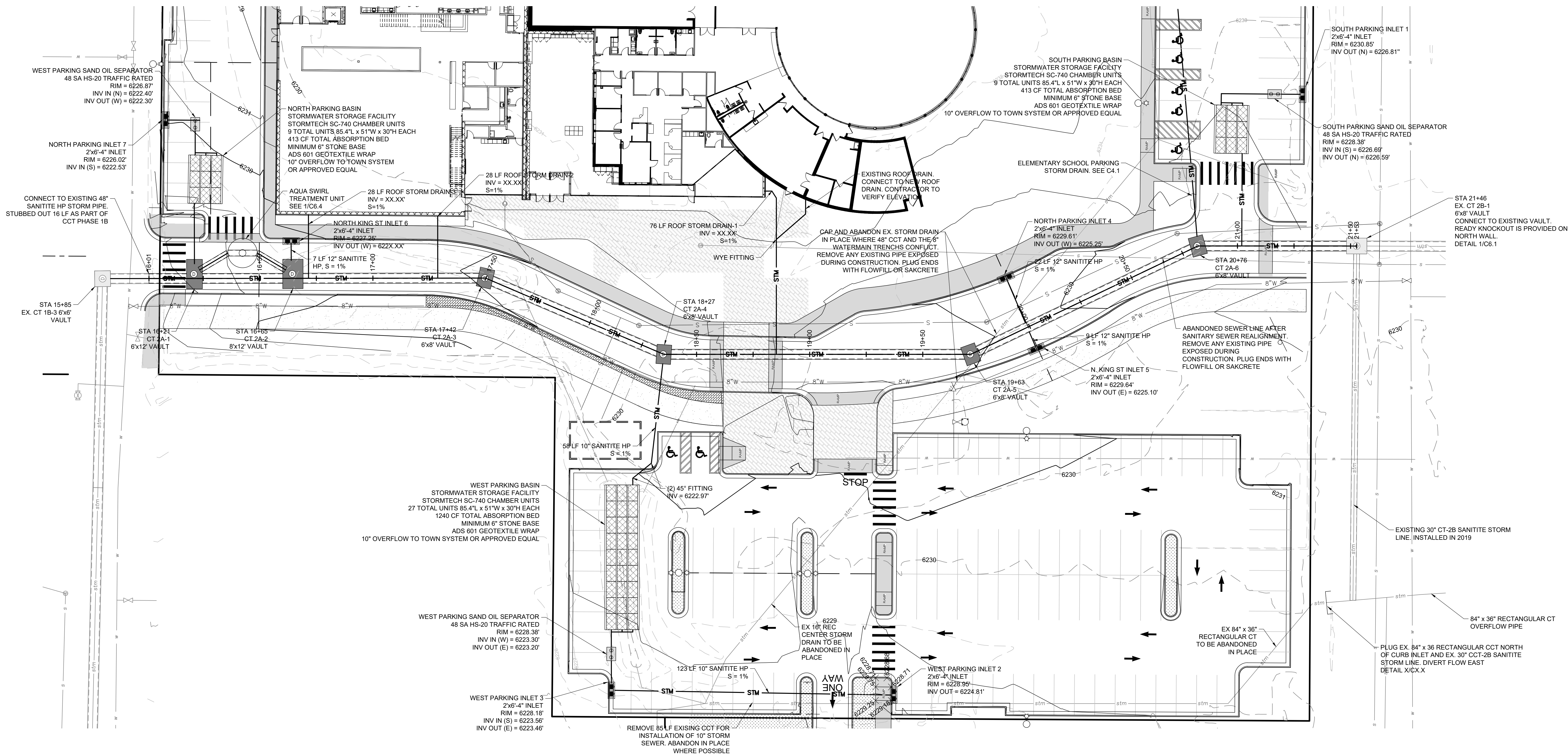
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DATE	2021
Job Number	222011
TITLE	

PROPOSED SANITARY
SEWER

SHEET NUMBER

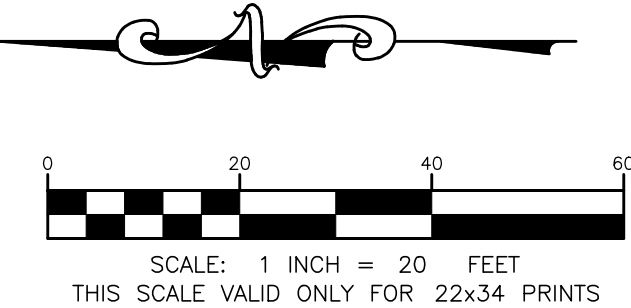
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=PIPE PROFILE=
CACHE TUBE
SCALE: HORIZONTAL 1"=10
VERTICAL 1"=2

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ISSUE	ISSUE	222011
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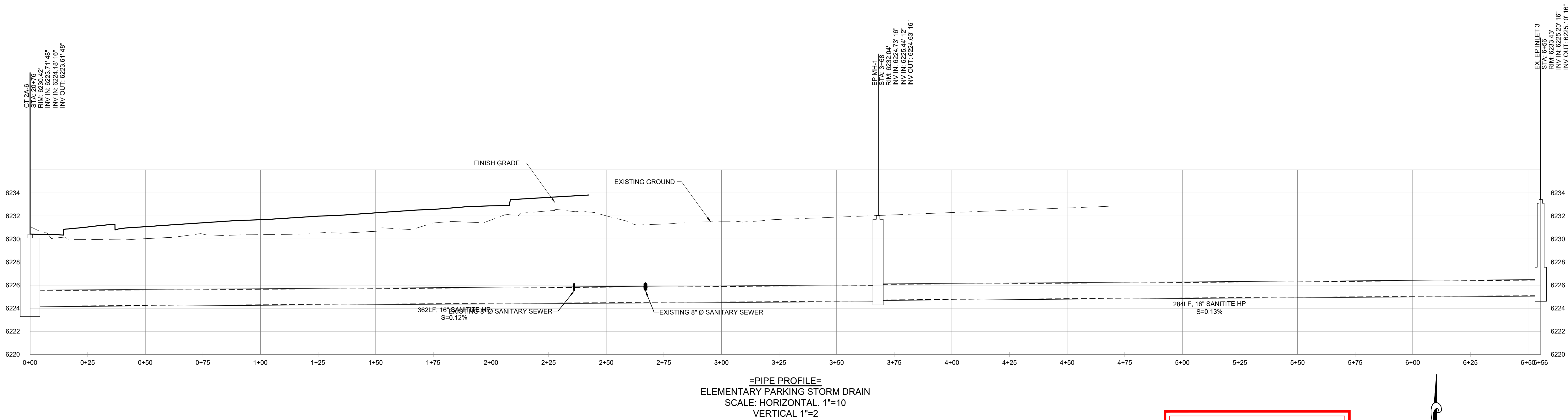
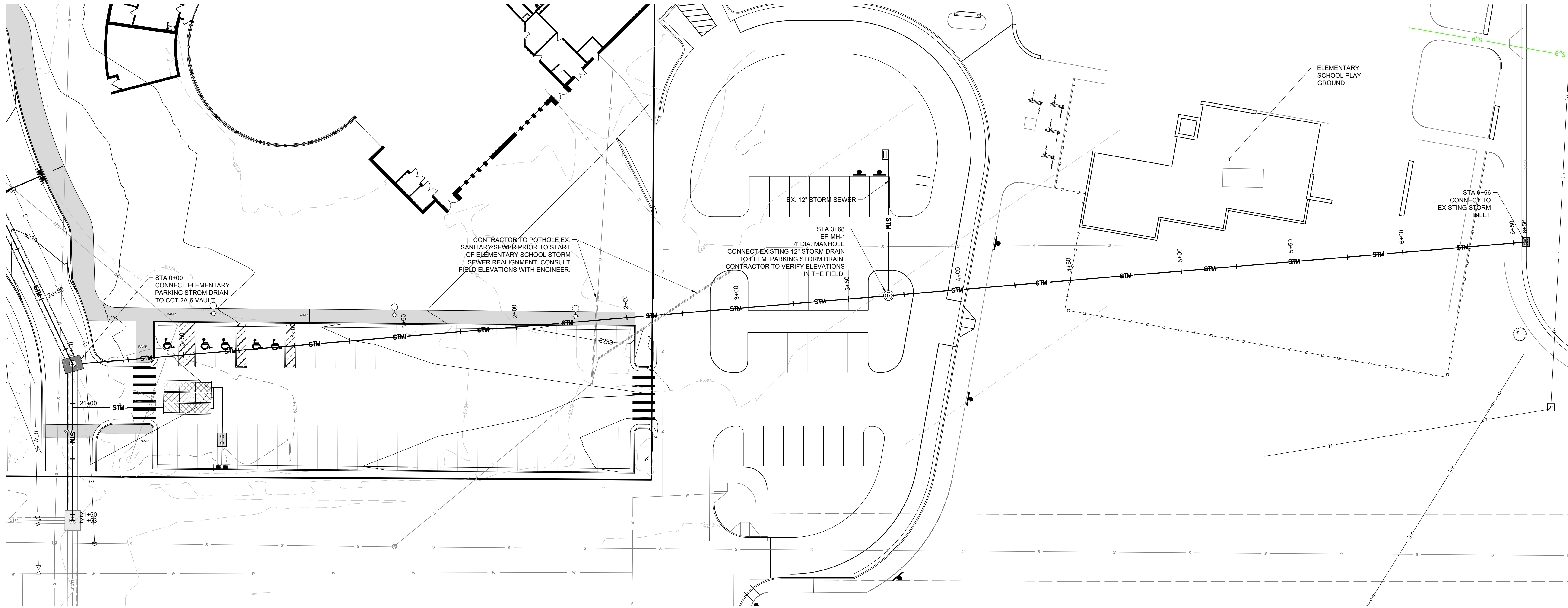
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REALIGNMENT

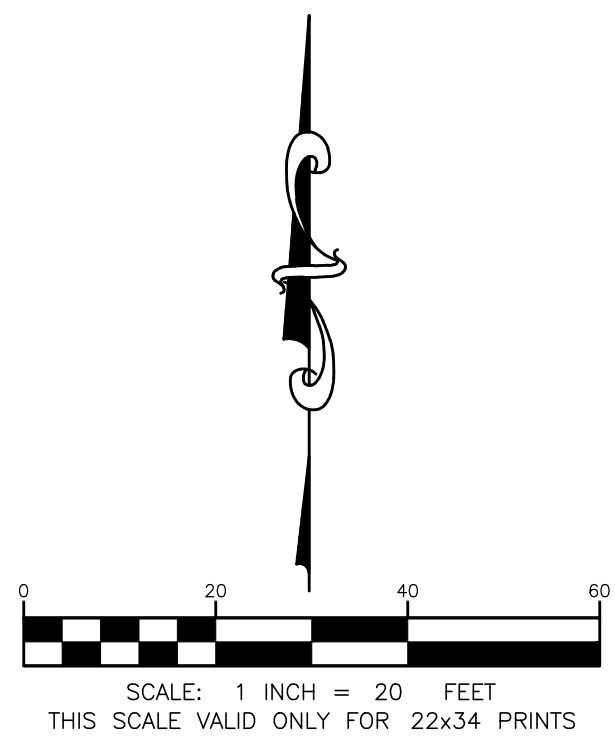
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CONTRACTOR NOTE:

THE PROPOSED STORM SEWER IS ON THE SAME ALIGNMENT AS THE EXISTING STORM SEWER. 656 LF OF STORM SEWER WILL HAVE TO BE REMOVED OR ABANDONED IN PLACE WHERE POSSIBLE FOR INSTALLATION OF PROPOSED STORM SEWER.

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MECHANICAL & PLUMBING

BALLARD GROUP

2525 S WADSWORTH BLVD STE 200,

LAKEWOOD, CO 80227

ELECTRICAL

INNOVATIVE ELECTRICAL SYSTEMS

8093 W. ILIFF LN., LAKEWOOD, CO 80227

LANDSCAPE ARCHITECT

INSIDE OUT

5263 TORRENCE RD., WILSON, WY 83014

AQUATICS

AQUATIC DESIGN GROUP

2226 FARADAY AVE., CARLSBAD, CA 92008

OWNER

TETON COUNTY/JACKSON

PARKS & RECREATION

155 E. GILL AVE., JACKSON, WY 83001

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WEMBER

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CONTRACTOR

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JORGENSEN

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IMPROVEMENTS

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JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

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JACKSON, WY 83001

KEYPLAN

ISSUE CHART

DATE	PROGRESS SET	2021-11-16
2021-11-16	ISSUE	222011
Job Number	TITLE	

ELEMENTARY SCHOOL
PARKING STORM DRAIN
REALIGNMENT
SHEET NUMBER

C4.1

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JACKSON, WY 83001



TETON
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PARKS & RECREATION
155 E. GILL AVE
JACKSON, WY 83001

KEYPLAN

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DATE	PROGRESS SET	2021-11-16
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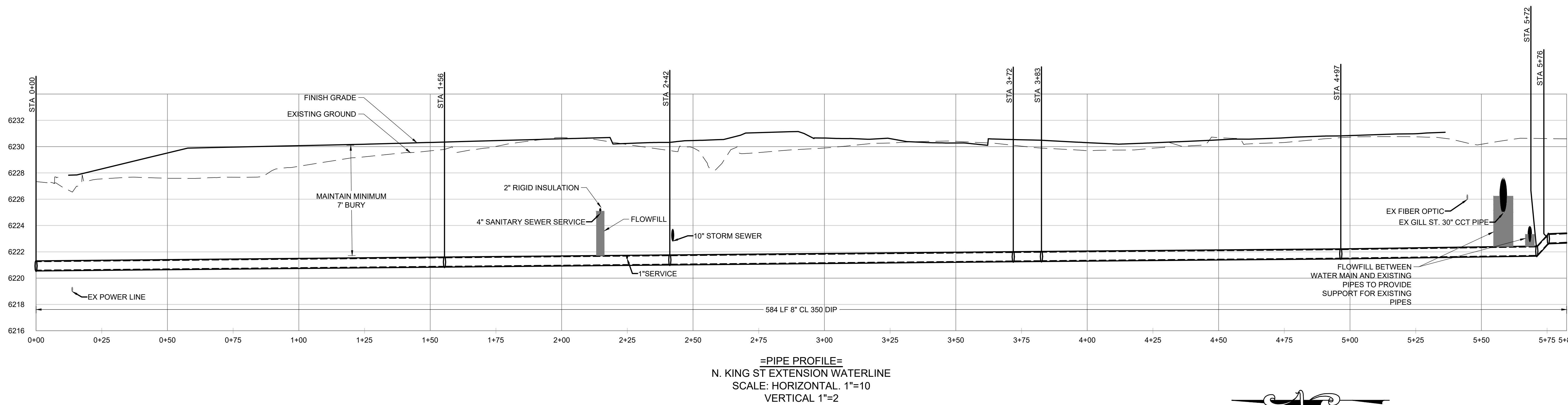
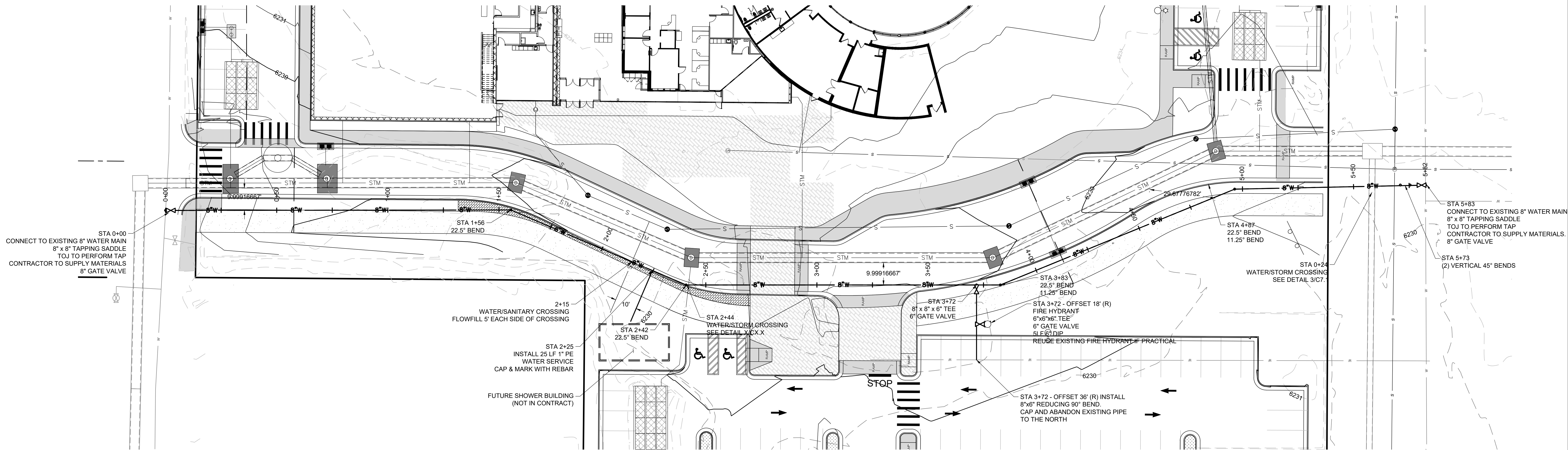
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SHEET NUMBER

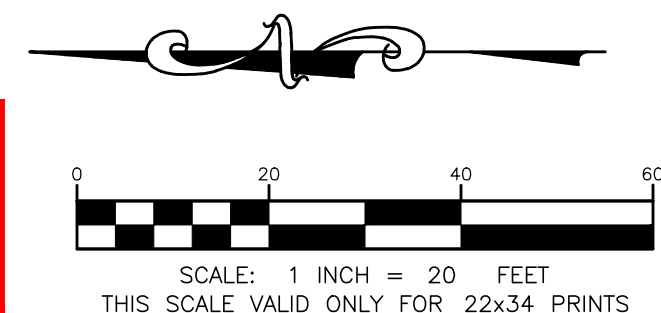
C5.0

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 08.24.21



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SUBJECT TO CORRECTION
AND APPROVAL





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	ISSUE	SHEET
Job Number	222011	

TITLE

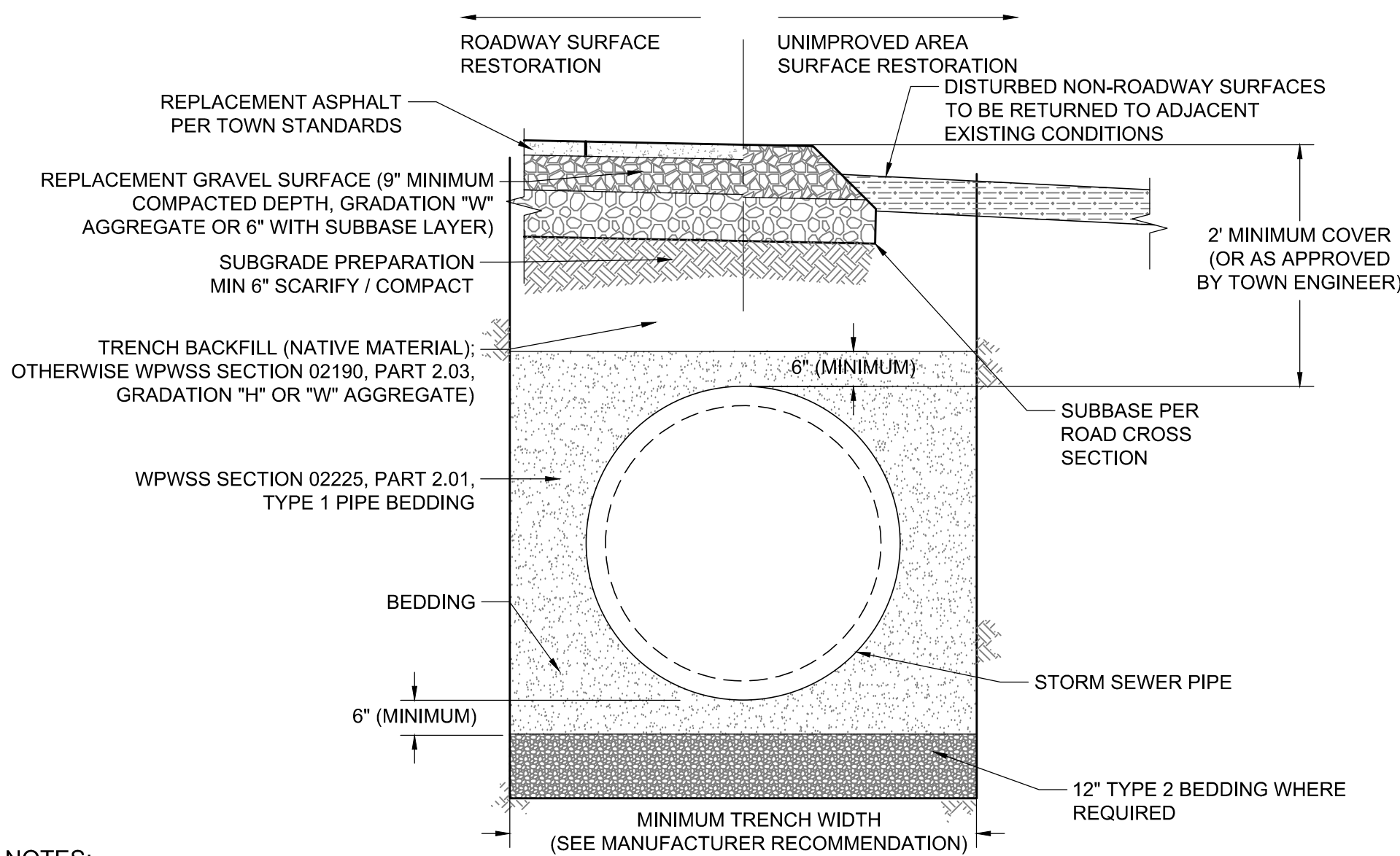
TYPICAL TRENCH
DETAILS

SHEET NUMBER

C6.0

NOT FOR CONSTRUCTION

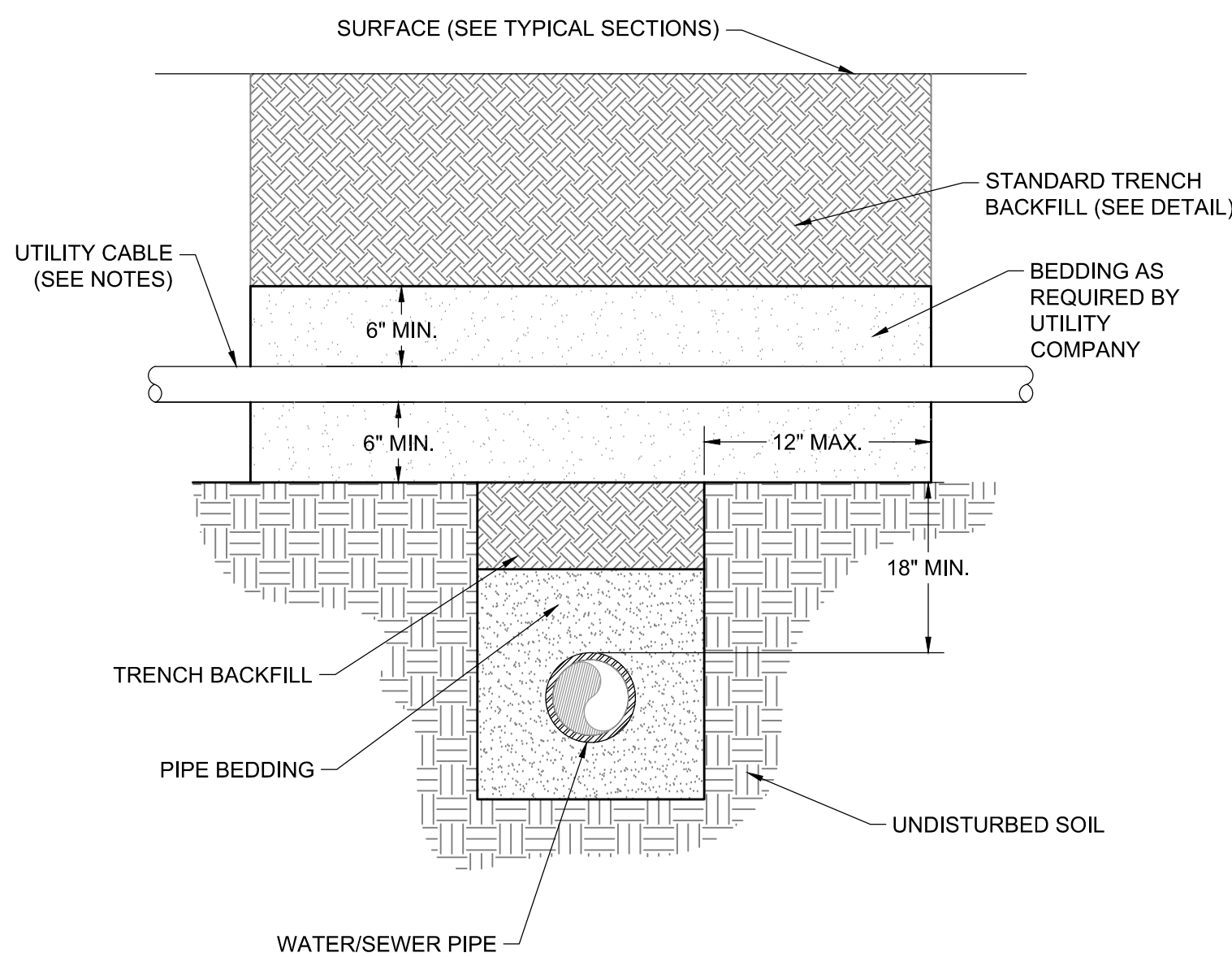
SCHEMATIC DESIGN 08.24.21



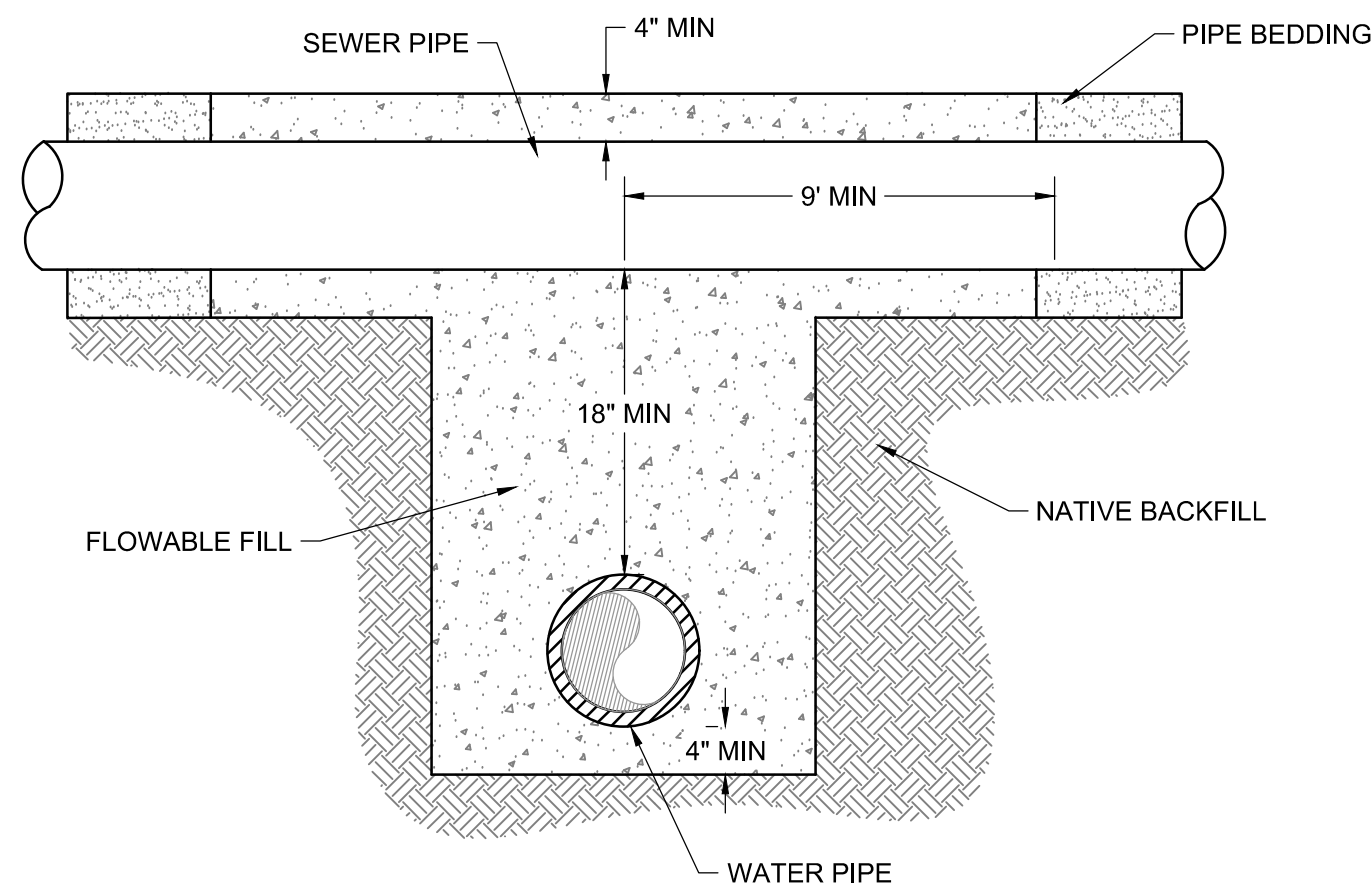
NOTES:

- ALL PIPE SYSTEMS SHALL BE INSTALLED IN ACCORDANCE WITH ASTM D2321, "STANDARD PRACTICE FOR UNDERGROUND INSTALLATION OF THERMOPLASTIC PIPE FOR SEWERS AND OTHER GRAVITY FLOW APPLICATIONS", LATEST EDITION.
- MEASURES SHOULD BE TAKEN TO PREVENT MIGRATION OF NATIVE FINES INTO BACKFILL MATERIAL, WHEN REQUIRED.
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
- COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING). MINIMUM FILL HEIGHT 2 TIMES LARGEST ROCK OR 12".
- PIPE BEDDING SHALL BE TYPE 1 (PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT. TYPE 1 BEDDING SHALL BE THOROUGHLY RODDED UNDER PIPE HAUNCHES.
- UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPMSS SECTION 02231, PART 3.03.
- ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
- SUITABLE PIPE BEDDING SHALL BE TYPE 1 MATERIAL. THE CONTRACTOR SHALL PROVIDE DOCUMENTATION FOR MATERIAL SPECIFICATION TO ENGINEER. PIPE >30" DIAMETER SHALL BE PLACED USING PIPE BEDDING MATERIAL AS SPECIFIED BY THE MANUFACTURER. CARE SHOULD BE TAKEN FOR PROPER PLACEMENT UNDER HAUNCHES (SEE MANUFACTURERS RECOMMENDATIONS).

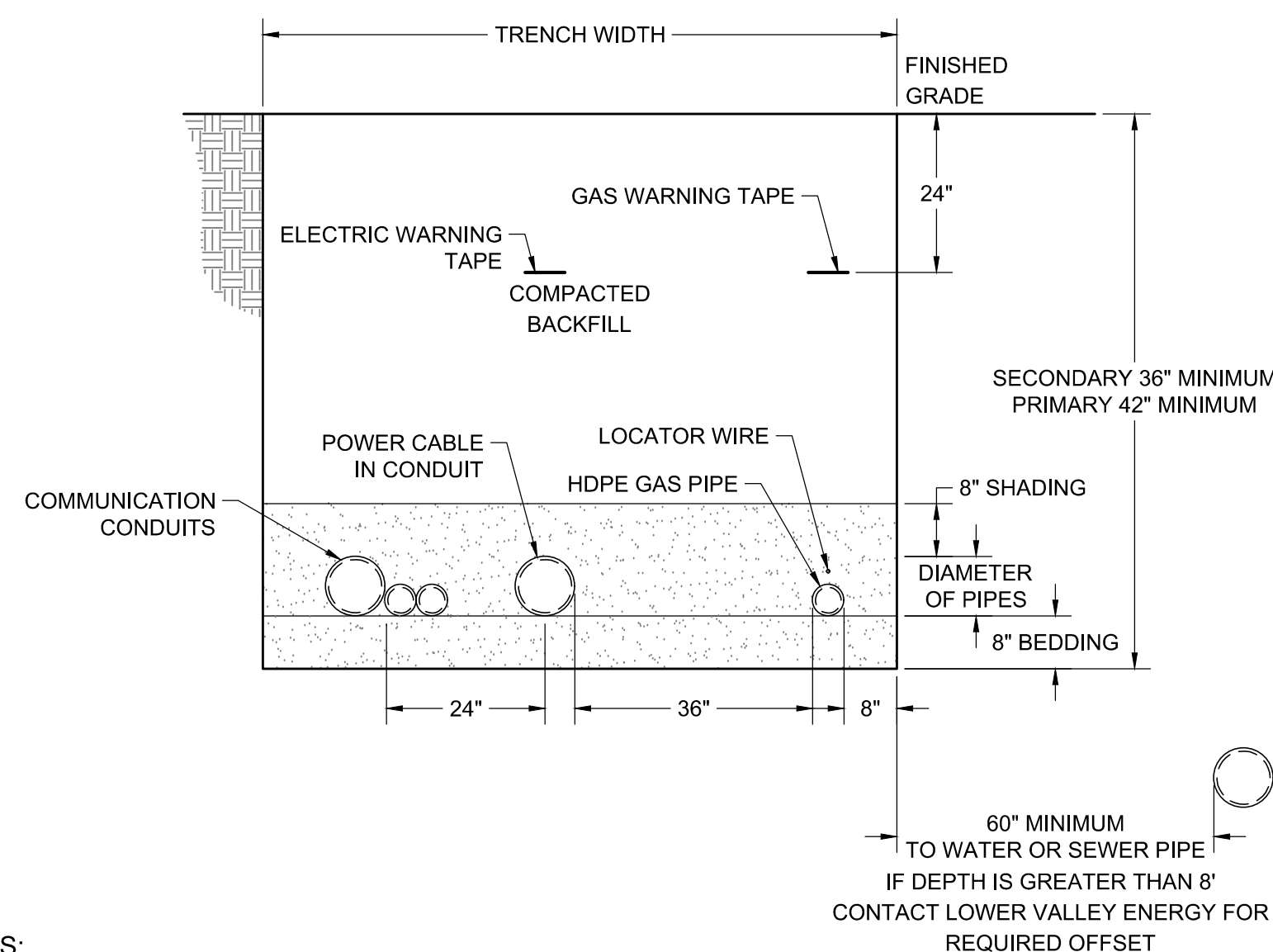
1 CACHE TUBE PIPE TRENCH DETAILS
C6.0 NOT TO SCALE



2 PIPE TRENCH DETAIL
C6.0 NOT TO SCALE



3 PIPE INSULATION DETAIL
C6.0 NOT TO SCALE



NOTES:

- UTILITY CABLE SHOWN IS TYPICAL FOR ELECTRIC, TELEPHONE, CABLE TV, GAS LINES AND ANY OTHER DRY UTILITY LINE ENCOUNTERED.
- NEW WATER AND SEWER LINES SHALL BE INSTALLED A MINIMUM OF 18" BELOW UTILITY CABLE CROSSINGS (WHENEVER POSSIBLE).
- MAINTAIN MINIMUM UTILITY CABLE DEPTH AS REQUIRED BY UTILITY COMPANY.
- REPLACE ANY UTILITY CABLES IN CONDUIT THAT ARE CUT DURING WATER/SEWER LINE INSTALLATION (AS REQUIRED BY UTILITY COMPANY).

4 UTILITY CROSSING DETAIL
C6.0 NOT TO SCALE

WATER/SEWER CROSSING NOTES:

NORMAL CONDITIONS - WATER MAINS CROSSING SANITARY SEWER MAINS, OR STORM SEWERS SHALL BE LAID ABOVE TO PROVIDE A VERTICAL SEPARATION OF AT LEAST EIGHTEEN (18) INCHES WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED FROM THE TOP OF THE SEWER PIPE TO THE BOTTOM OF THE WATER PIPE.
UNUSUAL CONDITIONS - WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST EIGHTEEN (18) INCHES AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:

NOTES:

- THE SANITARY SEWER OR STORM SEWER JOINTS SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION (SDR 26 OR C-900) AND SHALL BE TESTED FOR WATER TIGHTNESS BY SEWER LINE METHODS; OR
- THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF NINE (9) FEET EACH SIDE OF THE CROSSING; OR
- THE SANITARY SEWER SHALL BE ENCASED IN FLOWABLE FILL A MINIMUM OF NINE (9) FEET EACH SIDE OF CROSSING.
- WATER MAINS PASSING UNDER SEWER LINES SHALL IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING FLOWABLE FILL BETWEEN WATER AND SEWER LINES FOR ADDITIONAL SUPPORT.
- FLOWABLE FILL SHALL BEAR ON UNDISTURBED SOIL AND HAVE A 28 DAY COMPRESSIVE STRENGTH OF 30 PSI TO 60 PSI. REFERENCE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS SECTION 02510.

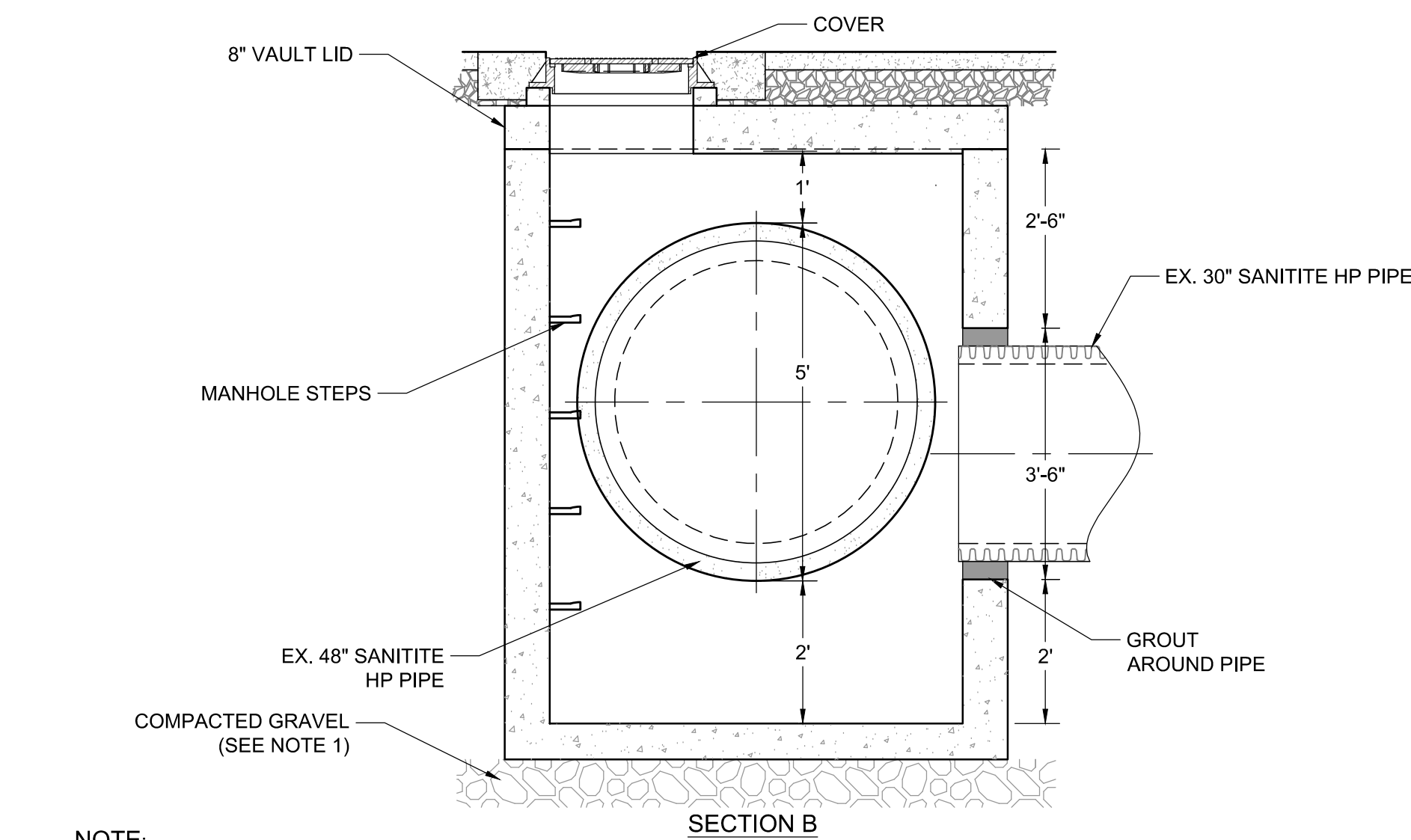
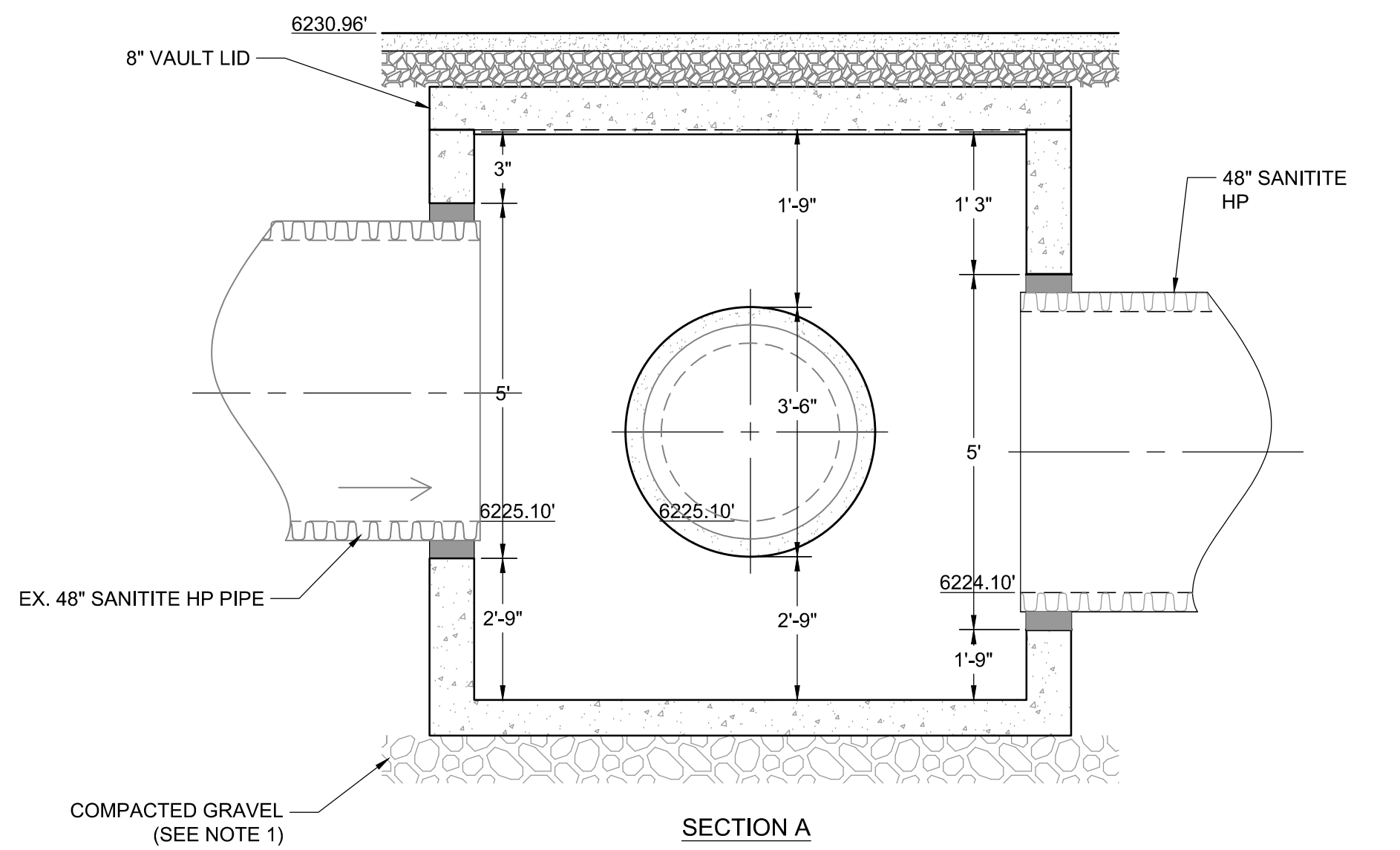
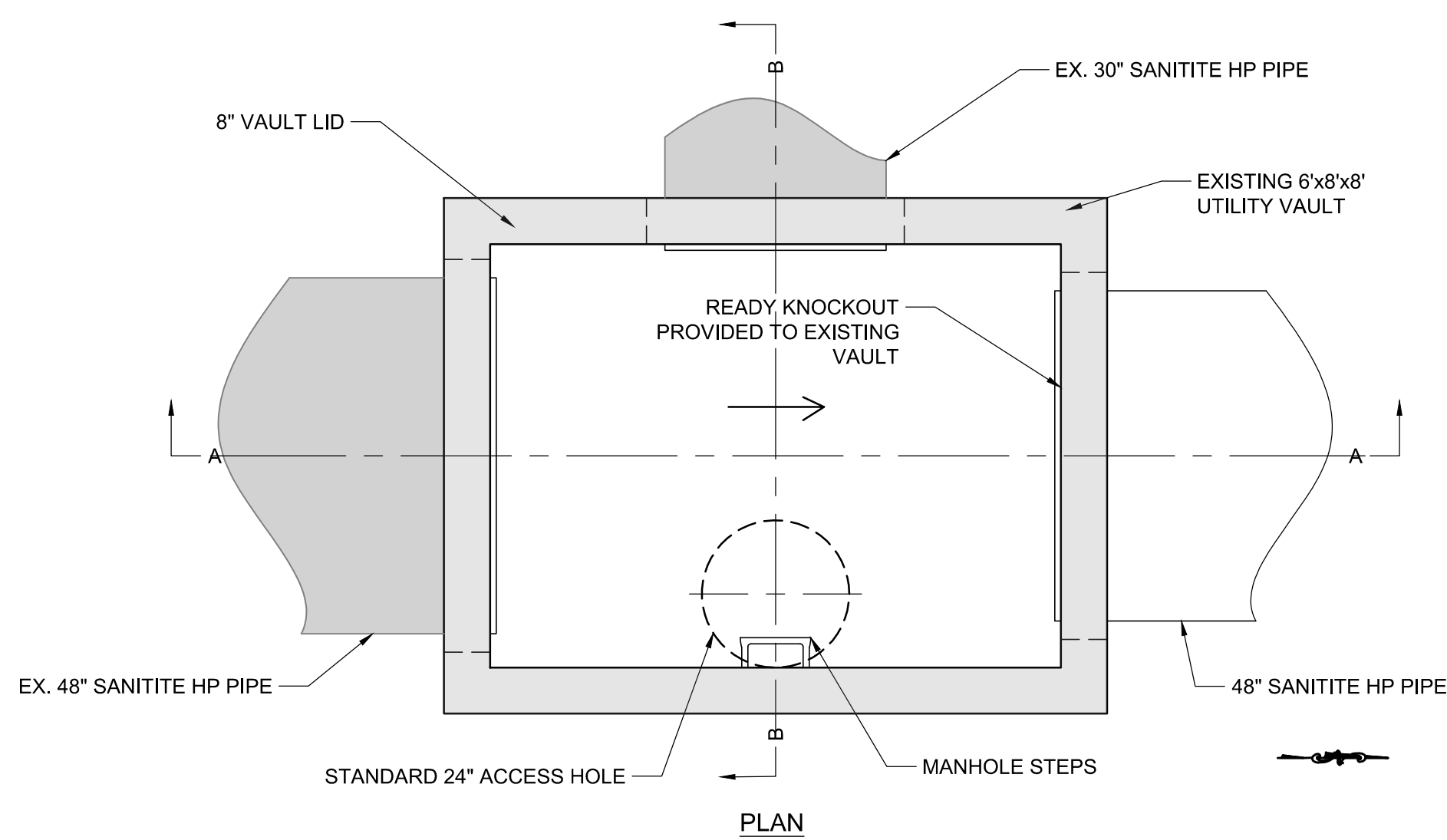
5 WATER / SEWER CROSSING DETAIL
C6.0 NOT TO SCALE

NOTES:

- WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
- CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
- ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
- 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
- BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/2" SCREEN (SAND RECOMMENDED).

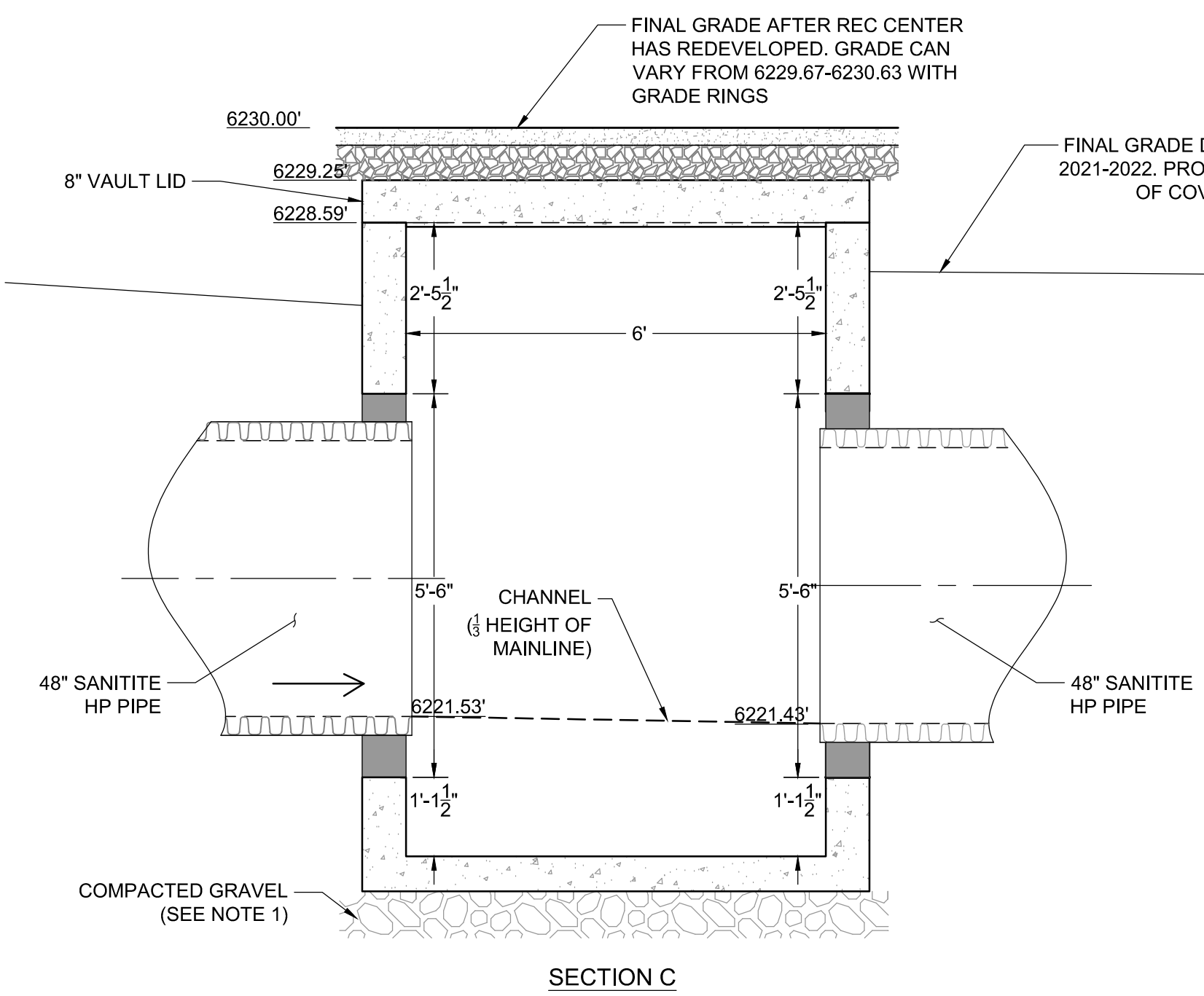
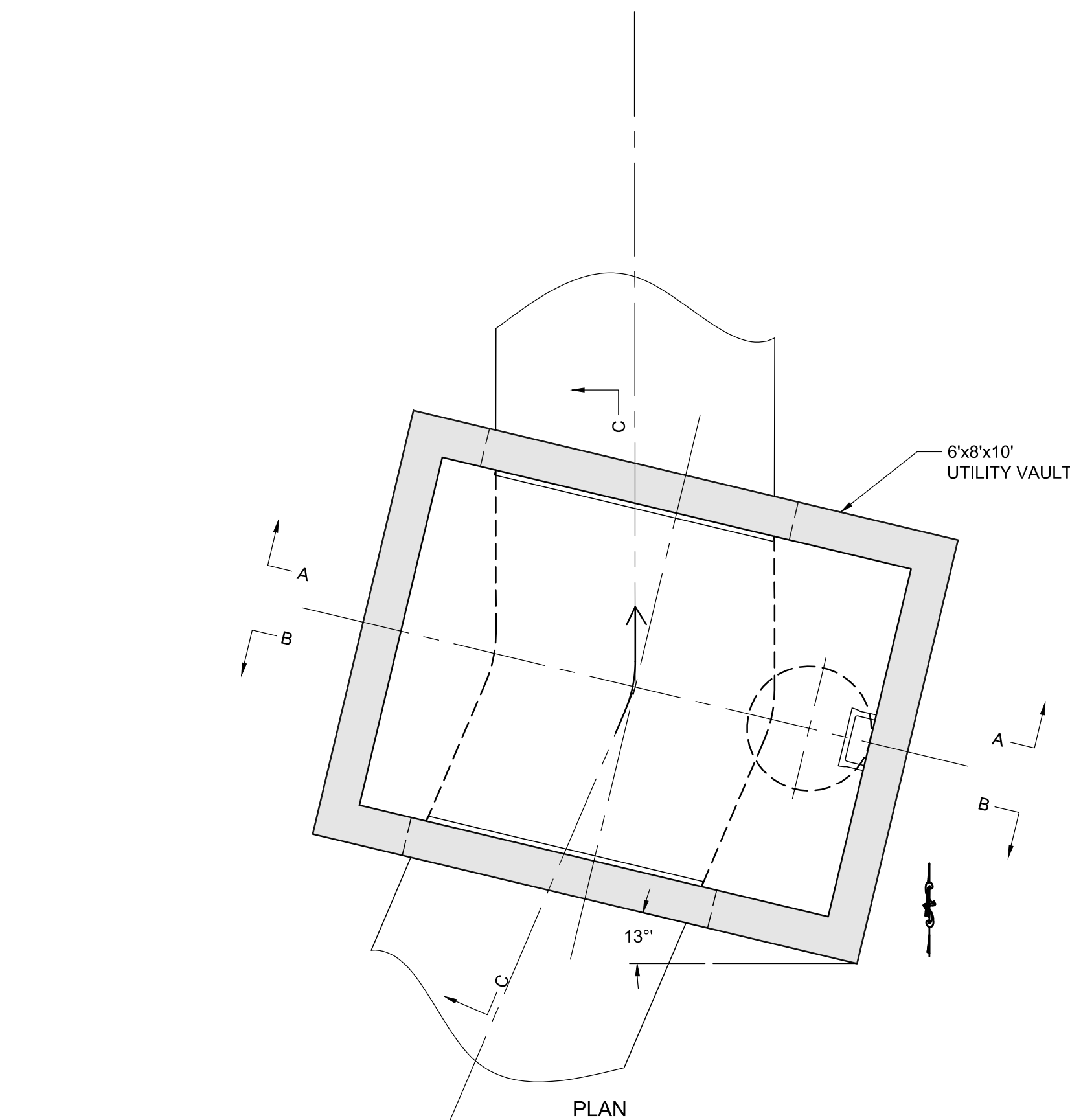
6 TYPICAL UTILITY TRENCH DETAIL
C6.0 NOT TO SCALE

- PRELIMINARY -
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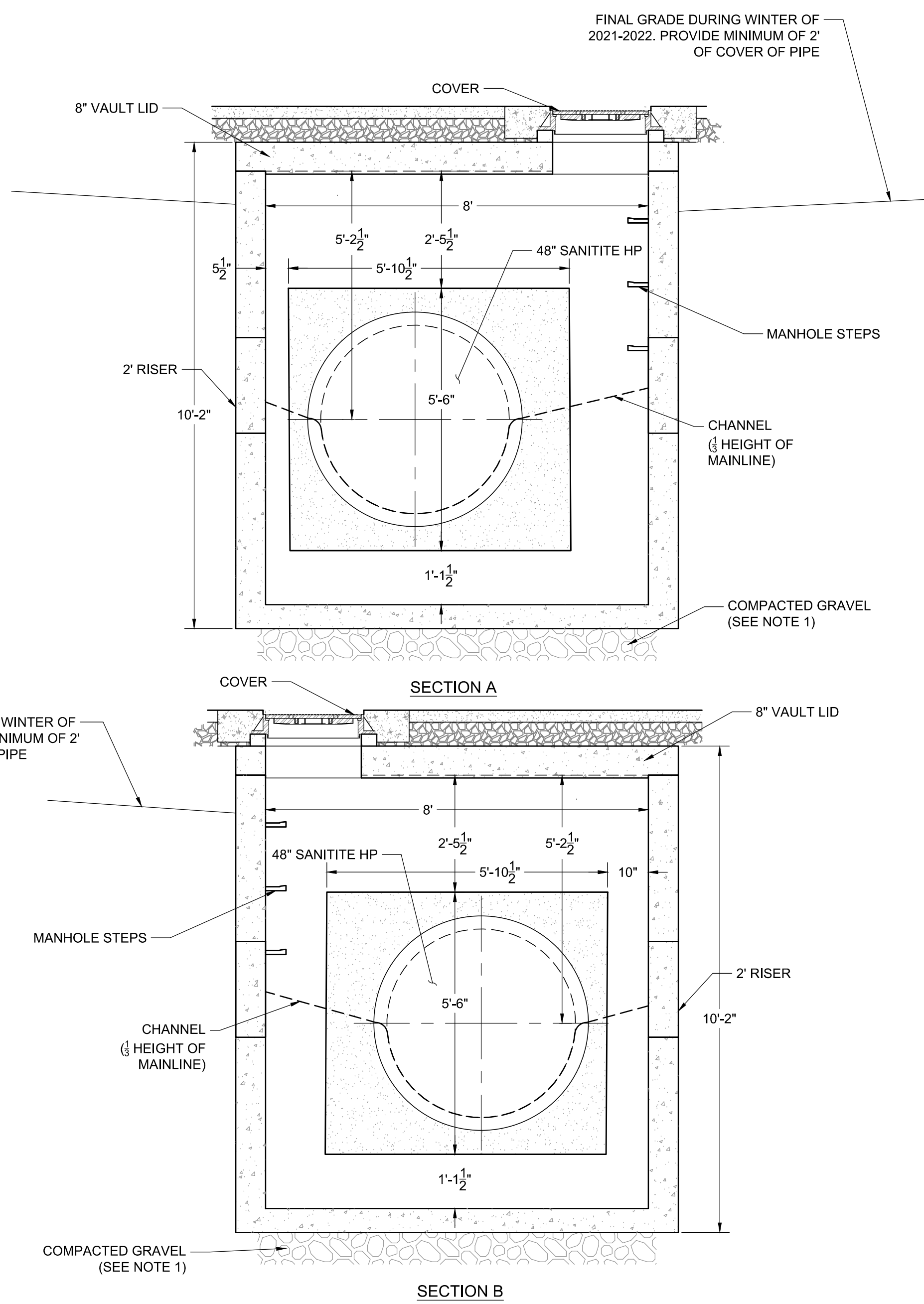
- NOTE:
1. GRAVEL SHALL BE EIGHT (8) INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H OR W, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 2. NO CHANNEL CONSTRUCTION REQUIRED INSIDE OF VAULT.
 3. STRUCTURE TO BE RATED TO AASHTO HS-20 LOADING CRITERIA.
 4. PIPES TO BE INSTALLED TO VAULTS USING HDPE WATERSTOP GROUDED MANHOLE CONNECTIONS OR APPROVED EQUAL.
 5. VAULT TO BE CONSTRUCTED AND ENGINEERED TO HAVE 60"x60" CUTOUT COMPLETED ON WALL DURING FUTURE WORK TIE IN. SUBMITTAL TO INCLUDE DETAIL ON CUTOUT LOCATION AND CERTIFIED STRUCTURAL RATING.

1
C6.1 STA 21+54 CT 2B-1 6'x8' TEE VAULT
NOT TO SCALE



- NOTE:
1. GRAVEL SHALL BE EIGHT (8) INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
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 3. POUR CHANNEL IN VAULT TO BE 1/2 HEIGHT OF MAIN LINE PIPE WITH SMOOTH TROWEL FINISH. USE 2000 PSI CONCRETE. SLOPE SHELVES 1:12 TO CHANNEL.
 4. PIPES TO BE INSTALLED TO VAULTS USING HDPE WATERSTOP GROUDED MANHOLE CONNECTIONS OR APPROVED EQUAL.

