

Special Town Council Meeting

April 11, 2022

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/81779770208?pwd=Ly9EQmRwSGFDbVliNnIVUkg3ZjNmUT09>

If the link does not work, join at zoom.com with Webinar ID **817 7977 0208** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID **817 7977 0208** and Passcode: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Announcements/Proclamations
 - 1. Introduction of Toma Klus, Transit Supervisor
 - 2. National Service Recognition Day Proclamation

III. PUBLIC COMMENT

This section is reserved for comments from the public on items that are not otherwise included in this agenda. Public comment is limited to 3 minutes. As a general practice, the Council does not discuss, debate, or take action on issues raised or comments made under public comment. Council may refer items to staff for follow-up. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item or send an email to Council@jacksonwy.gov.

IV. CONSENT CALENDAR

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

- A. Meeting Minutes
 - 1. March 21, 2022 Workshop Minutes
 - 2. March 21, 2022 Meeting Minutes
- B. Disbursements
- C. March Municipal Court Report
- D. P22-039 Art Fair Temp Sign (Paul Anthony)
- E. P22-055 Laff Staff Temp Sign (Paul Anthony)
- F. P22-047 LVE Easement 1025 Budge (Floren Poliseo)
- G. Teton Conservation District MOA (Floren Poliseo)
- H. Airport FY 21-22 Budget Amendment (Riley Taylor)
- I. Stio Malt Beverage Permit (Riley Taylor)
- J. JH Juggernauts Malt Beverage Permit (Riley Taylor)

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

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

- A. Administration
 - 1. Parklet and Flex Space (Carl Pelletier, 60 mins)
- B. Housing
 - 1. Kelly Place Workforce Rental (April Norton, 60 mins)
- C. Planning
 - 1. P22-001 Budge Drive Boundary Adjustment (Paul Anthony, 15 mins)

VI. ORDINANCES

- A. Ordinance G: Rural Amendment (3rd and final reading, to be designated Ordinance 1314)
- B. Ordinance F: Council Salaries (2nd reading, Roxanne Robinson)
- C. Ordinance H: NM-1 Height Amendment (1st reading, Paul Anthony)
- D. Ordinance I: NM-2 Height Amendment (1st reading, Paul Anthony)

VII. MATTERS FROM MAYOR AND COUNCIL

- A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

- A. April 11, 2022 Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the Chairman or Mayor 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.

NATIONAL SERVICE RECOGNITION DAY

WHEREAS, service to others is a hallmark of the American character, and central to how we meet our challenges; and

WHEREAS, the nation’s elected leaders are increasingly turning to national service and volunteerism as a cost-effective strategy to meet their needs; and

WHEREAS, AmeriCorps and Senior Corps participants address the most pressing challenges facing our communities; they educate students for 21st century jobs, fight the opioid epidemic, respond to natural disasters, and support veterans and military families; and

WHEREAS, national service expands economic opportunity by creating more sustainable, resilient communities and providing education, career skills, and leadership abilities for those who serve; and

WHEREAS, AmeriCorps and Senior Corps participants serve in more than 50,000 locations across the country, bolstering the civic, neighborhood, and faith-based organizations that are so vital to our economic and social well-being; and

WHEREAS, national service participants increase the impact of the organizations they serve, both through their direct service and by managing millions of additional volunteers; and

WHEREAS, national service represents a unique public-private partnership that invests in community solutions and leverages non-federal resources to strengthen community impact and increase the return on taxpayer dollars; and

WHEREAS, national service participants demonstrate commitment, dedication, and patriotism by making an intensive commitment to service, a commitment that remains with them in their future endeavors; and

WHEREAS, the AmeriCorps shares a priority with local leaders nationwide to engage citizens, improve lives, and strengthen communities; and is joining with the National League of Cities, the National Association of Counties, Cities of Service, and local leaders across the country for National Service Recognition Day on April 5, 2022.

THEREFORE, BE IT RESOLVED that I, Hailey Morton Levinson, Mayor of the Town of Jackson, do hereby proclaim **April 5, 2022**, as **National Service Recognition Day**, and encourage residents to recognize the positive impact of national service in our county; to thank those who serve; and to find ways to give back to their communities.

DATED THIS 11TH DAY OF APRIL 2022.

Town of Jackson

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk



TOWN COUNCIL PROCEEDINGS

March 21, 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, Arne Jorgensen, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Michael Palazzolo, Floren Poliseo, Tyler Sinclair, Paul Anthony, Carl Pelletier, Susan Scarlata, Kelly Thompson, Lynsey Lenamond, and Riley Taylor.

Director Updates. Lea Colasuonno and Roxanne Robinson provided Director Updates for the Legal and Personnel Departments.

Vine Street Conceptual Design. Jonny Ziem and Brian Lenz made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the conceptual design of the Vine Street Complete Street Project, utilizing design Alternative #3, and direct staff to take the concept to final design. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

FY23 Revenue Projection Discussion. Larry Pardee and Kelly Thompson made staff comment. Council held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve 5% sales and use tax growth rate for FY23. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Jim Rooks and seconded by Jonathan Schechter to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 3:20 p.m. Minutes:rt

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: March 30, 2022

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

March 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, Arne Jorgensen, Jessica Sell Chambers, Jim Rooks, and Jonathan Schechter. *via Zoom*: none.

STAFF: Larry Pardee, Roxanne Robinson, Lea Colasuonno, Tyler Sinclair, Paul Anthony, Michelle Weber, Michael Palazzolo, Carl Pelletier, Floren Poliseo, Brian Schilling, Susan Scarlata, Brian Lenz, Kelly Thompson, Lynsey Lenamond, and Riley Taylor.

Mayor Morton Levinson led those in attendance in the Pledge of Allegiance, awarded Wyatt Swicegood with a Life Saving Award, proclaimed April 2-8, 2022 the Week of the Young Child, and introduced new employees Chris Austin and Minnie Flores.

Public Comment. Zach Padilla made public comment.

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

A. **Meeting Minutes.** To approve the meeting minutes as presented for the March 7, 2022 Regular Meeting.

B. **Disbursements.** 842-NCPERS GROUP WYOMING \$96.00; ABEL, BRUCE \$798.65; ACE HARDWARE \$1,557.48; ADVANCED NETWORK MANAGEMENT, INC. \$621.09; AFLAC \$2,501.18; ALDER ENVIRONMENTAL LLC \$1,930.15; AMAZON \$5,603.38; APEX SAGE INC \$10,944.08; APPLE INC \$5,200.00; ARCHITECTURAL BUILDING SUPPLY \$2,868.96; AT&T \$1,787.56; BEST BEST & KRIEGER \$1,150.50; BIG R RANCH & HOME \$155.93; BRIGGS, ERIC L \$288.70; CARLIN, SAMUEL \$740.00; CARPETS PLUS COLORTILE \$7,591.44; CASELLE INC. \$1,744.00; CAST \$630.00; CODE STUDIO \$3,676.20; CONTROL SYSTEM TECHNOLOGY, INC. \$665.00; CONVERGEONE, INC \$35,318.04; COPYWORKS, LLC \$143.39; CORE & MAIN LP \$17,125.00; COWBOY VILLAGE RESORT \$230.00; CULTIVATE \$1,531.25; DAVID STUBBS \$1,800.00; DELCON INC \$3,984.93; DELTA DENTAL PLAN OF WYOMING \$8,485.08; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$150.00; DUERR X, LLC \$1,540.00; E.R. OFFICE EXPRESS \$2,846.80; ENERGY LABORATORIES INC. \$1,651.00; ETNA TRADE PARK LLC \$3,230.00; FERGUSON ENTERPRISES, INC \$57.56; FLEETPRIDE \$50.74; FREEDOM MAILING SERVICE INC. \$1,790.66; GARMIN USA \$64.95; GE SOFTWARE \$80.00; GERTA LLC \$2,575.00; GILLIG LLC \$618.22; GRAND TARGHEE RESORT \$19,470.00; GREENWAY PAINTING LLC \$3,960.00; HEALTHIEST YOU \$1,328.40; HIGH COUNTRY LINEN \$1,300.11; HIRST APPLGATE, LLP \$830.00; IDAHO FALLS PETERBILT \$26.10; IDAHO STATE TAX COMMISSION \$3,246.00; IDEXX DISTRIBUTION, INC. \$61.59; INTERSTATE BATTERY \$643.80; IPRO TECH, LLC \$990.00; IVY OUTDOOR SERVICES LLC \$3,800.00; JACKSON ANIMAL HOSPITAL \$194.18; JACKSON HOLE CHILDRENS MUSEUM \$3,920.00; JACKSON HOLE NEWS & GUIDE \$3,903.36; JACKSON LUMBER INC \$1.81; JACKSON PAINT AND GLASS, INC. \$6,065.97; LENAMOND, LYNSEY \$1,882.00; LONG BUILDING TECHNOLOGIES INC. \$5,917.00; LOWER VALLEY ENERGY INC \$46,484.97; MARKEE ESCROW SERVICES, INC \$52,552.08; MEYRING & ASSOCIATES, INC \$611.68; NAPA AUTO PARTS INC. \$298.30; NELSON ENGINEERING \$3,133.00; NEWLEVEL GROUP \$1,469.00; ON SIGHT LAND SURVEYORS INC. \$600.00; PETERSCHMIDT, TIM \$150.00; PREMIER TRUCK- SALT LAKE CITY \$724.74; PROTERRA \$204.36; PRO-WEST & ASSOC., INC \$9,996.38; RHINEHART OIL CO, LLC \$33,847.40; RT1 INC \$71.07; SAFELITE FULFILLMENT INC \$331.79; SENECA COMPANIES, INC \$300.15; SHERWIN-WILLIAMS CO. \$46.46; SILVERSTAR \$869.73; SNAKE RIVER ROASTING \$238.10; SPECTRUM \$99.99; SPRING CREEK ANIMAL HOSPITAL \$860.37; ST JOHN'S HOSPITAL \$65.00; STANDARD INSURANCE COMPANY \$5,226.58; SWAGIT PRODUCTIONS, LLC \$1,775.00; SWEETWATER COUNTY SHERIFF'S OFFICE \$200.00; SYMBOLARTS, LLC \$622.75; TEAM LABORATORY CHEMICAL CORP \$897.50; TETON COUNTY CLERK \$321,125.13; TETON COUNTY PUBLIC WORKS \$21,577.19; TETON COUNTY SPECIAL FIRE FUND \$18,993.49; TETON COUNTY-

FUND 10 \$14,935.34; TETON COUNTY-FUND 13 \$15.82; TETON COUNTY-FUND 19 \$6,340.50; TETON MOTORS INC \$284.34; THE AFTERMARKET PARTS COMPANY, LLC \$863.74; THE CONNOR E FIELD TRUST \$2,575.00; THOMSON WEST \$911.82; TRANSIT TALENT LLC \$190.00; TRIHYDRO CORPORATION \$17,934.00; ULINE \$359.52; UPPER CASE PRINTING INK \$287.87; VERIZON WIRELESS \$21,472.58; VISION SERVICE PLAN - (WY) \$1,834.76; WEBER, MICHELLE \$703.20; WESTBANK SANITATION \$51.28; WESTERN STATE \$1,695.32; WHITE GLOVE CLEANING, INC. \$11,350.45; WILSON, JOHN \$2,200.00; WY CHILD SUPPORT ENFORCEMENT \$146.76; WY WORKERS' SAFETY & COMP \$11,968.38; WYO CONFERENCE OF MUNI COURTS \$480.00; WYOMING FINANCIAL INSURANCE, INC \$1,598.50; WYOMING FIRST AID & SAFETY \$150.11; WYOMING GARAGE DOOR, LLC \$955.65; WYOMING LAW ENFORCEMENT \$150.00; WYOMING RETIREMENT SYSTEM \$125,357.43; WYOMING TAXPAYERS ASSOC. \$195.00; WYOMING.COM INC \$5.00; Y2 CONSULTANTS, LLC \$1,452.25; YELLOW IRON EXCAVATION, LLC \$1,135.00

- C. **February Municipal Court Report.** To accept the February Municipal Court Report into the record.
- D. **P22-041: JH Travel and Tourism Temp Sign.** To approve temporary banner application (P22-041) for Jackson Hole Travel & Tourism Board - Resident Tourism Sentiment Survey, including the following three conditions of approval: 1. The use of site shall be granted by the property owner; 2. The sign shall not be located on the sidewalks or in the public right of way; 3. The sign is approved for the following location: 105 Buffalo Way, Albertson's during March 23, 2022 – April 5, 2022.
- E. **Core Services Fleet Maintenance Facility Contract.** To award Project #22-06 for the Core Services Vehicle Maintenance Facility Project General Contracting Services to Dick Anderson Construction of Sheridan, Wyoming, in the amount of \$90,600.00 and direct the Mayor to sign all necessary contract agreements.
- F. **Special Event: Art Fair.** To approve the special event application made by the Jackson Hole Art Association, subject to the conditions and restrictions listed in the staff report.
- G. **Special Event: EcoFair.** To approve the special event application made by the Energy Conservation Works for the Jackson EcoFair, subject to the conditions and restrictions listed in the staff report.
- H. **Special Event: Porsche Picnic.** To approve the special event application submitted by the Porsche Club of America Yellowstone Region, for the Summer Picnic Member Kick-Off Porsche Club of Yellowstone Region event.

Virginia Symons made public comment on the consent calendar. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Official Depositories 2022. Kelly Thompson made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to designate Bank of Jackson Hole and Rocky Mountain Bank as official depositories for the Town of Jackson for 2022. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

P22-013: Encroachment Agreement at 185 N Glenwood. Council held discussion. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve the Encroachment Agreement between Glenwood JH, Inc. and the Town of Jackson subject to approval and minor changes by the Town Attorney and Town Engineer. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Special Event: Touch a Truck. Council held discussion. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve the special event application made by the Jackson Hole Children's Museum for the 2022 Touch-a-Truck event, subject to the conditions and restrictions listed in the staff report dated March 22, 2022. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Town Government SPET Projects. Larry Pardee made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jessica Sell Chambers and seconded by Mayor Morton Levinson to direct staff to prepare a combined application for Town

Employee Housing projects as outlined in the amount of \$20M and an application for Walkable Community and Pedestrian Access Projects in the amount of \$3M. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

A motion was made by Arne Jorgensen and seconded by Jim Rooks to direct staff to present how the process may proceed to increase the SPET from 1% to 1.5% when discussed with the County throughout the upcoming ballot review process. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Childcare Scoping Report. Roxanne Robinson made staff comment A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to direct staff to: 1) begin remodeling the garden level space at the Geitmann Larson Swift building into offices; 2) finalize and issue the RFQ for childcare services to be provided in the east side of Si Ferrin as an initial phase, review vendors, and bring back a contract for Council review at a future Council Meeting; and 3) once remodeling is complete at GLS, expand childcare into the west side of Si Ferrin, such that the entire Si Ferrin first floor is ultimately used for childcare services, both during the day and during evening Town Council meetings. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

P21-246: Final Plat 10 E. Simpson. Arne Jorgensen recused himself from the item. Paul Anthony made staff comment. Council held discussion with staff. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve Subdivision Plat (P21-246) for a 5-lot townhouse subdivision for the property addressed at 10 E. Simpson based upon the departmental reviews and the findings presented in this staff report dated March 21, 2022. Mayor Morton Levinson called for the vote. The vote showed Morton Levinson, Rooks, Schechter, and Sell Chambers in favor with Jorgensen recused and the motion carried.

Council recessed at 8:00 p.m. and reconvened at 8:05 p.m.

Willow Street Safe Routes Concept. Brian Lenz made staff comment. Council held discussion with staff. Colleen Valenstein, Sam Petri, Bill Schwartz, Katie McNamara, Kathryn Dawson, Chaney Hankins, Ryan Stanley, Cameron Page, Stefania Fram, and Andy Weenig made public comment. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve Alternative A for the Willow Street Safe Routes project and direct staff to implement the project in spring 2022. Mayor Morton Levinson called for the vote. The vote showed Sell Chambers in favor with Mayor Morton Levinson, Rooks, Schechter, and Jorgensen opposed, and the motion failed. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve Alternative A for the Willow Street portion and Alternative C for the Snow King Avenue portion of the Willow Streets Safe Routes project and direct staff to implement the project in spring 2022. Mayor Morton Levinson called for the vote. The vote showed Mayor Morton Levinson, Rooks, Schechter, and Jorgensen in favor with Sell Chambers opposed, and the motion carried.

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

Ordinance C: An Ordinance Amending the Definition of Family

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, INREGULAR SESSION DULY ASSEMBLED THAT:

There was no public comment. A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to approve Ordinance C at third reading and designate it No. 1313. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Ordinance G: An Ordinance Amending the Minimum Lot Size of the Rural (R) District.

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:

There was no public comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve Ordinance G at second reading. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Ordinance H: An Ordinance Limiting the Height of Attached Dwellings

A motion was made by Jonathan Schechter and seconded by Jim Rooks to continue Ordinance H to a later Town Council Meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Ordinance F: An Ordinance Updating Council Salaries

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:

There was no public comment. Roxanne Robinson made staff comment. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve Ordinance F on first reading with adjustments to Mayor and Council salaries as discussed. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Matters from Mayor and Council. Council directed staff to bring back the topic of medical marijuana during the mid-year retreat. Council discussed the recent work of George Washington University for the Jackson Hole Travel and Tourism Board.

Town Manager's Report. A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve the Town Manager's Report. The Town Manager's Report contained an update on Bar and Grill Liquor Licenses and a Pre-Application Conference Request from the Good Samaritan Mission. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn the meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 10:02 p.m. Minutes: rt

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: March 30, 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
328	842-NCBERS GROUP WYOMIN	842042022	PAYROLL DEDUCTIONS	03/05/2022	96.00	96.00	03/18/2022
Total 328:					96.00	96.00	
425	ACE EQUIPMENT & SUPPLY	206072	MANREL PELICAN	02/23/2022	556.96	.00	
Total 425:					556.96	.00	
51	ACE HARDWARE	774457	OSCIL	03/10/2022	61.48	.00	
51	ACE HARDWARE	774459	CLEANERS	03/10/2022	17.97	.00	
51	ACE HARDWARE	774750	DRAIN OPENER	03/14/2022	9.99	.00	
51	ACE HARDWARE	774968	HOSES	03/15/2022	84.98	.00	
51	ACE HARDWARE	774975	EXT CORD AND SCREWS	03/15/2022	19.87	.00	
51	ACE HARDWARE	775025	TIE DOWN	03/16/2022	44.99	.00	
51	ACE HARDWARE	775222	TUBING	03/17/2022	65.76	.00	
51	ACE HARDWARE	775334	COUPLERS AND TRASH BAGS	03/18/2022	29.93	.00	
51	ACE HARDWARE	775447	PROPANE TANK EXCHANGE	03/21/2022	24.99	.00	
Total 51:					359.96	.00	
4730	ADVANCED PUMP & EQUIPMEN	INVAPE12301	SUBMERSIBLE PUMP	03/07/2022	13,619.67	.00	
Total 4730:					13,619.67	.00	
2269	AFLAC	776621	ACCOUNT #y9599	03/25/2022	2,501.18	2,501.18	03/28/2022
Total 2269:					2,501.18	2,501.18	
6973	AGOPIAN ADVOCACY	102	MARCH RETAINED SERVICES	02/28/2022	5,000.00	.00	
6973	AGOPIAN ADVOCACY	103	APRIL RETAINED SERVICES	04/01/2022	2,000.00	.00	
Total 6973:					7,000.00	.00	
5726	AMAZON	1KTT-PK3X-R	FOLDER COVERS	03/17/2022	38.98	.00	
5726	AMAZON	1PJJ-HT6G-3P	FLASH KIT	03/20/2022	775.00	.00	
Total 5726:					813.98	.00	
3530	AMSOIL INC	20512615 TI	OIL	02/24/2022	2,110.23	.00	
Total 3530:					2,110.23	.00	
6575	APEX SAGE INC	032322WWTP	WWTP	03/23/2022	14,682.31	.00	
Total 6575:					14,682.31	.00	
1783	AT&T	287259163099	MONTHLY SERVICES	03/08/2022	1,189.56	.00	
1783	AT&T	287272169264	MONTHLY SERVICES	03/12/2022	43.23	.00	
1783	AT&T	402310	FILE#3286471	09/29/2021	1,235.00	.00	
Total 1783:					2,467.79	.00	
6994	AUSTIN, CHRIS	032322	SAFETY BOOTS	03/23/2022	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6994:					100.00	.00	
6879	BAKER, DAVID	032222	TRAVEL FOR CALL OUT	03/22/2022	58.08	.00	
Total 6879:					58.08	.00	
4774	BIG R RANCH & HOME	1549873	HARDWARE	03/07/2022	3.18	.00	
4774	BIG R RANCH & HOME	1551092	JACKETS	03/21/2022	124.98	.00	
Total 4774:					128.16	.00	
3500	BISON LUMBER	2203-776667	METAL	03/04/2022	41.69	.00	
Total 3500:					41.69	.00	
1560	BLUE SPRUCE CLEANERS,INC	040122	DRY CLEANING PD	04/01/2022	46.19	.00	
Total 1560:					46.19	.00	
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	9,082.08	9,082.08	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	32.78	32.78	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	32.78	32.78	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	9,724.68	9,724.68	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	5,332.23	5,332.23	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	32.78	32.78	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	4,979.88	4,979.88	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	57.93	57.93	03/31/2022
6989	BRIDGE-BLAIR PLACE LP	033022	METER CORRECTION	03/30/2022	32.65	32.65	03/31/2022
Total 6989:					29,307.79	29,307.79	
3303	BRISTOL, JAMES	6554	BUSINESS CARD BRUCE	12/28/2021	30.00	.00	
Total 3303:					30.00	.00	
6995	CAMBRIDGE SYSTEMATICS, IN	210070-01	TRAFFIC SIMULATION PROJEC	01/26/2022	18,944.50	.00	
Total 6995:					18,944.50	.00	
5	CARQUEST AUTO PARTS INC.	6090-563577	RATCHET	03/22/2022	47.16	.00	
Total 5:					47.16	.00	
544	CENTURYLINK	285002364	Monthly SERVICES	03/20/2022	152.22	.00	
544	CENTURYLINK	307-111-5050 0	307-111-5050 246m	03/07/2022	2,066.30	.00	
544	CENTURYLINK	307-733-3106	307-733-3106 742B	03/13/2022	41.60	.00	
Total 544:					2,260.12	.00	
3272	COPYWORKS, LLC	40399	POSTERS	03/23/2022	34.95	.00	
Total 3272:					34.95	.00	
7001	COSINDAD, CARLOS	031122	DOT PHYSICAL	03/11/2022	155.00	.00	
Total 7001:					155.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3001	CREATIVE ENERGIES, LLC	7274	INVERTER TROUBLESHOOTIN	03/09/2022	99.00	.00	
Total 3001:					99.00	.00	
708	DELTA DENTAL PLAN OF WYOM	030122	FEBRUARY CLAIMS	03/01/2022	8,177.60	8,177.60	03/18/2022
708	DELTA DENTAL PLAN OF WYOM	030122	MARCH PREMIUM	03/01/2022	613.60	613.60	03/18/2022
Total 708:					8,791.20	8,791.20	
77	DIAMOND VOGEL PAINTS, INC.	726296882	PAINT SUPPLIES	03/17/2022	6,999.86	.00	
Total 77:					6,999.86	.00	
6883	DIVISION OF CHILD SUPPORT	032522	DCSE CASE #0005405448	03/25/2022	509.23	509.23	03/24/2022
Total 6883:					509.23	509.23	
3408	E.R. OFFICE EXPRESS	19269	OFFICE SUPPLIES	03/16/2022	91.61	.00	
3408	E.R. OFFICE EXPRESS	19337	Office Supplies	03/29/2022	479.25	.00	
Total 3408:					570.86	.00	
1134	ENERGY LABORATORIES INC.	458316	INFLUENT, EFFLUENT	03/09/2022	169.00	.00	
1134	ENERGY LABORATORIES INC.	458864	INFLUENT, EFFLUENT	03/11/2022	417.00	.00	
1134	ENERGY LABORATORIES INC.	462888	WELL #5	03/31/2022	2,424.00	.00	
1134	ENERGY LABORATORIES INC.	462889	WELL 678	03/31/2022	1,332.00	.00	
Total 1134:					4,342.00	.00	
4294	FIRE SERVICES OF IDAHO	11510811	SI FERRIN ALARM MONITORIN	01/18/2022	420.00	.00	
Total 4294:					420.00	.00	
4474	FISH CREEK EXCAVATION LLC	1252	WATER MAIN BREAK	03/24/2022	2,272.50	.00	
Total 4474:					2,272.50	.00	
4709	FLEETPRIDE	97651350	DASH VALV	03/29/2022	71.02	.00	
Total 4709:					71.02	.00	
6993	FLORES, MINERVA	030822	REIMBURSEMENT	03/08/2022	93.02	.00	
6993	FLORES, MINERVA	032422	REIMBURSE FOR HOUSE ITEM	03/24/2022	127.06	.00	
Total 6993:					220.08	.00	
4859	Flowpoint Envirnmental systems	5940	water plus 7	02/24/2022	1,095.00	.00	
Total 4859:					1,095.00	.00	
6309	FRANK J ZAMBONI & CO, INC	109086	IGNITION SWITCH	03/07/2022	200.80	.00	
Total 6309:					200.80	.00	
324	GFOA	3052331	REGISTRATION	03/29/2022	85.00	.00	
Total 324:					85.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4271	GRAND TARGHEE RESORT	032122	FEDERAL GRANT REIMBURSE	03/21/2022	3,505.00	.00	
Total 4271:					3,505.00	.00	
5734	GREENWAY PAINTING LLC	1501	PAINTING	03/22/2022	4,960.00	.00	
Total 5734:					4,960.00	.00	
6450	GREG ELLNER ASSOCIATES, L	GEA22-1306	ULTRA TECH SYSTEM UV LAMP	01/04/2022	13,590.00	.00	
Total 6450:					13,590.00	.00	
6893	HEALTHIEST YOU	202203316514	MARCH PREMIUM	03/01/2022	1,317.60	1,317.60	03/18/2022
Total 6893:					1,317.60	1,317.60	
96	HIGH COUNTRY LINEN	0301857	MATS @ SHELTER	02/23/2022	64.88	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	33.81	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	3.32	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	6.45	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	13.30	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	31.08	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	20.54	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	114.96	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	17.20	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	3.33	.00	
96	HIGH COUNTRY LINEN	0305524	UNIFORMS	03/10/2022	6.65	.00	
96	HIGH COUNTRY LINEN	0306474	MATS @ SHELTER	03/16/2022	64.88	.00	
96	HIGH COUNTRY LINEN	0306592	TOWELS @ START	03/16/2022	91.55	.00	
96	HIGH COUNTRY LINEN	0308749	MATS @ SHELTER	03/30/2022	64.88	.00	
96	HIGH COUNTRY LINEN	0308844	MATS @ START	03/30/2022	231.41	.00	
Total 96:					768.24	.00	
6455	HIRST APPLGATE, LLP	208471	3 CREEK	04/05/2022	3,386.09	.00	
Total 6455:					3,386.09	.00	
6985	HOLCOMB, CHELSEA	032422	REIMBURSE FOR FLIGHT	03/24/2022	801.20	.00	
Total 6985:					801.20	.00	
4044	IDAHO FALLS PETERBILT	600812	SEAL-OIL	02/25/2022	60.54	.00	
Total 4044:					60.54	.00	
36	IDAHO STATE TAX COMMISSIO	032922	MARCH WITHHOLDINGS	03/29/2022	3,212.00	3,212.00	03/30/2022
Total 36:					3,212.00	3,212.00	
6720	IMMIGRANT HOPE	040422	CONTRACT PAYMENT	04/04/2022	1,406.25	.00	
Total 6720:					1,406.25	.00	
106	INTERSTATE BATTERY	22252890	BATTERIES	03/21/2022	451.60	.00	
106	INTERSTATE BATTERY	22252947	BATTERIES	03/28/2022	367.85	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 106:					819.45	.00	
6990	IXOM WATERCARE INC.	84398	CABLE CLAMP	03/17/2022	2,350.68	.00	
Total 6990:					2,350.68	.00	
5098	JACKSON ANIMAL HOSPITAL	52394	MEDS	03/24/2022	117.58	.00	
Total 5098:					117.58	.00	
2	JACKSON CURBSIDE INC.	00029819	DOWNTOWN RECYCLING	03/10/2022	1,035.00	.00	
Total 2:					1,035.00	.00	
6931	JACKSON DOWNTOWNER, LLC	1004	DOWNTON SERVICE	02/15/2022	68,496.99	.00	
Total 6931:					68,496.99	.00	
858	JACKSON HOLE COMMUNITY H	032422	RETURN BOND P21-256 174 NO	03/24/2022	1,000.00	1,000.00	03/24/2022
Total 858:					1,000.00	1,000.00	
4239	JACKSON HOLE FAMILY HEALT	030122	6618.32 DOT PHYSICAL	03/01/2022	380.00	.00	
Total 4239:					380.00	.00	
6474	JACKSON HOLE LAW, PC	1549	MARCH PROSECUTION SERVIC	03/31/2022	3,003.00	.00	
Total 6474:					3,003.00	.00	
131	JACKSON HOLE NEWS & GUID	337134	AD#402778	03/16/2022	272.00	.00	
131	JACKSON HOLE NEWS & GUID	337223	AD#403410	03/16/2022	743.85	.00	
131	JACKSON HOLE NEWS & GUID	337224	AD#403411	03/16/2022	55.58	.00	
131	JACKSON HOLE NEWS & GUID	337225	AD#402947 JOIN OUR TEAM	03/16/2022	386.60	.00	
131	JACKSON HOLE NEWS & GUID	337225	AD#402947 JOIN OUR TEAM	03/16/2022	386.60	.00	
131	JACKSON HOLE NEWS & GUID	337226	AD#403409	03/16/2022	145.35	.00	
131	JACKSON HOLE NEWS & GUID	337283	AD#4032020	03/16/2022	136.80	.00	
131	JACKSON HOLE NEWS & GUID	337351	AD#403585	03/23/2022	571.20	.00	
131	JACKSON HOLE NEWS & GUID	337582	AD#403799	03/30/2022	387.60	.00	
131	JACKSON HOLE NEWS & GUID	337583	AD#403801	03/30/2022	571.20	.00	
131	JACKSON HOLE NEWS & GUID	337750	JOIN OUR TEAM AD#402949	03/31/2022	1,211.84	.00	
131	JACKSON HOLE NEWS & GUID	337750	JOIN OUR TEAM AD#402949	03/31/2022	1,211.84	.00	
131	JACKSON HOLE NEWS & GUID	337831	AD#403110 HILL CLIMB	03/31/2022	480.00	.00	
Total 131:					6,560.46	.00	
115	JACKSON PAINT AND GLASS, I	1125484	GLASS 455 VINE	03/11/2022	1,222.49	.00	
Total 115:					1,222.49	.00	
139	JORGENSEN ASSOCIATES, PC	48455	06013 CORE FACILITIES	03/11/2022	63,679.52	.00	
Total 139:					63,679.52	.00	
6615	KAUFMAN'S OK TIRE	25377	TIRES	03/21/2022	40.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6615:					40.00	.00	
4902	KOIS BROTHERS EQUIPMENT	125141	FUEL CAP	01/19/2022	252.42	.00	
Total 4902:					252.42	.00	
5634	KRIKOR ARCHITECTURE	032122	155 PEARL STRET	03/21/2022	5,000.00	.00	
Total 5634:					5,000.00	.00	
3314	KUDAR ENTERPRISES, INC.	03/22/22	Refund on BP18-0486	03/22/2022	4,247.68	.00	
3314	KUDAR ENTERPRISES, INC.	03/22/22	Refund on BP18-0486	03/22/2022	4,909.00	.00	
3314	KUDAR ENTERPRISES, INC.	03/22/22	Refund on BP18-0486	03/22/2022	2,100.00	.00	
3314	KUDAR ENTERPRISES, INC.	03/22/22	Refund on BP18-0486	03/22/2022	56,894.00	.00	
3314	KUDAR ENTERPRISES, INC.	03/22/22	Refund on BP18-0486	03/22/2022	1,957.34	.00	
Total 3314:					70,108.02	.00	
6585	LAWNGEVITY	INV-113770	SNOW REMOVAL 155 W PEARL	01/31/2022	293.75	.00	
6585	LAWNGEVITY	INV-114024	SNOW REMOVAL 400 SNOW KI	01/31/2022	446.25	.00	
Total 6585:					740.00	.00	
5691	LEPCO	47459	CHEMICALS	03/15/2022	519.00	.00	
Total 5691:					519.00	.00	
6999	LOCKHART CATTLE COMPANY	2021-652	REIMBURSEMENT	03/14/2022	6,525.00	.00	
Total 6999:					6,525.00	.00	
7000	MCCABE, BRIAN	031622	DOT PHYSICAL	03/16/2022	155.00	.00	
Total 7000:					155.00	.00	
998	METROQUIP INC	P14177	NOZZLE	03/03/2022	3,695.00	.00	
998	METROQUIP INC	P14628	WATER PUMP	03/28/2022	903.29	.00	
Total 998:					4,598.29	.00	
4401	MEYRING & ASSOCIATES, INC	3393	WWTP HEATER	03/03/2022	1,101.56	.00	
Total 4401:					1,101.56	.00	
6996	MOHAWK LIFTS LLC	56970	FILTER CRUSHER	03/21/2022	2,775.18	.00	
Total 6996:					2,775.18	.00	
6997	MOUNTAIN REGIONAL EQUIPM	53934	MRES TWIN MAINTENANCE KIT	01/26/2022	460.65	.00	
Total 6997:					460.65	.00	
257	NAPAAUTO PARTS INC.	030328	SWAY BAR	11/13/2021	75.18	.00	
257	NAPAAUTO PARTS INC.	050734	STOP LEAK	02/25/2022	8.98	.00	
257	NAPAAUTO PARTS INC.	0526290	CHAIN ROLLER	03/29/2022	26.69	.00	
257	NAPAAUTO PARTS INC.	052810	aiR RFILTER	03/09/2022	30.57	.00	
257	NAPAAUTO PARTS INC.	053676	SG BLA	03/14/2022	22.58	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	053825	akebono	03/15/2022	361.77	.00	
257	NAPA AUTO PARTS INC.	054088	Cleaner	03/16/2022	7.49	.00	
257	NAPA AUTO PARTS INC.	055231	OIL FILTER	03/23/2022	23.76	.00	
257	NAPA AUTO PARTS INC.	056038	OIL FILTER	03/28/2022	40.32	.00	
257	NAPA AUTO PARTS INC.	056267	VAVLE CLEANER	03/29/2022	11.99	.00	
257	NAPA AUTO PARTS INC.	056382	OIL FILTER CREDITS	03/29/2022	.12-	.00	
257	NAPA AUTO PARTS INC.	056753	FLOW SENSOR	03/31/2022	85.94	.00	
Total 257:					695.15	.00	
187	NELSON ENGINEERING	58077	14-175-03 W BROADWAY LAND	02/28/2022	2,347.00	.00	
187	NELSON ENGINEERING	58291	19-330-003 WELL EXPLORATIO	03/31/2022	714.00	.00	
Total 187:					3,061.00	.00	
226	O'RYAN CLEANERS	1000805-03-31	DRY CLEANING	03/31/2022	46.80	.00	
Total 226:					46.80	.00	
6991	PARKER TRUCKING, INC.	12020	SNOW REMOVAL	01/27/2022	715.00	.00	
Total 6991:					715.00	.00	
5026	PELLETIER, CARL	031722	REIMBURSE ALL EMPLOYEE M	03/17/2022	7,772.50	.00	
Total 5026:					7,772.50	.00	
401	POST REGISTER	217754	HELP WANTED ADS	03/29/2022	225.00	.00	
Total 401:					225.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775377910	VALVE	03/23/2022	144.76	.00	
6483	PREMIER TRUCK- SALT LAKE C	775378113	FUEL PUMP	03/24/2022	3,833.67	.00	
6483	PREMIER TRUCK- SALT LAKE C	775378413	COMPLETE H TEST	03/28/2022	56.74	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775368496	CORE CREDIT	03/10/2022	83.13-	.00	
Total 6483:					3,952.04	.00	
4537	PRO RENTAL & SALES INC	1575852-0001	HARNESS AND FREIGHT	07/28/2021	310.62	.00	
Total 4537:					310.62	.00	
6594	PROTERRA	1038525	COLLANT PUMP	03/10/2022	214.88	.00	
6594	PROTERRA	1038639	VENT FILTER, EXHAUST FILTER	03/14/2022	90.18	.00	
6594	PROTERRA	1038640	PLATE CONTACT	03/14/2022	35.03	.00	
Total 6594:					340.09	.00	
6069	RAFTELIS	22665	PROFESSIONAL SERVICES	03/10/2022	3,366.25	.00	
6069	RAFTELIS	22665	PROFESSIONAL SERVICES	03/10/2022	3,366.25	.00	
Total 6069:					6,732.50	.00	
6855	RHINEHART OIL CO, LLC	IN-70415-22	FUEL	03/14/2022	41,318.39	.00	
Total 6855:					41,318.39	.00	
4723	RON'S TOWING	22-20072	TOW FEE	03/17/2022	250.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4723	RON'S TOWING	22-20208	TOW	03/28/2022	1,300.00	.00	
Total 4723:					1,550.00	.00	
6889	SAFELITE FULFILLMENT INC	05008-1372	RAIN SENSOR	03/25/2022	399.31	.00	
6889	SAFELITE FULFILLMENT INC	05008-1374	RAIN SENSOR	03/25/2022	399.31	.00	
6889	SAFELITE FULFILLMENT INC	05008-1393	WINDSHIELD	03/29/2022	312.71	.00	
Total 6889:					1,111.33	.00	
5333	SALT CITY SALES	166457	GLOVES	03/15/2022	1,675.50	.00	
Total 5333:					1,675.50	.00	
6820	SIGNATURE PROMOTIONAL GR	678052	CHIEF COINS	03/30/2022	1,728.00	.00	
Total 6820:					1,728.00	.00	
4720	SILVERSTAR	54639 0422	MONTHLY SERVICES	04/01/2022	2,694.39	.00	
4720	SILVERSTAR	654791 0422	MONTHLY SERVICES	04/01/2022	1,739.46	.00	
Total 4720:					4,433.85	.00	
585	SINCLAIR, TYLER	032822	REIMBURSEMENT OFFICE SUP	03/28/2022	78.36	.00	
Total 585:					78.36	.00	
5632	SNAKE RIVER MEP COMPLETE,	6929	BAY 2 HEATER REPAIR	03/07/2022	807.28	.00	
Total 5632:					807.28	.00	
4699	SNAKE RIVER ROASTING	77057	COFFEE	03/08/2022	108.90	.00	
4699	SNAKE RIVER ROASTING	77176	COFFEE	03/15/2022	108.90	.00	
4699	SNAKE RIVER ROASTING	77196	COFFEE	03/09/2022	113.90	.00	
4699	SNAKE RIVER ROASTING	77285	COFFEE	03/21/2022	108.90	.00	
4699	SNAKE RIVER ROASTING	77345	COFFEE	03/28/2022	108.90	.00	
4699	SNAKE RIVER ROASTING	77348	COFFEE @ START	03/29/2022	108.90	.00	
Total 4699:					658.40	.00	
3961	SPECTRUM	030285203272	MONTHLY SERVICES	03/27/2022	99.99	.00	
Total 3961:					99.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	625022380	ANIMAL MEDS	03/22/2022	30.08	.00	
1505	SPRING CREEK ANIMAL HOSPI	625022723	DOG FOOD	03/29/2022	68.79	.00	
1505	SPRING CREEK ANIMAL HOSPI	625022801	MEDS	03/30/2022	81.39	.00	
1505	SPRING CREEK ANIMAL HOSPI	625022807	ANIMAL CARE	03/30/2022	87.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	625022908	ANIMAL CARE	03/31/2022	165.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	625023036	RABIES	04/04/2022	15.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	625023037	RABIES	04/04/2022	20.00	.00	
Total 1505:					467.26	.00	
6871	STANDARD INSURANCE COMP	169141 0301A	MARCH PREMIUM	03/01/2022	5,733.67	5,733.67	03/18/2022
6871	STANDARD INSURANCE COMP	1691410301V	MARCH PREMIUM VOLUNTARY	03/01/2022	719.60	719.60	03/18/2022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6871:					6,453.27	6,453.27	
251	STANDARD PLUMBING SUPPLY	NZMC30	COUPLERS	03/24/2022	51.01	.00	
251	STANDARD PLUMBING SUPPLY	NZNR37	GALV NIPPLE	03/25/2022	2.39	.00	
Total 251:					53.40	.00	
4990	Swagit Productions, LLC	20264	VIDEO STREAMING	03/31/2022	1,775.00	.00	
Total 4990:					1,775.00	.00	
1443	TETON COUNTY CLERK	040422 PLANN	MARCH 2022	04/04/2022	7,655.75	.00	
1443	TETON COUNTY CLERK	040422H	MONTHLY CONTRIBUTION HOU	04/04/2022	30,620.33	.00	
1443	TETON COUNTY CLERK	040422PR	MONTHLY CONTRIBUTION PAR	04/04/2022	136,115.08	.00	
Total 1443:					174,391.16	.00	
581	TETON COUNTY INTEGRATED	554263	DUMP FEES	03/18/2022	10.00	.00	
Total 581:					10.00	.00	
55	TETON COUNTY SHERIFF'S-JAI	613	FEBRUARY INMATES	03/05/2022	288.00	.00	
Total 55:					288.00	.00	
996	TETON COUNTY SPECIAL FIRE	033022	MARCH 2022 EXPENSES	03/30/2022	321,125.66	.00	
996	TETON COUNTY SPECIAL FIRE	033022C	MARCH 2022 EXPENSES	03/30/2022	48,625.02	.00	
Total 996:					369,750.68	.00	
1614	TETON COUNTY-FUND 10	040422 PATH	Pathways MARCH 2022	04/04/2022	4,929.08	.00	
Total 1614:					4,929.08	.00	
3027	TETON COUNTY-FUND 13	040422FE	Fire/EMS Monthly Contribution	04/04/2022	154,389.72	.00	
Total 3027:					154,389.72	.00	
166	TETON COUNTY-FUND 19	040422 P & R	MARCH 2022 PARKS & REC	04/04/2022	3,826.12	.00	
Total 166:					3,826.12	.00	
6811	Teton Landing	032322	Return Bond B20-0792 115 Nelso	03/23/2022	1,000.00	1,000.00	03/23/2022
6811	Teton Landing	032322	Return Bond B20-0793 115 Nelso	03/23/2022	1,000.00	1,000.00	03/23/2022
Total 6811:					2,000.00	2,000.00	
268	TETON MOTORS INC	5101684	PARTS	03/11/2022	418.36	.00	
268	TETON MOTORS INC	5101699	PUMP AND BELT	03/14/2022	177.34	.00	
268	TETON MOTORS INC	5101733	SEAL & SHOE KIT	03/17/2022	105.17	.00	
268	TETON MOTORS INC	5101738	GEAR LUBE	03/17/2022	48.15	.00	
268	TETON MOTORS INC	5101778	RADIATOR	03/21/2022	391.20	.00	
Total 268:					1,140.22	.00	
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	742.50	.00	
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	187.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	527.50	.00	
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	262.50	.00	
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	507.50	.00	
6992	TETON ROPE ACCESS AND SE	MAR1	SNOW REMOVAL	03/01/2022	451.75	.00	
Total 6992:					2,679.25	.00	
3237	THE AFTERMARKET PARTS CO	82638999	VALVE	03/15/2022	417.48	.00	
Total 3237:					417.48	.00	
6810	THE TIRE RACK, INC.	HD16369	TIRES	03/30/2022	1,526.32	.00	
Total 6810:					1,526.32	.00	
3955	THOMSON WEST	846100308	LIBRARY PLAN CHARGES	04/01/2022	455.91	.00	
3955	THOMSON WEST	846100308	LIBRARY PLAN CHARGES	04/01/2022	455.91	.00	
Total 3955:					911.82	.00	
6579	TITLE 22 CONSULTANTS	21-0039	P22-048 SIMPSON CORNER CO	03/28/2022	508.78	.00	
6579	TITLE 22 CONSULTANTS	21-0040	P22-030	03/28/2022	538.03	.00	
Total 6579:					1,046.81	.00	
4649	ULINE	145727653	CABLE TIES	03/01/2022	359.52	.00	
Total 4649:					359.52	.00	
777	UPPER CASE PRINTING INK	18008	Newsletter	03/07/2022	213.73	.00	
Total 777:					213.73	.00	
3881	VALLEY OFFICE SYSTEMS	AR1046504	COPIER CONTRACT	03/22/2022	480.66	.00	
3881	VALLEY OFFICE SYSTEMS	AR1048969	COPIER CONTRACT	03/30/2022	11.45	.00	
Total 3881:					492.11	.00	
1949	VERIZON WIRELESS	13802	SETTLEMENT AA220023	03/21/2022	1,000.00	.00	
Total 1949:					1,000.00	.00	
3420	VISA	8144 031822	VISA PULIC WORKS #1	03/18/2022	1,438.47	1,438.47	03/24/2022
3420	VISA	Admin 1 2963	becoming jh	02/21/2022	500.00	500.00	03/22/2022
3420	VISA	Admin 1 2963	tj maxx	02/21/2022	35.97	35.97	03/22/2022
3420	VISA	Admin 1 2963	target	02/21/2022	197.05	197.05	03/22/2022
3420	VISA	Admin 1 2963	ace hardware	02/21/2022	13.77	13.77	03/22/2022
3420	VISA	Admin 1 2963	endeavor business media	02/21/2022	295.00	295.00	03/22/2022
3420	VISA	Admin 1 2963	indeed.com	02/21/2022	501.20	501.20	03/22/2022
3420	VISA	Admin 1 2963	target	02/21/2022	79.99	79.99	03/22/2022
3420	VISA	Admin 1 2963	j. brower	02/21/2022	325.00	325.00	03/22/2022
3420	VISA	Admin 1 2963	coolworks	02/21/2022	714.00	714.00	03/22/2022
3420	VISA	Admin 1 2963	target	02/21/2022	72.63	72.63	03/22/2022
3420	VISA	Admin 1 2963	amazon	02/21/2022	338.95	338.95	03/22/2022
3420	VISA	Admin 1 2963	wyoming camera outfitter	02/21/2022	137.90	137.90	03/22/2022
3420	VISA	Admin 1 2963	blick art material	02/21/2022	87.35	87.35	03/22/2022
3420	VISA	Admin 2 9118 0	police records management	02/21/2022	159.00	159.00	03/22/2022
3420	VISA	Animal 2344 02	animal shelter supplies	02/21/2022	377.25	377.25	03/22/2022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		Chief 1115 02/2	picas	02/21/2022	263.32	263.32	03/22/2022
3420 VISA		Chief 1115 02/2	pinky g's	02/21/2022	147.36	147.36	03/22/2022
3420 VISA		Chief 1115 02/2	albertsons	02/21/2022	66.46	66.46	03/22/2022
3420 VISA		Chief 1115 02/2	moser training	02/21/2022	500.00	500.00	03/22/2022
3420 VISA		Chief 1115 02/2	springhill suites	02/21/2022	1,105.56	1,105.56	03/22/2022
3420 VISA		Finance 2179 0	target	02/21/2022	545.73	545.73	03/22/2022
3420 VISA		Finance 2179 0	snow king motel	02/21/2022	2,000.00	2,000.00	03/22/2022
3420 VISA		Finance 2179 0	usps	02/21/2022	66.66	66.66	03/22/2022
3420 VISA		Finance 2179 0	apple	02/21/2022	84.79	84.79	03/22/2022
3420 VISA		Finance 2179 0	lowes	02/21/2022	1,015.51	1,015.51	03/22/2022
3420 VISA		Finance 2179 0	lowes	02/21/2022	952.92	952.92	03/22/2022
3420 VISA		Finance 2179 0	snow king resort	02/21/2022	1,933.96	1,933.96	03/22/2022
3420 VISA		IT 6908 02/21/2	travelocity	02/21/2022	156.19	156.19	03/22/2022
3420 VISA		IT 6908 02/21/2	amazon	02/21/2022	2,042.49	2,042.49	03/22/2022
3420 VISA		IT 6908 02/21/2	garmin	02/21/2022	64.95	64.95	03/22/2022
3420 VISA		IT 6908 02/21/2	american airlines	02/21/2022	361.20	361.20	03/22/2022
3420 VISA		IT 6908 02/21/2	comexposium	02/21/2022	795.00	795.00	03/22/2022
3420 VISA		IT 6908 02/21/2	godaddy	02/21/2022	98.32	98.32	03/22/2022
3420 VISA		LT 2 1123 02/2	staples	02/21/2022	80.52	80.52	03/22/2022
3420 VISA		LT 2 1123 02/2	pet place plus	02/21/2022	158.77	158.77	03/22/2022
3420 VISA		LT 2 1123 02/2	llrmi	02/21/2022	125.00	125.00	03/22/2022
3420 VISA		LT 2 1123 02/2	randy means assoc	02/21/2022	990.00	990.00	03/22/2022
3420 VISA		LT 2 1123 02/2	bomgaars	02/21/2022	358.75	358.75	03/22/2022
3420 VISA		PD 3 0355 02/2	ups	02/21/2022	20.74	20.74	03/22/2022
3420 VISA		PD 3 0355 02/2	ace hardware	02/21/2022	12.68	12.68	03/22/2022
3420 VISA		PD 3 0355 02/2	amazon	02/21/2022	135.20	135.20	03/22/2022
3420 VISA		PD 3 0355 02/2	outback	02/21/2022	60.00	60.00	03/22/2022
3420 VISA		PD 3 0355 02/2	exxon	02/21/2022	43.21	43.21	03/22/2022
3420 VISA		PD 3 0355 02/2	amazon	02/21/2022	115.80	115.80	03/22/2022
3420 VISA		Planning 1 609	mailchimp	02/21/2022	59.00	59.00	03/22/2022
3420 VISA		Planning 1 609	american planning assoc	02/21/2022	921.00	921.00	03/22/2022
3420 VISA		Planning 2 610	international code council	02/21/2022	126.00	126.00	03/22/2022
3420 VISA		Planning 2 610	international code council	02/21/2022	230.00	230.00	03/22/2022
3420 VISA		PW 1 8144 02/	travel expenses	02/21/2022	1,694.38	1,694.38	03/22/2022
3420 VISA		PW 1 8144 02/	albertsons	02/21/2022	31.55	31.55	03/22/2022
3420 VISA		PW 1 8144 02/	cuttys	02/21/2022	365.75	365.75	03/22/2022
3420 VISA		PW 1 8144 02/	staples	02/21/2022	42.97	42.97	03/22/2022
3420 VISA		PW 1 8144 02/	credit	02/21/2022	696.18-	696.18-	03/22/2022
3420 VISA		PW 3 9688 02/	propane	02/21/2022	3,537.45	3,537.45	03/22/2022
3420 VISA		PW 3 9688 02/	becoming jackson hole	02/21/2022	1,500.00	1,500.00	03/22/2022
3420 VISA		Sergeant 1064	amazon	02/21/2022	760.55	760.55	03/22/2022
3420 VISA		Sergeant 1064	amazon	02/21/2022	180.31	180.31	03/22/2022
3420 VISA		Sergeant 1064	amazon	02/21/2022	48.71	48.71	03/22/2022
3420 VISA		Sergeant 1064	amazon	02/21/2022	12.53	12.53	03/22/2022
3420 VISA		START 2 1214	smiths	02/21/2022	19.35	19.35	03/22/2022
3420 VISA		START 2 1214	staples	02/21/2022	6.67	6.67	03/22/2022
3420 VISA		START 2 1214	staples	02/21/2022	20.13	20.13	03/22/2022
3420 VISA		START 2 1214	dollar store	02/21/2022	2.65	2.65	03/22/2022
3420 VISA		START 2 1214	staples	02/21/2022	34.72	34.72	03/22/2022
3420 VISA		START 2 1214	staples	02/21/2022	21.19	21.19	03/22/2022
3420 VISA		START 2 1214	amazon	02/21/2022	118.70	118.70	03/22/2022
3420 VISA		START 2 1214	sidewinders	02/21/2022	210.44	210.44	03/22/2022
3420 VISA		VS 9126 02/21/	antler motel	02/21/2022	85.88	85.88	03/22/2022
3420 VISA		VS 9126 02/21/	teton mountain	02/21/2022	20.00	20.00	03/22/2022
3420 VISA		VS 9126 02/21/	snow king	02/21/2022	189.88	189.88	03/22/2022
3420 VISA		VS 9126 02/21/	snow king	02/21/2022	759.52	759.52	03/22/2022
3420 VISA		VS 9126 02/21/	coca cola	02/21/2022	25.60	25.60	03/22/2022
3420 VISA		VS 9126 02/21/	snow king	02/21/2022	189.88	189.88	03/22/2022