2
C6.1 STA 17+42 CT 2A-1 6'x8' VAULT
NOT TO SCALE



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LAKEWOOD, CO 80227

ELECTRICAL

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LANDSCAPE ARCHITECT

INSIDE OUT

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AQUATICS

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PROJECT

JACKSON RECREATION

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IMPROVEMENTS

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TETON
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KEYPLAN

ISSUE CHART

DATE	PROGRESS SET	2021-11-16
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CCT VAULT DETAILS

SHEET NUMBER

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KEYPLAN

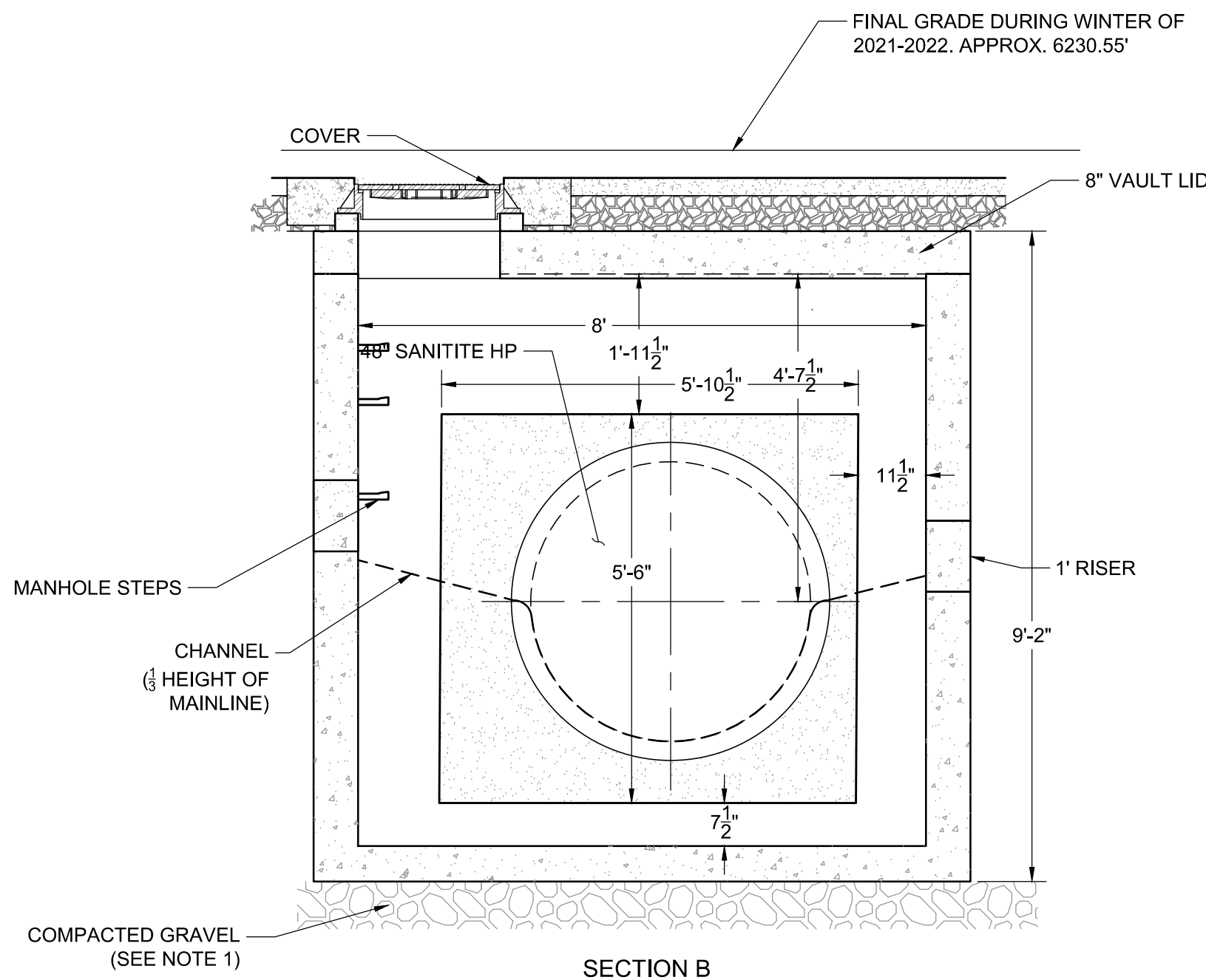
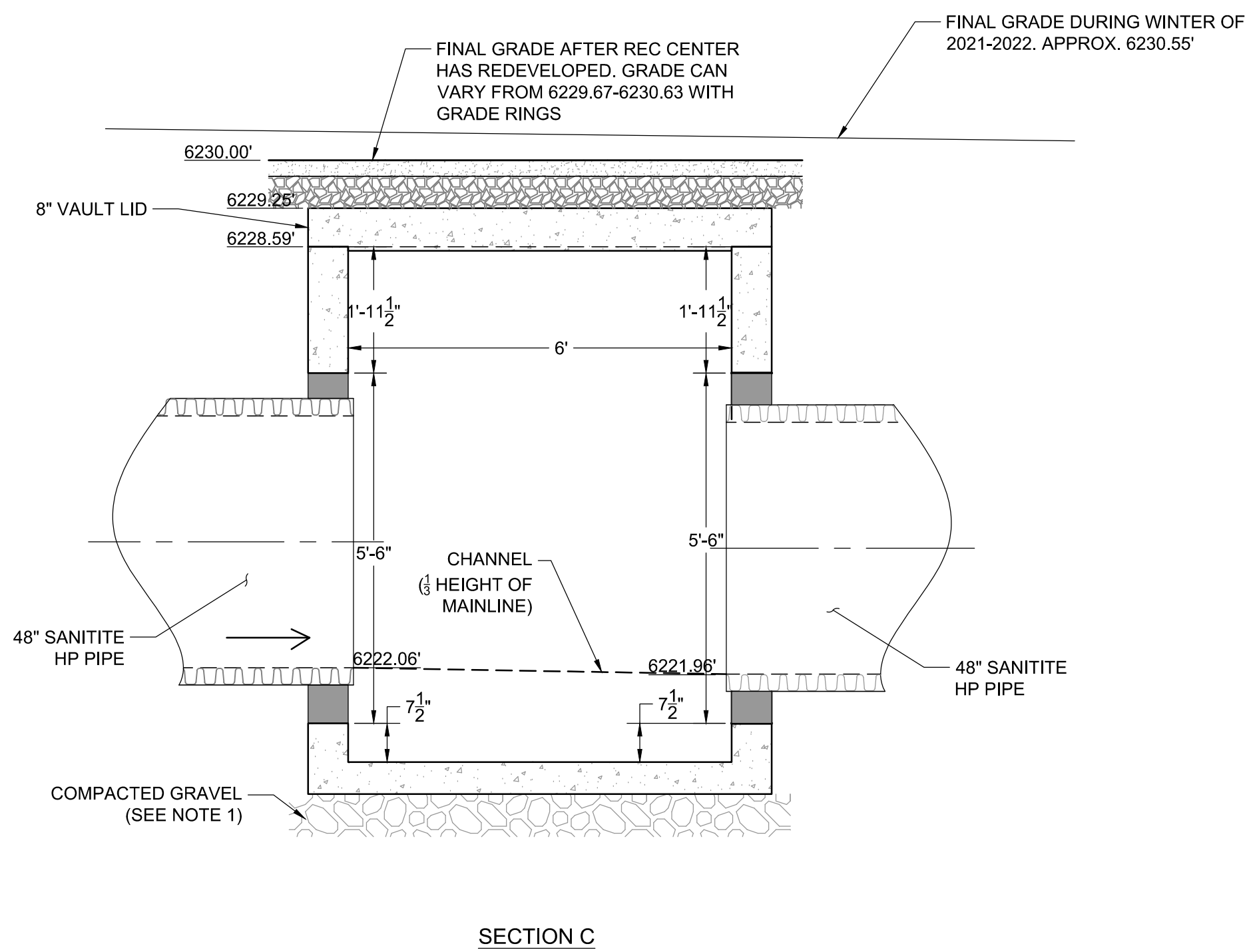
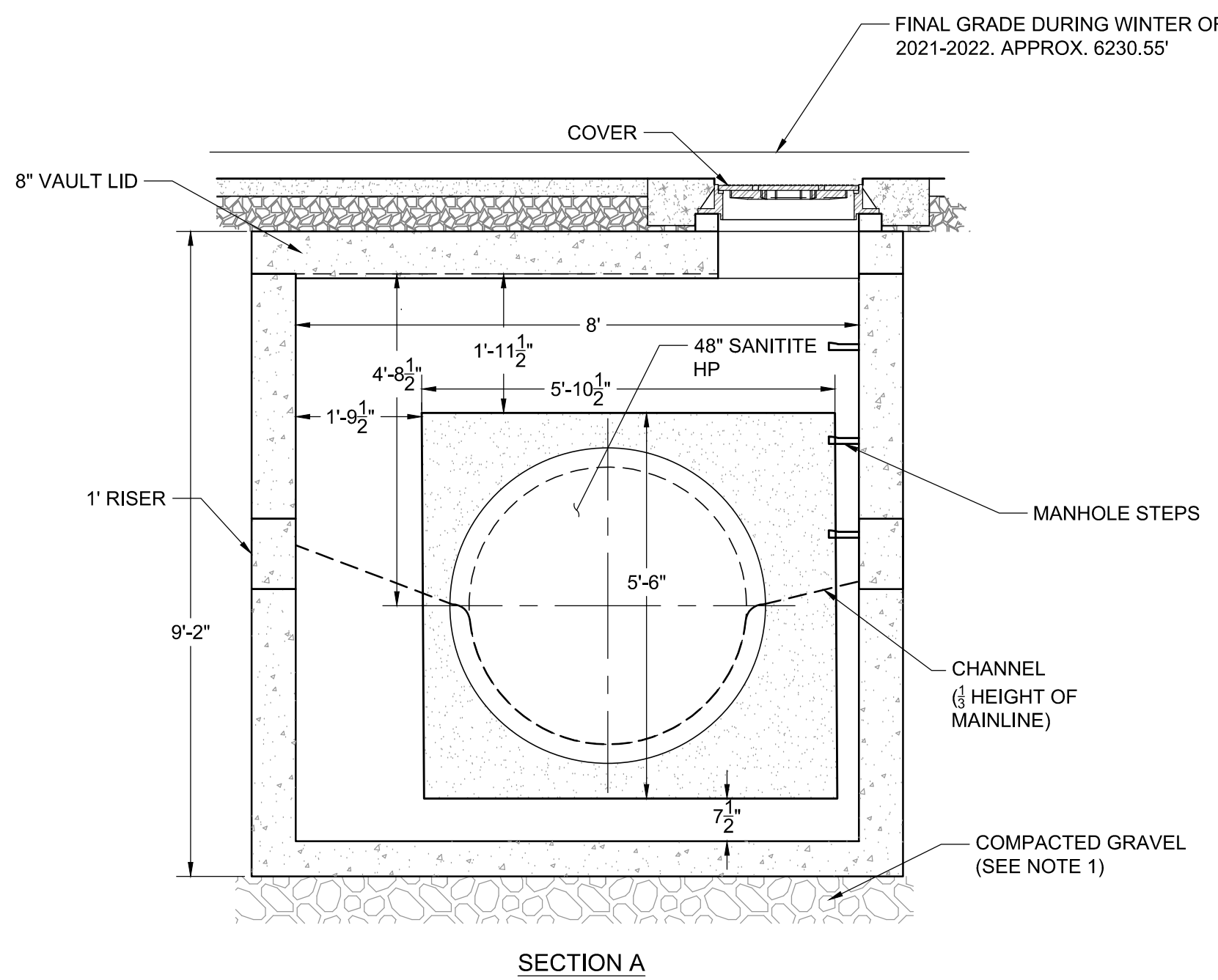
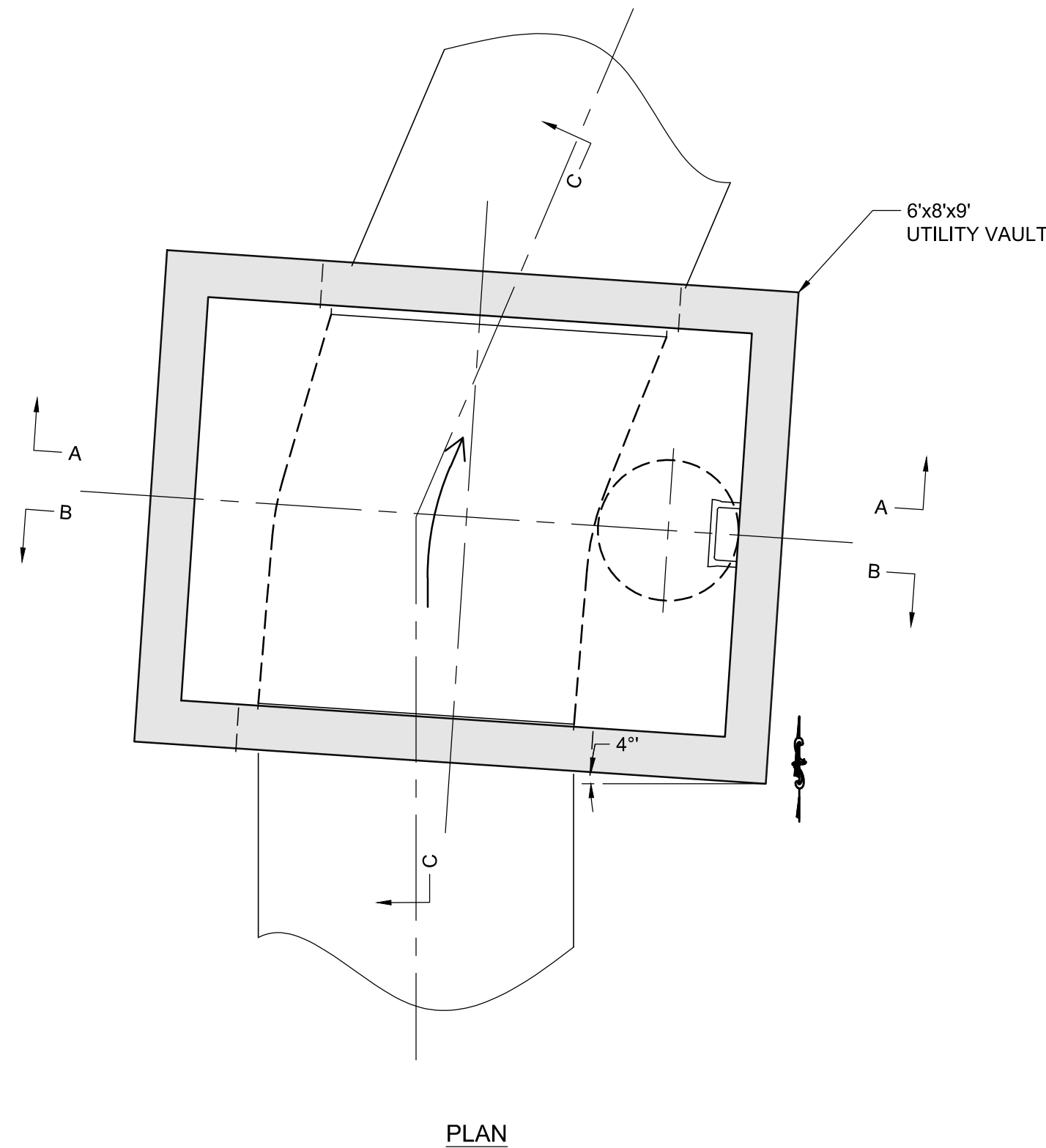
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CCT VAULT DETAILS

SHEET NUMBER

C6.2

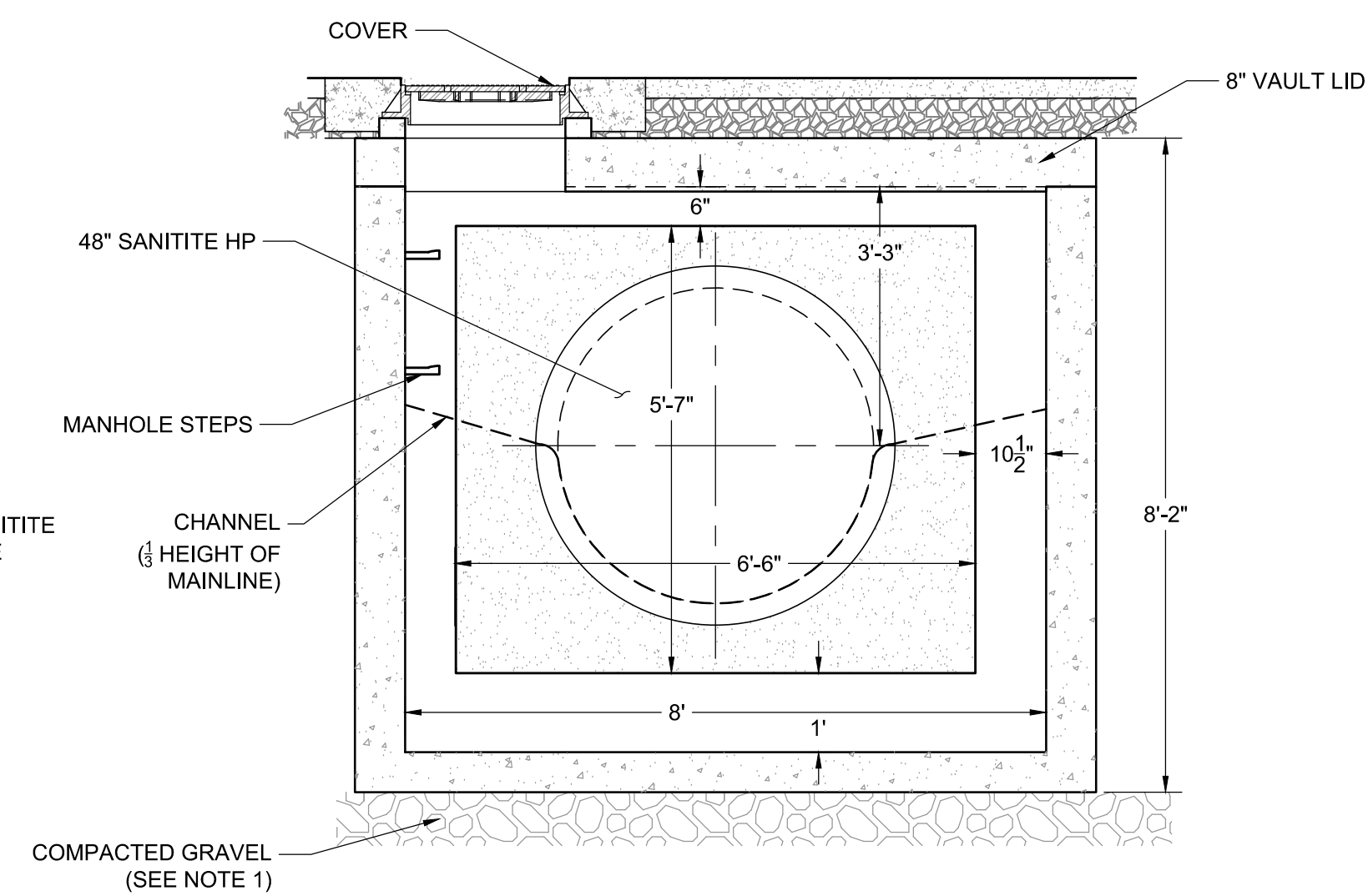
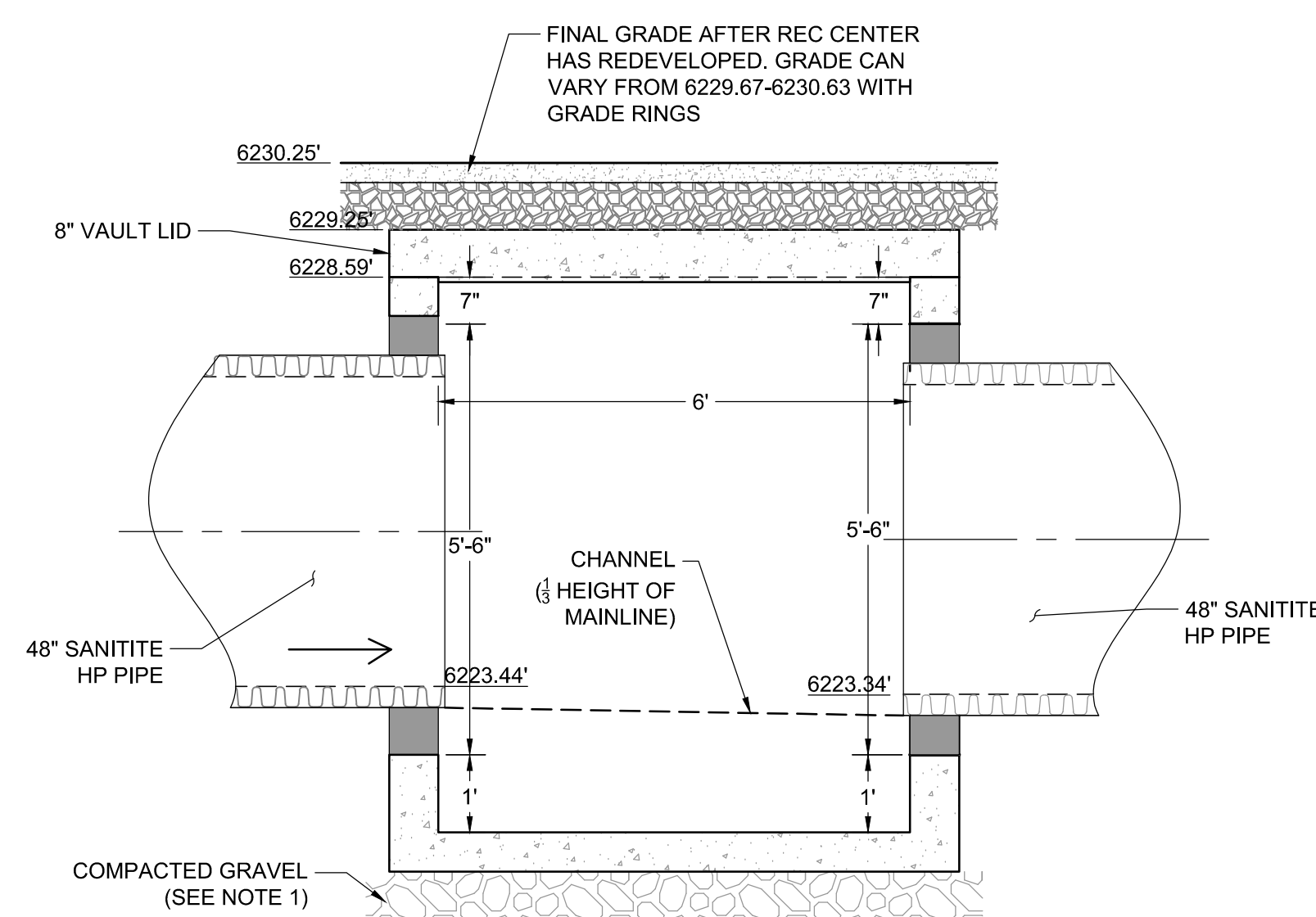
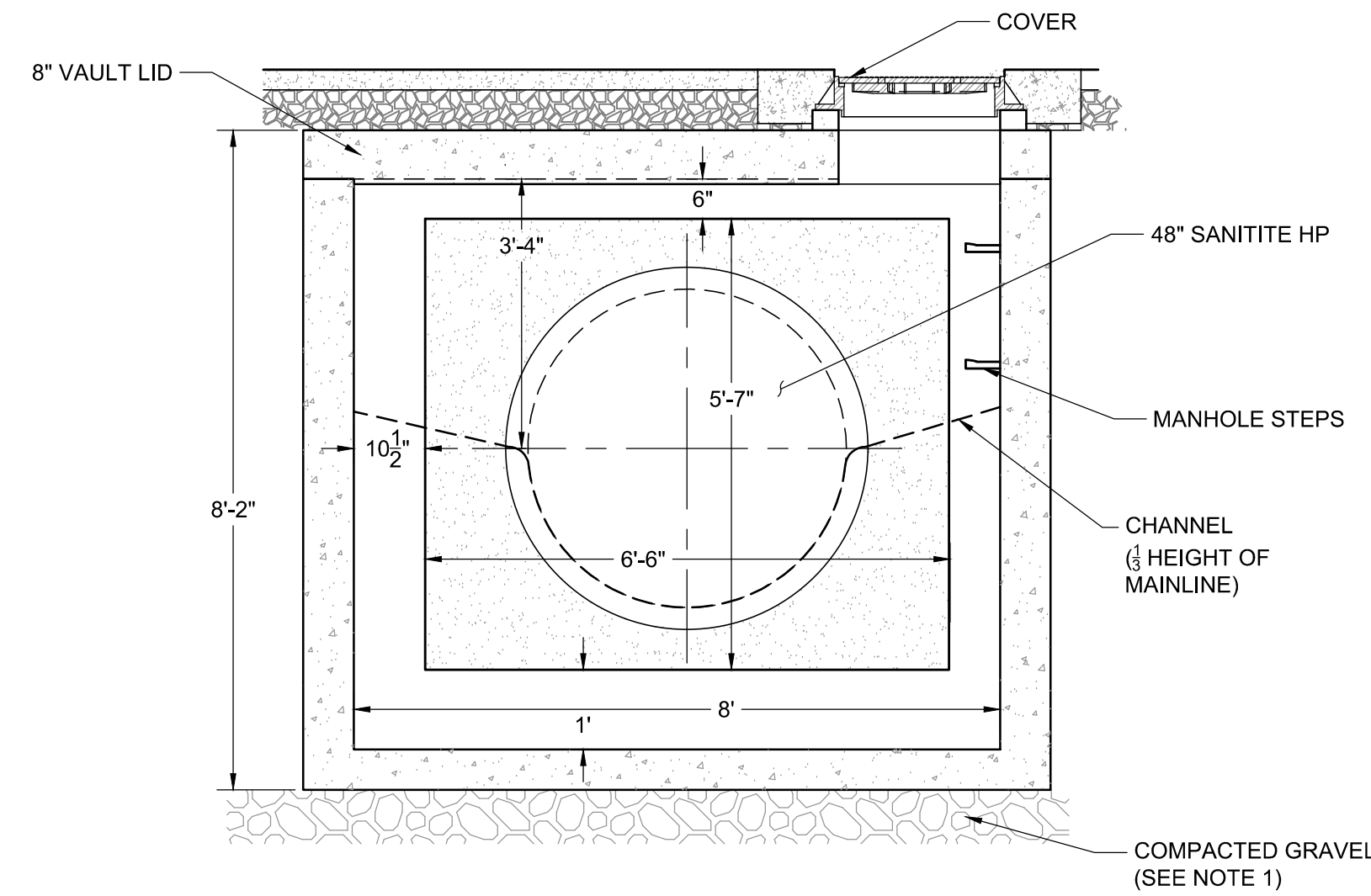
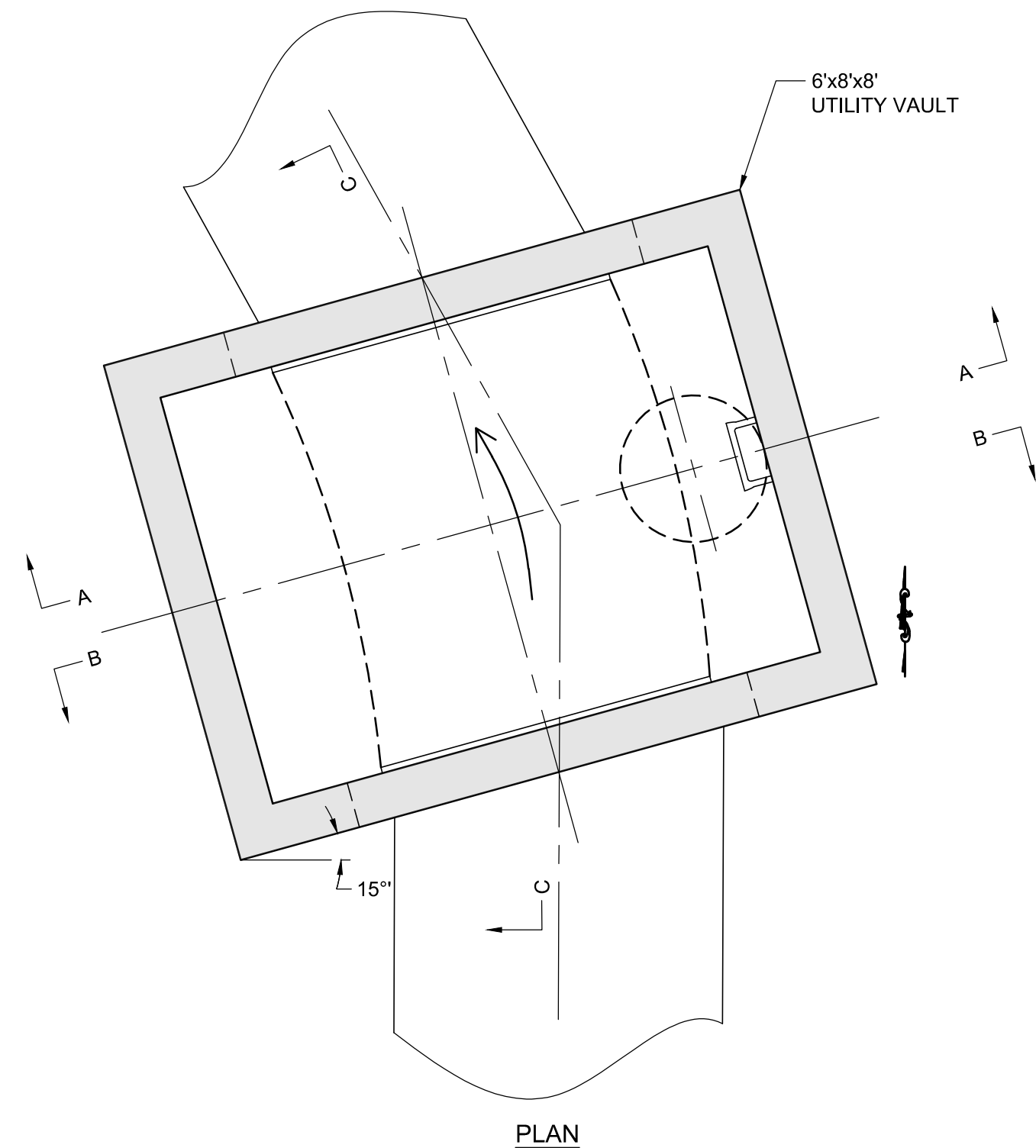
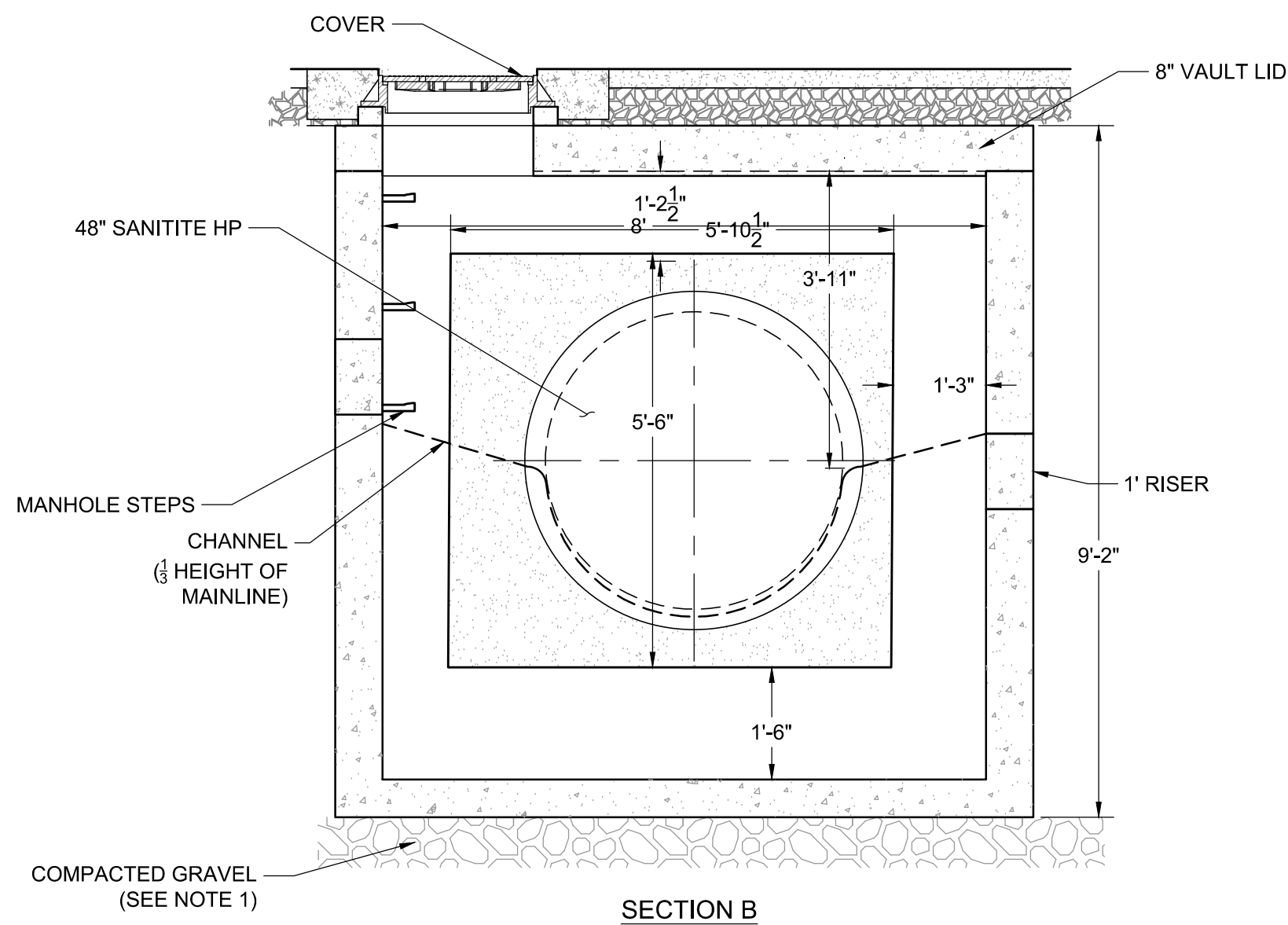
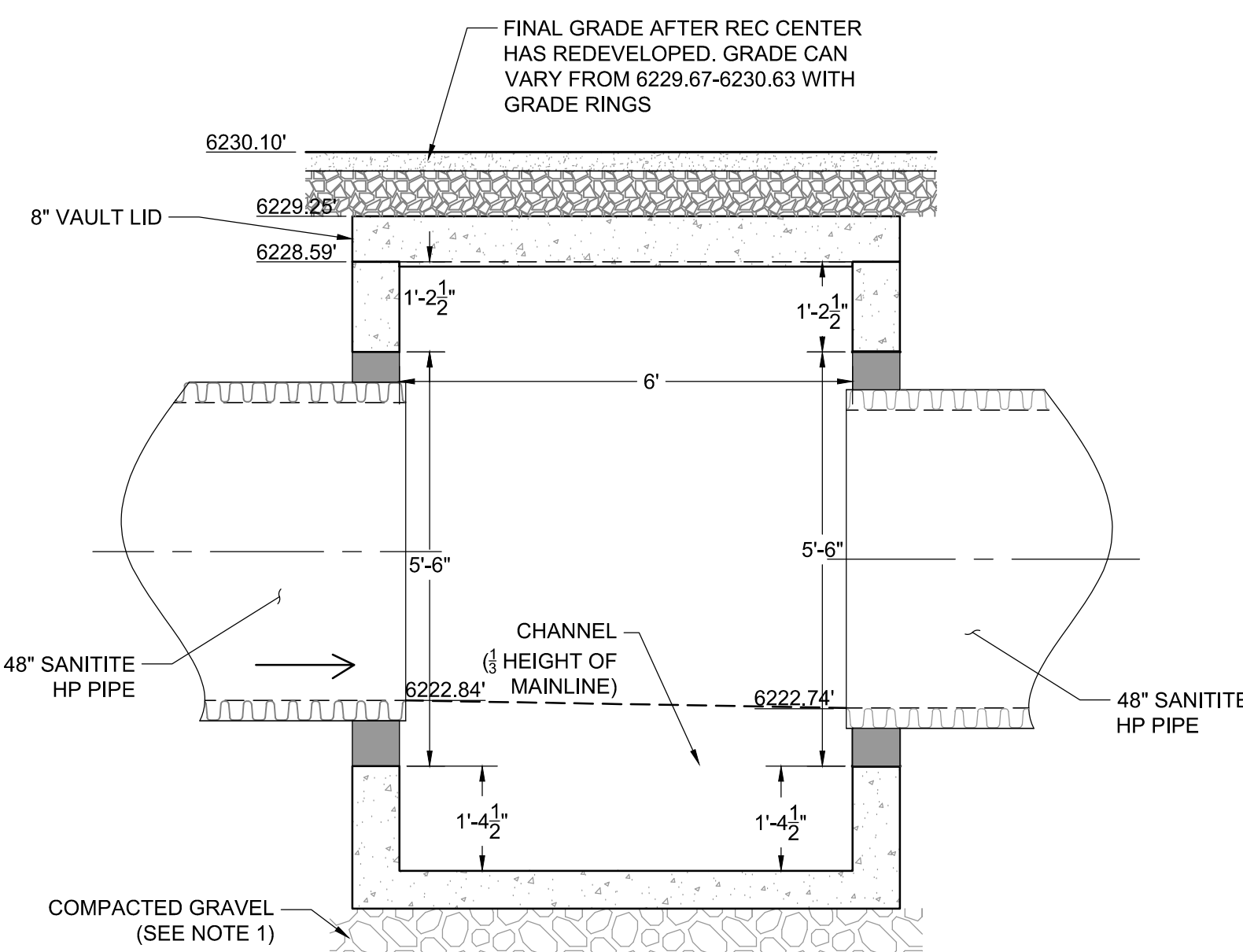
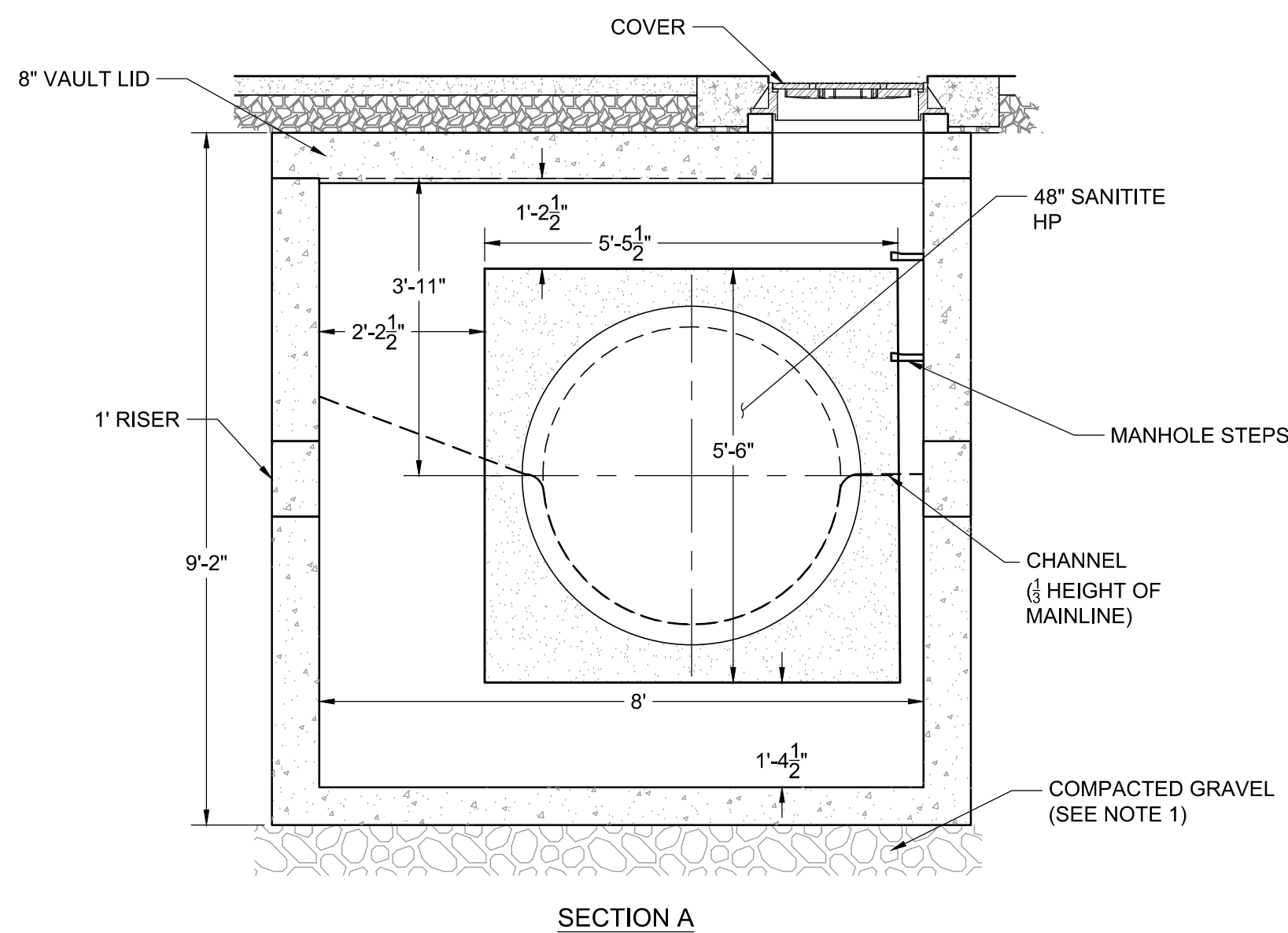
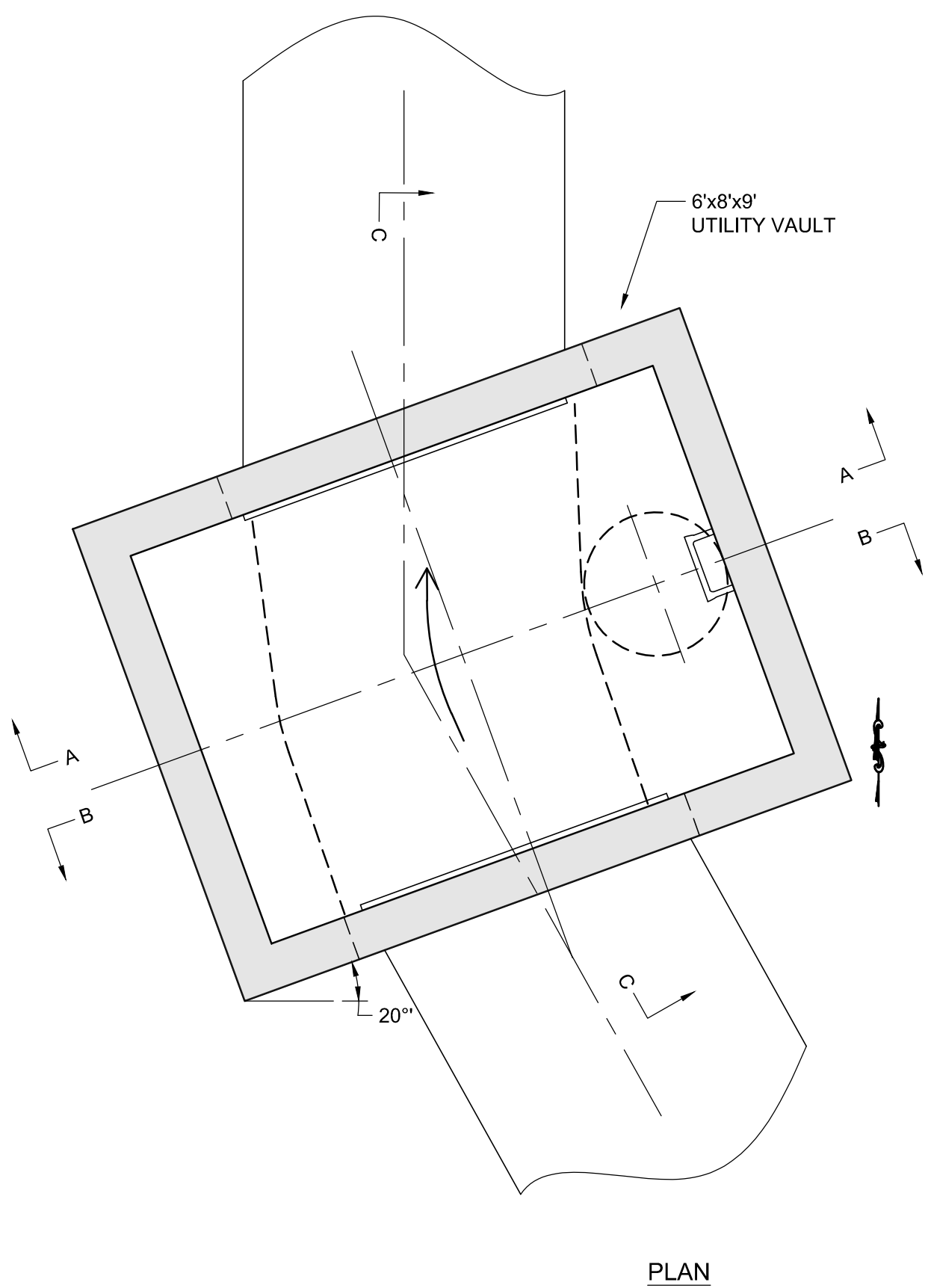


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1 STA 18+27 CT 2A-2 6'x8' VAULT
C3.9 NOT TO SCALE

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SUBJECT TO CORRECTION
AND APPROVAL



- NOTE:**
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1 STA 19+63 CT 2A-3 6'x8' VAULT
C3.9 NOT TO SCALE

- NOTE:**
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1 STA 20+62 CT 2A-4 6'x8' VAULT
C3.9 NOT TO SCALE

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KEYPLAN

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CCT VAULT DETAILS

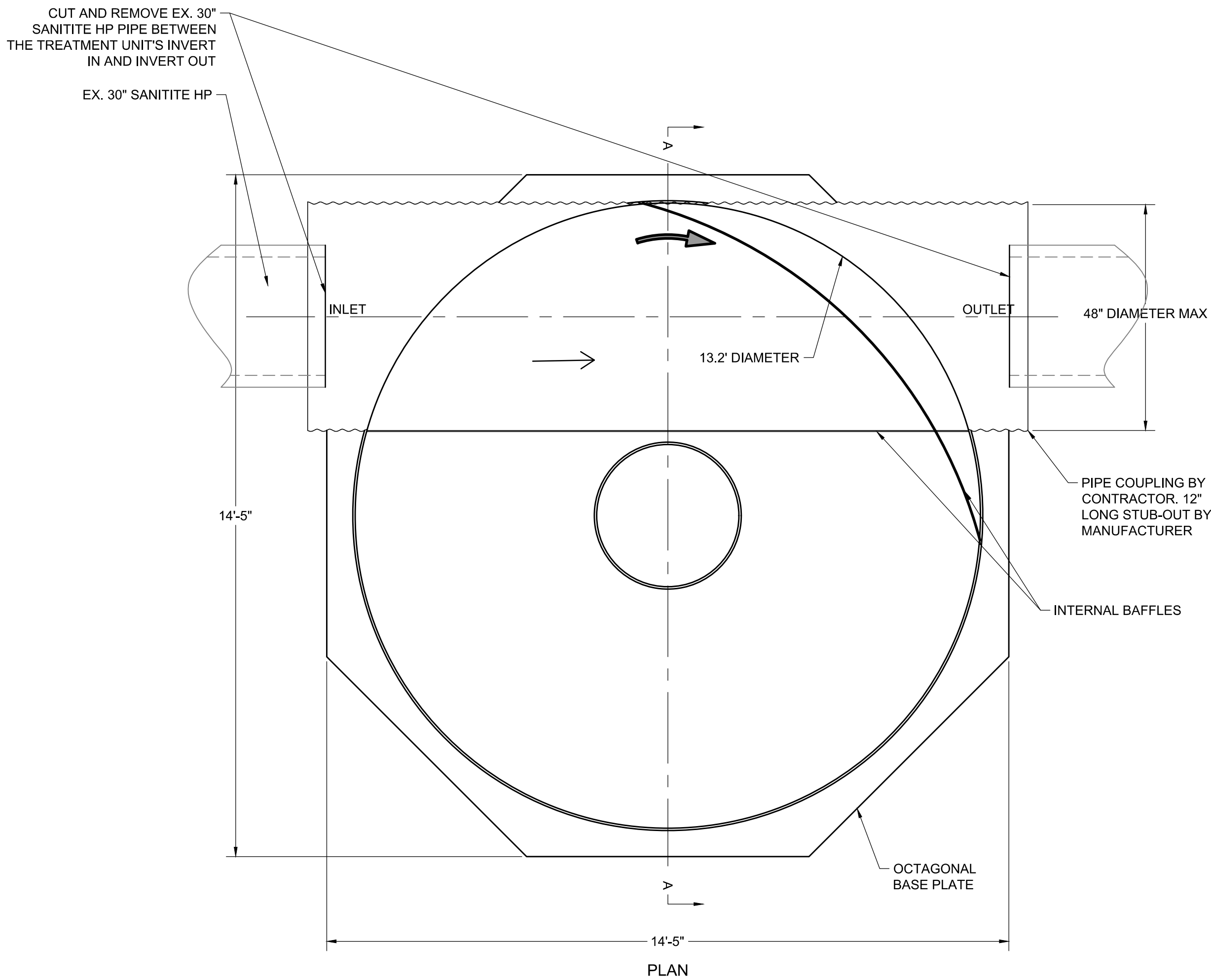
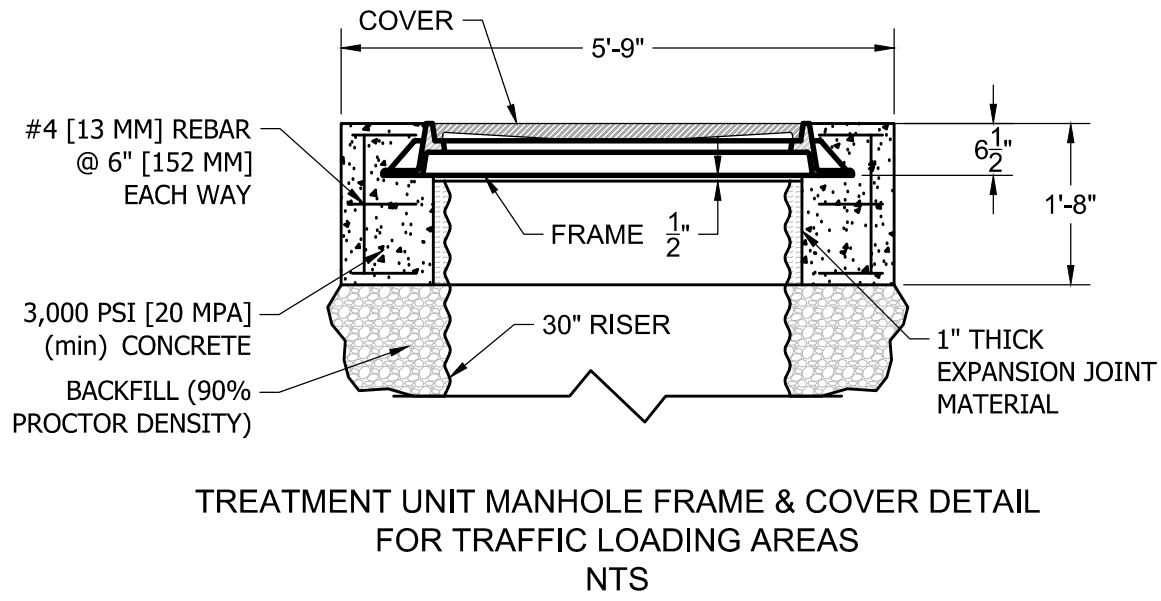
SHEET NUMBER

C6.3

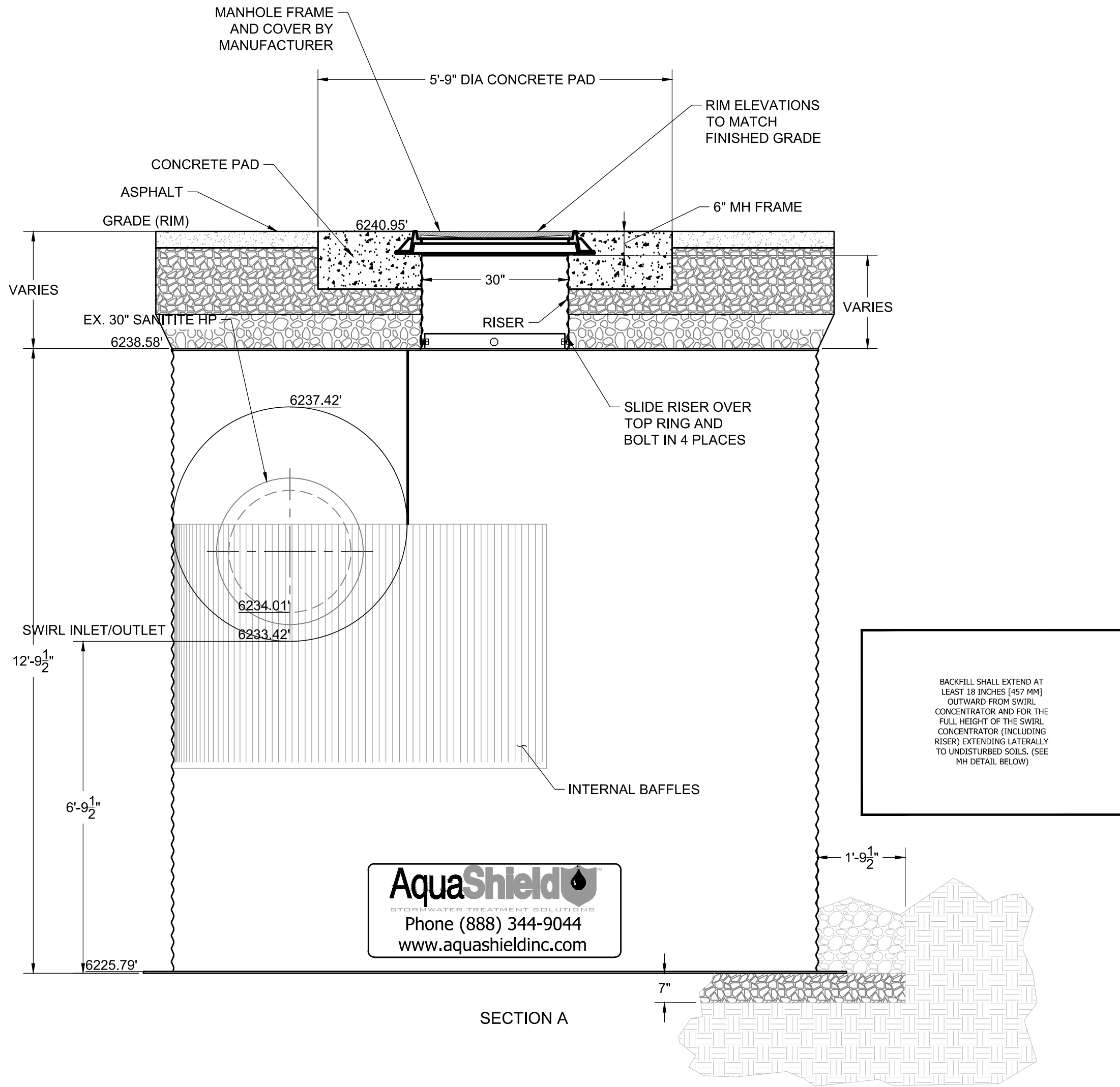
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SCHEMATIC DESIGN 08.24.21



- NOTE:
- IF TRAFFIC LOADING (HS-20) IS REQUIRED OR ANTICIPATED, A 5'-9" DIAMETER, 20" THICK REINFORCED CONCRETE PAD MUST BE PLACED OVER THE STORMWATER TREATMENT SYSTEM RISER TO SUPPORT AND LEVEL THE MANHOLE FRAME, AS SHOWN. THE TOP OF RISER PIPE MUST BE WRAPPED WITH COMPRESSIBLE EXPANSION JOINT MATERIAL TO A MINIMUM 1" THICKNESS TO ALLOW TRANSFER OF WHEEL LOADS FROM MANHOLE COVER TO CONCRETE SLAB. MANHOLE COVER SHALL BEAR ON CONCRETE SLAB AND NOT ON RISER PIPE. THE CONCRETE SLAB SHALL HAVE A MINIMUM STRENGTH OF 3,000 PSI [20 MPA] AND BE REINFORCED WITH #4 [13 MM] REINFORCING STEEL AS SHOWN. MINIMUM COVER OVER REINFORCING STEEL SHALL BE 3". TOP OF MANHOLE COVER AND CONCRETE SLAB SHALL BE LEVEL WITH FINISH GRADE.
 - AS AN ALTERNATIVE, 60" OD, HS-20/25 RATED PRECAST CONCRETE RINGS MAY BE SUBSTITUTED. 20" THICKNESS MUST BE MAINTAINED.
 - PLEASE SEE ACCOMPANIED AQUA-SWIRL SPECIFICATION NOTES. SEE SITE PLAN FOR ACTUAL SYSTEM ORIENTATION. ORIENTATION MAY VARY FROM 90°, 180°, OR CUSTOM ANGLES TO MEET SITE CONDITIONS SEE REPRESENTATIVE FOR LARGER PIPE DIAMETERS AVAILABLE.



TREATMENT UNIT SIZING PARAMETERS:
STORM: 5-YEAR
BASIN: 32.38 ACRES
SURFACE TYPE: 60% BUSINESS DOWNTOWN
40% RESIDENTIAL
PEAK FLOW: 14.50 CFS

1 STA XX+XX AQUA-SWIRL POLYMER COATED STEEL (PCS) STORMWATER TREATMENT SYSTEM
C6.3 NOT TO SCALE

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CONTRACTOR
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KEYPLAN

ISSUE CHART

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DATE	ISSUE	DATE
Job Number	222011	
TITLE		

CCT TREATMENT UNIT
DETAILS

SHEET NUMBER

C6.4



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KEYPLAN

ISSUE CHART

DATE	PROGRESS SET	2021-11-16
ISSUE	ISSUE	DATE
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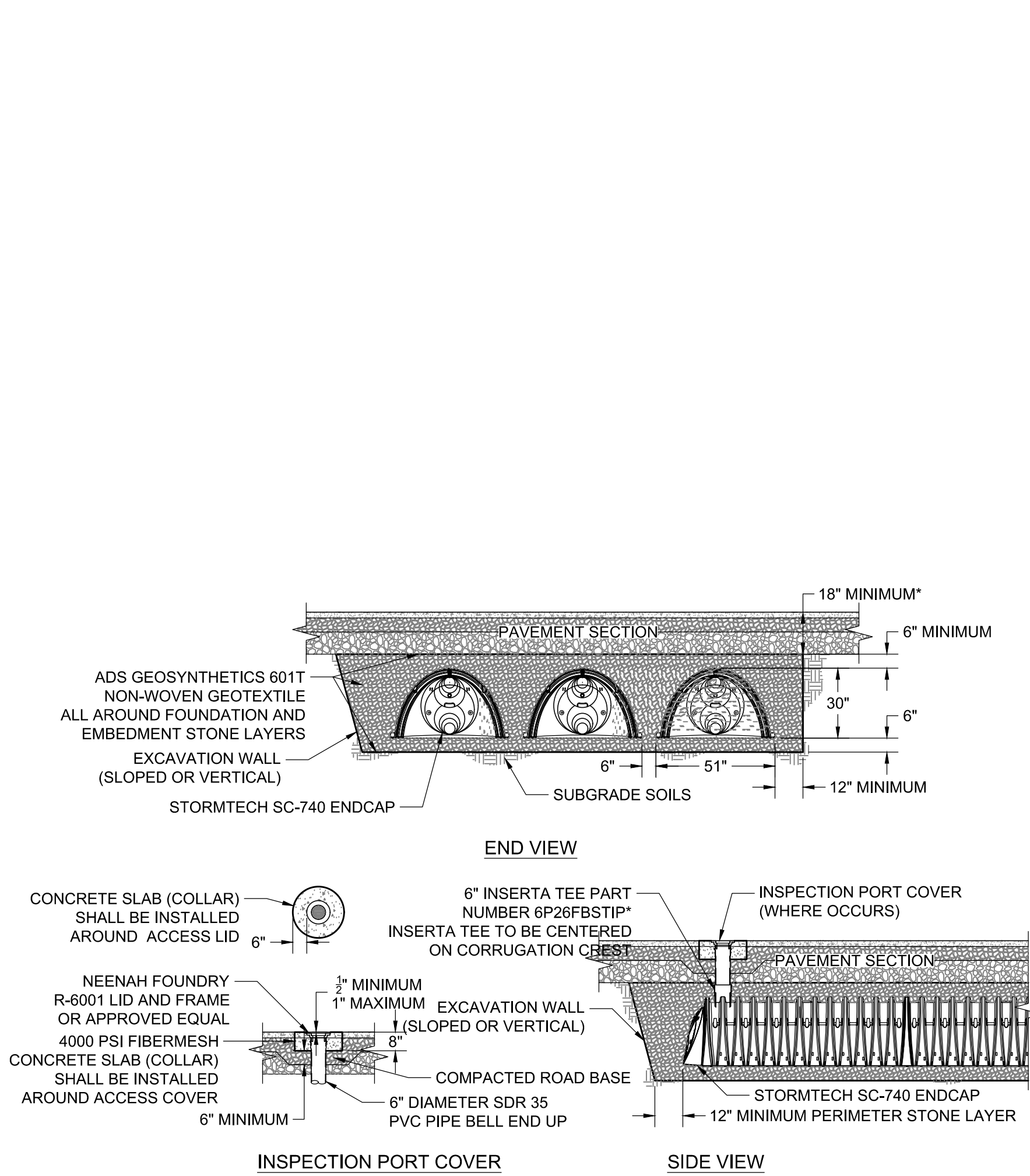
STORMWATER
INFILTRATOR UNITS

SHEET NUMBER

C6.5

NOT FOR CONSTRUCTION

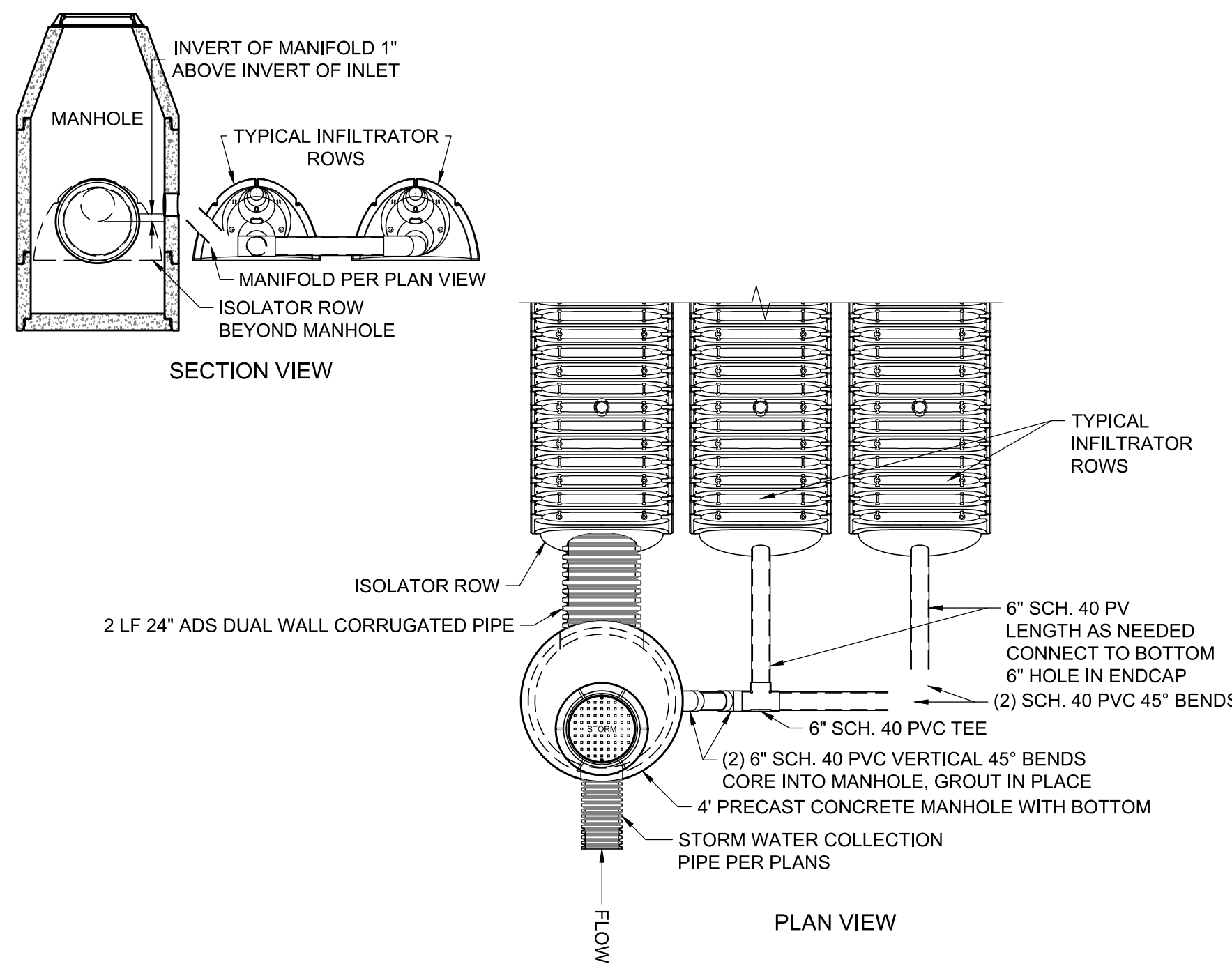
SCHEMATIC DESIGN 08.24.21



NOTE

- SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
- "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
- THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
- PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
- FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE 3/4"-1 1/2" CLEAN, ANGULAR GRAVEL.
- FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

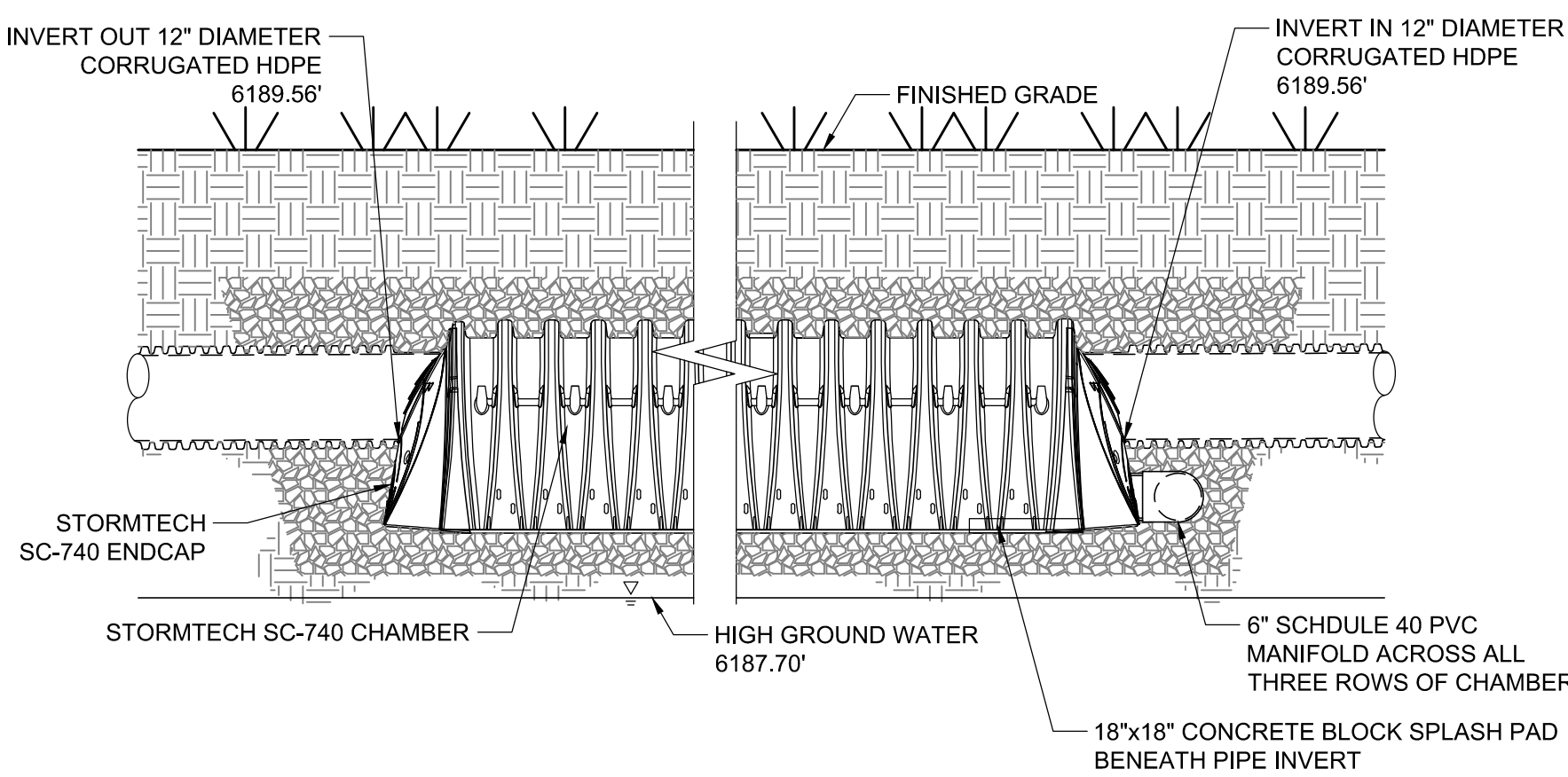
STORMTECH SC-740 CHAMBER SYSTEM DETAIL
NOT TO SCALE PAVED SURFACE



NOTE

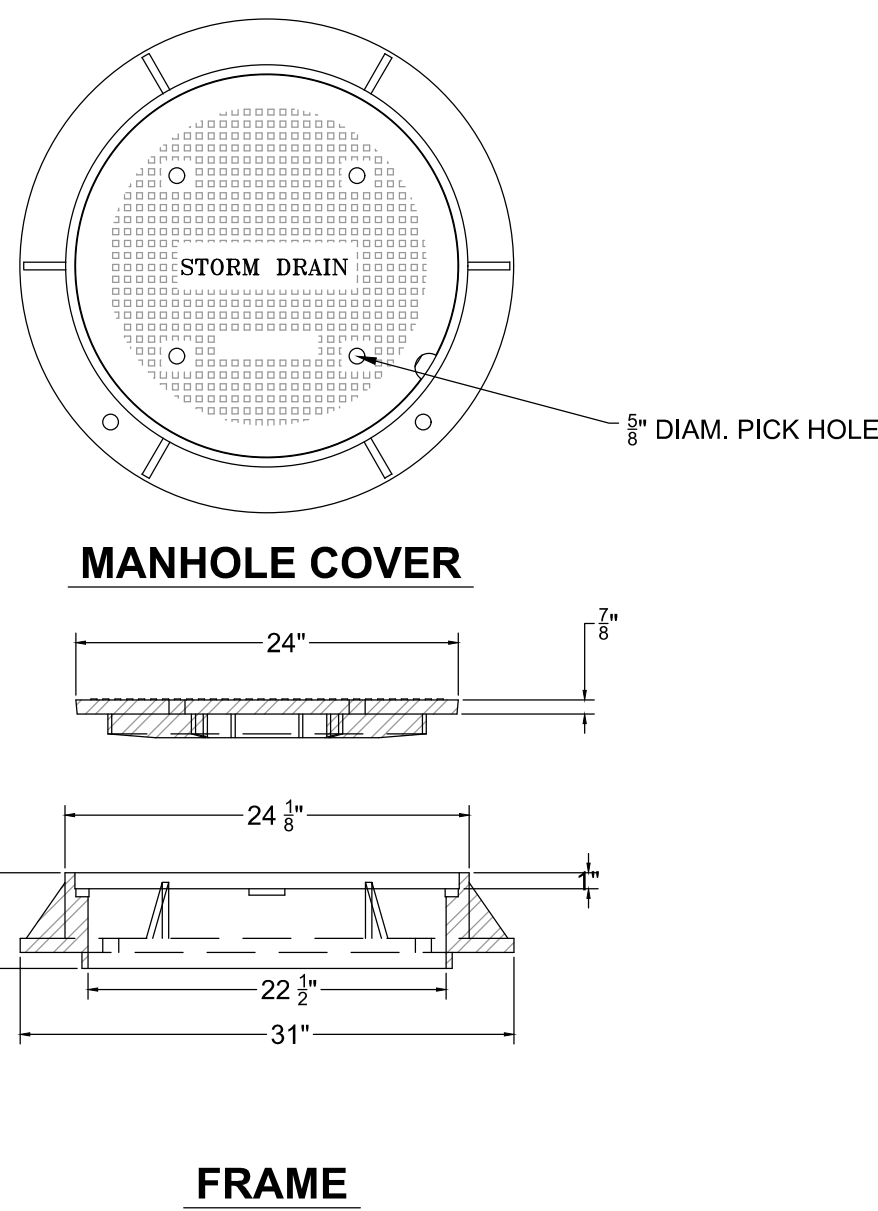
- ISOLATOR ROW SHALL HAVE TWO LAYERS OF 5' MINIMUM WIDTH CONTINUOUS STRIPS OF ADS GEOSYNTHETIC 315WTK, MIRAFI 600X OR APPROVED EQUAL WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
- COVER ENTIRE ISOLATOR ROW WITH 8' WIDE STRIP OF ADS GEOSYNTHETIC 601T OR MIRAFI 160N OR APPROVED EQUAL NON-WOVEN GEOTEXTILE.

INFILTRATION SYSTEM DETAIL
NOT TO SCALE

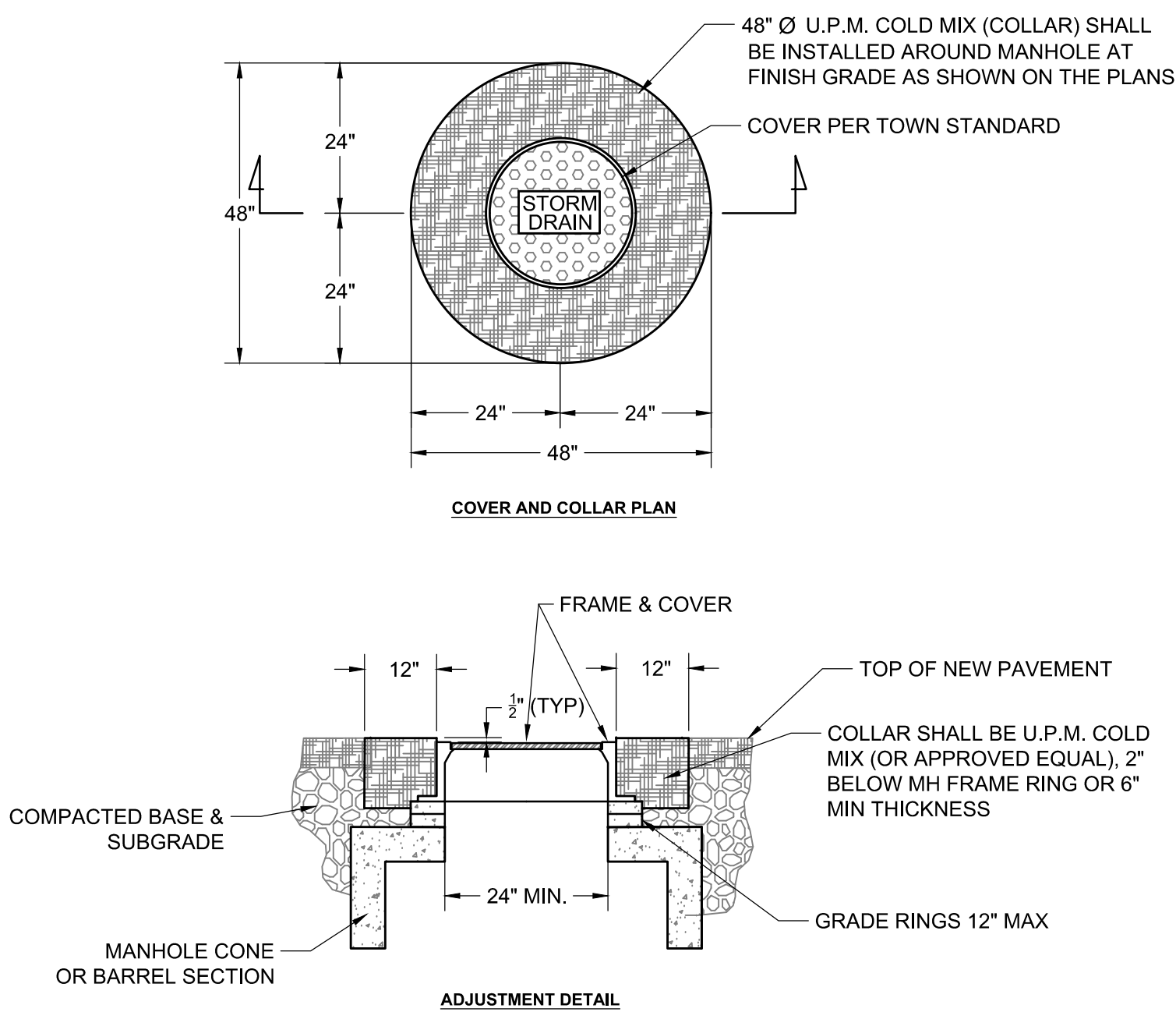


INFILTRATION SYSTEM DETAIL
NOT TO SCALE

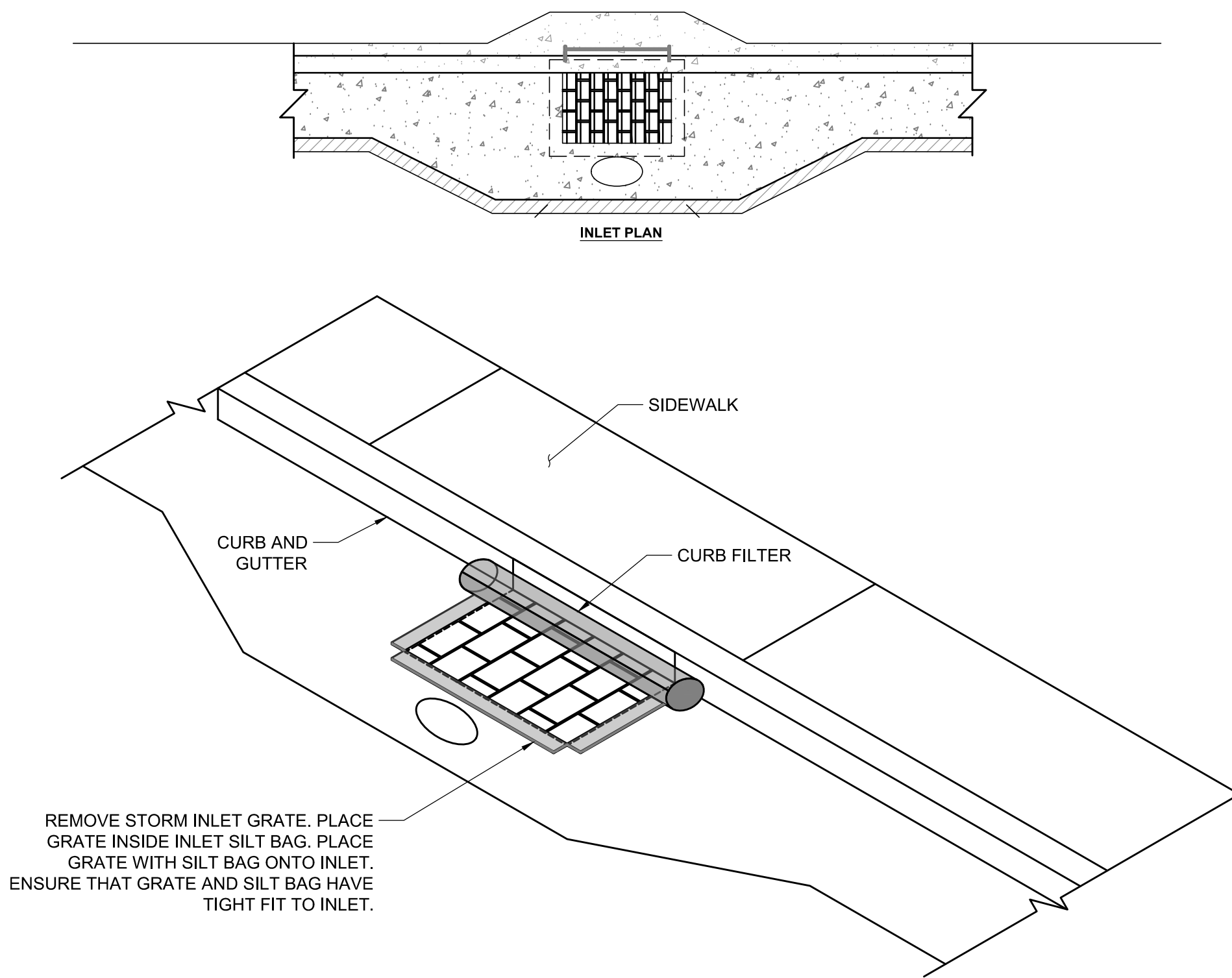
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AND APPROVAL



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

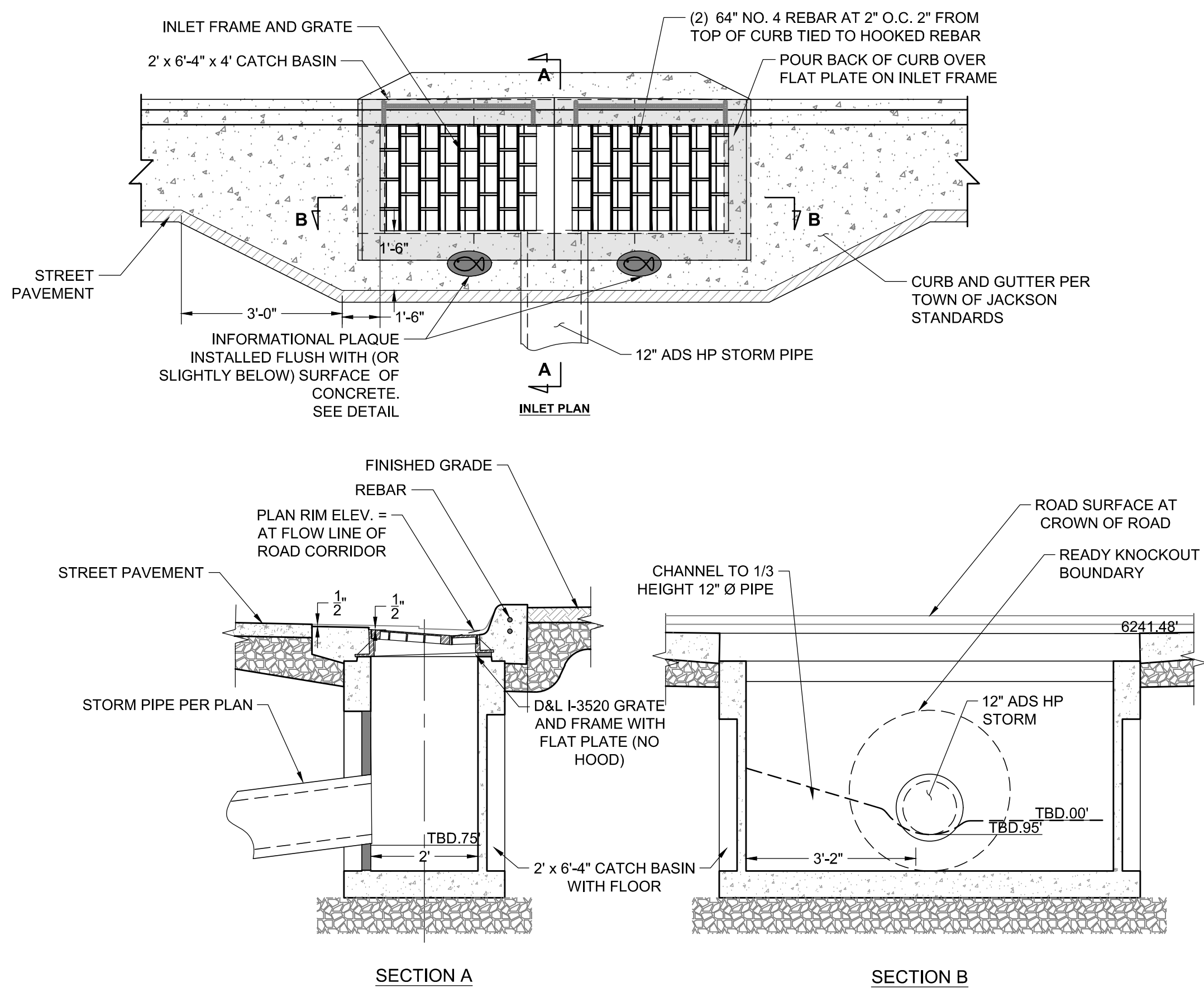


- NOTES:
- ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
 -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



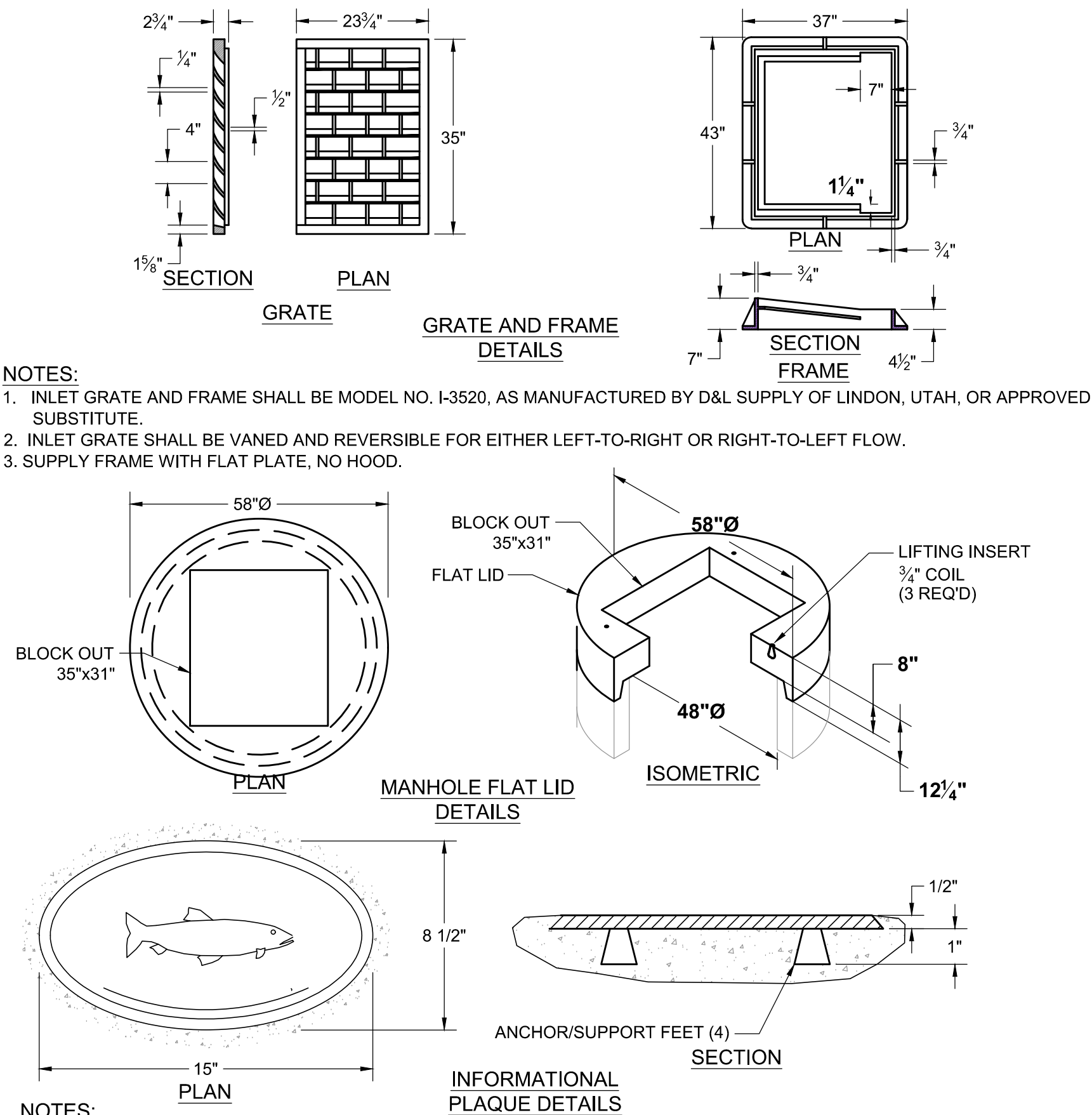
REMOVE STORM INLET GRATE. PLACE GRATE INSIDE INLET SILT BAG. PLACE GRATE WITH SILT BAG ONTO INLET. ENSURE THAT GRATE AND SILT BAG HAVE TIGHT FIT TO INLET.

1 STORM DRAIN MANHOLE FRAME & COVER
C6.5 NOT TO SCALE TOJ STM-104



4 2'x6' INLET 1
C6.5 NOT TO SCALE

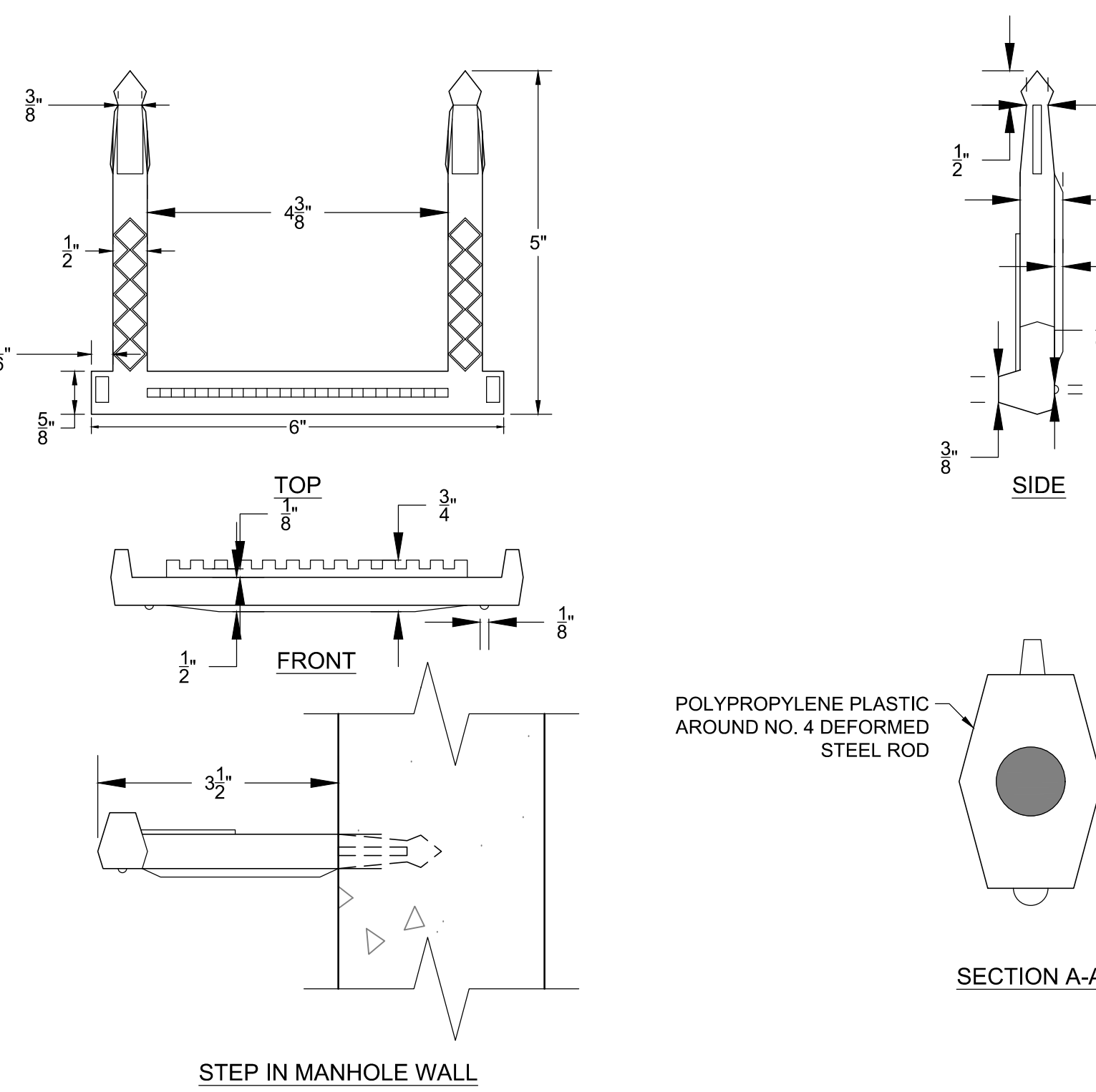
2 STORM DRAIN MANHOLE AND VAULT ADJUSTMENT & COLLAR DETAIL
C6.5 NOT TO SCALE TOJ STM-103



- NOTES:
- PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED SUBSTITUTE.

5 STORMWATER GRATE
C6.5 NOT TO SCALE

3 STORMWATER INLET PROTECTION DETAILS
C6.5 NOT TO SCALE



- NOTES:
- PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
 - PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

6 STANDARD MANHOLE STEPS DETAIL
C6.5 NOT TO SCALE TOJ SS-106

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KEYPLAN

ISSUE CHART

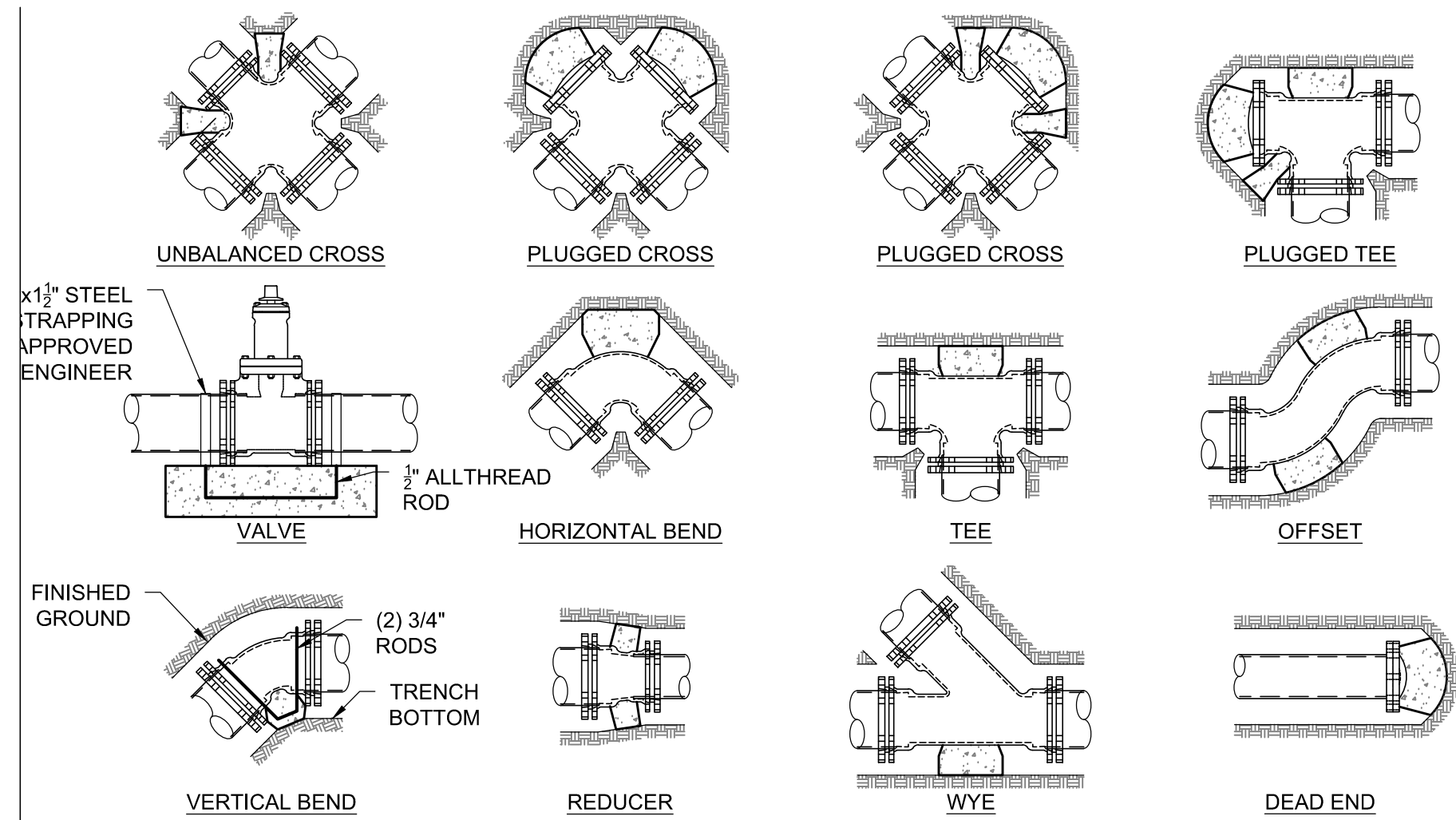
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Job Number	222011	
	TITLE	

STORM INLET DETAILS

SHEET NUMBER

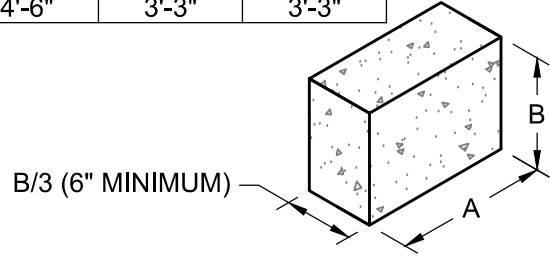
C6.6

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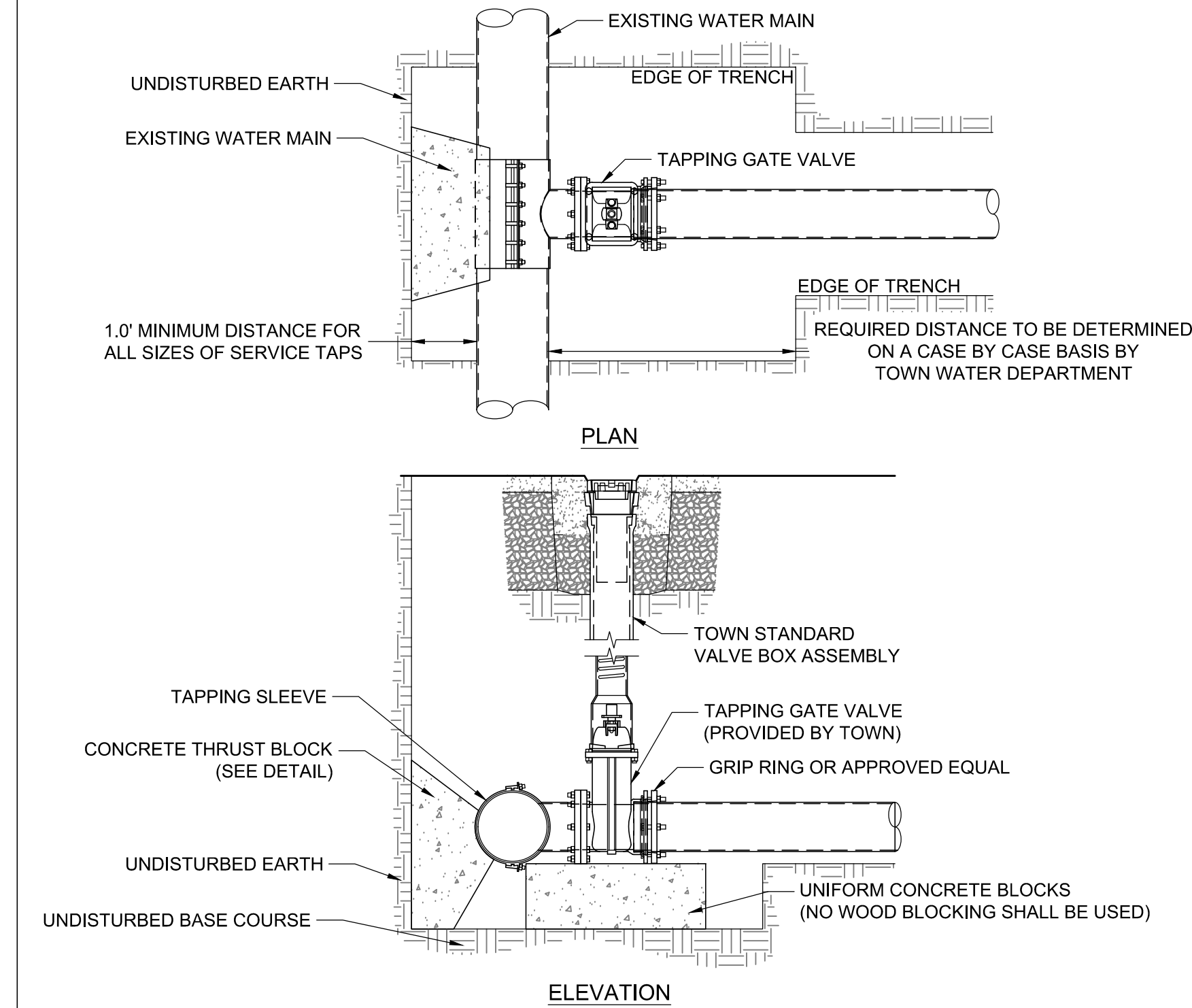


MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES											
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS		
	A	B	A	B	A	B	A	B	A	B	
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"	
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"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

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

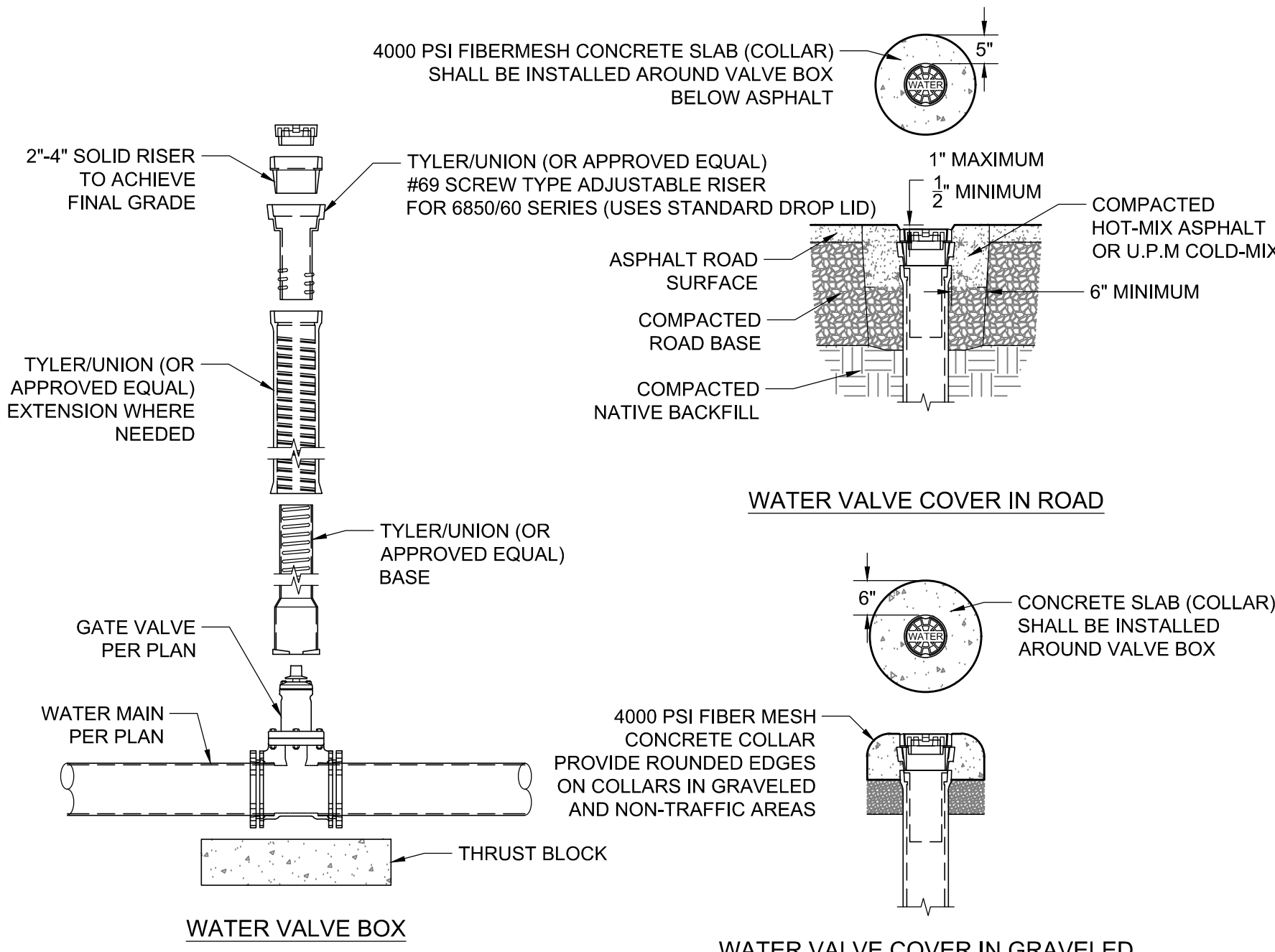


THRUST BLOCK DETAIL
NOT TO SCALE TOJ W-111



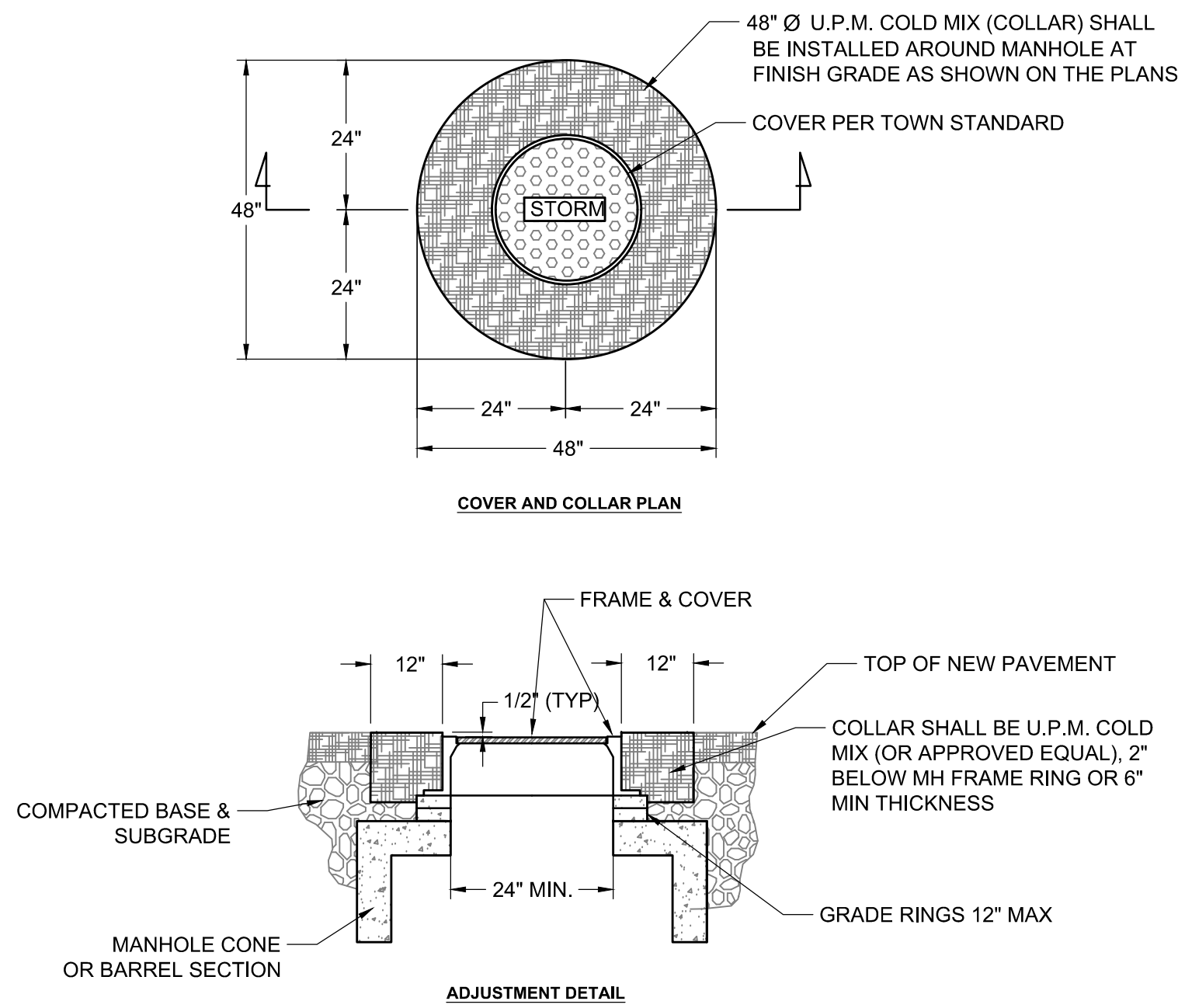
- NOTE:
1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
 2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
 3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

4 WATER MAIN TAPPING DETAIL
C6.2 NOT TO SCALE TOJ W-118



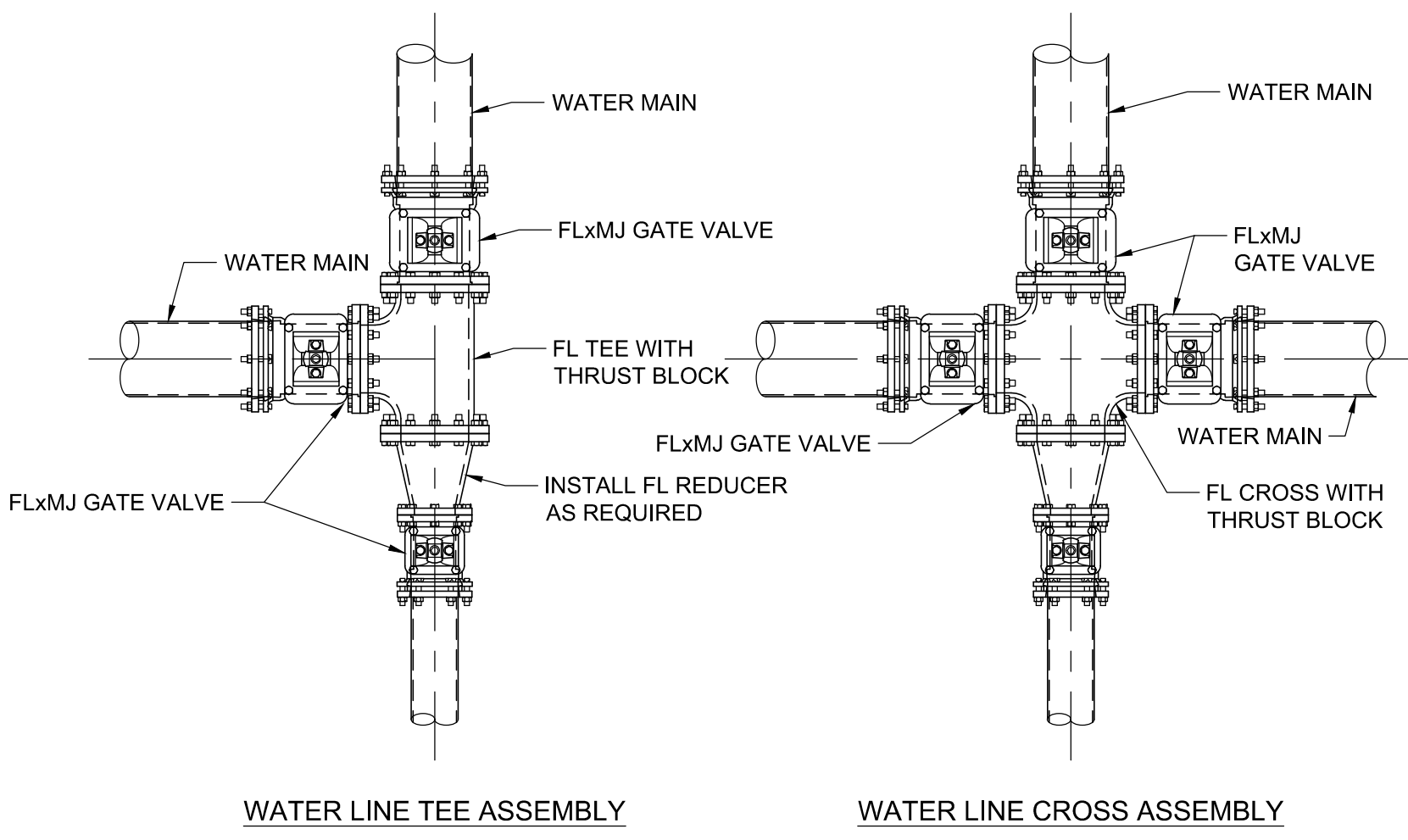
- NOTE:
1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING.
 2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
 3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

2 WATER GATE VALVE DETAIL
C6.2 NOT TO SCALE TOJ W-106

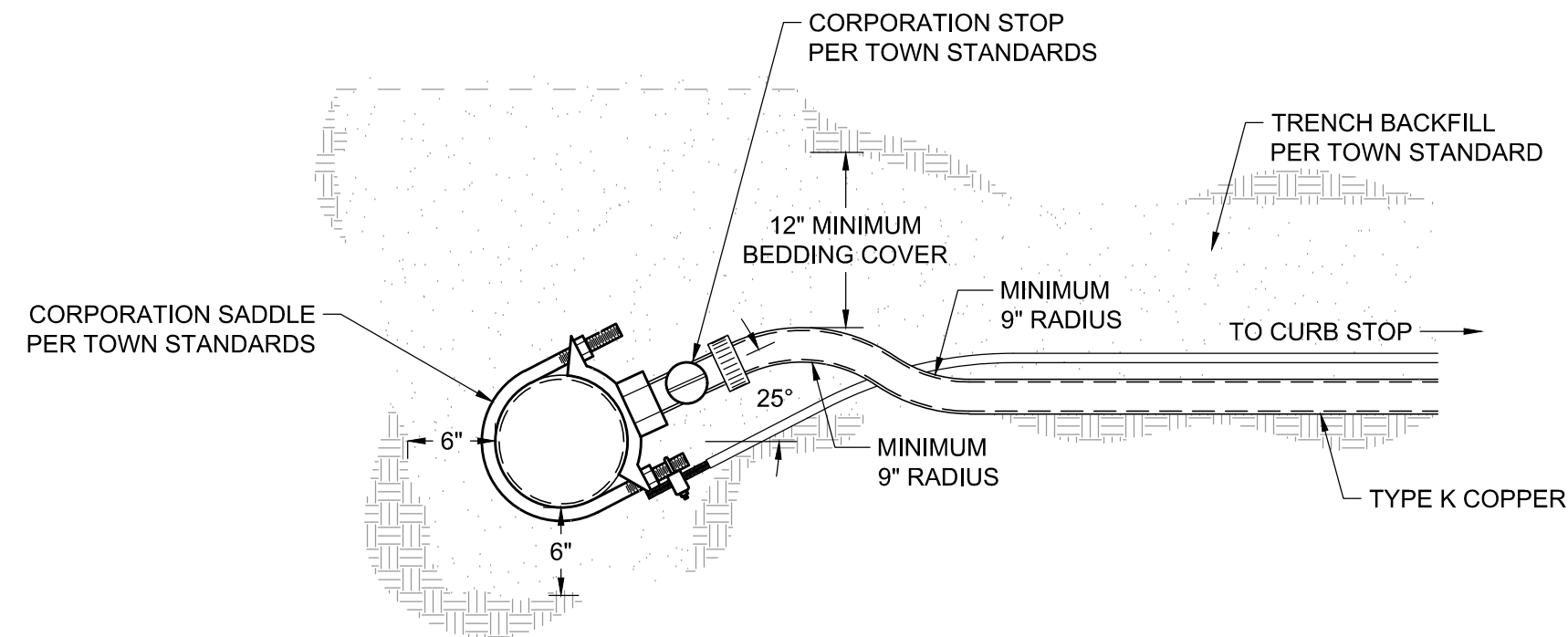


- NOTES:
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
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

5 STORM DRAIN MANHOLE AND VAULT ADJUSTMENT & COLLAR DETAIL
C6.2 NOT TO SCALE TOJ STM-103



3 WATER TEE AND CROSS ASSEMBLY DETAIL
C6.2 NOT TO SCALE TOJ W-107

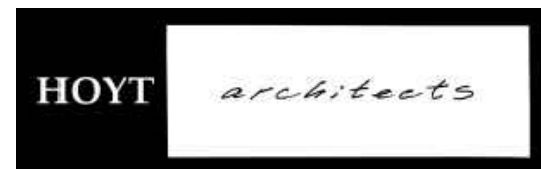


PROPERLY INSTALLED CORPORATION STOP WITH GOOSENECK IN SERVICE PIPE

3 1" SERVICE LINE CONNECTION DETAIL
C4.1 NOT TO SCALE TOJ W-102

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ISSUE	ISSUE	ISSUE
Job Number	222011	
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WATER DETAILS

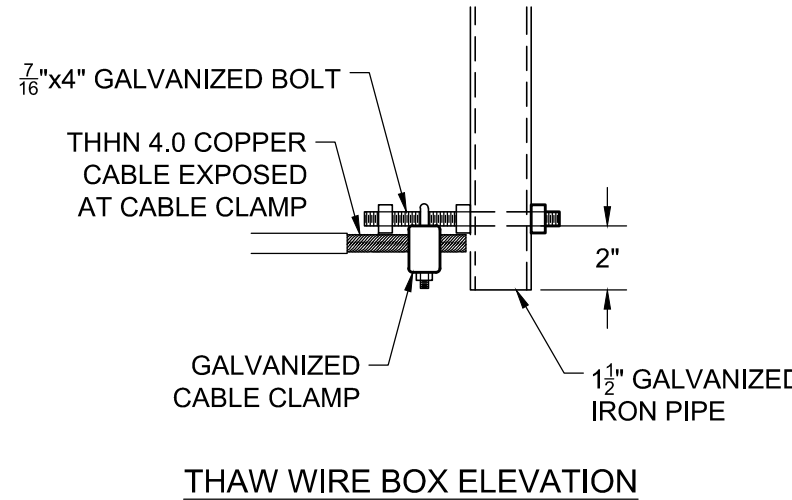
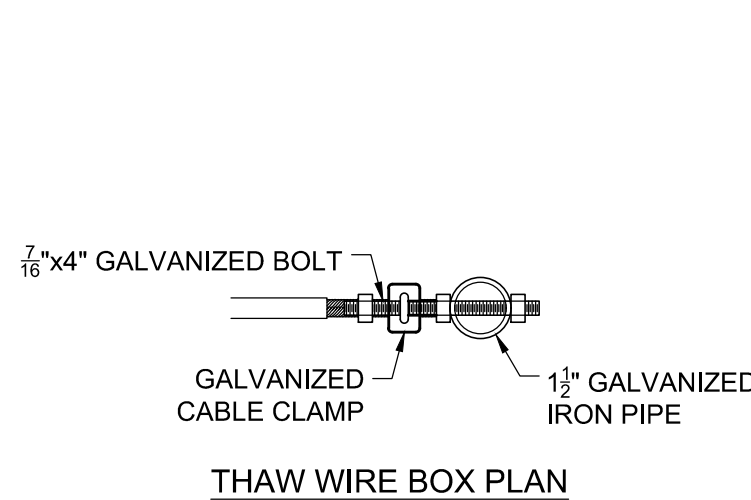
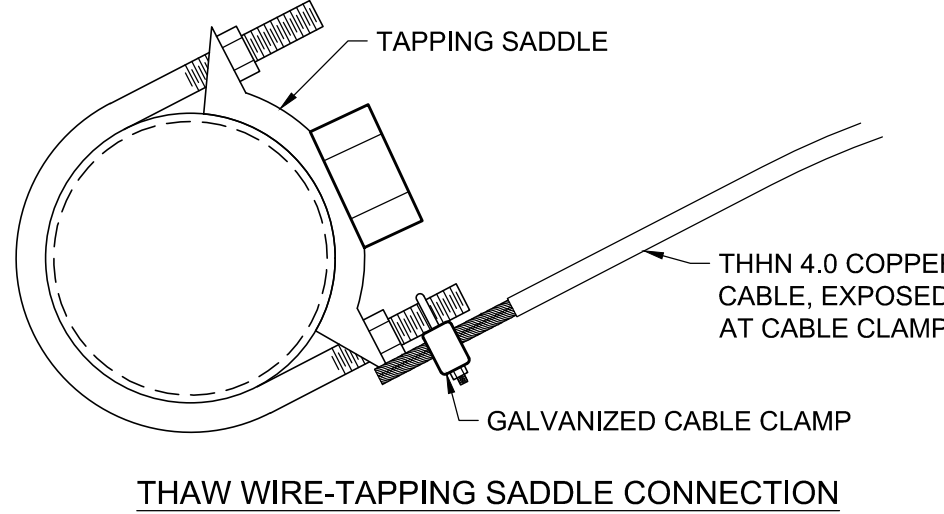
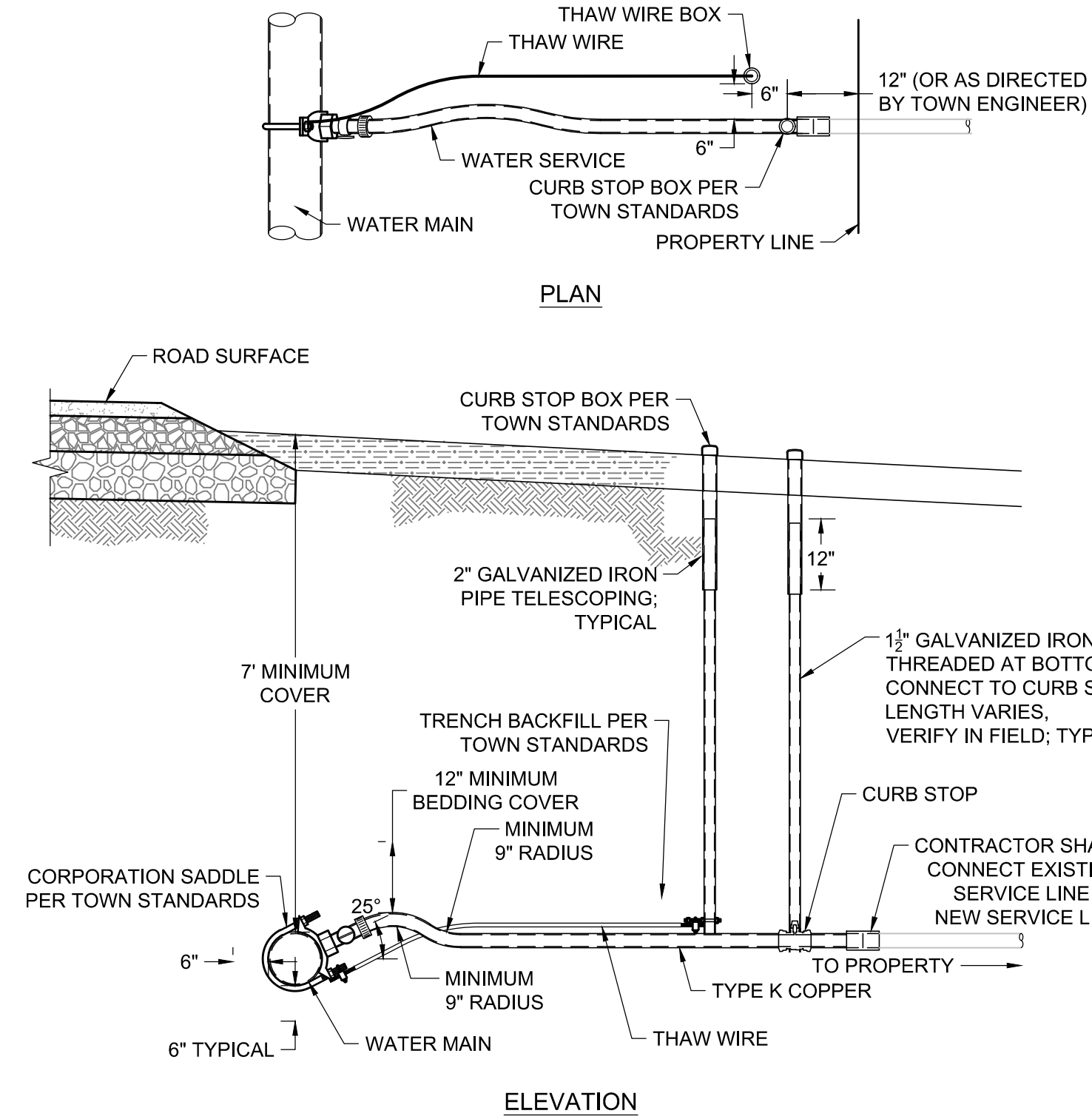
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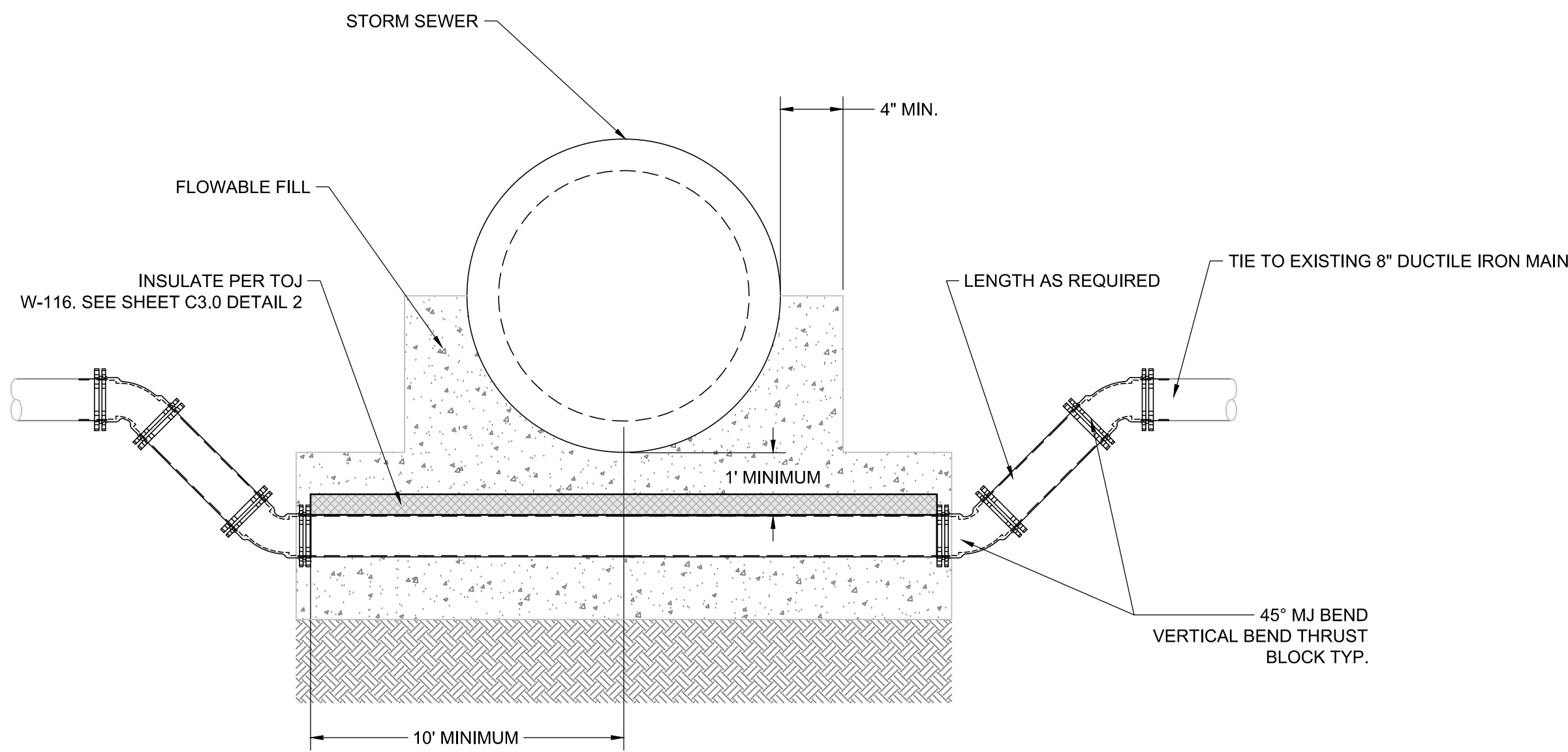
SCHEMATIC DESIGN 08.24.21



NOTE:
1. THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

4 1" SERVICE WITH THAW WIRE DETAIL
C4.1 NOT TO SCALE TOJ W-102/103

5 SERVICE CONNECTION THAW WIRE DETAIL
C4.1 NOT TO SCALE TOJ W-104



1 WATER MAIN VERTICAL DEFLECTION DETAIL
C3.5 NOT TO SCALE

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WATER DETAILS

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155 E. GILL AVE

JACKSON, WY 83001



TETON
COUNTY/JACKSON
PARKS & RECREATION

155 E. GILL AVE

JACKSON, WY 83001

KEYPLAN

ISSUE CHART

DATE	PROGRESS SET	2021-11-16
DATE	ISSUE	DATE
Job Number	222011	
	TITLE	

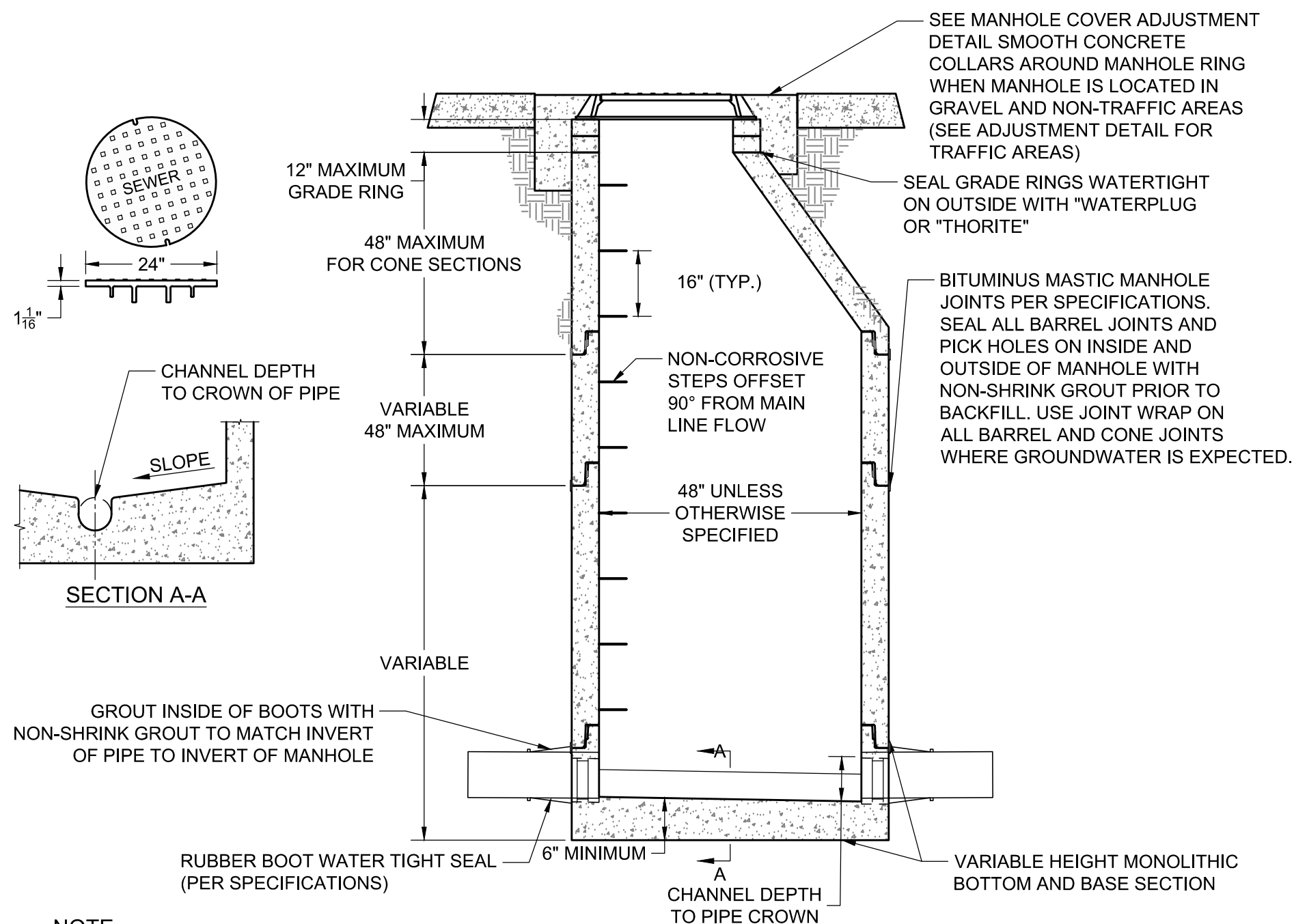
TYPICAL TRENCH
DETAILS

SHEET NUMBER

C6.0

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 08.24.21



NOTE

- DROP ACROSS INVERT SHALL BE 0.10', UNLESS OTHERWISE NOTED. INVERT DROPS OF LESS THAN 0.10' AND FLAT GRADE SEWER CONSTRUCTION SHALL GET 2 COATS (RED THEN GRAY) SITKGUARD 62 EPOXY.
- PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM THICKNESS OF 6".
- MANHOLE BASES SHALL BE REINFORCED TO WITHSTAND THE DEAD LOAD OF THE MANHOLE STRUCTURE AND HS-20 AASHTO LIVE LOAD.
- REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
- C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
- MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
- ALL MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

4 STANDARD MANHOLE DETAIL
C5.1 NOT TO SCALE TOJ SS-101

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LANDSCAPE ARCHITECT

INSIDE OUT
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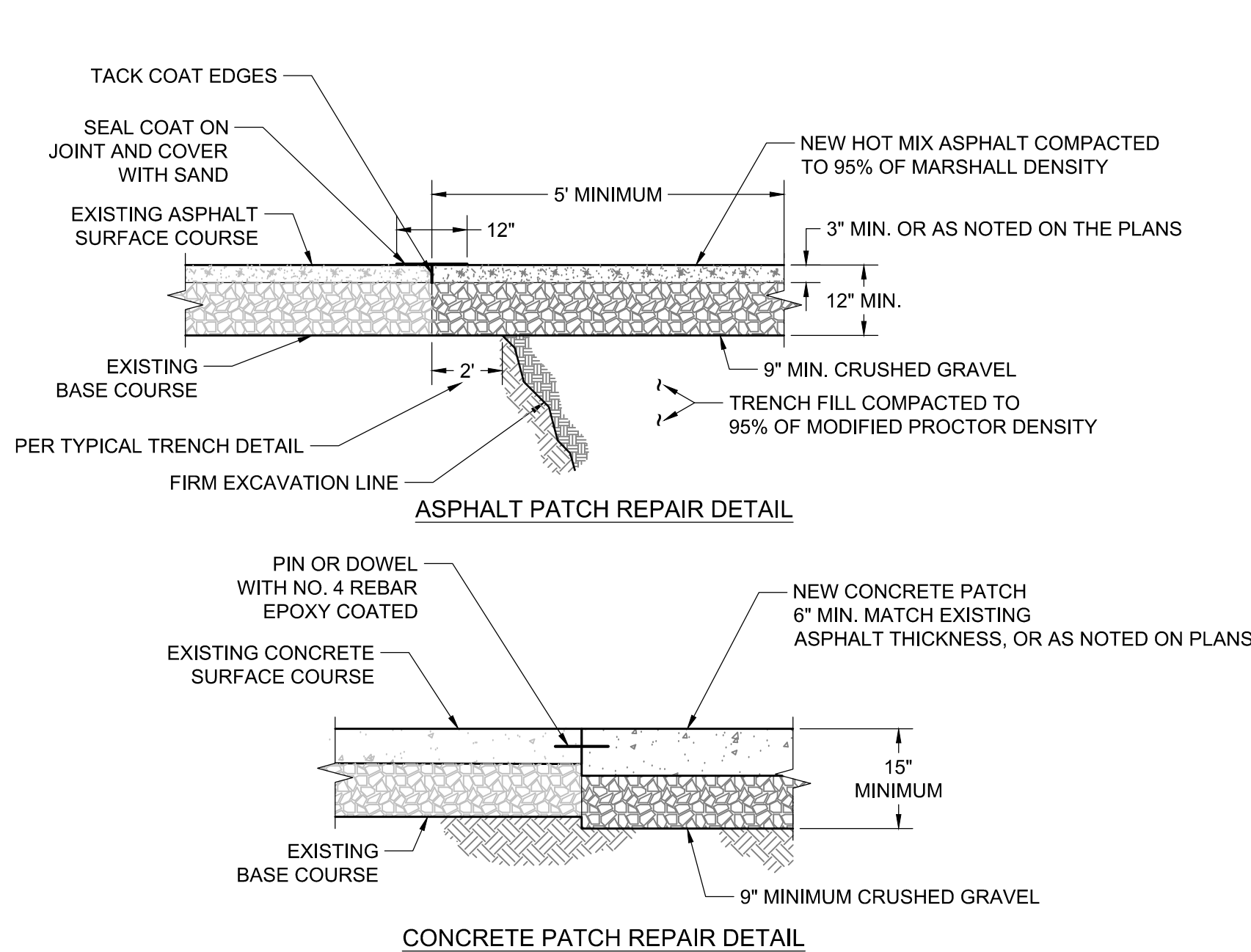
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SITE DETAILS