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3420:					30,093.25	30,093.25	
5022	VISION SERVICE PLAN - (WY)	814416092	MARCH PREMIUM	02/17/2022	1,734.99	1,734.99	03/18/2022
Total 5022:					1,734.99	1,734.99	
244	WATTS STEAM STORE ROCKY	78780	BOOM SWIVEL CARTRAGE	03/30/2022	456.00	.00	
Total 244:					456.00	.00	
6788	WESTERN CHARTERS AND TO	70739	BUS SERVICE FEBRUARY	03/07/2022	74,250.00	.00	
Total 6788:					74,250.00	.00	
1640	WESTERN STATE	IN001952410	MUFFLER AND CLAMPS	03/11/2022	841.56	.00	
Total 1640:					841.56	.00	
472	WHITE GLOVE CLEANING, INC.	7902	CLEAN SHELTERS	02/28/2022	2,392.49	.00	
Total 472:					2,392.49	.00	
5489	WRENCH IT PLUMBING & HEATI	9159	INSTALL NEW WATER HEATER	03/17/2022	1,990.71	.00	
5489	WRENCH IT PLUMBING & HEATI	9160	INSTALL WATER HEATER TOW	03/17/2022	1,276.91	.00	
Total 5489:					3,267.62	.00	
3619	WY CHILD SUPPORT ENFORCE	032522	case #209790	03/25/2022	146.76	146.76	03/24/2022
Total 3619:					146.76	146.76	
4139	WY WORKERS' SAFETY & COM	03292022	APRIL PREMIUM	03/29/2022	12,232.74	12,232.74	03/30/2022
Total 4139:					12,232.74	12,232.74	
504	WYDOT	031822	Transfer License plates	03/18/2022	4.00	.00	
Total 504:					4.00	.00	
4198	WYOMING FIRST AID & SAFETY	700124	LENS WIPES & GLOVES	03/22/2022	219.38	.00	
Total 4198:					219.38	.00	
329	WYOMING RETIREMENT SYST	221803	MARCH CONTRIBUTIONS	03/30/2022	34,092.52	34,092.52	03/30/2022
329	WYOMING RETIREMENT SYST	221804	MARCH CONTRIBUTIONS	03/30/2022	32,190.49	32,190.49	03/30/2022
329	WYOMING RETIREMENT SYST	221805	MARCH CONTRIBUTIONS	03/30/2022	60,601.25	60,601.25	03/30/2022
Total 329:					126,884.26	126,884.26	
5539	Y2 CONSULTANTS, LLC	18804	19245 CVL-CSD03 TOJ PUBLIC	03/17/2022	331.25	.00	
5539	Y2 CONSULTANTS, LLC	18838	21183-SRV PLAT REVIEW	03/23/2022	512.50	.00	
Total 5539:					843.75	.00	
Grand Totals:					1,453,785.03	226,280.27	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
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Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT TO THE MAYOR AND TOWN COUNCIL
FOR THE MONTH OF MARCH, 2022**

During the month of March, the Court received \$55,539 in fines, costs, and fees.
644 new cases were docketed: 585 parking citations, 59 summons
52 cases were dismissed: 38 parking violations

The abbreviations used below are: BF= Bond Forfeiture (includes \$10.00 court cost and fees), GP=Guilty Plea and Fine, NC= No Contest,
G=Found Guilty at Trial, NG=Found Not Guilty at Trial,
R=Restitution, CS=Community Service, DP=Deferred Prosecution, D=Dismissed, D-TS= Dismissed with Traffic School,
DA=Deferred Adjudication

CLOSED CASES

<u>NAME</u>	<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
Adams, Ty Lee	186003585AC	MPH over limit Bond 45/30	BF	195
Aparicio, Alexander	186003223AC	Failure to Obey Traffic Control Device	D-TS	0
Armstrong, Nicholas Parker	186003492AC	Speeding urban 30 mph zone	BF	181
Bell allen, Phoebe Estelle	186003438AC	MPH over limit Bond 46/30	BF	202
Butera, Timothy John	186003279AC	Following too Close	D-TS	0
Carlson, Bryce Carrigan	186003490AC	Speeding urban 30 mph zone	BF	174
Dea, Nicholas S	186003010AC	Following too Close	BF	90
Devine, Joel Timothy	186003453AC	Public intoxication	BF	135
Diaz Velez, Bradley	186003456AC	MPH over limit Bond 51/40	BF	167
Dolen, Krystle	186003083AC	Public intoxication	D-Per Town's Motion	0
Dolen, Krystle	186003084AC	Marijuana: use and/or possession	D-Per Town's Motion	0
Ernst, Sarah Marie	186003379AC	Obedience to traffic control devices	BF	150
Estes, Christian David	186003284AC	Public intoxication	D-Per Town's Motion	0
Etchells, Keith Laughton	186003487AC	Speed Limits Generally	BF	230
Fagan, Sara Ashenburg	186003269AC	Use of cell phone while driving prohibited	BF	75
Fausto, Eric Andrew	186002421AC	Speed Limits Generally	BF	274
Fields, Zoe Moss	186003433AC	Speeding in a school zone	BF	305
Fox, Melissa Ann	186002280AC	Limitations on Backing	BF	90
Funk, James Philip	186003551AC	Speeding urban 30 mph zone	BF	195
Garcia Hernandez, Brayan	186003425AC	Obedience to traffic control devices	BF	150
Gentile, Jeremy Marc	186002941AC	Speeding	BF	105
Girling, Philip William	186002904AC	Airport: Firearms and Explosives	BF	750
Green, David Michael	186003354AC	Limitations on Backing	BF	100
Halmay, Jason	186003485AC	Speed Limits Generally	BF	216
Huber, Peter Canyon	186003536AC	Driver & Passenger Req. to wear seat belt	BF	25
Iaccarino, Paolo William	186003246AC	Speed too fast for conditions	BF	90
Jacobs, John O	186003422AC	Use of cell phone while driving prohibited	BF	75
Kalenak, Alison Christine	186003114AC	Speed Limits Generally 33/15	D-TS	0
Koehn, Courtney Marie	186003437AC	Speed Limits Generally	BF	188
Korf, Daphna Shoshana	186003481AC	MPH over limit Bond 45/30	BF	195
Loera Figueroa, Uriel Francisco	186001998AC	No Driver's license MUST APPEAR	BF	420
Mahoney, Patrick	186003139AC	Public intoxication	BF	135
Martindale, Lowell	186003488AC	MPH over limit Bond 42/25	BF	209
McLeod, Jackson Wyatt	186003102AC	Minor in Bar/Use False ID to obtain Alcohol/Malt Beverage	BF	150
Meyers, Marian Locke	186003378AC	Limitations on Backing	BF	100
Morales Neira, Edgar	186003554AC	MPH over limit Bond 46/30	BF	212
Morgan, Jonathan C	186003483AC	MPH over limit Bond 45/30	BF	195
Morillon, Christian	186001768AC	No Driver's license	BF	420
Ochoa, Diego	186002573AC	Public intoxication	BF	135
Petko, Thomas Joseph	98434N	Public intoxication	BF	135
Ponce Ramirez, Francisco	186003253AC	Failure to display valid license plate, tabs, permits	BF	100
Quiroz Carrillo, Juana	186003458AC	MPH over limit Bond 43/25	BF	216
Reed, Clint Thomas	186003383AC	Public intoxication	BF	135
Ritchie, Samantha Lyle	186003194AC	Opening & closing Veh doors when reasonable safe	D-Per Town's Motion	0
Romo, Francesca	186003537AC	Compulsory Auto Insurance	D-Per Town's Motion	0
Ryan, Cordelia Tallman	186003579AC	MPH over limit Bond 40/25	BF	195
Sanders, Andrew John	186003450AC	Use of cell phone while driving prohibited	BF	75
Silva, Marquise W	98431N	Littering	BF	500
Socrat, Alaina Marie	186003549AC	Speeding urban 30 mph zone	BF	174
Sonkens, David Wayne	186003173AC	Yielding ROW on sidewalks	BF	50
Sonkens, David Wayne	186003174AC	Failure to maintain liability coverage	BF	200
Sosa jimenez, Cirilo	186003454AC	Speeding	BF	115
Sperbeck, Jennifer Linda	186003584AC	MPH over limit Bond 48/30	BF	216

St Pierre, William F Jr.	98435N	Public intoxication	BF	135
Stover, Stacy Amanda	98437N	Public intoxication	BF	135
Sullivan, Jack M.	01328M	Driving/Control of vehicle while intox	DA- In accordance with WS 7-13-301	0
Tattersall, Jason Gerald	186003541AC	Stop Sign Violation	BF	150
Themadjaja, Vincentius	186003349AC	Use of cell phone while driving prohibited	BF	75
Thornton Perez, Reginald Quinton	186003219AC	Vehicle shall have at least 2 headlamps	D-Per Town's Motion	0
Titre, Marc Travis	186003539AC	Use of cell phone while driving prohibited	BF	85
Van Slambrook, Vanessa Edward	186003285AC	Operator W/O GTB Required Insurance	D-Per Town's Motion	0
Whipple, William Ian	186003162AC	No display of current registration	BF	150
Whitehead, Misty Hudson	186003482AC	MPH over limit Bond 45/30	BF	195
Wolitarisky, Matthew	07305M	Public intoxication	BF	110
Woods, Ashley Ann	186003175AC	Speed too fast for conditions	BF	90
Wuebbolt, Emily Catherine	186003132AC	Speed too fast for conditions	BF	100

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Council Special Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P22-039 TEMPORARY SIGN PERMIT Art Fair Jackson Hole - June	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.

Art Fair Jackson Hole has requested to display two temporary banners under Section 5.6.1.C.4.c of the LDRs to advertise their Art Fair event (see attached for banner sizing).

- 105 Buffalo Way, Albertson's during:
 - June 9, 2022 – June 21, 2022
- Miller Park Tennis Courts during:
 - June 9, 2022 – June 21, 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 sites shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The signs are approved for the following locations:
 - 105 Buffalo Way, Albertson's during:
 - June 9, 2022 – June 21, 2022
 - Miller Park Tennis Courts, during:
 - June 9, 2022 – June 21, 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 (P22-039) for the Art Fair Jackson Hole June Event, including the three conditions of approval recommended by the Planning Director in this staff report dated April 11, 2022.

Location: Albertsons
Material: Canvas
Dimensions: 2.5'x5'
Rigging: ratchet straps



Location: Miller Park Tennis Courts
Material: Canvas
Dimensions: 2.5'x5'
Rigging: zip ties



Changes: Albertson's banner will have a sticker covering 'Miller Park' that says 'Center for the Arts Lawn'. Miller Park banner will have a sticker that says or 'Details at artassociation.org'



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: Art Fair Jackson Hole - June Physical Address of Event: 265 S Cache St
Description of Event: Outdoor art fair with local and national artists. Fundraiser for the Art Association.
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: Kaylee Pickett Phone: 307-733-6379
E-mail: P.O. Box 1248 ZIP: 83001
kaylee@artassociation.org Non-Profit: ☒ For Profit: ☐

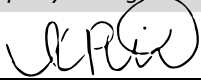
TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertson's</u>	Business/Description: <u>Miller Park Tennis Courts</u>
Physical Address: <u>105 Buffalo Way</u>	Physical Address: <u>255 W Deloney Ave</u>
Dates of Display: <u>6/9/2022 - 6/21/2022</u>	Dates of Display: <u>6/9/2022 - 6/21/2022</u>
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.


Signature of Authorized Event Applicant
Kaylee Pickett
Applicant Name Printed

2/23/2022
Date
Event Coordinator
Title

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Council Special Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P22-055 TEMPORARY SIGN PERMIT The Laff Staff Improv Comedy	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 Laff Staff has requested to display one temporary banner under Section 5.6.1.C.4.c of the LDRs to advertise the Improv Comedy Show's final show of the season (see attached for 20' x 5' vinyl).

- 105 Buffalo Way, Albertson's during:
 - April 17-24, 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 17-24, 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 (P22-055) for The Laff Staff's Improv Comedy Show, including the three conditions of approval recommended by the Planning Director in this staff report dated April 11, 2022.



5ft

20ft

Only the top 15ft appears from the street.
The rest is folded below the sign because
we made it too long. There is a green stripe
behind "The Laff Staff" and a red stripe
behind "Fri & Sat".



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: Laff Staff Improv Show Physical Address of Event: 265 Cache St (Center for Arts)
Description of Event: The Laff Staff improv comedy troupe's final show of the season
Grand Opening ☐ Yes ☒ No

EVENT SPONSOR/APPLICANT: Name:

Mailing Address: PO Box 3434, Jackson, WY Phone: 216-389-0498
E-mail: nickstaron@hotmail.com ZIP: 83001
Non-Profit: ☒ For Profit: ☐

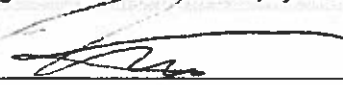
TEMPORARY BANNER LOCATION: Consent from Property Owner Required

Business/Description: <u>Albertsons</u>	Business/Description: _____
Physical Address: <u>105 Buffalo Way, Jackson</u>	Physical Address: _____
Dates of Display: <u>April 17-24, 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.



Signature of Authorized Event Applicant
Nicholas "Nick" Staron

Applicant Name Printed

3.10.22

Date
Member

Title

STAFF REPORT



Meeting Date:	11 April 2022	Meeting Title:	Town Council Regular
Submitting Department:	Public Works	Presenter:	Brian Lenz
Agenda Item:	P22-047: LVE Easement 1025 Budge Dr	Public Comment:	Yes

Purpose & Policy Considerations.

Council consideration of a new easement between Lower Valley Energy and the Town of Jackson for existing overhead power lines across 1025 and 1045 Budge Drive.

Requested Action.

Staff requests Town Council approval of the new LVE easement.

Recommendations.

Staff recommends approving the Easement Agreement, as presented in the attachment to this staff report.

Background.

This Easement Agreement memorializes existing overhead power lines in advance of plat and property boundary adjustments through two lots owned by the Town of Jackson; Lots 9 and 10, commonly known as 1025 and 1045 Budge Drive.

The Agreement includes two easements:

- 1) Easement 1 is a 15-foot wide LVE Overhead Easement running east/west through Lots 9 and 10, and
- 2) Easement 2 is a 10-foot wide LVE Easement running north/south within Lot 9.

Analysis.

The Public Works Engineering Division determined the request for the easement is reasonable.

CONDITIONS OF APPROVAL (of new LVE easement)

1. Easement requires Town Council Approval.
2. Applicant shall provide all the required exhibits for the Easement Agreement. Exhibits shall be to scale on 8.5"X11" paper in black and white without aerial photographs, or as approved by the Town Engineer.
3. Applicant is responsible for all Teton County Clerk recording fees.
4. Remove "DRAFT" stamp from Easement Exhibit.

Possible Alternatives.

1. Proceed with granting the new easement.
2. Deny the request.

Comprehensive Plan & Priority Alignment.

This Easement supports the following Comp Plan goals:

Common Value 3 Quality of Life

Section 8. Quality Community Service Provision

- Principle 8.2 – Coordinate the provision of infrastructure and facilities needed for service delivery

Common Value 2 Growth Management

Section 3. Responsible Growth Management

- Principle 3.1 – Direct growth out of habitat, scenery and open space
 - o Policy 3.1.b: Direct development toward suitable Complete Neighborhood subareas
- Principle 3.2 Enhance suitable locations as Complete Neighborhoods

Policy 3.2.a: Enhance the quality, desirability, and integrity of Complete Neighborhoods

Fiscal Impact.

Cost for the Easement are the sole responsibility of Lower Valley Energy.

Staff Impact.

Town Administration, Legal, and Engineering staff coordinate to process and produce the Utility Easement, 4-8 hours of staff time.

Attachments or Links.

Proposed Easement Agreement and associated Exhibits.

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

I move to approve the Easement Agreement between Lower Valley Energy and the Town of Jackson and, upon review, including any minor changes thereto, by the Town Attorney and Town Engineer, authorize the Mayor to execute all necessary Agreements.

PARCEL IDENTIFICATION #22-41-16-32-1-03-009
PARCEL IDENTIFICATION #22-41-16-32-1-03-008
SEC.32, T41N, R116W

DISTRIBUTION ELECTRIC EASEMENT

KNOW ALL MEN BY THESE PRESENT:

That the undersigned, TOWN OF JACKSON, a Wyoming Municipal Corporation, (“Grantor”) for a good and valuable consideration, the receipt of which is hereby acknowledged, do hereby grant, convey and warrant unto Lower Valley Energy, a Cooperative Corporation, of Afton and Jackson, Wyoming and to its successors and assigns, ("Grantees"), a perpetual easement and right of way for the construction and continued maintenance, repair, alteration and replacement of the electric distribution circuits, lines and equipment of the Grantee to be constructed and maintained under, upon and across the premises of Grantor in Teton County, State of Wyoming, along a line described as follows, to wit:

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

Together with all necessary and reasonable rights of ingress and egress and to excavate and refill ditches and trenches for the location and repair of said facilities and to cut, trim, spray herbicides, or remove trees, shrubbery, undergrowth, or other obstructions interfering with the repair and maintenance of the facilities.

The Grantor acknowledges that Electric and Magnetic Fields (EMF) are naturally occurring in the transmission or distribution of electricity, and that the Grantee has here notified Grantor that EMF testing and information is available upon request from the Grantee. This Easement by Grantor is intended to include so much space as is necessary or appropriate to the presence of EMF and reasonable operation of the Grantee's distribution lines.

Grantor agrees that all poles, wires and other facilities, installed on or under the described lands shall remain the property of the Grantee removable in the sole discretion of the Grantee at the Grantee’s expense. The rights, conditions and provisions of this easement shall inure to the benefit of and be binding upon the parties, their heirs, executors, administrators, successors and assigns. Grantor shall compensate Grantee for any damages to Grantee’s facilities caused by Grantor, including payment of Grantee’s attorney fees if action is undertaken by Grantee to enforce the commitments described in this easement. Grantor reserves the right to improve, occupy and use this easement for all purposes not inconsistent with the easement grant. Each party shall have the remedy of specific performance regarding this easement. The rights and obligations described in this easement shall run with the land. This easement is not exclusive, and Grantor retains all rights not specifically granted by this easement. This is the entire agreement of the parties regarding this easement, except as may be set forth in writing after the date of this easement and signed by the parties. Grantor hereby releases and waives all rights by virtue of the Homestead Exemption Laws of Wyoming.

WITNESS the Hand of the Grantor, this ____ day of _____, 20__.

TOWN OF JACKSON

By: _____

Its: _____

STATE OF }

COUNTY OF }

The foregoing instrument was acknowledged before me by _____,
affirming proper authority as the _____ of Town of Jackson, this
_____ day of _____, 20__.

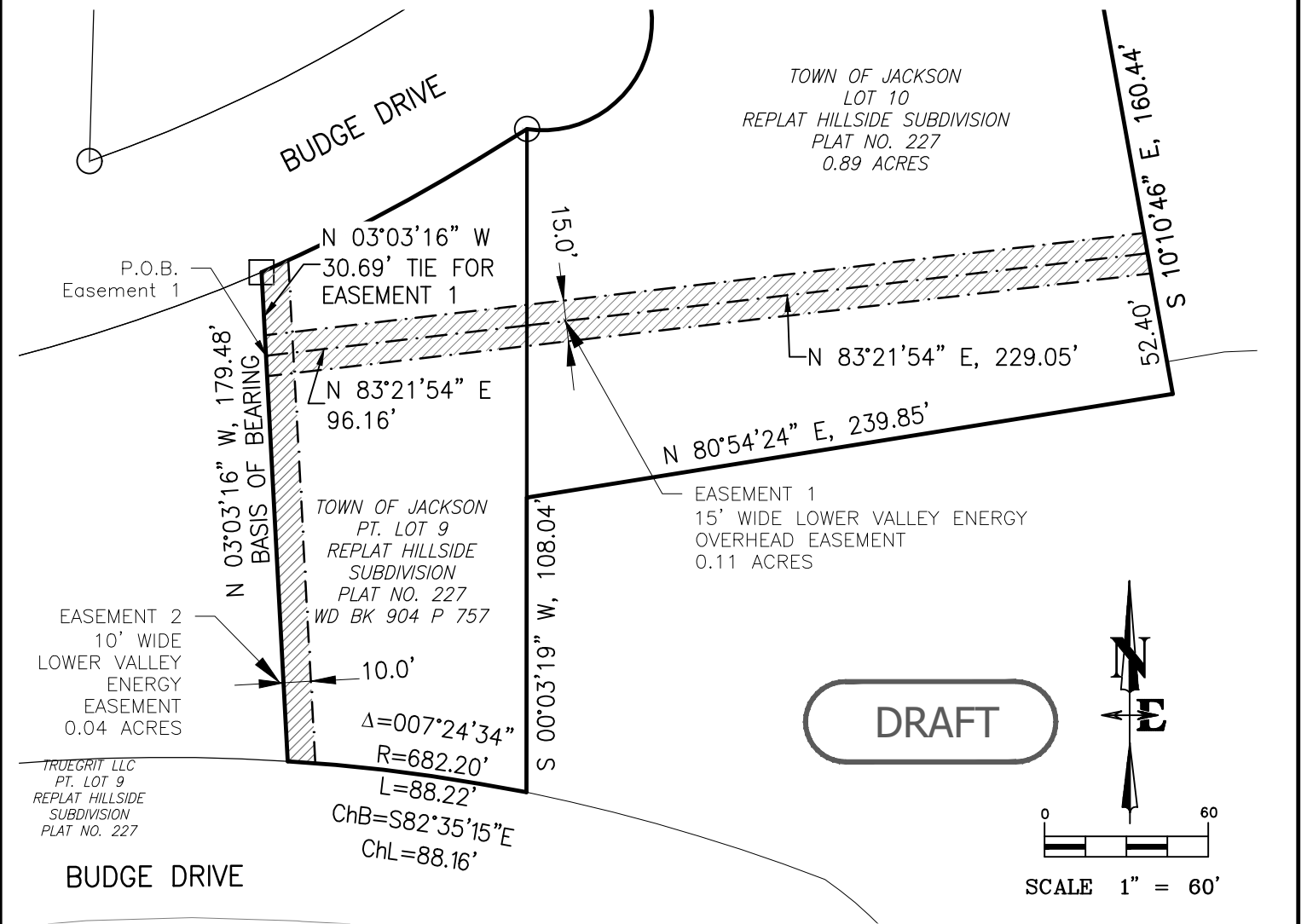
(Seal)

Witness my hand and official seal.

Notary Public

My commission expires:

EXHIBIT



LEGAL DESCRIPTION

Two strips of land located in the SE 1/4 NE 1/4 of Section 32, & the SW 1/4 NW 1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, and being within Part of Lot 9 as described in Book 904, page 757 and Lot 10 of Hillside Subdivision Second Addition to the Town of Jackson, Plat No. 227.

EASEMENT 1

A 15 foot wide strip of land, the centerline of said strip being 7.5 feet either side of the following described centerline:

Beginning at a point on the westerly line of said Lot 9, said point being S03°03'16"E, a distance of 30.69 feet from the northwest corner of Said Lot 9;

Thence N83°21'54"E along a centerline of said easement, a distance of 96.16 feet to the common line of said Lot 9 and said Lot 10;

Thence N83°21'54"E continuing along said centerline, a distance of 229.05 feet to the easterly property line of Said Lot 10 and the end of this description.

Said strip contains 0.11 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

EASEMENT 2

A 10 foot wide strip of land being described as the westerly 10 feet of said Part of Lot 9 of Book 904, page 757.

Said strip contains 0.04 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sign and/or of record.

The Basis of Bearing for these descriptions is S03°03'16"E along the westerly property Line of Said Lot 9.

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

As shown hereon and by this reference made a part hereof.

PT. LOT 9 and LOT 10
REPLAT HILLSIDE SUBDIVISION
ADDITION TO THE
TOWN OF JACKSON, PLAT NO. 227
BEING LOCATED IN
SE 1/4 NE 1/4, Section 32 &
SW1/4 NW 1/4, Section 33, 6TH P.M.
TETON COUNTY, WYOMING

DRAWING NO	DRAWING TITLE	DATE	2/02/2022
EXHIBIT	OVERHEAD POWER LINE EASEMENT	ENGINEERED	
JOB NO	TO LOWER VALLEY ENERGY	DRAWN	SK
14-175-01	FROM THE TOWN OF JACSKON	CHECKED	LR
		APPROVED	LR

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

STAFF REPORT



Meeting Date:	11 April 2022	Meeting Title:	Town Council Regular
Submitting Department:	Public Works	Presenter:	Floren Poliseo
Agenda Item:	Teton Conservation District MOAs: partner grant funding and monitoring access	Public Comment:	Yes

Purpose & Policy Considerations.

Review and consider executing two Memoranda of Agreement (MOA) with the Teton Conservation District (TCD):

1. To participate in TCD's annual partnership funding program in perpetuity.
2. To grant TCD access onto Town property for purposes of water quality monitoring activities.

Requested Action.

Approve and authorize the Mayor to execute both MOA with TCD.

Recommendations.

Approve and execute both MOA.

Background.

1. "MOA Partner Grant" Funding Program

TCD and Town share interest in protecting surface water quality and groundwater quality. TCD is a State governmental entity whose mission is to work with the community in the conservation of natural resources for the health and benefit of people and the environment. TCD often partners with the Town on water resource management programs including but not limited to education and outreach and wastewater and stormwater planning, management, and treatment system (capital) projects. As recent examples, TCD provided funding for the Wastewater Treatment Plant technical review project, the Stormwater Management Program development project, and the new informational sign at the Karns Meadow stormwater treatment wetland. TCD has previously also supported such projects as stormwater treatment unit installations in town.

2. Access MOA

TCD conducts an ongoing water quality monitoring program that aids the Town's ability to understand its contributions to water quality degradation, improvement, and pollution content trends over time. For both the current and future monitoring program to continue to be physically implemented, TCD needs to access the associated monitoring locations to take samples. Currently the only monitoring location on Town property is Karns Meadow wetlands.

Analysis.

1. MOA Partner Grant Funding Program

Historically, during the budget planning process for each fiscal year, the Town has provided information to TCD about Town projects that complement the common water quality interests of the two organizations and the Town's associated funding requests for those projects. TCD would then take the request to their Board and award any approved funds to those projects. The Town has also applied for funding through other TCD grant programs. TCD currently has multiple partnering entities that annually receive TCD funds through their MOA grant program, which streamlines and simplifies the processes for project application, dollar amounts awarded, reimbursement requests, and reporting requirements. This also eliminates the need to compete for funding through TCD's other grant programs that are more appropriate for project owners who do not have annual partnering projects or funding needs.

2. Access MOA

As part of the Town's Stormwater Management Program (SMP) development project, the Town and its hired consultant will propose modifications (enhancements/additions) to the current aspects of TCD's monitoring program that are relevant to the Town's water quality improvement efforts and ongoing assessment of SMP success. For both the current monitoring program in place and the future modifications to it, TCD needs to access the associated monitoring locations to take samples.

Possible Alternatives.

Council could approve one Agreement but not the other. (Two motions are included below to decide separately.)

Council could vote against approving both Agreements.

Staff recommends approving both to benefit the Town. If the MOA to enter the MOA Partner Grant Funding Program is not approved, Town would likely still receive funding from TCD but the process and staff time required to administer funding would remain more time and resource intensive than it will be with an MOA. If the Agreement for site access is not approved, TCD and the Town are at risk of not complying with DEQ agreements in place and it would limit the Town's ability to improve our water quality monitoring program to obtain more meaningful data to measure our progress over time.

Comprehensive Plan & Priority Alignment.

Funding from and water quality monitoring by TCD supports the Jackson/Teton County Comprehensive Plan under the following:

Common Value #1- Ecosystem Stewardship.

- Principle 1.1: Maintain healthy populations of all native species
 - Policy 1.1.a: Protect focal species habitat based on relative critical value
 - Policy 1.1.b: Protect wildlife from the impacts of development
 - Policy 1.1.e: Understand the impacts of development on wildlife and natural resources
 - Policy 1.1.f: Require mitigation of unavoidable impacts to habitat
 - Policy 1.1.g: Encourage restoration of degraded areas
- Principle 1.2: Preserve and Enhance Water and Air Quality
 - Policy 1.2.a: Buffer waterbodies, wetlands, and riparian areas from development
 - Policy 1.2.b: Require filtration of runoff

- Policy 1.2.c: Monitor and maintain water quality
- Principle 1.4: Protect and steward open space
 - Policy 1.4.a: Encourage non-development conservation of wildlife habitat
- Strategy 1.1.S.5: Evaluate mitigation standards for impacts to critical habitat and habitat connections and update as needed.
- Strategy 1.1.S.6: Identify areas for appropriate ecological restoration efforts.
- Strategy 1.1.S.1: Evaluate and update natural resource protection standards for waterbodies, wetlands and riparian areas.
- Strategy 1.2.S.2: Evaluate and update surface water filtration standards, focusing on developed areas near important waterbodies.
- Strategy 1.4.S.3: Explore non-development incentives for the permanent protection of open space.

Common Value #2- Growth Management.

- Principle 3.3: Manage growth predictably and cooperatively
 - Policy 3.3.a: Achieve our Vision through a coordinated Growth Management Program
 - Policy 3.3.c: Provide predictability in land use decisions
 - Policy 3.3.e: Make land use decisions based on Plan policies
- Principle 3.5: Manage local growth with a regional perspective
 - Policy 3.5.a: Cooperate with regional communities and agencies to implement this Plan
 - Policy 3.5.b: Strive not to export impacts to other jurisdictions in the region
 - Policy 3.5.c: Maintain control over our own community vision
- Principle 4.4: Enhance civic spaces, social functions, and environmental amenities to make Town a more desirable Complete Neighborhood
 - Policy 4.4.d: Enhance natural features in the built environment
- Strategy 3.5.S.1: Coordinate with adjacent jurisdictions to better understand the impacts of local decisions and mutually beneficial solutions on the regional ecosystem.
- Strategy 4.4.S.5: Develop a Flat Creek Corridor Overlay to addresses the ecological, recreational, and aesthetic values of the corridor, while respecting the existing uses and/or property rights along the corridor.

Common Value #3- Quality of Life.

- Principle 8.1: Maintain current, coordinated service delivery
 - Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels
 - Policy 8.1.b: Coordinate with independent service providers
 - Policy 8.1.e: Budget for service delivery
- Principle 8.2: Coordinate the provision of infrastructure and facilities needed for service delivery
 - Policy 8.2.c: Require mitigation of the impacts of growth on service levels
- Strategy 8.1.S.1: Use budgeting to affirm desired service levels from government service providers that address all policies of Principle 8.1.
- 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.

None

Staff Impact.

Town Public Works and Legal staff committed a total of approximately 7 hours to these Agreements and this staff report.

Attachments or Links.

1. MOA for Partner Grant Funding Program
2. MOA for water quality monitoring site access

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

1. I move to approve the MOA between Town of Jackson and Teton Conservation District that enters the Town into the MOA Partner Grant Funding Program, and authorize the Mayor to execute the Agreement as approved by the Town Attorney.
2. I move to approve the MOA between Town of Jackson and Teton Conservation District that allows the Conservation District to enter Town property for purposes of conducting the water quality monitoring program, and authorize the Mayor to execute the Agreement as approved by the Town Attorney.

Memorandum of Agreement

Between

TOWN OF JACKSON, WYOMING, a duly organized municipality of the State of Wyoming

and

TETON CONSERVATION DISTRICT, a duly organized Wyoming Conservation District

1. Parties.

This Memorandum of Agreement (“MOA”) is made and entered into this ____ day of _____, 2022 (“Effective Date”) by and between the Town of Jackson, Wyoming (“Town”), whose address is P.O. Box 1687, Jackson, Wyoming 83001; and, the Teton Conservation District, a duly organized Wyoming Conservation District (“TCD”), whose address is P.O. Box 1070, Jackson, Wyoming 83001. Collectively these entities will be referred to as the “project partners.”

2. Purpose of MOA.

The purpose of this MOA is to create an instrument that clearly defines the project partners’ shared interests, the cost-share’s background and intent, timelines, and roles and responsibilities of the Town and TCD staff.

3. Term of MOA.

This MOA shall commence upon the Effective Date and will remain in full force and effect until one or both of the project partners indicates their desire for termination via written request or by written mutual agreement.

4. Background and Intent.

The Town of Jackson Wyoming is the only incorporated municipality in Teton County, Wyoming. The Town’s mission is to provide municipal services that enhance the quality of life for the residents and guests thereof and to help support the local economy. TCD is a conservation district of the State of Wyoming whose jurisdiction includes all of Teton County, and portions of Park County, Wyoming, located in Yellowstone National Park. TCD’s mission is to work with the community in the conservation of natural resources for the health and benefit of people and the environment.

The Town and TCD regularly partner on water resources management programs. Together the project partners have implemented stormwater treatment mitigation measures, stormwater education and outreach, stormwater and wastewater planning efforts, and

stream habitat and flood mitigation projects. The Town and TCD intend to continue to implement projects in these areas and potentially also Town projects in the areas of drinking water and ecosystem stewardship.

TCD has regularly worked with the Town during the TCD budgeting process to identify forthcoming Town water resources projects that TCD could contribute to financially. Although the process has varied, the Town has requested funds in writing and TCD has allocated funds in their annual budget, which have then been distributed for the requested purposes.

5. Shared Interests.

The project partners share a common interest in protecting water quality in Flat Creek and Cache Creek, the Snake River, in addition to groundwater. This shared interest is demonstrated through historical collaborations, and future intent is memorialized in the Flat Creek Watershed Management Plan and cooperation in the Flat Creek Watershed Improvement District. Many but not all of the project partners' initiatives center around addressing the Wyoming Department of Environmental Quality's Impaired Stream listing of Flat Creek.

6. Responsibilities of the Town of Jackson.

- A. The Town will annually use the following process to seek TCD funding to cost-share for water resources projects:
 - 1. Seek TCD funding for the forthcoming fiscal year by submitting the TCD Annual Funding Request form by March 1st;
 - 2. If funding is granted, the Town will review, sign, and return the MOA Funding Award Letter by the TCD established deadline;
 - 3. Submit up to two Reimbursement Request Forms by June 1st to receive TCD funding for the fiscal year in progress;
 - 4. Complete and submit an Annual Report by June 1st of the fiscal year in progress.
- B. The Town will only receive TCD funding as reimbursement to the elements described within the MOA Funding Award Letter.
- C. When TCD supports Town water resources programs, the Town will highlight TCD contributions in outreach materials.

7. Responsibilities of the TCD.

- A. TCD will anticipate annual cost-share requests from the Town.
- B. Following TCD Board approval during the annual budgeting process, TCD will include funding within its budget, which will be specified in the MOA Funding Award Letter sent to the Town in the month of July.
- C. Following successful review by TCD staff, TCD will remit payment within 30 days of receipt of a Reimbursement Request.
- D. TCD will provide updates to the Town regarding data collection and water resources projects within the Town of Jackson corporate limits but that occur independently of the Town.

8. Shared responsibilities of all project partners.

- A. Project partners will maintain communications regarding any deviation from the planned activities stated in this MOA, annual funding requests, and award letters.

9. Notices.

Notices related to this MOA shall be in writing and given to the project partners at the address provided under this MOA, either by regular mail, delivery in person, or email.

Teton Conservation District
P.O. Box 1070
Jackson, WY 83001
Executive Director (carlin@tetonconservation.org)

Town of Jackson, Wyoming
P.O. Box 1687
Jackson, WY 83001
307-733-3079
Director of Public Works (FPoliseo@jacksonwy.gov)

Correspondence from the Town to the TCD shall be sent to the then-current Executive Director of the TCD. Correspondence from the TCD to the Town shall be sent to the then-current Director of Public Works.

10. General Provisions.

A. Amendments. Any changes, modifications, revisions, or amendments to this MOA which are mutually agreed upon by the parties shall be incorporated by written instrument, executed and signed by all parties of this MOA. No verbal amendments are permitted.

B. Applicable Law. The laws of the State of Wyoming shall govern the construction, interpretation and enforcement of this MOA. The courts of the State of Wyoming shall have jurisdiction over any action arising out of the MOA, and over the parties, and the venue shall be the Ninth Judicial District, Teton County, Wyoming.

C. Entirety of Agreement. This MOA represents the entire and integrated agreement between the parties and supersedes all prior negotiations, representations and agreements, whether written or oral. Where any portion of this MOA is in conflict with state statute, state statute shall govern.

D. Severability. Should any portion of this MOA be judicially determined to be illegal or unenforceable, the remainder of the MOA shall continue in full force and

effect, and either party may re-negotiate the terms affected by the severance. This MOA will be automatically terminated should TCD no longer retain Property Tax Funding.

E. Governmental Claims. Neither Town of Jackson nor TCD waives its governmental immunity or rights under the Wyoming Governmental Claims Act by entering into this MOA, and each party fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this MOA.

F. Indemnification. Each party shall assume the risk of any liability arising from its own actions or omissions or the actions or omissions of its employees, volunteers, and agents at all times. Neither party agrees to insure, defend, or indemnify the other, subject to negligence or willful misconduct.

11. Signatures.

In witness whereof, the parties to this MOA through their duly authorized representatives have executed this MOA on the days and dates set forth below, and certify that they have read, understood, and agreed to the terms and conditions of this MOA as set forth herein.

IN WITNESS WHEREOF, the parties hereto have executed this MOA as of the last written date below.

Teton Conservation District
A Wyoming Conservation District

By: _____
Steve McDonald, Board Chair

Date: _____

Town of Jackson, Wyoming
A Wyoming Municipality

By: _____
Hailey Morton Levinson, Mayor, Town of Jackson

Date: _____

ATTEST: _____
Riley Taylor, Town of Jackson Clerk

LANDOWNER/CONSERVATION DISTRICT AGREEMENT FOR WATER QUALITY MONITORING ACTIVITIES

This Landowner/Conservation District Agreement for Water Quality Monitoring Activities ("Agreement") is between the Teton Conservation District, hereinafter referred to as "District" and the Town of Jackson, Wyoming, hereinafter referred to as "Landowner".

This Agreement sets forth the terms and conditions for water quality monitoring activities conducted by District on property owned by Landowner.

1. The District agrees to:

- a) Conduct water quality monitoring activities pursuant to Wyoming Statute (W.S. § 35-11-103(c)(xix)). The water quality data shall be collected under a pre-approved sampling and analysis plan, which includes quality control and quality assurance measures which ensure scientifically valid water quality data.
- b) Utilize only laboratories for water quality data analysis that meet or exceed state and federal requirements for data analysis.
- c) Review the data results with the Landowner following the receipt of data from a laboratory and provide the Landowner with copies of the water quality data analysis.
- d) Provide Landowner written notification of all requests it receives for water quality data collected on Landowner's lands.

2. The Landowner agrees:

- (a) Access for District employees to enter upon Landowner's property to conduct water quality monitoring activities is granted. Nothing in this Agreement, however, shall be construed as providing unlimited free access to Landowner's property, nor shall this Agreement be construed to provide perpetual permission for access.
- (b) Landowner understands that the water quality data collected on surface/groundwater on Landowner's property will be retained in the District office and is subject to the Wyoming Public Records Act.

3. IT IS MUTUALLY AGREED AND UNDERSTOOD that District will retain copies of all water quality data in its files. The District is a political subdivision of the State of Wyoming and subject to the disclosure requirements of the Wyoming Public Records Act (W.S. 16-4-201 through 205).

4. Liability/Indemnity:

(a) Landowner shall not have any responsibility or liability for the District's activities on its property in connection with this Agreement.

(b) the District agrees to indemnify and hold harmless the Landowner from and against any and all cost, liability, expense, and cause of action resulting from District's physical data collection activities on the property pursuant to this Agreement, which indemnification shall include indemnification for any and all costs of defense including reasonable attorney's fees for any action or proceedings in which the Landowner becomes a party as a result of actions brought against it by any person arising from this Agreement.

5. Immunity:

Neither the Landowner nor the District waive their governmental immunity by entering into this Agreement, and each fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.

6. Signatures:

The parties to this Agreement, either personally or through their duly authorized representatives, have executed this Agreement on the dates set out below, and certify that they have read, understood, and agreed to the terms and conditions of this Agreement.

DISTRICT

[Name and Title]

Date

LANDOWNER

Hailey Morton Levinson, Mayor

Date

ATTEST:

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Special Town Council Meeting
Submitting Department:	Administration	Presenter:	Riley Taylor
Agenda Item:	JH Airport Board FY 21/22 Budget Amendment	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council and County Commission approve the annual budget for the Jackson Hole Airport and any amendments to it.

Requested Action.

To approve the FY 2021/2022 Budget Amendment as presented.

Recommendations.

Staff recommends the Town Council approve the budget amendment as presented.

Background.

The proposed budget amendment would recognize changes that have taken place since the original adoption of the budget in April 2021.

Higher than anticipated passenger enplanements, volume of fuel sales, additional grants, and modification to the TSA screening contract has resulted in higher than budgeted revenues. Because revenues have been strong, expenses have also increased as some projects have been moved forward and expanded scope.

Stakeholder Analysis.

The stakeholders involved in this project include the Airport operations and everyone served by the airport in our community.

Possible Alternatives.

The Council and Commission have the follow options to consider:

1. Approve the budget amendment as presented.
2. Request additional information and postpone the decision to the April 18 Regular Town Council Meeting.
3. Other

Comprehensive Plan & Priority Alignment.

Airport operations and upgrades to airport facilities are in direct alignment with Common Value 3, Quality of Life and more specifically, Principle 8.2 coordinating the provision of infrastructure and facilities needed for service delivery. The airport also has a direct correlation to a diverse and balanced economy as noted in Section 6 of Common Value 3.

Fiscal Impact.

The Airport does not receive any funding from the Town or County. Investment in improvements at our airport have indirect positive impacts on the visitation, experience, and spending in our community.

Staff Impact.

Approximately 30 minutes to review attachments and 30 minutes to draft a staff report.

Attachments or Links.

Memorandum from Jim Elwood, Executive Director
FY 2021/2022 Budget Amendment Summary

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

I move to approve the FY 2021/2022 Budget Amendment as presented.

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Special Town Council Meeting
Submitting Department:	Clerk's Office	Presenter:	Riley Taylor
Agenda Item:	Stio Malt Beverage Permit Request	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council, as the local liquor licensing authority, approves the issuance of all malt beverage permits.

Requested Action.

To approve the requested malt beverage permits.

Recommendations.

Staff recommends approval of the requested malt beverage permit, subject to the following conditions and restrictions:

1. Servers must take an Alcohol Server Education training course and provide the Town Clerk's Office with documentation prior to issuance of the permit(s).
2. The applicant shall take all measures necessary to comply with all applicable alcohol dispensing laws and regulations, including the prevention of sales to minors and the prohibition of consumption off of the authorized premises.
3. Every sale will include an age verification by checking IDs.
4. No more than 2 beers may be sold to any one person in a transaction.
5. There will be no serving of alcohol to obviously intoxicated people.
6. Permit holder shall be responsible to be alert and report any instances of underage drinking to the Jackson Police by calling 733-2331.
7. Beer sales will cease within thirty (30) minutes of the end of XX, or at XX p.m., whichever occurs first.

Background.

Stio has applied for two (2) malt beverage permits for a grand re-opening event at the Stio retail store located at 10 E. Broadway on Saturday, April 30 and Sunday, May 1, 2022 from 3:00pm to 5:00pm. Roadhouse will be supplying the product for the event and these permits will allow Stio to sell the beer according to state and local liquor laws.

Section 12-4-502(a) of Wyoming Statutes provides for the issuance of temporary liquor permits: A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit.

The applications have been reviewed by the Police Department and Town Clerk.

Comprehensive Plan & Priority Alignment.

This application was processed according to Title 12 of the state statutes, and as related to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community and the decisions related to

temporary liquor permits also have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8.

Fiscal Impact.

Malt beverage permit fees of \$100.00 will be deposited to the general fund.

Staff Impact.

Staff impact includes reviewing the applications, communicating with applicant and obtaining information to provide in the staff report, presenting to Council, and if approved, printing permits and issuing them. Total time spent is approximately 2 hours.

Attachments or Links.

Malt Beverage Permit Application

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

I move to approve the issuance of two (2) malt beverage permits to Stio for a grand re-opening event on April 30 and May 1, 2022 from 3:00 p.m. to 5:00 p.m., subject to the conditions and restrictions listed in the staff report.



24-HOUR ALCOHOL BEVERAGE PERMIT APPLICATION

Application for authorization to sell or serve alcoholic beverages at an event, under the temporary permit-type selected below.

Fee \$ _____

Date Pd: _____

APPLICANT.

Name of Person *please print*

Requesting Permit: Kendra Burns

Organization: Stio

Phone: 949-547-0181

EVENT INFORMATION. Complete the following information about the event.

Name of Event:	<u>Stio Mountain Studio Reopening Party</u>	Purpose:	<u>Celebrate reopening after remodel</u>
Held at:	<u>Stio</u> business venue	List the Date(s) and Hours that Alcohol will be Available:	<u>Sat 4/30 3pm-5pm</u> <u>Sunday 5/1 3pm-5pm</u>
Address:	<u>10 E Broadway Jackson, WY 83001</u> location needed		
Anticipated number of attendees at any given time:	<u>30</u>		

SELECT THE TYPE OF 24-HOUR PERMIT. Refer to Application Packet for details about each permit type.

☐ CATERING PERMIT - allow 3 days for processing \$20.00 per day For the sale or serving of alcoholic product which was purchased from the retail or resort liquor license holder who authorized this permit application.	This permit must be agreed to and authorized by a current retail or resort liquor license holder. Name of Retail or Resort Liquor License Holder: _____ Authorized Signature: _____ Print Name: _____
☒ MALT BEVERAGE PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only malt beverages.	Applicant must submit proof of current alcohol server education training with this application.
☐ MALT BEVERAGE PERMIT FOR A MICROBREWERY - allow 21 days for processing \$50.00 per day For the sale or serving of only the microbrewery's own brewed malt beverage product away from their licensed premises.	Permitted Microbrewery Only Applicant must submit proof of current alcohol server education training with this application. Authorized Signature: _____ Print Name: _____
☐ MANUFACTURER'S OFF-PREMISES PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only the manufacturer's own Wyoming manufactured product away from their licensed premises.	Licensed Manufacturer Only Authorized Signature: _____ Print Name: _____

All permit holders are responsible for abiding by all applicable alcohol dispensing regulations. These regulations include, but are not limited to:

- ♦ Confirm age of participants by checking identification; ensure minors are not served alcohol.
- ♦ Complimentary alcohol is not available for self-service.
- ♦ Control pouring to curb overserving individuals.
- ♦ Prohibit participants from leaving the permitted location with alcohol.
- ♦ Non-alcoholic beverage options are encouraged.

By filing this application, I agree to comply with State and Local Liquor Regulations regarding the sale and service of alcoholic beverages.

Kendra Burns
Applicant's signature

3/30/22
Date

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Special Town Council Meeting
Submitting Department:	Clerk's Office	Presenter:	Riley Taylor
Agenda Item:	JH Juggernauts Malt Beverage Permit Request	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council, as the local liquor licensing authority, approves the issuance of all malt beverage permits.

Requested Action.

To approve the requested malt beverage permits.

Recommendations.

Staff recommends approval of the requested malt beverage permit, subject to the following conditions and restrictions:

1. Servers must take an Alcohol Server Education training course and provide the Town Clerk's Office with documentation prior to issuance of the permit(s).
2. The applicant shall take all measures necessary to comply with all applicable alcohol dispensing laws and regulations, including the prevention of sales to minors and the prohibition of consumption off of the authorized premises.
3. Every sale will include an age verification by checking IDs.
4. No more than 2 beers may be sold to any one person in a transaction.
5. There will be no serving of alcohol to obviously intoxicated people.
6. Permit holder shall be responsible to be alert and report any instances of underage drinking to the Jackson Police by calling 733-2331.
7. Beer sales will cease within thirty (30) minutes of the end of roller derby bouts, or at 10:00 p.m., whichever occurs first.

Background.

The Jackson Hole Juggernauts Roller Derby has applied for two (2) malt beverage permits for roller derby bouts to be held at the Snow King Sports & Events Center on Saturdays, May 14 and June 11, 2022. Melvin Brewing will be donating their product for the roller derby bouts and these permits will allow the Juggernauts to sell the beer according to state and local liquor laws.

Section 12-4-502(a) of Wyoming Statutes provides for the issuance of temporary liquor permits: A malt beverage permit authorizing the sale of malt beverages only may be issued by the appropriate licensing authority to any responsible person or organization for sales at a picnic, bazaar, fair, rodeo, special holiday or similar public gathering. No person or organization holding the special permit shall sell any alcoholic liquor other than malt beverages on the premises described on the permit, nor shall any malt beverage be sold or consumed off the premises authorized by the permit.

The applications have been reviewed by the Police Department and Town Clerk.

Comprehensive Plan & Priority Alignment.

This application was processed according to Title 12 of the state statutes, and as related to the Comprehensive Plan Policy 8.1.a. the delivery of quality levels of service to the community and the decisions related to

temporary liquor permits also have a direct correlation to the health, safety, and welfare of the community as discussed in Section 8.

Fiscal Impact.

Malt beverage permit fees of \$100.00 will be deposited to the general fund.

Staff Impact.

Staff impact includes reviewing the applications, communicating with applicant, and obtaining information to provide in the staff report, presenting to Council, and if approved, printing permits, and issuing them. Total time spent is approximately 2 hours.

Attachments or Links.

Malt Beverage Permit Application

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

I move to approve the issuance of two (2) malt beverage permits to the Jackson Hole Juggernauts for roller derby bouts on May 14 and June 11, 2022 from 7:00 p.m. to 10:00 p.m., subject to the conditions and restrictions listed in the staff report.



24-HOUR ALCOHOL BEVERAGE PERMIT APPLICATION

Application for authorization to sell or serve alcoholic beverages at an event, under the temporary permit-type selected below.

Fee \$ _____

Date Pd: _____

APPLICANT.

Name of Person
Requesting Permit:

please print
Christa Simson

Organization:

Jackson Hole Juggernauts

Phone:

307 264 4818

EVENT INFORMATION. Complete the following information about the event.

Name of Event:	Roller Derby Bout	Purpose:	Competitive Bout
Held at:	Snow King Sports + Events Center	List the Date(s) and Hours that Alcohol will be Available:	May 14 2022, June 11 2022
Address:	1000 E Snow King Ave Jackson		7pm - 10pm
Anticipated number of attendees at any given time:			

SELECT THE TYPE OF 24-HOUR PERMIT. Refer to Application Packet for details about each permit type.

☐ CATERING PERMIT - allow 3 days for processing \$20.00 per day For the sale or serving of alcoholic product which was purchased from the retail or resort liquor license holder who authorized this permit application.	This permit must be agreed to and authorized by a current retail or resort liquor license holder. Name of Retail or Resort Liquor License Holder: _____ Authorized Signature: _____ Print Name: _____
☒ MALT BEVERAGE PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only malt beverages.	Applicant must submit proof of current alcohol server education training with this application.
☐ MALT BEVERAGE PERMIT FOR A MICROBREWERY - allow 21 days for processing \$50.00 per day For the sale or serving of only the microbrewery's own brewed malt beverage product away from their licensed premises.	Permitted Microbrewery Only Applicant must submit proof of current alcohol server education training with this application. Authorized Signature: _____ Print Name: _____
☐ MANUFACTURER'S OFF-PREMISES PERMIT - allow 21 days for processing \$50.00 per day For the sale or serving of only the manufacturer's own Wyoming manufactured product away from their licensed premises.	Licensed Manufacturer Only Authorized Signature: _____ Print Name: _____

All permit holders are responsible for abiding by all applicable alcohol dispensing regulations. These regulations include, but are not limited to:

- ♦ Confirm age of participants by checking identification; ensure minors are not served alcohol.
- ♦ Complimentary alcohol is not available for self-service.
- ♦ Control pouring to curb overserving individuals.
- ♦ Prohibit participants from leaving the permitted location with alcohol.
- ♦ Non-alcoholic beverage options are encouraged.

By filing this application, I agree to comply with State and Local Liquor Regulations regarding the sale and service of alcoholic beverages.

Applicant's signature

Date

3/21/22

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Special Town Council Meeting
Submitting Department:	Administration	Presenter:	Carl Pelletier
Agenda Item:	Summer 2022 Downtown Programs	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is to obtain feedback and direction from Town Council regarding the continued use of Flex Spaces, Parklets, Signage/Messaging & Cleaning/Sanitation in the downtown for the summer of 2022.

Requested Action.

Staff requests that Council provide direction on the continued use of each of the following programs in the downtown for the summer of 2022:

- Flex Spaces
- Parklets
- Signage/Messaging
- Cleaning/Sanitation

Recommendations.

Staff recommends continuing the use of Flex Spaces, Parklets, Signing/Messaging & Cleaning/Sanitation programs for the 2022 summer season only if additional resources are authorized and secured due to current staffing capacity.

If Town Council decides to move forward with Parklets, staff recommends setting parameters on what is allowed within the space. Staff believes that Parklets are appropriate for dining but has concerns about businesses utilizing Parklets to sell merchandise.

Background.

During the spring of 2020, Council discussed re-opening Town businesses in response to COVID-19. During those discussions, staff presented multiple ideas and concepts with the goals to:

- Provide a safe, clean, and inviting atmosphere addressing social distancing guidelines to maintain 6 feet between individuals in our downtown and throughout town; and
- Support our local economy through our critical summer season.

Council discussed seven (7) programs and ultimately directed staff to move forward with implementation of the following 4 programs along with our community partners:

1. Town Provided Flex Spaces: Staff activated Flex Spaces on the NW and NE corners of the Town Square, where additional seating was provided near areas of bike parking. Additional seating was also provided on the east side of Town Square within the parallel parking area on Center Street. A total of thirteen tables were provided at these locations to support outside seating for general use by the public. Moreover, the sidewalk was expanded on the west side of Center Street from Deloney to Gill Avenue. This provided an expanded walkway to assist with distancing for those walking from the Home Ranch Parking Lot to Town Square. Please see the attached maps for further details of the layout and location of improvements.

2. Parklets: Parklets are an extension onto private/public property that provides more space and amenities for patrons. The Parklets utilized both public and private land to create additional outdoor capacity for businesses primarily for use as outdoor seating for existing restaurants. Staff created a Parklet Application for business owners to complete to be considered to utilize a Parklet, which were located on both public and private property. In the summer of 2021, 27 businesses applied to have Parklets, 23 were approved, and 20 Parklets were activated.