SHEET NUMBER

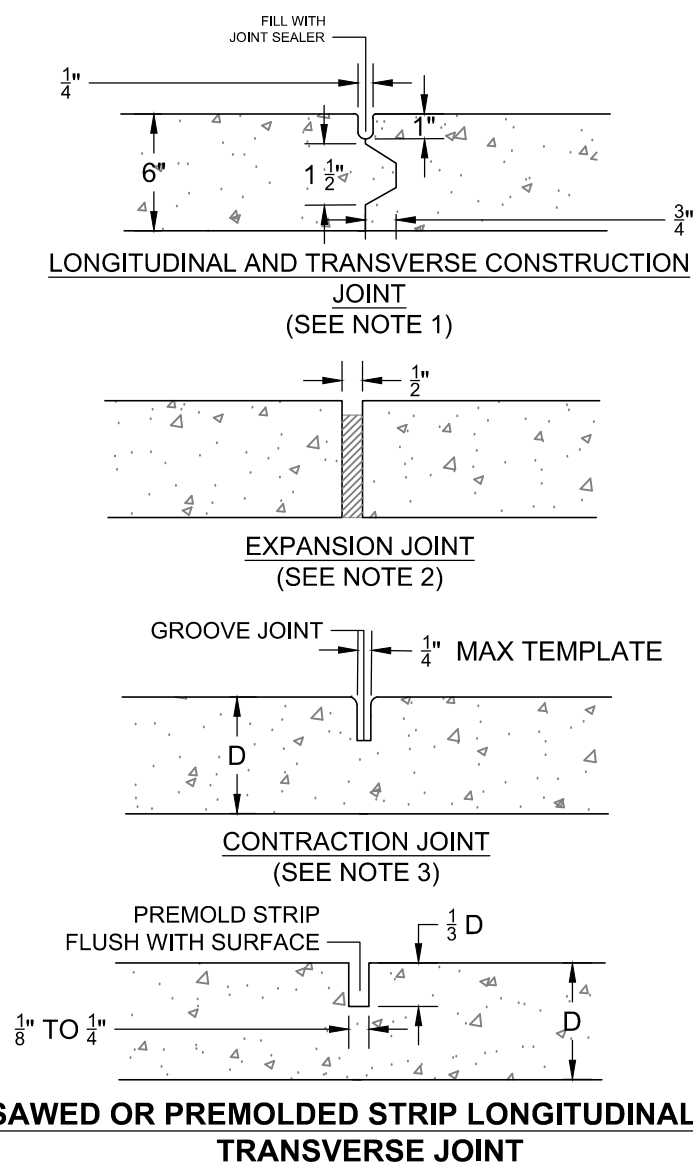
C9.0



NOTES:

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN 1 1/2" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.
5. PROVIDE 3' ASPHALT PATCH ADJACENT TO ANY CONCRETE CURB OR VALLEY GUTTER REMOVAL

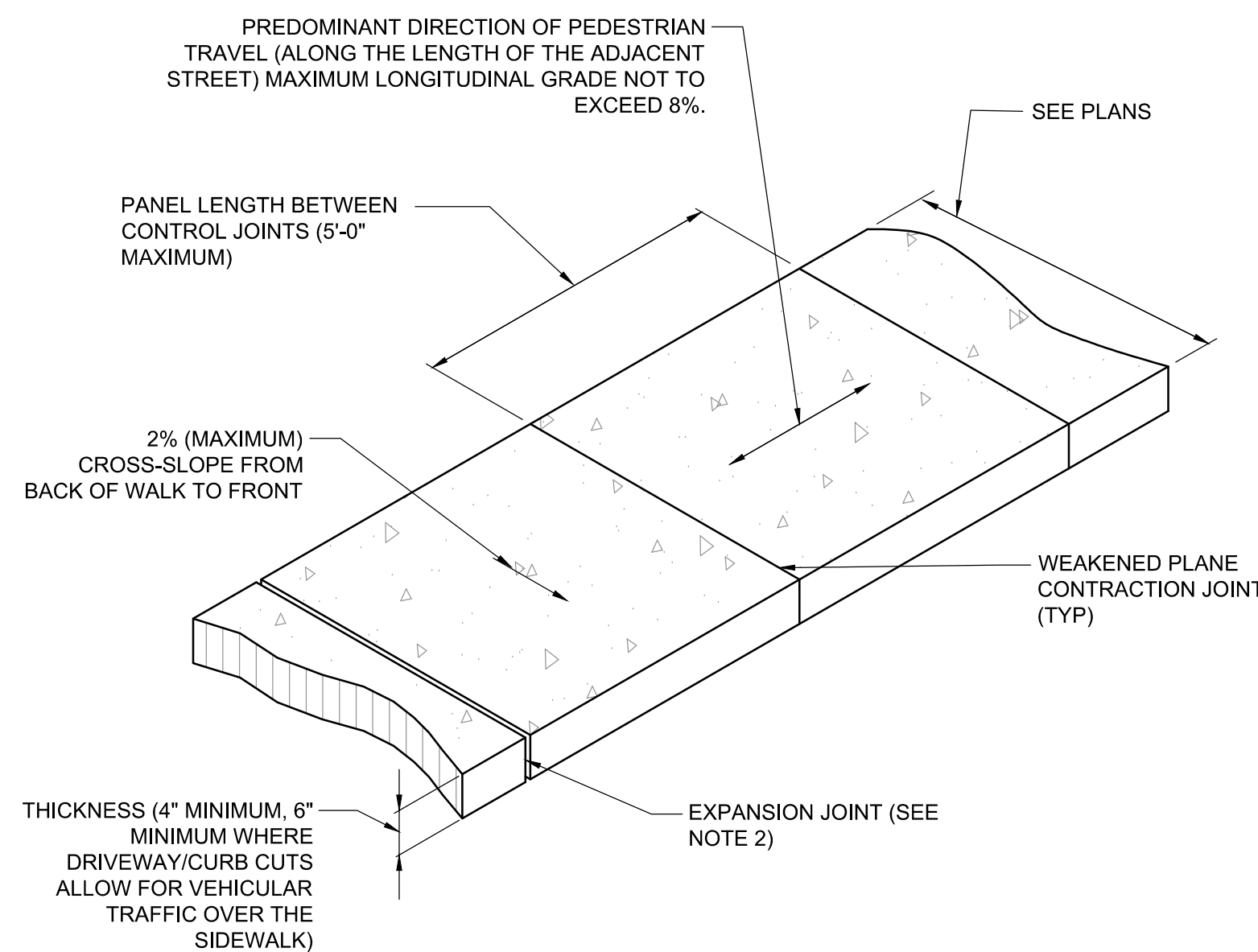
1 CONCRETE AND ASPHALT PATCH DETAIL
C3.3 NOT TO SCALE TOJ ST-118



NOTES:

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

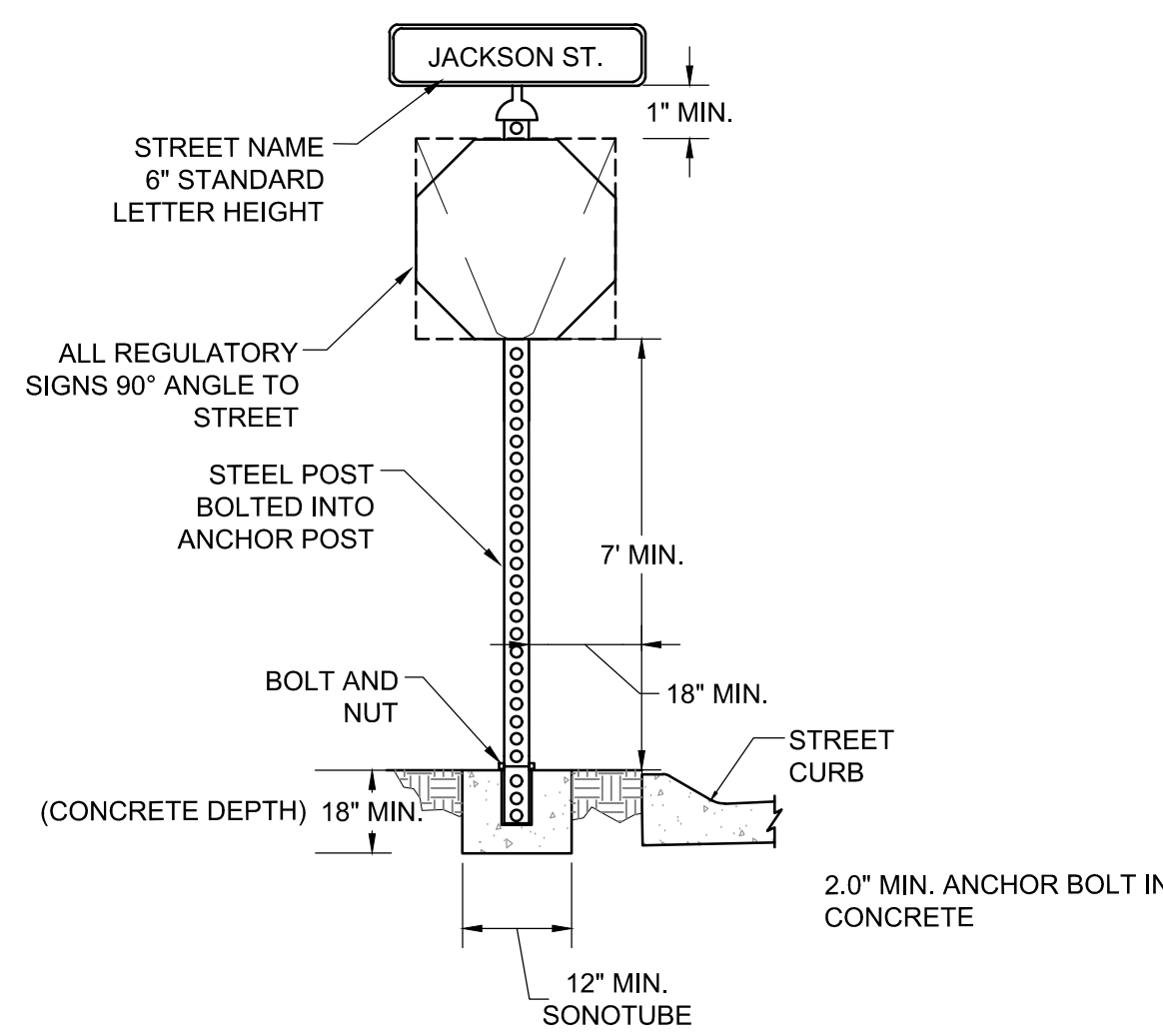
4 PAVING AND CONCRETE JOINTS
C3.3 NOT TO SCALE TOJ ST-123



NOTES:

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

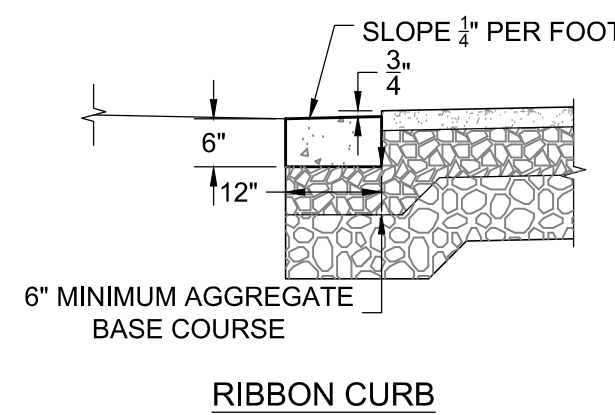
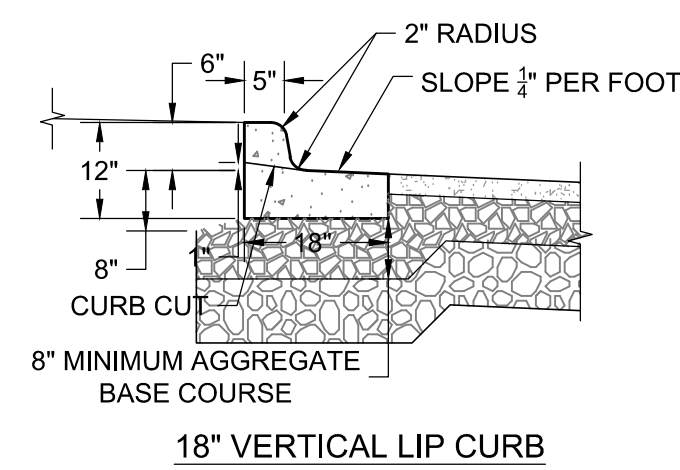
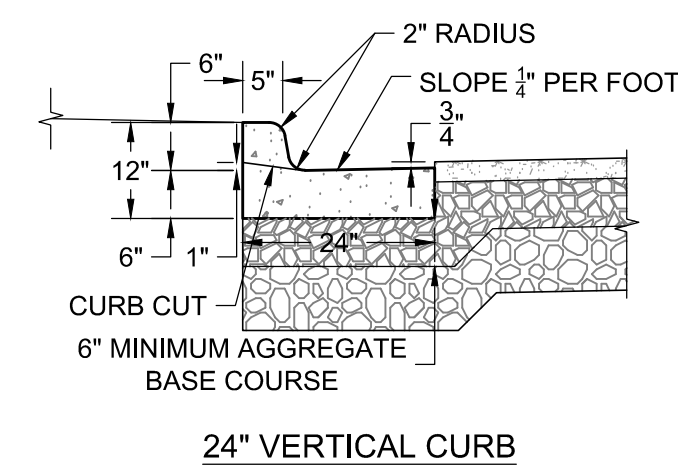
2 SIDEWALK DETAIL
C3.3 NOT TO SCALE TOJ ST-127



NOTES:

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE .060" ALUMINUM.
2. SIZES SHALL MEET THE MIN REQUIREMENTS OF WYDOT AND MUTCD.
3. ALL OTHER SIGN FACE MATERIAL SHALL BE MIN. H.I.P. (HIGH INTENSITY PRIZMATIC) GRADE TYPES (REFLECTIVE)
4. POST SIZES & MATERIALS: POST-2" SQUARE PERFORATED STEEL POST POWDERCOATED BROWN. ANCHOR POST-2 1/2" SQUARE SOLID STEEL ANCHOR POST. POSTS SHALL BE MIN. 12' IN HEIGHT AND SHALL BE TRIMMED OF EXCESS AFTER SIGN PLACEMENT.
5. HARDWARE-BOLTS & NUTS.
6. STREET NAME SIGNS SHALL HAVE 6" WHITE LETTERING ON GREEN H.I.P. SHEETING, BE DOUBLE BLADED, AND BE NO LESS THAN 1" ABOVE STOP SIGNS AND/OR YIELD SIGNS.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 18" FROM GROUND LEVEL.
8. ALL SIGNS SHALL BE INSTALLED SUCH THAT THE FACE IS PERPENDICULAR TO THE DRIVE LANE.

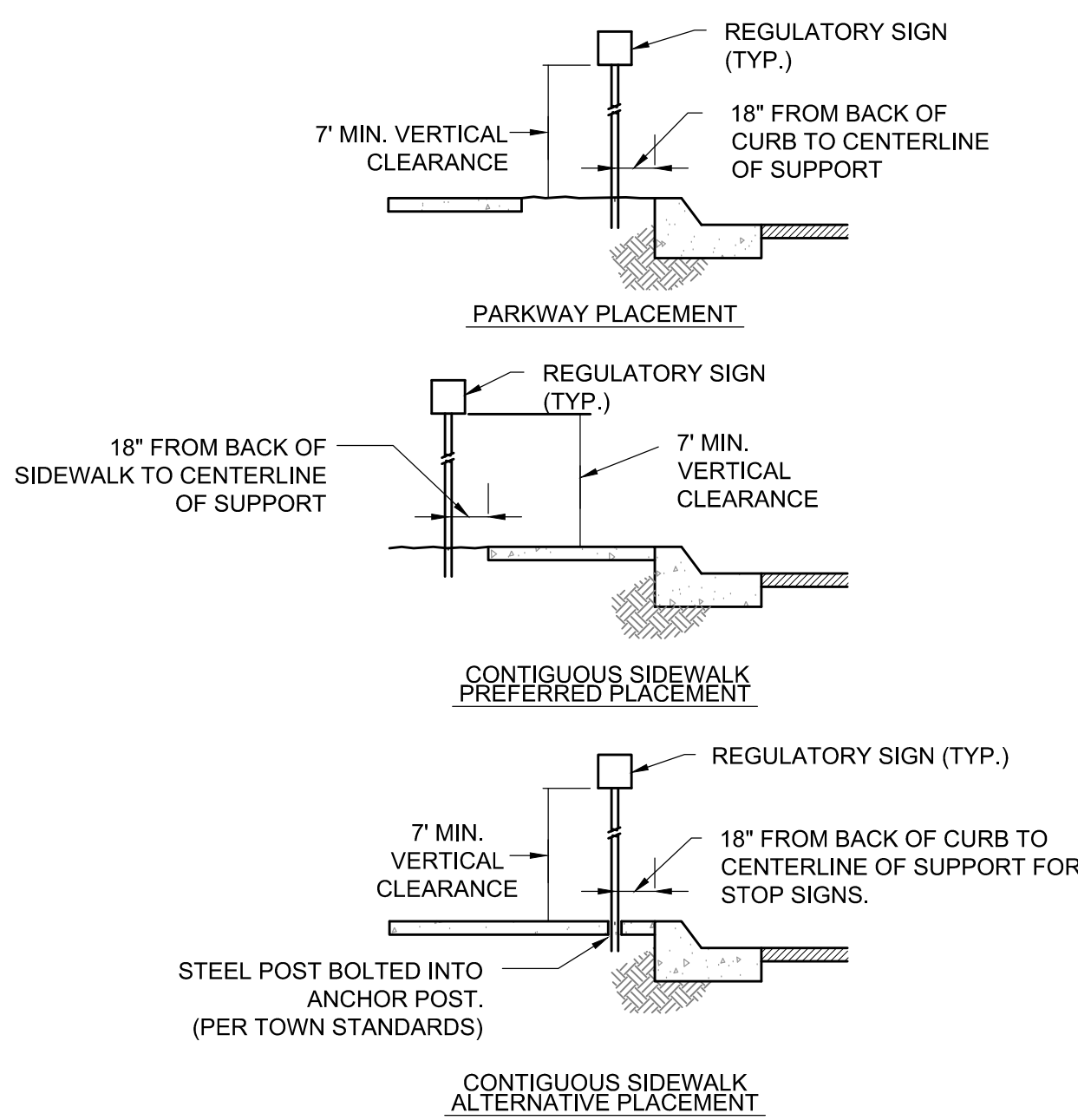
5 STREET SIGN DETAIL
C3.3 NOT TO SCALE TOJ ST-104



NOTES:

1. CURBS SHALL CONFORM TO WPMSS SECTION 02528, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE CLASS 4000 CONCRETE CONFORMING WITH WPMSS SECTION 03304.
2. AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPMSS SECTION 02190, GRADING H OR W, AND BE INSTALLED PER WPMSS SECTION 02231.
3. REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
4. VERTICAL CURB SHALL BE USED IN PREFERENCE TO ROLL CURB.

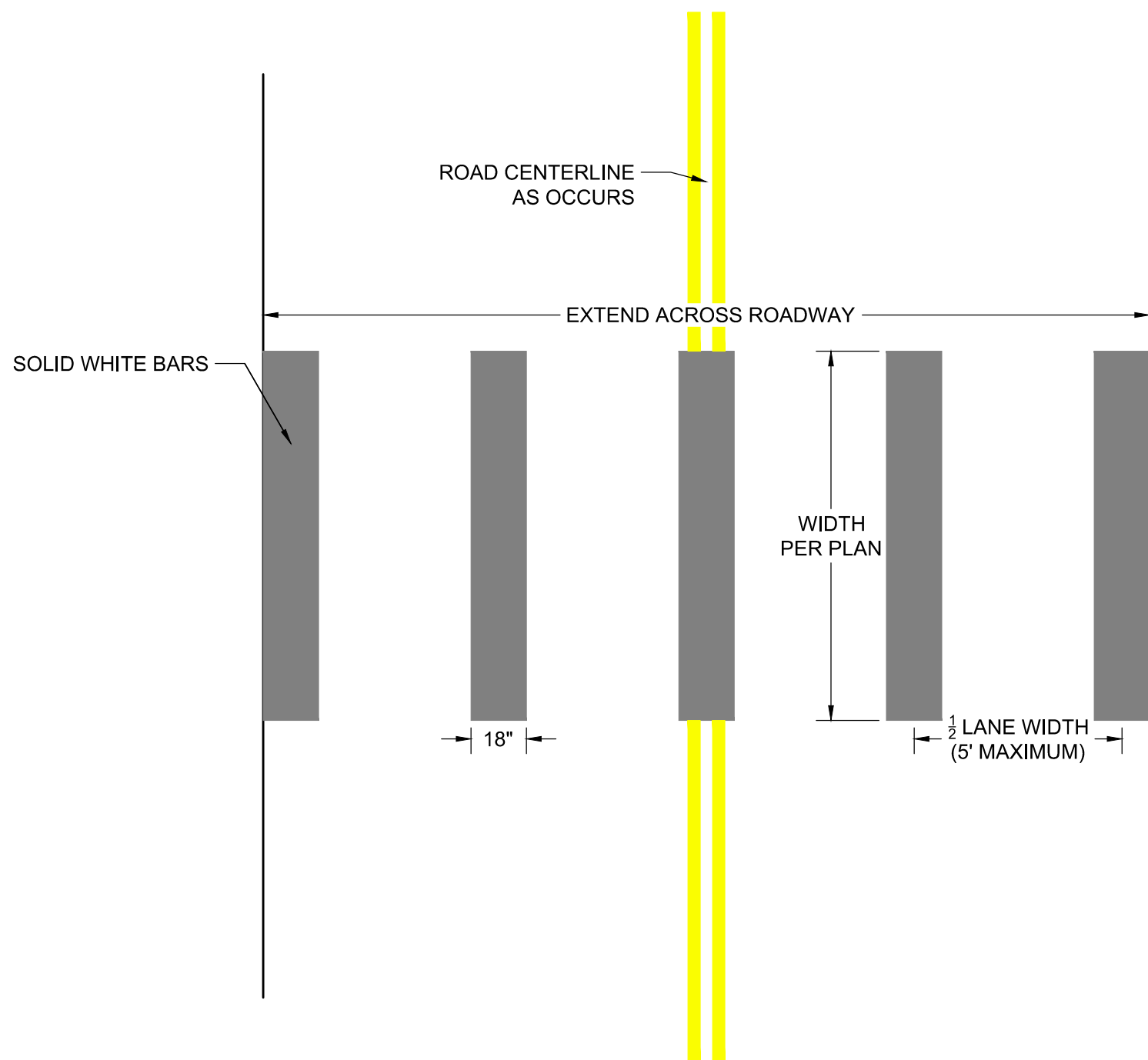
3 CURB SECTION DETAIL
C3.3 NOT TO SCALE TOJ ST-110



NOTES:

1. HORIZONTAL CLEARANCES AROUND SIGNAGE SHALL CONFORM TO TOWN STANDARDS.
2. SIGNS SHALL BE INSTALLED SUCH THAT THE FACE IS PERPENDICULAR TO THE DRIVE LANE.

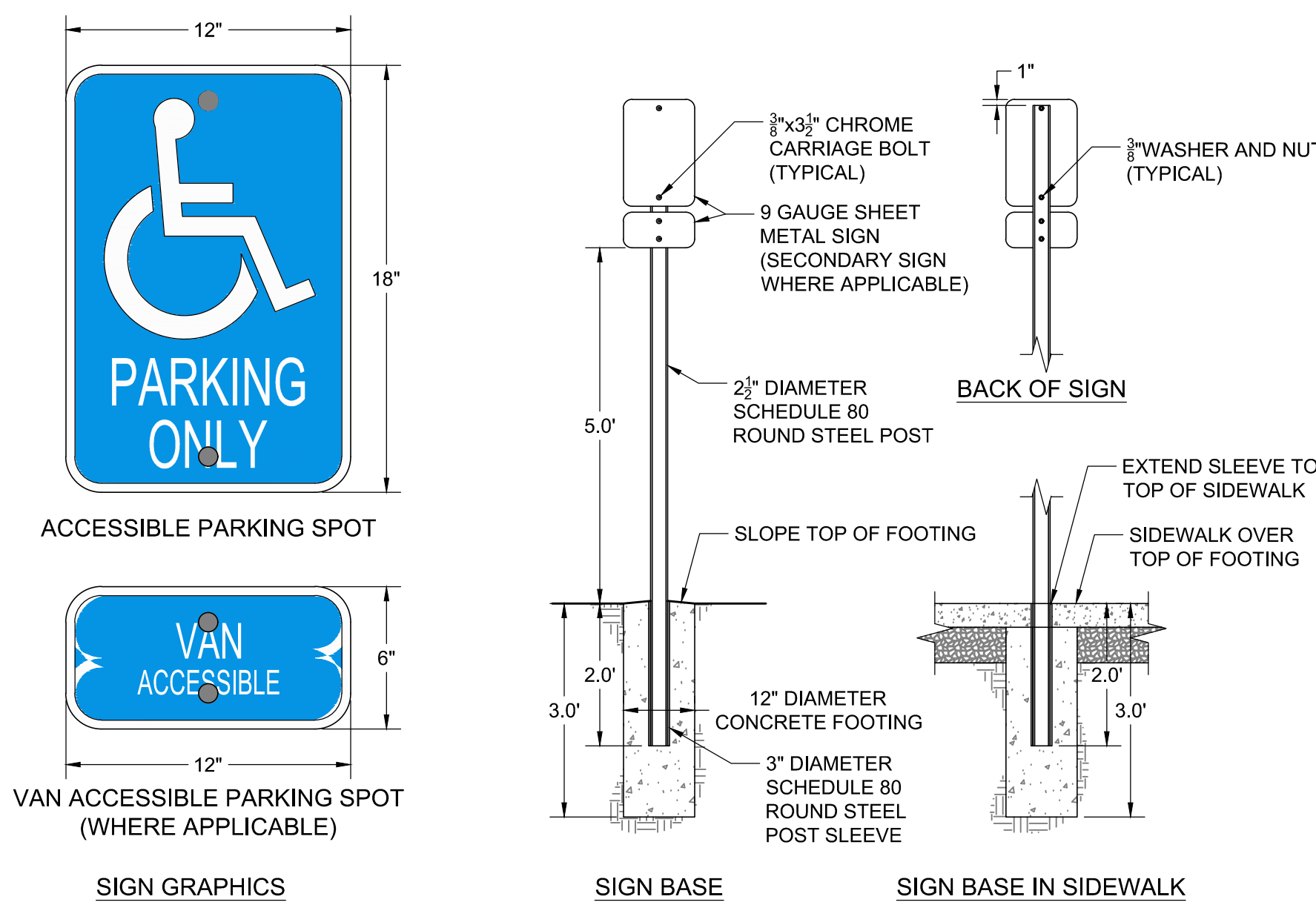
6 SIGN PLACEMENT DETAIL
C3.3 NOT TO SCALE TOJ ST-105



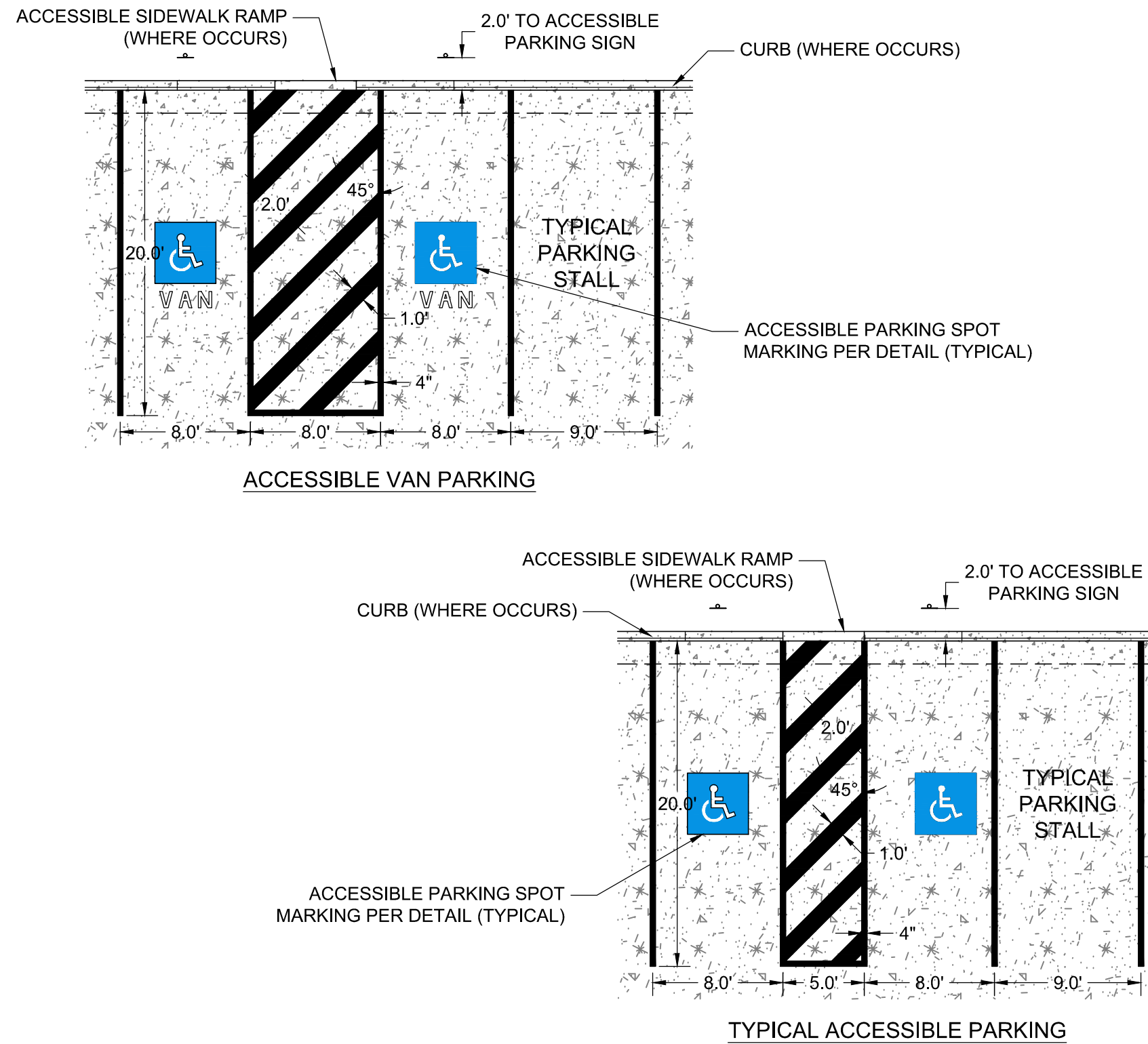
NOTE

- TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES.
- ROAD AND PARKING LOT LINES SHALL BE 4" WIDE STANDARD STRIPING PAINT.

CROSSWALK DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



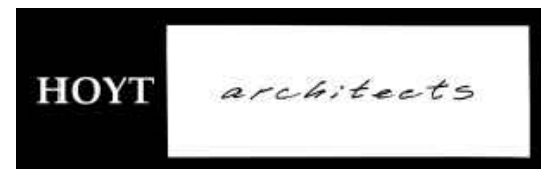
NOTE

- PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED.
- PARKING DIMENSIONS PROVIDED ARE MINIMUM. SEE PLAN SHEETS TO FOR SITE SPECIFIC DIMENSIONS.

ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE

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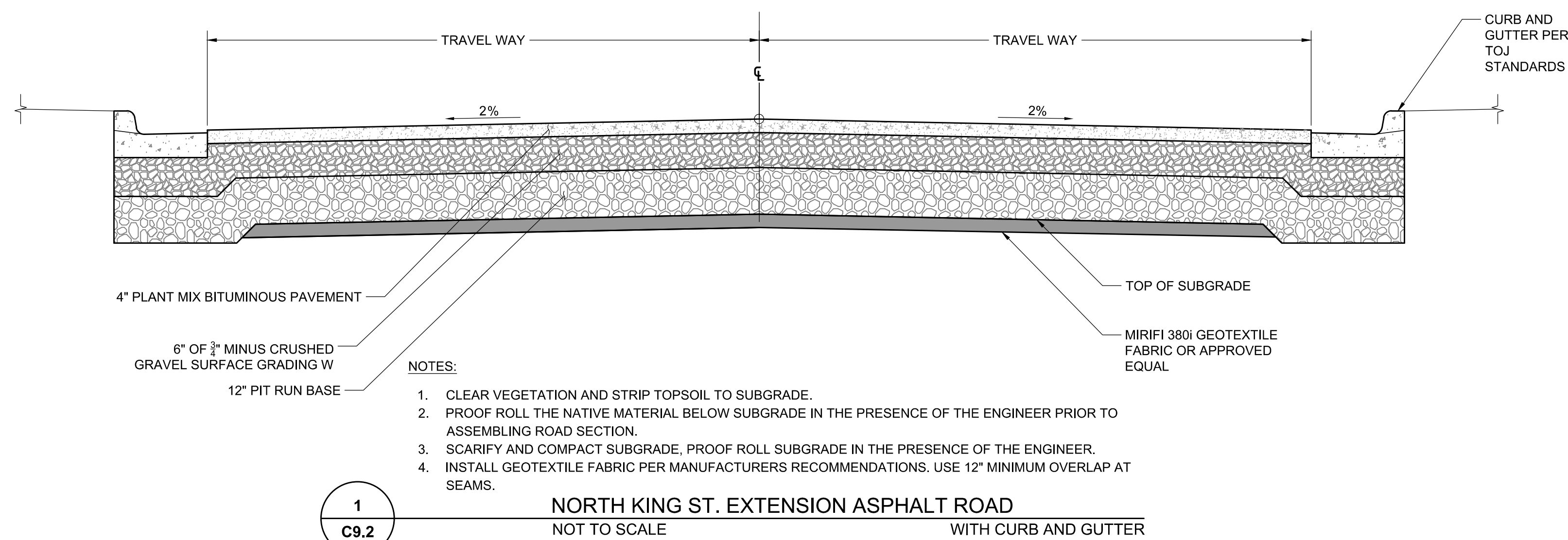
SITE DETAILS

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NOT FOR CONSTRUCTION

SCHEMATIC DESIGN 08.24.21



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SECTION 4 – SUPPORTING INFORMATION

- 4.1 Geotechnical Engineering Report
- 4.2 Comprehensive Plan: District 4.2 Northern Hillside

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SECTION 5 – APPLICATION MATERIALS

- 5.1 Application
- 5.2 Warranty Deed
- 5.3 Pre-application Conference Checklist

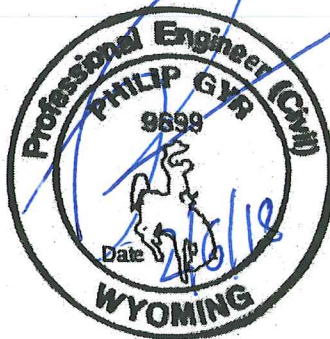
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GEOTECHNICAL INVESTIGATION

TETON COUNTY/JACKSON RECREATIONAL CENTER IMPROVEMENTS JACKSON, WYOMING

**PREPARED FOR:
TETON COUNTY/JACKSON
PARKS AND RECREATION DEPARTMENT
JACKSON, WYOMING**

**PREPARED BY:
NELSON ENGINEERING
JACKSON, WYOMING**



**FEBRUARY 2018
Project No. 15-197-01**

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GENERAL AND PROJECT DESCRIPTION

This report pertains to a geotechnical investigation performed at the Teton County Recreation Center located at 155 East Gill Avenue in Jackson, Wyoming. The investigation is being conducted for the design and construction of additions and improvements to the existing center. Geotechnical recommendations contained herein are based on design development plans dated 10/09/15 prepared by Combs Dethlefs Architecture. Planned elements of the project include additional office and classroom areas, and additional gym, and expanded pool area facilities.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed facility. The purpose of the subsurface investigation was to determine soils and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in an engineering analysis for foundation and paving recommendations. Slope stability analyses were not conducted, as it is our engineering judgment that the existing and proposed slope geometry and composition indicate stability. Specific recommendations for drainage and surface water conveyance were not within the scope of work for this report.

The foundation analysis and resulting recommendations contained herein are based on typical loads for the type of structures envisioned in the conceptual design. In the final design phase of the project, it will be critical that structural loads be properly communicated to the geotechnical engineer to verify that the imposed loading conditions on the proposed foundation configuration do not cause excessive settlement, exceed the bearing capacity of the site soils, or exceed the seismic loading capacity of the foundation elements. Lateral earth pressure recommendations contained within this report are general in nature; it is critical that final retaining wall designs are reviewed by the geotechnical engineer for review and approval. For this report, it is assumed that foundation elements would not be subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Unusual load conditions can induce settlement or reduce the bearing capacity of foundation elements.

SITE CONDITIONS

Description

The existing facility was constructed in 1994 and is composed of both single story elements including office space, classrooms, and locker rooms plus higher roofed portions including the gymnasium and pool areas. The structure connects to the adjacent Jackson Elementary School. Lawns, trees, and asphalt parking areas compose the surrounding grounds. Various underground utilities traverse the site. Local topography slopes from southeast to northwest towards Flat Creek at about one percent descending.

Construction plans and the project geotechnical report (Inberg Miller Engineers, 1990) show the existing structure is composed of slab on grade flooring placed on structural fill and grade beam and driven pile foundations under walls and structural supports. Piles

were advanced through soft swamp deposits and bear on and within underlying dense, coarse-grained, alluvial soils.

Geology and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love, 2003. Quaternary swamp deposits, described as "Q_s-Swamp Deposits-Clays, silt, and fine sand, dark-gray and brown, rich in vegetal debris," are mapped to the north of the project site. Flood plain deposits are mapped at the north/northwest portion of the site, and alluvial fan deposits are mapped at the south/southeast portion of the site. The surficial deposits are described as "Q_{fp}-Flood-Plain Deposits-Sand, silt, clay, and minor lenses of gravel" and "Q_f-Alluvial Fan Deposits-Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons." Soil profiles observed in the borings consist of swamp deposits underlain by alluvial fan facies at depth. Alluvial fan deposits are described as "gravel, sand, silt and clay"; this description is similar to soils identified at depth in the borings.

The US Natural Resources Conservation Service's Soil Survey of Teton County has mapped the Greyback gravelly loam at the site. The soils are characterized as located on 0 to 3 percent slopes formed of alluvium and/or glaciofluvial deposits derived from igneous, metamorphic, and sedimentary rock. This soil is described as very deep, somewhat excessively drained, and composed of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand.

Seismic Hazard

Jackson Hole and the project site are located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana, and encompassing western Wyoming and the Teton Range as referenced by Smith, Robert B., and Walter J. Arabasz in "Seismicity of the Intermountain Seismic Belt-Neotectonics of North America" (1991). The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth. The following active faults are mapped near the project site: the Teton Fault, Philips Canyon Faults, East Gros Ventre Faults, Cache Creek Thrust Fault, Jackson Thrust Fault, and secondary faults in the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 7.0 miles northwest of the site. Multiple minor earthquakes with epicenters near the site have occurred in recent years (USGS Earthquake Database).

SITE INVESTIGATIONS

Field Investigations

On October 5 and 6, 2015, six boreholes, BH-1 through BH-6, were advanced within the parcel. Borehole locations are shown on the Borehole Location Drawing in the Appendix. Boreholes were located with a Trimble GeoXT GPS unit. Borehole locations and depths were selected to determine subsurface conditions within the proposed building site.

IME of Riverton, Wyoming, drilled the boreholes with a Mobile B-57 truck mounted drill rig using an 8 inch outer-diameter hollow stem auger. Andy Pruett, a Professional Geologist at Nelson Engineering, logged the boreholes and directed the sampling. Soils were classified in the field and logged by the geologist. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the time of the excavation based on field observations of soil moisture conditions. Field observations and laboratory testing results are presented both on the boring logs and in the test result presentation sheets in the Appendix.

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

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

Laboratory Investigations

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

Laboratory testing was conducted to provide additional information to determine the suitability of the soils for use as foundation and subgrade materials and to verify field observations and classification estimates. The finalized laboratory observations were used to estimate soil strength and compressibility characteristics for bearing capacity determinations, consolidation and settlement determinations, lateral and vertical pile load response analysis, and pavement designs. Specific tests included Atterberg Limits Tests - ASTM Designation D4318, Grain Size Analysis - ASTM Designation C117 & C136, Soil Moisture Content Determinations - ASTM Designation D2226, and Soil Classification - ASTM Designation D2487, One-Dimensional Consolidation - ASTM Designation D2435, Unconfined Compressive Strength - ASTM Designation D2166.

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

SUBSURFACE CONDITIONS

Soil Profiles

Soil profiles in each of the borings consisted of surficial clays and gravel deposits overlying lacustrine/swamp deposits overlying dense alluvial gravel and cobbles. Surficial soils consisted stiff to very stiff, moist clays, silts with occasional gravels in the upper 4 to 6 feet. Lacustrine deposits consisted of lenses soft to very stiff moist to saturated silts (ML), silty clays (CL-ML), lean clays (CL), sandy silts (ML), sandy clays (ML), clayey sands (SC), and gravels with sand and silt/clay (GW). Lacustrine/swamp soils appeared to be deposited as lens strata that varied in width, length, and thickness. Stratum thickness observed ranged from one inch to several feet. Standard penetration test corrected N corresponded to very soft to stiff consistency. Swamp deposits extended to 17.5 foot depth in BH-1, 18 foot depth in BH-2 and BH-4, 15 foot depth in BH-3 and BH-5, and to 13.5 foot depth in BH-6.

Underlying alluvium in the form of dense and very dense cobbles, gravels, and clayey gravels were encountered immediately below the softer fine grained swamp deposits in all of the borings. Gravels extended to the bottom depth of each boring at approximately 41.5 feet.

Groundwater

Groundwater was encountered in each of the borings. Saturated soils were first encountered at depths between 9 and 15 feet throughout the borings. Swamp deposits below this elevation were not uniformly saturated indicating that less permeable soils within the deposits form aquitards such that a continuous aquifer is not formed. A continuous aquifer is indicated in the underlying gravels and cobbles, which were saturated throughout.

Water levels measured in the monitoring wells on October 29, 2015 are given in Table 1 below:

Table 1: Approximate Groundwater Elevations 10/29/2015

BH #	Approximate G.S. ELEV. (ft.)	Water Depth BGS (ft.)	Water Surface Elevation
1	6225.1	10.9	6214.2
5	6227.5	13.3	6214.2

Groundwater elevation will rise seasonally and in response to snowmelt and after significant rainfall events. The magnitude of these fluctuations is estimated to be less than five feet, with peak elevation during wet years tracking the elevation of Flat Creek closely. Flat Creek flows highest during spring snowmelt and during irrigation season when water is diverted from the Gros Ventre River into the creek.

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS

Subsurface conditions encountered are typical of the mixed alluvial fan and swamp deposits found in the northern part of the Town of Jackson. The following sections discuss engineering analysis and construction recommendations for the project as depicted in the design development plan set.

Seismic Design Parameters

The 2015 International Building Code (IBC) designates site class per ASCE 7 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7; therefore the IBC directs that seismic coefficients and design spectra shall be determined using Site Class D and Latitude of 43.483° and Longitude of -110.759°.

Foundations

Deep foundation systems transferring structural loads to dense alluvial deposits are the appropriate foundation elements to support walls and roofs. Slabs-on-grade subjected to loading of less than 175 PSF can be supported by engineered fills with geogrid reinforcement (see Interior Slab on Grade Section below). Slabs-on-grade with loads exceeding 175 PSF should be supported on deep foundation systems. Deep foundation systems considered for this report are driven steel H-piles, driven pipe piles and helical piers. Drilled piers or caissons were not evaluated due to the high cost of advancing cased borings below the water table.

Driven H-Piles and Pipe Piles

AllPile® software was used to analyze several pile configurations. Software output files are provided in the Appendix. Other pile types and configurations may be considered by structural designers; load capacities should be evaluated by this office for each pile type. Recommended working load capacity, tip depth, and pile types evaluated are given in Tables 2 & 3. Other combinations of depth and pile type can be evaluated if requested. Settlement for individual piles at these working loads is estimated at less than 0.25 inches. A grade beam foundation system will be required to convey loads to driven piles. The recommendations and load limits given below are for specific pile sizes.

Table 2: Pile Analysis: Case 1 – Depth to Alluvium assumed 20-ft

PILE TYPE	PILE DEPTH (FEET)	ALLOWABLE COMPRESSIVE CAPACITY (KIP) ^I	ALLOWABLE UPLIFT CAPACITY (KIP) ^{II}
8-inch Concrete Filled Pipe**	25	42	7
10-inch Concrete Filled Pipe **	25	84	9
12-inch Concrete Filled Pipe**	25	87	13
12x53 H-Pile	25	24	14
14x74 H-Pile	25	29	15
14x89 H-Pile	25	36	19

**Assumed wall thickness for all pipe pile configurations is 0.25-inch. Pipe pile tips must be utilized.

^I Allowable compressive capacity is calculated using the effective pile perimeter for side resistance, and the effective pile tip area for tip resistance. For the pipe pile configuration it is the circumference, and for the H-pile configuration it is rectangular excluding the inner web and flange dimensions.

^{II} Allowable uplift capacity is calculated using the effective pile perimeter. For the pipe pile configuration it is the circumference, and for the H-pile configuration it is rectangular excluding the inner web and flange dimensions.

Table 3: Pile Analysis Case 2 – Depth to alluvium assumed 15-ft

PILE TYPE	PILE DEPTH (FEET)	ALLOWABLE COMPRESSIVE CAPACITY (KIP)	ALLOWABLE UPLIFT CAPACITY (KIP)¹
8-inch Concrete Filled Pipe**	20	36	5
10-inch Concrete Filled Pipe **	20	67	6
12-inch Concrete Filled Pipe**	20	69	9
12x53 H-Pile	20	17	9
14x74 H-Pile	20	22	10
14x89 H-Pile	20	26	12

**Assumed wall thickness for all pipe pile configurations is 0.25-inch. Pipe pile tips must be utilized.

¹ Allowable compressive capacity is calculated using the effective pile perimeter for side resistance, and the effective pile tip area for tip resistance. For the pipe pile configuration it is the circumference, and for the H-pile configuration it is rectangular excluding the inner web and flange dimensions.

¹¹ Allowable uplift capacity is calculated using the effective pile perimeter. For the pipe pile configuration it is the circumference, and for the H-pile configuration it is rectangular excluding the inner web and flange dimensions.

Piles should be designed to resist lateral loading in the swamp soils using a modulus of horizontal sub-grade reaction of **30 PCI**, E_{20} of **2%**, and a modulus of subgrade reaction of **125 PCI** for the underlying gravels. Computations for lateral loading on piles shall consider seismic loading for both base shear at the pile cap and at the surface of the deep gravel deposits.

Actual pile load bearing capacity shall be determined by dynamic testing with signal matching for a minimum of 4 production piles to be located in roughly the four quadrants of the structure footprint. Contractor or Owner shall provide PDA analysis of proposed hammer and pile configuration to this office prior for review prior to mobilization. Dynamic testing shall be conducted both to ensure the contractors pile driving apparatus does not cause damage and to provide actual bearing capacity data to ensure design Factors of Safety are met. Piles should conform to all applicable material specifications in WYDOT Standard Specifications for Road and Bridge Construction. Dynamic testing shall be performed in general conformance with the most current WYDOT Specifications. Dynamic testing results shall be reviewed by this office prior to proceeding with production pile installation.

Helical Piers

Deep foundations utilizing helical piers can be expected to develop allowable axial loads of 25 to 50 kips. The industry standard, and a common Factor of Safety used in practice is 2.0 for helical pier capacities. Vertical, axially loaded helical piers do not have a sufficient section modulus to sustain lateral seismic loading. Therefore, lateral loading on the structure must be accommodated by battered helical piers. Battered helical piers would be installed at appropriate locations to provide lateral resistance for random seismic, directional loading. Placement of battered piers is dependent on the structural geometry and loading conditions. Helical piers systems should be installed by and experienced contractor specializing in helical pier installation according to manufacturer's specifications.

Pools and Pool Area Slabs-On-Grade

Pool bottoms shall be supported by either deep foundation systems transferring structural loads to dense alluvial gravel deposits or by continuous structural fills placed on underlying gravel deposits. Depending on the depth of pool bottoms, it may be more economical to excavate and remove soft soils down to gravel alluvium then backfill with structural fill to pool base than to install deep foundations. Dewatering of excavations will be a significant cost factor. Surrounding slabs areas in the wet pool environment should also be supported by deep foundation systems to reduce the risk of moisture infiltration into subgrades degrading slab performance.

Pool Excavation Dewatering

Dewatering plans should be submitted to this office for review and approval prior to construction. Dewatering should be sufficient to maintain a groundwater level one or two feet below the bottom of excavation during construction of the pool. Designers should consider installation of a permanent dewatering system in the pool area to allow for pool maintenance for pools with depths below groundwater.

Interior Slabs-On-Grade

Slab Loading Less than 175 PSF

Slab settlement of less than 0.4 inches will result for interior slab areas where loads do not exceed 175 PSF when placed the following section from top to bottom: **1)** a leveling course mat 6 inches in thickness composed of a $\frac{3}{4}$ -inch minus free draining material (WYDOT Grade W or equivalent) compacted to a minimum of 95% of maximum density as determined by ASTM D 698, **2)** 24 inches of structural fill, and **3)** Tensar BX1200 geogrid or approved equivalent placed on native subgrade. Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill.

Slab Loading Greater than 175 PSF

Slabs with loading greater than 175 PSF shall be supported on deep foundations to prevent excessive total and differential settlement.

Lateral Earth Pressure

Pool sidewalls should be designed for lateral earth pressures assuming the walls will be backfilled with compacted structural fill per this report. We recommend that stem or sidewalls restrained from movement such that active earth pressures are will not be allowed to develop, an at-rest equivalent fluid pressure of **60PCF** is appropriate.

The Mononobe-Okabe (M-O) equations are often used to estimate dynamic forces against retaining walls. The M-O analysis is theoretically derived using active earth pressure conditions. Although there is debate about the theoretical applicability of this methodology to restrained or rigid walls, the method has been used for many years for the seismic design of such walls. The performance record of underground walls during earthquakes has generally been good. Appropriate parameters for the M-O analysis are: 1) soil unit weight 130 PCF, and 2) Internal Friction Angle= 32° , and 3) K_h of 0.12g (half of the maximum horizontal seismic acceleration in rock with a 10% exceedance in 50 years). The

more limiting case, at-rest or active seismic pressure, shall be utilized in the structural design of restrained or rigid retaining walls.

Sidewalks and Exterior Slabs

Sidewalks and exterior concrete slabs for foot traffic shall be placed upon a minimum of 4 inches of $\frac{3}{4}$ -inch minus crushed gravel placed upon 1 foot of structural fill. Any fill required to increase the elevation of slabs should meet the requirements for granular structural fill. (Refer to the section on structural fill for requirements). Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill. All fill material within 2 feet of the slabs must be compacted to a minimum 95% of the maximum density as determined by ASTM D698.

Roadway and Parking Lot Sections

One section is for existing paved areas, the other for newly paved portions of the site:

Pavement Section Components	Existing Paved Areas	Newly Paved Areas
Asphaltic Concrete	3 inches	3 inches
WYDOT Grade W Crushed Base Aggregate	6 inches	6 inches
Structural Fill Subbase	N/A	14 inches
Geotextile Fabric	N/A	Mirafi 160N Nonwoven Geotextile Placed on Compacted Subgrade. Or approved equivalents
Compacted Subgrade	Surficial 8 inches of native soil compacted as much as moisture and subgrade conditions permit	

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access will be difficult due to soft to very soft subgrades. During wet conditions, conditions will deteriorate. A protracted period of wet conditions can be expected during and after seasonal snowmelt. **Placement of imported gravels supported by geotextiles and/or geogrid will be required to provide construction access and to provide platforms for equipment.** Utility trenches will encounter groundwater at shallow depths. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, a minimum of 6 inches of material shall be stripped and removed. Beneath all footings, a minimum of 1 foot of material shall be stripped and removed. All organic material, deleterious undocumented fill, and debris shall be removed regardless of depth below the surface. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.

- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials shall be at the proper moisture content prior to compaction and shall contain no frozen soil.
- Native subgrade shall be compacted with vibratory equipment appropriate for the soil types. Where soft and loose or over moist areas are encountered that do not improve with repeated compactive effort, replace native soils with structural fill.
- Sandy clay, clayey sand, clay, and silt soils will be encountered throughout the excavations. These soils will exhibit undesirable engineering properties when wetted. **Every effort shall be made to ensure that moisture from rainfall and groundwater does not infiltrate foundation bearing, slab, and roadway subgrade soils during the entire construction period until backfilling is complete.** Measures to prevent moisture infiltration may include the placement of tarps or membranes; maintain grading during construction to drain storm water from exposed excavations during precipitation and snowmelt events, and others. In the event that moisture has been allowed to infiltrate subgrade or bearing soils, excavation and backfill operations should cease and not resume until Nelson Engineering approves the moisture and density conditions of the soils.
- **Structural Fill** shall consist of imported gravels (USCS classification GW or GP) with the following characteristics:

Sieve Designation	Percent Passing
4"	100
¾-inch	60-100
#4	30-50
#200*	<10

***Fines shall have a PI of less than 15.**

Structural Fill shall be placed in layers of not more than 8 inches in thickness. Each layer of Structural Fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction.

If structural fill shall be placed to achieve the required subgrade elevation beneath footings where required. In areas where structural fill placement is necessary to achieve grade, a minimum of 2 feet of surficial soils shall be excavated and removed prior to placing structural fill. Structural fill shall extend

horizontally beyond the perimeter of all footers or slabs a minimum of 2 feet or a distance equal to the total depth of structural fill, whichever is less. Structural fill placed above the existing ground surface to achieve footing grade, beyond the 2-foot minimum level from the footings, shall have a maximum slope of 1.5(H):1(V).

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

GENERAL COMMENTS

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

WARRANTY AND LIMITING CONDITIONS

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

These engineering methods have been developed to provide the client with information regarding apparent or potential engineering conditions relating to the subject property within the scope cited above and are limited to the conditions observed at the time of the site visit and research. There is a distinct possibility that conditions may exist which could not be identified within the scope of the investigation or which were not apparent during the site investigation. The report is also limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. This report was prepared for use by Teton County/Jackson Parks and Recreation in Jackson, Wyoming ("Client") and the conclusions and recommendations presented in this report are based on the agreed-upon scope of work outlined in the report and the contract for professional services between Client and Nelson Engineering ("Consultant"). Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Consultant may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by such other parties for any purpose whatsoever, known or unknown, to the Client or Consultant. Neither Teton County/Jackson Parks and Recreation, nor Nelson Engineering shall have any liability to, or indemnifies or holds harmless third parties for any losses incurred, by the actual or purported use or misuse of this report. No other warranties are implied or expressed.

Prepared By:

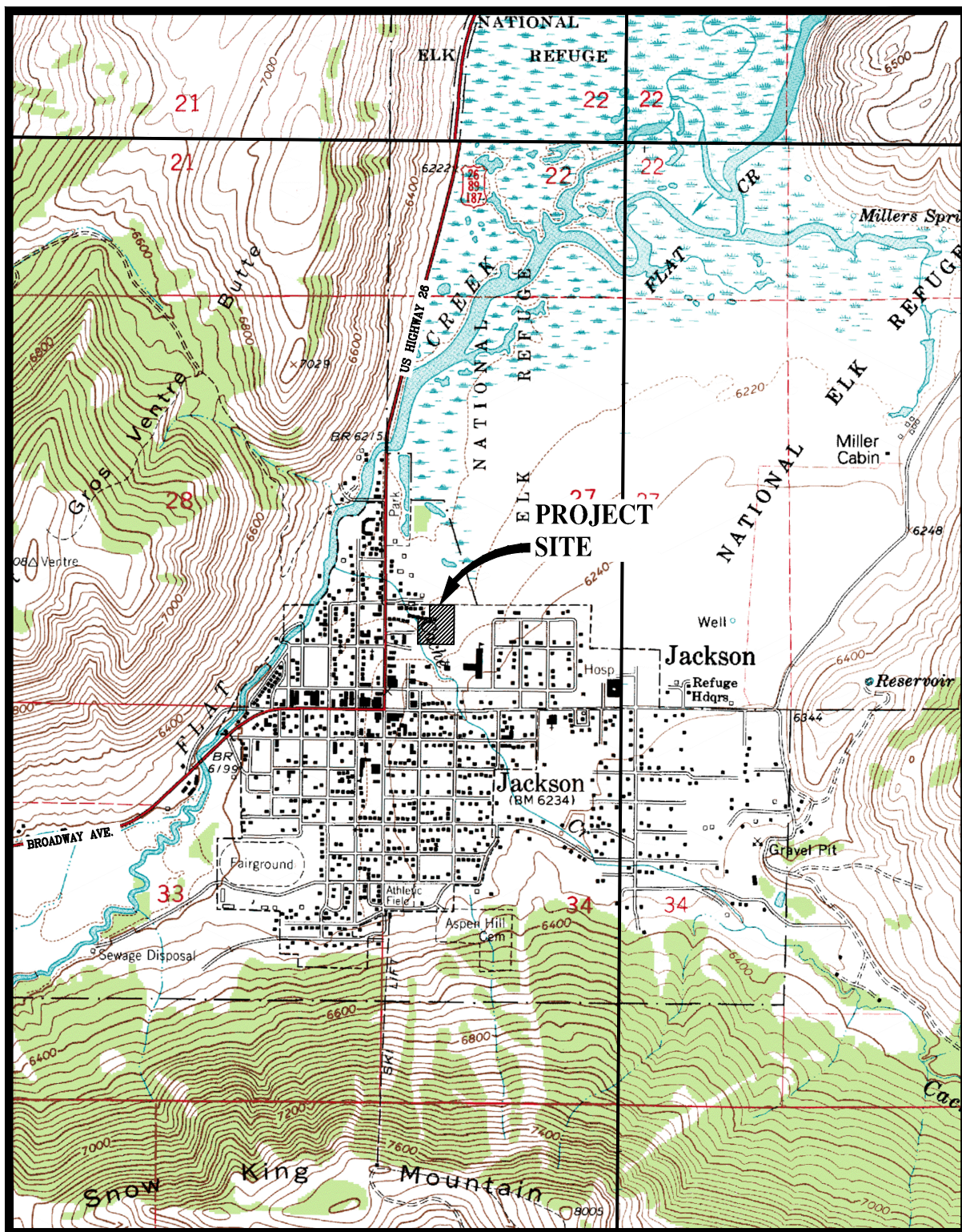
Blair Rushing, PE
Geotechnical Engineer

Reviewed By:

Philip Gyr, PE
Sr. Geotechnical Engineer

APPENDIX

DRAWINGS

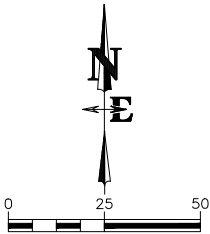
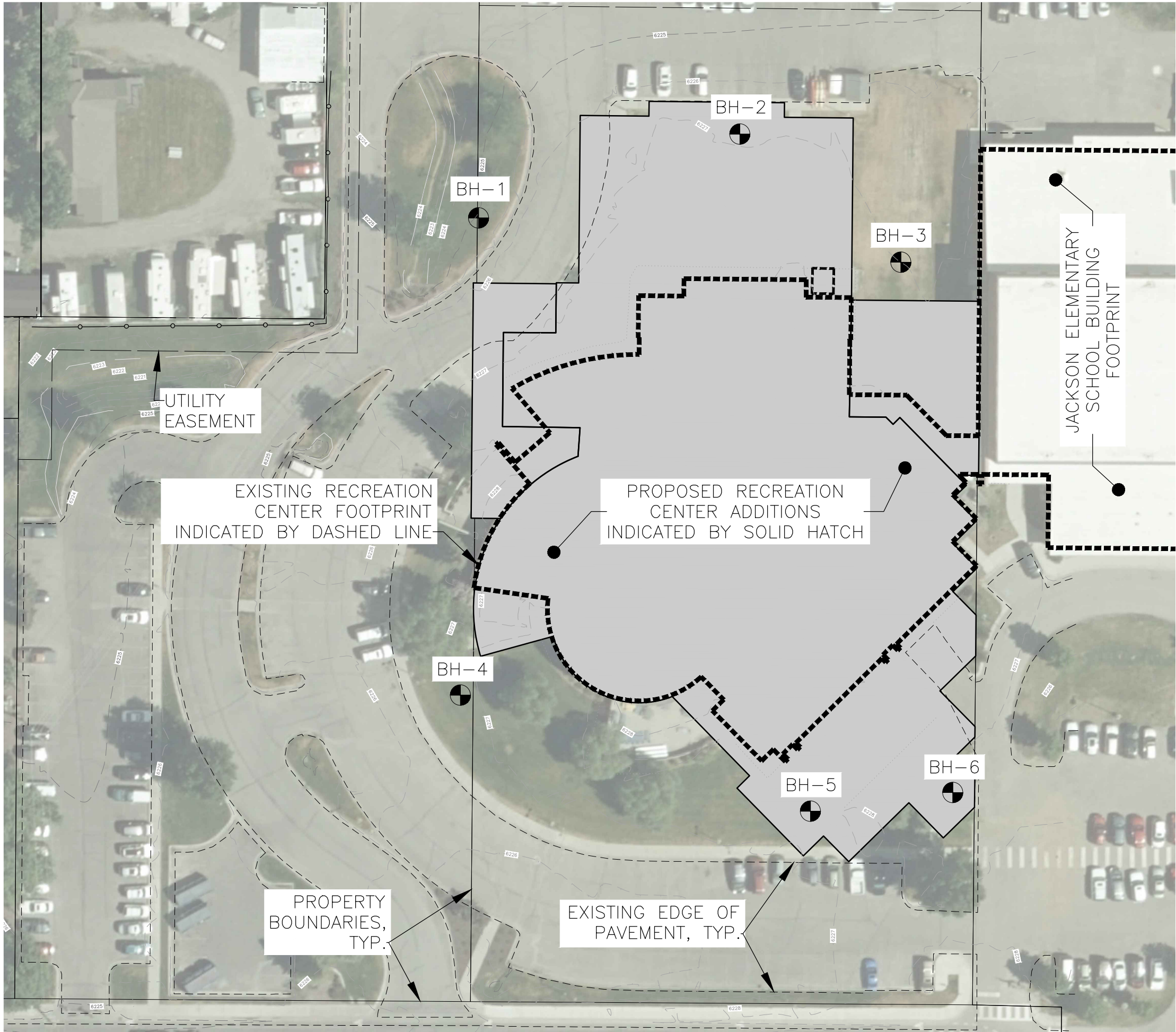


VICINITY MAP

SCALE: 1"=2000'

DRAWING NO 1	TITLE SITE VICINITY MAP TC/JACKSON RECREATION CENTER GEOTECHNICAL INVESTIGATION	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 02/06/2018	REV.
JOB NO 15-197-01			SURVEYED N/A	
			DRAWN AP	
			CHECKED BR	
			APPROVED PG	

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PROPERTY BOUNDARIES AND AERIAL PHOTOGRAPHY FROM 2015 PROVIDED BY TETON COUNTY GIS. SITE SURVEY COMPLETED BY JORGENSEN ASSOCIATES. BOREHOLES LOCATED WITH HANDHELD GPS UNIT WITH ± 5 FEET ACCURACY.

DRAWING NO	JOB NO	JOB TITLE	DRAWING TITLE	DATE					REV.
				SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED	
2	15-197-01	TETON COUNTY/JACKSON RECREATION CENTER IMPROVEMENTS GEOTECHNICAL INVESTIGATION	BOREHOLE LOCATION MAP						02/06/2018
				JE	AP	AP	BR	PG	

BORING LOGS

GEOTECHNICAL GENERAL NOTES

CORRECTED SPT: Standard Penetration Test values corrected to 60% of the theoretical free-fall hammer energy and for corrected for overburden pressure per AASHTO LRFD 6th ED Article 10.4.6.2.4.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test

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

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

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

w: Water content, %

LL: Liquid limit, %

PI: Plasticity index, %

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

: Ground water level

SS: Split-Spoon Sample

ST: Shelby Tube Sampler

CS: Cylindrical Brass Lined Sample



Monitoring Well, diagonal hatching indicates screen and sand packed interval

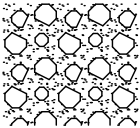
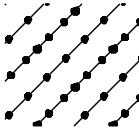
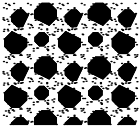
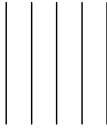
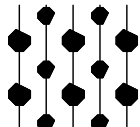
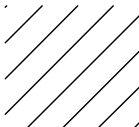
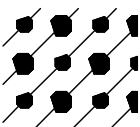
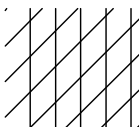
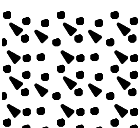
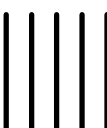
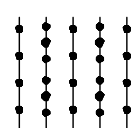
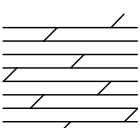
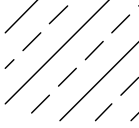
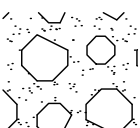
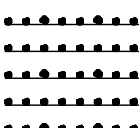
SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

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

PARTICLE SIZE

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

SOIL GRAPHICS

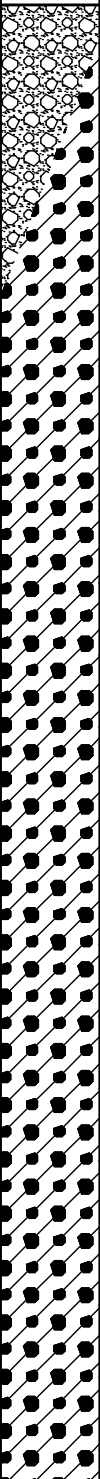
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<i>GP</i>		<i>ML</i>	
<i>GM</i>		<i>CL</i>	
<i>GC</i>		<i>ML-CL</i>	
<i>SW</i>		<i>OL</i>	
<i>SP</i>		<i>MH</i>	
<i>SM</i>		<i>CH</i>	
<i>BEDROCK</i>		<i>OH</i>	
<i>COBBLES/BOULDERS</i>		<i>PT</i>	

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

PROJECT NAME: TC/JACKSON REC CENTER IMPROVEMENTS DATE STARTED / FINISHED: 10/5/2015 LOGGED BY: PRUETT BOREHOLE LOCATION/ELEVATION: SEE BORING LOCATION MAP	DRILL HOLE No. BH-1 PAGE: 1 OF 2 DRILLER: IME DRILL TYPE: MOBILE B-57 HOLE DIAMETER: 8" OD HSA HAMMER TYPE: 140# AUTO
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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			SAMPLE ID	RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK			MATERIAL DESCRIPTION						
		1												BH LOCATED ON A GRASSY LANDSCAPED ISLAND ADJACENT TO ENTRANCE OF REC CENTER
		2												
		3	1			BH1-1	122	2.5'-4.0' 0"-12" MOIST BROWN POORLY GRADED SAND			20			
		3	3			2" SS		12"-22" MOIST DK BROWN SILT, STIFF						
		4	5											
		5												FAST EASY DRILLING FROM 0'-17.5'
		6				BH1-2	75	~400 LBS MAX DOWNWARD FORCE APPLIED TO SHELBY TUBE				86	23	
		6				3" ST		5.0'-7.0' MOIST DK BROWN LEAN CLAY, MEDIUM TO HIGH PLASTICITY, TRACE SALT SEAMS						
		7												
		8	1			BH1-3	106	7.5'-9.0' MOIST TO WET BROWN LEAN CLAY WITH SAND, SOFT, FREE WATER OBSERVED AT 8'			4			
		8	1			2" SS								
		9	1											
		10	0			BH1-4	100	10.0'-11.5' SAME AS ABOVE, MOIST, SOFT TO MEDIUM STIFF			6			GROUNDWATER MEASURED AT 10.9' BGS ON 10/29/2015
		11	1			2" SS		SATURATED FINE GRAINED SAND IN TIP OF SPOON						
		11	2											
		12												
		13												
		14												
		15	0			BH1-5	111	15.0'-16.5' MOIST TO WET DK BROWN/DK GRAY LEAN CLAY WITH SAND, SOFT, MINOR ROTTEN ORGANIC SWAMP DEBRIS			4			
		16	0			2" SS								
		16	2											
		17												
		18												EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING IN GRAVELS FROM 17.5'-27.5'
		19												
		20	7			BH1-6	56	20.0'-21.5' SATURATED BROWN GRAVEL WITH SAND AND MINOR CLAY, WELL GRADED, ANGULAR TO ROUND GRAVELS, FILGC, DENSE			59			
		21	15			2" SS								
		21	20											

NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	CLIENT: TETON COUNTY/JACKSON PARKS AND RECREATION JACKSON, WYOMING
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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
		22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44	2 23 25 17 32 39 22 29 36				This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered. 6" HEAVE ABOVE SAMPLE 25.0'-26.5' 0"-5" SAND HEAVE 5"-13" BROWN CLAYEY GRAVEL WITH SAND, ROUND TO ANGULAR GRAVELS, FILGC, DENSE BH1-7 2" SS 72 BH1-8 2" SS 72 BH1-9 2" SS 117 BOH=41.5' MONITORING WELL INSTALLED LOP=29.75' 1.5" SCHEDULE 40 PVC PERFORATIONS EVERY 6" FROM 5'-28' STICKUP=1.75'			76 106 88			EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING IN GRAVELS FROM 17.5'-27.5' 27.5'-32.5' MODERATE TO HARD DRILLING IN GRAVELS AND COBBLES WITH CONSTANT BIT GRINDING 32.5'-BOH HARD DRILLING IN GRAVELS AND COBBLES WITH CONSTANT BIT GRINDING

PROJECT NAME: TC/JACKSON REC CENTER IMPROVEMENTS	DRILL HOLE No. BH-2	PAGE: 1 OF 2
DATE STARTED / FINISHED: 10/6/2015	DRILLER: IME	
LOGGED BY: PRUETT	DRILL TYPE: MOBILE B-57	
BOREHOLE LOCATION/ELEVATION: SEE BORING LOCATION MAP	HOLE DIAMETER: 8" OD HSA	
	HAMMER TYPE: 140# AUTO	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
							MATERIAL DESCRIPTION						
		1					C.I. 0'-2' MOIST BROWN SILT TOPSOIL						BH LOCATED ON A GRASSY LAWN AREA NORTH OF REC CENTER
		2											
		3	4			BH2-1 2" SS 83	2.5'-4.0' MOIST DK BROWN GRAVELLY SILT/SILTY GRAVEL, ROUND TO ANGULAR GRAVELS, FILGC, VERY DENSE			96			BIT GRINDING AT 2'
		4	16										
		5	23										
		6				BH2-2 2" SS 100	5.0'-6.5' 0"-9" SAME AS ABOVE 9"-18" MOIST DK BROWN LEAN CLAY WITH GRAVEL AND SAND, VERY STIFF			31			HEAVY BIT GRINDING AT 4.5'
		7	7										
		8	6										
		9	8										
		10				BH2-3 2" SS 100	10.0'-11.5' SAME AS ABOVE WITH CLAYEY SAND LENSES, SOFT TO MEDIUM STIFF, SOILS BECOME WET AT 7"			6			GROUNDWATER ENCOUNTERED AT 10.75' WHILE DRILLING
		11	1										
		12	1										
		13	2										
		14											
		15				BH2-4 2" SS 100	15.0'-16.5' SAME AS ABOVE, WET, BROWN, SOFT			4			
		16	1										
		17	1										
		18											
		19											
		20				BH2-5 2" SS 50	20.0'-21.5' SATURATED BROWN CLAYEY GRAVEL WITH SAND, WELL GRADED, ANGULAR TO ROUND GRAVELS, FILGC, MEDIUM DENSE			25			MODERATE DRILLING WITH CONSTANT BIT GRINDING IN GRAVELS FROM 18'-23'
		21	5										
		22	5										
		23	10										

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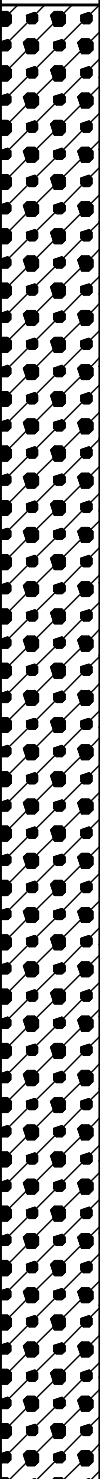
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CLIENT: **TETON COUNTY/JACKSON
PARKS AND RECREATION
JACKSON, WYOMING**

PROJECT NAME: TC/JACKSON REC CENTER IMPROVEMENTS		DRILL HOLE No. BH-3	PAGE: 1 OF 2
DATE STARTED / FINISHED: 10/5/2015		DRILLER: IME	
LOGGED BY: PRUETT		DRILL TYPE: MOBILE B-57	
BOREHOLE LOCATION/ELEVATION: SEE BORING LOCATION MAP		HOLE DIAMETER: 8" OD HSA	
		HAMMER TYPE: 140# AUTO	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			SAMPLE ID	RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK									
								MATERIAL DESCRIPTION						
		1						C.I. 0'-0.5' SILT TOPSOIL 0.5'-1.5' GRAVEL WITH SAND FILL						BH LOCATED IN A GRASSY LAWN AREA BETWEEN REC CENTER AND SCHOOL
		2												
		3	3			BH3-1 2" SS	33	2.5'-4.0' MOIST DK BROWN LEAN CLAY WITH MINOR GRAVEL, VERY STIFF			25			
		4	3											
		5	7											
		6												
		7												
		8												
		9	2			BH3-2 2" SS	83	5.0'-6.5' MOIST DK BROWN LEAN CLAY, USCS CLASSIFICATION-CL, STIFF, MINOR WHITE CALCAREOUS STRINGERS THROUGHOUT	36	21	17		24	FAST EASY DRILLING FROM 1.5'-15'
		10	4											
		11	4											
		12												
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		15												
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	CLIENT: TETON COUNTY/JACKSON PARKS AND RECREATION JACKSON, WYOMING

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK		MATERIAL DESCRIPTION						
		22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44					30.0'-31.5' 0"-10" SAND HEAVE 10"-22" SATURATED BROWN CLAYEY GRAVEL WITH SAND, WELL GRADED, ANGULAR TO ROUND GRAVELS, FILGC, VERY DENSE 40.0'-41.5' 0"-10" SAND HEAVE 10"-24" SATURATED BROWN CLAYEY GRAVEL WITH SAND, WELL GRADED, ANGULAR TO ROUND GRAVELS, FILGC, VERY DENSE BOH=41.5'						22'-30' MODERATE TO HARD DRILLING IN GRAVELS AND COBBLES WITH CONSTANT BIT GRINDING 30'-BOH HARD DRILLING IN GRAVELS AND COBBLES WITH CONSTANT BIT GRINDING
		33 36 50				BH3-6 2" SS 122				125			
		28 31 30				BH3-7 2" SS 133				81			

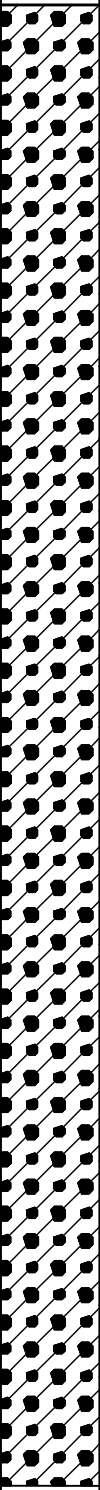
PROJECT NAME: TC/JACKSON REC CENTER IMPROVEMENTS	DRILL HOLE No. BH-5	PAGE: 1 OF 2
DATE STARTED / FINISHED: 10/6/2015	DRILLER: IME	
LOGGED BY: PRUETT	DRILL TYPE: MOBILE B-57	
BOREHOLE LOCATION/ELEVATION: SEE BORING LOCATION MAP	HOLE DIAMETER: 8" OD HSA	
	HAMMER TYPE: 140# AUTO	

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK								
							MATERIAL DESCRIPTION						
		1					C.I. 0'-0.5' SILT TOPSOIL						BH LOCATED IN A GRASSY LAWN AREA SOUTH OF REC CENTER
		2					0.5'-1.5' GRAVELLY SILT						
		3	3			BH5-1 94	2.5'-4.0' MOIST TO DRY DK BROWN LEAN CLAY WITH MINOR GRAVELS AND SAND, VERY STIFF			27			
		4	5										FAST EASY DRILLING FROM 1.5'-15'
		5	6										
		6											
		7				BH5-2 61	5.0'-6.5' 0"-3" SAME AS ABOVE			35			D.R. GRAVELLY STRATUM 4'-6.5'
		8	10				3"-11" MOIST BROWN GRAVEL WITH SAND, ROUND TO ANGULAR GRAVELS, FILGC, WELL GRADED, MEDIUM DENSE						
		9	6										
		10											
		11				BH5-3 92	~400 LBS MAX DOWNWARD FORCE APPLIED TO SHELBY TUBE						
		12					5.0'-7.0' SATURATED ORANGE BROWN SILTY LEAN CLAY, LOW PLASTICITY, TRACE SAND, VERY SOFT			103	23		
		13											GROUNDWATER MEASURED AT 13.3' BGS ON 10/29/2015
		14											
		15											
		16	8			BH5-4 61	15.0'-16.5' SATURATED BROWN CLAYEY GRAVEL WITH SAND, ROUND TO ANGULAR GRAVELS, FILGC, MEDIUM DENSE			44			HARD DRILLING WITH CONSTANT BIT GRINDING IN GRAVELS FROM 15'-BOH
		17	13										
		18	13										
		19											
		20					1.5' HEAVE BEFORE SAMPLE						
		21					20.0'-21.5' 0"-8" SAND HEAVE						
		22	16			BH5-6 100	8"-18" SATURATED BROWN CLAYEY GRAVEL WITH SAND, ROUND TO ANGULAR GRAVELS, FILGC, VERY DENSE			117			
		23											
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CLIENT: **TETON COUNTY/JACKSON
PARKS AND RECREATION
JACKSON, WYOMING**

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES			RECOVERY (%)	This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
			DRIVE	UNDISTURBED	BULK		MATERIAL DESCRIPTION						
		22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44					1' HEAVE ABOVE SAMPLE 30.0'-31.5' 0"-4" SAND HEAVE 4"-14" SATURATED BROWN CLAYEY GRAVEL WITH SAND, ROUND TO ANGULAR GRAVELS, FILGC, VERY DENSE			109			HARD DRILLING WITH CONSTANT BIT GRINDING IN GRAVELS FROM 15'-BOH
		15 37 39				BH5-6 2" SS 78							
		13 29 30				BH5-7 2" SS 61	40.0'-41.5' SAME AS ABOVE, VERY DENSE BOH=41.5' MONITORING WELL INSTALLED LOP=43' 1.5" DIAMETER PVC SLOTS EVERY 6" FROM 3.5'-40.25' STICKUP=2.75'			77			

LABORATORY RESULTS

Sample ID **BH3-2**

Depth (ft) **5'-6.5'**

Unified Soils Classification

Lean Clay (CL)

Gravel	0%
Sand	11%
Fines	89%

Liquid Limit:	36
Plastic Limit:	21
Plasticity Index:	15

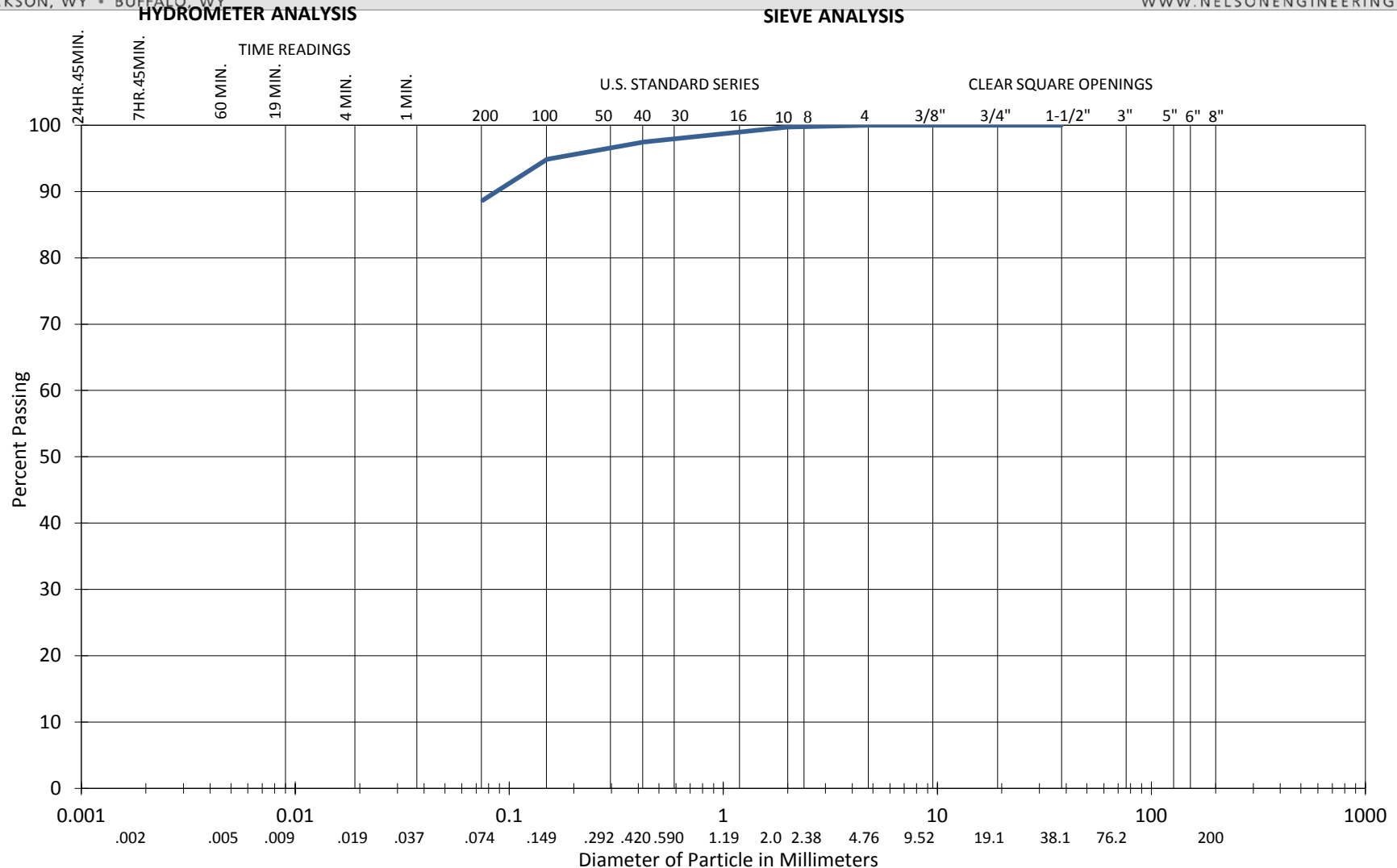
In-Situ Moisture Content	23.9%
---------------------------------	--------------

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	200.7	200.7	0.0	0%	100%
1"	25	200.7	200.7	0.0	0%	100%
3/4"	18.75	200.7	200.7	0.0	0%	100%
3/8"	9.5	200.7	200.7	0.0	0%	100%
#4	4.75	200.7	200.7	0.0	0%	100%
#10	2.00	200.7	201.2	0.5	0%	100%
#40	0.425	200.7	204.7	4.0	3%	97%
#100	0.15	200.7	205.3	4.5	5%	95%
#200	0.075	200.7	211.6	10.8	11%	89%
Pan	0	200.7	355.6	154.9	100%	0%
Total Weight of Sample (g)				174.7		

Moisture Content	
Wet Wt + Tare (g)	387.9
Dry Wt. + Tare (g)	346.1
Wt of Water (g)	41.8
Tare Wt. (g)	171.4
Dry Wt. (g)	174.7
Moisture Content	23.9%
Wash	
Wet Wt. + Tare (g)	387.9
Pre Wash Dry (g)	174.7
Post Wash Dry (g)	19.8
Tare Wt. (g)	171.4
Wt.Of Minus #200 =	154.9

Project: **TC/Jackson Recreation Center**
Job Number: **15-197-01**
Visual ID: **Dark Brown Clay**

Sampled By: **AP**
Date: **10/6/2015**
Tested By: **AP**
Date: **10/28/2015**



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

— BH3-2

TC/Jackson Recreation Center

Sample ID **BH4-4**

Depth (ft) **15'-16.5'**

Unified Soils Classification

Lean Clay (CL)

Gravel	0%
Sand	8%
Fines	91%

Liquid Limit:	27
Plastic Limit:	19
Plasticity Index:	8

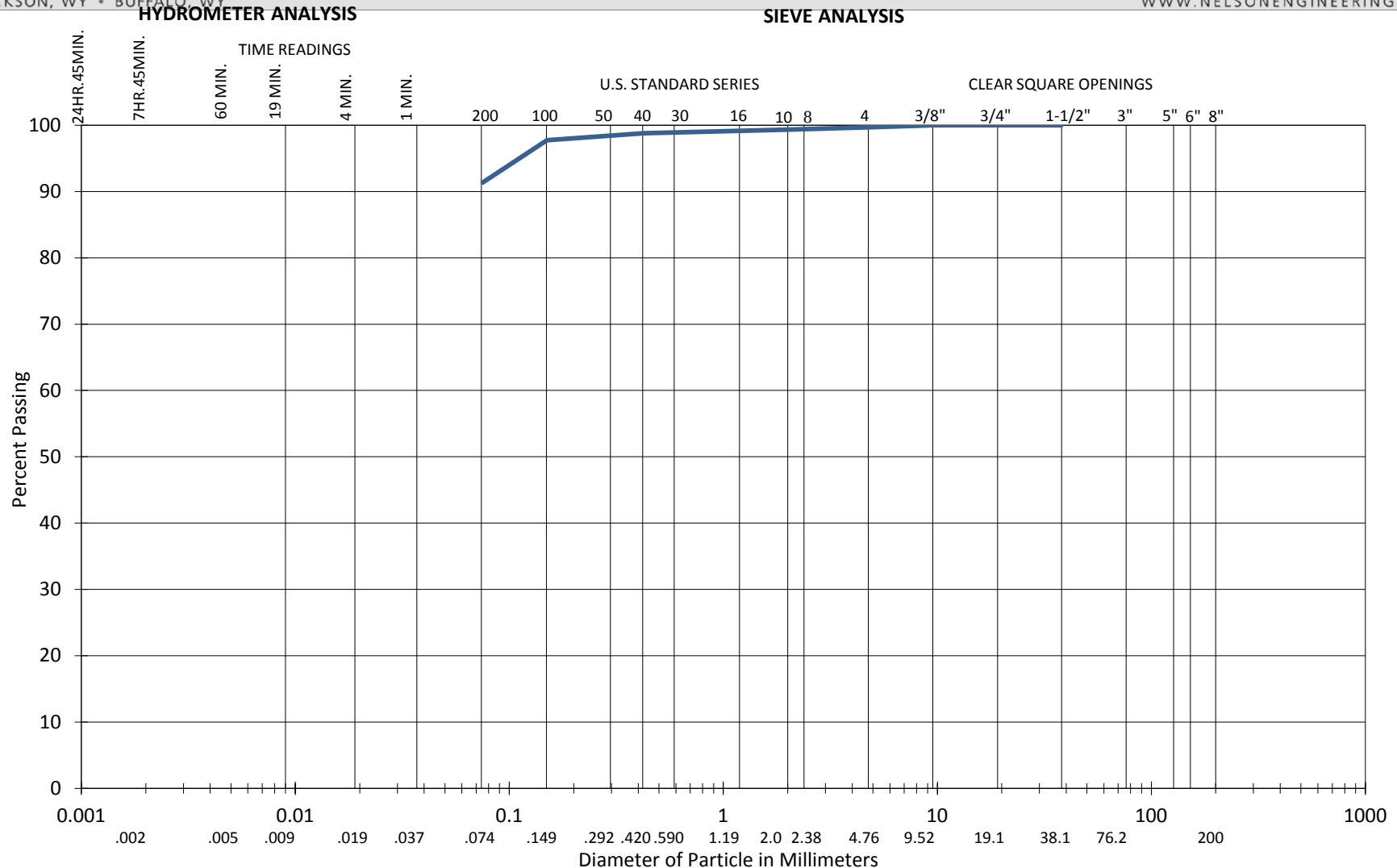
In-Situ Moisture Content	25.9%
---------------------------------	--------------

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	200.8	200.8	0.0	0%	100%
1"	25	200.8	200.8	0.0	0%	100%
3/4"	18.75	200.8	200.8	0.0	0%	100%
3/8"	9.5	200.8	200.8	0.0	0%	100%
#4	4.75	200.8	201.7	0.9	0%	100%
#10	2.00	200.8	201.9	1.1	1%	99%
#40	0.425	200.8	202.5	1.7	1%	99%
#100	0.15	200.8	204.0	3.3	2%	98%
#200	0.075	200.8	220.7	19.9	9%	91%
Pan	0	200.8	485.9	285.2	100%	0%
Total Weight of Sample (g)				312.1		

Moisture Content	
Wet Wt + Tare (g)	563.9
Dry Wt. + Tare (g)	482.9
Wt of Water (g)	81.0
Tare Wt. (g)	170.8
Dry Wt. (g)	312.1
Moisture Content	25.9%
Wash	
Wet Wt. + Tare (g)	563.9
Pre Wash Dry (g)	312.1
Post Wash Dry (g)	27.0
Tare Wt. (g)	170.8
Wt.Of Minus #200 =	285.2

Project: **TC/Jackson Recreation Center**
Job Number: **15-197-01**
Visual ID: **Brown Clay**

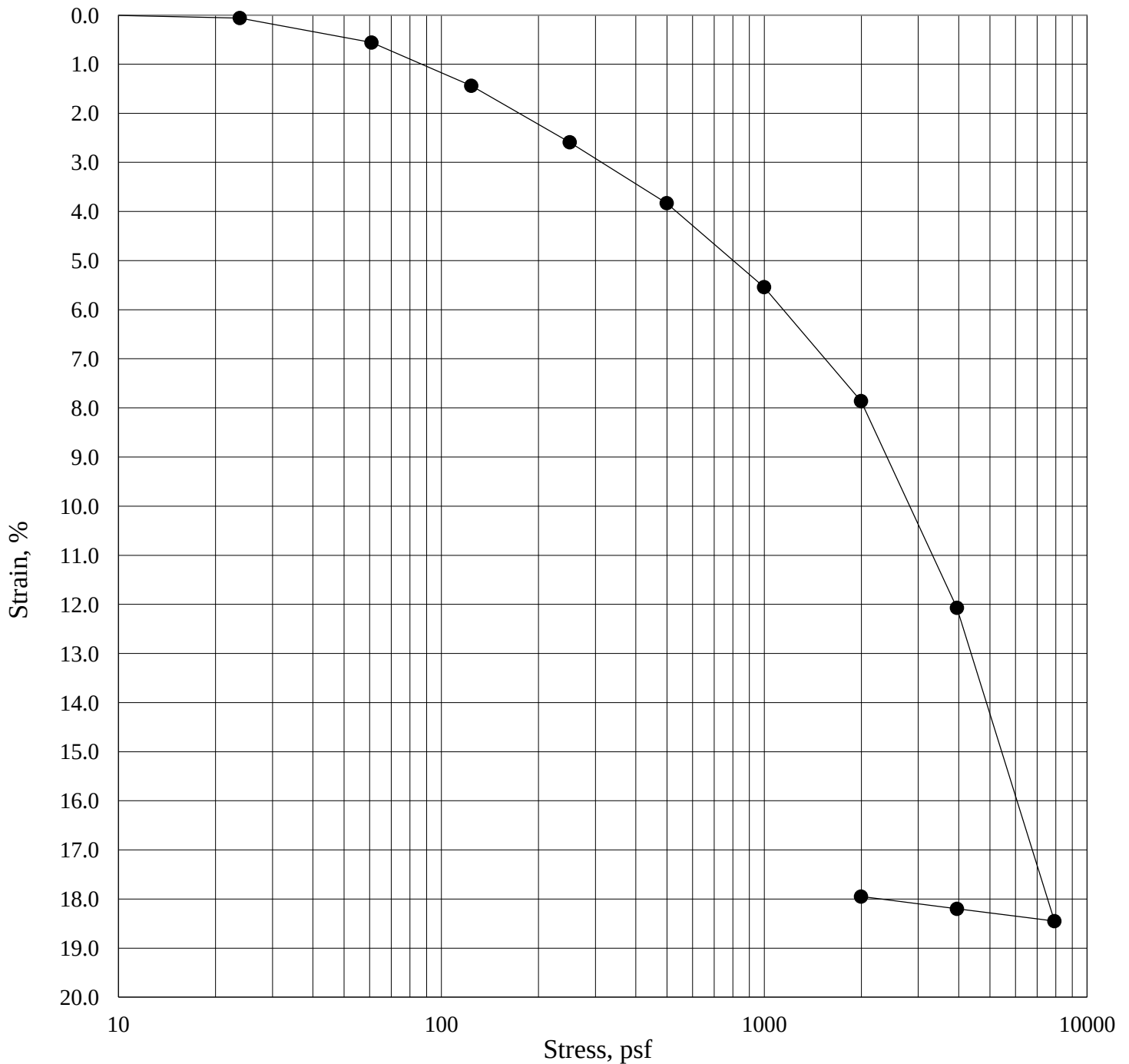
Sampled By: **AP**
Date: **10/6/2015**
Tested By: **AP**
Date: **10/28/2015**



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

— BH4-4

TC/Jackson Recreation Center



Boring No. BH1-2 Depth: 5 - 7' Initial Dry Density (pcf) **88.7** Initial Moisture Content (%) **23.3**
 Sampled By: AP/NE Date Received: 10/22/15
 Soil Description: Lean clay, medium to high plasticity, trace salts, dark brown, moist, medium.
Entire curve and rebound curve performed at native moisture, without inundation.

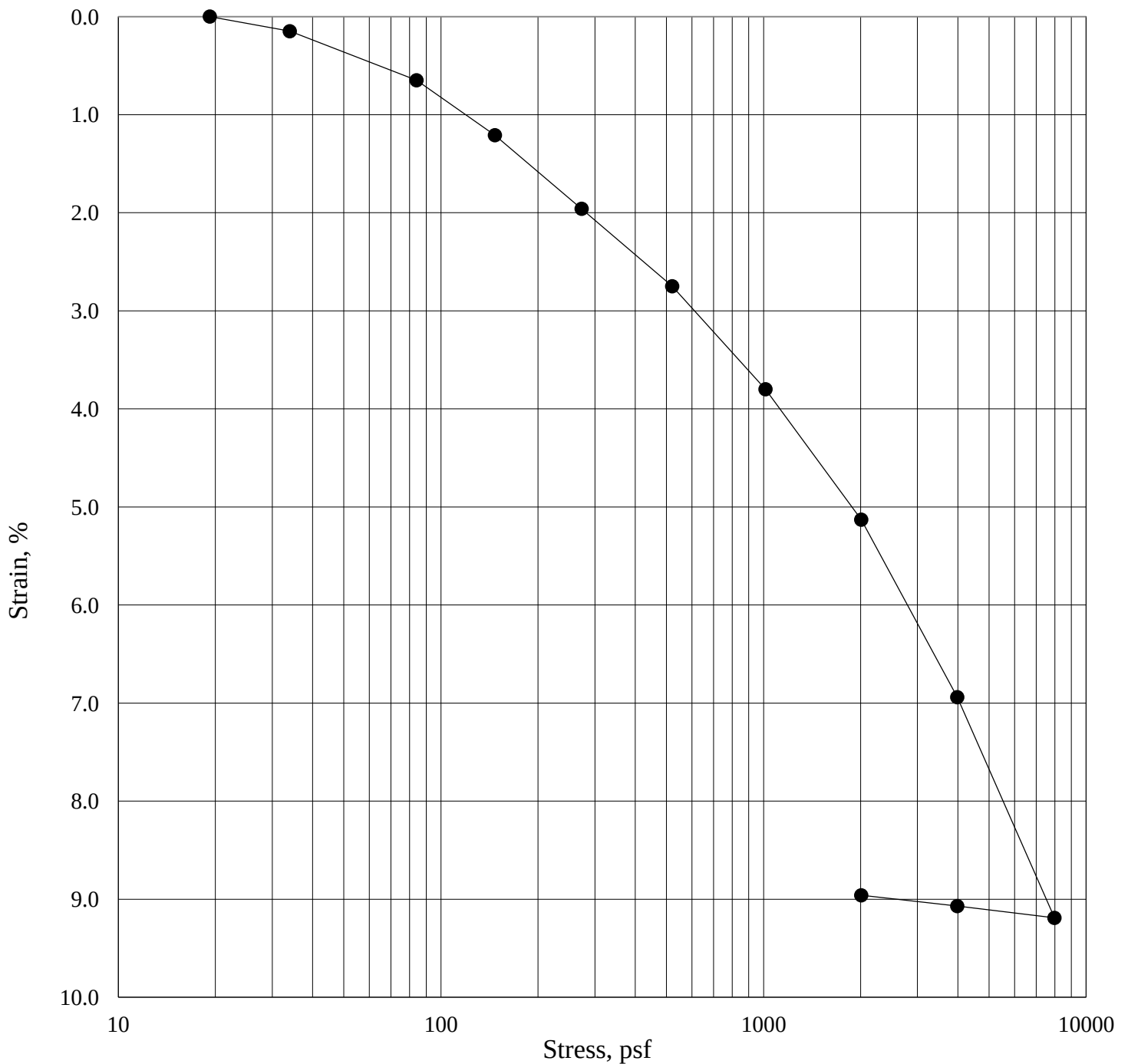
11/2/15



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

Consolidation/Swell Test

SK Project Number: 08-2506
 Nelson Project Number: 15-197-01
 Jackson Recreation Center Improvements



Boring No.	BH5-3	Depth:	10 - 12 '	Initial Dry Density (pcf)	99.8	Initial Moisture Content (%)	23.0
Sampled By:	AP/NE	Date Received:	10/22/15				
Soil Description:	Silty lean clay, low plasticity, trace sand, orangish brown, saturated, very soft.						
	<i>Entire curve and rebound curve performed at native moisture, without inundation.</i>						

11/2/15



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

Consolidation/Swell Test

SK Project Number: 08-2506
Nelson Project Number: 15-197-01
Jackson Recreation Center Improvements



2511 Holman Avenue
P. O. Box 80190
Billings, Montana 59108-0190
p: 406.652.3930; f: 406.652.3944
www.skgeotechnical.com

Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: October 29, 2015

Project: 09-2506 Laboratory Testing

Nelson Project 15-197-01
Jackson Recreation Center
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
430 South Cache Street
Jackson, Wyoming 83001

Sample Data:

Boring: BH1-2

Depth: 5 - 7'

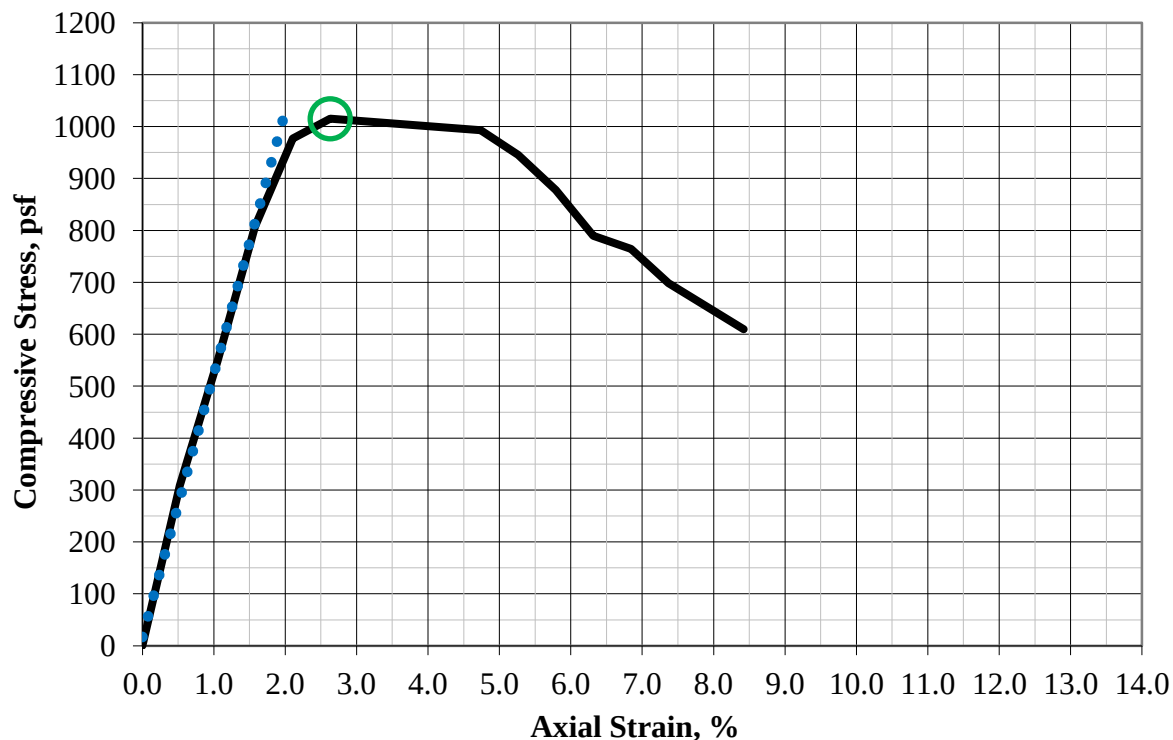
Description: Lean clay, medium to high plasticity, trace salt seams, dark brown, moist, medium

Specimen Properties:

Moisture, %	23.3
Average Diameter, in.	2.875
Average Height, in.	4.750
Height/Diameter (L/D) ratio	1.65
Wet density, pcf	106.2
Dry density, pcf	86.1

Undrained Unconfined Strength Properties:

Compressive strength, psf	1015
Shear strength, psf	507
Axial elastic modulus, psi	351
Failure strain, %	2.6
Strain rate, 0.5 - 2% per minute	0.9
Temperature, °F	72.0



Joe B. DeBar, PE
Materials Lab Manager



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Billings, Montana 59108-0190
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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: October 29, 2015

Project: 09-2506 Laboratory Testing

Nelson Project 15-197-01
Jackson Recreation Center
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
430 South Cache Street
Jackson, Wyoming 83001

Sample Data:

Boring: BH5-3

Depth: 10 - 12 '

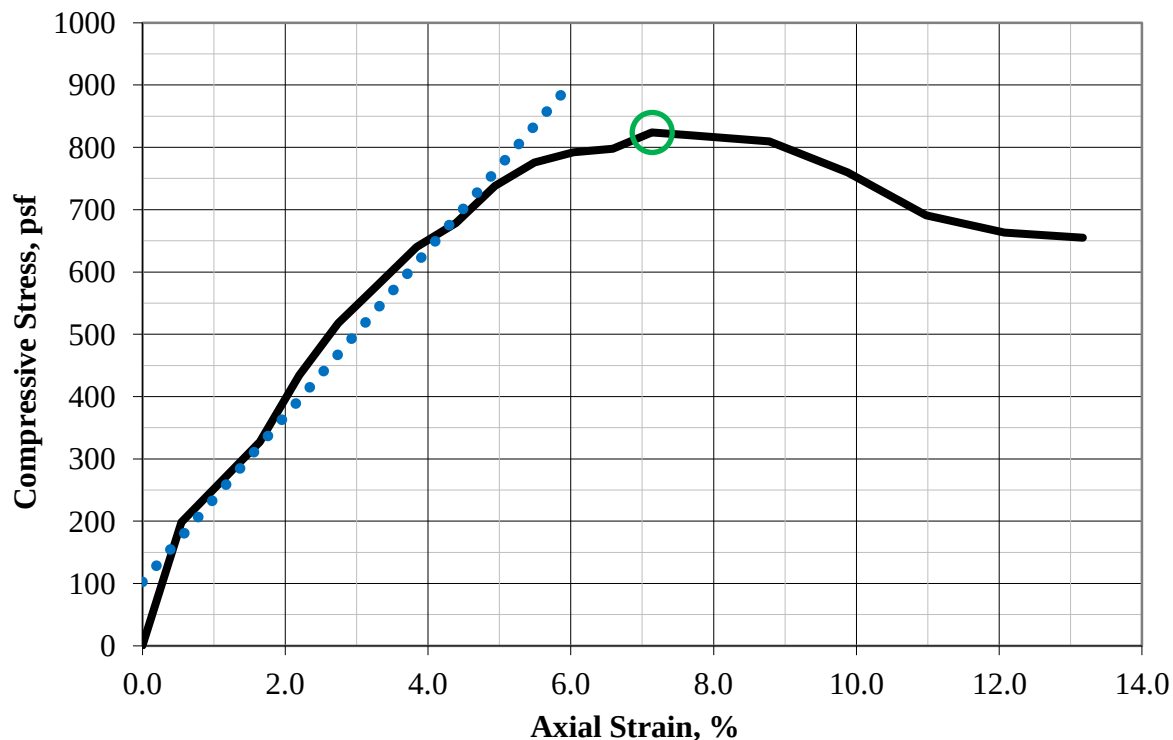
Description: Silty lean clay, low plasticity, trace sand, orangish brown, saturated,
very soft

Specimen Properties:

Moisture, %	23.0
Average Diameter, in.	2.875
Average Height, in.	4.555
Height/Diameter (L/D) ratio	1.58
Wet density, pcf	126.7
Dry density, pcf	103.0

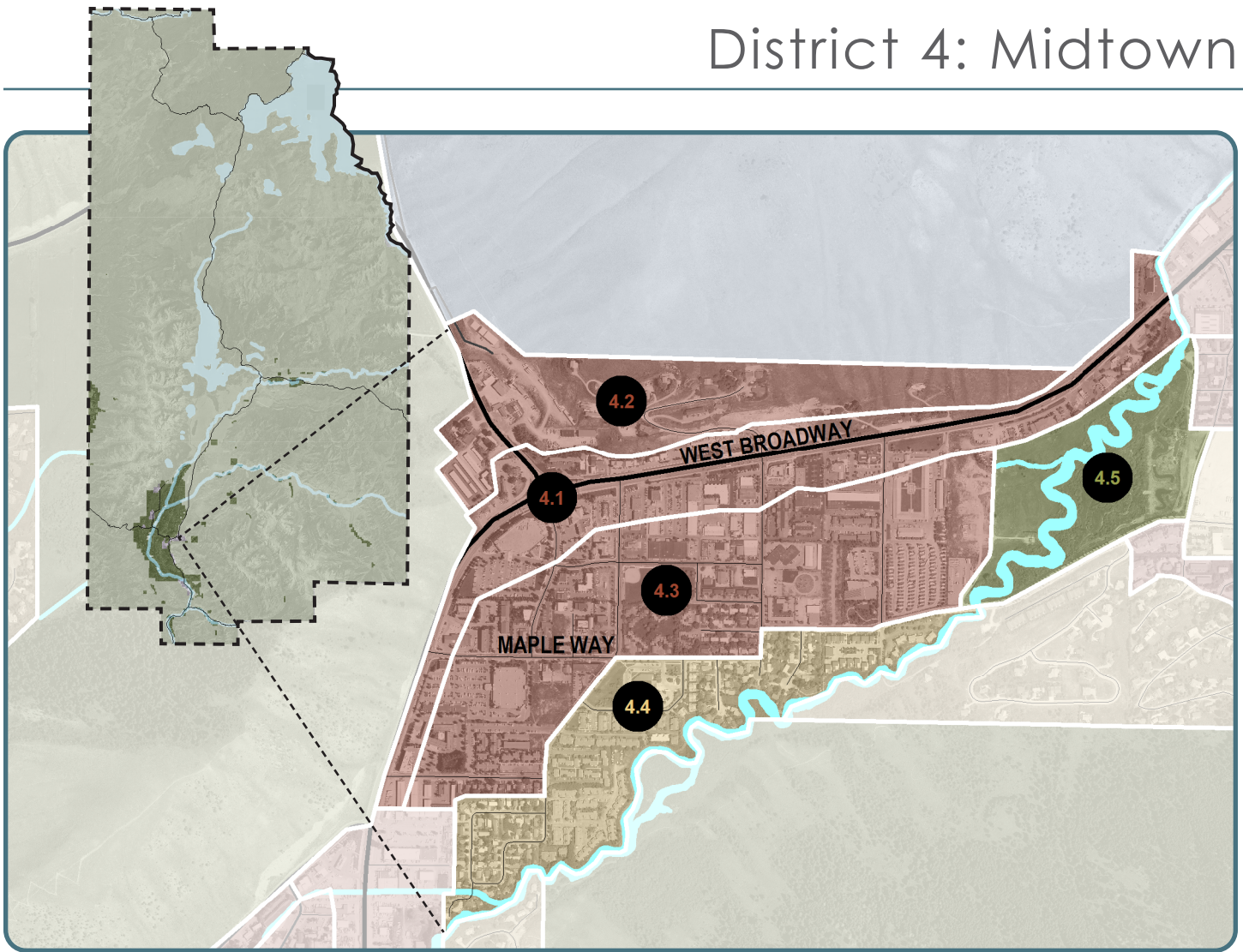
Undrained Unconfined Strength Properties:

Compressive strength, psf	824
Shear strength, psf	412
Axial elastic modulus, psi	93
Failure strain, %	7.1
Strain rate, 0.5 - 2% per minute	1.0
Temperature, °F	72.0



Joe B. DeBar, PE
Materials Lab Manager

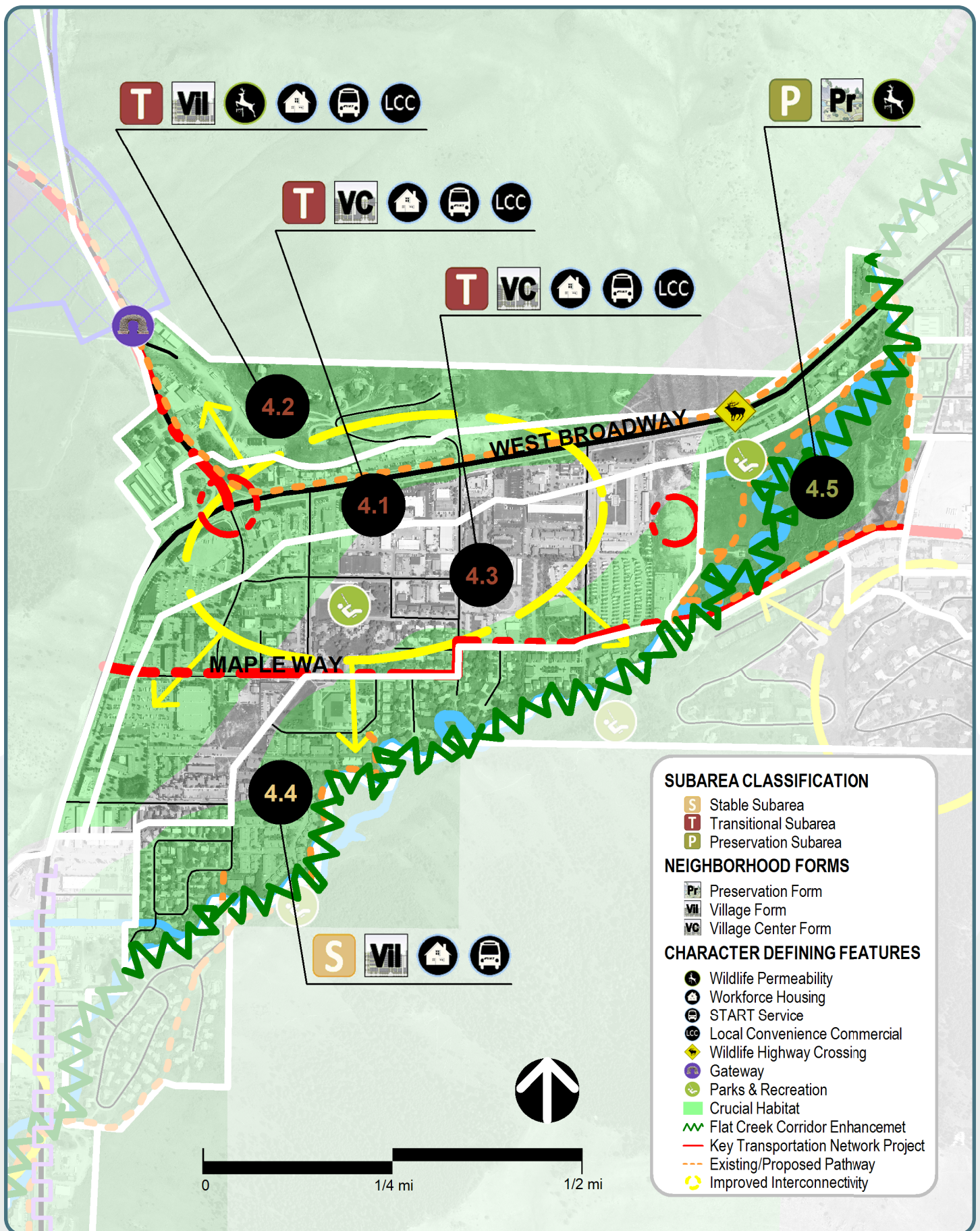
District 4: Midtown



Complete Neighborhood + Rural Area Chart

DEFINITION		2012	FUTURE	
COMPLETE NEIGHBORHOOD	Defined Character/High Quality Design			2-3 stories, vibrant pedestrian mixed use, street wall with landscape buffer
	Public Utilities			Water, sewer, storm sewer
	Quality Public Space			Powderhorn Park, Karns Meadow and Garaman Park Pathway
	Variety of Housing Types			Single family, duplex, condominiums, townhomes, apartments, multifamily
	Walkable Schools, Commercial + Recreation			Post office, START, limited convenience commercial, schools, parks, pathways
	Connection by Complete Streets			Alternative transportation a priority
RURAL	Viable Wildlife Habitat + Connectivity			Flat Creek enhancement, wildlife crossings
	Natural Scenic Vistas			
	Agricultural + Undeveloped Open Space			Karns Meadow
	Abundance of Landscape over Built Form			
	Limited, Detached, Single family Res. Development			
	Minimal Nonresidential Development			

Legend: Generally Present; Partially Present; Generally absent



2012 + Future Desired Characteristics

Midtown is one of the most Complete Neighborhoods in the community. It contains many of the service, office and retail establishments that meet Teton County residents' daily needs. It also contains a significant amount of workforce housing in a variety of housing types, including single family, duplex and multifamily structures. Another important characteristic of the district is the "Y", the intersection of the community's two main highways, U.S. 89 and Wyoming 22. Midtown is a highly visible district that is experienced on a daily basis by most residents. Today, the land use pattern is automobile-oriented and made up of large superblocks containing low intensity single-use structures (both residential and non-residential) surrounded by significant surface parking, with little connectivity between blocks and lots. It is also the location of a significant amount of lodging uses developed prior to the Lodging Overlay that will be allowed to continue in the future. Flat Creek and the Karns Meadow are significant natural features in this district.

The future vision is to create a walkable mixed use district with improved connectivity and increased residential population. Key to achieving this vision will be the creation of a concentrated and connected land use pattern with a smaller block system than currently exists. To support this goal, future land uses will continue to include a variety of non-residential uses serving the needs of the local community and a variety of residential types focusing on workforce housing in multifamily and mixed use structures, specifically including deed-restricted rental units. Mixed use, non-residential and multifamily residential buildings should be two to three stories in height and oriented to the street. Four story structures may be considered when adjacent to a natural land form. In the future, a landscape buffer between buildings and the street with well-designed green space and/or hardscape will be important to create an attractive pedestrian environment becoming of a desirable, walkable, mixed use district. Parking areas should be predominantly located behind buildings or screened from view. The creation of complete streets will be critical to increase connectivity between uses and between blocks and lots by all modes of travel. It is also important to recognize Snow King Avenue as a primary transportation corridor that will need to be maintained and improved to support regional transportation goals.

Despite the intensity of human activity within the district, Midtown contains or is adjacent to prominent natural resource lands such as the Karns Meadow, Flat Creek, East Gros Ventre Butte, High School Butte and the northwestern foot of Snow King Mountain. A key characteristic of this area is the mule deer movement corridor between East Gros Ventre Butte and Karns Meadow, and consequently, the high rate of wildlife vehicle collisions along West Broadway Avenue. The natural resources found in or adjacent to this district should be considered in the course of future planning, with development being located in a way that protects wildlife habitat and facilitates wildlife movement through the district. Future enhancements and redevelopment should seek to incorporate Flat Creek as a recreational and ecological amenity for the entire community.

Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, improving alternative transportation infrastructure and connectivity, or enhancements to Flat Creek - change in this district is desirable.



Policy Objectives

Common Value 1: Ecosystem Stewardship

1.1.c: Design for wildlife permeability

Common Value 2: Growth Management

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

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

4.2.c: Create vibrant walkable mixed use Subareas

4.3.a: Preserve and enhance Stable Subareas

4.3.b: Develop Transitional Subareas

4.4.b Enhance Jackson gateways

4.4.d: Enhance natural features in the built environment

Common Value 3: Quality of Life

5.2.a: Provide a variety of housing options

5.3.b: Preserve existing workforce housing stock

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

6.2.c: Encourage local entrepreneurial opportunities

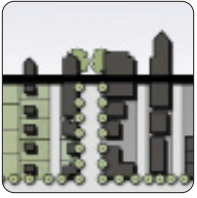
7.1.a: Increase the capacity for walking, biking, carpooling and riding transit

7.1.f: Complete major transportation projects based on Major Capital Group approach

7.2.d: Reduce wildlife and natural and scenic resource transportation impacts



4.2: Northern Hillside



Village Form

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



SECTION 5 – APPLICATION MATERIALS

- 5.1 Application
- 5.2 Warranty Deed
- 5.3 Pre-application Conference Checklist

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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: Teton County / Jackson Recreation Center Improvements
Physical Address: 155 E. Gill Avenue
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-025 & 22-41-16-27-3-00-017

PROPERTY OWNER.

Name: Town of Jackson Phone: 307-733-3932
Mailing Address: P.O. Box 1687 ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: Berning Project Management, attn: Jason Berning Phone: 307-699-3733
Mailing Address: 313 Mountainside Blvd., Victor, ID ZIP: 83455
E-mail: berningpm@gmail.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

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

Use Permit

_____ 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 #: P21-228 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

N/A **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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	1/24/22 _____ Date
Jason Berning _____ Name Printed	_____ Owner's Representative
	_____ Title

91990720

999011-VF-3

WARRANTY DEED

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

KNOW ALL MEN BY THESE PRESENTS, that THE JACKSON-TETON COUNTY PUBLIC FACILITIES JOINT POWERS BOARD, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to THE TOWN OF JACKSON, WYOMING, Grantee, the following-described property situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached Exhibit A

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.

WITNESS our hands this 22nd day of September, 1993.

JACKSON-TETON COUNTY PUBLIC
FACILITIES JOINT POWERS BOARD

By: Grant C. Larson

Chairman

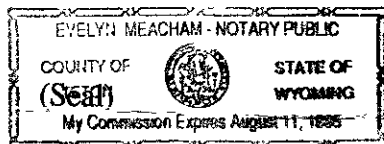
Attest:

Sandy Shuptrine
Secretary

STATE OF WYOMING)
COUNTY OF TETON) ss.

On this 22nd day of September, 1993 before me personally appeared Grant C. Larson, to me personally known, who, being first duly sworn, did say that he/she is the Chairman of the Jackson-Teton County Public Facilities Joint Powers Board; and that this instrument was sign and sealed on behalf of said Board, and said Chairman acknowledged said instrument to be the free act and deed of said Board.

Given under my hand and seal the date first above written.



Evelyn Meacham
Notary Public

My commission expires: August 11, 1995

GRANTOR: JACKSON-TETON COUNTY PUBLIC FACILITIES*

GRANTEE: TOWN OF JACKSON WYOMING

Doc 0752910 bk 731 pg 478-479 Filed At 13:47 ON 06/03/09

Sherry L. Daigle Teton County Clerk fees: 0.00

By Michele Fairhurst Deputy

999011-VF-3

91990720

EXHIBIT A

PARCEL NO. 1:

A Parcel of land located in the SW1/4SW1/4 of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, being a portion of that tract in Book 10 of Deeds, page 642 as recorded in the Office of the Teton County Clerk and consisting of a 15.03 foot wide strip lying easterly of and adjacent to that record tract in Book 246 of Photo, page 568 to 569 as recorded in said office and being more particularly described as follows:

Beginning at a point on the north line of the S1/2SW1/4 of said Section 27, being also the north line of said tract in Book 10 of Deeds, which point lies S89°52'25"E, 306.21 feet from Corner No. 9, the Northwest Corner of said tract, and is the northeast corner of said record tract in Book 246 of Photo; thence proceeding along said north line, S89°52'25"E, 15.03 feet; thence departing said north line and proceeding South, 508.24 feet to the north line of Gill Avenue, a southerly boundary line of said tract in Book 10 of Deeds; thence proceeding along said north line of Gill Avenue, S89°52'52"W, 15.03 feet to the southeast corner of said record tract in Book 246 of Photo; thence departing said north line of Gill Avenue and proceeding along the easterly line of said tract in Book 246 of Photo, North, 508.30 feet to the POINT OF BEGINNING.

PARCEL NO. 2:

A parcel of land located in the SW1/4SW1/4 of Section 27, T41N, R116W, 6th P.M., Teton County, Wyoming, being a portion of that tract in Book 10 of Deeds, Page 642, as recorded in the Office of the Teton County Clerk, being also a portion of that tract recorded in Book 246 of Photos, pages 568 to 569 in said Office, and being more particularly described as follows:

Beginning at a point on the north line of the S1/2SW1/4 of said Section 27, being also the north line of said tracts in Book 10 of Deeds and Book 246 of Photos, which point lies S89°52'25"E, 74.62 feet from the Northwest Corner of said tracts; thence proceeding along said north line, S89°52'25"E, 231.59 feet to the northeast corner of said tract in Book 246 of Photos; thence proceeding along the east line of said tract in Book 246 of Photos, South, 508.30 feet to the Southeast corner of said tract in Book 246 of Photos, a point on the south line of said tract in Book 10 of Deeds and on the north line of Gill Avenue; thence along said north line of Gill Avenue and the south line of said tracts in Book 10 of Deeds and 246 of Photos, S89°52'52"W, 231.59 feet; thence north, 509.29 feet to the point of beginning.



PRE-APPLICATION CONFERENCE SUMMARY
Planning & Development Department
Planning Division

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

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

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

PRE-APPLICATION MEETING GENERAL INFORMATION.

PAP#: P21-228
Date of Conference: 09/23/21
Planning Staff: Tyler Sinclair & Tyler Valentine

PROJECT.

Name/Description: Phase 2 Recreation Center + King Street Extension
Physical Address: 155 E. Gill Avenue
Lot, Subdivision: _____ PIDN: _____
Zoning District(s): Public/Semi-Public (P/SP)
Overlay(s): N/A

STAKEHOLDERS.

Applicant: Teton County Park & Recreation – Steve Ashworth
Owner: Town of Jackson
Agent: _____

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

Application	Reason	Fee
Development Plan (Sec. 8.3.2)	Required for projects larger than 5,000 sf	n/a
Conditional Use Permit (Sec. 8.4.2)	Required for all uses in the P/SP zone	n/a
Administrative Adjustment (Sec. 8.8.1.B.11)	Required to adjust parking to the appropriate amount	n/a
Design Review Committee (DRC)	Required for all nonresidential development in P/SP	n/a
Grading Pre-App	Required prior to Building Permit for site disturbance greater than 3,000 sf or required at Town Engineer discretion.	n/a
Building Permit (Sec. 8.3.3)	Required for all physical development.	n/a

MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Valentine	Town Planning	(307) 733-0440 x1305
Tyler Sinclair	Town Planngg	(307) 733-3079 x1301
Steve Ashworth	Parks & Recreation	
Brian Schilling	Pathways	
Brian Lenz	Public Works	
Johnny Ziem	Public Works	
Andy Erskine	Parks and Recreation	
Darem Brugmann	START	
Michelle Weber	Police	
Lea Colasuonno	Legal	
Brandon Lucero		
Akasha Hueseman	GE Johnson	
Anthony Fasciano	GE Johnson	
Brad Hoyt	Hoyt Architects	

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

The following timelines are generally applicable:

Application Types:	Sufficiency	Decision-Maker	Timeline
Development Plan	14 days	Town Council	90-120 days after sufficiency
Conditional Use Permit	14 days	Town Council	Concurrent with Development Plan
Administrative Adjustment	14 days	Elevated to Town Council	Concurrent with Development Plan
DRC	1 week	DRC recommends to Town Council	Concurrent with Development Plan. Submittal Is separate from Dev Plan.
Grading Pre-App	1 week	Town Engineer	3-4 weeks
Building Permit	1 week	Building Official	First round review is typically 4 weeks.

Checklist Key.

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

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

General Information

Requirement		Notes
√	Planning Permit Application. The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.	
√	Notarized Letter of Authorization. See “Permit and Applications” section on Planning Department website for copy of form.	Required If applicant is different than owner. Larry Pardee can sign.
√	Application Fees. Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.	Please see above.
n/a	Review fees. The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.	Waived for Town and County applications.
√	Mailed Notice fee. See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.	Landowners within two hundred (200) feet of the land subject to the application. Done by Town Staff.
√	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
√	Response to Submittal Checklist. All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual.	This checklist serves as a guideline for process, but has additional concerns/recommendations throughout.
n/a	Title Report. A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.	
√	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
√	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	Application must include findings for Development Plan, CUP and Admin Adjustment.
√	Proposed Development Program. Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	
√	Site Plan. Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.	Please provide site plan to scale and dimensioned.
√	Floor Plans. Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.	Please provide site plan to scale and dimensioned.

<u>n/a</u>	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.
<u>√</u>	Posted Notice. See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings.

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

Applicable Zone: Public/Semi-Public (P/SP)

Applicable LDR Section: Sec. 4.2.1

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

Requirement	Notes
<u>√</u> Structure Location and Mass (setbacks, height, FAR, etc.)	Show proposed floor area and building height.
<u>N/A</u> Maximum Scale of Development (individual building size)	
<u>√</u> Design Review (Design Guidelines and Design Review Committee)	
<u>√</u> Site Development (Driveway and Access limits)	
<u>√</u> Landscaping (see Div. 5.5 for more information)	Although this zone has no LSR or plant units are required, please provide a landscape plan if landscaping is proposed.
<u>√</u> Fencing (see Sec. 5.1.2 for more information)	
<u>√</u> Environmental Standards (see Div. 5.1 and 5.2 for more information) • Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
<u>√</u> Scenic Standards (see Div. 5.3 for more information) • Exterior Lighting • Scenic Resource Overlay (SRO) Standards	Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets.
<u>√</u> Natural Hazards to Avoid (see Div. 5.4 for more information) • Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	Only if applicable
<u>N/A</u> Signs (see Div. 5.6 for more information)	Signs approved separately.

<u>√</u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	Grading pre-app will be required. All grading info will be included in the building permit.
	• Grading • Erosion Control • Stormwater Management	

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

Requirement	Notes
<u>√</u> Allowed Uses (see Div. 6.1 for more information)	Developed Recreation
<u>√</u> Parking (see Div. 6.2 for more information)	Applicant needs to provide more data on how the currently proposed amount of parking will meet demands.
<u> </u> Employee Housing (see Div. 6.3 for more information)	Uses in P/SP are exempt from affordable workforce housing requirements. Although, providing FT/PT employment would be helpful to understading current/proposed operations.
<u>n/a</u> Maximum Scale of Use	
<u>√</u> Operational Standards (see Div. 6.4 for more information)	
• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

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

Requirement	Notes
-------------	-------

n/a **Allowed Subdivision and Development Options** (see Div. 7.1 and 7.2 for more information)

n/a **Residential Subdivision Requirements** (see Div. 7.4 and 7.5 for more information)

- School and Parks Exactions

√ **Infrastructure** (see Div. 7.6 and 7.7 for more information)

- Transportation Facilities
- Required Utilities

OTHER APPLICABLE LDR STANDARDS

Requirement

Notes:

<u>N/A</u>	Division 1.9, Nonconformities
	1.9.2 Nonconforming Physical Development
	1.9.3 Nonconforming Uses
	1.9.4 Nonconforming Development Options and Subdivisions
	1.9.5 Nonconforming Signs

ADDITIONAL COMMENTS

1. Is there a phasing plan?
2. Construction staging should be considered early on.
3. Any site plan changes since the project was last shown during the SPET vote?
4. Parking needs to be addressed through an Administrative Adjustment because the current 4.5 space requirement cannot be met and is out-of-date. Need to propose independent calculation that shows adjacent public parking lots, on-street parking, peak demand in summer/winter, etc.
5. DRC will review the proposed addition and site improvements.
6. Discuss site circulation.
7. Ample dispersed bike racks should be provided, possibly some that are covered.
8. Would be helpful to provide information on FT/PT employees and the Parks N Rec housing that was built on Snow King to demonstrate that housing is being provided.
9. Are the temporary car-camping spaces remaining long-term?
10. Provide breakdown of uses by square footage.

Background:

- The Teton County/Jackson Recreation Center opened to the community in November of 1994. Roughly 37,950 sf on 4.91 acres.
- In 2006, 2012, 2016 P&R conducted a series of statistically valid community needs assessment through Leisure Vision Institute. The survey results consistently indicated a high need, and a high needs not being met for Indoor health and fitness, indoor climbing, and outdoor aquatic features. In 2010 voters approved a P&R SPET measure to design and plan

future expansion to meet these needs. In 2017 voters approved a P&R SPET to upgrade existing amenities in the recreation center. The current SPET is a continuation of this process and our commitment to meeting the needs of the community.

- Based upon this data, in 2010 the department went to the voters through the Specific Purpose Excise Tax (SPET) requesting funding to analyze and design additional programming space for the facility. Based on the needs of the community, the results of the design analysis would be brought back to the voters for future implementation funding consideration. The ballot question was approved by over 70% of participating voters. The following is the 2010 SPET ballot language:

Teton County/Jackson Recreation Center Roof, Pool, and General Capital Repair and Planning Fund for Expansion: \$1,465,420 for the funding of the design, planning, engineering and construction of necessary roof, pool and general capital repair and replacement of existing infrastructure in the Teton County/Jackson Parks and Recreation Center. Also, for the funding of the design, planning and engineering of a facility expansion to include wellness and fitness opportunities; community gathering space; youth, family and senior recreational areas; and associated infrastructure.”

- **2019 - Proposition #9 - Teton County/Jackson Recreation Center Expansion and Renovation, Community Climbing Gym, King Street Extension, and Stormwater Treatment. \$22,000,000.00 for designing, planning, engineering, construction, and equipping the renovation and expansion of the Teton County/Jackson Recreation Center. The renovation and expansion includes an additional gymnasium, indoor walking/running track, indoor climbing gym, wellness and fitness opportunities, outdoor aquatics splash pad, general youth-to-senior recreational amenities, associated building infrastructure, King Street extension, storm-water management systems, and associated site parking, multimodal circulation and landscaping. Any unexpended funds, including any unused contingency funds, shall be placed into a designated account, the principal and interest of which shall be used for operations and maintenance of the Teton County/Jackson Recreation Center.**

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

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

- _____ Wyoming Department of Environmental Quality
- _____ Wyoming Department of Game & Fish
- _____ Other

Tyler Valentine

From: John Wilkinson <jwilkinson@boundaryco.com>
Sent: Wednesday, February 2, 2022 10:19 AM
To: Tyler Valentine
Cc: Libby Wilkinson
Subject: RE: Rec Center Expansion
Attachments: Tree Screen Along Hidden Hollow Drive.pdf



Hi Tyler,

Thank you for speaking with me and for forwarding the DRC package.

After reviewing the DRC package, may I suggest that we add additional landscaping along Hidden Hollow Drive (at the north end of the Rec Center) to serve as a screen between Hidden Hollow Drive and the cars in the rec center's most northern parking lot. Please see the attached rendering with my drawing and/or see the rendering on page #15 of the DRC package. The rendering on page #15 of the DRC package does not currently show any trees etc.

Perhaps Aspen trees or another species that has some height.

Again, thank you for time and consideration.