3. Signage/Messaging: In partnership with the Travel and Tourism Board and Chamber of Commerce staff provided messaging about wearing masks, maintaining distance, and general hygiene expectations for locals and visitors in the downtown area. In addition, Town staff worked with local businesses along Center Street impacted by the implementation of Flex Space to provide directional signage to their businesses.

4. Cleaning/Sanitation: Town staff installed sanitization stations throughout the downtown core and cleaned and sanitized tables and chairs in the Flex Space daily.

In March of 2021, Council discussed continuing the 4 programs outlined above. Council approved Flex Spaces, Parklets, Signing/Messaging & Cleaning/Sanitation items for the summer of 2021 with minor adjustments.

As we approach our third summer since the COVID-19 virus first arrived in our community, staff is once again seeking direction from Council on the implementation of the programs that were activated in response to the pandemic.

Analysis.

Staff finds that the four programs utilized in the summers of 2020 and 2021 were effective in achieving the Council's desired goals. Moreover, feedback received from community members and business owners has been mostly positive regarding the addition of both Parklets and Flex Space. However, because the pandemic is less of a critical health issue at this point, approving Parklets for this summer includes new challenges not faced when these items were interpreted more as a temporary response to COVID-19. There are three primary challenges that Parklets face heading into the summer of 2022:

1. Food service limitations
2. Alcohol service limitations
3. Staff work capacity levels

Although each of these challenges will necessitate staff time and businesses will have to adjust to different parameters than utilized at the height of the pandemic, we believe these challenges can all be successfully addressed with short-term and long-term solutions.

The purpose of this discussion is to focus on the short-term solutions to these challenges. Long-term solutions can be discussed at future Council meetings. For the purposes of this meeting, staff would ask for direction on whether Council would like to move forward or not with the following four (4) programs for the summer of 2022:

- Flex Spaces
- Parklets
- Signage/Messaging
- Cleaning/Sanitation

Long-term solutions may involve additional resources and considerations. Such long-term solutions could be discussed at a future Town Council meeting if Council chooses.

Issue 1: Parklet Considerations

The challenges involved with Parklets include food service, alcohol service, and staff capacity.

Both the Teton County Environmental Health and the Wyoming Department of Liquor have indicated that exceptions to specific food service and liquor codes were made to deal with the unique challenges of COVID-19. Currently there are no state or local health orders relating to COVID-19 which limit indoor seating capacities in eating establishments. As such, a full-service Parklet, one that uses wait staff to serve both food and alcohol, may not be viable for the summer of 2022.

- **Food Service:** Food service is a challenge outside of the Town's scope of control. Restaurants are regulated by the Teton County Health District's Rules for Food Safety, which are based on the state rules. While the Health District's local rules can be *stricter*, they *cannot be less* strict.

The Teton County Attorney's Office, which represents Teton County Public Health, has discussed the issue of Parklets with the respective state agency and that agency has indicated that it would not allow Parklets under the state rules. Specifically, the state advised that if Parklets are allowed the Teton County Health District needs to require that they obtain separate and distinct food licenses, since Parklets are not attached to the restaurant or on the restaurant's property. However, it clarified as well that, should establishments apply for those licenses, it is unlikely that they would meet the requirements and thus would not be licensed.

Short-Term Solution: As local health codes are currently written, Parklets would be allowed if the establishment a) had seating for to-go orders only and b) such seating was open to all and not just restaurant patrons.

Long-Term Solution: If Council wished to pursue changes to codes, staff could work with the Teton District Board of Health and potentially the State of Wyoming to set forth amended state law / local codes to allow for full-service Parklets.

- **Alcohol Service:** Alcohol service is a challenge partially within the Town's control. According to the Town of Jackson's Municipal Code, alcohol service in these Parklets would not be allowed.

Title 6: JMC 6.40.040, *Place of Sale: Location, Regulation, and Restrictions*, provides that "The place in which alcoholic and malt beverages are sold shall be located in the Licensed Building for which the license is approved and issued. Alcoholic beverages may only be served in the Licensed Building and in an immediately adjacent fenced or enclosed area as approved by the Licensing Authority. The adjacent area shall not be located in another building. The Licensing Authority which issued the license shall as often as may be deemed necessary inspect the Licensed Building and adjoining areas where alcoholic beverages are served to determine compliance with sanitation, fire hazard, local permitting, and other applicable laws."

Short-Term Solution: If Council would like to make a Parklet program permanent, the Town could amend the ordinance to state that "contiguity/immediate adjacency will not be adversely affected by the existence of a sidewalk located between the Licensed Building and a Parklet."

Title 6: JMC 6.20.012.B, *Plan of Operations*, provides that, once a license is secured, "[l]icensees must provide the Town Clerk a revised Plan of Operations anytime a Licensee changes the Plan of Operation."

If a Parklet program is made permanent, all licensees would need to update their existing Plans of Operations and be sure to keep it current when Parklets change. This is not a legal hurdle or new rule; this is the existing law. However, it is something restaurateurs need to be cognizant of and keep up with in order to stay in compliance with their liquor licenses.

Short-Term Solution: Licensees would need to update their Plan of Operations with the Town.

Title 6: 6.40.050, *Places for Consumption; Places Open Containers are Prohibited*, provides that "[n]o alcoholic or malt beverage shall be consumed or carried by any person in open containers of any type on any street, sidewalk or curb or any other public property whatsoever within the Town of Jackson, except in Town of Jackson parks maintained by Jackson/Teton County Parks & Recreation, athletic fields, and the rodeo grounds."

If a Parklet program is made permanent, this ordinance needs to be amended to except a server carrying alcoholic or malt beverages over/across the sidewalk to the Parklet.

Short Term Solution: These challenges regarding alcohol service are surmountable via ordinance changes that require three readings, at minimum, ten days apart. Avoiding special meetings, these changes are accomplishable within about 6 weeks.

Long Term Solution: Staff has expressed concerns about the ability to monitor compliance of new alcohol codes on public property with current staffing levels. Staff would request that additional staffing be made available to monitor compliance of alcohol sales and service in these Parklets.

- **Staff Capacity:**

A related challenge involved with Parklets is staff capacity, which is within the scope of the Town's control. Parklets require additional staff hours to handle permitting, fee management, set-up, monitoring while they are in place, and removal compliance at the close of the Parklet season.

The options to address a Parklet Program staff capacity include:

1. That an outside organization (such as the Chamber of Commerce, which suggested this option) manage the Parklet program. The ability of an outside organization to assist with managing this program would need to be identified, further discussed, and determined. One such possible organization, the Chamber of Commerce, may be available to discuss this option.
2. That the Town identify and utilize alternative funding sources (such as Travel and Tourism Board funding) to hire an individual to manage the Parklet program. The ability of securing outside funding would need to be further discussed and determined. The Chamber of Commerce may be available to discuss this option.
3. That Town Council authorize hiring a summer seasonal Town employee to handle this additional work. If Council does so, the Parklet fee (assuming it is set at an adequate level to support this position) can be used to pay for this employee. However, Council should be aware that the Town faces a challenging employment market and may not be able to hire for this position.

Issue 2: Town Flex Space Considerations along Center Street and Deloney Avenue

Flex Space requires additional staff including, but not limited to performing set-up and removal along with daily maintenance, monitoring, and cleaning.

The options to address staff capacity for Town Flex Space include:

1. That an outside organization manage the Parklet program. The ability of an outside organization to assist with managing this program would need to be identified, further discussed, and determined. One such possible organization, the Chamber of Commerce, may be available to discuss this option.
2. That the Town identify and utilize alternative funding sources (such as Travel and Tourism Board funding) to hire an individual to manage the Parklet program. The ability of securing outside funding would need to be further discussed and determined. The Chamber of Commerce may be available to discuss this option.
3. Town Council can authorize hiring a summer seasonal Town employee to handle this additional work. If Council does so, the Parklet fee (which needs to be set at an adequate level to support this position) can be used to pay for this employee. However, Council should be aware that the Town faces a challenging employment market and may not be able to hire for this position.

Issue 3: Signage/Messaging

Signage and Messaging could be managed internally if directed by Town Council. Another potential opportunity has been suggested by the Chamber of Commerce. This would include having an outside organization (such as the Chamber

of Commerce) manage the program or utilizing alternative funding sources (such as Travel and Tourism Board funding) to hire an individual to manage signage and messaging. The ability of an outside organization to assist with managing and funding this program would need to be identified, further discussed, and determined. One such possible organization, the Chamber of Commerce, may be available to discuss this option.

In addition, a majority of the signage and messaging that was activated focused on COVID-19 related issues. The messaging may lack pertinence and not be necessary in the summer of 2022.

Issue 4: Cleaning/Sanitation

Cleaning and Sanitation could be managed internally if directed by Town Council. Another potential opportunity has been suggested by the Chamber of Commerce. This would include having an outside organization (such as the Chamber of Commerce) manage the program or utilizing alternative funding sources (such as Travel and Tourism Board funding) to hire an individual to manage the cleaning and sanitation. The ability of an outside organization to assist with managing and funding this program would need to be identified, further discussed, and determined. One such possible organization, the Chamber of Commerce, may be available to discuss this option.

Possible Alternatives.

Alternative #1:

Parklets, Flex Spaces, Signage/Messaging and Cleaning/Sanitation could be activated this summer with additional resources authorized. The Parklets would not be full service, but rather for to-go orders that do not include alcohol. These Parklets, Flex Spaces, Signage/Messaging and Cleaning/Sanitation could either be managed by Town staff or by an outside organization.

Alternative #2:

Parklets could be put on hold for this summer with the goal to revive the program in the future while staff worked on addressing food service and liquor service codes, and staffing capacity. Flex Spaces, Signage/Messaging and Cleaning/Sanitation could be activated. These Flex Spaces, Signage/Messaging and Cleaning/Sanitation could either be managed by town staff or by an outside organization.

Alternative #3:

Parklets, Flex Space Signage/Messaging and Cleaning/Sanitation could be put on hold for this summer with the goal of reviving the programs in the future. During the time of suspension, Town staff could work on addressing food service codes, liquor service codes and outside management of Parklets, Flex Space, Signage/Messaging and Cleaning/Sanitation.

Comprehensive Plan & Priority Alignment.

Growth Management	4.2.c: Create vibrant walkable mixed-use Subareas. 4.4.a: Maintain and improve public spaces.
Quality of Life	6.2.c: Encourage local entrepreneurial opportunities 7.1.a: Increase the capacity for walking, biking, carpooling and transit riding.

Fiscal Impact.

Parklets:

The past two summers the Town Council waived all fees associated with the Parklet process (no application fees, no review fees, no catering permit fees, no fees for use of public right of way, etc.). Moving forward, the Town Council may wish to charge a fee for businesses looking to participate in a Parklet program.

In doing some preliminary research of similar communities that offer Parklets, the pricing structure ranged between \$2,500 to \$10,000 with an average of approximately \$5,500 per season for the use of 3 public parking spaces for a 6-month duration. Managing public assets, the Town must be cognizant of the potential loss of parking spaces for the

public in the downtown area as well as the cost of managing this new program. As a point of reference, the Public Works Department charges \$84 per day per parking space closure for construction projects taking place in the downtown core. Staff recommends assessing a \$5,500 per season parklet fee for up to 3 parking spaces for the summer.

The fees charged by other communities typically offered full-service Parklets. Activating a 'to-go' Parklet seating area may decrease the amount that a restaurateur may wish to pay for Parklet space.

Flex Space:

Town has invested money in outdoor tables, chairs, and planters. Continued funding in equipment upkeep.

Signage:

Town has invested money for informational signage for both Flex Space and Parklets. Additional signage would be needed for the summer of 2022.

Cleaning/Maintenance:

Over the past two summers Town has invested money in additional cleaning of the Flex Space as well as money earmarked for additional trash removal that was generated from the use of the Flex Space created from to-go orders.

Staff Impact.

Parklets:

The impact to staff from Parklets is considerable. Parklet applications need to be considered, approved, managed and monitored. Staff impacts of Parklets include services from processing and reviewing applications, fee management, assisting with physical set up, monitoring, and evaluation.

Flex Space:

The impact to staff from Parklets is considerable. The staff impact of implementing Flex Space would include physical set-up/removal, along with daily monitoring, maintenance and cleaning. In the past staff has spent considerable time setting up the Flex Space, cleaning and maintaining the tables and chairs located in the Flex Space, watering the planters in the Flex Space and removal and storage of the tables, chairs and planters included in the Flex Space.

Signage/Messaging:

In the past staff has designed, printed and posted signage in both the Flex Spaces and in the Parklets.

Cleaning/Sanitation:

In the past staff has spent time cleaning Flex Spaces and Parklets. Additionally, staff has dedicated time in the removal of trash within and around the Flex Space and Parklets including additional trash removal services.

Attachments or Links.

Summary of End of Year Parklet Survey

Suggested Motions.

Should Council elect to continue one or more of the above programs, the appropriate motions are as follows (Council may use none, one, two, three, or all four of these motions, depending on how many programs it elects to activate this summer):

Motion for Flex Spaces:

I move to approve the continuation of Flex Spaces in the downtown core for the summer of 2022 and authorize staff to:

- 1) identify and, if possible, utilize alternative funding sources; and

2) *[insert one of the following]*

- a) hire an additional Town employee and pay for and manage the program itself; or
- b) negotiate with the Chamber of Commerce to responsible for the payment and management of the program including any employee(s); or
- c) negotiate with the Chamber of Commerce to share the cost of a Flex Space program and agree to the management thereof by one of the parties (Town or Chamber).

Motion for Parklets:

I move to approve the continuation of Parklets for restaurants only in the downtown core for the summer of 2022 and authorize staff to:

- 1) identify and, if possible, utilize alternative funding sources; and
- 2) implement a fee of \$_____ for each parklet for a maximum of three parking spaces per parklet; and
- 3) *[insert one of the following]*
 - a) hire an additional Town employee and pay for and manage the Program itself; or
 - b) negotiate with the Chamber of Commerce to responsible for the payment and management of the program including any employee(s); or
 - c) negotiate with the Chamber of Commerce to share the cost of a Parklets program and agree to the management thereof by one of the parties (Town or Chamber).

Motion for Signage/Messaging:

I move to approve the continuation of Signage/Messaging associated with Flex Spaces and Parklets in the downtown core for the summer of 2022 and authorize staff to:

- 1) identify and, if possible, utilize alternative funding sources; and
- 2) *[insert one of the following]*
 - a) hire an additional Town employee and pay for and manage the Program itself; or
 - b) negotiate with the Chamber of Commerce to responsible for the payment and management of the program including any employee(s); or
 - c) negotiate with the Chamber of Commerce to share the cost of a Signage/Messaging program and agree to the management thereof by one of the parties (Town or Chamber).

Motion for Cleaning/Sanitation:

I move to approve the continuation of Cleaning/Sanitation associated with Flex Spaces and Parklets in the downtown core for the summer of 2022 and authorize staff to:

- 1) identify and, if possible, utilize alternative funding sources; and
- 2) *[insert one of the following]*
 - a) hire an additional Town employee and pay for and manage the Program itself; or
 - b) negotiate with the Chamber of Commerce to responsible for the payment and management of the program including any employee(s); or
 - c) negotiate with the Chamber of Commerce to share the cost of a Cleaning/Sanitation program and agree to the management thereof by one of the parties (Town or Chamber).

QUESTION #1

Based upon your use of a parklet previously are you in favor of continuing the program? Why?

Absolutely in favor!! Because of the pandemic, and the amazing weather in Jackson during the summer months, a lot of customers were specifically wanting to sit outside. Our parklet was full almost every day and it allowed us to provide seating to more guests than we have in past summers. In addition, our HOA has limited us on how many outside tables we can have so this allowed us to expand outside. We also purchased a lot of tables, chairs, planters, etc. specifically for the parklet – it would be a bummer if we weren't allowed to use again – I'm sure other businesses did the same.

After two years of parklets I would say they served their purpose during the height of the pandemic. I would not be in favor of continuing the program. The town of Jackson is hard enough to navigate with vehicles in the summer. We do not need the extra street blockage and diminished parking. Also, selfishly, we have a competitive advantage of having an outdoor space that we have paid all the mitigation fees on in order to maintain that advantage. Cafe Genevieve only has 50 seats indoors which in the winter is severely limiting. We make up for that lack of space in the summer months with the outdoor seating we provide. We also have paid the mitigation for sewer and water fees for our outdoor space.

We are in favor of it continuing both on a business and personal level. It allows for a lot more visitor entertainment, dining etc and creates a fun outdoor atmosphere in town. We have really enjoyed the ability to have a parklet the last few years and it has added to the visitor experience of Fall Arts Festival greatly. Our parklet allows us to have more of our artists at the gallery actively working and giving the public an opportunity to engage with artists, which is one of the experiences our clients remark as being one of the things they enjoy most about coming and returning year after year for the festival.

Yes, because everyone in this town was talking about how it transformed this town, people thought they were in Europe somewhere. Also the off set of losing dining inside. Even when restrictions were lifted we still didn't feel right cramming people next to others and giving them their space. It just feels right in a pandemic/endemic world. There was also the economic impact to us as a restaurant and the extra dollars that came in due to this. It was all a total win.

I am 100% in favor of keeping the parklet program going forward. Space is at such a premium in Jackson, that most restaurants can normally offer only very limited or no outdoor seating. The parklets are a great way to expand outdoor seating during the only months that it really makes sense as well as increase a restaurant's overall seating capacity and ability to serve more visitors.

I am in favor of continuing the program. I think it's a wonderful way that the town can help businesses with more opportunities and safety measures especially while most places are struggling with so many obstacles.

Yes, the parklet offered us the opportunity to serve a comfortable number of seats while social distance spacing and following the suggested guidelines put forth by the town while in Orange/Red covid levels. Assisted in keeping sales consistent. Without the parklet, we believe our restaurant would be in a much more dire financial position than it is now.

Yes! Definitely want to continue this in coming years ! Worked great for us.

QUESTION #2

Should the parklet program continue what do you believe is the value of the public right of way used for activating a parklet (utilizing 3 parking spaces for 6 months)?

Possible Ranges:

- a) \$0-\$2500
- b) \$2,500 – \$4,500
- c) \$4,500 - \$6,500
- d) \$6,500 - \$8,500
- e) Over \$10,000

Option a: \$0-\$2,500 – unfortunately, would probably not choose to have a parklet in the future if it was more than this.

I would think d. \$6500 - \$8500 per space used is reasonable.

I don't want to speak for the restaurants who have a parklet all summer in terms of value for them. Our recommendation would be to also have a shorter term fee for use of the spaces. We typically have it setup for about 2 weeks, so having a prorated weekly fee instead of a 6 month would be ideal for us.

I obviously would like to see this number as low as possible because it is the nature of the businessman in me to do so. However, if your studies have shown the average of \$5,500 then you cant argue that. I trust your judgment on what is right for the town and for its vendors to not make things excessive, but the town is a business just like us and the town has to make money, I get it.

I know that parking is always an issue and especially at a premium in the downtown area, but I really do think that the parklets are even more valuable. They really beautify the streets and make walking around downtown Jackson even more appealing. Personally, I would be comfortable with the B option, \$2500-4500 range for parklets. Beyond the rental of the space, parklets do cost quite a bit of money for each restaurant to equip and maintain. If the cost were above this range, I would have to think hard about participating again. Margins are already small in the food and beverage industry, and with the rising costs of food, rent, employees and inflation, I'm not sure that it is a cost I could justify.

Option a: It's hard to put a value on it because our parklet did not generate income for us this year due to being short staffed. We originally got approved to have it as a place where people could sit and drink a beer while they waited for their table. If we were to keep it as a "waiting area" I don't think it would generate enough income to make it worth a cost, again I'm really not sure because we couldn't use it.

We agree that it would make more sense to charge a monthly fee and an application fee. We do not believe the parklet should be a source of income for the town until we have lessened in risk level for a consistent period of time. If businesses will be charged by parking space we suggest that the town revisits parking fees for publicly parked cars around the square. Considering that we have 15+ employees who are using that parking daily, why charge businesses per parking spot when parking is not priced at a premium otherwise. On Center street alone: Tiger, Moos, Orsetto, Bistro & Kampai have a staff of roughly 10 (conservatively) each in the evenings, potentially 40-50 spots being used by staffing alone. We should push those spaces into public lots and charge for our tourists/locals in their leisure time, by the hours. As a note for Tiger specifically: We are the only restaurant in town that was heavily impacted by parklet costs, as we had to have one built. This program would not have been helpful to us if

we had not been able to afford close to 12k in building costs (especially in a town where the building is hard to come by and exorbitantly expensive.) It would be ideal for the town to help offset costs to businesses that exceed a reasonable cost.

I think the 0-2500 range is a good price

QUESTION #3

If parklets were approved to move forward, do you feel there is value in limiting the number of parking spaces utilized by a single parklet? If so, what would be the maximum number of parking spaces that a parklet should be permitted to utilize?

We had about 3 parking spaces taken up by our parklet I believe.. It was perfect! I don't have any preference really on whether or not it should be limited for our location specifically as there is plenty of street parking. But, I would like to have the option of 3 spots. Because ours was on the street, 3 gave us plenty of room for a decent amount of tables. More than 3 would have been harder to manage and keep clean so that's something to keep in mind. Also, in town parking is practically gold so I can see how limiting spaces in town might be necessary so there's room for people to park.

In order to be effective and financially viable, I would say three spaces would have to be the minimum, and they would need to be paid for up front. I think setting a higher price per space going forward would make operators really think about how they want to use the space they are taking away from the public.

There has to be some regulation or the whole thing has potential to be a giant parklet. I think restricting it to the spaces in front of a business is reasonable so it's not impeding access to any other business.

I think the 3 spaces allocated last year was perfect because it allowed us to get 5 four tops, which is what we lost inside.

I think a maximum of 2 parking spaces is reasonable.

Yes there should be a limit. I think the way you originally had it set up with 3 spaces worked well especially with the parking capacity we have and the amount of vehicles coming to our town.

Yes, We believe 3 spaces is sufficient for a business without a deck or patio, and 2 spaces for a business with a deck for a patio is sufficient. I wonder how the town feels about restaurants that have limited parking near them, Noodle kitchen comes to mind- will there be an option for them or a credit if they're unable to use the parking located around their facility? On a street such as Center, we are looking at 4-5 businesses intentionally taking up 12 spaces during the highest peak of our season- Tiger, Kampai, Orsetto & bistro, maybe Moos. That must impact businesses like Scandia down & the flower shop heavily, and should be taken into consideration. It would make sense that parking spots are prioritized and offered to businesses that do not have an existing roof/deck/patio. Bistro has a patio, rooftop, 3 parking spots for a parklet all while Cloudveil takes up an additional 4 spaces for arriving hotel guests. Orsetto as an example has reduced parking (public or private) by 3-4 spaces by installing a fixed patio. That may not fall under town parking, but it certainly has impacted our street. We recall it was brought up in years past and did not move forward, to turn Center into a closed-to-traffic street. As we move into our 3rd summer of covid, and local businesses on Center street have been able to adjust to parking and flow of traffic changes, this could be a good time to put that idea forward once more. We have been

informed that the town plans to run a walkway down Center street in the summer of 2023 that will push 6ft out from the boardwalk that the tiger is attached to. This could cause tiger to incur yet another parklet related cost for building- and will place a hard (public walking) obstacle between our restaurant and our guests. We would like to have a better understanding of the town's plan before the project is underway so we can plan accordingly, for our finances and service structure.

Limiting each Parklet to 3 spots I think is fair.

QUESTION #4

Do you have any additional feedback and/or considerations that you would like to provide?

We were very thankful to have the option of this parklet & I'm glad we had one. While the pandemic has overall brought many difficulties and effected our town (and the world) in many ways, I would say that the parklet has definitely been one positives to come out of the past 2 years! Thank you guys for allowing us to have this parklet & finding creative ways to support our local businesses.

I think it adds to the overall spirit of the town to have people out and about, provide more seating for dining and to help pull people off the square more. We would like to see them remain.

I know there is a cost to the town for this and I and many others are willing to pay for them, I would just hope that the town doesn't go too far with the fees and make it to where companies don't wish to do them because I think it does transform the town in the way I like my city to look for summer.

Nothing to add. I do believe that parklets add a lot to the atmosphere of downtown and make walking around especially appealing for visitors.

Overall the Parklet was a huge help to us during then continued pandemic and also as a tool to help us draw foot traffic over to our street . Love the atmosphere it creates in our downtown!

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Special Town Council
Submitting Department:	Joint Affordable Housing & Town Administration	Presenter:	April Norton & Larry Pardee
Agenda Item:	Consideration of Workforce Rental Units at Kelly Place Condos	Public Comment:	Yes

Purpose & Policy Considerations.

The Town Council will consider changing some of the *Workforce Ownership* deed restricted units at Kelly Place Condos located at 400 West Snow King Avenue to *Workforce Rental* deed restricted units.

Requested Action.

To consider allowing some of the Workforce Ownership deed restricted units at Kelly Place Condos to be changed to Workforce Rental deed restricted units.

Recommendations.

Staff recommends denial of this request and encourages Council to consider utilizing Workforce Rental deed restrictions in future public-private partnership developments as a way to increase affordability of Workforce Ownership or Affordable Ownership units in future projects.

Background.

During the March 7, 2022, Regular Meeting, Council directed staff to analyze possibly allowing some units at Kelly Place Condos to be sold as Workforce Rental units, instead of Workforce ownership.

Kelly Place Condos is a public-private partnership project with the Town of Jackson and Roller Development and Studio Tack. Once complete, the development will provide 12 Workforce Ownership homes. Town contributed the land (\$1.7m) to the development and in return received four Employee Rights of First Purchase, two of which have been exercised by current employees. No additional public funds have been contributed to this project.

To date, the developer has released four units for sale to the public. All four units are currently under contract and, as noted, two of these units are being purchased by Town employees. The next four units are set to be listed for sale this month and the final four units will be listed once those four are sold. Right now, all eight units will be sold as Workforce Ownership units.

Analysis.

Key Issue: Does Council want to allow some of the Kelly Place Condo Units to be sold as Workforce Rental Units, instead of Workforce Ownership Units?

In considering this key issue, Council should keep in mind the following distinctions between Workforce Ownership units and Workforce Rental units:

- Workforce Ownership units:
 1. Must be owner-occupied,
 2. Requires the owner to be qualified under the Workforce Program,
 3. Requires every owner to requalify annually,
 4. Requires at least one person in the household to work full-time for a Local Business,
 5. Requires the household to earn 75% of their income locally, and
 6. Prohibits any party in the household from owning residential real estate within 150 miles.
- Workforce Rental units:
 1. May not be owner-occupied, and

2. Must be rented to a tenant (or tenants) who qualify under the Workforce Program (including working at a Local Business, earning a minimum of 75% of their income locally),
3. Have no maximum rental rate

Furthermore, it should be noted that, based on current Freddie Mac/Fannie May rules, no more than half of the units in a development may be rental units and no one entity may own more than 10% of all units. As a result, the maximum number of units that may be Workforce Rental is 6, and the maximum number of units one entity may purchase is 1.

Finally, policy considerations associated with allowing this change in the Kelly Place Condos, include:

- ✓ Allowing Workforce Rental units creates a condo complex with a more transitory residential population, whereas a complex of all Workforce Ownership units would have a residential population that is more long-term / permanent in nature.
- ✓ The Kelly Place Condo public process discussed and envisioned an ownership product in this neighborhood, and neighbor feedback was impassioned and regular throughout the process. Finalizing the product advertised and committed to respects the process.
- ✓ The Housing Department has noted that having a mix of unit types – i.e., ownership and rental – is beneficial and important for a healthy housing landscape. However, it should be noted that Workforce Rental units do tie an individual's housing to their employment (unlike Workforce Ownership units).

If Council allows some of the Kelly Place Condos to be sold as Workforce Rental Units, any extra money realized from the sale(s) will be equally distributed among the Workforce Ownership Units to “buy down” the prices. Notably, it is anticipated by staff and the developer that units sold as Workforce Rental Units will be more expensive.

Current Sales Price by Unit Type	
Unit Type	Price
One-bedroom – Town EROP – Under Contract	\$395,000
One-bedroom – Town EROP – Under Contract	\$395,000
Two-bedroom – Under Contract	\$695,000
Two-bedroom – Under Contract	\$735,000
Two-bedroom – Second Floor – 4 of these	\$800,000
Two-bedroom – Third Floor – 4 of these	\$850,000

Comprehensive Plan & Priority Alignment.

Comprehensive Plan Policy:

- Emphasize a variety of housing types. 3.2.d
- Create and develop Transitional Subareas. 4.3.b
- House at least 65% of the workforce locally. 5.1.a
- Focus housing subsidies on full-time, year-round workers. 5.1.b
- Provide a variety of housing options. 5.2.a
- Housing will be consistent with Character Districts. 5.2.b
- Create workforce housing to address remaining shortages. 5.3.c

Housing Action Plan Initiative:

- Provide land as a public subsidy and build development partnerships. 2B
- Lead by example by housing public employees. 2C
- Allow for supply of workforce housing by removing barriers. 5A

Fiscal Impact.

The Town purchased 440 W. Kelly Avenue for \$1,703,416.03 in January 2019. This request does not require additional public funds.

Staff Impact.

Staff has concerns with renegotiating the public-private agreement after the project is underway. Staff time would be required to consider, if any, the appropriate revisions to the current agreement from the Legal, Housing and Administration departments.

Attachments or Links.

None

Suggested Motion.

Option 1

If Council does not choose to allow the request for some of the Kelly Place Condos to be Workforce Rentals, no motion is required.

Option 2

Should Council elect to approve the request to allow some of the Kelly Place Condos to be Workforce Rentals, an appropriate motion would be:

I move to:

1. Allow a maximum of _____ Kelly Place Condo units to be sold as Workforce Rental units subject to all requirements of the Housing Department Workforce Rental Program;
2. Direct the extra funds derived from these sales to remain in the project and be used to reduce, equally, the sales price of each of the Workforce Ownership units; and
3. Direct staff to take all administrative and legal steps necessary to effectuate said change at Kelly Place Condos.

STAFF REPORT



Meeting Date:	April 11, 2022	Meeting Title:	Council Special Meeting
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	Item P22-001 – Boundary Adjustment with Replat for the properties addressed at 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. 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, which is the Town of Jackson (in cooperation with Sara and Jeremy Budge), is requesting approval of a Boundary Adjustment between the three properties addressed as 1025 Budge Drive (PT. LOT 9, Hillside Subdivision), 1040 Budge Drive (LOT 1, Hillside Subdivision), and 1045 Budge Drive (LOT 10, Hillside Subdivision).

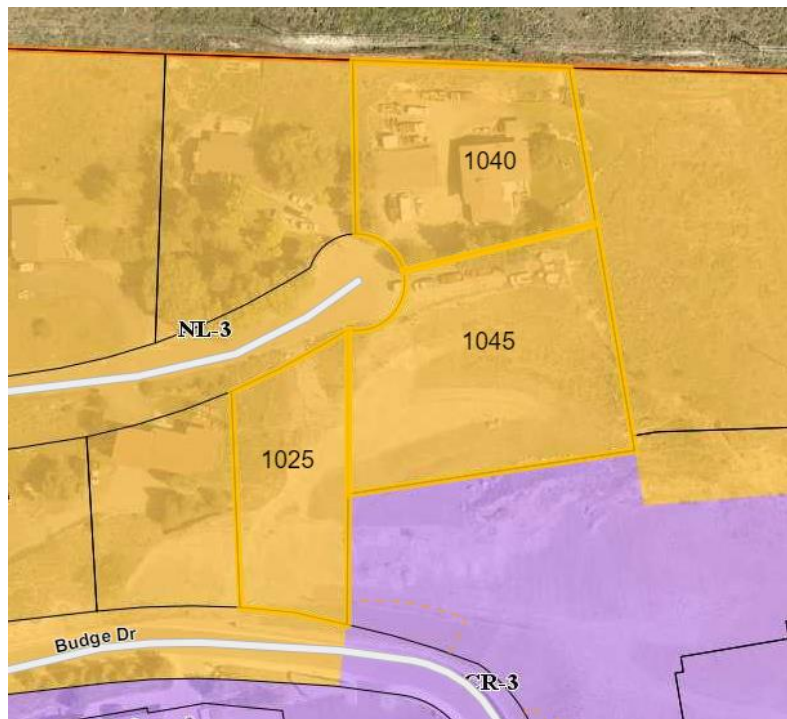
Recommendations.

The Planning Director recommends **approval** of Boundary Adjustment with Replat (P22-001) between the properties addressed as 1025 Budge Drive, 1040 Budge Drive, and 1045 Budge Drive, subject to the following conditions:

1. Within thirty (30) calendar days from the date of Town Council approval, applicant shall satisfactorily address all comments made by the Town of Jackson and other reviewing entities included in the attached Departmental Reviews and submit the corrections to the Planning Department.
2. The access, construction, and maintenance easement granted by the Budes to the Town of Jackson, as presented in this staff report and as approved by the Town Attorney, shall be recorded prior to the recordation of the Boundary Adjustment.

Project Location.

The three subject properties are: 1025 Budge Drive (PT. LOT 9, Hillside Subdivision), 1040 Budge Drive (LOT 1, Hillside Subdivision), and 1045 Budge Drive (LOT 10, Hillside Subdivision). An aerial photo and zoning map are shown on the following page:



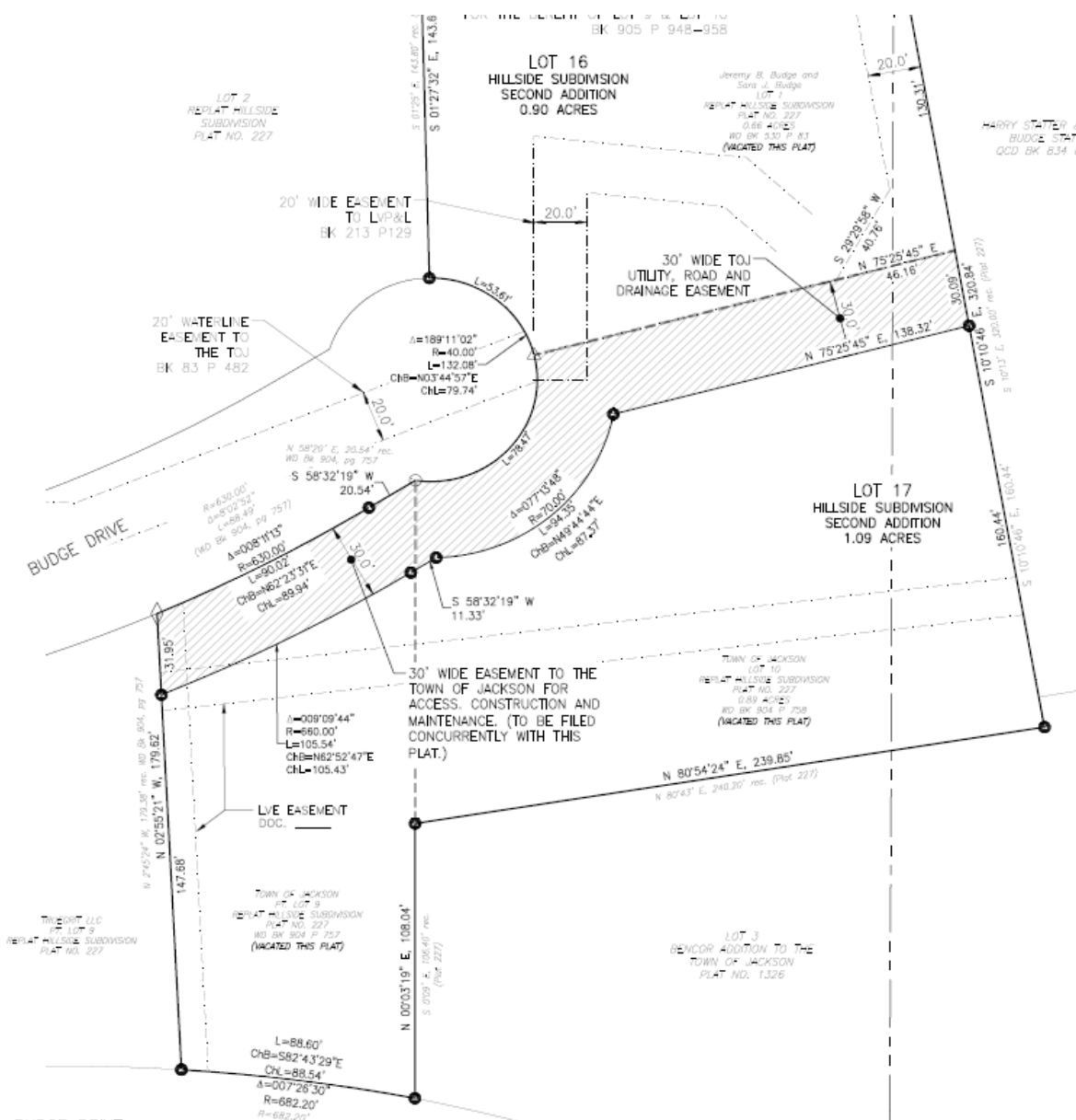
Background.