Best,
John and Libby Wilkinson
Owner 302 Hidden Hollow Drive

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Wednesday, February 2, 2022 11:42 AM
To: John Wilkinson <jwilkinson@boundaryco.com>
Subject: Rec Center Expansion

Tyler Valentine
Senior Planner, AICP
Town of Jackson
Phone (307) 733-0440 #1305
tvalentine@jacksonwy.gov
www.jacksonwy.gov



Tree Screen
Here



RENDERING - EXTERIOR - NORTH



JACKSON RECREATION CENTER IMPROVEMENTS
TETON COUNTY/JACKSON PARKS & RECREATION
01/24/22

RENDERINGS

Perkins&Will

Town of Jackson
Project Plan Review History
PLANNING

Project Number	P21-294	Applied	11/29/2021	AL
Project Name	DevPlan - 155 E. Gill Ave	Approved		
Type	DEVPLAN	Closed		
Subtype		Expired		
Status	STAFF REVIEW	Status		

Applicant	Owner TOWN OF JACKSON, WYOMING
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Site Address	City	State	Zip
155 E GILL AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22411627300017	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes Building Kelly Sluder (12/3/2021 10:09 AM KS) Structure must meet the current adopted code, that the Town has adopted at the time of permit submittal. Note the Town will be adopting the 2021 I-Codes January 1, 2022.	APPROVED W/CONDITIONS	11/29/2021	12/20/2021	12/3/2021	
Fire Kathy Clay (11/29/2021 2:41 PM CLAY) Traffic calming devices do not serve fire department emergency vehicles well. This was recently discussed and it was indicated the calming device would be north of the entrance to the Rec Center. This location is critical for our responders to provide the most rapid emergency response possible.	APPROVED W/CONDITIONS	11/29/2021	12/20/2021	11/29/2021	
Joint Housing Dept Stacy Stoker	APPROVED	11/29/2021	12/20/2021	12/2/2021	
Legal Lea Colasuonno	NO COMMENT	11/29/2021	12/20/2021	1/31/2022	
Parks and Rec Steve Ashworth		11/29/2021	12/20/2021		
Pathways Brian Schilling (12/22/2021 8:44 AM AL) P21-294 155 E Gill Ave – Rec Center Development Plan Comments from Teton County/TOJ Pathways Department Status: approved Parks and Rec has coordinated with Pathways staff on the design and layout of the pathway and other elements related to active transportation and pedestrian/bicyclist safety.	APPROVED W/CONDITIONS	11/29/2021	12/20/2021	12/22/2021	

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Planning Tyler Valentine (2/11/2022 11:41 AM TV) See staff report.	APPROVED W/CONDITI	11/29/2021	12/20/2021	2/11/2022	
Police Michelle Weber		11/29/2021	12/20/2021		
Public Works Brian Lenz (12/21/2021 5:50 PM BTL) Development Plan – APPROVED w Conditions P21-294 ADDRESS: 155 East Gill Ave. OWNER: Town of Jackson APPLICANT: Berning Project Management – Jason Berning 12/21/2021 Jeff Silliman and Brian Lenz, 733-3079 DATE OF SUBMITTAL: 11/29/2021 DATE OF MATERIALS: 11/19/2021 REVISION NO.:00 The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS 1. Coordinate with TOJ Public Works for locating high-speed electric charging stations where 3-phase power exists between the Home Ranch Lot and the Rec Center Lot. 2. Provide detail plan for triangle of greenspace proposed just south of 1-way entrance into Home Ranch lot (this is on Town property). 3. Lighting in the parking area should comply with Town Lighting and Dark Sky regulations. 4. Provide priority to pedestrians across the proposed entrance onto Mercill, i.e. raised sidewalk across the road that creates more of an alley or side street type access than a road to road intersection. This is a slight change to the submitted plans and also North King Street Extension Alternate 3 for the road previously approved by council but qualifies as a raised pedestrian crossing. 5. Pedestrian frontage beginning at the east entrance of Home Ranch at Gill shall be reconfigured with new sidewalk per the LDR’s. Coordinate design with Town plans for the King and Gill intersection. 6. Project shall continue to coordinate with the Town on the design of the King and Gill intersection as well as the sidewalk and cycle path improvements along Gill Ave. 7. Project shall make a good faith effort to determine if any communication or additional power utilities need to be routed through the site during construction. 8. Staff recommends consideration of the stormwater design to not infiltrate any stormwater into the ground but rather utilize the proposed treatment unit with controlled release to the system. 9. Staff recommends, coordinating with Hidden Hollow to complete the gap in sidewalk on the south side of Mercill / Hidden Hollow Drive. 10. Consideration for the location of the recycle facility: Location shown on north-east corner of Home Ranch lot is close to adjacent hotel and lodging units as well as possibly blocked by parking spaces; consider locations in the proposed greenspace south of one-way entrance to Home Ranch, in the parking lot south of the rec center, or some type of enclosure.					

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
START		11/29/2021	12/20/2021		
Darren Brugmann					

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STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Police Department	Presenter:	Chief Michelle Weber
Agenda Item:	Speed Limit Study	Public Comment:	Yes

Purpose & Policy Considerations.

A discussion to consider a reduction in the speed limit from 25 mph to 20 mph in a specified residential area of Rodeo Drive versus conducting an analysis of speed limits and traffic flow Town-wide.

Requested Action.

To determine if Council prefers to:

1. Evaluate the speed limit on Rodeo Drive and continue to recommend that citizens submit comments to Council when they have speed limit change requests.
2. Evaluate speed limits, traffic flow, and design recommendations in a Town-wide mobility study.

Recommendations.

Staff seeks direction from Council as to whether any speed limit analysis is desired. If Council wishes to conduct an analysis, staff recommends doing a comprehensive assessment that includes an analysis of traffic flow and mobility throughout town in order to avoid conducting multiple analyses and addressing each request received in a piece-meal fashion.

Background.

The Town Council received an email on November 16, 2021 from Mr. Bill Ramsay representing the Karns Hillside HOA, requesting that the Town Council consider changing the speed limit on Rodeo Drive from the current 25mph to 20mph. Mr. Ramsay spoke under public comment on December 6, 2021, at the Regular Town Council Meeting, asking for the same consideration. Mr. Ramsay stated he believes that vehicles regularly speed through the Rodeo Drive neighborhood. Town Council directed staff to review the request to reduce the speed limit on Rodeo Drive.

At the January 10, 2022 Regular Town Council Meeting, staff presented the fiscal and staff resources and process required for changing the speed limit on Rodeo Drive. Staff offered another alternative, reviewing speed limits throughout Town to establish a more consistent, holistic method of evaluating and assigning speed limits rather than conducting a separate study each time a comment is received. Council directed staff to bring back information about the fiscal and staff resources needed for a Town-wide study in comparison to analysis of Rodeo Drive alone.

Analysis.

Please refer to the Possible Alternatives section below for options on how to proceed.

Staff periodically receives questions and requests from citizens to change the speed limit on a particular street. As this type of change requires Council decision, our recommendation to requestors regarding the appropriate process is that they provide comment to Council to allow Council to decide whether to direct staff to proceed with an analysis. Each analysis conducted requires staff time and equipment resources, and only looks at the single road.

Conducting a more comprehensive mobility and speed study throughout Town to consider the desired function of corridors and appropriate speed limits will of course take more hours to complete than only looking at Rodeo

Drive. However, much more is achieved with those hours, as the result will be a comprehensive and much-needed framework for informed decision-making and planning that is applicable to any street in Town. The sum of hours required to address individual speed limit reduction requests far exceeds that of a single Town-wide mobility study. In a mobility overlay study, the function of every street would be considered in relation to the surrounding land uses and desired mobility priorities. Out of this analysis would come the preferred design and traffic flow values that will help improve access, safety, and traffic circulation and will better match the design of our streets and public spaces to the varied needs and wishes of the community. Further, a Town-wide study would establish standard criteria for assigning an appropriate speed limit to any given street in Town.

Possible Alternatives.

Council could direct staff to conduct one or more of the following reviews:

- A. Perform an informal assessment of traffic flow patterns, speeds, and overall safety of motor vehicle traffic in the immediate area of the Rodeo Drive request. The study is done through the use of the radar/lidar trailer which has been stored for the winter. The trailer runs off of a battery and when used in the cold weather, will not last for the duration needed for a study to be completed. Staff recommends performing this study in the spring/early summer when warm weather permits. The study is conducted over a two-week period, after which time Police and Public Works would meet to discuss the findings and present them to Council.
- B. Perform assessments of Rodeo Drive and other residential areas where staff has received complaints from residents, specifically that speed limits are too high and should be considered for reduction to assist in creating safer streets for pedestrians, bicyclists, and motorists.
- C. Coordinate a broader, basic assessment of all residential streets throughout Town and develop criteria for setting certain speed limits in different areas/neighborhoods. The established criteria could be applied to any individual future request that comes to Council, or to all areas of Town in one effort to collectively update speed limits when deemed appropriate, thus creating a more unified and consistent approach to adjusting the speed limits in specific areas of town.
- D. Conduct a Mobility Overlay study which would generate a standardized framework for making design and speed limit decisions based on corridor and land-use context. The Mobility Overlay would holistically evaluate Town streets at a network level using elements such as adjacent land-use, function, and desired traffic flow to identify the circulation patterns and priority use(s) for each (e.g. transit, parking, vehicle flow, pedestrian and bicycle mobility) in order to more rationally and predictably apply our design standards based on a 'master plan' of mobility uses for each corridor in the Town. Ideally, with an effective Mobility Overlay, individual speed studies would be unnecessary as the desired speed of a given corridor would derive from that corridor's context and priority use. At the very least speed limit analyses based on types of mobility use prioritized for each street would be much easier to conduct and would result in more standard applicability based on use and other neighborhood characteristics. A Mobility Overlay effort has been discussed in the past among Pathways, Public Works, and Community Development, and the adopted FY22 budget includes a line item for hiring a consult to lead this project. This type of study would take approximately 6-10 months to complete. Pathways Coordinator Brian Schilling will be available to present information on a Mobility Overlay to Council at this and future meetings.

Alternatively, Council may decide to not review any speed limit changes in Town at this time.

Comprehensive Plan & Priority Alignment.

Alternatives A and B neither support nor contradict Comprehensive Plan policies.

Alternatives C and D indirectly support the following policies under **Growth Management: Common Value 2**, as the speed limit assessments would include consideration for Character Districts and subareas as part of the basis of determinations for each area and/or public right-of-way corridor:

Policy 3.3.c: Develop neighborhood plans

Policy 4.1.a: Promote a complete Town of Jackson

Policy 4.3.a: Preserve and enhance Stable Subareas

Fiscal Impact.

There are no fiscal impacts to the Town at this time.

If Alternative D. below is directed, the adopted FY22 budget includes \$50,000 for the Mobility Overlay project. Preliminary outreach to potential consultants indicates the project would be closer to \$80,000, and potentially more if the scope needed to be expanded. Friends of Pathways has expressed interest in contributing to the shortfall, but additional funds may be required to cover the full project cost. Public Works has identified applicable grant funding from the State that if awarded could be applied to this shortfall.

Following analysis, if any speed limits are changed, new signage would incur additional costs. Public Works estimates each new speed limit sign (to replace an existing sign with a different limit) would cost approximately \$45. The estimate to place a sign at a new location is approximately \$255 (\$45 sign, \$70 post, and \$140 post base).

Staff Impact.

Work on this initiative includes time primarily from the Jackson Police Department with some additional time from Public Works and Legal Departments. Alternative D additionally requires staff time from the Pathways Coordinator, but this time will be accounted for in the Mobility Overlay project presentation to Council. Depending on Council's direction, staff impacts associated with each alternative are as follows:

- A. The staff impact of researching and preparing this information for the Rodeo Drive neighborhood is approximately 50 hours from Police and Public Works Departments.
- B. The staff impact of researching and preparing this information for multiple areas around Town with prior complaints is approximately 125 hours of Police and Public Works Departments.
- C. The staff impact of researching and preparing this information and establishing criteria for applying speed limits to multiple neighborhood/use types throughout Town is approximately 200 hours, primarily from Police, Public Works, and Community Development Departments. This effort would reduce the staff time commitment from Police and Public Works Departments to address future individual requests to change speed limits.
- D. The staff impact of conducting a Mobility Overlay would likely be 200 hours with most of that attributed to Pathways, Community Development/Planning, and Public Works Departments. Once the Mobility Overlay is complete, staff impact on Police and Public Works Departments for subsequent speed analyses would be further reduced from option C given that analyses would be broadly coordinated or altogether unneeded once the Overlay is complete.

Options C. and D. require more hours than only reviewing the Rodeo Drive request or other current complaint areas but would reduce the 50 hours of staff time down to approximately 5 hours or less each time a new request comes through, because a standard assessment could be applied to each request moving forward.

If speed limits are changed as a result of any option above, additional staff time will be required to notify impacted Departments/Divisions (Patrol, Courts, Streets, Community Engagement, etc.) and the public. Public Works Street staff would also then spend time ordering and installing new signage where needed. Replacing an

existing sign with a different limit takes approximately 5-10 minutes. Installing a new sign including base and post requires approximately 2 man-hours.

Attachments or Links.

N/A

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

[Select one based on option desired]

- A. I move to direct staff to evaluate reducing the speed limit at Rodeo Drive to 20 mph.
- B. I move to direct staff to evaluate reducing the speed limit at Rodeo Drive and other areas of Town with prior speed complaints.
- C. I move to direct staff to develop criteria for setting speed limits on any/all streets in Town.
- D. I move to direct staff to undertake a Mobility Overlay study and incorporate a Town-wide speed limit assessment into said study and present the next steps in this process to Council at a future meeting.

ORDINANCE D

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1267, 1049, AND 1191 AND SECTION 2 OF THE TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 8.10.5.C OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JACKSON REGARDING APPOINTMENT OF DESIGN REVIEW COMMITTEE MEMBERS.

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. 1267, 1049, 1191 and Section 2 of Town of Jackson Ordinance No. 1074 (part) and Section 8.10.5.C of the Land Development Regulations of the Town of Jackson is hereby amended and reenacted to read as follows:

C. Membership

- 1. Qualifications. Members of the DRC shall be residents of the Town of Jackson or Teton County. No member of the Town Council, Planning and Zoning Commission, Board of Adjustment, or Town Employees shall serve as a member. Although no certification is required for appointment, members shall be experienced or educated in architecture, landscape architecture, planning, and other design related fields. A diversity of members is encouraged from all professions and from a variety of design firms.
- 2. Appointment. The DRC shall be composed of 7 members, to be appointed by a simple majority vote of the Town Council.
- 3. Terms of Office. All members of the DRC shall be appointed for a term of 2 years, after the initial DRC has been appointed. Initial appointments shall be 3 members for one year and 4 members for 2 years. There shall be no limit on the number of terms a person may serve on the DRC. When a person is appointed to fill out the term of a departing member, that person’s term shall end at the time the departing member’s term would have ended.

(Ord. _____, § 1, 2022; Ord. 1267 § 1, 2021; Ord. 1049 § 1, 2014; Ord. 1191 §1 2018; Ord. 1074 (part) § 2, 2015)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE ____ DAY OF ____, 2022.
PASSED 2ND READING THE ____ DAY OF ____, 2022.
PASSED AND APPROVED THE ____ DAY OF ____, 2022.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:
BY: _____
_____, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance _____ 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 ____, 2022. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

_____, Town Clerk

ORDINANCE D

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1267, 1049, AND 1191 AND SECTION 2 OF THE TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND SECTION 8.10.5.C OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JACKSON REGARDING APPOINTMENT OF DESIGN REVIEW COMMITTEE MEMBERS.

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SECTION I.

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2. Appointment. The DRC shall be composed of 7 members, to be appointed by a simple majority vote ~~the Mayor with the consent~~ of the Town Council.
3. Terms of Office. All members of the DRC shall be appointed for a term of 2 years, after the initial DRC has been appointed. Initial appointments shall be 3 members for one year and 4 members for 2 years. There shall be no limit on the number of terms a person may serve on the DRC. When a person is appointed to fill out the term of a departing member, that person's term shall end at the time the departing member's term would have ended.

(Ord. _____, § 1, 2022; Ord. 1267 § 1, 2021; Ord. 1049 § 1, 2014; Ord. 1191 §1 2018; Ord. 1074 (part) § 2, 2015)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE DAY OF , 2022.

PASSED 2ND READING THE DAY OF , 2022.

PASSED AND APPROVED THE _____ DAY OF _____, 2022.

TOWN OF JACKSON

BY:

Hailey Morton Levinson, Mayor

ATTEST:

BY: _____

, Town Clerk

ATTESTATION OF TOWN CLERK

[illegible]

I hereby certify that the foregoing Ordinance _____ 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 ____, 2022. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

, Town Clerk

ORDINANCE C

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1164, 1166, 1170, 1196 THROUGH 1199, 1210 THROUGH 1222, 1227, 1270, AND 1278; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1166, 1170, AND 1197; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1166; AND SECTIONS 1.9.2.B, 1.9.3.B THROUGH D, 2.2.2.A, 2.2.2.C & D, 2.2.3.A, 2.2.4.A, 2.2.4.C & D, 2.2.5.A, 2.2.5.C & D, 2.2.6.A, 2.2.6.C THROUGH E, 2.2.7.A THROUGH E, 2.2.8.A THROUGH E, 2.2.9.A THROUGH E, 2.2.10.C & D, 2.2.11.C & D, 2.2.12.C & D, 2.2.13.C & D, 2.2.14.A, 2.2.14.C & D, 2.2.15.A, 2.2.15.C & D, 2.2.16.D, 2.2.17.D, 2.3.10.C & D, 2.3.13.D, 3.3.1.B THROUGH D, 4.2.2.D, 5.4.1.C, 5.5.2.A, 5.5.3.B, 5.9.6.C, 6.1.1.F, 6.1.4.A THROUGH G, 6.1.11.B & C, 6.6.11.F & G, 6.2.1.A, 6.2.5.A & B, 6.3.2.A THROUGH C, 6.3.3.A, 6.3.4.A, 6.3.4.C, 6.4.2.A, 7.5.3.C & D, 7.6.2.A, 7.8.4.B, 8.2.2.B, 9.4.6.A & E, 9.5.A, 9.5.D, 9.5.F, 9.5.H, 9.5.K, AND 9.5.T OF THE LAND DEVELOPMENT REGULATIONS OF THE TOWN OF JACKSON REGARDING THE DEFINITION OF FAMILY AND HOUSEHOLDS.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1074 (part), 1164, 1166, 1170, 1196 THROUGH 1199, 1210 through 1222, 1227, and 1270; Section 2 of Town of Jackson Ordinance No. 1074 (part), 1166, 1170, and 1197; Section 3 of Town of Jackson Ordinance No. 1166; and Sections 1.9.2.B, 1.9.3.B through D, 2.2.2.A, 2.2.2.C & D, 2.2.3.A, , 2.2.4.A, 2.2.4.C & D, 2.2.5.A, 2.2.5.C & D, 2.2.6.A, 2.2.6.C through E, 2.2.7.A through E, 2.2.8.A through E, 2.2.9.A through E, 2.2.10.C & D, 2.2.11.C & D, 2.2.12.C & D, 2.2.13.C & D, 2.2.14.A, 2.2.14.C & D, 2.2.15.A, 2.2.15.C & D, 2.2.16.D, 2.2.17.D, 2.3.10.C & D, 2.3.13.D, 3.3.1.B through D, 4.2.2.D, 5.4.1.C, 5.5.2.A, 5.5.3.B, 5.9.6.C, 6.1.1.F, 6.1.4.A through G, 6.1.11.B & C, 6.6.11.F & G, 6.2.1.A, 6.2.5.A & B, 6.3.2.A through C, 6.3.3.A, 6.3.4.A, 6.3.4.C, 6.4.2.A, 7.5.3.C & D, 7.6.2.A, 7.8.4.B, 8.2.2.B, 9.4.6.A & E, and 9.5.A, 9.5.D, 9.5.F, 9.5.H, 9.5.K, and 9.5.T of the Land Development Regulations of the Town of Jackson are hereby amended and reenacted to read as set forth on the following pages:

Prior pages i through 1-14 omitted

B. Maintenance, Alteration, Expansion, and Replacement

Maintenance, alteration, replacement, or expansion of a nonconforming physical development shall only be permitted if all 6 of the following standards are met.

1. **No Increase in Nonconformity.** Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming ~~Detached Single-Family Unit~~ detached dwelling or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register that is nonconforming as to height may be the same height as the existing nonconforming house or historic structure).

EXAMPLE: An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a ~~Detached Single-Family Unit~~ detached dwelling may be expanded to the same nonconforming setback.

2. **Maintenance and Alteration.** A nonconforming physical development may be maintained or altered.
3. **Expansion.** A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.
 - a. ~~Detached Single-Family Unit Detached Dwelling.~~ This standard shall not limit the expansion of a ~~Detached Single-Family Unit~~ Detached Dwelling.
 - b. **Jackson Historic Register.** This standard shall not limit expansion of a property listed on the Jackson Historic Register.
 - c. **Workforce Housing Incentive.** Floor area added using the Deed Restricted Housing Exemption (Sec. 7.8.3.) or Workforce Housing Floor Area Bonus (Sec. 7.8.4.) shall not be included in the calculation of expansion.
 - d. **Nonconforming Bulk and Form Standards.** This standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.
 - i. Minimum stories in a street setback
 - ii. Building setback
 - iii. Pedestrian frontage
 - iv. Building frontage

1-16 through 1-17 omitted

C. Use, Development Options, and Subdivision

1. A nonconforming physical development shall be used in compliance with these LDRs. Nonconforming use of a nonconforming physical development shall be subject to Sec. 1.9.3.
2. A nonconforming building shall not be subdivided into condominiums or townhomes, unless the subdivision brings the physical development into compliance with these LDRs.
3. A boundary adjustment pursuant to Sec. 8.5.6 of a site that includes nonconforming physical development shall not increase the nonconformity of the physical development.
4. A subdivision or development option on a site with nonconforming physical development shall require all physical development on the site, except existing buildings, comply with these LDRs.

1.9.3. Nonconforming Uses (7/18/18, Ord. 1199)

A. Applicability

A nonconforming use is declared generally incompatible with the character of the zone or overlay in which it is located. This Section shall apply to:

1. A lawfully established use that is not allowed in the zone or overlay;
2. A lawfully established conditional or special use that does not have an approved Conditional Use Permit or Special Use Permit; and
3. A lawfully established use that does not comply with the use standards applicable to the zone or overlay. Use standards applicable to all zones are found in Article 6. Use standards applicable to specific zones are found in Subsection C of the zone-specific sections found in Article 2, ~~Article 4~~.

B. Expansion

1. A nonconforming use may only be expanded a cumulative total of 20% in the floor area and site area occupied and/or the daily and annual duration of operation, except that a nonconforming ~~Detached Single-Family~~ Detached Dwelling shall not be subject to this limitation.
2. An expansion of a nonconforming use shall not create or increase nonconformity with use-based standards such as parking and affordable workforce housing.
3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs.
4. An expansion of a use that is nonconforming because it does not have an approved CUP or SUP requires approval of a CUP or SUP upon 20% cumulative total expansion in the floor area and site area occupied and/or the daily and annual duration of operation.

C. Change in Use

A nonconforming use, except a ~~Detached Single-Family Unit~~ ~~Detached Dwelling~~, may be changed to another nonconforming use provided all 3 of the following standards are met.

1. The new use is a materially less intense nonconforming use. The determination of the level of intensity shall include, but is not limited to, consideration of traffic generated (amounts and type), impacts on access, parking demand, proposed level of activity, operational characteristics, and other potentially adverse impacts on neighboring lands.
2. The new use shall not create or increase nonconformities with use-based standards such as parking and affordable workforce housing.
3. The new use shall obtain a Conditional Use Permit pursuant to Sec. 8.4.3.

D. Discontinuance

1. If a nonconforming use is operationally discontinued for a period of more than one year, whether or not the equipment or furniture is removed, the use shall not be reestablished or resumed, and any subsequent use of the site shall conform to these LDRs, except that a nonconforming ~~Detached Single-Family~~ ~~Detached Dwelling~~ that is torn down or has structural support willfully removed or replaced shall not be rebuilt.
2. When government action other than those described in 1.9.1.1 a natural disaster, or any other action not considered a willful act of the owner or occupant can be documented as the reason for discontinuance, the nonconforming use may be discontinued for longer than one year provided an application to reconstruct or reestablish the use is submitted to the Planning Director within one year from cessation of the use, and reconstruction or reestablishment is completed within the time period established in the permit approved for the reconstruction or reestablishment.
3. Once a nonconforming principal use is discontinued, all associated accessory uses shall discontinue within 31 days or a sufficient application to permit each accessory use in association with another principal use shall be submitted within 31 days.
4. Time spent maintaining, altering, replacing, or expanding a structure or site devoted to the nonconforming use is not considered a discontinuance of the use, provided:
 - a. All appropriate permits or approvals are obtained;
 - b. The maintenance, alteration, replacement, or expansion is completed within 18 months after commencement; and
 - c. The use is reestablished within 31 days after completion of the maintenance, alteration, replacement, or expansion.

2.2.2. NL-1: Neighborhood Low Density-1

(3/6/19, Ord. 1210)

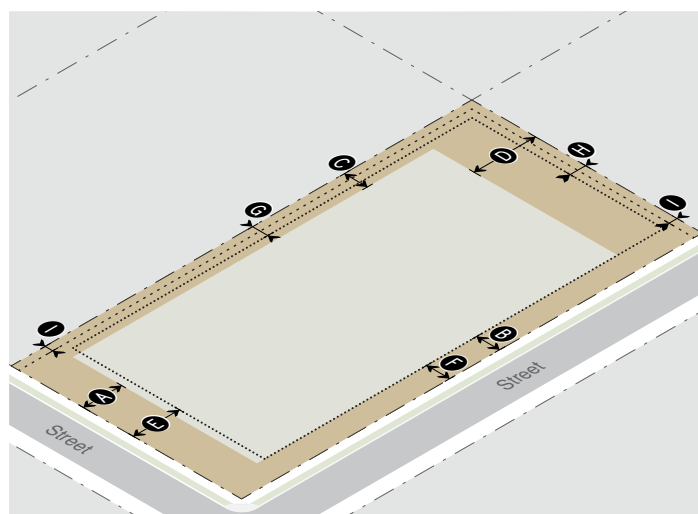
A. Intent

1. General Intent: The intent of the Neighborhood Low Density-1 (NL-1) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: ~~Single-family~~ Detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in [Article 5](#) apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	25'	A
Secondary street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	40'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking lot (all uses)	1 per 12 parking spaces

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6. are applicable in the NL-1 zone, unless stated otherwise.

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 Detached Dwelling (6.1.4.B.)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf)))/2.176$
Group Home (6.1.4.G.) (E.1)	C	15 rooms per acre	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 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000123 * sf

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

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.)
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2.)	B	1 unit per lot	(E.2.)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-1 zone, however, all standards in Article 7. are applicable in the NL-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	43,560 sf	(Sec. 7.2.3.)

2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction		.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling		
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities		(Div. 7.7.)		
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

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

1. Group Home Use Standards

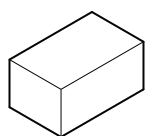
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

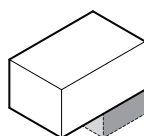
- Home Occupations and Home Businesses in ARUs are prohibited.
- A detached ARU on a lot less than 18,000 sf shall have a maximum habitable floor area of 500 sf. All other ARUs shall have a maximum habitable floor area of 800 sf

F. Configuration Options

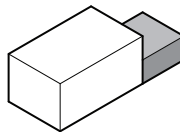
Configuration options in the NL-1 zone include, but are not limited to, the following:



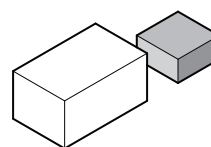
One Unit



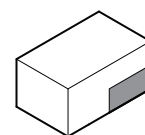
One Unit
+ One basement ARU



One Unit
+ One attached ARU



One Unit
+ One detached ARU



One Unit
+ One internal/basement ARU

2.2.3. NL-2: Neighborhood Low Density-2

(3/6/19, Ord. 1211)

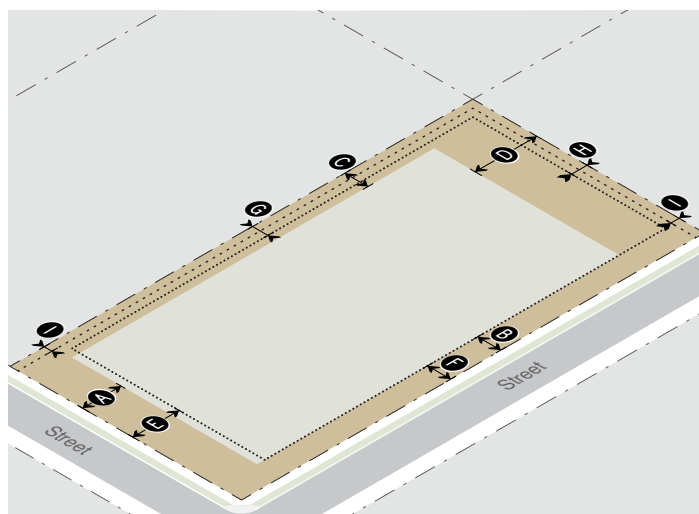
A. Intent

1. General Intent: The intent of the Neighborhood Low Density-2 (NL-2) zone is to provide for places with enough open space and sufficient lot size to provide a predominance of landscape and yards over buildings. Buildings and development should be oriented to respect steep slopes, preserve open space, and provide for wildlife movement through the property. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street, often including longer driveways.
4. Land Use: **Single-family** Detached homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 6.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	25'	A
Secondary street (min)	15'	B
Side interior (min)	15'	C
Rear (min)	25'	D

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	15'	F
Side interior/rear (min)	10'	G
Rear (min)	10'	H

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	.60
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking lot (all uses)	1 per 12 parking spaces

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6. are applicable in the NL-2 zone, unless stated otherwise.

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 (<u>6.1.3.B.</u>)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit <u>Detached Dwelling</u> (<u>6.1.4.B.</u>)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf))) / 2.176$
Group Home (<u>6.1.4.G.</u>) (<u>E.1</u>)	C	15 rooms per acre	n/a	0.5/bed	exempt
Institutional					
Assembly (<u>6.1.8.B.</u>)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (<u>6.1.10.C.</u>)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

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.)
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.2)	B	1 unit per lot	(E.2)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.12.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-2 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-2 zone, however, all standards in Article 7. are applicable in the NL-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	21,780 sf	(Sec. 7.2.3.)

2. Residential Subdivision Requirements**Schools and Parks Exaction**

Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling
Parks exaction	9 acres per 1,000 resident

3. Infrastructure**Transportation Facilities (Div. 7.6.)**

Access	required
Right-of-way for Minor Local Road (min)	60'
Paved travel way for Minor Local Road (min)	20'

Required Utilities (Div. 7.7.)

Water	public
Sewer	public

4. Required Subdivision and Development Option Permits

Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-2 zone.

1. Group Home Use Standards

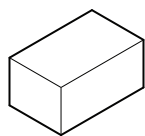
Group Home uses shall be located at least 300 feet from an existing dwelling unit, unless the group home use was proposed as part of a development that included both the group home use and the dwelling units.

2. Accessory Residential Units (ARUs)

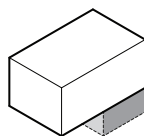
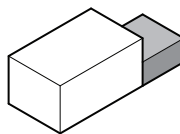
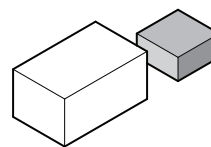
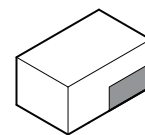
- Home Occupations and Home Businesses in ARUs are prohibited.
- A detached ARU on a lot less than 18,000 sf shall have a maximum habitable floor area of 500 sf. All other ARUs shall have a maximum habitable floor area of 800 sf.

F. Configuration Options

Configuration options in the NL-2 zone include, but are not limited to, the following:



One Unit

One Unit
+ One basement ARUOne Unit
+ One attached ARUOne Unit
+ One detached ARUOne Unit
+ One internal/basement ARU

2.2.4. NL-3: Neighborhood Low Density-3

(3/6/19, Ord. 1212)

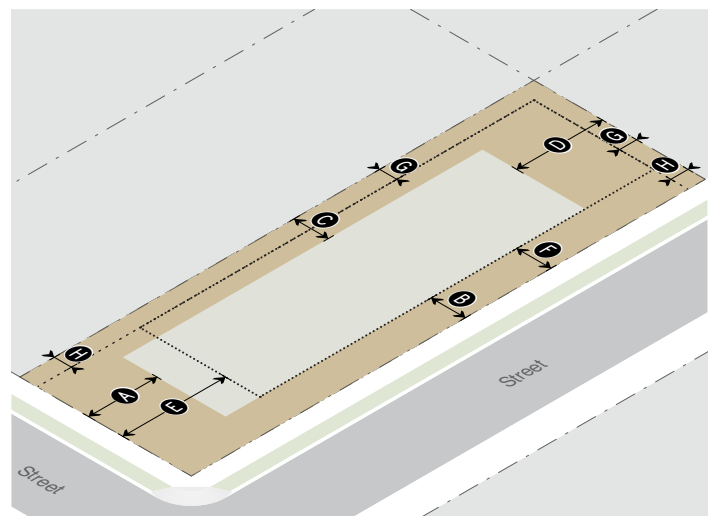
A. Intent

1. General Intent: The intent of the Neighborhood Low Density-3 (NL-3) zone is to recognize existing residential neighborhoods and subdivisions and allow development of **Single-Family Detached** homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street.
4. Land Use: **Single-family Detached** homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subareas 3.1, 5.5, and 6.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)		G
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	H

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6. are applicable in the NL-3 zone, unless stated otherwise.

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 (<u>6.1.3.B.</u>)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit <u>Detached Dwelling</u> (<u>6.1.4.B.</u>)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Transportation/Infrastructure					
Utility Facility (<u>6.1.10C.C.</u>)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf
Wireless Communications Facilities (<u>6.1.10.D.</u>)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (<u>6.1.11.B</u>) (<u>E.1</u>)	B	1 unit per lot	(<u>E.1</u>)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (<u>6.1.11.D.</u>)	B	n/a	n/a	n/a	exempt
Home Business (<u>6.1.11.E.</u>)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (<u>6.1.11.F.</u>)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (<u>6.1.12.D.</u>)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (<u>6.1.12.F.</u>)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure not required	
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-3 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-3 zone, however, all standards in Article 7. are applicable in the NL-3 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	dwelling dwelling
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

2.2.5. NL-4: Neighborhood Low Density-4

(3/6/19, Ord. 1213)

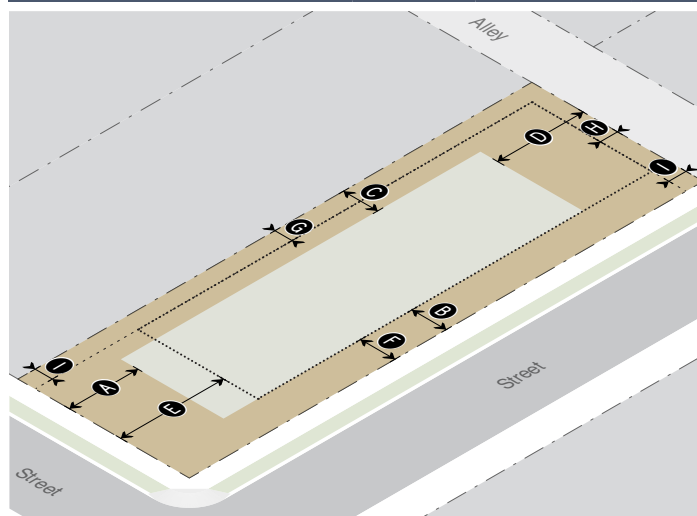
A. Intent

1. General Intent: The intent of the Neighborhood Low Density-4 (NL-4) zone is to recognize existing residential neighborhoods and subdivisions and allow development of **Single-Family Detached** homes with up to two Accessory Residential Units (ARUs) in a way that is consistent with the existing neighborhood character. This zone is intended for properties with alley access and for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking for new development will typically be accessed from an alley while existing development is often accessed from a primary street.
4. Land Use: **Single-family Detached** homes, accessory structures, and ARUs are the primary land uses.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	25'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)		G H
> 14 feet in height	10'	
≤ 14 feet in height	5'	
Second floor deck	10'	

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	.45
Plant units (min)	1 per lot

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6. are applicable in the NL-4 zone, unless stated otherwise.

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 (<u>6.1.3.B.</u>)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit Detached Dwelling (<u>6.1.4.B.</u>)	Y	1 unit per lot	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf)))/2.176$
Transportation/Infrastructure					
Utility Facility (<u>6.1.10.C.</u>)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf
Wireless Communications Facilities (<u>6.1.10.D.</u>)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (<u>6.1.11.B.</u>) (<u>E.1</u>)	B	2 units per lot	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (<u>6.1.11.D.</u>)	B	n/a	n/a	n/a	exempt
Home Business (<u>6.1.11.E.</u>)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (<u>6.1.11.F.</u>)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (<u>6.1.12.D.</u>)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (<u>6.1.12.F.</u>)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards		
Outdoor Storage		(Sec. 6.4.1.)
Refuse and Recycling		(Sec. 6.4.2.)
Trash & recycling enclosure not required		
Noise		(Sec. 6.4.3.)
Sound level at property line (max)		65 DBA
Vibration		(Sec. 6.4.4.)
Electrical Disturbances		(Sec. 6.4.5.)
Fire and Explosive Hazards		(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-4 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-4 zone, however, all standards in Article 7. are applicable in the NL-4 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling	
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		
Access		
Right-of-way for Minor Local Road (min)		
Paved travel way for Minor Local Road (min)		
Required Utilities		
Water		
Sewer		

2.2.6. NL-5: Neighborhood Low Density-5

(3/6/19, Ord. 1214)

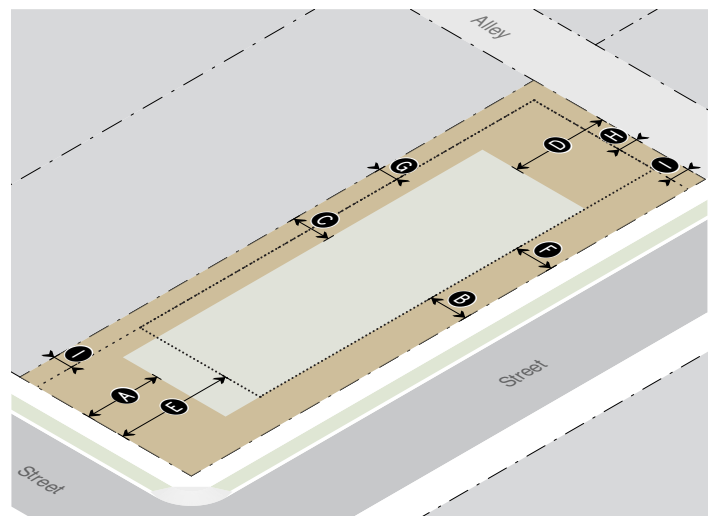
A. Intent

1. General Intent: The intent of the Neighborhood Low Density-5 (NL-5) zone is to enhance the character and cohesiveness of residential neighborhoods while allowing for a flexible range of residential types, including ~~single-family~~ detached units, duplex units, and triplex units. A maximum of three detached or attached units per lot is permitted. This flexibility is intended to create opportunities for workforce housing because all apartment units are required to be rented to members of the local workforce. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple detached buildings or multiple attached units on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from an alley where present or a primary street where no alley exists.
4. Land Use: ~~Single-family~~ Detached homes, duplex, and triplex units, with additional apartments as allowed to not exceed three units per lot maximum density.
5. Comprehensive Plan: Based primarily on Subarea 3.1 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	10'	D

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	H

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	
1 unit	.45
2 units	.35
3 units	.30
All other allowed uses	.45
Plant units (min)	
Residential	1 per lot
Nonresidential	1 per 1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
Dwelling Unit						
< 5 units			X			(Sec. 5.7.1.)
5 - 10 units		X	X			(Sec. 5.7.1.)
> 10 units	X	X	X			(Sec. 5.7.1.)
Nonresidential Floor Area						
≤ 5,000 sf			X	X		(Sec. 5.7.1.)
5,001 - 15,000 sf		X	X	X		(Sec. 5.7.1.)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Allowed Uses and Use Standards

Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6. are applicable in the NL-5 zone, unless stated otherwise.

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				exempt	exempt
Agriculture (<u>6.1.3.B.</u>)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit <u>Detached Dwelling</u> (<u>6.1.4.B.</u>) (<u>E.1</u>)	Y	(<u>E.1</u>)	8,000 sf habitable-excluding basement	2/DU	$0.000017(\text{sf}) + (\text{Exp}(-15.49 + 1.59 \cdot \text{Ln}(\text{sf}))) / 2.176$
<u>Attached Dwelling</u>	<u>B</u>	(<u>E.1</u>)		<u>1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU</u>	<u>exempt</u>
Apartment (<u>6.1.4.D.</u>) (<u>E.2</u>)	B	(<u>E.1</u>)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Dormitory (<u>6.1.4.F.</u>)	<u>C</u>	<u>n/a</u>	<u>n/a</u>	<u>1/bed</u>	<u>exempt</u>
Group Home (<u>6.1.4.G.</u>)	C	n/a	n/a	0.5/bed	exempt
Institutional					
Assembly (<u>6.1.8.B.</u>)	C	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (<u>6.1.10.C.</u>)	C	n/a	n/a	1/employee + 1/stored vehicle	$0.000123 * \text{sf}$

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

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.)
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.) (E.1) (E.2)	B	2 units per lot	(E.1)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.11.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.),

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NL-5 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NL-5 zone, however, all standards in Article 7. are applicable in the NL-5 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		

Land Division	7,500 sf	(Sec. 7.2.3.)
<u>Condominium/Townhouse</u>	<u>n/a</u>	<u>(Sec. 7.2.4.)</u>
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
(Div. 7.5.)		
Schools exaction	.020 acres per 1- or 2-family unit dwelling	
	.015 acres per multi-family unit dwelling	
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		
(Div. 7.6.)		
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		
(Div. 7.7.)		
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NL-5 zone.

1. Single-Family Detached Detached Dwelling, Attached Dwelling, Apartment, or ARU. No more than 3 units of any combination are permitted on the lot.
2. **Apartment and ARU Occupancy.** Occupancy of an apartment or ARU shall be restricted to persons employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations or the occupants shall be members of the same family household unit occupying the principal dwelling unit, such as parents or adult children, or intermittent, nonpaying guests.
3. Condominium or Townhouse. Condominium or townhouse subdivision is only allowed if all units on the property are permanently deed restricted to the satisfaction of the Jackson/Teton County Housing Department. The restriction must permanently restrict use and occupancy of each dwelling unit to households that work locally and occupy the unit as their primary residence. If three units are built on the site or lot, an additional 600 square foot above-ground floor area shall be granted.

2.2.7. NM-1: Neighborhood Medium Density-1 (3/6/19, Ord. 1215)

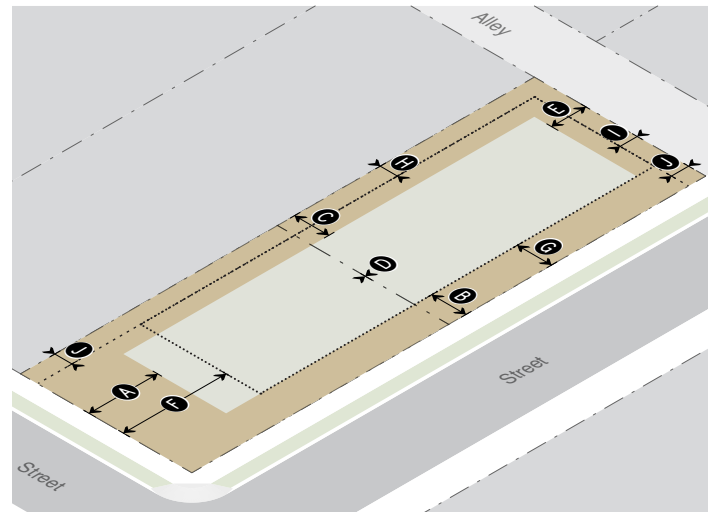
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density 1 (NM-1) zone is to recognize existing residential neighborhood character while allowing flexibility in design and ownership for ~~single-family~~ detached homes, duplex homes, and Accessory Residential Units (ARUs) on smaller lots when feasible. This zone is intended for Stable neighborhoods where increased residential density is not intended.
2. Buildings: Buildings can be up to 2 stories in height. Multiple buildings on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley when present.
4. Land Use: ~~Single-family~~ Detached and attached homes, accessory structures, and ARUs are the primary land uses. Lots are typically either 7,500 or 3,750 square feet but may also be any size within this range.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Duplex interior (min)	0'	D
Rear (min)	10'	E
Rear alley (min)	10'	F

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	G
Secondary street (min)	10'	H
Side interior/rear* (min)		I
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	
Rear alley (min)	10'	J

Site Development Setbacks

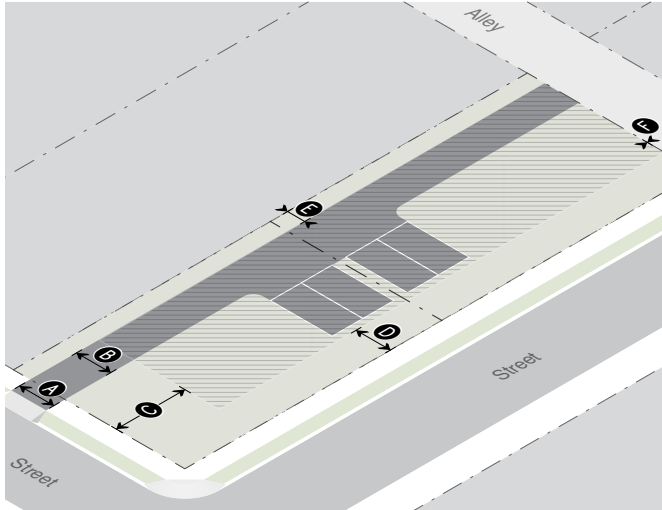
All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	J

Landscaping (Div. 5.5.)

Landscaping	<7,500 sf	≥7,500 sf
Single-family detached Detached dwelling	.50	.45
Single-family attached Attached dwelling	.50	n/a
Apartment	n/a	.40
LSR decrease for each ARU	.10	.10
All other uses	.50	.45
Plant units (min)	1 per lot	

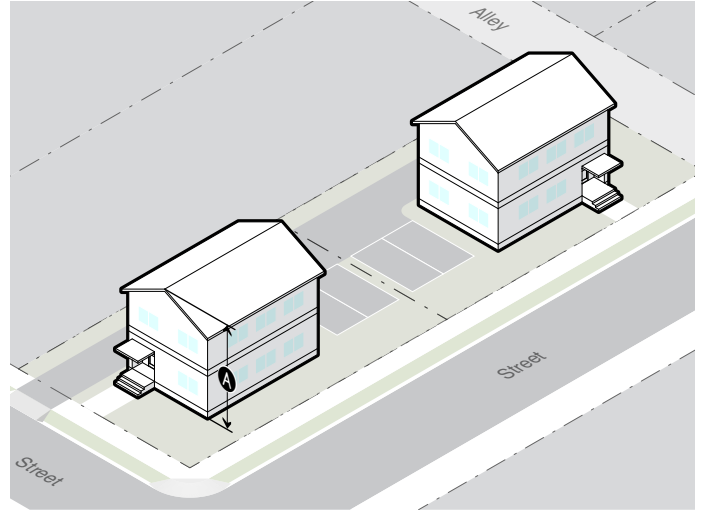
2. Vehicle Access Standards



	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses
Access			
Primary street	Allowed	Allowed	Allowed
Secondary street	Allowed	Allowed	Allowed
Alley	Required	Allowed	Allowed
Curb-cut width (max)	Not allowed	20' per 100' of lot frontage or 40% of lot frontage, whichever is less	20' per 100' of lot frontage or 40% of lot frontage, whichever is less (A)
Driveway width in primary/secondary street setback (max)	Not allowed	20'	20' (B)
Parking Setbacks			
Primary street (min)	20'*	20'*	20'* (C)
Secondary street (min)	10'	10'*	10'* (D)
Side interior (min)	5'	5'	5' (E)
Rear (min)	5'	5'	5' (F)
Rear alley (min)	2'	2'	2' (F)

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards



Design Guidelines (Div. 5.8.)

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height (Sec. 9.4.9.)

Height (max): roof pitch ≤ 3/12	2 stories, not to exceed 26'	(A)
Height (max): roof pitch 4/12, 5/12	2 stories, not to exceed 28'	(A)
Height (max): roof pitch ≥ 6/12	2 stories, not to exceed 30'	(A)

Accessory Structure Height (Sec. 9.4.9.)

Accessory residential unit (max)	2 stories, not to exceed 26'
All other accessory structures (max)	14'

Scale of Development (Sec. 9.4.13.)

Floor area ratio (FAR max)	<7,500 sf	≥7,500 sf
Single-family detached Detached dwelling	.40	.40
Single-family attached Attached dwelling	.40	n/a
Townhouse detached	n/a	.40
Apartment	n/a	.40
FAR increase for each ARU	.10	.05
All other uses	n/a	.40

C. Allowed Uses and Use Standards

Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6. are applicable in the NM-1 zone, unless stated otherwise.

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 (<u>6.1.3.B.</u>)	B	n/a	n/a	n/a	exempt
Residential					
Detached Single-Family Unit Detached Dwelling (<u>6.1.4.B.</u>)	Y	(E.1)	8,000 sf habitable-excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Single-Family Unit Attached Dwelling (<u>6.1.4.C.</u>)	B	1 unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (<u>6.1.4.D.</u>) (E.1)	B	(E.1)			$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Dormitory (<u>6.1.4.F.</u>)	C	n/a	n/a	1/bed	exempt
Group Home (<u>6.1.4.G.</u>)	C	n/a	n/a	0.5/bed	exempt
Transportation/Infrastructure					
Utility Facility (<u>6.1.10.C.</u>)	C	n/a	n/a	1/employee + 1/stored vehicle	0.000123 * sf
Wireless Communications Facilities (<u>6.1.10.D.</u>)					
Minor	B	n/a	n/a	1/employee + 1 per stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (<u>6.1.11.B.</u>) (E.2)	B	(E.1)	(E.2)	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	exempt
Home Occupation (<u>6.1.11.D.</u>)	B	n/a	n/a	n/a	exempt
Home Business (<u>6.1.11.E.</u>)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (<u>6.1.11.F.</u>)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (<u>6.1.11.D.</u>)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (<u>6.1.12.F.</u>)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the NM-1 zone are provided or referenced below.

Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-1 zone, however, all standards in Article 7. are applicable in the NM-1 zone, unless stated otherwise.

1. Development Options and Subdivision				
Option		Lot Size (min)		Standards
Allowed Subdivision Options				
Land Division		3,750 sf		(Sec. 7.2.3.)
Condominium/Townhouse		n/a		(Sec. 7.2.4.)
2. Residential Subdivision Requirements				
Schools and Parks Exaction				(Div. 7.5.)
Schools exaction		.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling		
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities				(Div. 7.6.)
Access				required
Right-of-way for Minor Local Road (min)				60'
Paved travel way for Minor Local Road (min)				20'
Required Utilities				(Div. 7.7.)
Water				public
Sewer				public
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-1 zone.

1. Maximum Allowed Density

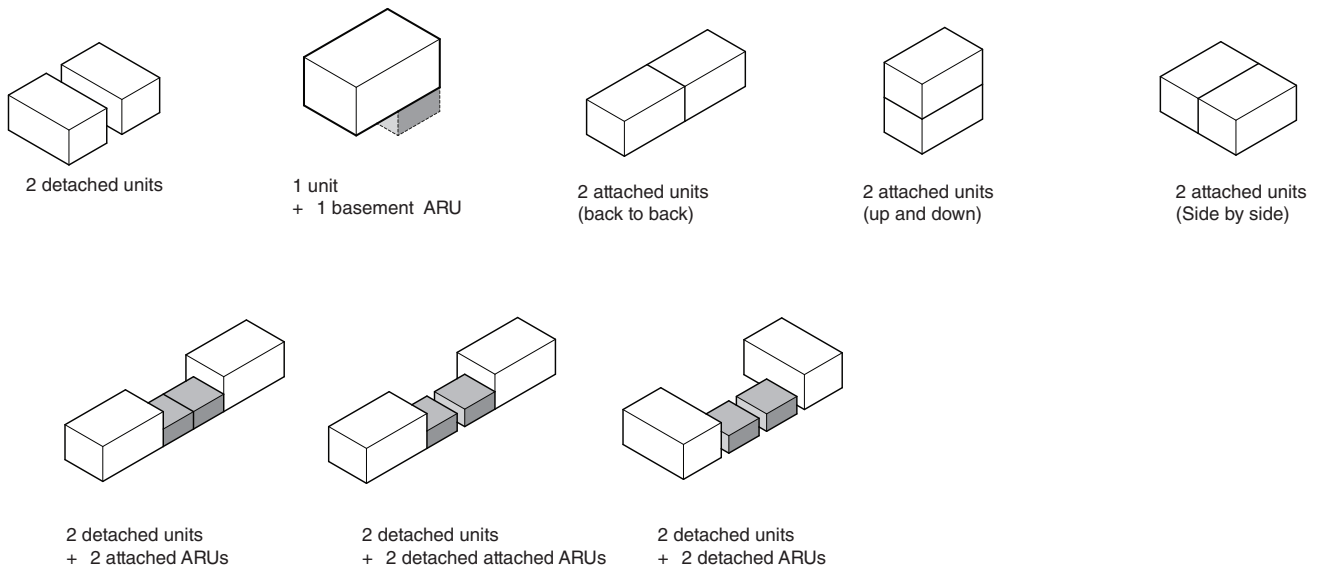
- a. The maximum allowed density on an individual lot of 7,500 sf or greater in size is four units (two primary units and two ARUs), except that a building with two **Single-Family** attached **dwelling** units (i.e. duplex) is only allowed to have ARUs if the lot is served by either two street frontages or by a street and an alley. The two primary units may either be detached (i.e., two Detached **Dwellings Single-Family homes**) or attached (i.e., Apartments attached in the form of a duplex).
- b. The maximum allowed density on an individual lot smaller than 7,500 sf in size is two units (one Detached **Dwelling Single-Family home** and one ARU).

2. Accessory Residential Units (ARUs)

- a. Home Occupations and Home Businesses in ARUs are prohibited.
- b. Detached ARUs shall only be permitted on lots that meet minimum lot size.
- c. A detached ARU on a lot less than 11,250 sf shall have a maximum habitable floor area of 500 sf. All other ARUs shall have a maximum habitable floor area of 800 sf.

F. Configuration Options

Configuration options in the NM-1 zone include, but are not limited to, the following:



2.2.8. NM-2: Neighborhood Medium Density-2 (3/6/19, Ord. 1216)

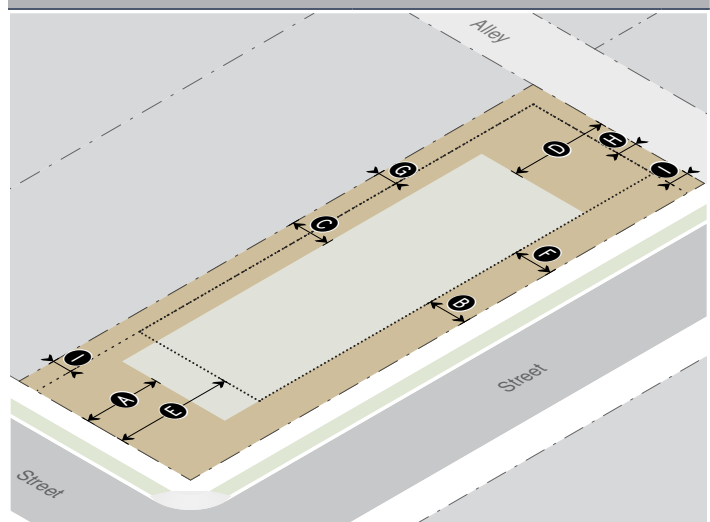
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a **single-family** detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H

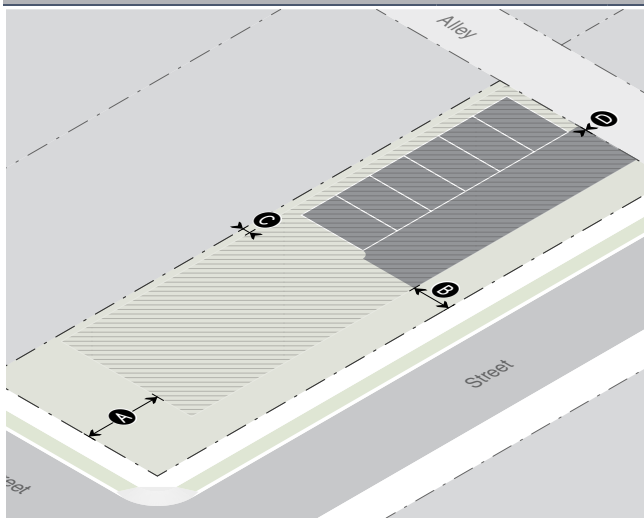
Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)	
Single-Family Detached Dwelling	.45	
Apartments/ Single-Family Attached Dwellings	.21 & 70% in front 1/3 of lot	
All other allowed uses	.35	
Plant units (min)		
Single-Family Detached Dwelling and Duplex	1 per unit	
All other uses	1/1,000 sf of landscape area	
Parking Lot (all uses)	1 per 12 parking spaces	

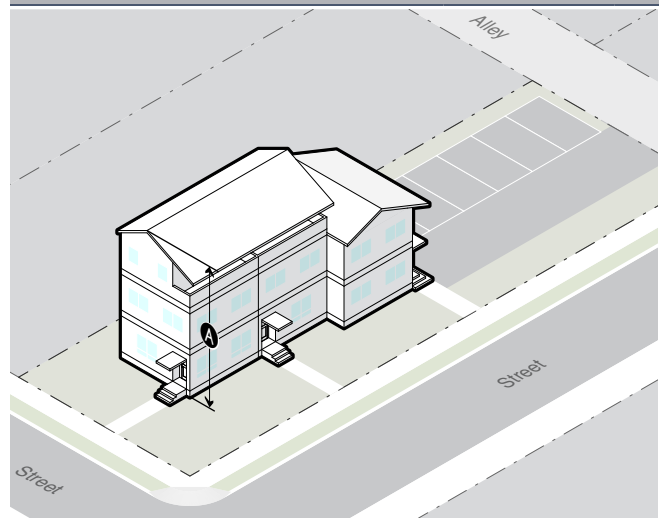
2. Vehicle Access Standards**Access**

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

Parking Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards**Primary Building Height**

(Sec. 9.4.9.)

Height (max): roof pitch $\leq 3/12$	3 stories, not to exceed 35'	A
Height (max): roof pitch $4/12, 5/12$	3 stories, not to exceed 37'	A
Height (max): roof pitch $\geq 6/12$	3 stories, not to exceed 39'	A

Accessory Structure Height

(Sec. 9.4.9.)

All accessory structures (max)	14'
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Scale of Development

(Sec. 9.4.13.)

Floor area ratio (FAR max)

Single-Family Detached Detached Dwelling	.30
All other allowed uses	.40
Deed restricted housing exemption	(Sec. 7.8.3.)
Workforce housing floor area bonus	(Sec. 7.8.4.)
Individual building (max gross floor area)	10,000 sf

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
Dwelling Unit						
<5 units			X			(Sec. 5.7.1.)
5-15 units		X	X			(Sec. 5.7.1.)
>15 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6. are applicable in the NM-2 zone, unless stated otherwise.

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.)
Residential					
Detached Single-Family Unit Detached Dwelling (6.1.4.B.)	Y	n/a	8,000 sf habitable-excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf))) / 2.176$
Attached Single-Family-unit Attached Dwelling (6.1.4.C.) (E.1)	B	(E.1)		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59 \cdot \ln(sf))) / 2.176$
Apartment (6.1.4.D.) (E.1)	B	(E.1)			
Dormitory (6.1.4.F.)	E	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	$0.000123 * sf$

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

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.)
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.11.D.)	B	1 unit per lot	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NM-2 zone are provided or referenced below.

Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This subsection is intended to indicate all of the development option and subdivision standards applicable in the NM-2 zone, however, all standards in Article 7. are applicable in the NM-2 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		

Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Schools and Parks Exaction		(Div. 7.5.)
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling	
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

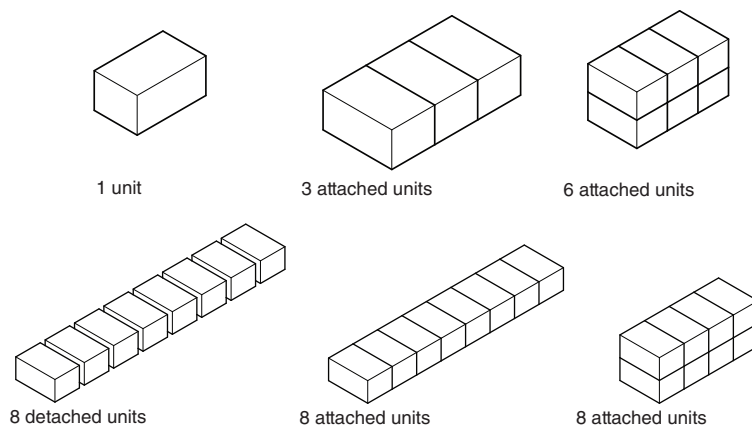
E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NM-2 zone.

1. Attached **Single-Family Unit Dwelling**/Apartment. No more than 8 units are allowed per building.

F. Configuration Options

Configuration options in the NM-2 zone include, but are not limited to, the following:



2.2.9. NH-1: Neighborhood High Density 1

(3/6/19, Ord. 1217)

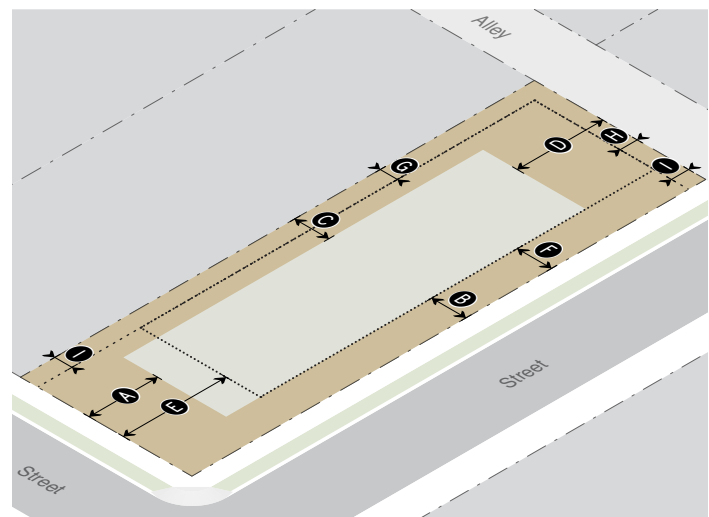
A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a **Single-family detached** home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	10'	H

Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5' I

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)
Apartments/ Single-Family Attached Dwellings	.21 & 70% in front 1/3 of lot
All other allowed uses	.30
Plant units (min)	
Single-Family Detached Dwelling and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)
Dwelling Unit						
<5 units			X			(Sec. 5.7.1.)
5-15 units		X	X			(Sec. 5.7.1.)
>15 units	X	X	X			(Sec. 5.7.1.)
Sign					X	(Sec. 5.7.1.)

C. Use Standards

Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential					
Detached Single-Family unit Detached Dwelling	B	(E.1)	8,000 sf habitable-excluding basement	1/DU 0-1 bedrooms 500 sf max; otherwise 1.5/DU	$0.000017(sf) + (Exp(-15.49 + 1.59 \cdot \ln(sf))) / 2.176$
Attached Single-Family unit Attached Dwelling (6.1.4.C.) (E.1)	B	(E.1)			$0.000017(sf) + (Exp(-14.17 + 1.59 \cdot \ln(sf))) / 2.176$
Apartment (6.1.4.D.)	B	(E.1)			
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	$0.000123 * sf$
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle	$0.000123 * sf$
Minor	B	n/a	n/a		

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density	Individual Use (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Accessory Uses					
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	n/a	n/a	1/employee	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	n/a	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Temporary Shelter (6.1.11.D.)	B	1 unit per lot (max)	n/a	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	n/a	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the NH-1 zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the NH-1 zone, however, all standards in Article 7. are applicable in the NH-1 zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)

2. Residential Subdivision Requirements	
Schools and Parks Exaction (Div. 7.5.)	
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling
Parks exaction	9 acres per 1,000 resident
3. Infrastructure	
Transportation Facilities (Div. 7.6.)	
Access	required
Right-of-way for Minor Local Road (min)	60'
Paved travel way for Minor Local Road (min)	20'
Required Utilities (Div. 7.7.)	
Water	public
Sewer	public

4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

1. **Minimum Density.** The minimum density for lots in the NH-1 is 17.425 units per acre. NOTE: this requirement is rounded down to the next whole number (e.g., 1.8 units = 1 unit). The following density ranges are provided for general guidance :
 - a. Lots approximately 5,000 sf or less: One Detached Dwelling Single-Family Unit;
 - b. Lots approximately 5,001 - 7,499 sf: Two units (either detached or attached);
 - c. Lots 7,500 or larger: Three or more units (either detached or attached).