This boundary adjustment is necessitated by the events stemming from the West Broadway Landslide that occurred in 2014. Among other things, the landslide destroyed a house located on current Lot 10 (1045 Budge Drive) that was owned by Jeremy and Sara Budge. In the process of negotiating a settlement on the rehabilitation of the landslide and related legal matters, the Town agreed to purchase Lot 10 from the Budes with the condition that a future boundary adjustment would be approved to incorporate the northern portion of Lot 10 into the adjacent Lot 1 (1040 Budge Drive) also owned by Jeremy and Sara Budge. Further, the Budes

would then grant an access, construction, and maintenance easement back to the Town on the same portion of land that was incorporated into the Budge's Lot 1.

Analysis.

Staff finds the proposed boundary adjustment to be in substantial conformance with the previous agreements and the LDRs. To clarify, the purpose of the 30'-wide easement, which also covers the northern portion of 1025 Budge Drive, is to provide the Town access to the top of the landslide area to conduct necessary long-term construction, maintenance, and monitoring activities for the landslide. This easement will need to be recorded concurrent with but prior to the boundary adjustment because the easement references the subdivision lots as numbered by the original Hillside Subdivision (Plat 227) and not the lots as renumbered by the proposed boundary adjustment and amended plat, which will now be called the Hillside Subdivision Second Addition to the Town of Jackson. This access easement is shown graphically on the second page of the proposed amended plat (shown below) and references the associated soon-to-be recorded easement.



During the review of this boundary adjustment application, it was discovered that the Lower Valley Energy overhead power lines that have long crossed through 1025 and 1045 Budge Drive (both now owned by the Town) do not have an easement. Thus, as a clean-up matter, the Town has worked with LVE to draft an easement to formalize this matter. Public Works staff will present this proposed easement to the Council for approval as a related but separate part of this amended plat project — i.e., the LVE easement will be on the Council's agenda on April 11, 2022, as Item P22-047. This easement must also be recorded prior to the recordation of the amended Hillside Subdivision plat.

Prior to this Boundary Adjustment request, a Zoning Compliance Verification (ZCV P21-304) letter was approved pursuant to Section 8.5.6. The purpose of the ZCV was to determine if the proposed lot configurations are in compliance with the LDRs and to verify if the subject properties are capable of being legally reconfigured. As stated in the ZCV, the proposed lot configurations meet the minimum lot size and other applicable LDRs in the NL-3 zone.

This replat is exempt from Park Exaction fees pursuant to Section 7.5.2.C. - Exemptions which exempts "Boundary adjustments pursuant to Sec. 8.5.6" because no additional lots are being created. In addition, this replat is exempt from School Exaction fees pursuant to Section 7.5.3.C. - Exemptions which exempts "Boundary adjustments pursuant to Sec. 8.5.6", also because no additional lots are being created.

Findings.

Pursuant to Section 8.5.6.D (Boundary Adjustment) of the Land Development Regulations, the following findings shall be made for the approval of a replat:

- 1. No Additional Lots Created.** *The proposed Boundary Adjustment shall not result in additional lots record being created.*

Complies. The proposed Boundary Adjustment does not result in additional lots of record.

- 2. Zoning Compliance Verification.** *The proposed Boundary Adjustment shall comply with the zone in which it is located as approved through a zoning compliance verification.*

Complies. Staff finds that the proposed Boundary Adjustment is in compliance with the zone which it is located based on the Zoning Compliance Verification letter that was issued on December 24, 2021.

- 3. Applicability.** *The proposed Boundary Adjustment shall comply with the applicability and required document provisions of Section 8.5.6.*

Complies. Staff finds that the proposed Boundary Adjustment does comply with the applicability for Section 8.5.6. In addition, all required documents have been submitted for review at this time including the final plat with accompanying documents.

- 4. Other Relevant Standards/LDRs.** *The Boundary Adjustment shall comply with all other relevant standards on these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the proposed Boundary Adjustment complies with the provisions of the LDRs and meets the minimum lot size requirement. In addition, the subdivision complies with all other Town Ordinances.

5. *Previous approvals.* *The Boundary Adjustment shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies.

Fiscal Impact.

None.

Staff Impact.

The amount of staff time to review, research and write this report including future work to send final letters and obtain signatures for the plat was not untypical of a subdivision plat of this size and was 15 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

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

I move to **approve** a Boundary Adjustment and Replat (P22-001) for the properties addressed 1025 Budge Drive, 1040 Budge Drive, and 1045 Budge Drive, based upon the findings as presented in the staff report, the departmental reviews, and subject to the two conditions of approval recommended in this staff report dated April 11, 2022.

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SK/14-175-03

January 3, 2022

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

ATTN: Paul Anthony

RE: Application for a Boundary Adjustment

Dear Anthony:

This letter accompanies an application and supporting documents for the boundary adjustment of Lot 1, Pt. Lot 9 and Lot 10 of Hillside Properties.

- Planning Permit Application
- No fee required
- Title Report dated 9/15/2021
- Plat Map
- Notice of Intent dated 12-15 & 12-22
- Easement Exhibits and Affidavit of Mortgagee for Wells Fargo and U.S. Bank

I believe this application is sufficient, but please let me know if you require anything further for submittal. Please call me if you have any questions or concerns. Thank you for your time and consideration.

Sincerely,



Sue Karichner



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: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

APPLICANT/AGENT.

Name: _____ Phone: _____
Mailing Address: _____ ZIP: _____
E-mail: _____

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: _____ Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

_____ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.

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

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

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



Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title

• Public Notices •

KENNETH M. BEGELMAN, DECEASED
KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999
HELEN A. BEGELMAN, and REBECCA E. BEGELMAN STRUB, Trustees

NOTICE OF INTENT OF TRUSTEES TO DISTRIBUTE TRUST ASSETS

NOTICE OF LIMITATION ON ACTION BY CREDITORS

TO ALL PERSONS INTERESTED IN SAID DECEDENT AND/OR HIS TRUST ESTATE:

You are hereby notified that on October 11, 2021, KENNETH M. BEGELMAN, also known as KENNETH MARC BEGELMAN, died in Jackson, Teton County, Wyoming. You are hereby notified that at the time of his death, HELEN A. BEGELMAN, and REBECCA E. BEGELMAN STRUB are the Trustees of the KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999.
It is the intent of the Trustees to distribute the Trust property as set forth in the Trust.
Any creditor or other claimant shall make his or her claim, in writing, to the Trustees at the Winter Law Firm, PO Box 633, Riverton WY 82501, within one hundred twenty (120) days of the date of the first publication of this notice.
Pursuant to Wyoming Statutes §4-10-507, any creditor failing to file a claim, or person failing to commence a judicial proceeding to contest the validity of the Trust or the proposed distribution by the Trustees within the time provided shall be forever prohibited from making any claim against the assets of the Trust or commencing any proceeding against KENNETH M. BEGELMAN or the KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999.

DATED this 15th day of December 2021.

William T. Winter, attorney for the
KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999
Publish: 12/15, 12/22/21

• INTENT TO SUBDIVIDE •

LEGAL NOTICE
NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that The Town of Jackson and Jeremy and Sara Budge intend to apply for a permit to subdivide in The Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Council Chambers. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 RESIDENTIAL LOTS. The project is located on 1.99 acres, generally described as Lot 1, the easterly portion of Lot 9 and Lot 10 of Replat of Hillside Subdivision, Plat No. 227, and being located within the SE1/4NE1/4, Section 32 and the SW1/4 NW1/4, Section 33, Township 41 North, Range 116 West, street addresses are 1025, 1040 & 1045 Budge Drive. The site is accessed from Budge Drive and will be named HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON.
Publish: 12/15, 12/22/21

• CONTINUED PUBLICATIONS •

NOTICE OF FINAL SETTLEMENT WITH CONTRACTOR ON

PUBLIC WORKS

All creditors and other interested parties take notice that the

State of Wyoming, Wyoming Game and Fish Commission, has accepted as completed according to the plans and specifications and rules set forth in the contract therefore, the following work project:
The project is the Patrol Cabin Feedground Metal Hayshed project, G&F Engr. No. 06.90.02 located approximately 24.7 miles northeast of Jackson, Wyoming, in Teton County, Wyoming, by Lyle Young Welding, LLC, P.O. Box 173, Gunnison, UT 84634.

Upon the forty-first (41st) day after the first publication of this notice, which day is the 10th day of January 2022, the State of Wyoming, Wyoming Game and Fish Commission will pay to the contractor the full amount due under the contract.
STATE OF WYOMING
WYOMING GAME AND FISH COMMISSION

By
Loren A. Woodin, P.E.
Chief Engineer
Wyoming Game and Fish Commission
Publish: 12/08, 12/15, 12/22/21

NOTICE OF APPLICATION AND PUBLIC HEARING

Regarding the Application for Wyoming State Trust Company Charter for Bridger Trust Company L.L.C.

Please take notice that on September 27, 2021, an Application for Charter to Operate A State Trust Company (Application) was submitted to the State of Wyoming, Department of Audit, Division of Banking for Bridger Trust Company L.L.C. The Application for Bridger Trust Company L.L.C. was accepted for filing on October 20, 2021, by the Wyoming Division of Banking pursuant to Wyoming Statute Section 13-5-502(b). The Applicant received notice of the hearing date on November 15, 2021.

THE WYOMING STATE BANKING BOARD HAS SET A HEARING ON THE APPLICATION ON WEDNESDAY, FEBRUARY 2, 2022, AT 8:30 A.M. IN THE STATE CAPITOL, 200 WEST 24TH STREET, CHEYENNE, WYOMING (Hearing). The Hearing will be conducted in accordance with the provisions of Wyoming Statutes Sections 13-5-504 and Chapter 3 of the Rules and Regulations of the Wyoming State Banking Board.

The Incorporators of Bridger Trust Company L.L.C. are Michael J. Corliss and Jessica E. Andrews. The proposed initial Directors of Bridger Trust Company are Michael J. Corliss, Warren Van Genderen, William Hoglund, Jane Cooney, Virginia Kanengieter, and George Matelich. The proposed President of Bridger Trust Company L.L.C. is Jessica E. Andrews. Bridger Trust Company L.L.C.'s principal place of business will be 3510 North Lake Creek Drive, Wilson, Wyoming.

Bridger Trust Company L.L.C. intends to operate as a State Chartered Public Trust Company and carry-on general trust business. Bridger Trust Company L.L.C. will focus on providing quality trust administration and fiduciary oversight to a select group of clients with significant business assets and complex trusts. Bridger Trust Company L.L.C. will offer a full range of trust, personal accounting, and consulting services.

The date by which persons must file a motion with the Wyoming Division of Banking to be added as a party to the Hearing is January 19, 2022, pursuant to Chapter 3, Section 8, of the Rules and Regulations of the Wyoming Division of Banking. Any person wishing to submit written comments regarding the Application must do so no later than January 19, 2022.
Publish: 12/08, 12/15, 12/22/21

The Teton County Predator Board will hold a meeting on December 20
At sidewinders at noon.
Publish: 12/08, 12/15/21

NOTICE OF CONTRACTOR'S SETTLEMENT

Jackson Hole Airport Board
County of Teton, State of Wyoming

Notice is hereby given that on or after the 10th day of January, 2022, final settlement and payment will be made by the Jackson Hole Airport Board, for and on account of its contract with:

Satellite Shelters
2530 Xenium Lane N., Suite 150, Minneapolis, MN 55441-3695

for the Modular Administrative Office Building at the Jackson Hole Airport. Any person, or entity who has or has the right to assert an unpaid lien against said Satellite Shelters for or on account of the furnishing of labor, materials, team hire, sustenance, provision, provender or other supplies used or consumed by such Contractor or any of the subcontractors in or about the performance of said work, may at any time up to and including said time of final settlement on said 10th day of January, 2022, file a verified statement of the amount due and unpaid on account of such claim with Jackson Hole Airport Board, P.O. Box 159, 1250 East Airport Road, Jackson, Wyoming 83001, Attn: Anna Valsing.

Failure on the part of the claimant to file such final statement will relieve said Owner from all and any liability for such claim.

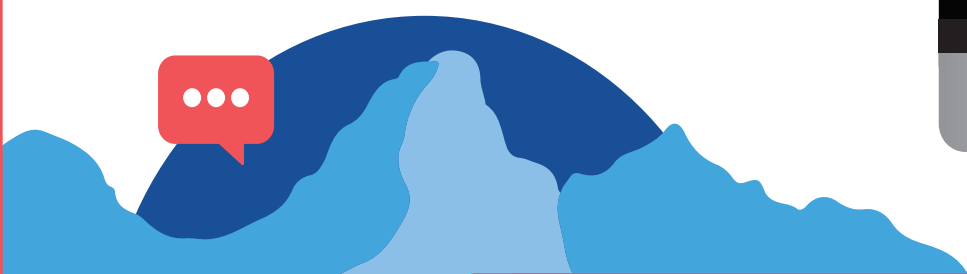
Jackson Hole Airport Board
Publish: 12/01, 12/08, 12/15/21

NOTICE OF ACCEPTANCE
AND
FINAL PAYMENT TO CONTRACTOR
FOR THE
TVA ISD PARCS IMPROVEMENTS
PROJECT

Notice is hereby given that the TETON VILLAGE ASSOCIATION IMPROVEMENT & SERVICE DISTRICT has accepted as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated May 28th, 2021, between the TETON VILLAGE ASSOCIATION IMPROVEMENT & SERVICE DISTRICT and EVANS CONSTRUCTION COMPANY, the Contractor; that work under said contract, known as the TVA ISD PARCS IMPROVEMENTS project is complete, and the Contractor is entitled to final payment.

Notice is further given that subsequent to the forty-first (41st) day after the first publication of this notice, to wit, December 28th, 2021, the Teton Village Association Improvement & Service District will pay to said Contractor the full amount under the contract.
Publish: 11/17, 11/24, 12/01, 12/08, 12/15, 12/22/21

Local Social
Your social media post
+ Our website traffic
= *engagement*



Call today! (307) 732-7070

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• Public Notices •

counting and Petition for Distribution of the Estate, a copy of which is hereby delivered to you, and upon examination of the Account and Petition you may file objections thereto in writing with the Clerk at any time on or before December 27, 2021. If no objections are filed thereto, the Co-Administrators will make final settlement of the Estate on the December 27, 2021, or as soon thereafter as the matter may be heard. DATED this December 15, 2021.

Katherine Spencer Zelazny, WYSB #6-2802
Geittmann Larson Swift LLP
155 East Pearl Avenue, Suite 200
PO Box 1226
Jackson, Wyoming 83001
(307) 733-3923 – voice
(307) 733-3947 – facsimile

Publish: 12/22/21

NOTICE OF MORTGAGE FORECLOSURE BY ADVERTISEMENT AND SALE

Default has occurred on that Promissory Note dated November 12, 2020 in the original principal amount of \$10,750,000 (the “Promissory Note”) executed by TRS Capital Ventures, a Delaware limited liability company, in favor of Jackson Lender LLC, an Illinois limited liability company. That Promissory Note is secured by that certain Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing (the “Mortgage”) dated as of November 10, 2020, to be effective as of November 12, 2020, which Mortgage was recorded in the Office of the Teton County Clerk, Teton County, Wyoming, on November 12, 2020, as Document No. 10002867. The Mortgage has not been assigned. The Mortgage contains a power of sale.

The Mortgage was given to secure the sum of the Promissory Note. Nonpayment and other defaults exist, acceleration of the debt secured by the Mortgage has been declared, the entire remaining balance of the debt is now due and payable, and the holder of the Mortgage has elected to exercise the power of sale which has become operative. No suit or proceeding has been filed to collect the debt or any portion thereof.

Take notice that the Promissory Note and Mortgage will be foreclosed and the property encumbered by the Mortgage will be sold by the Sheriff of Teton County to the highest bidder for cash at public auction. The sale will be held on the front steps of the Teton County Courthouse, 180 South King St, Jackson, Wyoming, 83001 at 10:00 a.m. on Tuesday, January 25, 2022. The amount due and owing as of the date of first publication of this notice is \$10,750,000.00 in unpaid principal, \$43,000.00 in accrued primary interest, \$946,000.07 in additional default interest, \$215,000.00 in relation to an unpaid exit fee, plus attorneys’ fees, additional interest, protective advances, costs and expenses of the foreclosure, in an amount no less than \$240,286.50. Interest accrues at the rate of \$7,166.67 per day.

The property encumbered by the Mortgage will be offered for sale and is described as follows:

PARCEL I:

LOT 52 OF THE RIDGE AT SPRING CREEK RANCH, A SUBDIVISION OF TETON COUNTY, WYOMING ACCORDING TO THAT PLAT RECORDED OCTOBER 3, 2000 AS PLAT NO. 998.

PARCEL II:

NON-EXCLUSIVE RECIPROCAL EASEMENTS OF ACCESS TO, USE AND ENJOYMENT OF INGRESS AND EGRESS AS DESCRIBED IN BOOK 943 OF PHOTO, PAGES 545-604.

PIDN 22-41-16-21-1-16-006

Such property is commonly known as 1285 N. Lower Ridge Road, Jackson, Wyoming. The property to be sold will include all improvements situated thereon and all fixtures and appurtenances contained therein.

Notice of Intention to Foreclose the Mortgage was sent in accordance with §34-4-103(a)(iv) on December 3, 2021 and as to additional parties on December 7, 2021.

The property being foreclosed upon may be subject to other liens and encumbrances that will not be extinguished at the sale and any prospective purchaser should research the status of title before submitting a bid.

DATED this 22nd day of December 2021.

Matt Kim-Miller
Holland & Hart LLP
645 South Cache Street
P.O. Box 68
Jackson, WY 83001
Attorneys for Jackson Lender LLC
Publish: 12/22, 12/29/21, 01/05/22, 01/12/22

• CONTINUED PUBLICATIONS •

WYOMING DEPARTMENT OF TRANSPORTATION CHEYENNE, WYOMING NOTICE OF ACCEPTANCE OF AND FINAL SETTLEMENT FOR HIGHWAY WORK

Notice is hereby given that the State Transportation Commission of Wyoming has accepted as completed according to plans, specifications and rules governing the same work performed under that certain contract between the State of Wyoming, acting through said Commission, and West Fork Construction, LLC, The Contractor, on Highway Project Number DR35377 in Teton County, consisting of salt/sand building at Teton Pass Complex, and the Contractor is entitled to final settlement

therefore; that the Director of the Department of Transportation will cause said Contractor to be paid the full amount due him under said contract on January 25, 2022.

The date of the first publication of this Notice is December 15, 2021.

STATE TRANSPORTATION COMMISSION OF WYOMING

Pam Fredrick
Senior Budget Analyst
Budget Program
Publish: 12/15, 12/22, 12/29/21

IN THE DISTRICT COURT OF TETON COUNTY, WYOMING NINTH JUDICIAL DISTRICT	
IN RE NAME CHANGE OF	)
JESUS ADRIAN ORTIZ ALVARRAN,	) Case No. <u>18578</u>
A Minor Child, By Next of Friend,	)
Maria Guadalupe Albarran Vazquez	)
NOTICE OF PUBLICATION	

In accordance with Wyoming Statute 1-25-103, Notice is hereby given that a Petition for Name Change of a Minor Child, Civil Action Number: 18578 has been filed in the Wyoming District Court for the Ninth Judicial District whose address is 180 South King Street Jackson, Wyoming. Seeking to change of the name of the minor child Jesus Adrian Ortiz Alvarran to Jesus Adrian Albarran Vazquez. Unless an Answer or Response to the Petition referenced above is filed with in 30 days following the last date of publication of this notice, an order may be entered granting the requested name change.

Dated: 11/30/21

 Dep Jesus Vazquez
Clerk of District Court/ Deputy

Publish: 12/15, 12/22, 12/29/21, 01/05/22

KENNETH M. BEGELMAN, DECEASED
KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999
HELEN A. BEGELMAN, and REBECCA E. BEGELMAN STRUB, Trustees

NOTICE OF INTENT OF TRUSTEES TO DISTRIBUTE TRUST ASSETS

NOTICE OF LIMITATION ON ACTION BY CREDITORS

TO ALL PERSONS INTERESTED IN SAID DECEDENT AND/OR HIS TRUST ESTATE:

You are hereby notified that on October 11, 2021, KENNETH M. BEGELMAN, also known as KENNETH MARC BEGELMAN, died in Jackson, Teton County, Wyoming. You are hereby notified that at the time of his death, HELEN A. BEGELMAN, and REBECCA E. BEGELMAN STRUB are the Trustees of the KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999.

It is the intent of the Trustees to distribute the Trust property as set forth in the Trust.

Any creditor or other claimant shall make his or her claim, in writing, to the Trustees at the Winter Law Firm, PO Box 633, Riverton WY 82501, within one hundred twenty (120) days of the date of the first publication of this notice.

Pursuant to Wyoming Statutes §4-10-507, any creditor failing to file a claim, or person failing to commence a judicial proceeding to contest the validity of the Trust or the proposed distribution by the Trustees within the time provided shall be forever prohibited from making any claim against the assets of the Trust or commencing any proceeding against KENNETH M. BEGELMAN or the KENNETH M. BEGELMAN LIVING TRUST, dated December 15, 1999.

DATED this 15th day of December 2021.

William T. Winter, attorney for the
KENNETH M. BEGELMAN LIVING
TRUST, dated December 15, 1999

Publish: 12/15, 12/22/21

LEGAL NOTICE NOTICE OF INTENT TO SUBDIVIDE

Notice is hereby given that, in accordance with Chapter 18-5-306, Wyoming Statutes 1977, as amended, that The Town of Jackson and Jeremy and Sara Budge intend to apply for a permit to subdivide in The Town of Jackson. A public hearing for said permit will occur at a regular meeting of the Town Council at the Jackson Town Council Chambers. Please contact the Planning Office at 733-0440 for the scheduled meeting date. The proposed subdivision contains 2 RESIDENTIAL LOTS. The project is located on 1.99 acres, generally described as Lot 1, the easterly portion of Lot 9 and Lot 10 of Replat of Hillside Subdivision, Plat No. 227, and being located within the SE1/4NE1/4, Section 32 and the SW1/4 NW1/4, Section 33, Township 41 North, Range 116 West, street addresses are 1025, 1040 & 1045 Budge Drive. The site is accessed from Budge Drive and will be named HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON.
Publish: 12/15, 12/22/21

NOTICE OF FINAL SETTLEMENT WITH CONTRACTOR ON

PUBLIC WORKS

All creditors and other interested parties take notice that the State of Wyoming, Wyoming Game and Fish Commission, has accepted as completed according to the plans and specifications and rules set forth in the contract therefore, the following work project:
The project is the Patrol Cabin Feedground Metal Hayshed project, G&F Engr. No. 06.90.02 located approximately 24.7 miles northeast of Jackson, Wyoming, in Teton County, Wyoming, by Lyle Young Welding, LLC, P.O. Box 173, Gunnison, UT 84634.

Upon the forty-first (41st) day after the first publication of this notice, which day is the 10th day of January 2022, the State of Wyoming, Wyoming Game and Fish Commission will pay to the contractor the full amount due under the contract.
STATE OF WYOMING
WYOMING GAME AND FISH COMMISSION

By
Loren A. Woodin, P.E.
Chief Engineer
Wyoming Game and Fish Commission
Publish: 12/08, 12/15, 12/22/21

NOTICE OF APPLICATION AND PUBLIC HEARING

Regarding the Application for Wyoming State Trust Company Charter for Bridger Trust Company L.L.C.

Please take notice that on September 27, 2021, an Application for Charter to Operate A State Trust Company (Application) was submitted to the State of Wyoming, Department of Audit, Division of Banking for Bridger Trust Company L.L.C. The Application for Bridger Trust Company L.L.C. was accepted for filing on October 20, 2021, by the Wyoming Division of Banking pursuant to Wyoming Statute Section 13-5-502(b). The Applicant received notice of the hearing date on November 15, 2021.

THE WYOMING STATE BANKING BOARD HAS SET A HEARING ON THE APPLICATION ON WEDNESDAY, FEBRUARY 2, 2022, AT 8:30 A.M. IN THE STATE CAPITOL, 200 WEST 24TH STREET, CHEYENNE, WYOMING (Hearing). The Hearing will be conducted in accordance with the provisions of Wyoming Statutes Sections 13-5-504 and Chapter 3 of the Rules and Regulations of the Wyoming State Banking Board.

The Incorporators of Bridger Trust Company L.L.C. are Michael J. Corliss and Jessica E. Andrews. The proposed initial Directors of Bridger Trust Company are Michael J. Corliss, Warren Van Genderen, William Hoglund, Jane Cooney, Virginia Kanengieter, and George Matelich. The proposed President of Bridger Trust Company L.L.C. is Jessica E. Andrews. Bridger Trust Company L.L.C.’s principal place of business will be 3510 North Lake Creek Drive, Wilson, Wyoming.

Bridger Trust Company L.L.C. intends to operate as a State Chartered Public Trust Company and carry-on general trust business. Bridger Trust Company L.L.C. will focus on providing quality trust administration and fiduciary oversight to a select group of clients with significant business assets and complex trusts. Bridger Trust Company L.L.C. will offer a full range of trust, personal accounting, and consulting services.

The date by which persons must file a motion with the Wyoming Division of Banking to be added as a party to the Hearing is January 19, 2022, pursuant to Chapter 3, Section 8, of the Rules and Regulations of the Wyoming Division of Banking. Any person wishing to submit written comments regarding the Application must do so no later than January 19, 2022.
Publish: 12/08, 12/15, 12/22/21

NOTICE OF ACCEPTANCE AND FINAL PAYMENT TO CONTRACTOR FOR THE TVA ISD PARCS IMPROVEMENTS PROJECT

Notice is hereby given that the TETON VILLAGE ASSOCIATION IMPROVEMENT & SERVICE DISTRICT has accepted as completed according to the plans, specifications and rules governing the same, the work performed under that contract dated May 28th, 2021, between the TETON VILLAGE ASSOCIATION IMPROVEMENT & SERVICE DISTRICT and EVANS CONSTRUCTION COMPANY, the Contractor; that work under said contract, known as the TVA ISD PARCS IMPROVEMENTS project is complete, and the Contractor is entitled to final payment.

Notice is further given that subsequent to the forty-first (41st) day after the first publication of this notice, to wit, December 28th, 2021, the Teton Village Association Improvement & Service District will pay to said Contractor the full amount under the contract.
Publish: 11/17, 11/24, 12/01, 12/08, 12/15, 12/22/21

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Call 307.733.2047 if you need assistance.

Issued To:

Nelson Engineering
P.O. Box 1599
Jackson, WY 83001
(307) 733-2087

Report No.: W-26167
Effective Date: September 3, 2021
Current Date: September 15, 2021
Cost: \$1,000.00

Project Reference: Lots 1, 10 and part of Lot 9 Hillside Replat

Property Address: 1040 Budge Drive, Jackson, WY 83001
1045 Budge Drive, Jackson, WY 83001
1025 Budge Drive, Jackson, WY 83001

County: Teton

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

Town of Jackson, a Wyoming Municipal Corporation (Parcel 2) and Jeremy B. Budge and Sara J. Budge, husband and wife, tenants by the entirety (Parcel 1)

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

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

Issued By:

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lot 1 of the Replat of the Hillside Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 30, 1973 as Plat No. 227.

PARCEL 2:

The easterly portion of Lot 9 of the Hillside Subdivision of Teton County, Wyoming, as it appears on the replat of the Hillside Subdivision, recorded as Plat No. 227 in the Office of the Teton County Clerk and Ex-Officio Register of Deeds, more particularly described as follows:

Beginning at the SE Corner of Lot 9, as shown on said Plat No. 227, thence along the south boundary of said Lot 9 along a curve to the left, as shown on said Plat, with a radius of 682.20 feet through a delta of 7°25'55" a distance of 88.49 feet to a point; thence N2°45'24"W along the east line of the westerly portion of said Lot 9 (PIN #22-41-16-32-1-3-007) described in the warranty deed recorded in bk 664 pg 995-997 in the office of Teton County Clerk, a distance of 179.38 feet to a point on the north line of said Lot 9; thence along the north boundary of said Lot 9 along a curve to the left, as shown on said Plat No. 227, having a radius equal to 630.00 feet through a delta of 8°02'52", a distance 88.49 feet to a point; thence continuing along the north boundary of said Lot 9 N58°20'E, 20.54 feet to the NE corner of said Lot 9; thence S0°09'E along the east boundary of said Lot 9, 241.4 feet to the Point of Beginning;

and

Lot 10 of the Replat of the Hillside Subdivision, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 30, 1973 as Plat No. 227.

PIDN: 22-41-16-32-1-03-001, 22-41-16-32-1-03-009, 22-41-16-32-1-03-008

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

1. Taxes, special and general, assessment districts and service areas for the year 2021.

Tax ID No.: OJ-005243 (Lot 1)

1st Installment: \$2,560.27 DUE

2nd Installment: \$2,560.26 OPEN

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

2. Lots 9 and 10 are Tax Exempt: OJ-NONTAX.
3. Assessments for the Hillside Homeowners Association, if any, which are excluded from the coverage afforded hereby.
4. An easement over said land for communication facilities and incidental purposes, as granted to The Mountain States Telephone and Telegraph Company, recorded March 3, 1933, as (book) 3 (page) 181, Official Records. [B3P181](#)
5. An easement over said land for electric distribution circuits and incidental purposes, as granted to Jackson Hole Light & Power Co., recorded March 17, 1945, as (instrument) 29094 (book) 4 (page) 526, Official Records. [B4P526](#)
6. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded September 26, 1978, as (book) 76 (page) 70, Official Records. [COPY](#)
7. Utility easement for the Town of Jackson, as disclosed in Map of Survey for such, recorded November 29, 1978, Map D-31, Book 1 of Maps, Instrument No. 191436. [D-31](#)
8. All matters as delineated on the Official Plat of Hillside Subdivision, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 165. [Plat No. 165](#)
9. All matters as delineated on the Official Plat of Replat of Hillside Subdivision, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 227. [Plat No. 227](#)

Change of Street Name Resolution 1-18, recorded March 27, 1979, as (book) 428 (page) 936 Official Records.
[B428P936](#)
10. An easement over said land for water line and incidental purposes, as granted to the Town of Jackson, recorded March 27, 1979, as (book) 83 (page) 482, Official Records. [B83P482](#)
11. Terms and Conditions of Hillside Subdivision Road Maintenance, recorded November 20, 1986, as (book) 183 (page) 400, Official Records. [B183P400](#)
12. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 10, 1989, as (book) 213 (page) 128, Official Records. (Lot 10) [COPY](#)

13. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 10, 1989, as (book) 213 (page) 129, Official Records. (Lot 1) [COPY](#)
14. Terms and Conditions of Hillside Subdivision Common Roadway Maintenance, recorded August 27, 1992, as (book) 268 (page) 564, Official Records. [B268P564](#)
15. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded July 30, 1998, as (instrument) 0469903 (book) 358 (page) 841, Official Records. (Lot 10) [COPY](#)
16. An easement over said land for electric distribution circuits and incidental purposes, as granted to Lower Valley Power and Light, Inc., recorded October 5, 1998, as (instrument) 0474937 (book) 362 (page) 776, Official Records. (Lot 10) [COPY](#)
17. Ordinance 640, Re: Annexation, Zoning, Corporate Limits recorded January 10, 2000, as (book) 392 (page) 286, Official Records. [B392P286](#)

Map to Accompany Annexation to the Town of Jackson, Ordinance No. 640 recorded December 29, 1999, as (book) 2 maps (page) 223, Official Records
[T-30E](#).

18. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted in favor of Lot 9 Hillside Subdivision (Replat) in a document recorded October 10, 2003, as (instrument) 0607978 (book) 527 (page) 921, Official Records:
Purpose: Access and utilities
(May run in favor of the west portion of Lot 9 only) [COPY](#)

19. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$488,000.00, dated October 31, 2003, recorded October 31, 2003, as (instrument) 0609602 (book) 530 (page) 84, Official Records.

Mortgagor: Jeremy B. Budge and Sara J. Budge, husband and wife
Mortgagee: Wells Fargo Home Mortgage, Inc.
(Lot 1)

The Beneficial Interest under said Mortgage was assigned of record to Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Structured Asset Securities Corporation, Mortgage Pass-Through Certificates, Series 2005-10, by assignment recorded May 5, 2015, as (book) 894 (page) 50, Official Records.

An agreement to modify the terms and provisions of said Mortgage recorded June 21, 2016, as (instrument) 0907451 (book) 922 (page) 949, Official Records.

The Beneficial Interest under said Mortgage was assigned of record to U.S. Bank, N.A., not in its individual capacity, but solely as Trustee of the NRZ Pass-Through Trust VIII-B, by assignment recorded June 9, 2020, as (instrument) 0991710, Official Records.

20. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$199,000.00, dated August 4, 2006, recorded August 24, 2006, as (instrument) 0683382 (book) 635 (page) 810, Official Records.

Wyoming Title & Escrow
Ownership and Encumbrance Report
Report No.: W-26167

Mortgagor: Jeremy B. Budge and Sara J. Budge, husband and wife, tenants by the entirety
Mortgagee: Wells Fargo Bank, N.A.
(Lot 1)

Said Mortgage provides for a revolving line of credit.

An agreement to modify the terms and provisions of said Mortgage recorded September 21, 2007, as (instrument) 0712272 (book) 678 (page) 159, Official Records.

An agreement to modify the terms and provisions of said Mortgage recorded August 10, 2016, as (instrument) 0911006 (book) 926 (page) 1015, Official Records.

21. Mortgage to secure an indebtedness and any other obligations secured thereby in the amount of \$575,000.00, dated July 28, 2011, recorded August 2, 2011, as (instrument) 0798695 (book) 786 (page) 912, Official Records.
Mortgagor: Jeremy B. Budge and Sara J. Budge
Mortgagee: Allen A. Budge, Trustee of the Allen A. Budge Revocable Trust dated March 4, 1996 and Sharlene Budge, Trustee of the Sharlene Budge Revocable Trust dated March 4, 1996
(Lot 10)
22. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Harry Statter and Jenny Budge Statter in a document recorded February 19, 2013, as (instrument) 0830735 (book) 835 (page) 305, Official Records:
Purpose: Construction easement
(Lots 1, 9 & 10) [COPY](#)
23. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to Harry Statter and Jenny Budge Statter in a document recorded February 19, 2013, as (instrument) 0830737 (book) 835 (page) 317, Official Records:
Purpose: Access, utility and storage easement
(Lots 1, 9 & 10) [COPY](#)
24. Affidavit Affecting Title, recorded February 19, 2013, as (instrument) 0830738 (book) 835 (page) 325, Official Records. (Lots 1, 9 & 10) [COPY](#)
25. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the Town of Jackson in a document recorded November 12, 2014, as (instrument) 0870712 (book) 881 (page) 435, Official Records:
Purpose: Temporary construction and access easement
(Lots 1, 9 & 10) [COPY](#)
26. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the Town of Jackson in a document recorded October 2, 2015, as (instrument) 0891877 (book) 905 (page) 948, Official Records:
Purpose: Storm drainage and utility easements
(Lot 1; benefits Lots 9 & 10) [COPY](#)

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



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

Town of Jackson - Johny Ziem

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: 1025 & 1045 Budge Drive

Legal Description: Lot 9 and Lot 10, Hillside Subdivision Addition, Plat No. 227

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Sue Karichner - Nelson Engineering

Mailing address of Applicant/agent: Box 1599, Jackson, WY 83001

Email address of Applicant/agent: skarichner@nelsonengineering.net

Phone Number of Applicant/agent: 307-733-2087

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.

Property Owner Signature

Assistant Public Works Director

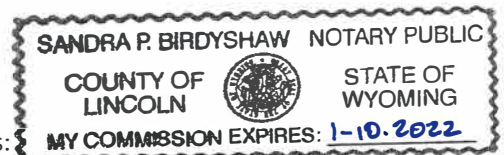
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Wyoming)
) SS.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Johny Ziem this 12
day of November, 2021. WITNESS my hand and official seal.

Sandra P. Birdshaw
Notary Public

My commission expires:





WARRANTY DEED

**First American Title
Insurance Company**

Allen A. Budge, Trustee of the Allen A. Budge Revocable Trust dated March 4, 1996 and Sharlene Budge, Trustee of the Sharlene Budge Revocable Trust dated March 4, 1996, GRANTORS, of Teton County, Wyoming, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, receipt of which is hereby acknowledged, and pursuant to an IRC § 1031 tax deferred exchange, CONVEY AND WARRANT to 1031 Exchange, Inc., a Wyoming corporation, GRANTEE, whose address is P.O. Box 449, Jackson, Wyoming 83001, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to wit:

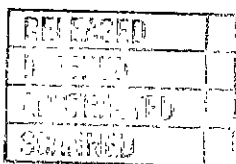
Lot 1 of the Hillside Subdivision, Teton County, Wyoming, according to that plat recorded April 30, 1973 as Plat No. 227.

PIN # 22-41-16-32-1-03-001

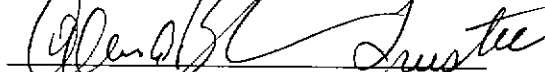
Together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging. Subject to all covenants, conditions, restrictions, easements, reservations, and rights-of-way of sight and/or record.

WITNESS our hands this 31 day of October, 2003.

Grantor: BUDGE, ALLEN A ET AL TRUSTEE
Grantee: 1031 EXCHANGE INC
Doc 0609600 bk 530 pg 82-82 Filed at 4:05 on 10/31/03
Sherry L Daigle, Teton County Clerk fees: 8.00
By MARY D ANTROBUS Deputy



Allen A. Budge Revocable Trust
dated March 4, 1996:


Allen A. Budge, Trustee

Sharlene Budge Revocable Trust
dated March 4, 1996:


Sharlene Budge, Trustee

STATE OF WYOMING)

COUNTY OF TETON)

The foregoing instrument was acknowledged before me this 31st day of October, 2003 by Allen A. Budge and Sharlene Budge as Trustees.

WITNESS my hand and official seal.


Notary Public
My Commission Expires: _____



BRIDGET BOTTOMLEY
NOTARY PUBLIC
STATE OF WYOMING
COMMISSION ID: 165726
MY COMMISSION EXPIRES: 07/01/2027

WARRANTY DEED

Released	
Indexed	☒
Abstracted	☒
Scanned	

Jeremy B. Budge and Sara J. Budge, as husband and wife, GRANTOR, whose address is Post Office Box 9730, Jackson, WY 83002, 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, a Wyoming Municipal Corporation, whose address is Post Office Box 1178, Jackson, Wyoming 83001, GRANTEE, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

The easterly portion of Lot 9 of the Hillside Subdivision of Teton County, Wyoming, as it appears on the replat of the Hillside Subdivision, recorded as Plat No. 227 in the Office of the Teton County Clerk and Ex-Officio Register of Deeds, more particularly described as follows:

Beginning at the SE Corner of Lot 9, as shown on said Plat No. 227, thence along the south boundary of said Lot 9 along a curve to the left, as shown on said Plat, with a radius of 682.20 feet through a delta of 7°25'55" a distance of 88.49 feet to a point; thence N2°45'24"W along the east line of the westerly portion of said Lot 9 (PIN #22-41-16-32-1-3-007) described in the warranty deed recorded in bk 664 pg 995-997 in the office of Teton County Clerk, a distance of 179.38 feet to a point on the north line of said Lot 9; thence along the north boundary of said Lot 9 along a curve to the left, as shown on said Plat No.227, having a radius equal to 630.00 feet through a delta of 8°02'52", a distance 88.49 feet to a point; thence continuing along the north boundary of said Lot 9 N58°20'E, 20.54 feet to the NE corner of said Lot 9; thence S0°09'E along the east boundary of said Lot 9, 241.4 feet to the point of beginning, said parcel containing 0.44 acres more or less.

PIN #22-41-16-32-1-03-008

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

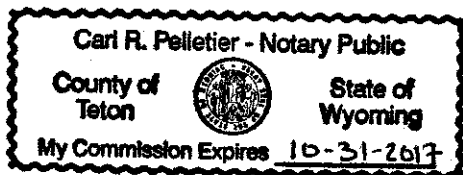
WITNESS our hands this 3 day of September, 2015.

State Wyoming
County Teton Wyoming

[Signature]
Jeremy B. and Sara J. Budge, husband and wife

The foregoing instrument was acknowledged before me this 3rd day of September, 2015 by Jeremy B. and Sara J. Budge, husband and wife.

WITNESS my hand and official seal.



[Signature]
Notary Public
My Commission Expires: 10-31-2017

GRANTOR: BUDGE, JEREMY B ET UX
GRANTEE: TOWN OF JACKSON WYOMING
Doc 0890751 bk 904 pg 757-757 Filed At 13:31 ON 09/15/15
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

WARRANTY DEED

Released	
Indexed	☒
Abstracted	☒
Scanned	

Jeremy B. Budge and Sara J. Budge, as husband and wife, GRANTOR, whose address is Post Office Box 9730, Jackson, WY 83002, 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, a Wyoming Municipal Corporation, whose address is Post Office Box 1178, Jackson, Wyoming 83001, GRANTEE, the following described real estate, situate in the County of Teton, State of Wyoming, hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Wyoming, to-wit:

Lot 10 of Replat of Hillside Subdivision, Teton County, Wyoming, as described in the official plat filed on April 30, 1973, as Plat No. 227 of the records of the Teton County Clerk.

PIN #22-41-16-32-1-03-009

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

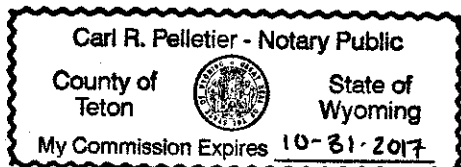
WITNESS our hands this 3rd day of September, 2015.

State Wyoming
County Teton Wyoming

Jeremy B. and Sara J. Budge
Jeremy B. and Sara J. Budge, husband and wife

The foregoing instrument was acknowledged before me this 3rd day of September, 2015 by Jeremy B. and Sara J. Budge, husband and wife.

WITNESS my hand and official seal.



Carl R. Pelletier
Notary Public
My Commission Expires: 10-31-2017

GRANTOR: BUDGE, JEREMY B ET UX
GRANTEE: TOWN OF JACKSON WYOMING
Doc 0890752 bk 904 pg 758-758 Filed At 13:32 ON 09/15/15
Sherry L. Daigle Teton County Clerk fees: 12.00
By Mary Smith Deputy

State of Wyoming)) SS
County of Teton)

COMES NOW, _____, an officer of U.S. Bank, N.A. and with the authority to sign for said

1. **THAT**, U.S. Bank, N.A. is the holder of a mortgage upon that certain real property described as Lot 1 of Replat of Hillside Addition to the Town of Jackson, a subdivision of record in the Office of the Teton County Clerk, as Plat no. 227 and located in the SE 1/4 NE 1/4 of Section 32, and the SW1/4 NW1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, which mortgage is recorded in Book 530, page 84-98, and assigned in Book 894, page 50, Book 922, page 949-958 and in document 0991710, records of Teton County, and which mortgage encumbers that certain real property shown on that plat titled *Hillside Subdivision Second Addition to the Town of Jackson* and described in the Certificate of Surveyor thereon;
2. **THAT**, said plat *Hillside Subdivision Second Addition to the Town of Jackson* has been reviewed by the undersigned officer of U.S. Bank, N.A.;
3. **THAT**, said officer has read and understands the statements and dedications in the Certificate of Owners on said plat, and agrees to the subdivision of land and dedications and easements as shown on said plat;
4. **THAT**, this affidavit is signed in the stead of, and with the same effect, as if the original plat was itself manually signed.

Attest:

State of Wyoming)
) ss
County of Teton)

WITNESS my hand and official seal.

S:\Proj2014\175-03 (West Broadway Landslide Mitigation Construction)\Hillside Plat\Mortgage Info\U.S. Bank mortaff.doc

State of Wyoming)) SS
County of Teton)

COMES NOW, _____, an officer of Wells Fargo Bank NA and with the authority to sign

1. **THAT**, Wells Fargo Bank NA is the holder of a line of credit mortgage upon that certain real property described as Lot 1 of Replat of Hillside Addition to the Town of Jackson, a subdivision of record in the Office of the Teton County Clerk, as Plat no. 227 and located in the SE 1/4 NE 1/4 of Section 32, and the SW1/4 NW1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, which mortgage is recorded in Book 635, page 810-822, and modified in Book 678, page 159-163 and Book 926, page 1015-1022, records of Teton County, and which mortgage encumbers that certain real property shown on that plat titled ***Hillside Subdivision Second Addition to the Town of Jackson*** and described in the Certificate of Surveyor thereon;
2. **THAT**, said plat ***Hillside Subdivision Second Addition to the Town of Jackson*** has been reviewed by the undersigned officer of Wells Fargo Bank NA;
3. **THAT**, said officer has read and understands the statements and dedications in the Certificate of Owners on said plat, and agrees to the subdivision of land and dedications and easements as shown on said plat;
4. **THAT**, this affidavit is signed in the stead of, and with the same effect, as if the original plat was itself manually signed.

BY: _____
ITS: _____

BY: _____
ITS: _____

On the ____ day of _____, 2021, before me personally appeared, _____ and _____ known to me, and who executed the foregoing instrument as _____ and _____ of Wells Fargo Bank NA and being by me duly sworn, did depose and say they executed the foregoing instrument on behalf of said corporation and that said instrument is the free act and deed of said corporation

Notary Public
My Commission Expires:_____

ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT

THIS ACCESS, CONSTRUCTION, AND MAINTENANCE EASEMENT is made and entered into this _____ day of _____, 20__ ("Effective Date"), by and between JEREMY B. BUDGE AND SARA J. BUDGE, husband and wife hereafter referred to as "**Grantor**" and TOWN OF JACKSON, a Wyoming Municipal Corporation, hereafter referred to as "**Grantee**."

1. Recitals. Grantor owns certain real property in Teton County, Wyoming as particularly described on Exhibit 1 attached hereto and incorporated herein ("**Grantor Property**") across which Grantor desires to grant to Grantee an access, construction, utility, stormwater, and maintenance easement for the benefit of Grantee's property as particularly described on Exhibit 2 attached hereto and incorporated herein ("**Grantee Property**"). The Grantee Property shall be the property benefiting from the easement rights granted herein and the Grantor Property shall be the property burdened by the easement rights granted herein.

On or about April 2014 a landslide occurred in the vicinity of Budge Drive and immediately thereafter the Town retained civil engineers, surveyors and geotechnical experts; installed inclinometers, piezometers and extensometers; obtained temporary easements to begin stabilizing the landslide; created potential permanent plans to stabilize the landslide, which include unloading the top of the toe of the landslide and a permanent shear key and buttress; obtained storm water diversion and drainage easements to divert storm water away from the shear key of the landslide; and have continued to remediate the Budge Hill Landslide (collectively referred to as the "Town Remediation Plan").

2. Grant of Exclusive Easement to Grantee. For and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby grants to Grantee, its heirs, successors, assigns, employees, agents, contractors, licensees, tenants and other invitees, the following easement:
 - a. Exclusive perpetual access, construction and maintenance in, under, over and across that portion of the Grantor's Property specifically described on Exhibit 3, attached hereto and incorporated herein by this reference, as the **Access, Construction and Maintenance Easement** for the purpose of accessing, inspecting, protecting, repairing, altering, replacing and maintaining the Town Remediation Plan, including those portions of the stormwater diversion and drainage system necessary to divert stormwater away from the landslide and shear key/buttress and maintaining the access drive and slopes on the Grantor Property constructed to protect the health, safety and welfare of the public .
3. Agreements and Restrictions. The grant of this Access, Construction, and Maintenance Easement shall be subject to the following agreements and restrictions:
 - a. That the permanent, exclusive Access, Construction, and Maintenance Easement prohibits Grantor, with the exception of the Grantor and future owners, including their guests, employees, agents, heirs, assigns, invitees, etc. retaining the right to park vehicles below the poundage described below, and disallows anyone other than the Town from the construction, excavation, alteration, maintenance, use, or occupation of the Access,

Construction and Maintenance Easement including any irrigation, drainage systems, drainage tanks, water or other fluid (including for washing vehicles/equipment), gardening, landscaping, improvements (including modification to ground surface or penetration into the ground), stockpiling of any materials, roadway, vehicular traffic other than to park a vehicle as set forth herein, or actions that impair the safety and stability of the Town Remediation Plan, and prohibits the obstruction of passage thereon or use of the same for parking any vehicle within the designated access pullout/driveway with a gross vehicle weight rating (GVWR) greater than Class 2 or 10,000 pounds or as otherwise determined in the sole discretion of the Town to be a safe poundage limit based on safety and remediation factors. The Parties specifically agree that this paragraph does not preclude the Grantor from seeking an increase in the poundage where there is a reasonable belief in the sole discretion of the Town that the Access, Construction and Maintenance Easement can accommodate safely higher poundage and does not preclude future potential uses or modification as described in the Settlement Agreement, dated September 3, 2015, between the Parties. The Town may also reasonably limit the area where vehicles can drive or park with fences, barriers and/or bollards, if necessary in the sole discretion of the Town for protection of the remediation system and the landslide and slope stability factors of safety and Town Remediation Plan. The Town shall also be responsible for any maintenance of the Access, Construction and Maintenance Easement and any costs or expenses related to the Access, Construction and Maintenance Easement, as well as compliance with local, state or federal law with respect to the Access, Construction and Maintenance Easement.

- b. That the permanent, exclusive Access, Construction and Maintenance Easement will require that any request by Grantor for any improvement within the area thereof must be consented to and granted by the Jackson Town Council and cannot materially lower the landslide and slope stability factors of safety or stability of the landslide and shear key/buttress as determined in the sole discretion of the Town.
- c. Grantor agrees to indemnify, defend and hold harmless Grantee, its beneficiaries, employees, successors and assigns ("**Grantee Indemnities**") from and against any and all liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable attorney's fees and litigation costs incurred by Grantee Indemnities in connection therewith) and for any and all loss of life, injury to persons or damage to property which is due to the use, occupation, construction, or actions of Grantor in using the area within the Access, Construction and Maintenance Easement. Grantor shall cooperate with Grantee in the defense of any such claims, demands, or actions, including, where appropriate, the employment, at the expenses of Grantor, of legal counsel for Grantee. All indemnification provided for herein shall not include indemnification for negligence or other actions or rights of Grantee Indemnities arising from or relating to the Access, Construction and Maintenance Easement which are the subject of any claim or for actions of Grantee Indemnities which would otherwise make the indemnification void pursuant to Wyoming State Statutes, Wyoming law or any other applicable law.
- d. Grantee agrees to indemnify, defend and hold harmless Grantor, its beneficiaries, employees, successors and assigns ("**Grantor Indemnities**") from and against any and all

liability, loss, claims, demands, liens, damages, penalty, fines, interest, costs and expenses (including, without limitation, reasonable attorney's fees and litigation costs incurred by Grantor Indemnities in connection therewith) and for any and all loss of life, injury to persons or damage to property which is due to the construction, maintenance, restoration or actions of the Grantee within the Access, Construction and Maintenance Easement or related to or arising from Grantee's use of and rights in the easement. Grantee shall cooperate with Grantor in the defense of any such claims, demands, or actions, including, where appropriate, the employment, at the expenses of Grantee, of legal counsel for Grantor. All indemnification provided for herein shall not include indemnification for negligence of Grantor Indemnities arising from the Grantor's use of the Access, Construction and Maintenance Easement or for actions of Grantor Indemnities with respect to this Access, Construction and Maintenance Easement which would otherwise make the indemnification void pursuant to Wyoming State Statutes, Wyoming law or any other applicable law. Grantor and Grantee acknowledge the risks associated with the use of the Grantor Property because of the Hillside Landslide, and that the landslide may affect properties near Budge Drive and specifically the other properties owned by Grantor and the subject easements referenced herein due to landslide deformations, movements, cracks and subsidence that could occur during and after construction mitigation measures. Grantor and Grantee each acknowledge and understand the potential consequences of landslide risks when using the Access, Construction and Maintenance Easement.

4. Binding Effect. This Access, Construction and Maintenance Easement shall be binding on the parties hereto, their heirs, successors and assigns.
5. Survival. This Access, Construction and Maintenance Easement shall survive the execution of the delivery and recordation of the Access, Construction and Maintenance Easement which is described herein, and shall remain and continue in full force and effect.
6. Construction. This Access, Construction and Maintenance Easement shall be construed in accordance with the laws of the State of Wyoming.
7. No Assumption of Liability. Grantor, by granting the Access, Construction and Maintenance Easement, does not assume any responsibilities or liabilities with respect thereto, nor shall Grantor at any time incur any liability for failure to comply with any law, ordinance, regulation or order with respect to the Access, Construction and Maintenance Easement contained herein. The Town specifically agrees to hold harmless and indemnify Grantor or any subsequent owner of the Grantor Property, for any claims brought against the Grantor or any subsequent owner of the Grantor Property, arising out of the Access, Construction and Maintenance Easement not due to the Grantor's use of the easement, under the terms set forth in 3(d). It is the intent of the parties that the owner of 1040 Budge Lane shall not assume, acquire or be exposed to any liability or expenses by virtue of the conveyance of this Access, Construction and Maintenance Easement to the Town.
8. Enforcement. If any party is required to take action to enforce the terms and conditions of this Access, Construction and Maintenance Easement, the defaulting party agrees to pay all costs incurred by the non-defaulting party, including attorney's fees whether suit is brought or not.
9. Declaration. Grantor hereby declares that Grantor's Property shall be owned, sold, conveyed, encumbered, leased, used, occupied and developed subject to the Access, Construction and Maintenance Easement herein, which shall run with the land and shall be binding on all parties

having or acquiring legal title or an equitable interest in the Grantor Property and the Grantee Property, and shall inure to the benefit of the Grantee Property, their heirs, successors and assigns.

10. Notice. Any notice to be given or to be served upon any party hereto must be in writing, and may be given by facsimile, or certified or registered mail and shall be deemed to have been given and received upon confirmed transmission by facsimile, or the day such notice is deposited with FedEx or another generally recognized overnight courier, addressed to the appropriate party hereto, or when a certified or registered letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States Mail. Such notices shall be given to the parties hereto at the following address:

If to Grantor: Jeremy B. Budge and Sara J. Budge, husband and wife:

P.O. Box 9730 Jackson, WY 83002

Facsimile:

If to Grantee: Town of Jackson

Attn: Town Clerk

P.O. Box 1687 Jackson, WY 83001

11. Severability. In case any one or more of the provisions contained in this agreement shall for any reason be held to be invalid, illegal or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Access, Construction and Maintenance Easement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein with the exception that any hold harmless and indemnification clauses shall be specifically enforced.
12. Entire Agreement; Modification. This Access, Construction and Maintenance Easement embodies and constitutes the entire understanding between the parties with respect to the transactions contemplated herein and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Access, Construction and Maintenance Easement. Neither this Access, Construction and Maintenance Easement nor any provision hereof may be waived, modified, amended, discharged, or terminated except by an instrument in writing signed by the party against whom the enforcement of such waiver, modification, amendment, discharge, or termination is sought, and then only to the extent set forth in such instrument.
13. Warranties. Grantor makes no representations or warranties, express or implied, in connection with this grant and the Access, Construction and Maintenance Easement, whether of title, fitness of use, condition, purpose, or of any other nature. Notwithstanding the foregoing, Grantor represents and warrants that Grantor has the authority to grant the Access, Construction and Maintenance Easement contained herein.

DATED as of the Effective Date.

GRANTOR,

JEREMY B. BUDGE AND SARA J. BUDGE

Husband and wife,

By: _____

By: _____

STATE OF WYOMING)

) ss.

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Jeremy B. Budge and Sara J. Budge, as husband and wife, this ____ day of _____, 2022.

Witness my hand and official seal.

Notary Public

My commission Expires:

A municipal corporation
of the State of Wyoming

ATTEST: Riley Taylor, Town Clerk

[illegible]

Witness my hand and official seal.

My commission Expires:

EXHIBIT 1

LEGAL DESCRIPTION OF GRANTOR PROPERTY

Lot 16 of Hillside Subdivision Second Addition to the Town of Jackson

Plat No. _____

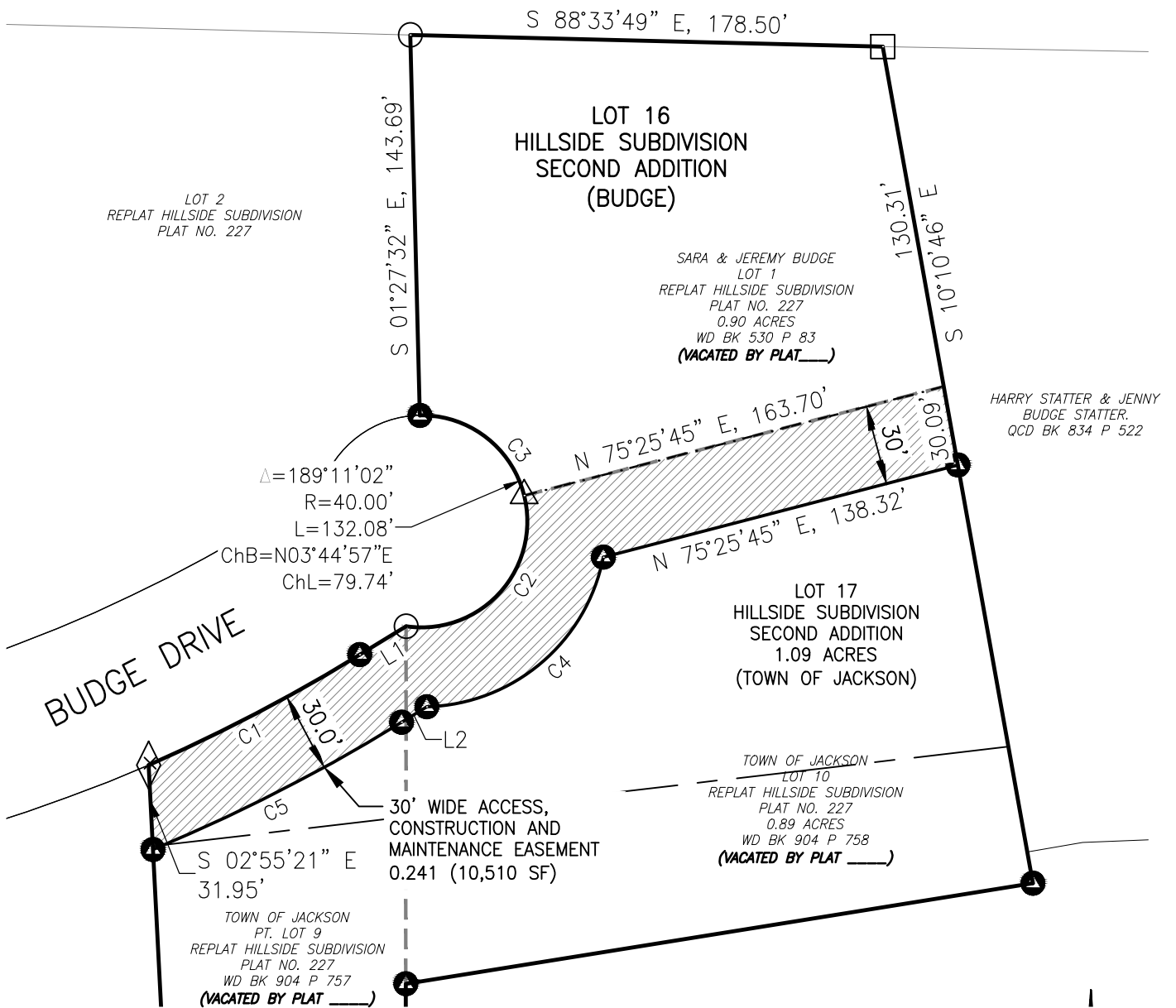
EXHIBIT 2

LEGAL DESCRIPTION OF GRANTOR PROPERTY

Lot 17 of Hillside Subdivision Second Addition to the Town of Jackson

Plat No. _____

EXHIBIT 3



LEGAL DESCRIPTION

A strip of land thirty foot wide being located in the SE 1/4 NE 1/4 of Section 32, SW 1/4 NW 1/4 of Section 33, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, and being within Lot 16 of Hillside Subdivision Second Addition to the Town of Jackson, Plat No. _____, and being described as follows;

Being the southerly 30 feet of Said Lot 16.

said strip contains 0.241 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

The Basis of Bearing for this description is N75°25'45" E along the south Line of Said Lot 16.

As shown hereon and by this reference made a part hereof.

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	90.02	630.00	8°11'13"	N62°23'31"E	89.94
C2	78.47	40.00	112°23'58"	N42°08'29"E	66.48
C3	53.61	40.00	76°47'03"	N52°27'02"W	49.68
C4	94.35	70.00	77°13'48"	S49°44'44"W	87.37
C5	105.54	660.00	9°09'44"	S62°52'47"W	105.43

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N58°32'19"E	20.54
L2	S58°32'19"W	11.33

LOT 16
HILLSIDE SUBDIVISION
SECOND ADDITION TO THE
TOWN OF JACKSON
TETON COUNTY, WYOMING

DRAWING NO EXH 3	DRAWING TITLE ACCESS, CONSTRUCTION AND MAINTENANCE EASEMENT TO TOWN OF JACKSON	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 2/03/2022
JOB NO 14-175-01			ENGINEERED
			DRAWN SK
			CHECKED RRN
			APPROVED RRN

S:\Proj280\A175-03 Client_Brandevey_Landslide Mitigation_Construction\Hillside Plat\A175-03 Hillside.dwg, PLOT1ES Biv. Isachner DWG (DWG) 241 Feb 22 2022 09:59:41 on

CERTIFICATE OF SURVEYOR

State of Wyoming)
County of Teton)ss
Town of Jackson)

I, Lucas D. Rudolph, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat to be known as **HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON.**

That the lands of this subdivision are identical with and described as:

Lot 1, east part of Lot 9 as described in Warranty Deed, Book 904, page 757 and Lot 10 of Replat of Hillside Addition to the Town of Jackson, Plat no. 227, a subdivision of record in the Office of the Teton County Clerk and located in the SE1/4 NE1/4 Section 32 & SW1/4 NW1/4 Section 33, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming:
Said lots being further described as follows:
Beginning at a point being the sixteenth corner common to said Section 32 and Section 33, being the northeast corner of Said Lot 1,
Thence S 10°10'46"E, a distance of 320.84 feet to the southeast corner of Said Lot 10;
Thence S 80°54'24" W along the south line of Said Lot 10, a distance of 239.85 feet, to the southwest corner of Said Lot 10;
Thence S 00°03'19" W, a distance of 108.04 feet to the southeast corner of Said Lot 9, and being a point on a non-tangent circular curve to the left,
Thence along said curve having a radius of 682.20 feet, a chord length of 88.54 feet, bearing N82°43'29" W, through a central angle of 07°26'30", an arc distance of 88.60 feet to the southwest corner of said described part of Lot 9;
Thence N 02°55'21" W, along the west line of said described Lot 9, a distance of 179.62 feet to a point on a non-tangent circular curve to the left, being the northwest corner of said described Lot 9;
Thence along the north line of said described Lot 9, said curve having a radius of 630.00 feet, a chord length of 89.94 feet, bearing N62°23'31" E, through a central angle of 08°11'13", an arc distance of 90.02 feet;
Thence N 58°32'19"E, a distance of 20.54 feet to the northeast corner of said Lot 9 and a point on a non-tangent circular curve to the left;
Thence along said curve having a radius of 40.00 feet, a chord length of 79.74 feet, bearing N03°44'57" E, through a central angle of 189°11'02", an arc distance of 132.08 feet to the southwest corner of Said Lot 1;
Thence N 01°27'32"W, a distances of 143.69 feet to the northwest corner of Said Lot 1;
Thence S 88°33'49" E, a distance of 178.50 feet to the Point of Beginning.

The Basis of Bearing for this description is S88°33'49"E along the north line of Said Lot 1.

That this plat was made from the notes of surveys made by me, or under my direction, in November, 2019 and from records in the Office of the Teton County Clerk;

that all dimension and areas are correctly shown;

Said Lots contain 1.99 acres, more or less, and is subject to eosements, restrictions, reservations, and conditions, of sight and/or of record, including, but not limited to those shown hereon

That all corners will be monumented as shown hereon by _____, 2022.

Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442

The foregoing instrument was acknowledged before me by Lucas D. Rudolph this _____ day of _____, 2022.
Witness my hand and official seal.

Notary Public My commission expires:_____

CERTIFICATE OF APPROVAL

State of Wyoming)
County of Teton)ss
City of Jackson)

The foregoing Subdivision, **Hillside Subdivision Second Addition to the Town of Jackson,** was approved at the regular meeting of the Jackson Town Council on the _____ day of _____, 2022 in accordance with Section 15-1-415 Wyoming Statutes.

Attest: Town of Jackson

Riley Taylor, Clerk Hailey Morton Levinson, Mayor

Brian T. Lenz, Town Engineer Paul Anthony, Planning Director

The foregoing instrument was acknowledged before me by Hailey Morton Levinson, Mayor, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Riley Taylor, Clerk, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Brian T. Lenz, Town Engineer, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public My commission expires:_____

The foregoing instrument was acknowledged before me by Paul Anthony, Planning Director, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public My commission expires:_____

CERTIFICATE OF OWNERS

State of Wyoming)
County of Teton)ss.
Town of Jackson)

The undersigned owners and proprietors of the lands shown hereon hereby certify;

That the foregoing subdivision of land as shown hereon and described in the Certificate of Surveyor hereon is with their free consent and in accordance with their desires;

That the name of the subdivision shall be **HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON;**

That access to the subdivision is from BUDGE DRIVE;

That Lot 16 is subject to that 30 foot wide easement for access, construction and maintenance easement to the Town of Jackson for the benefit of Lot 17, as shown hereon and described in that document to be recorded concurrently with this subdivision;

That this subdivision is subject to all matters as delineated on Hillside Subdivision, Plat No. 165, and on Replat of Hillside Subdivision, Plat No. 227, records of the Office of the Clerk of Teton County;

That this subdivision is subject to that Change of Street Name Resolution 1-18, as described in Book 428, page 936, records of Said Office;

That this subdivision is subject to that blanket easement to Mountain States Telephone and Telegraph Company, as described in Book 3 of Mixed Records, page 181, records of Said Office;

That this subdivision is subject to that blanket easement to Jackson Hole Light and Power Company as described in Book 4 of Mixed Records, page 526, records of Said Office;

That this subdivision is subject to that Utility Easement to the Town of Jackson as shown on Map D-31, records of Said Office;

That this subdivision is subject to that waterline easement to the Town of Jackson as described in Book 83, page 482, records of Said Office;

That this subdivision is subject to that easement to Lower Valley Power & Light as described in Book 213, page 129, records of Said Office;

That this subdivision is subject to that Lower Valley Energy Easement as described in document number _____;

That this subdivision is subject to Ordinance 640 regarding Annexation, Zoning, Corporate Limits recorded in Book 392, page 286-288, and to the Map to Accompany Annexation to the Town of Jackson, records of Said Office;

That this subdivision is subject to Ordinance 1013 vacating a portion of Budge Drive of record in Book 829, pages 527-529;

That this subdivision is benefited by that Statter Construction Easement in Book 835, pages 305-312 and that Access, Utility and Storage Easement to Harry Statter and Jenny Budge Statter, in Book 835, pages 317-324, records of Said Office;

That this subdivision is benefited by that Affidavit Affecting Title in Book 835, pages 325-334, records of Said Office;

That this subdivision is subject to that Storm Drainage and Utility Easements to the Town of Jackson in Book 905, pages 948-958, records of Said Office;

That this subdivision is subject to any other easements, restrictions, reservations, rights-of-way, and conditions of sight and/or of record including, but not limited, to those shown hereon;

That Lot 1, the east part of Lot 9 and Lot 10 of Replat Hillside Subdivision, Plat no. 227, as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VII and Sections 34-12-106 through 110, Wyoming Statutes, 1977, as amended, and the Clerk is respectfully requested to write "vacated" across said lots, they being reconfigured as shown hereon;

that access to sewer and water facilities of this Subdivision, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

That the lots within this subdivision do not have any rights to the natural flow of any stream within or adjacent to the subdivision:

That Wyoming Law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the banks of the stream or river;

Attest: Town of Jackson

Riley Taylor, Clerk Hailey Morton Levinson, Mayor

The foregoing instrument was acknowledged before me by Hailey Morton Levinson, Mayor, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public

The foregoing instrument was acknowledged before me by Riley Taylor, Clerk, this _____ day of _____, 2022.

Witness my hand and official seal.