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)	Floodplain Permit
Floor Area							
< 6,900 sf			X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
6,900 - 13,800 sf		X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
> 13,800 sf	X	X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
> 13,800 sf for only residential use	X	X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
Sign					X	<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit <u>Attached Dwelling (6.1.4.C.)</u>	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * sf + (Exp(-14.17 + 1.59 * Ln(sf))) / 2.176$
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247 * sf
Retail (6.1.6.C.) (E.3)	B	2,000 sf excluding basement storage	(E.3)	exempt	0.000216 * sf
Service (6.1.6.D.) (E.3)	B		(E.3)	exempt	0.000216 * sf
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling	
Parks exaction	9 acres per 1,000 resident	

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit Attached Dwelling (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * sf + (Exp(-14.17 + 1.59 * \ln(sf))) / 2.176$
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.204*bedrooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.204*bedrooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247 * sf
Retail (6.1.6.C.)	B	6,000 sf	n/a	3.37/1,000 sf	0.000216 * sf
Service (6.1.6.D.)	B	excluding basement	n/a	2.25/1,000 sf	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	0.000599 * sf
Amusement/Recreation					
Amusement (6.1.5.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	0.000216 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000123 * sf
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option		Lot Size (min)	Standards	
Allowed Subdivision Options				
Land Division		7,500 sf	Sec. 7.2.3.	
Townhouse Condominium Subdivision		n/a	Sec. 7.2.4.	
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction		.020 acres per 1- or 2-family unit	dwelling	
		.015 acres per multi-family unit	dwelling	
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities			(Div. 7.6.)	
Access			required	
Right-of-way for Minor Local Road (min)			60'	
Paved travel way for Minor Local Road (min)			20'	
Required Utilities			(Div. 7.7.)	
Water			public	
Sewer			public	
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6, are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit Attached Dwelling (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.102 * rooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.102 * rooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247 * sf
Retail (6.1.6.C.)	B	6,000 sf excluding basement storage	n/a	3.37/1,000 sf	0.000216 * sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/73 sf dining area + 1/40 sf bar area	0.000599 * sf
Amusement/Recreation					
Amusement (6.1.5.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	0.000216 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000123 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#), are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	7,500 sf	Sec. 7.2.3.		
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.		
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities		(Div. 7.7.)		
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Building Permit (Sec. 8.3.4.)	DRC Review (Sec. 8.2.6.)	Sign Permit (Sec. 8.3.6.)	Grading Permit (Sec. 8.3.5.)	Floodplain Permit
Floor Area							
< 9,750 sf			X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
9,750 sf – 19,500 sf		X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
> 19,500 sf	X	X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
> 30,000 sf for only residential use	optional	X	X	X		<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>
Sign					X	<u>Sec. 5.7.1.</u>	<u>Sec. 5.4.4.</u>

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6. are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit Attached Dwelling (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	B	n/a	n/a	0.25/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	2.47/1,000 sf	0.000247 * sf
Retail (6.1.6.C.)	B	50,000 sf excluding basement	n/a	3.37/1,000 sf	0.000216 * sf
Service (6.1.6.D.)	B		n/a	2.25/1,000 sf	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/73 sf dining area + 1/40 sf bar area	0.000599 * sf
Mini-Storage Warehouse (6.1.6.G.)	B	n/a	n/a	1/10 storage units + 1/employee	0.000007 * sf
Heavy Retail/Service (6.1.6.F.) (E.3)	C	n/a	n/a	1.5/1,000 sf + 2.25 per repair bay + 0.75/wash bay	0.000123 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Nursery (6.1.6.H.)	C	n/a	n/a	independent calculation	independent calculation
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/40 sf seating area or independent calculation	0.000216 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	B	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Industrial Uses					
Light Industry (6.1.9.B.) (E.3)	C	n/a	n/a	0.75/1,000sf + 0.75/company vehicle	0.000123 * sf
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000123 * sf
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.75/employee + 0.75/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)				0.75/employee + 0.75/stored vehicle	0.000123 * sf
Minor	B	n/a	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.75/employee + 0.75 off-street pick-up/ drop-off	exempt
Drive-in Facility (6.1.11.H.)	B	n/a	n/a	3 que spaces per service lane	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.75/1,000 sf outdoor display area + 0.75/ employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	3.75/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in Article 7. are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	7,500 sf	(Sec. 7.2.3.)
Townhouse Condominium Subdivision	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	dwelling dwelling
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

2.2.14. DC-1: Downtown Core-1 (2/1/21, Ord. 1278)

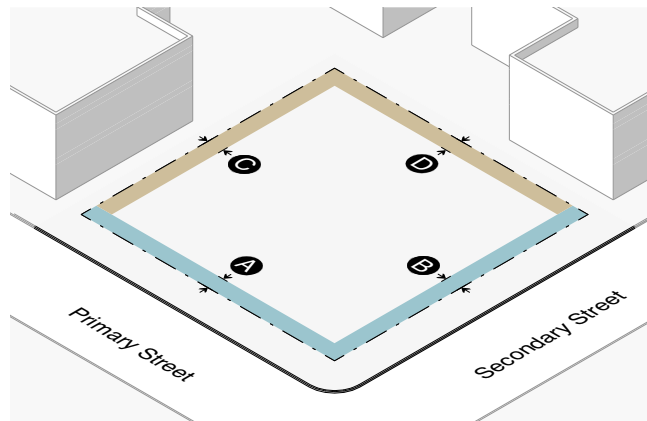
A. Intent

1. General Intent. The intent of the Downtown Core-1 (DC-1) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.
2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.
3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, **single-family** attached **dwellings**, and lodging primarily located on upper stories.
5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in [Article 5](#), apply unless stated otherwise.

1. Lot Standards



Building Setbacks (Sec. 9.4.8.)

Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	n/a
Plant units (min)	n/a

Fencing

Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'

Parking Setbacks (Sec. 9.4.8.)

Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'

Access

Curb cut width (max)	24'
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C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6, are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit Attached Dwelling (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017 * \text{sf} + (\text{Exp}(-14.17 + 1.59 * \text{Ln}(\text{sf}))) / 2.176$
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.102 * rooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.102 * rooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000247 * sf
Retail (6.1.6.C.)	B	12,500 sf	n/a	2.25/1,000 sf	0.000216 * sf
Service (6.1.6.D.)	B	excluding basement	n/a	1.5/1,000 sf	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	B	storage	n/a	1/110 sf dining area + 1/60 sf bar area	0.000599 * sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000216 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000123 * sf
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt
Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only					

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	Required
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	5,000 sf	Sec. 7.2.3.		
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.		
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	dwelling dwelling		
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities		(Div. 7.7.)		
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

2.2.15. DC-2: Downtown Core-2 (2/1/21, Ord. 1278)

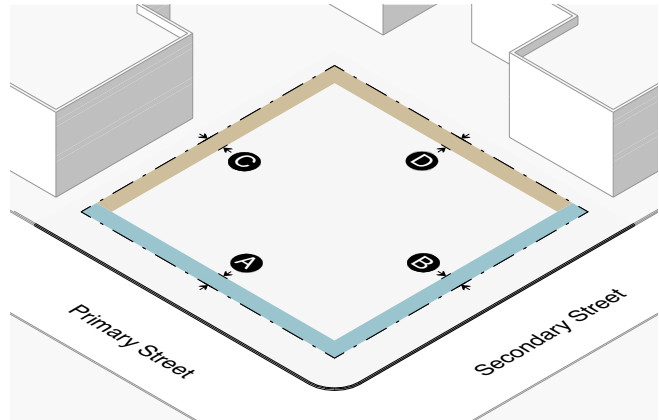
A. Intent

1. General Intent. The intent of the Downtown Core-2 (DC-2) zone is to provide for a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk.
2. Buildings. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows, display windows, and entry features invite and encourage pedestrian activity.
3. Parking. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.
4. Land Use. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, ~~single-family~~ attached dwellings, and lodging primarily located on upper stories.
5. Comprehensive Plan. Based primarily on sub area 2.3 of the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Building Setbacks (Sec. 9.4.8.)

Primary street setback range (min-max)	0' - 5'	A
Secondary street setback range (min-max)	0' - 5'	B
Side interior (min)	0' or 5'	C
Rear (min)	0' or 5'	D
Abutting protected zone (min)	10'	

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	n/a
Plant units (min)	n/a

Fencing

Height in any street or side yard (max)	4'
Height in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from side or rear lot line (min)	0'

Parking Setbacks (Sec. 9.4.8.)

Primary street, above ground (min)	30'
Secondary street, surface parking (min)	30'
Secondary street, tuck-under, enclosed, or structured parking screened by bldg. (min)	0'

Access

Curb cut width (max)	24'
----------------------	-----

C. Allowed Uses and Use Standards

Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6, are applicable unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Residential Uses					
Attached Single-Family Unit Attached Dwelling (6.1.4.C.)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.000017*sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D.)	B				
Dormitory (6.1.4.F.)	C	n/a	n/a	0.251/bed	exempt
Group Home (6.1.4.G.)	C	n/a	n/a	0.5/bed	exempt
Lodging					
Conventional Lodging (6.1.5.B.)	B (LO)	n/a	n/a	0.75/room	0.102 * rooms
Short-term Rental Unit (6.1.5.C.)	B (LO)	n/a	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	0.102 * rooms
Commercial Uses					
Office (6.1.6.B.)	B	n/a	n/a	1.65/1,000 sf	0.000247 * sf
Retail (6.1.6.C.)	B	12,500 sf excluding basement storage	n/a	2.25/1,000 sf	0.000216 * sf
Service (6.1.6.D.)	B		n/a	1.5/1,000 sf	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	B		n/a	1/110 sf dining area + 1/60 sf bar area	0.000599 * sf
Amusement/Recreation					
Amusement (6.1.7.B.)	B	n/a	n/a	1/60 sf seating area or independent calculation	0.000216 * sf
Developed Recreation (6.1.7.D.)	B	n/a	n/a	3.37/1,000 sf	independent calculation
Outfitter/Tour Operator (6.1.7.E.)	C	n/a	n/a	independent calculation	independent calculation
Institutional Uses					
Assembly (6.1.8.B.)	C	n/a	n/a	independent calculation	independent calculation
Day Care/Education (6.1.8.C.)	B	n/a	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Parking (6.1.10.B.)	C	n/a	n/a	n/a	0.000123 * sf

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.) (LO) = Lodging Overlay Only

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Utility Facility (6.1.10.C.)	C	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	n/a	n/a	0.5/employee + 0.5/stored vehicle	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	B	n/a	n/a	1/DU	exempt
Home Occupation (6.1.11.D.)	B	n/a	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	n/a	n/a	0.5/employee + 0.5 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	n/a	n/a	0.5/1,000 sf outdoor display area + 0.5/employee	exempt
Farm Stand (6.1.12.E.)	B	n/a	n/a	2.5/1,000 sf display area	exempt

Y = Use allowed, no use permit required B = Basic Use Permit (Sec. 8.4.2.) C = Conditional Use Permit (Sec. 8.4.3.)
(LO) = Lodging Overlay Only

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	Required
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#), are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option		Lot Size (min)		Standards
Allowed Subdivision Options				
Land Division		5,000 sf		Sec. 7.2.3.
Townhouse Condominium Subdivision		n/a		Sec. 7.2.4.
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction		.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling		
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities				(Div. 7.6.)
Access				required
Right-of-way for Minor Local Road (min)				60'
Paved travel way for Minor Local Road (min)				20'
Required Utilities				(Div. 7.7.)
Water				public
Sewer				public
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	5,000 sf	Sec. 7.2.3.		
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.		
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	dwelling dwelling		
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities		(Div. 7.7.)		
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

3. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.)
Outdoor Storage	Prohibited
Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc.) not made a permanent part of a structure	Prohibited
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision are provided below. Where a cross-reference is provided see the referenced division or section for additional standards. All standards in [Article 7](#) are applicable unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	5,000 sf	Sec. 7.2.3.
Townhouse Condominium Subdivision	n/a	Sec. 7.2.4.
2. Residential Subdivision Requirements		
Schools and Parks Exaction		
Schools exaction	.020 acres per 1- or 2-family unit .015 acres per multi-family unit	dwelling dwelling
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Right-of-way for Minor Local Road (min)		60'
Paved travel way for Minor Local Road (min)		20'
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.) (E.1)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 sf	n/a	1/employee + 1/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)					
Minor	B	0 sf	n/a	1/employee + 1 per stored vehicle	0.000123 * sf
Major	C	0 sf	n/a		
Heliport (6.1.10.E.)	C	0 sf	n/a	7/daily aircraft movement	0.000123 * sf
Accessory Uses					
Accessory Residential Unit (6.1.11.B.)	C	0 sf	n/a	1.25/DU	exempt
Home Occupation (6.1.11.D.)	B	0 sf	n/a	n/a	exempt
Family Home Daycare (6.1.11.F.)	B	0 sf	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Home Daycare Center (6.1.11.G.)	C	0 sf	n/a	1/employee + 2 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 sf	n/a	1/1,000 sf outdoor display area + 1/employee	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 sf	n/a	3.3/1,000 sf	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 sf	n/a	1/employee	exempt

Y=Use allowed, no use permit required, B=Basic Use Permit (Sec. 8.4.2.), C=Conditional Use Permit (Sec. 8.4.3.)

3. Maximum Scale of Use	
Individual Use (floor area) (max)	
Accessory residential unit	800 sf habitable
4. Operational Standards	
Outdoor Storage	(Sec. 6.4.1.) (E.3.b)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the BP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the BP-ToJ zone, however, all standards in [Article 7](#), are applicable in the BP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option		Lot Size (min)		Standards
Allowed Subdivision Options				
Land Division		10,000 sf		(Sec. 7.2.3.)
Condominium/Townhouse		n/a		(Sec. 7.2.4.)
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction		.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling		
Parks exaction		9 acres per 1,000 resident		
3. Infrastructure				
Transportation Facilities				(Div. 7.6.)
Access (E.3.a)				required
Right-of-way for Minor Local Road (min)				60'
Paved travel way for Minor Local Road (min)				20'
Required Utilities				(Div. 7.7.)
Water				public
Sewer				public
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the BP-ToJ zone.

- 1. Parking for Industrial Uses.** Off-street parking facilities shall be located within 500 feet of the structure the parking is to serve. Off-site parking must be permanent. Leaseholds are not acceptable.

3. Maximum Scale of Use

not applicable

4. Operational Standards

Outside Storage (Sec. 6.4.1.)

Refuse and Recycling (Sec. 6.4.2.)

Trash and recycling enclosure required >4 DUs and all nonresidential

Noise (Sec. 6.4.3.)

Max sound level at property line 55 DBA

Vibration (Sec. 6.4.4.)

Electrical Disturbances (Sec. 6.4.5.)

Fire and Explosive Hazards (Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the MHP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the MHP-ToJ zone, however, all standards in [Article 7](#), are applicable in the MHP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options

Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
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Allowed Subdivision Options	subdivision prohibited					
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Allowed Development Options						
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Mobile Home Park	n/a	see Sec. 7.1.3 , for standards			18'	(Sec. 7.1.3)
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2. Residential Subdivision Requirements

Schools and Parks Exactions (Div. 7.5.)

School Exaction	.020 acres per 1- or 2-family unit dwelling
	.015 acres per multi-family unit dwelling

Park Exaction	9 acres per 1,000 resident
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3. Infrastructure

Transportation Facilities (Div. 7.6.)

Access	required
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Right-of-way for a Minor Local Road (min)	60'
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Paved travel way for a Minor Local Road (min)	20'
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Required Utilities (Div. 7.7.)

Water	public
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Sewer	public
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Div. 3.3. Rural Area Legacy Zones

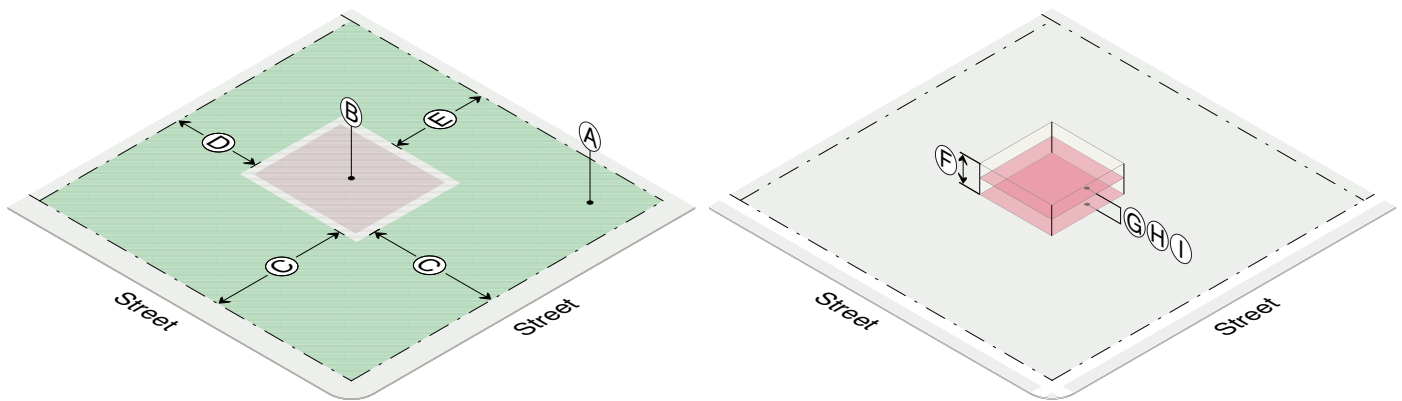
3.3.1. Rural Residential-Town (R-ToJ) (7/18/18, Ord. 1198)

A. Intent

The purpose of the Rural Residential-Town (R-ToJ) Zone classification is to preserve the existing character in rural areas of the Town, typified by expansive open areas, natural features and resources, and agricultural lands.

B. Physical Development

Standards applicable to physical development in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the physical development standards applicable in the R-ToJ zone, however, all standards in [Article 5.](#) are applicable in the R-ToJ zone, unless stated otherwise.



1. Structure Location and Mass

	(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)
	LSR (min)	Lot Coverage (max)	Street Setback (min)	Side Setback (min)	Rear Setback (min)	Height (max)	Stories (max)	Stories (LO) (max)	FAR (max)
Detached Single-family unit Detached Dwelling	n/a	E.1, E.2	50'	30'	40'	30'	2	3	n/a
Other principal uses	n/a	n/a	50'	30'	40'	35'	2	3	n/a
Accessory uses	See standards for primary use with which associated (E.5)								

Exceptions

Residential Projections. Covered and uncovered decks, porches and balconies may encroach into a front yard by not more than 6 feet. Cornices, canopies, eaves, decks, porches, bay windows, chimneys and similar architectural features may encroach into a side or rear yard by not more than 4 feet. Fire escapes may extend into a side or rear yard by not more than 4 feet. Patios which are at grade may extend to any portion of a side or rear yard.

Detached Accessory Structure Separation. 10'

C. Allowed Uses and Use Standards

Standards applicable to uses in the R-ToJ zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the use standards applicable in the R-ToJ zone, however, all standards in Article 6. are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Open Space					
Agriculture (6.1.3.B.)	B	0 ac	n/a	n/a	exempt
Outdoor Recreation (6.1.3.C.)	C	0 ac	n/a	independent calculation	independent calculation
Residential					
Detached Single-Family Unit <u>Detached Dwelling</u> (6.1.4.B.)	Y	0 ac	1 unit per lot	2/DU	0.000017*sf + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Dormitory (6.1.4.F.)	C	0 ac	7 rooms per acre	1/bed	exempt
Group Home (6.1.4.G.) (E.3)	C	0 ac	7 rooms per acre	0.5/bed	exempt
Commercial					
Nursery (6.1.6.H.)	C	0 ac.	n/a	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	0.000431*sf
Institutional					
Assembly (6.1.8.B.)	C	0 ac	n/a	independent calculation	independent calculation
Transportation/Infrastructure					
Utility Facility (6.1.10.C.)	C	0 ac	n/a	1/employee + 1/stored vehicle	0.000123 * sf
Wireless Communications Facilities (6.1.10.D.)				1/employee + 1 per stored vehicle 0.000123 * sf	
Minor	B	0 sf	n/a		
Accessory Uses					
Accessory Residential Unit (6.1.11.B) (E.5)	B	0 sf	1 unit per lot	1/bedroom	exempt
Home Occupation (6.1.11.D.)	B	0 ac	n/a	n/a	exempt
Home Business (6.1.11.E.)	C	0 ac	n/a	1/employee	exempt

Y=Use allowed, no use permit required B=Basic Use Permit (Sec. 8.4.2.) C=Conditional Use Permit (Sec. 8.4.3.)

1. Allowed Uses				2. Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2.)	Affordable Workforce Housing Units (min) (Div. 6.3.)
Family Home Daycare (6.1.11.F.)	B	--	n/a	1/employee + 1 off-street pick-up/drop-off	exempt
Temporary Uses					
Christmas Tree Sales (6.1.12.B.)	Y	0 ac	n/a	1 per 1,000 sf outdoor display area + 1 per employee	exempt
Farm Stand (6.1.12.E.)	B	0 ac	n/a	5 per 1,000 sf display area	exempt
Real Estate Sales Office (6.1.12.C.)	B	0 ac	n/a	3.3/1,000 sf	exempt
Temporary Shelter (6.1.12.D.)	B	0 ac	1 unit per lot	2/DU	exempt
Temp. Gravel Extraction and Processing (6.1.12.F.)	B	0 ac	n/a	1/employee	exempt

Y=Use allowed, no use permit required B=Basic Use Permit (Sec. 8.4.2.) C=Conditional Use Permit (Sec. 8.4.3.)

3. Maximum Scale of Use

Individual Use (floor area) (max)

~~Single family unit (detached)~~ Detached Dwelling

Habitable floor area excluding basement	8,000 sf
Gross floor area excluding basement	10,000 sf
Accessory Residential Unit	
Detached ARU on Lot < 18,000 sf	500 sf habitable
All other ARUs	800 sf habitable

4. Operational Standards

Outdoor Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash & recycling enclosure required	> 4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Sound level at property line (max)	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ zone, however, all standards in Article 7, are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	12,000 sf	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access		required		
Right-of-way for Minor Local Road (min)		60'		
Paved travel way for Minor Local Road (min)		20'		
Required Utilities		(Div. 7.7.)		
Water		public		
Sewer		public		
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the R-ToJ zone.

- For lots in developments with required open space, the lot coverage shall be calculated for the entire project area and allocated to each lot at the time a Development Plan is approved.
- Impervious Surface Coverage for Residential Lots

4. Nuisance Standards		
Outside Storage		(Sec. 6.4.1.)
Refuse and Recycling		(Sec. 6.4.2.)
Trash and recycling enclosure required		>4 DUs and all nonresidential
Noise		(Sec. 6.4.3.)
Max sound level at property line		65 DBA
Vibration		(Sec. 6.4.4.)
Electrical Disturbances		(Sec. 6.4.5.)
Fire and Explosive Hazards		(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P/SP-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P/SP-ToJ zone, however, all standards in Article 7, are applicable in the P/SP-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options		
Option	Lot Size (min)	Standards
Allowed Subdivision Options		
Land Division	n/a	(Sec. 7.2.3.)
Condominium/Townhouse	n/a	(Sec. 7.2.4.)
2. Residential Subdivision Requirements		
Schools and Parks Exactions		
Schools exaction	.020 acres per 1- or 2-family unit dwelling .015 acres per multi-family unit dwelling	
Parks exaction	9 acres per 1,000 resident	
3. Infrastructure		
Transportation Facilities		(Div. 7.6.)
Access		required
Required Utilities		(Div. 7.7.)
Water		public
Sewer		public

3. Maximum Scale of Use	
not applicable	
4. Nuisance Standards	
Outside Storage	(Sec. 6.4.1.)
Refuse and Recycling	(Sec. 6.4.2.)
Trash and recycling enclosure required	>4 DUs and all nonresidential
Noise	(Sec. 6.4.3.)
Max sound level at property line	65 DBA
Vibration	(Sec. 6.4.4.)
Electrical Disturbances	(Sec. 6.4.5.)
Fire and Explosive Hazards	(Sec. 6.4.6.)

D. Development Options

Standards applicable to development options and subdivision in the P-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the P-ToJ zone, however, all standards in [Article 7.](#) are applicable in the P-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options						
Option	BSA (min)	Lot Size (min)	Density (max)	FAR (max)	Height (max)	Option Standards
Allowed Subdivision Options						
Land Division	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.3.)
Condominium/Townhouse	n/a	n/a	n/a	determined by physical development		(Sec. 7.2.4.)
2. Residential Subdivision Requirements						
Schools and Parks Exactions						
				0.02 acres per 1- or 2-family unit		
Schools exaction						dwelling
				0.015 acres per multi-family unit		dwelling
Parks exaction				9 acres per 1,000 resident		
3. Infrastructure						
Transportation Facilities						
						(Div. 7.6.)
Access						required
Required Utilities						
						(Div. 7.7.)
Water						public
Sewer						public

Div. 5.4. Natural Hazard Protection Standards

The purpose of this Division is to limit development in naturally hazardous areas. Development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous.

5.4.1. Steep Slopes (7/18/18, Ord. 1197)

A. Slopes in Excess of 25%

No physical development shall be permitted on natural slopes in excess of 25%.

B. Exceptions

1. **Manmade Slopes.** Physical development on manmade slopes is permitted, provided that the proposed finish grade complies with all other applicable standards of these LDRs.
2. **Small Slopes.** Physical development of isolated slopes that cover less than 1,000 square feet and have less than 10 feet of elevation change is permitted.
3. **Essential Access.** Physical development of steep slopes is permitted to provide essential access for vehicles and/or utilities when no other alternative access exists.

C. Standards in Hillside Areas

The purpose of this Section is to provide requirements, standards, criteria, and review procedures which are supplementary to those found elsewhere in these LDRs, and which apply only to hillside areas of the Town of Jackson.

1. **Definition.** For purposes of this Section, hillside areas within the Town of Jackson shall be defined as any lot of record which has an average cross-slope (in any direction) of 10% or greater. This definition shall include any lot of record upon which proposed physical development, use, development option, or subdivision may affect any portion of said lot of record having a slope of 10% or greater, even though the average cross-slope of the subject property may be less than 10%.
2. **Applicability and Exceptions.** The requirements and procedures of this Subsection shall apply when any hillside area is proposed for subdivision, lot split, or development or terrain disturbance of any kind, including a building permit. The only exception shall be in the case of a detached ~~dwelling single-family unit~~ on a lot which has been legally platted prior November 9, 1994.
3. **Conditional Use Permit Required.** Prior to any terrain disturbance, removal of vegetation, or any physical development, use, development option, or subdivision, a Conditional Use Permit shall be required.

Div. 5.5. Landscaping Standards

5.5.1. Purpose (1/1/15, Ord. 1074)

A. General Purpose

The purpose of these landscaping standards is to assist in maintaining the character of the zones by providing minimum planting, buffering, and screening around and within physical development. Landscape surface area and/or plant units are required for both residential and nonresidential use based upon the zone in which the use is located.

5.5.2. Landscape Plan (1/1/15, Ord. 1074)

A. General

A landscape plan shall be submitted for review, along with the appropriate application for a physical development permit for all physical development except that detached ~~dwelling~~ ~~single-family units~~ shall be exempted from the provisions of this Section, but shall be landscaped in accordance with the remaining standards of this Division.

B. Standards

The landscape plan shall comply with the following standards.

1. **Landscape Architect Required.** A landscape plan shall be prepared by a landscape architect registered in the State of Wyoming.
2. **Approval and Bond Required.** Prior to issuance of any physical development permit that requires a landscape plan, a performance bond for completion of the approved landscape plan shall be submitted to the Planning Director pursuant to Sec. 8.2.11.

C. Requirements of Landscape Plan

The landscape plan shall include the following elements.

1. **Mapping of Existing Vegetation.** A map identifying all deciduous trees of 3 inches in caliper or greater, and all coniferous trees of 3 inches in caliper or greater, within an area proposed for clearing and within 25 feet of any area to be cleared. In addition, all trees or shrubs proposed to be retained and counted towards complying with the landscaping standards of this Division shall be mapped. This mapping requirement may be combined with the mapping completed pursuant to Sec. 8.2.2.
2. **Calculation to Determine Required Landscaping.** A summary of all calculations used to determine the total amount of landscaping required.
3. **Plant Schedule.** A plant schedule, identifying symbols, quantity, size, and type of all proposed landscaping and existing vegetation that is proposed for credit.

4. **Planting Plan.** The planting plan shall indicate the location of all proposed landscaping and existing landscaping that is proposed for credit.
5. **Irrigation Statement.** An irrigation statement describing how plant material will be irrigated for a minimum 2 year period or until plant establishment.
6. **Erosion Control.** A description of how erosion is to be controlled on-site, both permanently and during construction.
7. **Cost Estimates.** Cost estimates to implement the landscape plan.

5.5.3. Required Plant Units (7/18/18, Ord. 1197)

A. General

1. **Sum of All Requirements.** The plant units required shall be the sum of all of the plant units prescribed by the standards of this Section.

EXAMPLE: A nonresidential development with a parking lot shall provide the plant units required for the nonresidential development and the plant units required for the parking lot.

2. **Measurement.** One plant unit shall be the minimum amount provided by any development; fractional plant units of one-half or more shall be treated as a requirement of one plant unit.
3. **Credit for Existing Vegetation.** Retention of existing vegetation is encouraged. Any retained existing plant material which satisfies, or with 5 years of growth would satisfy, the required plant units shall be counted towards satisfying the required plant units.

B. Requirements

Except as specified below, plant units shall be provided at a rate of one plant unit per 1,000 square feet of required landscaped surface area.

1. **Nonresidential in the R-ToJ.** Nonresidential development in the R-ToJ zone shall be provided at a rate of one plant unit per 1,000 square feet of gross floor area.
2. **Residential in Legacy Zones.** All new residential development in a Legacy Zone (Div. 2.3. & Div. 3.3.) shall provide one plant unit per dwelling unit.
3. **Location of Plant Units in Single Dwelling Single-Family Subdivisions.** For residential development within single dwelling single-family subdivisions, the landscaping required per dwelling unit shall be located on each lot of record.

- c. A residential unit(s) that is a Registered Historic Resource structure, or that is contained within such a structure, shall not count as a dwelling unit for the purpose of maximum density limitations.

4. Minimum Lot Size

The minimum lot size limit on a property with a structure listed on the Jackson Historic Register may be eliminated for the purpose of separating the historic property on an individual lot. However, all resulting lots shall meet all applicable requirements of the LDRs with the exception that the Registered Historic Resource may be as close as 5 feet from any newly created rear setback. In addition, the Registered Historic Resource shall be protected in perpetuity on the lot (repositioning allowed) by the recordation of an historic preservation easement.

5. Workforce Housing Mitigation

- a. Uses within a Registered Historic Resource are exempt from the affordable workforce housing mitigation requirements in Div. 6.3. (see 6.3.2.C.3 for full text).
- b. Any addition to a Registered Historic Resource that receives approval of a Certificate of Appropriateness shall be exempt from the affordable workforce housing mitigation requirements in Div. 6.3. (see 6.3.2.C.3 for full text).
- c. For any property with a Registered Historic Resource, the landowner may transfer or sell any unused housing mitigation credits to another property in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, BP, NM-2, or NH-1 zone. To calculate the amount of the credit, the Town will assume the following:
 - 1) for a residential zone, the credit assumes 100% Detached **Single-family Dwelling** development; 2) for a mixed-use zone, the credit assumes 100% Retail development.

EXAMPLE: For a 7,500 sf property with a 1.3 FAR and existing 1,500 sf historic structure, the housing mitigation credit would be calculated as follows: 9,750 sf (total FAR) sf of credit available to be transferred (i.e., floor area of existing historic structure is not counted). This 9,750 sf then needs to be converted to a mitigation requirement assuming 100% Retail development. Using the Town's workforce housing calculator, this yields a total credit of approximately 2.1 mitigation units.

6. Transfer of Development Rights (TDR) for Historic Preservation

Properties with a Registered Historic Resource may transfer or sell unused floor area (Transferred Floor Area) to another eligible property according to the standards in this subsection.

Use Schedule: Town Character Zones															
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Open Space															<u>6.1.3</u>
Agriculture	B	B	B	B	B	B	--		--	--	--	--	--	--	<u>6.1.3.B</u>
Outdoor Recreation	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.3.C</u>
Residential															<u>6.1.4</u>
Detached Single-Family Unit Detached Dwelling	Y	Y	Y	Y	Y ^z	Y	Y	Y	--	--	--	--	--	--	<u>6.1.4.B</u>
Attached Single-Family Unit Attached Dwelling	--	--	--	--	--B^z	B	B ^z	B	B	B	B	B	B	--	<u>6.1.4.C</u>
Apartment	--	--	--	--	B ^z	B	B ^z	B	B	B	B	B	B	--	<u>6.1.4.D</u>
Mobile Home	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.4.E</u>
Dormitory	--	--	--	--	E	E	B	E	E	E	E	B	E	--	<u>6.1.4.F</u>
Group Home	C ^z	C ^z	--	--	C	C	B	C	C	C	C	C	C	--	<u>6.1.4.G</u>
Lodging															<u>6.1.5</u>
Conventional Lodging	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	<u>6.1.5.B</u>
Short-Term Rental Unit	--	--	--	--	--	--	--	--	B(LO)	B(LO)	B(LO)	--	--	--	<u>6.1.5.C</u>
Commercial															<u>6.1.6</u>
Office	--	--	--	--	--	--	--	--	B	B	B	B	B	--	<u>6.1.6.B</u>
Retail	--	--	--	--	--	--	--	--	B	B	B	B	B ^z	--	<u>6.1.6.C</u>
Service	--	--	--	--	--	--	--	--	B	B	B	B	B ^z	--	<u>6.1.6.D</u>
Restaurant/Bar	--	--	--	--	--	--	--	--	B	B	B	B	--	--	<u>6.1.6.E</u>
Heavy Retail/Service	--	--	--	--	--	--	--	--	--	--	--	C	--	--	<u>6.1.6.F</u>
Mini-Storage Warehouse	--	--	--	--	--	--	--	--	--	--	--	B	--	--	<u>6.1.6.G</u>
Nursery	--	--	--	--	--	--	--	--	--	--	--	C	--	--	<u>6.1.6.H</u>
Amusement/Recreation															<u>6.1.7</u>
Amusement	--	--	--	--	--	--	--	--	B	B	B	B	--	--	<u>6.1.7.B</u>
Developed Recreation	--	--	--	--	--	--	--	--	B	B	B	B	--	--	<u>6.1.7.D</u>
Outfitter/Tour Operator	--	--	--	--	--	--	--	--	C	B	B	B	--	--	<u>6.1.7.E</u>
Adult Entertainment Business	--	--	--	--	--	--	--	--	--	--	--		--	--	<u>6.1.7.F</u>
Institutional															<u>6.1.8</u>
Assembly	C	C	--	--	C	--	C	C	C	C	C	C	C	--	<u>6.1.8.B</u>
Daycare/Education	--	--	--	--	--	--	--	--	B	B	B	B	B	--	<u>6.1.8.C</u>

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay -- = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

^z = Use subject to zone specific standards

Use Schedule: Town Character Zones															
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/ Stds
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Industrial															<u>6.1.9</u>
Light Industry	--	--	--	--	--	--	--	--	--	--	--	B ^z	--	--	<u>6.1.9.B</u>
Heavy Industry	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.9.C</u>
Disposal	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.9.D</u>
Transportation/Infrastructure															<u>6.1.10</u>
Parking	--	--	--	--	--	--	--	--	C	C	C	C	--	--	<u>6.1.10.B</u>
Utility Facility	C	C	C	C	C	C	C	C	C	C	C	C	C	--	<u>6.1.10.C</u>
Wireless Communication Facilities															
Minor	B	B	B	B	B	B	B	B	B	B	B	B	B	--	<u>6.1.10.D</u>
Major	--	--	--	--	--	--	--	--	--	--	--	--	--	--	
Heliport	--	--	--	--	--	--	--	--	--	--	--	C	--	--	<u>6.1.10.E</u>
Accessory Uses															<u>6.1.11</u>
Accessory Residential Unit	B ^z	B ^z	B ^z	B ^z	--	B ^z	--	--	B	B	B	B	B	--	<u>6.1.11.B</u>
Bed and Breakfast	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.11.C</u>
Home Occupation	B	B	B	B	B	B	B	B	B	B	B	B	B	--	<u>6.1.11.D</u>
Home Business	C	C	C	C	C	C	C	C	--	--	--	--	--	--	<u>6.1.11.E</u>
Family Home Daycare	B	B	B	B	B	B	B	B	B	B	B	B	B	--	<u>6.1.11.F</u>
Home Daycare Center	C	C	--	--	C	--	C	C	--	--	--	--	--	--	<u>6.1.11.G</u>
Drive-In Facility	--	--	--	--	--	--	--	--	--	--	--	B	--	--	<u>6.1.11.H</u>
Temporary Uses															<u>6.1.12</u>
Christmas Tree Sales	--	--	--	--	--	--	--	--	Y	Y	Y	Y	--	--	<u>6.1.12.B</u>
Real Estate Sales Office	--	--	--	--	--	--	--	--	--	--	--	--	--	--	<u>6.1.12.C</u>
Temporary Shelter	B	B	B	B	B	B	B	B	--	--	--	--	--	--	<u>6.1.12.D</u>
Farm Stand	--	--	--	--	--	--	--	--	B	B	B	B	--	--	<u>6.1.12.E</u>
Temp. Gravel Extraction and Processing	B	B	B	B	B	B	B	B	--	--	--	--	--	--	<u>6.1.12.F</u>

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Use Schedule: Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Open Space								<u>6.1.3</u>
Agriculture	--	--	--	--	B	Y	Y	<u>6.1.3.B</u>
Outdoor Recreation	--	--	C	--	C	C	C	<u>6.1.3.C</u>
Residential								<u>6.1.4</u>
Detached Single-Family Unit Detached Dwelling	--	Y	--	--	Y	--	--	<u>6.1.4.B</u>
Attached Single-Family Unit Attached Dwelling	--	B ^z	--	--	--	--	--	<u>6.1.4.C</u>
Apartment	--	B ^z	--	--	--	--	--	<u>6.1.4.D</u>
Mobile Home	--	--	--	B ^z	--	--	--	<u>6.1.4.E</u>
Dormitory	--	⊖	--	--	⊖	⊖	--	<u>6.1.4.F</u>
Group Home	--	C	--	--	C ^z	C	--	<u>6.1.4.G</u>
Lodging								<u>6.1.5</u>
Conventional Lodging	C(LO)	B(LO)	--	--	--	--	--	<u>6.1.5.B</u>
Short-Term Rental Unit	C(LO)	B(LO)	--	--	--	--	--	<u>6.1.5.C</u>
Commercial								<u>6.1.6</u>
Office	B	B	--	--	--	C	--	<u>6.1.6.B</u>
Retail	B	B	--	--	--	--	--	<u>6.1.6.C</u>
Service	B	B	--	--	--	C	--	<u>6.1.6.D</u>
Restaurant/Bar	B	B	--	--	--	--	--	<u>6.1.6.E</u>
Heavy Retail/Service	--	--	B	--	--	C	--	<u>6.1.6.F</u>
Mini-Storage Warehouse	--	--	B	--	--	C	--	<u>6.1.6.G</u>
Nursery	--	--	C	--	C	--	--	<u>6.1.6.H</u>
Amusement/Recreation								<u>6.1.7</u>
Amusement	C	C	--	--	--	--	--	<u>6.1.7.B</u>
Developed Recreation	--	B	C	--	--	C	--	<u>6.1.7.D</u>
Outfitter/Tour Operator	--	C	C	--	--	--	--	<u>6.1.7.E</u>
Adult Entertainment Business	--	--	C	--	--	--	--	<u>6.1.7.F</u>
Institutional								<u>6.1.8</u>
Assembly	--	C	C	--	C	C	--	<u>6.1.8.B</u>
Daycare/Education	--	B	C	--	--	C	--	<u>6.1.8.C</u>

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Use Schedule: Town Legacy Zones								
USE CATEGORY	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		Def/ Stds
Specific Use	TS	UC	BP-ToJ	MHP-ToJ	R-ToJ	P/SP-ToJ	P-ToJ	
Industrial								<u>6.1.9</u>
Light Industry	--	--	B	--	--	C	--	<u>6.1.9.B</u>
Heavy Industry	--	--	C	--	--	C	--	<u>6.1.9.C</u>
Disposal	--	--	C	--	--	C	--	<u>6.1.9.D</u>
Transportation/Infrastructure								<u>6.1.10</u>
Parking	--	--	--	--	--	C	--	<u>6.1.10.B</u>
Utility Facility	--	C	C	C	C	C	C	<u>6.1.10.C</u>
Wireless Communication Facilities								
Minor	B	B	B	B	B	B	B	<u>6.1.10.D</u>
Major	--	--	C	--	--	C	C	
Heliport	--	--	C	--	--	C	--	<u>6.1.10.E</u>
Accessory Uses								<u>6.1.11</u>
Accessory Residential Unit	B	B	C	--	B	B	--	<u>6.1.11.B</u>
Bed and Breakfast	--	B(LO)	--	--	--	--	--	<u>6.1.11.C</u>
Home Occupation	B	B	B	B	B	B	--	<u>6.1.11.D</u>
Home Business	--	B	--	--	C	--	--	<u>6.1.11.E</u>
Family Home Daycare	--	B	B	--	B	--	--	<u>6.1.11.F</u>
Home Daycare Center	--	B	C	--	--	B	--	<u>6.1.11.G</u>
Drive-In Facility	--	B	--	--	--	--	--	<u>6.1.11.H</u>
Temporary Uses								<u>6.1.12</u>
Christmas Tree Sales	--	Y	Y	--	Y	Y	Y	<u>6.1.12.B</u>
Real Estate Sales Office	--	--	B	--	B	--	--	<u>6.1.12.C</u>
Temporary Shelter	--	B	--	B	B	--	--	<u>6.1.12.D</u>
Farm Stand	--	B	--	--	B	B	--	<u>6.1.12.E</u>
Temp. Gravel Extraction and Processing	--	B	B	B	B	B	B	<u>6.1.12.F</u>

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B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

b. Does Not Include:

- i. Golf course

2. Standards

- a. **Operations Plan.** An outdoor recreation use shall be subject to an operations plan approved as part of its use permit. The purpose of the operations plan is to outline management practices and techniques to mitigate the impact of the use on natural resources and neighboring properties. The operations plan shall address the following, if applicable.

- i. Strategies or mitigation measures to minimize glare from night lighting; and
- ii. Hours of operation.

6.1.4. Residential Uses (7/18/18, Ord. 1198)

A. All Residential Uses

- 1. **Definition.** A residential use is a living facility, certified under the International Residential or Building Code or by HUD, that includes permanent provision for living, sleeping, eating, cooking, and sanitation.

2. Standards

- a. No residential unit or portion of a residential unit may be rented such that occupancy is limited to less than 31 days. Short-term rental of less than 31 days shall be considered a lodging use subject to the standards of Sec. 6.1.4. A time-share condominium is considered a residential use as long as the ownership intervals are 31 days or longer. Any ownership intervals of less duration shall be considered a lodging use.
- b. A residential unit shall have a maximum of one kitchen.
- c. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by 6.1.12.D.
- d. Occupancy Requirements for International Residential Code (IRC) Structures
 - i. Structures 3,000 square feet or less: 1 person per 200 square feet or 4 persons per bathroom, whichever is greater.
 - ii. Structures 3,001 square feet or more: 1 person per 200 square feet or 4 persons per bathroom, whichever is less.
 - iii. Bathroom shall be defined as: a space containing at least one toilet, one sink, and one bathtub or shower.

- e. Occupancy Requirements for International Building Code (IBC) Structures
 - i. Shall be pursuant to the IBC.

B. Detached ~~Single-Family Unit~~ Dwelling

1. **Definition.** A detached ~~dwelling single-family unit~~ is a single residential unit occupied by not more than one ~~family household unit~~ having no roof, wall, or floor in common with any other residential unit or nonresidential unit, except as modified below.
 - a. **Includes:**
 - i. ~~Single-family units~~ Detached dwellings attached to accessory residential units
 - ii. Detached townhouse units

C. Attached ~~Single-Family Unit~~ Dwelling

1. **Definition.** An attached ~~dwelling single-family unit~~ is a residential unit occupied by not more than one ~~family household unit~~, which is connected to at least one other dwelling unit or nonresidential unit by one or more common walls.
 - a. **Includes:**
 - i. Attached townhouse unit
 - ii. Condominium
 - b. **Does Not Include:**
 - i. Apartments
 - ii. ~~Single-family units~~ Attached dwellings attached to accessory residential units

D. Apartment

1. **Definition.** An apartment is a ~~single-family unit~~ dwelling that cannot be owned as a separate, single unit.
2. **Does Not Include:**
 - a. Townhouse
 - b. Condominium
 - c. Accessory residential unit

E. Mobile Home

1. **Definition.** A mobile home is a movable or portable dwelling unit, built on a chassis or frame, for use with or without a permanent foundation, fabricated in an off-site location, which conforms to the applicable US Housing and Urban

Development (HUD) construction and safety standards as amended, and is intended for occupancy as a ~~single-family detached~~ dwelling when connected to utility systems.

a. Includes:

- i. Manufactured home

b. Does Not Include:

- i. Camping Unit
- ii. Homes built to meet the requirements of the International Residential or Building Code

2. Standards

- a. The mobile home shall be of a color and placed or landscaped in such a way as to be visually unobtrusive.
- b. The mobile home's roof shall use nonmetallic, nonreflective materials and shall have a minimum pitch of 3 in 12.
- c. The mobile home shall be skirted.

F. ~~Dormitory~~

- 1. ~~Definition. A dormitory is a residential unit occupied by a group of unrelated people not residing as a single family.~~

a. Includes:

- i. ~~boarding houses or rooming houses~~
- ii. ~~residential facilities for students and staff of schools~~
- iii. ~~residential facilities associated with other types of instruction, education, training, and religious activity~~

2. Standards

- a. ~~Maximum density. For purposes of the density calculation, a room shall mean a sleeping room designed for an occupancy of no more than 2 people.~~

G. Group Home

- 1. Definition. A group home is a residential unit ~~occupied by more than 3 unrelated individuals~~, which typically offers shelter, medical and mental health services, and other care-related services to residents.

a. Includes:

- i. nursing homes and various assisted living centers

- i. employee apartment
 - ii. caretaker's quarters
 - iii. mother-in-law suite
 - iv. guesthouse
 - b. **Does Not Include:**
 - i. Mobile Home
2. **Primary Uses:**
- a. All open space uses
 - b. Detached Dwelling Single-Family Unit
 - c. All lodging uses
 - d. All commercial uses
 - e. All amusement and recreation uses
 - f. All institutional uses
 - g. All industrial uses
3. **Standards**
- a. **Zone Specific Standards Also Apply.** In addition to the standards of this subsection, applicable standards for an ARU may also be found in Subsection C and/or E for the Section of the Zone in which the ARU is located.
 - b. **Occupancy.** The occupancy of an ARU shall be restricted to persons that meet one of the following standards:
 - i. The occupants shall be employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations; or
 - ii. The occupants shall be members of the same family household unit occupying the principal dwelling unit, such as parents or adult children; or
 - iii. The occupants shall be intermittent, nonpaying guests of the family household unit occupying the primary Detached Dwelling Single-Family Unit
 - c. **Use as Required Housing.** An accessory residential unit may be utilized to satisfy the requirements set forth in Div. 6.3, so long as it complies with the standards of Div. 6.3.

C. Bed and Breakfast

1. **Definition.** A bed and breakfast is a residential unit in which bedrooms are rented as lodging units.
2. **Primary Uses:**
 - a. Detached ~~Dwelling single-family unit~~
3. **Standards**
 - a. A bed and breakfast shall have no more than 4 lodging units (bedrooms).
 - b. A bed and breakfast shall average no more than 8 persons per night during any 30 day period.
 - c. No more than 2 ~~family-style communal~~ meals may be provided per 24 hour period. The meals shall be for the guests of the bed and breakfast only.
 - d. The owner or manager shall reside in the dwelling unit.

D. Home Occupation

1. **Definition.** A home occupation is an accessory nonresidential use conducted entirely within a residential unit or on-site structure accessory to the residential unit. The intent of a home occupation is to give small, local businesses a place to start. Home occupations are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home occupations.
 - a. **Includes:**
 - i. professional services (e.g. accountant, physician, real estate agent)
 - ii. studios (e.g. art, handcraft, music)
 - iii. tailor
 - iv. repair of furniture and small appliances
 - v. tutoring or classes
 - vi. counseling (primarily for individual persons)
2. **Primary Uses:**
 - a. All residential uses
 - b. Accessory residential unit
3. **Standards**

- c. A home business shall not have more than 3 total employees.
- d. No more than 2 persons residing off-site may be employed on the site of a home business.
- e. No more than 25% of the maximum habitable floor area of the primary dwelling unit shall be occupied by the home business; however, part or all the nonhabitable floor area in permitted accessory structures may be used for the business.
- f. All vehicles and materials must be stored within buildings.
- g. All parking shall be provided on-site, and shall be located to the rear of the structure or in another location that is visually unobtrusive.
- h. There shall be no window display or other public display of material or merchandise connected with the home business.
- i. No more than one wall sign, not to exceed two 2 square feet in area, shall be permitted.

F. **Family** Home Daycare

1. **Definition.** A **family** home daycare is the provision of care, for hire, for part of a day, in a **family household** setting. The intent of a **family** home daycare is to give small, local businesses a place to start. **Family Home** daycares are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as **family** home daycares.
2. **Primary Uses**
 - a. All residential uses
 - b. Accessory residential unit
3. **Standards**
 - a. A **family** home daycare shall provide care for no more than 10 persons.
 - b. A **family** home daycare shall be operated by a person residing within the dwelling.
 - c. A **family** home daycare shall comply with the relevant provisions of the Wyoming Statutes and with local health, safety, and fire codes.

G. Home Daycare Center

1. **Definition.** A home daycare center is the provision of care, for hire, for part of a day, in a **family household** setting. The intent of a home daycare center is to give small, local businesses a place to start. Home daycare centers are intended to be at a residential scale; once they grow beyond a certain size they can no longer be characterized as home daycare centers.
2. **Primary Uses**

Div. 6.2. Parking and Loading Standards

6.2.1. Purpose (3/22/15, Ord. 1170)

This Division establishes parking and loading standards for various uses. The standards are intended to lessen congestion on streets and to ensure an adequate supply of parking and loading spaces within a reasonable distance of development.

6.2.2. Required Parking and Loading (7/18/18, Ord. 1198)

A. Required Parking

The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Planning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
Agriculture	n/a	
Outdoor recreation	independent calculation	
Residential Uses		
Detached single-family unit Detached dwelling	2 per DU	
Attached single-family unit Attached dwelling	2 per DU + 0.5 per DU if ≥ 3 units served by lot	
Apartment	2 per DU + 0.5 per DU if ≥ 3 units served by lot	
Mobile home	2 per DU	
Dormitory	+1 per bed	
Group home	0.5 per bed	
Lodging Uses		
Conventional lodging	0.75 per LU + 1 per 150 sf assembly area	
Short-term rental	2 per LU	
Campground	1 per campsite + 1 per 7.5 campsites	
Commercial Uses		
Office	3.3 per 1,000 sf	
Retail	4.5 per 1,000 sf	
Service	3 per 1,000 sf	
Restaurant/Bar	1 per 55 sf dining area + 1 per 30 sf bar area	
Heavy retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	2 per wash bay
Mini-storage warehouse	1 per 10 storage units + 1 per employee	
Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	

Required Parking		
Use	Parking Spaces	Queuing Spaces
Amusement/Recreation Uses		
Amusement	1 per 30 sf seating area or independent calculation	
Developed recreation	4.5 per 1,000 sf	
Outfitter/Tour operator	independent calculation	
Adult Entertainment Business	1 per 30 sf seating area or independent calculation	
Institutional Uses		
Assembly	independent calculation	
Daycare/Education	independent calculation	
Industrial Uses		
Light industry	1 per 1,000 sf + 1 per company vehicle	
Heavy industry	2 per 1,000 sf + 1 per company vehicle	
Disposal	1 per employee	
Infrastructure Uses		
Parking	n/a	
Utility facility	1 per employee + 1 per stored vehicle	
Wireless communication facility	1 per employee + 1 per stored vehicle	
Heliport	7 per daily aircraft movement	
Accessory Uses		
Accessory residential unit	1.25 per DU	
Bed and breakfast	0.75 per LU	
Home occupation	n/a	
Home business	1 per employee	
Family home daycare	1 per employee	1 off-street for pick-up
Home daycare center	1 per employee	2 off-street for pick-up
Drive-in facility	n/a	3 per service lane
Temporary Uses		
Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
Real estate sales office	3.3 per 1,000 sf	
Temporary shelter	2 per DU	
Farm stand	5 per 1,000 sf display area	
Temporary gravel extraction	1 per employee	

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.

C. Display of Vehicles for Sale

Vehicles shall not be displayed for sale in nonresidential parking areas except licensed bona-fide automobile dealerships, and excepting casual display by vehicle owners who are employees or patrons present on the premises at the times of such display.

D. Repair Work Prohibited

No repair work that renders the vehicle inoperable for more than 24 hours shall be permitted on off-street parking or loading facilities.

E. Snow Storage Prohibited

The storage of plowed snow for more than 48 hours is prohibited in required off-street parking and loading areas.

6.2.5. Off-Street Parking and Loading Design Standards (1/1/15, Ord. 1074)

All off-street parking and loading facilities shall meet the following design standards:

A. Surface and Drainage

1. **Paving Required.** Outdoor, off-street parking and loading areas, aisles and access drives shall be paved, except parking areas, aisles and access drives for detached ~~dwelling~~ ~~single-family units~~ which may be gravel.
2. **Paving Standards.** Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another all weather surface.
3. **Landscape Islands.** Parking lots shall include landscaped islands to avoid large expanses of asphalt and shall be screened from off-site, or their view substantially filtered by vegetation.
4. **Compaction and Drainage.** Parking and loading areas, aisles, and access drives shall be compacted and paved or surfaced in conformity with applicable specifications to provide a durable surface, shall be graded and drained so as to dispose of surface water runoff without damage to private or public land, roads, or alleys, and shall conform with any additional standards for drainage prescribed by these LDRs, or other applicable regulations and standards.

B. Access and Circulation Standards

1. **Unobstructed Access.** Each required parking space shall have unobstructed access from a road or alley, or from an aisle or drive connecting with a road or alley except for approved tandem parking.

2. **Tandem Parking.** Tandem parking (one vehicle parking directly behind another) is not permitted, and shall not be credited toward meeting any parking requirement of this Division except for residential uses not exceeding 4 units on one lot, provided that the tandem parking spaces are assigned to the same residential unit.
3. **Backing onto Roads and Public Streets Prohibited.** Except for parking facilities serving ~~lots for detached dwellings detached single-family residential lots~~ and parking facilities accommodating 4 vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.
4. **Traffic Interference Prohibited.** All off-street parking and loading facilities shall be designed with access to a street or alley in one or more locations which cause the least interference with traffic movements.
5. **Nonresidential Use Access Drive Width.** Access drives to nonresidential uses shall have a minimum width of 15 feet for drives posted as one-way, or 24 feet for two-lane and 36 feet for three-lane drives.
6. **Access Drive Intersections.** Intersections of parking lot aisles shall be at least 40 feet from a curb cut.

C. Snow Storage Standards

All parking and loading areas shall comply with the following snow storage standards.

1. **General.** Adequate on-site snow storage areas shall be developed to accommodate snow removed from off-street parking and loading areas or the removal of snow from elsewhere on the site.
2. **On-Site Snow Storage Standards for Parking and Loading Area.** If an off-site snow repository is not used, adequate on-site snow storage shall be provided using the following standards:
 - a. A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.
 - b. Adequate drainage of the snow storage area shall be provided to accommodate snowmelt, and no snowmelt shall drain onto contiguous lands.
 - c. Required yards and open space may be used to accommodate the required snow storage area, including landscaped areas properly designated for snow storage. However, stored snow shall not restrict access and circulation, nor create a visual obstruction for motorists and pedestrians.

EXAMPLE: On December 18, 1995 the use of a property was a restaurant/bar. In 2000 the use of the property changed to retail. In 2010 the use of the property changed to office. The existing use for the purpose of this standard is restaurant/bar because restaurant/bar use has the highest affordable workforce housing requirement of the legal uses since December 18, 1995.

EXAMPLE: An office space built as permitted in 2004 is considered existing for the purpose of this standard, regardless of the employee mitigation provided in 2004.

- a. This definition of existence shall not apply to an attached ~~dwelling single-family unit~~ or apartment for which housing mitigation has not been provided. (It shall apply to other residential uses.)

EXAMPLE: An existing apartment building built prior to 1995 is being razed to build a new apartment building. Because the apartment building being razed did not provide any affordable housing mitigation when it was built, the new apartment building would be subject to this Division as though the apartment building being razed did not exist.

2. **Other types of development.** This division only applies to new building and use. A non-building physical development, development option, or subdivision is not employee generating development and not subject to this Division, except that 4.3.1.F.6 requires a Planned Resort Master Plan to include an estimation of the affordable workforce housing that will be required for the entire resort and a housing mitigation plan for the entire resort.

EXAMPLE: This Division does not apply to an application for a single-family ~~dwelling~~ subdivision. This Division will be applied to each lot in the subdivision at the time a building permit is submitted.

B. Approved Unbuilt Development

1. **Approval prior to December 18, 1995.** Employee generating development approved prior to December 18, 1995 which has not yet been developed shall also be subject to this Division upon submittal of any required application to complete the development.

EXAMPLE: There is no "credit" for an existing vacant lot. A subdivision completed in 1992 approved construction of a detached ~~dwelling single-family unit~~ on each of the lots in the subdivision. Upon application for a building permit to build a unit on one of the lots in the subdivision, this Division shall apply.

EXAMPLE: A Planned Unit Development approved in 2004 allows commercial and residential development on a site, but does not include a specific housing mitigation plan outlining the required number of affordable and employee housing units. Upon application for a development plan, building permit, or use permit under that PUD this Division shall apply.

2. **Substantial amendment to prior approval.** In addition, this Division shall apply to all employee generating development not completed under an existing approval when that existing approval is substantially amended, regardless of whether the amendment applies to the entire uncompleted portion of the approval, and regardless of the approved Housing Mitigation Plan (or Housing Mitigation Agreement). A substantial amendment is any amendment that would increase the amount of affordable workforce housing required.

EXAMPLE: A Sketch Plan was approved for a 3 building development and included a Housing Mitigation Plan. Only 1 building has been built, and only the required housing associated with the built building has been provided. An amendment to the Sketch Plan is proposed to increase the size of 1 of the unbuilt buildings. The amount of affordable workforce housing required to approve the amendment would be equal to the current requirement for both unbuilt buildings.

C. Exemptions

The following are exempt from the standards of this Division.

1. **Housing Department Unit.** A residential unit subject to a deed restriction administered by the Housing Department.
2. **Other Workforce Housing.** A residential unit subject to a deed restriction administered by the Jackson Hole Community Housing Trust or Habitat for Humanity of the Greater Teton Area; or an apartment in the NL-5 zone.
3. **Historic Building.** Use of a building included on the Jackson Historic Register. Furthermore, any addition to a Registered Historic Resource that obtains approval of a Certificate of Appropriateness is exempt from affordable workforce mitigation requirements..

EXAMPLE: A 2,000 square foot historic cabin used currently as an office but being converted into a restaurant would be exempt from this Division. Furthermore, a 3,000 sf addition that gets a Certificate of Appropriateness is also exempt from the mitigation requirements. .

4. **Agriculture.** An agriculture use (6.1.3.B.).
5. **Replacement after Damage by Natural Disaster.** Replacement of an attached ~~dwelling single-family unit~~ (6.1.4.C.) or apartment (6.1.4.D.) that is demolished or destroyed by a natural disaster or through any manner not willfully accomplished by the owner, regardless of the extent of the demolition or destruction. The replacement shall be complete, or an application to complete shall be sufficient, within 18 months of the date of destruction.
6. **Mobile Home.** A mobile home (6.1.4.E.) or mobile home park (Sec. 7.1.4.).
7. ~~Dormitory. A dormitory (6.1.4.F.).~~
8. **Group Home.** A group home (6.1.4.G.).

6.3.3. Amount of Affordable Workforce Housing Required (12/23/20, Ord. 1270)

9. **Daycare.** A day care or early childhood education use.
10. **Accessory Use.** An accessory use (Sec. 6.1.11.).
11. **Temporary Use.** A temporary use (Sec. 6.1.12.).
12. **Workforce Housing Unit Incentive.** A residential unit approved pursuant to Div. 7.8., whether deed restricted or not.
13. **Public/Semi-Public Zone.** Employee generating development in the public/semi-public zone.

6.3.3. Amount of Affordable Workforce Housing Required

(12/23/20, Ord. 1270)

A. Requirement

Any employee generating development to which this Division applies shall provide at least the amount of affordable workforce housing determined by the following calculations. The calculations vary by the use being proposed and are the function of the size of the proposal. The calculations are based on the analysis found in the Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended, and assume an affordable workforce housing unit houses 1.8 local employees.

Required Affordable Workforce Housing	
Use	Affordable Workforce Housing Units Required
Detached Single-Family Unit Detached <u>Dwelling</u> (6.1.4.B.), (Non-Local Occupancy, <u>A.8</u>)	$0.000017 * sf + (\text{Exp}(-15.49 + 1.59 * \text{Ln}(sf)))/2.176$
Detached Single-Family Unit Detached <u>Dwelling</u> (6.1.4.B.), (Local Occupancy, <u>A.8</u>)	$0.000017 * sf + (\text{Exp}(-16.14 + 1.59 * \text{Ln}(sf)))/2.176$
Attached Single-Family Unit Attached <u>Dwelling</u> (6.1.4.C.), Apartment (6.1.4.D.), (Non-Local Occupancy, <u>A.8</u>)	$0.000017 * sf + (\text{Exp}(-14.17 + 1.59 * \text{Ln}(sf)))/2.176$
Attached Single-Family Unit Attached <u>Dwelling</u> (6.1.4.C.), Apartment (6.1.4.D.), (Local Occupancy, <u>A.8</u>)	$0.000017 * sf + (\text{Exp}(-14.82 + 1.59 * \text{Ln}(sf)))/2.176$
Conventional Lodging (6.1.5.B.), Short-Term Rental Unit (6.1.5.C.)	0.102 * room
Office (6.1.6.B.)	0.000247 * sf
Retail (6.1.6.C.), Service (6.1.6.D.), Nursery (6.1.6.H.), Amusement (6.1.7.B.), Adult Entertainment Business (6.1.7.E.)	0.000216 * sf
Restaurant/Bar (6.1.6.E.)	0.000599 * sf
Mini-Storage Warehouse (6.1.6.G.)	0.000007 * sf
Heavy Retail/Service (6.1.6.F.), Industrial Uses (Sec. 6.1.9.), Transportation/ Infrastructure Uses (Sec. 6.1.10.)	0.000123 * sf
Outdoor Recreation (6.1.3.C.), Developed Recreation (6.1.7.D.), Outfitter/Tour Operator (6.1.7.E.), Institutional Uses (Sec. 6.1.8.)	independent calculation

1. **Schedule and Calculator Available.** A schedule of the requirement for employee generating development of various sizes and a calculator to use in determining the requirement are both available in the Administrative Manual. The residential requirement is a logarithmic equation because there is an exponential relationship between the size of a unit and the number of operations and maintenance employees generated.
2. **Use Not Listed.** For uses not listed, the Planning Director shall either find a use comparable to the proposed employee generating development and utilize the comparable calculation, or require the applicant to conduct an independent calculation pursuant to 6.3.3.B. to determine the requirement.
3. **Expansion.** In the case of an expansion to an existing building or use (6.3.2.A.1), the amount of affordable workforce housing required shall be calculated based on the difference between the requirement for the proposed and existing employee generating development.

EXAMPLE: A 5,000 sf office building proposing to add 1,500 sf would be required to provide 0.37 affordable workforce housing units ($0.000247 * 6,500 - 0.000247 * 5,000 = 0.37$). A 3,000 sf detached ~~dwelling single-family home~~ proposing to add 500 sf would be required to provide 0.017 affordable workforce housing units ($((0.000017 * 3,500 + \text{Exp}(-15.49 + 1.59 * \text{Ln}(3,500)))/2.176) - (0.000017 * 3,000 + \text{Exp}(-15.49 + 1.59 * \text{Ln}(3,000)))/2.176 = 0.017$).

4. **Change of Use.** In the case of a change of use, the amount of affordable workforce housing required shall be the difference between the requirement for the proposed use and the requirement for the existing use (6.3.2.A.1).

EXAMPLE: A proposal to use a 2,000 sf retail space as an office would be required to include 0.062 affordable workforce housing units ($0.000247 * 2,000 - 0.000247 * 2,000 = 0.062$).

5. **Unknown Use.** For the development of floor area with an unknown use, the allowed use in the zoning district with the greatest need for affordable workforce housing shall be used, except that Restaurant/Bar use shall only be required in association with a Restaurant/Bar use permit.
6. **Sf.** In the calculations “sf” is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit.
 - a. The calculation for a multi-unit building shall be the sum of the calculation for each unit.
 - b. Common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit, shall not be included in the calculation.

7. **Room.** In the calculations “room” is equal to a single lodging room. In the case of a conventional lodging or short-term rental with multiple bedrooms per unit, the number of rooms used in the calculation shall be the number of bedrooms, not the number of units.
8. **Local Occupancy Restriction.** The calculation for non-local occupancy shall be applied to all residential uses. In order to utilize the local occupancy calculation, a restriction shall be placed on the unit that requires compliance with the occupancy qualification requirement of the Housing Department Rules and Regulations. Placement of an affordable restriction or workforce restriction on a unit, as defined in the Housing Department Rules and Regulations, shall exempt the unit from any requirement pursuant to 6.3.2.C.1. However, 6.3.2.C.1 does not apply to an occupancy restriction placed to utilize the local occupancy calculation.

EXAMPLE: An applicant proposing to build 3 – 1,000 square foot attached ~~dwelling~~s ~~single-family~~ units would be required to provide 0.108 affordable workforce housing units ($3 * (0.000017 * 1,000 + \text{Exp}(-14.17 + 1.59 * \ln(1,000))) / 2.176 = 0.108$). If a workforce restriction is placed on the units, they are exempt from the requirements of this Section. If an occupancy restriction is placed on the units, 0.081 affordable workforce housing units would be required ($3 * (0.000017 * 1,000 + \text{Exp}(-14.82 + 1.59 * \ln(1,000))) / 2.176 = 0.081$).

9. **Removal of a Voluntary Restriction.** An affordable, workforce, or occupancy restriction voluntarily placed on a unit may be removed. In order to remove such a restriction, the affordable workforce housing required on the date of the removal shall be provided. In the case of removal of an occupancy restriction the affordable workforce housing requirement shall be calculated as a change of use from local to non-local occupancy.
10. **Update Requirement Regularly.** The determination of need for affordable workforce housing shall be evaluated and updated at least every 5 years to account for changes in the economic and demographic trends in the community. Updates shall be based on update to The Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended.

B. Independent Calculation

Where applicable, an independent calculation shall establish the amount of affordable workforce housing required. The intent of the independent calculation is to identify a requirement for an industry that is proportional to the demand for affordable workforce housing that industry generates, where the general circumstances surveyed in the Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended, do not represent unique circumstances of the industry. The independent calculation is not intended to be business specific.

1. **Applicability**

3. **Calculation Values.** The values in the Teton County and Town of Jackson Employee Generation Land Use Study (August 22, 2013), as amended, shall be used in the independent calculation except pursuant to the following standards.
 - a. **Values that may be altered.** In the equation for independent calculation an alternate value shall only be used for A, B, or the X and Y values associated with an altered A or B.
 - b. **Alternate values.** The alternate value proposed shall be calculated using:
 - i. Generally recognized principles and methods of impact analysis; and
 - ii. Verifiable local information and data; and
 - iii. Data that is industry specific rather than business specific; and
 - iv. In the case of B, the year-round (including dual seasonal), post-construction occupancy of the space.

EXAMPLE: A space that is leased to a raft guiding operation in the summer and snowmobile guiding operation in the winter. For a space that size, a raft guiding operation averages 10 employees and a snowmobile guiding operation averages 7 employees. “B” for that use of that space = 7.

6.3.4. Type of Affordable Workforce Housing Required (7/18/18, Ord. 1196)

The affordable workforce housing required by this Division shall comply with the following requirements to ensure its affordability and livability.