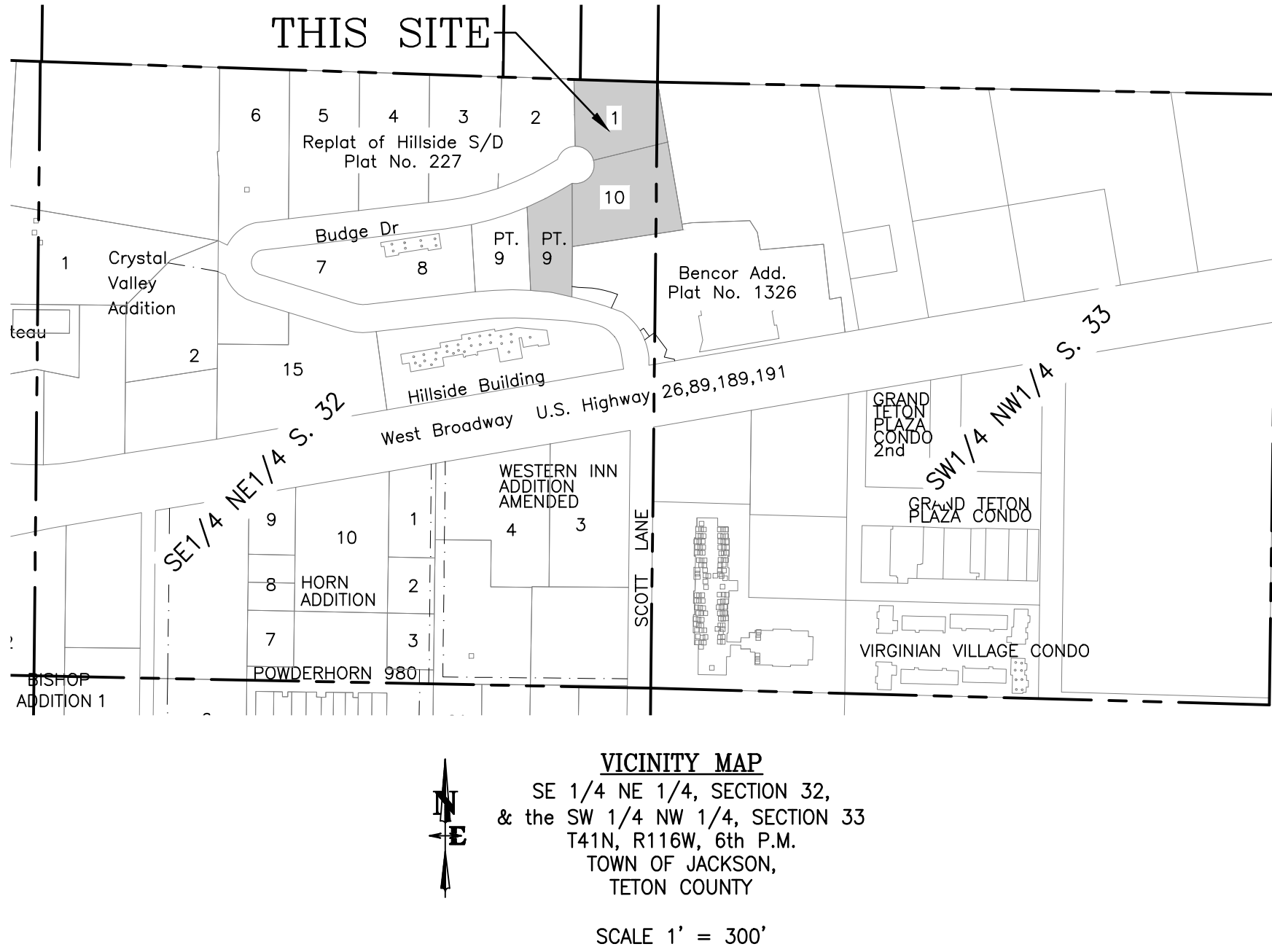
Notary Public

Jeremy B. Budge Sara J. Budge

The foregoing instrument was acknowledged before me by Jeremy B. Budge and Sara J. Budge, this _____ day of _____, 2022.

Witness my hand and official seal.

Notary Public



CERTIFICATE OF MORTGAGEE

Lot 1 of Hillside Subdivision

Wells Fargo Bank, N.A.
By Separate Affidavit

U.S. Bank, N.A.
By Separate Affidavit

Allen A. Budge, Trustee of the Allen A. Budge Revocable Trust, dated March 4, 1996
and Sharlene Budge, Trustee of the Sharlene Budge Revocable Trust, dated March 4, 1996
By Separate Affidavit

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS. ONSITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISIONS, EXCEPT AS PERMITTED BY THE TOWN OF JACKSON

THE LOTS WITHIN THIS SUBDIVISION DO NOT HAVE ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER.

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE.

A LANDSLIDE OCCURRED IN 2013-14 THAT AFFECTED LOT 17

HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON

Number of Lots: 2
Lot 16 = 0.90 acres
Lot 17 = 1.09 acres

Total Project Acreage: 1.99 acres

SUBMITTAL DATE:
FINAL SUBMITTAL DATE:

Owner(s) and Subdivider(s):
Town of Jackson
c/o Larry Pardee
Box 1687
Jackson, WY 83001
307-733-3932 ext. 1100

Jeremy & Sara Budge
Box 9730
Jackson, WY 83002

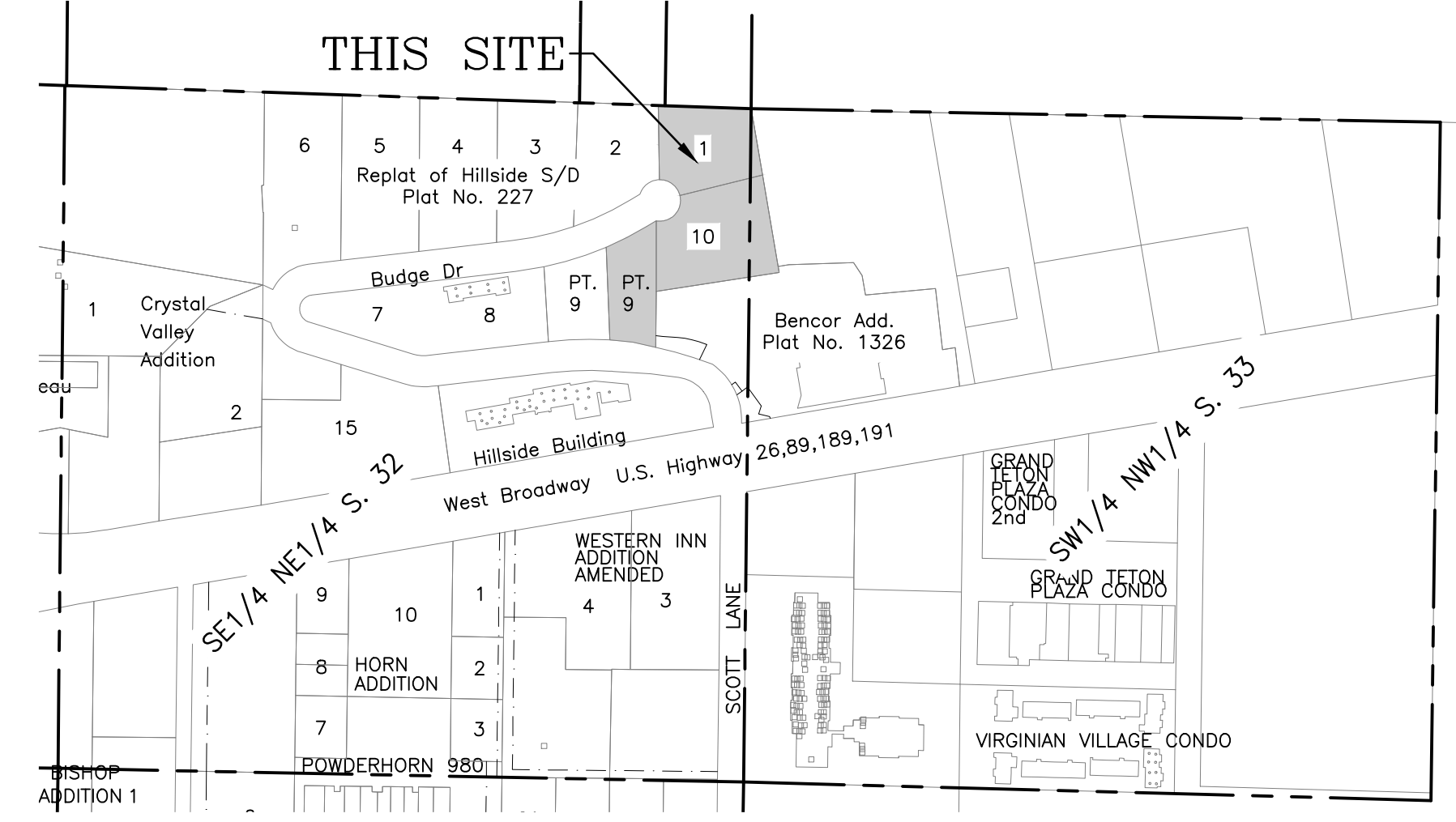
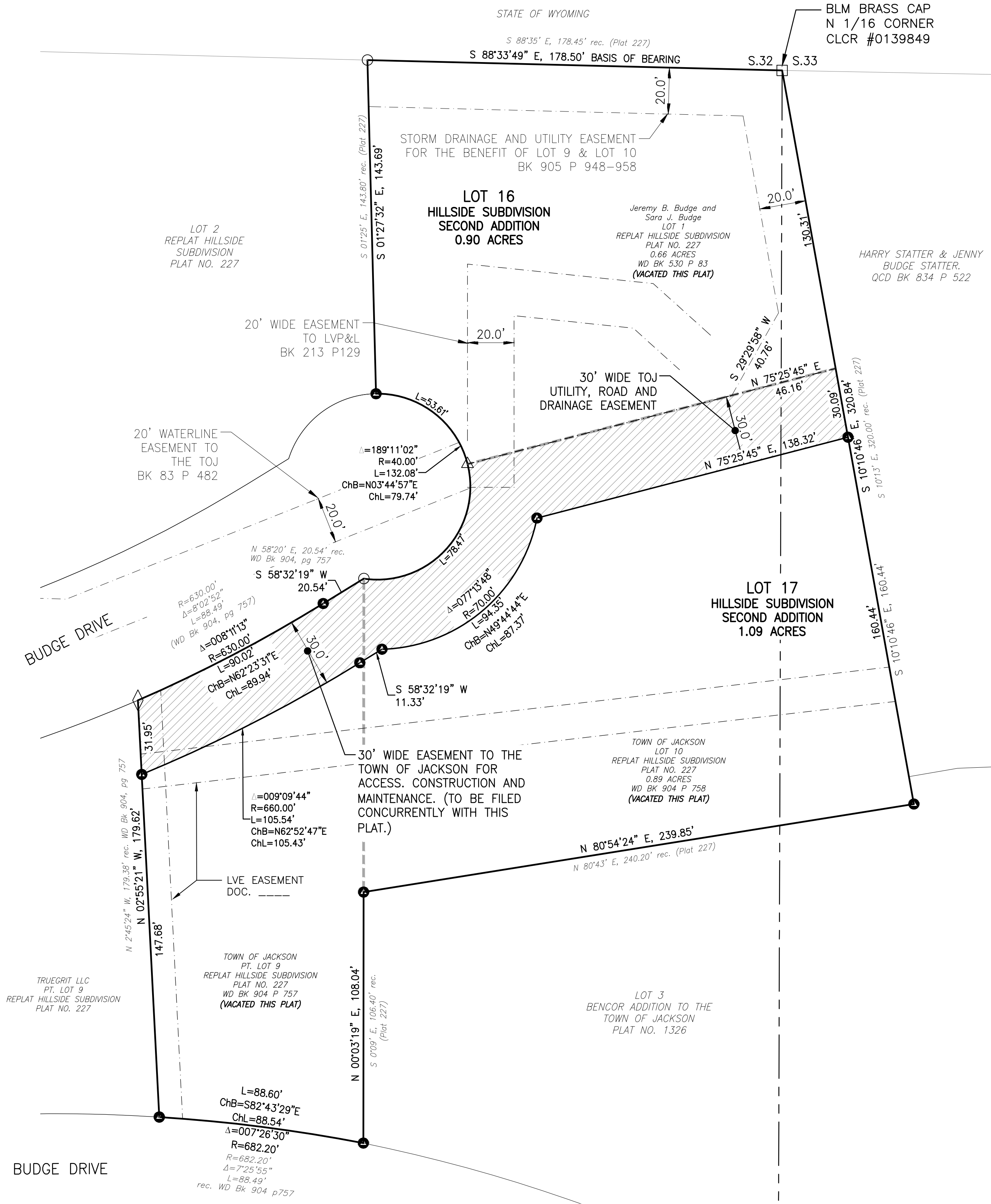
Surveyor:
Nelson Engineering
P.O. Box 1599
Jackson, Wyoming, 83001
307-733-2087

a Subdivision of
Lot 1, Part of Lot 9, and Lot 10 of
Replat of Hillside Subdivision
Plat no. 227

located within the
SE 1/4 NE 1/4, Section 32 &
SW1/4 NW 1/4, Section 33
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO	JOB TITLE	DRAWING TITLE	REV				
			DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
1 of 2	TOWN OF JACKSON	FINAL PLAT	12/31/2021	NE	RRN	SK	LR
JOB NO	LOT 1, AND PART OF LOT 9, AND LOT 10 REPLAT OF HILLSIDE SUBD., PLAT NO. 227	OF HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON	2/17/22	REVIEWS			
14-175-03							

S:\Proj\2014\175-03 Client - Broadway Landslide Mitigation Construction\Hillside Plat\175-03 Hillside.dwg (PLOT 2) - PLOT 2 2022 09/16/22 09:16:48 DWG: JBRW1: 241

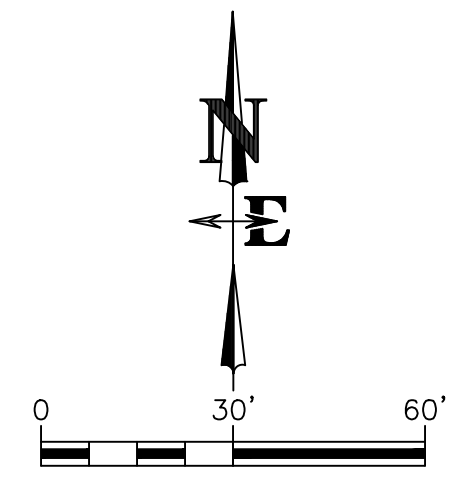


- LEGEND
- = PROPERTY BOUNDARY
 - - - = VACATED PROPERTY LINE THIS PLAT
 - - - = SIXTEENTH SECTION LINE
 - - - = EXISTING EASEMENT LINE
 - ▨ = PROPOSED 30 FOOT WIDE EASEMENT TO THE TOWN OF JACKSON FOR ACCESS, CONSTRUCTION AND MAINTENANCE.
 - = TO BE SET REBAR WITH CAP INSCRIBED "NELSON ENGR. PLS 15442"
 - △ = FOUND 5/8"Ø REBAR INSCRIBED "NELSON ENGR. PE&LS 578"
 - = FOUND 2"Ø STEEL PIPE WITH BRASS CAP "RLS 164" CERTIFIED LAND CORNER RECORDATION ON FILE AS 139849
 - = FOUND 5/8"Ø REBAR
 - ◇ = FOUND BRASS CAP MONUMENT

Number of Lots: 2
Lot 16 = 0.90 acres
Lot 17 = 1.09 acres

Total Project Acreage: 1.99 acres

SUBMITTAL DATE:
FINAL SUBMITTAL DATE:



HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON

a Subdivision of
Lot 1, Part of Lot 9, and Lot 10 of
Replat of Hillside Subdivision
Plat no. 227

located within the
SE 1/4 NE 1/4, Section 32 &
SW 1/4 NW 1/4, Section 33
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

Owner(s) and Subdivider(s):
Town of Jackson
c/o Larry Pardee
Box 1687
Jackson, WY 83001
307-733-3932 ext. 1100
Jeremy B. Budge & Sara J. Budge
Box 9730
Jackson, WY 83002

Surveyor:
Nelson Engineering
c/o Larry Pardee
Box 1687
Jackson, Wyoming, 83001
307-733-2087

DRAWING NO	JOB NO	JOB TITLE	DRAWING TITLE	REV					
				DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED	APPROVED
2 of 2	14-175-03	TOWN OF JACKSON LOT 1, PART OF LOT 9, AND LOT 10 REPLAT OF HILLSIDE SUBD., PLAT NO. 227	FINAL PLAT OF HILLSIDE SUBDIVISION SECOND ADDITION TO THE TOWN OF JACKSON	12/29/2021	NE	RRN	SK	LR	RRN

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

Town of Jackson
Project Plan Review History

PLANNING

Project Number	P22-001	Applied	1/3/2022	AL
Project Name	Boundary Adj w/plat - 1025,1040,1045 Budge Dr.	Approved		
Type	MINOR BOUNDARY ADJUS	Closed		
Subtype	REPLAT	Expired		
Status	STAFF REVIEW	Status		

Applicant	Nelson Engineering	Owner	TOWN OF JACKSON
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Site Address	City	State	Zip
1025 BUDGE DRIVE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
HILLSIDE RE-PLAT	22411632103008	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
Building	NO COMMENT	1/3/2022	1/25/2022	1/18/2022	
Kelly Sluder					
County Clerk	APPROVED	1/3/2022	1/25/2022	1/6/2022	
Corina Dorman					
(1/6/2022 12:44 PM AL)					
We have checked the Plat and the documents and find them recordable without any corrections.					
Thank you,					
Corri					
Fire	NO COMMENT	1/3/2022	1/25/2022	1/4/2022	
Kathy Clay					
Joint Housing Dept	NO COMMENT	1/3/2022	1/25/2022		
Kristi Malone					
Legal	APPROVED W/CONDITI	1/3/2022	1/25/2022	3/1/2022	Lea Colasuonno
Léa Colasuonno					
(3/1/2022 8:23 AM LC)					
Conditions of Approval:					
1. The Budge Trust must release the mortgage to Jeremy and Sarah, or confirm with formal documentation that that occurred as required-years ago.					
2. The only two deeds required are two that evidence that A) the Town owns Lot 17 and the Budge's own Lot 16.					
3. The Easement needs to be edited for clarity, as set forth in the edits provided.					
4. The Exhibits 1, 2, and 3 need to be those updated by Nelson.					
Parks and Rec		1/3/2022	1/25/2022		
Steve Ashworth					

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Pathways Brian Schilling		1/3/2022	1/25/2022		
Planning Paul Anthony		1/3/2022	1/25/2022		
Planning Paul Anthony		2/23/2022	3/2/2022		
Plat Review-Survey Other		1/3/2022	1/25/2022	1/26/2022	See comments

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact Notes (1/27/2022 8:11 AMAL) TITLE 22 CONSULTANTS PLAT REVIEW HILLSIDE SUBDIVISION SECOND ADDITION Proposed Plat: Hillside Subdivision Second Addition to the Town of Jackson Platted From: Lots 1 and 10 of the Replat of Hillside Subdivision, and that metes and bounds portion of Lot 9 of the Replat of Hillside Subdivision conveyed via Warranty Deed to the Town of Jackson in Document 0890751. Located: Town of Jackson Owner/Subdivider: 1) Town of Jackson, Wyoming 2) Jeremy B. Budge and Sara J. Budge Summary: The proposed plat creates two new lots from three existing parcels (one owned by Budge, two owned by the Town of Jackson). Each party will own one reconfigured lot after the new plat, with Budge gaining land from TOJ. Additional Documents to be Recorded Provided with Plat: 1) Deeds 2) Certificates of Mortgagee x3 3) Access, Construction and Maintenance Easement Title Report provided by Wyoming Title & Escrow Effective Date: 9.3.21 Note: Title 22 Consultants has not prepared a title report or conducted a "patent to present" search of subject land; we are basing our review on the title report provided by the title company identified above. New documents filed of record subsequent to the effective date: ? N/A PLAT REVIEW – Technical Review (Non Statutory) ACCESS: Legal access is provided via Budge Drive and the new easement to be recorded concurrently with the plat. Note: It does not appear physical access to Lot 17 exists from Budge Drive where it touches the southern boundary of the lot. EASEMENTS/ENCUMBRANCES: All easements cited on the title report ? Are ? Are Not shown on the proposed plat (located and/or included in the Certificate of Owner). Comments: Items omitted include the easement at 76/70 (exception 5), maintenance agreements at 183/400 and 268/564 (exceptions 11 and 14), and temporary easement at 881/435 (exception 25 – has termed out and title company should not be citing). STREETS/ALLEYS: ? Dedicated to the public ? Private, with rights of way granted to each lot owner ? N/A, no streets or alleys within plat boundary PLAT REVIEW – Technical Review (Statutory) LOT DIMENSIONS ? Are ? Are Not properly shown. Lots ? Are ? Are Not PROGRESSIVELY NUMBERED. The underlying land ? Is ? Is Not VACATED. CERTIFICATES Certificate of Owner(s) ? Included ? To be provided via separate Affidavit Certificate of Surveyor ? Included ? Not included Certificate of Acceptance from ? Town of Jackson ? Teton County ? Included ? Not Included Certificate of Mortgagee(s) ? Included ? Referenced, to be provided via separate Affidavit PLAT REVIEW – Conclusions Recommendations: Title 22 Consultants strongly recommends the following changes to the proposed plat: 1. DEEDS – The plat increases the Budge land and decreases the TOJ land, so the following separate deeds should be recorded: a) Warranty Deed from TOJ to Budge conveying a metes and bounds description of the lands that Budge is acquiring from TOJ. b) Quitclaim Deed from TOJ to Budge as to resulting Lot 16. c) Quitclaim Deed from Budge to TOJ as to resulting Lot 17. 2. CERTIFICATE OF SURVEYOR – It is not sufficient to simply refer to "east part of Lot 9." The legal description of the land being platted must be complete, and should utilize the metes and bounds description of the relevant portion of Lot 9 (see Warranty Deed at 904/757, Document 0890751). 3. VICINITY MAP VS. CAPTION – The vicinity map indicates the land is in the SE/SE/32 and SW/SW/33, but the caption states that the land is in the SE/NE/32 and SW/NW/33. It appears the vicinity map is correct, but please verify and make sure the sections are consistently identified. 4. LOT REFERENCES – All references to "Lot 1, Pt. Lot 9 and Lot 10" should be changed to "Lot 1, Part of Lot 9, and Lot 10." 5. SECOND VS. 2ND – It appears the intention is that the name of the plat is "Hillside Subdivision Second Addition to the Town of Jackson," so all uses of "2nd" should be changed to "Second." 6. VANISHING LOT LINES – We note two instances where the lot lines "vanish" and create gaps. One is within the curve on the southern portion of the easement area on the boundary between the two lots where "11.33" erases part of the lot line. The other is on the north/south lot line on the western side of Lot 16 where "20' wide easement" wipes out part of the lot line. 7. MORTGAGE ISSUE – The mortgage in favor of the Allen Budge Trust at 786/912, Document 0798695 has a defective legal					

Type of Review Contact	Status	Dates			Remarks
		Sent	Due	Received	
Notes					
description (Lot 10 of Hillside Subdivision, Plat 130). Plat 130 is clearly wrong (Third Karns Addition)...is Lot 10 also wrong? If Lot 10 was burdened by this mortgage, it should have been paid off and released when Budge sold Lot 10 to TOJ in 2015. If paid off in 2015, this mortgage should be released, and the corresponding Certificate of Mortgagee should be deleted. IF, instead, this is supposed to burden Lot 1 (still owned by Budge), a corrective mortgage should be recorded. 8. ACCESS CONSTRUCTION, AND MAINTENANCE EASEMENT – many issues: a) All references to “Jeremy B. and Sara J. Budge” should be changed to “Jeremy B. Budge and Sara J. Budge.” b) Paragraph 1: No Exhibit 1 was attached – this should be Lot 16 of the new plat. Why not incorporate that into the body of the document? c) Paragraph 1: The Grantee’s property is cited as “Lot 9 (part) and Lot 10...”. This must be changed to reflect the new Lot 17 legal description. Furthermore, no Exhibit 2 was attached (and again, why not just incorporate the legal description into the recitals, rather than attaching as an exhibit?). d) Exhibit 3 – two different exhibits were attached, both labeled Exhibit 3. (One being a legal description of the easement area, the other being a drawing). It appears that perhaps the drawing is supposed to be identified as Exhibit 3B, based on the last sentence of the Exhibit 3 legal description exhibit. e) Exhibit 3 legal description – The first sentence refers to SE/NE/32 and SW/NW/33. Per prior comments, is this supposed to be SE/SE/32 and SW/SW/33? f) Exhibit 3 legal description – States that the easement is within Lot 17, which is incorrect. The easement is within Lot 16 and is being granted by Budge to TOJ. It appears this entire legal description should be reviewed very carefully for errors. (Perhaps this is the wrong legal description tied to an earlier configuration of the new plat). g) Exhibit 3 drawing (Exhibit 3B) – Please also review this very carefully from a legal description, surveying, and consistency standpoint. A few observations: Lot 17 is incorrectly cited as containing 1.22 acres; the easement area is described as .241 acres, although described on the other Exhibit 3 as .126 acres; same question about SE/NE/32 vs SE/SE/32, etc. h) Attestation – Olivia Goodale (?) is identified as the Town Clerk. i) Notary acknowledgments are missing for all signers. Comments/General Observations: For your review and consideration, may not require changes: 1. The legend includes a symbol for overhead power lines, but the overhead power line is not shown on the face of the plat. 2. The job title refers to Lots 1 and 10, but does not reference Lot 9. 3. The Town Clerk is identified as Lynsey Lenamond in the Certificate of Owner, is that accurate? (Based on newspaper articles, etc.). 4. The Town Clerk attestation lacks a notary acknowledgement. Next Steps: 1. ENTITY DOCS – The owner should provide a copy of the X and all amendments for review, to make sure the plat properly identifies the entity, and that the Certificate of Owner is executed by the correct party. 2. EXECUTION/ACKNOWLEDGEMENT - Once the plat and all documents to be recorded have been executed and notarized, carefully review as to proper execution and acknowledgement prior to recordation. Please also verify that all Exhibits are attached and properly labeled. 3. IMPLEMENT THE SOLUTIONS identified above, and provide corrected plat and documents to Title 22 Consultants for final review. There is no additional charge for upto one hour of subsequent review. PLAT REVIEW – Disclaimer Title 22 Consultants is not providing legal services or a legal opinion, and is not licensed to practice law in the State of Wyoming or any other state. Further, Title 22 Consultants is not providing any type of insurance service, or title insurance, and is not authorized to transact insurance in the State of Wyoming or any other state, and is not a licensed abstractor or title agent as set forth in Wyoming Statutes. Please consult an attorney or duly licensed title company if you have legal questions, or questions about the insurability of the land to subdivided pursuant to the proposed plat. Plat Review submitted by: Nancy Hughes, Manager, Title 22 Consultants, LLC, a Wyoming limited liability company 1.26.22					
Plat Review-Title	APPROVED	2/23/2022	3/2/2022	3/3/2022	See Comments
<none>					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks

Contact

Notes

(1/26/2022 12:38 PM AL)

Todd Cedarholm, PLS

Page 1 of 2

155 West Gill Ave PO Box 12290 Jackson, Wyoming 83002

Phone (307) 734-6131 fax (307) 734-1264 cellular (307) 413-1219 todd@onsightsurvey.com

Town of Jackson Planning Department and Building Department January 25, 2022

P.O. Box 1687

Jackson, WY 83001

ATTN: Paul Anthony, Planner RE: P22-001, Hillside Subdivision 2nd Addition

Dear Paul:

I have reviewed the plat accompanying the P22-001 application. I would suggest that the surveyor address the following items:

Sheet 1

1. The listing of the lots involved in this plat within the title block should be written; "Lot 1, Part of Lot 9, and Lot 10", the comma after Lot 9 is critical for clarity.

2. The title under the vicinity map should be written:

SE1/4SE1/4 Section 32 & the SW1/4SW1/4 Section 33

T41N R116W 6th P.M.

Town of Jackson

Teton County, WY

3. In paragraph four of the Certificate of Surveyor the description of the lands included in this plat is deficient because the.. "east part of Lot 9" is not a proper description. The lot as it exists today has been divided by deeds and not through a formal subdivision process.

Therefore, the "east part of Lot 9" must be described by metes and bounds.

4. In paragraph 12 of the Certificate of Owner, three of the four LVE easements described serviced improvements on Lot 10 that have been demolished and removed. Vacating those easements and removing them from the plat should be considered.

Sheet 2

1. The listing of the lots involved in this plat within the title block should be written; "Lot 1, Part of Lot 9, and Lot 10", the comma after Lot 9 is critical for clarity.

2. The title under the vicinity map should be written:

SE1/4SE1/4 Section 32 & the SW1/4SW1/4 Section 33

T41N R116W 6th P.M.

Town of Jackson

Teton County, WY

3. The description of monument in the legend; "FOUND 5/8" REBAR BRASS CAP "RLS 164" is most likely incorrect and should be revisited.

4. The course: S 58°32'19"W, 11.33' is writtentwice, one should be removed.

5. The exterior boundary of the subdivision closes mathematically but the interior lot line does not.

6. The partial distance dimensions along the east boundary of the subdivision do not add up to the total distance.

7. A Basis of Bearing is required.

Todd Cedarholm, PLS

Page 2 of 2

155 West Gill Ave PO Box 12290 Jackson, Wyoming 83002

Phone (307) 734-6131 fax (307) 734-1264 cellular (307) 413-1219 todd@onsightsurvey.com

Sheet 2 continued

8. The annotation around the exterior of the plat should include RECORD and MEASURED or CALCULATED bearings and distances if different than the original plat.

9. The LVE easements on Lot 10 previously serviced improvements that have been demolished and removed. Vacating those easements and removing them from the plat should be considered.

10. There is an existing overhead LVE transmission line that crosses Lot 9 and Lot 10, which should be within an easement.

11. The PLSS line between Section 32 and Section 33 should be shown.

12. According to a Certified Land Corner Certificate file by RLS 164 on April 24, 1974 the NE corner of this subdivision, also being the N 1/16 corner of Sections 32 and 33, was marked by a 2" diameter galvanized pipe with brass cap dated 1956. If in fact this monument is obliterated the surveyor should reset the monument using the appropriate PLSS method and file a current Wyoming Corner Record.

This review of submitted information is for general compliance with the requirements of Town of Jackson, Wyoming. No responsibility is assumed for the correctness of dimensions or calculations. This review only indicates that an examination of the exhibits has been made.

Sincerely,

Todd Cedarholm, PLS

County Surveyor, Teton County, Wyoming

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Plat Review-Survey Other (3/2/2022 2:49 PM AL.) Todd Cedarholm, PLS Page 1 of 1 155 West Gill Ave PO Box 12290 Jackson, Wyoming 83002 Phone (307) 734-6131 fax (307) 734-1264 cellular (307) 413-1219 todd@onsightsurvey.com Town of Jackson Planning Department and Building Department March 2, 2022 P.O. Box 1687 Jackson, WY 83001 ATTN: Paul Anthony, Planner RE: P22-001, Hillside Subdivision 2nd Addition, Revised Plat Dear Paul: I have reviewed the revised plat accompanying the P22-001 application, all of my comments have been adequately addressed. Sincerely, Todd Cedarholm, PLS County Surveyor, Teton County, Wyoming	APPROVED	2/23/2022	3/2/2022	3/2/2022	See comments
Plat Review-Title <none>		1/3/2022	1/25/2022	1/27/2022	See comments

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(3/3/2022 4:19 PM AL)					
Hi all:					

- 1) It appears my issues with the plat were resolved, thanks for making these corrections.
- 2) I was not provided any of the legal instruments to review (Quitclaim Deeds, Easement), so I am unable to speak to my prior concerns and if they were adequately resolved.
- 3) Similarly, as to the Budge Trust mortgage concerns, the response was that this matter was to be reviewed. If it turns out this mortgage should have been previously released, the corresponding Certificate of Mortgagee needs to be removed from the plat.

Thanks.

Nancy Hughes
 Owner, Title 22 Consultants
 P.O. Box 644 | Jackson, WY 83001
 307.690.9059

Police	NO COMMENT	1/3/2022	1/25/2022	1/4/2022	No Concerns
Michelle Weber					

Public Works	APPROVED W/CONDITI	1/3/2022	1/18/2022	1/20/2022
Brian Lenz				

Type of Review

Status

Dates

Contact

Sent

Due

Received

Remarks

Notes

(1/20/2022 10:52 AM BTL)

FINAL PLAT – APPROVED w CONDTITIONS

P22-001

ADDRESS: 1025 Budge Drive

OWNER: Town of Jackson; Sarah & Jeremy Budge

APPLICANT: Nelson Engineering

1/20/2022

Brian Lenz, 733-3079

DATE OF SUBMITTAL: 1/3/2022

DATE OF MATERIALS: 12/31/2021

REVISION NO.: 00

BOND FOR MONUMENTATION: \$6,000 for 14 corners. Enter this bond value in the Restrictions section of TRAKiT.

Bond will be released once monumentation for the subdivision has been set, or verified to be in place and not disturbed by written statement by the licensed surveyor.

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

PRIOR TO PLAT APPROVAL THE FOLLOWING SHALL BE ADDRESSED:

GENERAL

1. Provide PDFs for review prior to printing for any signatures.
2. Provide more narrative on what is happening with this plat and easement, it is not clear in the current application.

CERTIFICATE OF APPROVAL

3. Revise the clerk to the clerk that will be signing the plat, as we are currently in transition.

NOTES

4. Revise the fault line note to state whether or not there is a fault line on the subdivision. If none, the note can be removed but provide a statement in your response that there is no fault line.
5. Add a note providing notice that there is a known landslide on Lot 17.
6. Add a note for, NO PUBLIC MAINTENANCE OF ROADS OR DRIVES

CERTIFICATE OF OWNER

Include the following statements:

7. that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson; and,
8. that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles; and,
9. Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state.

PLAT SHEETS

10. That easements are provided for or noted to be recorded contemporaneously with the plat.
11. Sheet scale bar (1"=20') does not match drawing scale (1"=30'). Review and revise as necessary.
12. 30' easement to the Town does not match the easement hatched on Exhibit 3. Add note to the map that this easement will be recorded contemporaneously with the plat to distinguish it from existing easements. Legend could be clarified as well.

EASEMENTS

13. On exhibit 3 spell out "Second" rather than use "2nd" for consistency with the rest of the documents.
14. Clarify whether this is an existing, new, or expansion of an existing easement.
15. Clarify who will own which lots when it is all complete.

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
(3/11/2022 12:03 PM BTL)					
FINAL PLAT – APPROVED w CONDITIONS					

P22-001

ADDRESS: 1025 Budge Drive

OWNER: Town of Jackson; Sarah & Jeremy Budge

APPLICANT: Nelson Engineering

3/11/2022

Brian Lenz, 733-3079

DATE OF SUBMITTAL: 1/3/2022

DATE OF MATERIALS: 12/31/2021

REVISION NO.: 00

BOND FOR MONUMENTATION: \$6,000 for 14 corners. Enter this bond value in the Restrictions section of TRAKiT.

Bond will be released once monumentation for the subdivision has been set, or verified to be in place and not disturbed by written statement by the licensed surveyor.

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

PRIOR TO PLAT APPROVAL THE FOLLOWING SHALL BE ADDRESSED:

GENERAL

1. Need to include the submittal Date and Final Submittal Date Information

PLAT SHEETS

2. Check that 30' easement to the Town does match the easement hatched on Exhibit 3, Exhibit 3 was not submitted.

EASEMENTS

REV 01: NO EASEMENT MATERIALS WERE SUBMITTED WITH THESE MATERIALS FOR REVIEW.