A. Unit types allowed.

A required affordable or workforce housing unit shall be a detached ~~dwelling single-family unit~~ (6.1.4.B.), attached ~~dwelling single-family unit~~ (6.1.4.C.), apartment (6.1.4.D.), or accessory residential unit (6.1.4.B.). No other residential or lodging unit type shall be required affordable workforce housing.

B. Affordability.

1. **Restriction.** Each affordable or workforce housing unit shall be subject to one of the following restrictions.
 - a. **Less than 50% of Median Income.** An affordable rental restriction, as defined in the Housing Department Rules and Regulations, ensuring affordability for households making 50% of family median income or less.
 - b. **50%-80% of Median Income.** An affordable rental restriction, as defined in the Housing Department Rules and Regulations, ensuring affordability for households making above 50% up to 80% of family median income.

- b. **Housing Mitigation Agreement.** The property of the affordable workforce housing unit and the property of the employee generating development shall also be subject to a Housing Mitigation Agreement which shall be recorded against the property of the employee generating development in a form acceptable to the Town Attorney.

B. Preferred Methods.

Each employee generating development subject to the requirements of this Division shall provide the required affordable workforce housing by one or a combination of the methods identified below, in order of priority. Alternate methods shall not be proposed.

1. Construction of required affordable workforce housing on the site of the employee generating development, or off-site. Below are LDRs intended to facilitate construction of required affordable workforce housing.
 - a. **FAR exemption for affordable or workforce housing units.** Applies in the DC, CR-1, CR-2, CR-3, OR, NH-1, and NM-2 zones, see Sec. 7.8.3.
 - b. **25% FAR Bonus for affordable or workforce housing units.** Applies in the TS, UC, and BP zones, see the applicable zone.
 - c. **FAR Increases for more units.** Applies in the NL-5 and NM-1 zones, see the applicable zone.
 - d. **Shared parking between nonresidential use and affordable workforce housing.** Applies in all zones, see 6.2.2.B.1
2. Conveyance of land for affordable workforce housing.
3. Utilization of a banked affordable or workforce housing unit.
4. Restriction of an existing residential unit as an affordable workforce housing.
5. Payment of an in-lieu fee.

C. Priority Method Impracticable

A required affordable or workforce housing unit shall be provided through the highest priority method practicable. A lower priority method may be used upon making the following findings for each higher priority method.

1. **Less than one unit.** An in-lieu fee may be paid for an affordable workforce housing requirement of less than one unit.
 - a. **Exception for change to short-term rental.** In buildings approved under the affordable workforce housing standards in place since July 18, 2018, change of use of a unit from attached dwelling single-family or apartment to short-term rental shall be mitigated by construction of the required housing regardless of the amount of the requirement.
2. **On-site provision impractical.** On-site provision of the required affordable workforce housing:

Div. 6.4. Operational Standards

6.4.1. Outside Storage (3/22/17, Ord. 1170)

A. Use of Front Yards

The use of the front yard (street yard) of a residential use for the storage of boats, snowmobiles, trailers, RVs, and similar motor vehicles and equipment is prohibited.

B. Storage of Structures

The storing of structures of any kind is not permitted in any residential zone.

C. Vehicle and Equipment Storage - Vacant Property

The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

D. Outdoor Display

The organized outdoor display of goods for sale in association with a nonresidential use is allowed, except an Adult Entertainment Business (see [6.1.7.F](#)), provided it is contained on private property.

6.4.2. Refuse and Recycling (1/1/15, Ord. 1074)

A. Town Trash and Recycling Enclosures

Trash and recycling enclosures shall be provided for all nonresidential uses and [multi-family residential](#) developments of 4 or more units. Enclosures shall be of similar material and color to the building. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. Enclosures shall provide adequate space for recycling as determined by the Planning Director. Enclosures shall be consolidated wherever possible.

6.4.3. Noise (7/18/18, Ord. 1197)

All uses shall conform with the following standards.

A. Maximum Noise

Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a nonresidential activity in contiguous to a residential zone, the residential zone standard shall govern.

7.5.3. School Exactions (1/4/17, Ord. 1164)

A. Applicability

1. All residential subdivisions and re-subdivisions, including new condominiums and townhouse projects to be developed or school constructed, and the conversion of existing dwelling units to a condominium or townhouse subdivision, which is the subject of an approved, recorded plat, shall be required to dedicate lands for school and park development unless specifically exempted by other provisions of this Division.
2. Any subdivision, re-subdivision, or condominium or townhouse subdivision or development on land subject to a recorded plat for which exactions have been fully and properly paid pursuant to this Section shall not be subject to exactions, except for the incremental increase in the number of dwelling units, if any, over and above those permitted by the previous plat for which exactions were paid.

B. Intent

The Teton County School District requires land for necessary school functions, which may include, but are not limited to, school buildings, support facilities, open space, and recreation areas and housing for employees and their families. The purpose of this Section is to ensure that as development occurs within the School District and school enrollment grows, the current level of service provided to students can be maintained. This is accomplished by the adoption of standards for new subdivisions to provide land, or cash-in-lieu thereof to the Town, for use by the School District. The standards are based on the number of students the development generates and the School District's current level of service standard for land area provided per student.

C. Exemptions

The following developments are exempt from the requirements of this Division:

1. Boundary adjustments pursuant to Sec. 8.5.6.
2. Re-subdivisions of existing legally platted lots provided all of the following standards are met:
 - a. The replatted lots are restricted to detached dwelling ~~residential-use~~ only.
 - b. The replat consists only of reconfiguring or eliminating interior lot lines, with no additional land or building area added to the subdivision.
 - c. The replat results in no additional dwelling units or lots, and therefore, has no greater impact on park and school facilities than would the original plat.

D. Teton County School District Dedications and Payments

1. **General Formula.** Within the Teton County School District, required land dedications or fees-in-lieu of land dedications for school purposes shall be based on the following formula:

Land area required per student x students generated per dwelling unit = land dedication standard

2. **Land Area Required Per Student.** In applying the general formula above, the following requirements for land area per student shall be used.

Teton County School District Land Requirements Per Student		
	Reasonable Capacity	Recommended Acreage
Elementary School	650	15.5
Middle School	600	26.0
High School	800	38.0
Totals	1,950	79.5
Total Acres/Student		0.04077
Total SF/Student		1,776

3. **Student Generation Rates.** In applying the general formula above, the following requirements for land area per student shall be used.

Teton County School District Student Generation Rates	
<u>Single and Two-Family</u> <u>1- or 2-unit dwelling</u>	0.49 Student/Dwelling Unit
<u>Multi-Family</u> <u>Multi-unit dwelling</u>	0.38 Student/Dwelling Unit

4. **Land Dedication Requirements.** Applying the factors listed above results in the Teton County School District school land dedication requirements shown below.

Teton County School District Land Dedication Requirements	
<u>Single and Two-Family</u> <u>1- or 2-unit dwelling</u>	870 sf per unit or 0.020 acre
<u>Multi-Family</u> <u>Multi-unit dwelling</u>	675 sf per unit or 0.015 acre

5. **Cash-in-Lieu of Land Dedication.** At the discretion of the Town Council, a developer of residential housing may make a cash payment in lieu of dedicating land, or may make a cash payment in combination with a land dedication. The formula to determine the cash-in-lieu payment is as follows:

Market value of land per acre x land dedication standard from Subsection 4 above x # of dwelling units = cash-in-lieu payment required.

E. Option for Independent Calculation Of Dedication Standards

An applicant seeking approval for a residential development application may submit an independent calculation. If approved, the independent calculation will be utilized to calculate the required dedication.

4. **Periodic Review.** In order to ensure that these land dedication standards are fair and represent the current level of service provided by the applicable School District, the formula and dedication schedule shall be reviewed by the Town, together with the School District, and amended as necessary.

Div. 7.6. Transportation Facility Standards

7.6.1. Purpose (1/1/15, Ord. 1074)

The purpose of this Division is to control access to public roadways in a manner that maintains the safety, capacity, and function of the roadway and to provide standards for transportation facilities, including streets, alleys, access easements, and pathways.

7.6.2. Access to Roads, Streets and Highways (1/1/15, Ord. 1074)

Direct vehicular access to collector and arterial roads shall be limited to ensure that the congestion created by turning movements is reduced to a minimum. All development shall meet the following standards:

A. Residential Uses

Lots of record for individual detached ~~single-family units~~ dwelling units shall take direct access to or from local residential streets and may take direct access to a collector or arterial road only if no other access options exist, and only if the developer is unable to provide a street for access to a public or private local residential street, due to site limitations such as but not limited to topography and sight distances.

B. Other Residential Development

Other residential development of higher density shall take direct access to collector or arterial streets to avoid infiltration of lower density neighborhoods where available.

C. Nonresidential Uses

All nonresidential uses shall take primary access from a parking circulation aisle or drives designed to provide internal circulation within the development or for several lots of record.

1. **Direct Primary Access to Local Street.** Direct primary access to a local residential street is prohibited for nonresidential uses.
2. **Direct Primary Access to Arterial or Collector Road.** Nonresidential uses shall be permitted direct primary access to arterial or collector roads (except as provided in 7.6.2.D.

D. Access Limited to Collector and Arterial Road

At least 300 feet shall separate access points on collector and arterial roads with posted speeds 35 miles per hour (mph) or more.

2. **Restricted Housing.** The restricted floor area provided pursuant to this Section shall be subject to an affordable or workforce deed restriction, acceptable to the Jackson/Teton County Housing Department, which is recorded with the County Clerk.
3. **Required Restrictions Do Not Apply.** Floor area that is required to be restricted in order to comply with Div. 6.3., or another standard of these LDRs shall not be included in the calculation of the maximum amount of unrestricted floor area allowed by this Section.
4. **Allowed Use.** Floor area approved pursuant to this Section shall only be used for one of the following uses:
 - a. Attached ~~Single Family~~ Dwelling (6.1.4.C.); or
 - b. Apartment (6.1.4.D.); or
 - c. ~~Dormitory (6.1.4.F.); or~~
 - d. Group Home (6.1.4.G.)

C. Exemptions

Floor area meeting the applicability standards of this Section is exempt from calculation of the following standards, but is still subject to all other applicable standards of these LDRs.

1. Maximum Floor Area Ratio (FAR)
2. Thresholds for physical development permits
3. Affordable workforce housing required by Div. 6.3.
4. Limit on 20% expansion of a nonconforming physical development.

D. Timing

A pre-application conference shall be held prior to the submittal of an application.

A potential applicant shall initiate a request for a pre-application conference pursuant to Sec. 8.2.4. The pre-application conference shall be scheduled for a date acceptable to the requester that is within 60 days of receipt of the request.

E. Conference Focus

At the pre-application conference, the applicant and representatives of the Town shall discuss the potential proposal to identify the standards and procedures that would apply to the proposal. Applicable LDR provisions not identified at the pre-application conference or amended following the pre-application conference are still applicable to the proposal. The level of detail of the Town's review will match the level of detail contained in the materials submitted with the request for the pre-application conference. The pre-application conference is intended as a means of facilitating the application review process; discussions at the meeting and the written summary of the meeting are not binding on the Town.

F. Conference Summary

The pre-application conference requester shall be provided a written summary of the pre-application conference within 14 days of its completion.

G. Expiration

A pre-application conference only satisfies a pre-application conference requirement if the application for which it is required is submitted within 12 months of the pre-application conference.

8.2.2. Environmental Analysis (EA) (7/18/18, Ord. 1197)

A. Purpose

The purpose of an Environmental Analysis (EA) is to coordinate the application of all natural resource protection standards through identification of the natural resources on a site. An EA review does not result in application approval, it results in recommended natural resource protections for an application.

B. Applicability

Unless exempted below, physical development, use, development options, and subdivision subject to Div. 5.1., Div. 5.2., or Sec. 7.1.2. shall complete an EA in accordance with the requirements of this Section.

1. Exemptions

- a. **Previous Approval.** Physical development, use, development options, and subdivision that has received approval in accordance with the LDRs.
- b. **Detached ~~Single-Family~~ Dwelling.** Physical development of a detached ~~single-family~~ dwelling if:
 - i. The proposed location is not within the NRO;
 - ii. It is the only dwelling unit on the lot of record, or the density on the site is less than or equal to one dwelling unit per 35 acres of base site area; and

C. Adjusted Site Area

Adjusted site area is used to calculate maximum site development and lot coverage.

Adjusted site area is gross site area minus the following:

1. All land within existing vehicular access easements;
2. All land between levees or banks of rivers and streams; and
3. All land within lakes or ponds, when the sum of the surface area of the ponds and/or lakes exceeds one acre.

D. Minimum Site Area

Minimum site area is the minimum gross site area or minimum base site area, as specified, required to permit a use or development option. On sites in more than one zone, the entire site may be used to meet minimum site area requirements in either zone. On sites with multiple uses or development options, the entire site may be used to meet minimum site area requirements for each use or development option.

9.4.5. Floor Area (1/1/15, Ord. 1074)

Floor area is the area of all floors interior to an enclosed building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. A building with at least 50% of its perimeter open to the outside shall not be considered enclosed.

9.4.6. Density/Intensity (3/6/19, Ord. 1227)

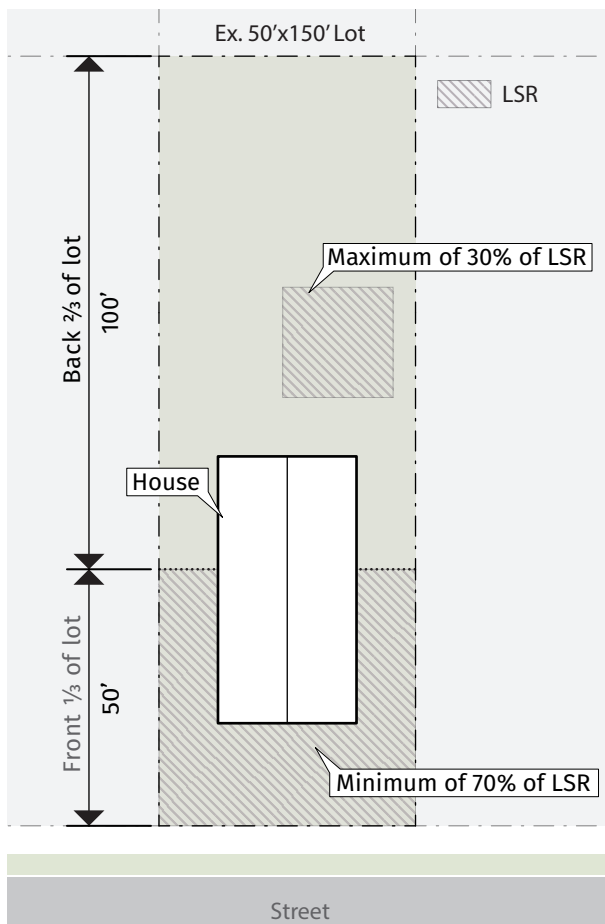
The following standards shall apply to the calculation of maximum density, maximum floor area, and minimum landscape surface area.

A. General

1. **Split Zoning.** On sites in multiple zones, calculations shall be based on the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.), in each zone.
2. **Mixed Use.** On sites with multiple uses, the base site area, or gross site area in Character Zones (Div. 2.2. & Div. 3.2.), shall be prorated to determine the allowed density/intensity each use.

EXAMPLE: On a base site area of 30,000 square feet with an FAR of 0.3 for a detached dwelling single-family-unit, a 3,000 square foot detached dwelling single-family-unit would occupy 10,000 square feet of the base site area ($3,000/.3 = 10,000$), leaving 20,000 square feet of base site area left to calculate the remaining maximum floor area for other uses on the property.

2. The LSR for Apartments in the NM-2 and NH-1 zones shall be calculated consistent with the graphic below.



E. Lot Coverage

Lot coverage is calculated by dividing the building footprint by the adjusted site area, or gross site area in Character Zones ([Div. 2.2.](#) & [Div. 3.2.](#)).

EXAMPLE: A detached dwelling single-family-unit with a building footprint of 1,500 square feet on an adjusted site area of 7,500 sf would have a lot coverage of .2 ($1,500/7,500 = .2$). Unless otherwise defined in these LDRs, the maximum building footprint is calculated by multiplying the maximum lot coverage by the adjusted site area (see [Div. 9.5](#) for definition of Footprint, Building). Sites with residential and nonresidential use shall be exempt from any lot coverage requirement.

F. Minimum Lot Size

Minimum lot size means the required minimum gross site area of a newly created lot of record, including remnant parcels.

Arterial Road. See, "Road, Arterial."

Assembly. See [6.1.8.B.](#)

Association. (For the purposes of [Div. 5.9.](#)). The direct link between an important historic event or person and a historic property.

Attached Dwelling. Single-Family Unit See [6.1.4.C.](#)

Awning. Awning means a roof-like cover that projects from and is supported by the wall of a building for the purpose of shielding a doorway or window from the elements.

B (2/1/21, Ord. 1278)

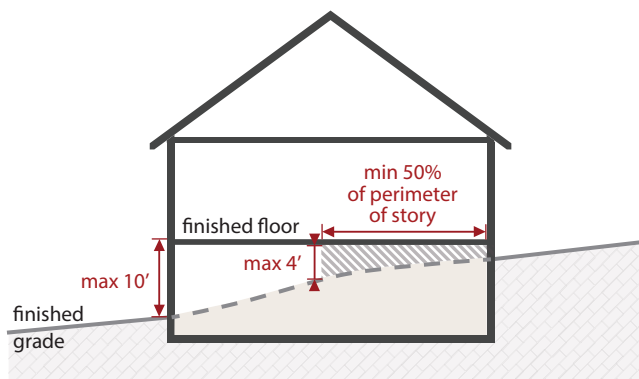
Background Area. The entire area of a sign on which lettering and/or graphics can be placed.

Bank (Stream/River/Ditch). Bank means the natural or man-made slope immediately bordering the channel of a river, stream, or creek containing and/or confining the normal water flow. See also "Top of Bank"

Banked unit. A residential unit, on which a deed restriction approved by the Housing Department has been voluntarily placed, which may be utilized within 20-years of placement of the restriction as required housing for employee generating development.

Bar. See [6.1.6.E.](#)

Basement. A basement is any story for which the finish floor of the story above is less than 4 feet above finished grade for at least 50% of the perimeter of the story and at no point greater than 10 feet above finished grade.



Base Site Area. See [9.4.4.B.](#)

Base Station. A structure or equipment at a fixed location that enables or is designed to enable FCC-licensed or authorized wireless communications between user equipment and a communications network in connection with the provision of personal wireless services as defined in 47 U.S.C. Section 332(c)(7). The term does not encompass a Tower as defined in this subpart or any equipment associated with a Tower.

Daycare, ~~Family~~ Home. See 6.1.11.F.

Daycare, Home Center. See 6.1.11.G.

Dedication. Dedication means the transfer of property interests by the owner to another person. The transfer may be of fee simple interest or of a less than fee simple interest, including an easement. Dedication is not complete unless the party to which the interest is dedicated accepts the dedication.

Density. See 9.6.4.B.

Design. (For the purposes of Div. 5.9.) The combination of elements that create the form, plan, space, structure, and style of a property.

Design Guideline. (For the purposes of Div. 5.9.) A criterion with which the Design Review Committee and/or Planning Director will require compliance when it is found applicable to the specific proposal. A guideline is subject to some interpretation when determining compliance.

Detached ~~Dwelling. Single-Family Unit~~ See 6.1.4.B.

Detention Basin. A detention basin is a covered or uncovered reservoir designed to hold an excessive accumulation of stormwater or snowmelt so as to reduce peak flow in a stormwater or snowmelt drainage system.

Developed Recreation. See 6.1.7.D.

Developer. Developer means a recognized legal or beneficial owner of a lot of record proposed for inclusion in a development or use, including a lessee, optionee, or contract purchaser.

Development Option. A development option is any division of a lot of record into 2 or more lots of record; adjustment of the boundaries of lots of record; entitlement of uses or densities not allowed through approval of only a physical development permit and/or use permit; and any other approval that changes the allowed physical development or use of a site.

Development. Development means any physical development, development option, or subdivision. Development does not mean use if the use does not require any physical development or development option.

Disposal. See 6.1.9.D.

Ditch, Irrigation. See, "Irrigation Ditch."

~~Dormitory.~~ See 6.1.4.F.

Downhill Ski Area. See 6.1.3.C.

Drainage. Drainage means the removal of surface water or groundwater from land by drains, grading, or other means. Drainage, sometimes referred to in terms of stormwater management, also includes the control of runoff to minimize erosion and sedimentation during and after development, and includes the means necessary for water supply preservation or prevention or alleviation of flooding.

Drainageway. A drainageway is a watercourse identified by the presence of an intermittent flow, or a swale whose drainage area is a minimum of 5 acres.

Drive-In Facility. See 6.1.11.H.

Driveway. Driveway means a private access way serving 2 or fewer ~~single-family~~ residential units or deeded lots.

Dwelling Unit. A dwelling unit is a unit used residentially and is also known as a residential unit. See Sec. 6.1.4 for a definition of residential use.

E (2/1/21, Ord. 1278)

Earth Sheltered Design. Earth sheltered design means a building whose mass is built fully or partly below the land surface, or which sits above natural grade but has been covered with earth so that at least 50% of the perimeter of the building is concealed from view.

Easement. Easement means a less than fee interest in land, which provides a person other than the owner of the land certain rights over that land, or any designated part of that land, for the purposes specified.

Education. See 6.1.8.C.

Eligibility Criteria. (For the purposes of Div. 5.9.) The criteria by which a property is determined to be historic.

Employee Generating Development. Employee generating development is a new building or use not currently in existence, as further defined by 6.3.2.A. It is a term describing development that requires provision of affordable workforce housing pursuant to Div. 6.3, unless exempt in that Division.

Employee Housing. 1) A unit subject to an Employee Housing restriction as defined in the Housing Department Rules and Regulations, such units were required by Div. 6.3 as it existed prior to July 18, 2018. 2) A unit occupied by an employee of a business on the site

Erosion. Erosion means the detachment and movement of soil, sediment, or rock fragments by water, wind, ice, and/or gravity.

Essential Service. Essential service means facilities owned or maintained by utility companies or public agencies, located in public ways or in easements provided for that purpose, or on a customer's premises not requiring a private right-of-way, that is reasonably necessary for the furnishing of adequate water, sewer, gas, electric, communication, or similar services to adjacent customers. Essential services do not include any cross-country line on towers in a private right-of-way.

Excavation. Excavation means any act by which organic matter, earth, sand, gravel, rock, or any other similar material is cut into, dug, quarried, uncovered, removed, displaced, relocated or bulldozed, as well as the resulting conditions.

Existing Use or Development. Existing use or development means any use or development of a site, which is located on the site at a given point in time, whether or not the use or development conforms with the provisions of these LDRs.

F (2/1/21, Ord. 1278)

Facade. A facade is a building's elevation, as viewed in a single plane parallel to a referenced lot line.

Facade Width. Facade width is the linear width of the building elevation, measured in a single plane parallel to the referenced lot line.

Fair Market Value. The price that land will bring in a competitive and open market under all conditions of fair sale, the buyer and seller each prudently knowledgeable, and assuming the price is not affected by undue stimulus.

~~**Family.** Family means one or more individuals related by blood, marriage, adoption, or guardianship, or not more than 3 individuals not so related, occupying a dwelling unit and living as a single housekeeping unit.~~

Fall Zone. The area in which a Wireless Facility may be expected to fall in the event of a structural failure, as measured by engineering standards.

~~**Family Home Daycare.**~~ See 6.1.11.F.

~~**Farm Stand.**~~ See 6.1.12.E.

Fascia. Fascia means a band located at the top edge of a building, but below the actual roofline and above the building wall. Fascia material is typically of a different type than either the actual roof or the building wall.

Fault Line. Fault line means all geologic faults indicated on the Geological Quadrangle Maps covering Teton County, published by the U.S. Geological Survey.

Feeling. (For the purposes of Div. 5.9.) A property's expression of the aesthetic or historic sense of a particular period of time.

Fence. Fence means a barrier of posts, wire, rails, boards, or other material which is a barrier and used as a boundary or means of protection or confinement. A fence shall not be a freestanding wall; and shall not include barbed wire, security wire, sharpened top spikes, electrified wires, or other similar elements or materials.

Fill Slope. Fill slope means the surface of the outward margins or sides of a fill.

Fill. Fill means rock, soil, sand, gravel, or other earth material deposited by man, whether submerged or not, which is commonly used for leveling, back-filling, or otherwise preparing a site for development or construction.

Finished Grade. See, "Grade, Finished."

Flag. Flag means a device generally made of flexible materials, such as cloth, paper, or plastic, displayed individually on poles or as groups on poles, strings, or wires.

Groundwater. Groundwater means any water, including hot water and geothermal steam, under the surface of the land.

Group Home. See [6.1.4.G.](#)

H (2/1/21, Ord. 1278)

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Heavy Industry. See [6.1.9.C.](#)

Heavy Retail/Service. See [6.1.6.F.](#)

Height, Building. See [Sec. 9.4.9.](#)

Height, Story. [Sec. 9.4.13.](#)

Heliport. See [6.1.10.E.](#)

Historic Property. A property listed on the Jackson Historic Register.

Historic Significance. The meaning or value ascribed to a building, structure, object or site based on criteria for evaluation as identified in [Sec. 5.9.4.](#)

Home Business. See [6.1.11.E.](#)

Home Daycare Center. See [6.1.11.G.](#)

Home Occupation. See [6.1.11.D.](#)

Household Unit. Individuals occupying a dwelling unit that have established ties and familiarity with each other; share a lease agreement, have consent of the owner to reside on the property, or own the property; jointly use common areas and interact with each other; and share the household expenses such as rent or ownership costs, utilities, and other household and maintenance costs activities.

I (2/1/21, Ord. 1278)

Impervious surface. Impervious surfaces mean a surface which does not absorb water.

EXAMPLE: Examples of impervious surfaces include, but not are not limited to: buildings (including roofed areas but excluding eaves that over-hang a pervious surface), structures, parking areas, loading areas, driveways, roads, sidewalks, and any areas of concrete, asphalt, or significantly compacted material which prevents water absorption.

Industrial Use. See Sec. 6.1.9.

Industry, Heavy. See 6.1.9.C.

Industry, Light. See 6.1.9.B.

Incidental Use. 6.1.2.B.2.

Infrastructure. Infrastructure means public facilities necessary to serve development, including, but not limited to roads, potable water supply facilities, sewage disposal facilities, drainage facilities, electric facilities, natural gas facilities, telephone facilities and cable television facilities.

Institutional Use. See Sec. 6.1.8.

Integrity. (For the purposes of Div. 5.9.). The ability of a property to convey its historic significance through its physical features.

Irrigation Ditch. An irrigation ditch is a man-made ditch constructed for the purpose of land irrigation. Irrigation ditches shall not include naturally formed drainageways.

J

(2/1/21, Ord. 1278)

Jackson Historic Register (JHR). The list of buildings – Registered Historic Resources – found to have significance in the Town of Jackson as maintained by the Planning Department.

K

(1/1/15, Ord. 1074)

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family household living independently of any other family household, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. A wet bar, consisting of no more than a refrigerator, sink, and microwave, or similar facility that is a homeowner convenience and is not intended to function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

L

(2/1/21, Ord. 1278)

Land Disturbing Activity. A land disturbing activity is any manmade change to the land surface, including removing vegetative cover, excavating, filling, and grading. The tending of gardens and agricultural activities are not land disturbing activity.

Land. Land means all land or water surfaces, whether public or private, including lots of record, or other ownership categories and all rights – surface, subsurface, or air – that may be attached or detached from the land.

Swale. Swale means a linear depression in the land's surface in which sheet runoff would collect and form a temporary watercourse. A swale with a drainage area of 5 acres or more is considered a drainageway.

T (1/4/17, Ord. 1166)

Temporary Gravel Extraction and Processing. See [6.1.12.F](#).

Temporary Shelter. See [6.1.12.D](#).

Temporary Use. See [6.1.2.B.5](#).

Thread Channel. A line running through the low point of a river or stream with running water.

Time-Share Ownership. Time-share ownership means ownership of a unit in which purchase is for interval ownership with ownership conveyed by deed/license.

Top of Bank. The elevation of the top of bank shall be determined by the observed high water mark, or one foot above the maximum discharge elevation of an outlet control structure that controls the water elevation of a body of water.

Tour Operator. See [6.1.7.E](#).

Tower. Any structure built for the sole or primary purpose of supporting any FCC-licensed or authorized antennas and their associated facilities, including structures that are constructed for wireless communications services including, but not limited to, private, broadcast, and public safety services, as well as unlicensed wireless services and fixed wireless services such as microwave backhaul, and the associated site.

Townhouse. Townhouse means ~~a single-family unit~~ an attached dwelling, including the ground beneath the unit, with a single unit going from ground to roof.

Transparency. See [Sec. 9.4.14](#).

U (7/18/18, Ord. 1198)

Unlicensed Wireless Services. Unlicensed wireless service means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services.

Unstable Soil. Unstable soil means soil subject to slippage, creep, landslide, avalanche, bedrock slump, talus, rockfall, colluvium, and lacustrine deposits, either at the surface or overlain by other deposits, or subject to other movements as indicated by the Land Stability Maps of Teton County, site specific geotechnical reconnaissance studies, or any other technically competent source.

Use, Accessory. See [6.1.2.B.3](#).

Use, Conditional. See [6.1.1.C](#).

Use, Incidental. See [6.1.2.B.2](#).

Use, Primary. See [6.1.2.B.4](#).

Use, Principal. See [6.1.2.B.2](#).

(Ord. _____, § 1, 2022)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF ____, 2022.
PASSED 2ND READING THE ____ DAY OF ____, 2022.
PASSED AND APPROVED THE ____ DAY OF ____, 2022.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:
BY: _____

Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance _____ 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 ____, 2022. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Town Council Regular Meeting
Submitting Department:	Administration	Presenter:	Roxanne Robinson
Agenda Item:	Ordinance F – An Ordinance Updating Council Salaries	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council directed staff to bring back the draft ordinance updating Council salaries for first reading at the March 7 Town Council meeting.

Requested Action.

The requested action is to approve Ordinance F on first reading as presented.

Recommendations.

While staff makes no recommendation on any changes to Council salaries, the ordinance is presented for Council action.

Background.

Current Mayor and Council salaries are \$39,300 for the Mayor and \$32,750 for Council. Updated Council salaries took effect on January 1, 2021 and Council based that increase on inflation related to all items in the U.S. city average, all urban consumers, not seasonally adjusted annual average figures, and then rounded that dollar figure. Using those same parameters since salaries were last updated, the Finance Director calculated it would result in a 5.99% increase which would be \$41,654 for the Mayor and \$34,712 for Council. Staff rounded those figures up and the result would be \$41,700 and \$34,800.

Council requested information regarding the salary increases provided to employees since January 1, 2021 and staff has received an increase of 5.50% plus a \$1000 bonus since January 1, 2021.

Council also requested information on comparable Mayor and Council salaries when the Classification and Compensation Study results are provided and staff will be gathering that information. Staff will gather information from multiple types of communities including Wyoming First Class Cities with a Town Administrator form of government (our form of government), Wyoming First Class Cities with a Town Manager form of government, and other out of state Rocky Mountain resort communities. Staff will contact the Colorado Association of Ski Towns organization to assist in gathering the out of state information.

There are 2 seats on the Council up for election in 2022. Should the Mayor and Council adopt updated salaries, those two new elected officials or re-elected officials will receive a higher wage for two years than the Mayor and 2 Councilmembers whose current term of office will not expire until December 31, 2024.

Analysis.

Possible Alternatives.

The Mayor and Council can choose to leave salaries at their current level or choose a different method of calculation for an increase or simply choose a different salary amount.

Comprehensive Plan & Priority Alignment.

The Town Council serves as a partner in setting the joint Comprehensive Plan, policy direction, providing course corrections, adopting action plans and work plans related to implementation of the Comprehensive Plan.

Fiscal Impact.

The fiscal impact would be the difference between the current salaries and the proposed salaries along with associated FICA costs, etc. The ultimate fiscal impact in salaries would be an additional annual increase of \$4100 for 2023 and 2024. Should the salaries remain in effect and unchanged, the fiscal impact in 2025 would be an annual increase of \$10,600 over current salaries. There is no fiscal impact to approving an ordinance on first reading but the fiscal impact of approving an ordinance on 3rd reading is approximately \$400-\$1000 depending on the length of the ordinance.

Staff Impact.

Staff impact to date on this issue has been approximately 4 hours. Staff impact to update Council salaries would take approximately 1 hour. Staff impact to update the Municipal Code, print and obtain signatures for permanent record books, and send the ordinance to the newspaper for publishing would take approximately 2 hours.

Attachments or Links.

Ordinance F presented for first reading.

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

I move to approve Ordinance F on first reading as presented.

ORDINANCE F

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1252, 787, 717, 326, AND 226 AND SECTIONS 1-3 OF TOWN OF JACKSON ORDINANCE NO. 1 AND SECTION 2.08.010 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING COMPENSATION FOR MAYOR AND COUNCIL; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1252, 787, 717, 326, and 226 and Sections 1-3 of Town of Jackson Ordinance No. 1 and Section 2.08.010 Compensation for Mayor and Council of the Municipal Code of the Town of Jackson is hereby amended and reenacted to read as follows:

2.08.010 Mayor and Council.

- A. Commencing on July 1, 2022, with officers sworn into office on or after January 1, 2023, the compensation of the Mayor of the Town shall be forty-one thousand seven hundred dollars (\$41,700) per year, payable in twelve equal monthly installments. The salary for each member of Council shall be thirty-four thousand eight hundred dollars (\$34,800.00).
- B. The compensation schedule set forth in subsection A of this section shall be effective on July 1, 2022 and apply to the Mayor and members of Council sworn into office on or after January 1, 2023. In all other instances, the ordinance codified in this section shall not be applied to increase the salary of any officer during the term for which they are elected.
- C. Compensation of the Mayor and members of Council shall be reviewed no later than February 28 of each general election year.

(Ord. XX § 1, 2022); Ord. 1252 § 1, 2020; Ord. 787 § 1, 2004; Ord. 717 § 1, 2002; Ord. 326 § 1, 1984; Ord. 226 § 1, 1977; Ord. 1 §§ 1—3, 1926.)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE _____ DAY OF _____ 2022.
PASSED 2ND READING THE _____ DAY OF _____ 2022.
PASSED AND APPROVED THE _____ DAY OF _____ 2022.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance XX 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 _____ 2022. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Town Council
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	SUBJECT: ITEM P21-320: First Reading of Ordinance G	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance G to update the Town of Jackson Land Development Regulations (LDRs) to amend the minimum lot size of the Rural (R) District.

Requested Action.

Request to approve Ordinance G which would amend LDR Section 3.3.1.D to increase the minimum lot size in the Rural Residential District from 12,000 square feet to 35 acres.

Recommendation.

The Community Development Director recommends **approval** of Ordinance G as presented in this staff report.

Background.

The purpose of this amendment is to fix an error that was in the Rural Residential-Town District (R District). Specifically, in 2015, as part of the comprehensive reorganization of the LDRs, the R District minimum lot size was mistakenly changed to 12,000 sf (i.e., approximately a quarter-acre lot) from a minimum lot size of 35 acres as required in all the County Rural zones.

On February 22, 2022, the Council unanimously approved this text amendment.

Comprehensive Plan & Priority Alignment.

The Comprehensive Plan's first Common Value is 'Ecosystem Management,' which highlights our community's commitment to ensuring that development is designed to minimize impacts on our natural resources and scenery. This goal includes limiting development on steep and sensitive slopes that are often located in the R District on the periphery of the Town. The Comprehensive Plan sums up our commitment to ecosystem management by stating, "The community's stewardship of our surrounding ecosystem has been and will continue to be our legacy to future generations."

Findings

Below are the findings that the Council approved at a regular meeting on February 22, 2022.

Zoning Text Amendment (P21-320): 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. One of the primary purposes of the LDRs is to implement the community's goals for protecting natural resources and avoiding or minimizing development on steep and/or unstable slopes. The proposed

text amendment will accomplish this goal by fixing a clear mistake in the LDRs where the purpose of the existing R District is not being met and can only be met by increasing the existing 12,000 sf minimum lot size to 35 acres or to some similar large size.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

Complies. As stated above, increasing the minimum lot size of the R District will make the proposed R District more consistent with the hierarchy of residential zones where the R District is intended to be the least dense zone followed by the NL-1 and NL-2 Districts, which is not the case now.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. Staff finds that the proposed text amendment provides adequate flexibility for landowners to reasonably develop their property according to an increased minimum lot size that better represents the existing and intended future character of the R District in the Town.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. While the intended character of these R District properties has not changed, staff is proposing a text amendment to fix a clear error in the current LDRs related to the minimum lot size in the R District. As such, the proposed 35-acre minimum lot size better meets the purpose and intent of the R District.

5. *Improves implementation of the Comprehensive Plan; and*

Not Applicable per Wyoming State statute.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

ATTACHMENTS OR LINKS

Ordinance G

SUGGESTED MOTION

I move to approve Ordinance G on first reading.

ORDINANCE G

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1198; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 3.3.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS TO AMEND THE MINIMUM LOT SIZE OF THE RURAL (R) 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 No. 1198; Section 2 of Town of Jackson Ordinance No. 1074 (part); and Section 3.3.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

(See next page)

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ zone, however, all standards in Article 7, are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)	Standards		
Allowed Subdivision Options				
Land Division	35 acres	(Sec. 7.2.3.)		
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-unit dwelling .015 acres per multiunit dwelling			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities		(Div. 7.6.)		
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities		(Div. 7.7.)		
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the R-ToJ zone.

- For lots in developments with required open space, the lot coverage shall be calculated for the entire project area and allocated to each lot at the time a Development Plan is approved.
- Impervious Surface Coverage for Residential Lots

D. Development Options and Subdivision

Standards applicable to development options and subdivision in the R-ToJ zone are provided or referenced below. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R-ToJ zone. This Subsection is intended to indicate all of the development option and subdivision standards applicable in the R-ToJ zone, however, all standards in Article 7, are applicable in the R-ToJ zone, unless stated otherwise.

1. Allowed Subdivision and Development Options				
Option	Lot Size (min)		Standards	
Allowed Subdivision Options				
Land Division	12,000-sf <u>35 acres</u>		(Sec. 7.2.3.)	
2. Residential Subdivision Requirements				
Schools and Parks Exaction				
Schools exaction	.020 acres per 1- or 2-unit dwelling .015 acres per multiunit dwelling			
Parks exaction	9 acres per 1,000 resident			
3. Infrastructure				
Transportation Facilities			(Div. 7.6.)	
Access	required			
Right-of-way for Minor Local Road (min)	60'			
Paved travel way for Minor Local Road (min)	20'			
Required Utilities			(Div. 7.7.)	
Water	public			
Sewer	public			
4. Required Subdivision and Development Option Permits				
Option	Sketch Plan (Sec. 8.3.2.)	Development Plan (Sec. 8.3.3.)	Development Option Plan (Sec. 8.5.3.)	Subdivision Plat (Sec. 8.5.4.)
Land Division				
≤ 10 Lots		X		X
> 10 Lots	X	X		X
Condominium/Townhouse				
				X

E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the R-ToJ zone.

- For lots in developments with required open space, the lot coverage shall be calculated for the entire project area and allocated to each lot at the time a Development Plan is approved.
- Impervious Surface Coverage for Residential Lots

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 _____, 2022.

PASSED 2ND READING THE _____ DAY OF _____, 2022.

PASSED AND APPROVED THE _____ DAY OF _____, 2022.

TOWN OF JACKSON

BY: _____

Hailey Morton Levinson, Mayor

ATTEST:

BY: _____

Riley Taylor, 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 _____, 2022.

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

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	March 7, 2022	Meeting Title:	Regular Planning Commission
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	SUBJECT: ITEM P21-336: First Reading of Ordinance H	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance H to amend the Town of Jackson Land Development Regulations (LDRs) to clarify the maximum allowed height and stories of detached homes and duplex buildings in the Neighborhood Medium-Density – 2 (NM-2) District and Neighborhood High-Density – 2 (NH-1) District.

Requested Action.

Request to approve Ordinance H which would amend the text of the LDRs as follows:

1. Amend LDR Section 2.2.8.B.3 to limit the height of Attached Dwellings and duplex buildings in NM-2 District to 26' – 30' (depending on roof pitch) and to 2 stories.
2. Amend LDR Section 2.2.9.B.3 to limit the height of Attached Dwellings and duplex buildings in the NH-1 District to 26' – 30' (depending on roof pitch) and to 2 stories.
3. Amend the first sentence in LDR Sec. 2.2.8.A.2 of the NM-2 District to clarify that only buildings of three or more attached units can be up to 3 stories in height.
4. Amend the first sentence in LDR Sec. 2.2.9.A.2 of the NH-1 District to clarify that only buildings of three or more attached units can be up to 3 stories in height.

Recommendation.

The Community Development Director recommends **approval** of Ordinance H as presented in this staff report.

Background.

The purpose of this amendment is to fix an error that was made in the 2018 LDR update to the Town residential districts. The oversight was that the LDRs failed to clarify that the additional height of 35' – 39' and up to 3 stories was intended to apply only to multi-family structures to encourage workforce housing in the NM-2 and NH-1 Districts. It was not intended to apply to single detached homes or duplex structures in these two zones. This amendment fixes this oversight.

On February 22, 2022, the Council unanimously approved this text amendment.

Comprehensive Plan & Priority Alignment.

The Comprehensive Plan speaks to maintaining the integrity of our residential neighborhoods. Thus, ensuring that single Detached Dwellings, and those that include ARUs, continue to be built at the same size and scale as they have since at least 1994 in all residential zones is an important priority. The proposed amendment brings a consistency of character to our residential neighborhoods that would be threatened if single detached homes could be much larger in the NM-2 and NH-1 Districts. For example, Subarea 3.2 Core Residential (i.e., Rodeo grounds to hospital area), which is designated as a Transitional area, is composed mostly of NM-2 and NH-1 zoning. Consequently, Subarea 3.2 is the area that is currently most at risk of development with oversized homes that are incompatible with the intended residential character of the existing neighborhoods if the proposed amendment is not adopted.

Findings

Below are the findings that the Council approved at a regular meeting on February 22, 2022.

Zoning Text Amendment (P21-336): 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. One of the primary purposes of the LDRs is to implement the community's goals for protecting the character of residential neighborhoods, including those where single Detached Dwellings and duplexes are common. The proposed text amendment will accomplish this goal by correcting a clear mistake in the LDRs where the purpose of the existing NM-2 and NH-1 districts is not being met due to the threat from out-of-scale and too-tall single Detached Dwellings and duplexes. The proposed amendment will address this threat by requiring the same height and story limits on Detached Dwellings and duplexes that are required in all other residential zones in the Town.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies. As stated above, reducing the height and story limits of Detached Dwellings and duplexes in the NM-2 and NH-1 Districts will make these districts consistent with all other residential districts in the Town in which Detached dwellings are all limited to 2 stories and 26' – 30' in height.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies. Staff finds that the proposed text amendment provides adequate flexibility for landowners in the NM-2 and NH-1 Districts to reasonably develop or redevelop their property with Detached Dwellings and duplexes according to a height and story limit that is applied consistently throughout all residential zones.

4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;

Complies. In the process of adopting the new NM-2 and NH-1 Districts in 2018, the Town made an error regarding the height and story limits of Detached Dwellings and duplexes in the NM-2 and NH-1 Districts that this proposed amendment is intended to rectify.

5. Improves implementation of the Comprehensive Plan; and

Not Applicable per Wyoming State statute.

6. Is consistent with other adopted Town Ordinances.

Complies. The proposed amendment does not conflict with any other Town Ordinances.

ATTACHMENTS OR LINKS

Ordinance H

SUGGESTED MOTION

I move to approve Ordinance H on first reading.

ORDINANCE H

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1216 AND 1217; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTIONS 2.2.8 AND 2.2.9 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING MAXIMUM ALLOWED HEIGHT AND STORIES OF DETACHED HOMES AND DUPLEX BUILDINGS IN THE NEIGHBORHOOD MEDIUM DENSITY – 2 (NM-2) DISTRICT AND NEIGHBORHOOD HIGH DENSITY (NH-1) 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. 1216 and 1217; Section 2 of Town of Jackson Ordinance No. 1074 (part); and Sections 2.2.8 and 2.2.9 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

(See next page)

2.2.8. NM-2: Neighborhood Medium Density-2 (3/6/19, Ord. 1216)

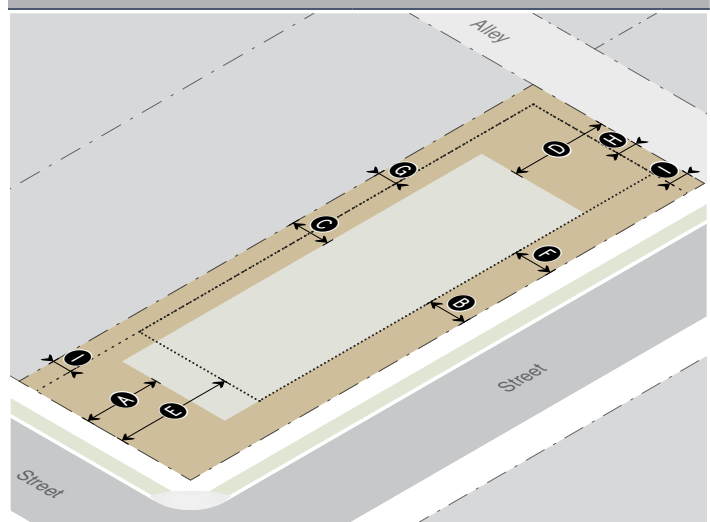
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings of 3 or more attached units can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H

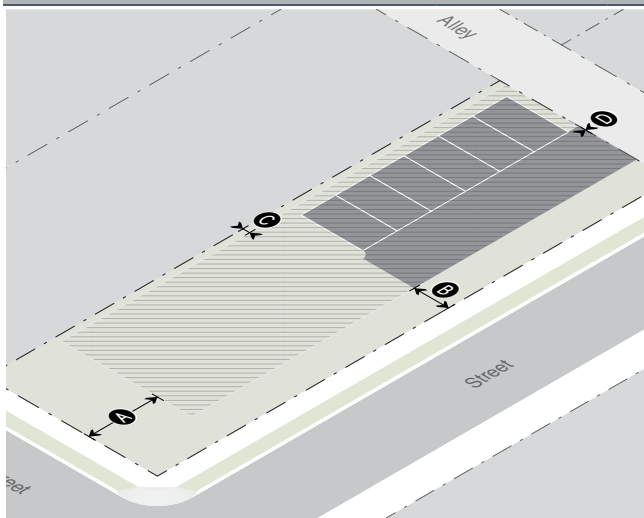
Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)
Detached Dwelling	.45
Apartments/ Attached Dwellings	.21 & 70% in front 1/3 of lot
All other allowed uses	.35
Plant units (min)	
Detached Dwelling and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

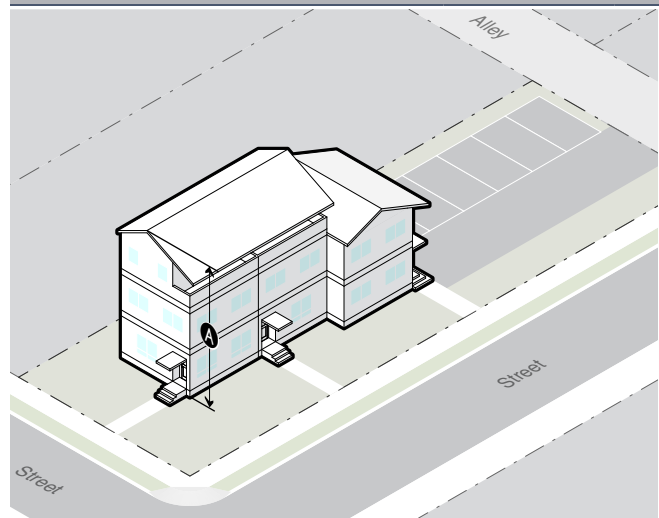
2. Vehicle Access Standards**Access**

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

Parking Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards**Primary Building Height**

(Sec. 9.4.9.)

1 detached unit or 2 attached units	A
Height (max): roof pitch $\leq 3/12$	2 stories, not to exceed 26'
Height (max): roof pitch $4/12, 5/12$	2 stories, not to exceed 28'
Height (max): roof pitch $\geq 6/12$	2 stories, not to exceed 30'
3 or more attached units	A
Height (max): roof pitch $\leq 3/12$	3 stories, not to exceed 35'
Height (max): roof pitch $4/12, 5/12$	3 stories, not to exceed 37'
Height (max): roof pitch $\geq 6/12$	3 stories, not to exceed 39'

Accessory Structure Height

(Sec. 9.4.9.)

All accessory structures (max)	14'
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Scale of Development

(Sec. 9.4.13.)

Floor area ratio (FAR max)

Detached Dwelling	.30
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All other allowed uses	.40
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Deed restricted housing exemption	(Sec. 7.8.3.)
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Workforce housing floor area bonus	(Sec. 7.8.4.)
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Individual building (max gross floor area)	10,000 sf
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2.2.9. NH-1: Neighborhood High Density 1

(3/6/19, Ord. 1217)

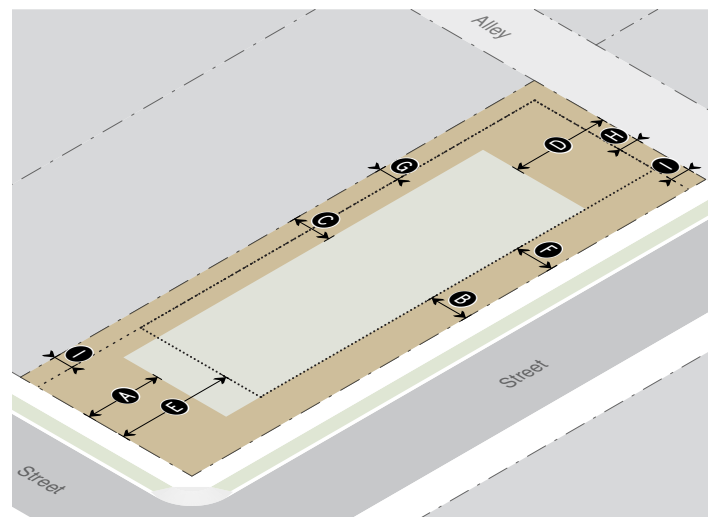
A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings of 3 or more attached units can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a detached home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	10'	H

Site Development Setbacks

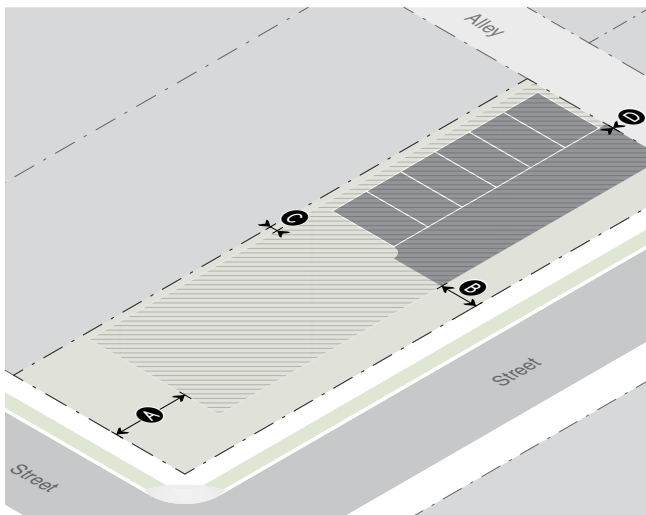
All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building
Side interior/rear (min)	5' I

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)
Apartments/Attached Dwellings	.21 & 70% in front 1/3 of lot
All other allowed uses	.30
Plant units (min)	
Detached Dwelling and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

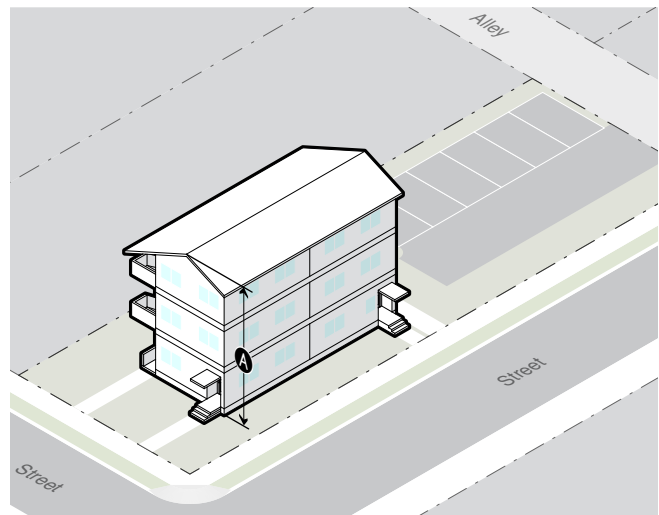
2. Vehicle Access Standards**Access**

Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less
Driveway width in primary/secondary street setback (max)	20'

Driveway Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	10'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards**Design Guidelines**

(Div. 5.8.)

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height

(Sec. 9.4.9.)

1 detached unit or 2 attached units	A
Height (max): roof pitch $\leq 3/12$	2 stories, not to exceed 26'
Height (max): roof pitch $4/12, 5/12$	2 stories, not to exceed 28'
Height (max): roof pitch $\geq 6/12$	2 stories, not to exceed 30'
3 or more attached units	A
Height (max): roof pitch $\leq 3/12$	3 stories, not to exceed 35'
Height (max): roof pitch $4/12, 5/12$	3 stories, not to exceed 37'
Height (max): roof pitch $\geq 6/12$	3 stories, not to exceed 39'

Accessory Structure Height

(Sec. 9.4.9.)

All accessory structures (max)	14'
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Scale of Development

(Sec. 9.4.13.)

Floor area ratio (FAR max)	.40
Deed restricted housing exemption	(Sec. 7.8.3.)
Workforce housing floor area bonus	(Sec. 7.8.4.)
Individual Building (max gross floor area)	10,000 sf

2.2.8. NM-2: Neighborhood Medium Density-2 (3/6/19, Ord. 1216)

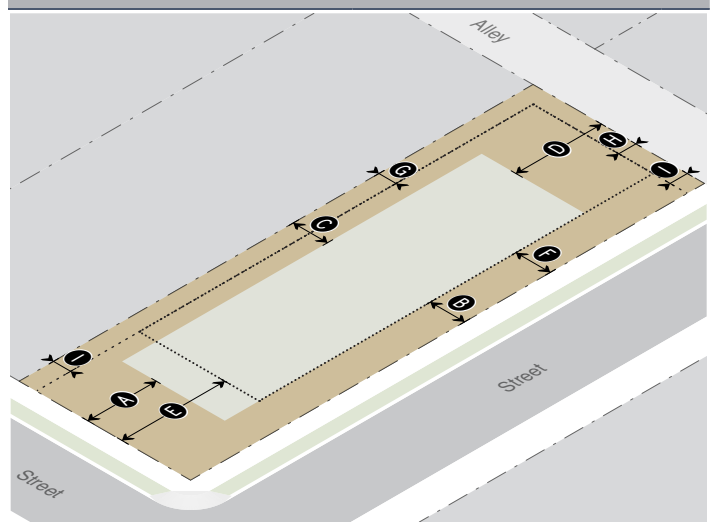
A. Intent

1. General Intent: The intent of the Neighborhood Medium Density-2 (NM-2) zone is to provide for medium to higher density residential development and to promote workforce housing types using a broad range of detached and attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited in order to respect and enhance the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings of 3 or more attached units can be up to 3 stories in height. Multiple detached buildings or multiple attached units on a site is common. No more than 8 units will be permitted within an individual building. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in garages or with surface spaces. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a detached home to an 8-unit apartment/condo building is allowed.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks (Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks (Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior (min)	5'	G
Rear (min)	5'	
Rear alley (min)	10'	H

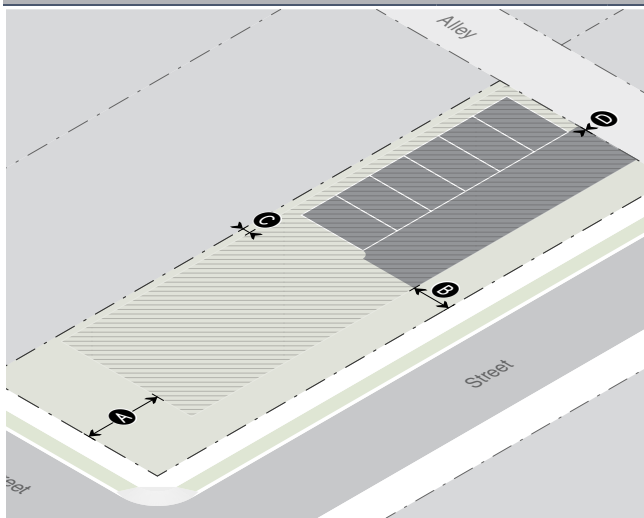
Site Development Setbacks

All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping (Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)
Detached Dwelling	.45
Apartments/ Attached Dwellings	.21 & 70% in front 1/3 of lot
All other allowed uses	.35
Plant units (min)	
Detached Dwelling and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

2. Vehicle Access Standards**Access**

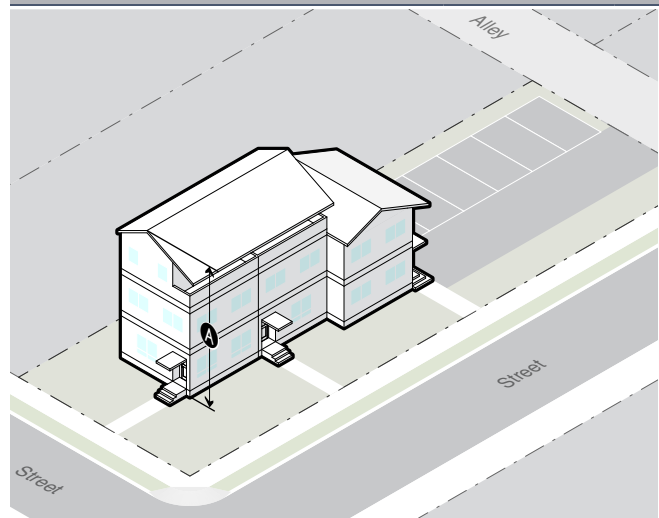
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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Parking Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	20'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards**Primary Building Height**

(Sec. 9.4.9.)

1 detached unit or 2 attached units**A**Height (max): roof pitch ≤ 3/122 stories, not to exceed 26'Height (max): roof pitch 4/12, 5/122 stories, not to exceed 28'Height (max): roof pitch ≥ 6/122 stories, not to exceed 30'3 or more attached units**A**Height (max): roof pitch ≤ 3/123 stories, not to exceed 35'Height (max): roof pitch 4/12, 5/123 stories, not to exceed 37'Height (max): roof pitch ≥ 6/123 stories, not to exceed 39'**Accessory Structure Height**

(Sec. 9.4.9.)

All accessory structures (max)	14'
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Scale of Development

(Sec. 9.4.13.)

Floor area ratio (FAR max)

Detached Dwelling	.30
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All other allowed uses	.40
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Deed restricted housing exemption	(Sec. 7.8.3.)
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Workforce housing floor area bonus	(Sec. 7.8.4.)
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Individual building (max gross floor area)	10,000 sf
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2.2.9. NH-1: Neighborhood High Density 1

(3/6/19, Ord. 1217)

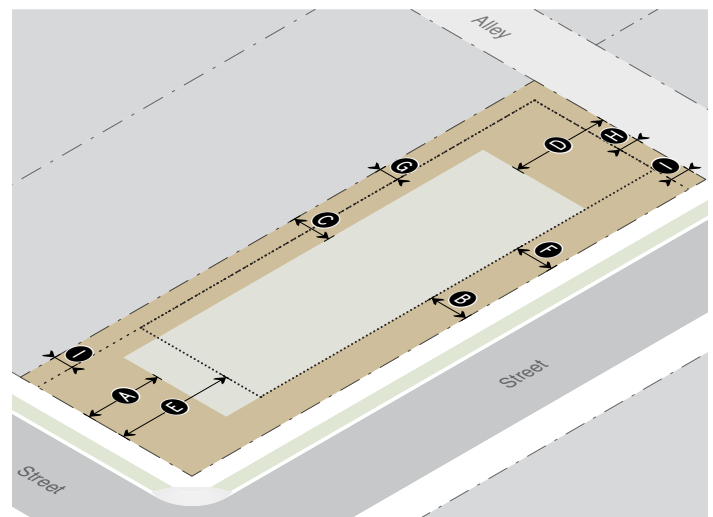
A. Intent

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings of 3 or more attached units can be up to 3 stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch and design.
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a detached home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

B. Physical Development

Standards applicable to physical development are provided in this Section. Where a cross-reference is listed, see the referenced division or section for additional standards. Standards in Article 5 apply unless stated otherwise.

1. Lot Standards



Primary Building Setbacks

(Sec. 9.4.8.)

Primary street (min)	20'	A
Secondary street (min)	10'	B
Side interior (min)	10'	C
Rear (min)	20'	D

Accessory Structure Setbacks

(Sec. 9.4.8.)

Primary street (min)	30'	E
Secondary street (min)	10'	F
Side interior/rear (min)	5'	G
Rear alley (min)	10'	H

Site Development Setbacks

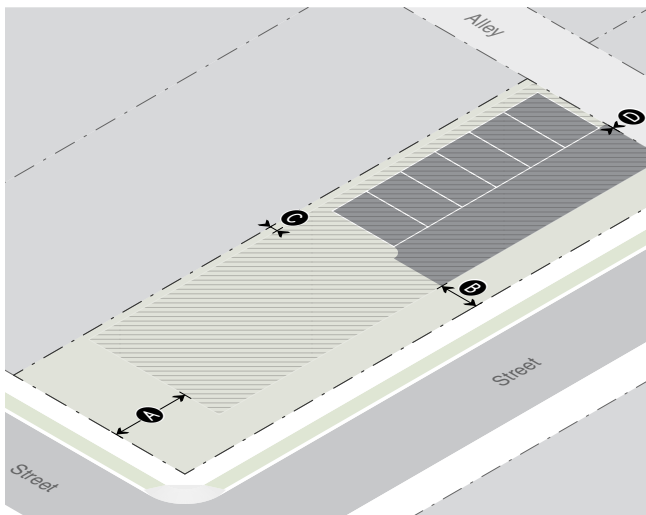
All site development, excluding driveways, sidewalks, or parking.

Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

Landscaping

(Div. 5.5.)

Landscape surface ratio (min)	(9.4.6.D.)
Apartments/Attached Dwellings	.21 & 70% in front 1/3 of lot
All other allowed uses	.30
Plant units (min)	
Detached Dwelling and Duplex	1 per unit
All other uses	1/1,000 sf of landscape area
Parking Lot (all uses)	1 per 12 parking spaces

2. Vehicle Access Standards**Access**

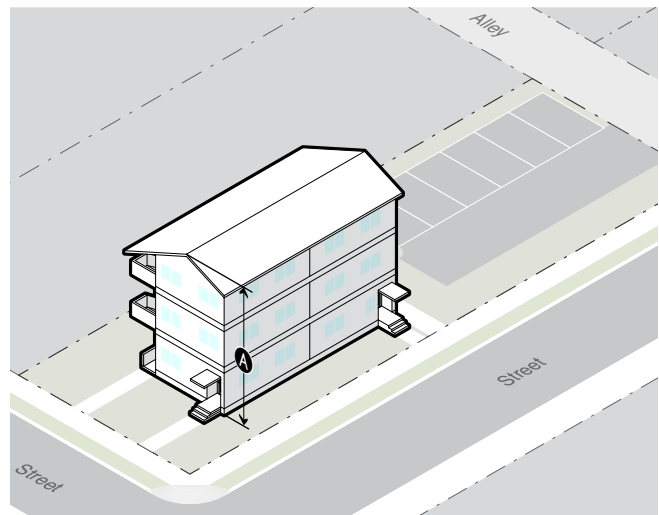
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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Driveway Setbacks

Primary street* (min)	20'	A
Secondary street* (min)	10'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

* Excludes 20' max driveway allowed in primary/secondary street setback

3. Bulk & Mass Standards**Design Guidelines**

(Div. 5.8.)

The Design Guidelines apply to all residential and nonresidential development of three attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Primary Building Height

(Sec. 9.4.9.)

1 detached unit or 2 attached units**A**Height (max): roof pitch ≤ 3/122 stories, not to exceed 26'Height (max): roof pitch 4/12, 5/122 stories, not to exceed 28'Height (max): roof pitch ≥ 6/122 stories, not to exceed 30'3 or more attached units**A**

Height (max): roof pitch ≤ 3/12

3 stories, not to exceed 35'

Height (max): roof pitch 4/12, 5/12

3 stories, not to exceed 37'

Height (max): roof pitch ≥ 6/12

3 stories, not to exceed 39'

Accessory Structure Height

(Sec. 9.4.9.)

All accessory structures (max)

14'

Scale of Development

(Sec. 9.4.13.)

Floor area ratio (FAR max)

.40

Deed restricted housing exemption

(Sec. 7.8.3.)

Workforce housing floor area bonus

(Sec. 7.8.4.)

Individual Building (max gross floor area)

10,000 sf

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 _____, 2022.

PASSED 2ND READING THE _____ DAY OF _____, 2022.

PASSED AND APPROVED THE _____ DAY OF _____, 2022.

TOWN OF JACKSON

BY: _____

Hailey Morton Levinson, Mayor

ATTEST:

BY: _____

Riley Taylor, 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 _____, 2022.

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

Riley Taylor, Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: March 7, 2022

RE: Town Manager's Report

Town Owned Rental Increases for HUD Rates

The Town's rental policy is two-fold, to charge the most current HUD rental and utility rates and also to only ramp up rent by \$50/mo on an annual basis for current renters. Just a heads up that we will be increasing rental rates for Town owned rentals by \$50/mo or by the HUD rental rate, whichever is less, on July 1, 2022. Units that become vacant are automatically increased to the most current HUD rates but units with current tenants have that increase phased in over time. HUD rental rates have been fluctuating/increasing in recent years however the rate is still much lower than the market rental rates in Jackson, WY. As an example, the 1BR HUD rental rate is \$1162 and the Town includes \$121 for utilities so the total is \$1283/mo. The Town has found 1BR apartments in the paper for \$2500/mo or more.

Mid Year Town Council Retreat

We have scheduled August 8 as the date for a mid-year Town Council retreat and secured Heather Bergman for our facilitator for this event. We will be starting the planning process much earlier for this retreat to allow the Town Council time to check in with Heather prior to draft agenda setting. You will be receiving an invitation in the coming months with a timeframe for you to check in with Heather Bergman to begin retreat planning.