1. Provide PDFs for review prior to printing for any signatures.
2. On exhibit 3 spell out "Second" rather than use "2nd" for consistency with the rest of the documents.
3. Clarify whether this is an existing, new, or expansion of an existing easement.
4. Clarify who will own which lots when it is all complete.
5. Section 1, Recitals:
 - a. This paragraph does not make sense. For example, referring to "Lots 1025 and 1045" that are street addresses, clarify what land the Grantor owns and what land the Grantee owns.
 - b. As written, it is granting an easement to the Grantee on the Grantee's Property, which is unusual.
 - c. Using a term for Grantee's property that is defined by the lots the Grantee owns and using a defined term for the "Easement Area" and/or "Easement Purpose".
6. Section 2(a), Grant of Exclusive Easement:
 - a. use the same term for the easement on the exhibit and in the easement, e.g. 30' Wide Utility, Road, and Drainage Easement vs. Thirty-Foot-Wide-Easement.
 - e. Clarify what other easements constitute the collective definition and describe/show them in the easement, revise statement accordingly.
 - f. Clarify / use consistent terms if this is a "construction and maintenance easement or a Utility, Road, and Drainage Easement.
 - g. What is the Town's Remediation Plan? Provide more information in recitals or this section to clarify why this easement is being granted.
 - h. Clarify which of the Grantor's access drives and slopes the Grantee is responsible for maintaining.
7. Section 3, Agreements and Restrictions:
 - i. Revise as necessary to reference the proper easement, i.e. if there is not collective of easements use the chosen term from 2(a).
 - j. 3.a. uses "permanent, exclusive" which repeats the term used in 2.a. but using permanent instead of perpetual. Should only need to

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	
Contact					
Notes					
16. Section 1, Recitals:					
a. This paragraph does not make sense. For example, referring to "Lots 1025 and 1045" that are street addresses, clarify what land the Grantor owns and what land the Grantee owns.					
b. As written, it is granting an easement to the Grantee on the Grantee's Property, which is unusual.					
c. Using a term for Grantee's property that is defined by the lots the Grantee owns and using a defined term for the "Easement Area" and/or "Easement Purpose".					
17. Section 2(a), Grant of Exclusive Easement:					
d. use the same term for the easement on the exhibit and in the easement, e.g. 30' Wide Utility, Road, and Drainage Easement vs. Thirty Feet Wide Easement.					
e. Clarify what other easements constitute the collective definition and describe/show them in the easement, revise statement accordingly.					
f. Clarify / use consistent terms if this is a "construction and maintenance easement or a Utility, Road, and Drainage Easement.					
g. What is the Town's Remediation Plan? Provide more information in recitals or this section to clarify why this easement is being granted.					
h. Clarify which of the Grantor's access drives and slopes the Grantee is responsible for maintaining.					
18. Section 3, Agreements and Restrictions:					
i. Revise as necessary to reference the proper easement, i.e. if there is not collective of easements use the chosen term from 2(a).					
j. 3.a. uses "permanent, exclusive" which repeats the term used in 2.a. but using permanent instead of perpetual. Should only need to be stated once, review and revise accordingly.					
k. 3.a prohibits and then exceptions the Grantor which seems excessive. This section also uses the terms "Town", "Budges", and "Parties" that are not defined in this easement and appear to be carryover from the settlement documents. Another reference to the Town Remediation Plan, which seems to be more robust than the few lines above where it is kind of defined.					
l. 3.b review and revise with terms defined in this easement. The last line likely warrants its own paragraph.					
m. 3.d review and revise with terms defined in this easement.					
n. Section 7: review and revise with terms defined in this easement					
o. Section 9: Need the exhibits to understand what is going on here. If the easement inures to the benefit of Exhibit 2 assigns and successors that seems contrary to the above in 3.b which says the easement cannot be transferred. Should this easement be "in gross" to the Town? Consult with the Town Attorney and revise as necessary.					
p. Section 10, Notice: Notice should be to the Town Clerk per our current standard for agreements.					
q. Update signature pages to current town standards with attests and notarizations.					
19. Provide Exhibits 1 and 2 for review. In reviewing other existing easements, any exhibits with arials are very difficult to impossible to read and arials should not be included.					
20. Title for the Exhibit 3 does not refer to the name of the easement					
21. Provide more narrative or contact the Town Engineer to discuss what this easement is for and how properties are transferring. It appears with the with the execution of the Second Addition plat there will be an exchange of land and then the easement will grant the use of the land back to the Town. As someone not familiar with this easement, as written the document is not clear in many ways as to its inception and purpose.					
Public Works	APPROVED W/CONDITI	2/23/2022	3/2/2022	3/11/2022	Need Easement Docs
Brian Lenz					

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact Notes be stated once, review and revise accordingly. k. 3.a prohibits and then exceptions the Grantor which seems excessive. This section also uses the terms "Town", "Budges", and "Parties" that are not defined in this easement and appear to be carryover from the settlement documents. Another reference to the Town Remediation Plan, which seems to be more robust than the few lines above where it is kind of defined. l. 3.b review and revise with terms defined in this easement. The last line likely warrants its own paragraph. m. 3.d review and revise with terms defined in this easement. n. Section 7: review and revise with terms defined in this easement o. Section 9: Need the exhibits to understand what is going on here. If the easement inures to the benefit of Exhibit 2 assigns and successors that seems contrary to the above in 3.b which says the easement cannot be transferred. Should this easement be "in gross" to the Town? Consult with the Town Attorney and revise as necessary. p. Section 10, Notice: Notice should be to the Town Clerk per our current standard for agreements. q. Update signature pages to current town standards with attests and notarizations. 8. Provide Exhibits 1 and 2 for review. In reviewing other existing easements, any exhibits with aerials are very difficult to impossible to read and aerials should not be included. 9. Title for the Exhibit 3 does not refer to the name of the easeme.					
START Darren Brugmann		1/3/2022	1/25/2022		

SK/14-175-03

February 22, 2022

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

ATTN: Paul Anthony/Planning Department

RE: Hillside Subdivision Second Addition

Dear Paul:

This letter accompanies the updated plat prepared for the subdivision referenced above.

Hillside Subdivision Second Addition

In response to the comments of Title 22 Consultants:

Recommendations

1. Deeds –
 - a) Warranty Deed from TOJ to Budge, after consulting with another Title Company we do not feel it is appropriate to create a Warranty Deed for this strip.
 - b) The Town of Jackson shall create the Quit Claim Deed from TOJ to Budge as to resulting Lot 16
 - c) The Town of Jackson shall create the Quit Claim Deed from Budge to TOJ as to resulting Lot 17.
2. A legal description of the east part of Lot 9 in the Certificate of Surveyor has been added.
3. The Vicinity map has been corrected to reference the correct quarter quarters.
4. All references to “Lot 1, Pt. Lot 9 and Lot 10” have been corrected to “Lot 1, Part of Lot 9, and Lot 10.
5. Second vs 2nd: the references to 2nd have been removed and corrected to Second.
6. The extra bearing and distance have been removed from the plat that was hiding the lot line. The easement text on Lot 16 that was hiding the lot line has been moved.
7. This issue has been mentioned to the Town to clean up the Title.
8. Access Construction, and Maintenance Easement (is a Town Document)
 - a) TOJ shall review comments
 - b) TOJ shall review comments
 - c) TOJ shall review comments
 - d) This is referencing the old exhibit; a corrected Exhibit was sent.
 - e) This is referencing the old exhibit, a corrected Exhibit was sent, the quarter quarters referenced are correct as listed.

- f) This is referencing the old exhibit; a corrected Exhibit was sent.
- g) This is referencing the old exhibit, a corrected Exhibit was sent, the acreage has been corrected.
- h) TOJ shall correct the document
- i) TOJ shall correct the document

Comments/General Observations:

- 1. The overhead power line in legend shall be removed, a new easement for that power line has been created and the Town has it to review and sign.
- 2. The Title has been updated to include Part of Lot 9.
- 3. The name of the Clerk has been updated to the new Clerk, Riley Taylor.
- 4. A notary has been added for the Town Clerk under the Certificate of Owner.

In response to the comments of the County Surveyor, I make the following remarks:

Sheet 1

- 1. A comma has been inserted after Lot 9 within the Title Block for clarity.
- 2. The title under the Vicinity Map has been re-organized to place "Town of Jackson" under T41N, R116W, 6th P.M.

Sheet 2

- 1. A comma has been inserted after Lot 9 within the Title Block for clarity.
- 2. The title under the Vicinity Map has been re-organized to place "Town of Jackson" under T41N, R116W, 6th P.M.
- 3. The label of the Brass Cap has been corrected.
- 4. The extra bearing and distance label has been removed.
- 5. The incorrect dimension on the interior of Lot 16 has been corrected.
- 6. The partial distance within Lot 16 of 130.19' has been corrected to 130.31'.
- 7. The Basis of Bearing has been added to the north line of Lot 16.
- 8. Record bearing and distances has been added around the exterior of the plat.
- 9. Lower Valley has vacated easements; Book 362, page 776, Book 358, page 741 and Book 213, page 128. The easements have removed from the plat.
- 10. A new easement has been created to encompass the existing overhead power line and shall be recorded before the plat is recorded.
- 11. The PLSS line has been added to the map.

In response to the comments of Public Works, I make the following remarks:

General

- 1. A new copy of the plat shall be submitted for review.
- 2. There is a Town Agreement with the Budes to replat these lots, see document "Agreement to Convey Easements".

Certificate of Approval

- 3. Clerk's name has been revised to Riley Taylor.

Notes

- 4. The land does not lie within Seismic Fault line Zone 3.
- 5. A note has been added that states "A landslide occurred in 2013-14 that affected Lot 17".
- 6. This is not applicable to this plat. There are no private roads in this subdivision, Budge Drive is a public Road. Driveways are not part of the statements listed in the Administrative Manual 4.34.17c Roads.

Certificate of Owners

- 7. The note *"that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson"* has been added.

8. The note *"that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles"* has been added.
9. The noted *"Hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of this state."* has been added.

Plat Sheets

10. Paragraph 5 does have language that the 30-foot easement shall be filed concurrently with the plat. The 30-foot easement is also shown being created on the plat
11. The bar scale has been corrected to (1" = 30')
12. This is referencing an old Exhibit; an updated Exhibit was sent correcting the inconsistency. A note regarding the Easement to the Town of Jackson is included in the Certificate of Owners and the legend also shows it. We have added more information to the legend to help clarify the new easement and on the map stating "To be filed concurrently with this plat".

Easements

13. The Exhibit 3 shall be updated to state "Second" instead of "2nd"
- 14 thru 19. These all reference the Easement Document that the Town of Jackson shall have to make any corrections to.
20. The Title of the Easement on Exhibit 3 shall match the easement document.
21. The Town Engineer shall be contacted by Bob Norton to discuss.

I believe this address all the comments and requirements applicable to the approval and filing of the accompanying plat. Please call me if you have any questions or concerns.

Sincerely,



Sue Karichner

SK/

Encl.

ORDINANCE 1314

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

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 7th DAY OF March, 2022.

PASSED 2ND READING THE 21st DAY OF March, 2022.

PASSED AND APPROVED THE 11th DAY OF April, 2022.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

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 13th day of April, 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

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-four thousand dollars (\$44,000) per year, payable in twelve equal monthly installments. The salary for each member of Council shall be thirty-six thousand dollars (\$36,000.00).
- 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 21ST DAY OF MARCH 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:	April 11, 2022	Meeting Title:	Regular
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	P21-336: First Reading of Ordinance H or Ordinance I	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance H (or Ordinance I) 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.

Option 1: 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.

NOTE: This item was continued from the Council's March 7, 2022, meeting. Based on direction from the Council at that meeting, staff has provided an alternative request (Option 2) that deletes the height amendment for the NH-1 Zone and applies the amendment only to the NM-2 Zone:

*Option 2 - Alternative Request: Request to approve **Ordinance I** 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 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.*

Recommendation.

The Community Development Director recommends **approval** of Ordinance H as presented in Option 1 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.

NOTE: On March 7, 2022, in consideration of First Reading of the ordinance, the Council voted to continue this item based on public comment from two landowners that the additional height might be useful in the context of redevelopment of

properties with historic structures. In addition, in the case of one property, owned By David Vandenberg and Allison Lenz, they made the additional case that the NH-1 zone should be considered for different treatment on this issue because properties in this zone tend to be located closer to commercial properties with higher height limits. Based on this comment and Council's discussion, staff provided an alternative request (Option 2 and Ordinance I) that exempts the NH-1 Zone from the proposed height fix.

However, with the delay in the ordinance reading, Mr. Vandenberg informed staff that he expects to submit a building permit for their 3-story addition to their existing historic house before Third Reading of this ordinance so that he will likely not need the exemption for the NH-1 Zone like he originally thought. As such, staff strongly recommends again that Option 1 be approved by the Council because exempting all single-family homes and duplexes in the NH-1 Zone could lead to a proliferation of very tall and oversized homes in a large area of Jackson. Furthermore, staff generally recommends against adopting broad LDR amendments to accommodate a single landowner or development. This often leads to negative unintended consequences and the need for future amendments to fix the original amendment.

Another potential LDR change that could be made to address public comment would be to provide an LDR incentive to allow additional height and/or stories for properties with a Registered Historic Resource. This type of LDR amendment is beyond the scope of this Ordinance H but it could be brought back to the Council at a later date, perhaps as part of the LDR clean-up amendments. Staff seeks Council's direction on this matter.

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

Ordinance I

SUGGESTED MOTION

Option 1/Staff Recommendation: I move to approve Ordinance H on first reading.

Alternative Option 2: I move to approve Ordinance I 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)

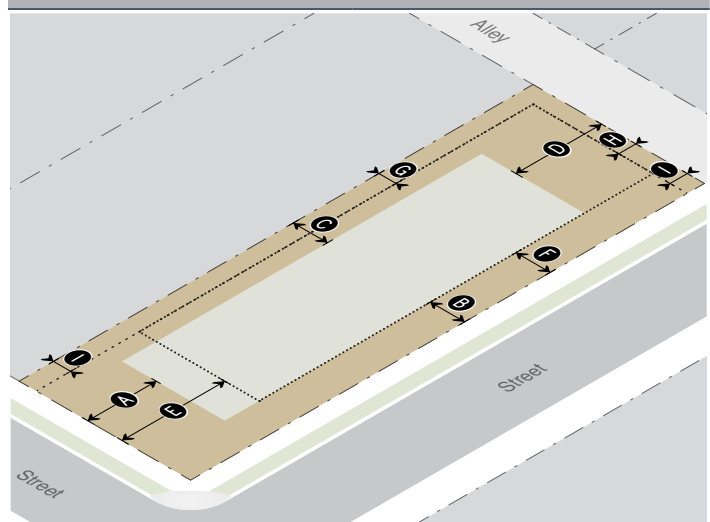
A. Intent

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

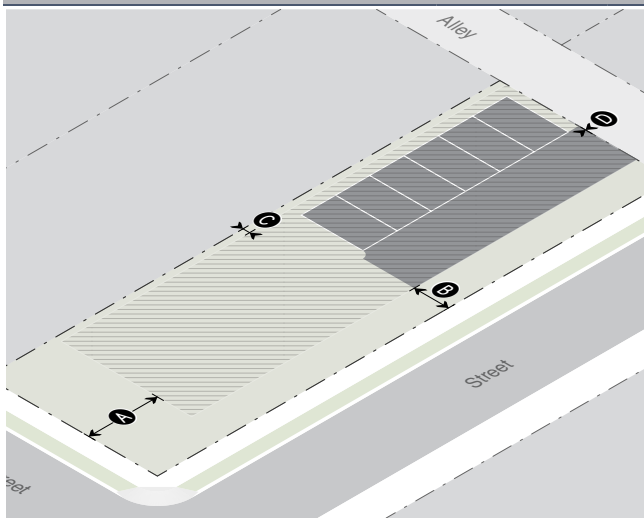
Site Development Setbacks

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**

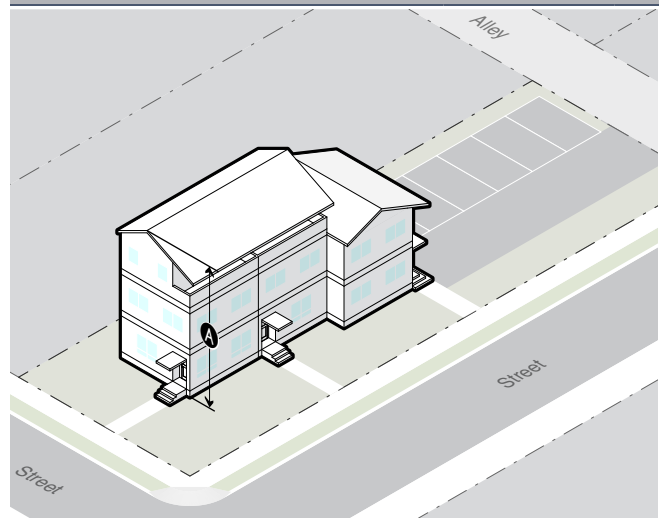
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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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)

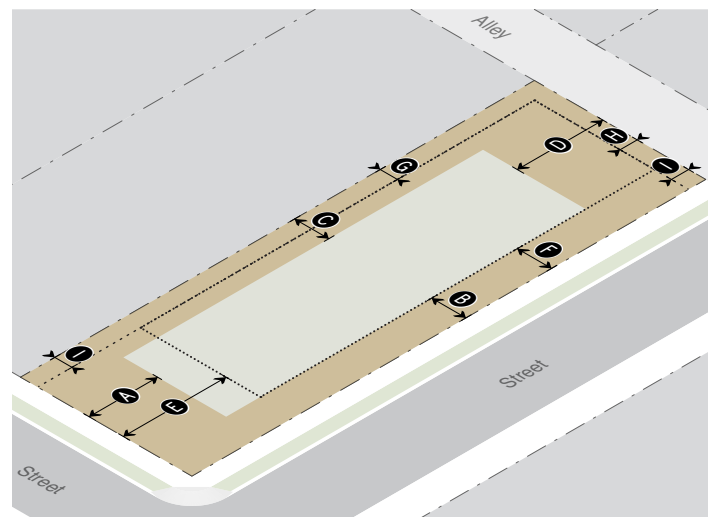
A. Intent

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

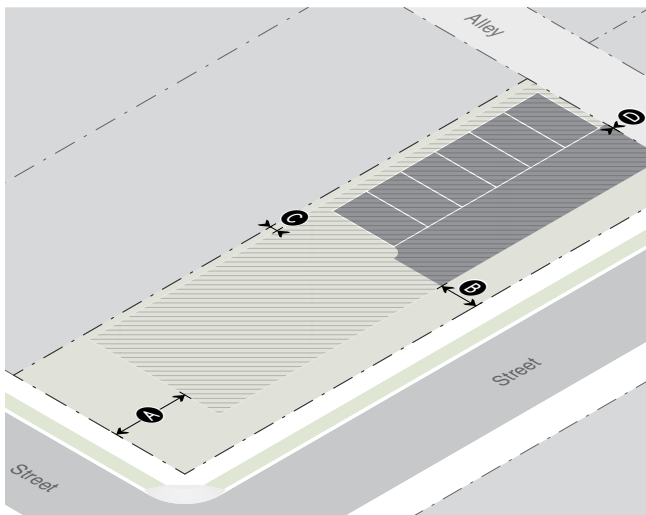
All site development, excluding driveways, sidewalks, or parking.

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**

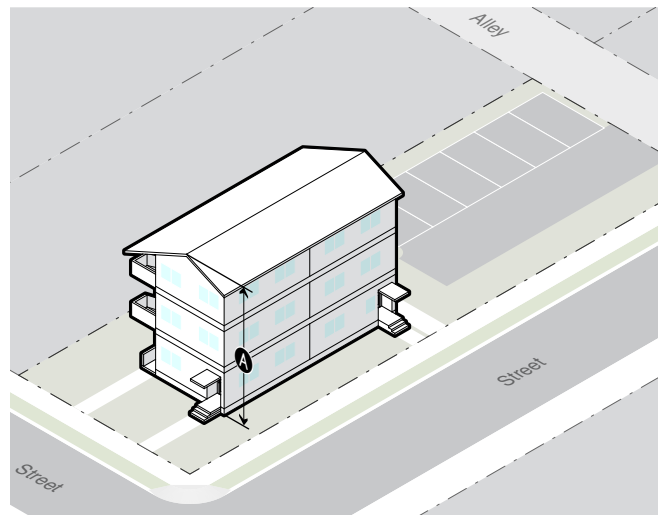
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

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 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 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

ORDINANCE I

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1216; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 2.2.8 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.

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. 1216; Section 2 of Town of Jackson Ordinance No. 1074 (part); and Section 2.2.8 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)

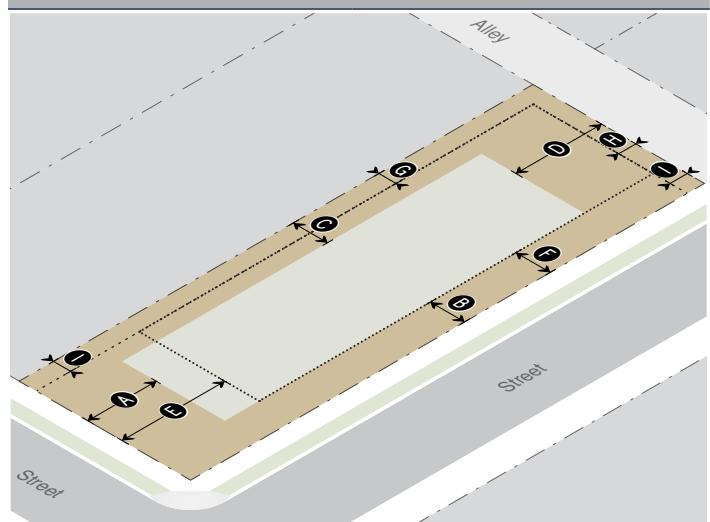
A. Intent

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

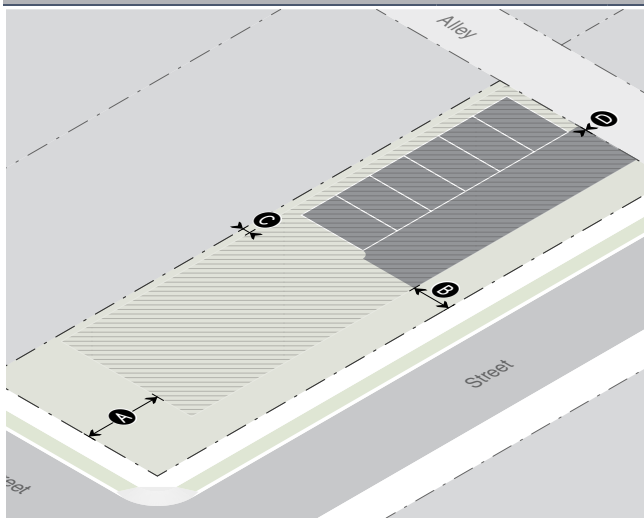
Site Development Setbacks

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**

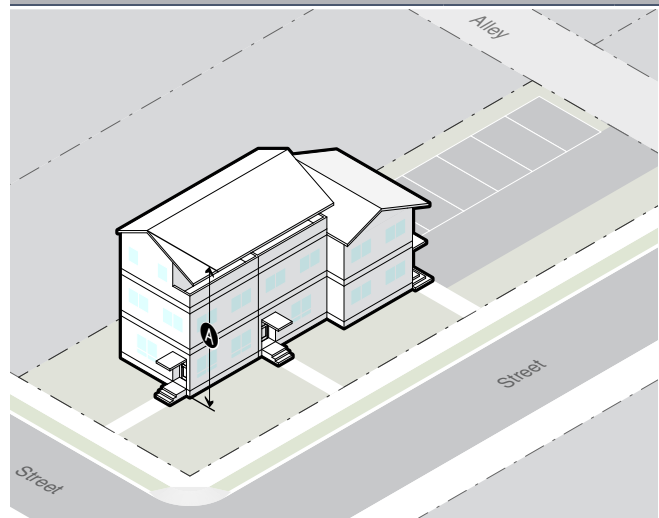
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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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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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:	April 11, 2022	Meeting Title:	Regular
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	P21-336: First Reading of Ordinance H or Ordinance I	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance H (or Ordinance I) 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.

Option 1: 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.

NOTE: This item was continued from the Council's March 7, 2022, meeting. Based on direction from the Council at that meeting, staff has provided an alternative request (Option 2) that deletes the height amendment for the NH-1 Zone and applies the amendment only to the NM-2 Zone:

*Option 2 - Alternative Request: Request to approve **Ordinance I** 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 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.*

Recommendation.

The Community Development Director recommends **approval** of Ordinance H as presented in Option 1 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.

NOTE: On March 7, 2022, in consideration of First Reading of the ordinance, the Council voted to continue this item based on public comment from two landowners that the additional height might be useful in the context of redevelopment of

properties with historic structures. In addition, in the case of one property, owned By David Vandenberg and Allison Lenz, they made the additional case that the NH-1 zone should be considered for different treatment on this issue because properties in this zone tend to be located closer to commercial properties with higher height limits. Based on this comment and Council's discussion, staff provided an alternative request (Option 2 and Ordinance I) that exempts the NH-1 Zone from the proposed height fix.

However, with the delay in the ordinance reading, Mr. Vandenberg informed staff that he expects to submit a building permit for their 3-story addition to their existing historic house before Third Reading of this ordinance so that he will likely not need the exemption for the NH-1 Zone like he originally thought. As such, staff strongly recommends again that Option 1 be approved by the Council because exempting all single-family homes and duplexes in the NH-1 Zone could lead to a proliferation of very tall and oversized homes in a large area of Jackson. Furthermore, staff generally recommends against adopting broad LDR amendments to accommodate a single landowner or development. This often leads to negative unintended consequences and the need for future amendments to fix the original amendment.

Another potential LDR change that could be made to address public comment would be to provide an LDR incentive to allow additional height and/or stories for properties with a Registered Historic Resource. This type of LDR amendment is beyond the scope of this Ordinance H but it could be brought back to the Council at a later date, perhaps as part of the LDR clean-up amendments. Staff seeks Council's direction on this matter.

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

Ordinance I

SUGGESTED MOTION

Option 1/Staff Recommendation: I move to approve Ordinance H on first reading.

Alternative Option 2: I move to approve Ordinance I 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)

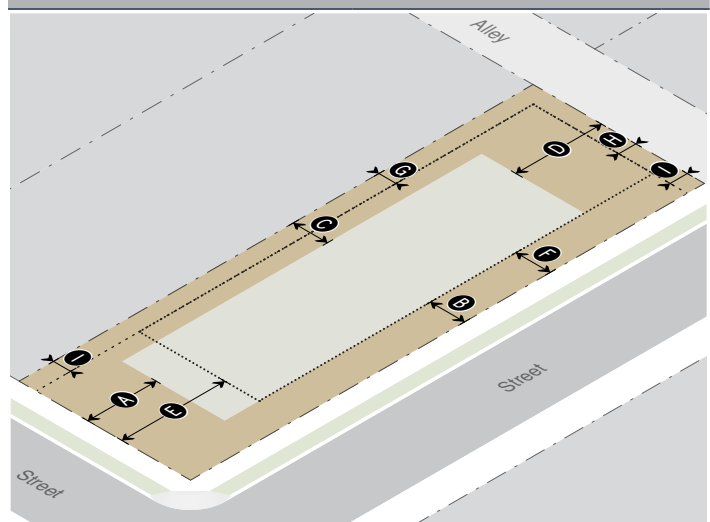
A. Intent

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

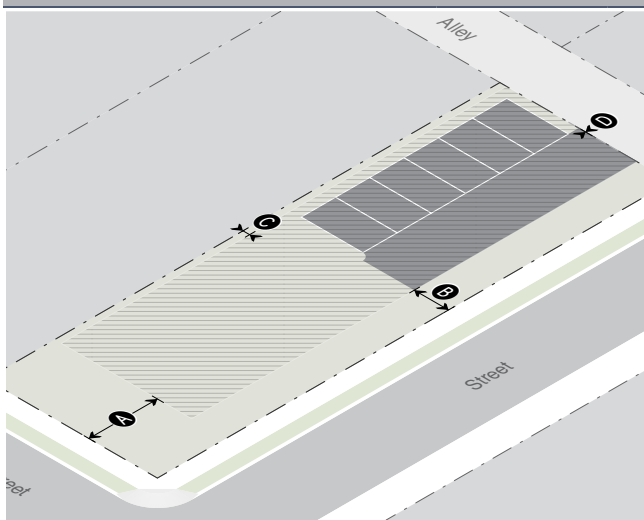
Site Development Setbacks

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**

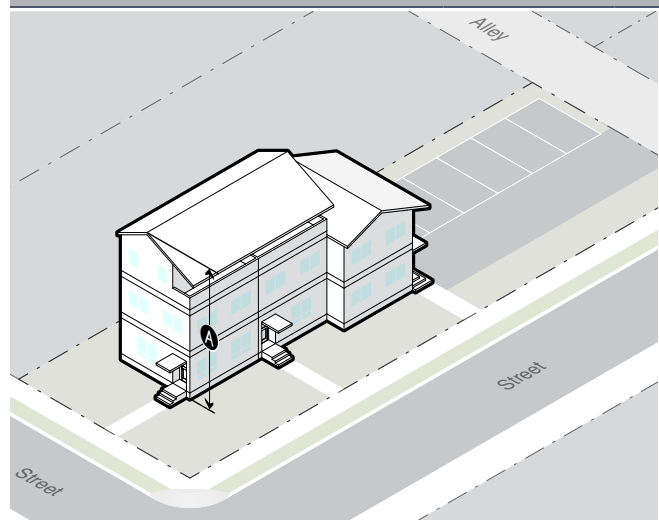
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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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)

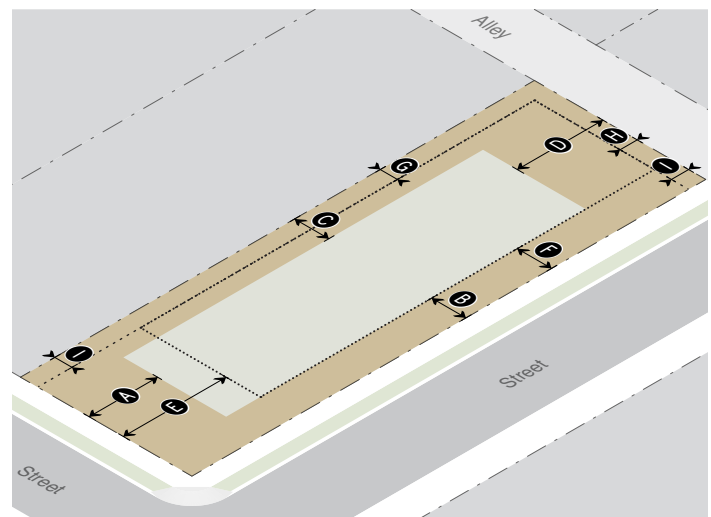
A. Intent

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.

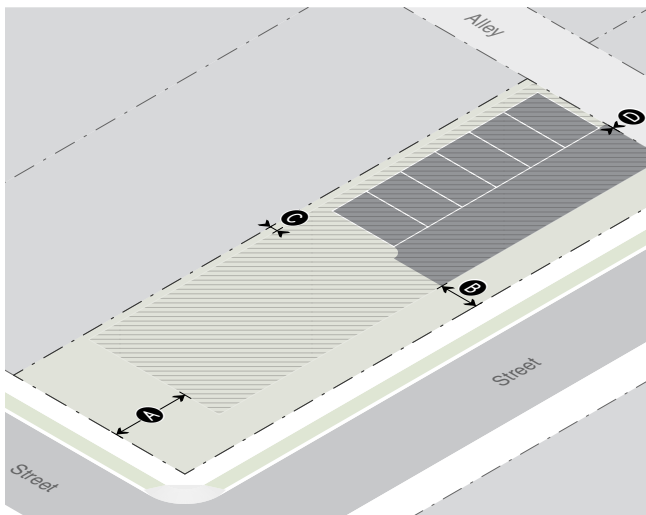
Primary/secondary street (min)	Same as primary building	
Side interior/rear (min)	5'	I

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

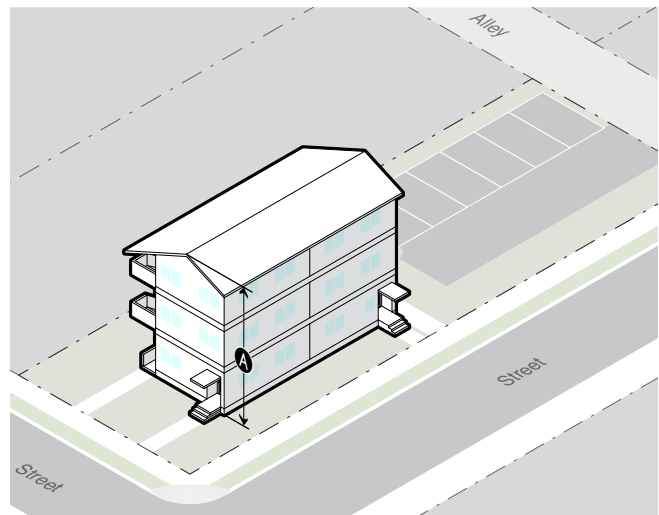
Driveway width in primary/secondary street setback (max)	20'
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Driveway Setbacks

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 $\leq 3/12$

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'

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 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 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

ORDINANCE I

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1216; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 2.2.8 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.

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. 1216; Section 2 of Town of Jackson Ordinance No. 1074 (part); and Section 2.2.8 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)

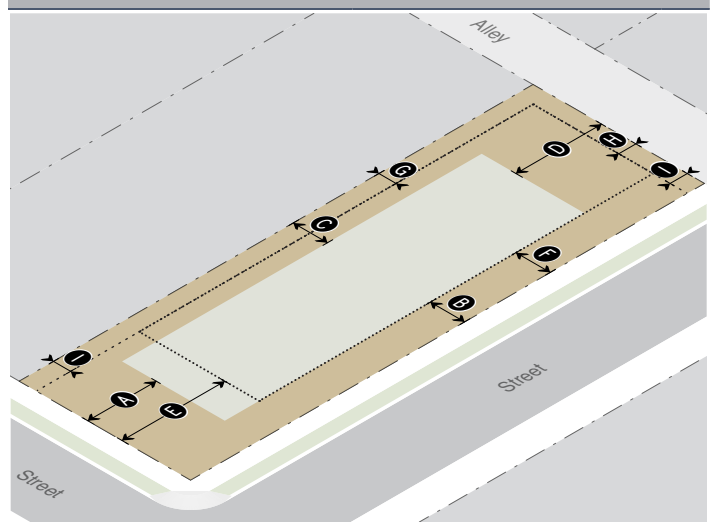
A. Intent

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

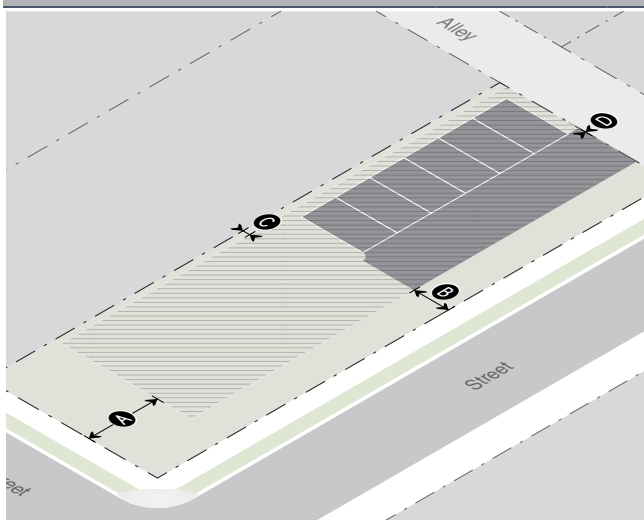
Site Development Setbacks

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**

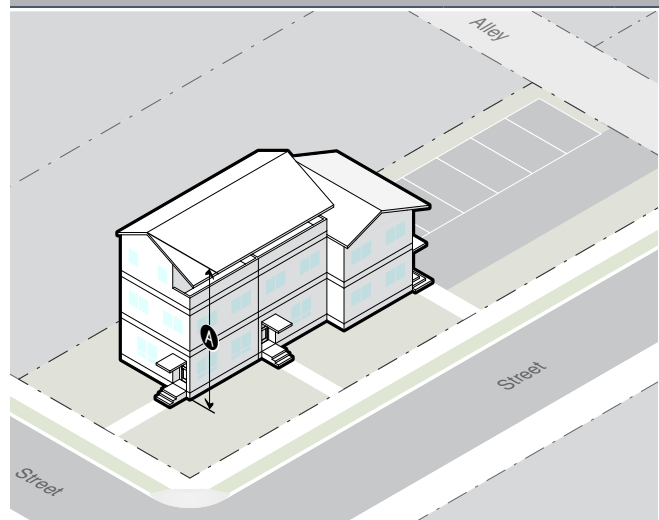
Primary street	Allowed
Secondary street	Allowed
Alley	Allowed
Curb-cut width (max)	20' per 100' of lot frontage or 40% of lot frontage, whichever is less

Driveway width in primary/secondary street setback (max)	20'
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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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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: April 11, 2022

RE: Town Manager's Report

Retail and Bar & Grill Liquor License Updated Process and Timeline

With the scheduling of the mid-year Council retreat facilitated by Heather Bergman on August 8, staff received approval from Mayor Levinson to change the special Town Council meetings to hear liquor applicant presentations and deliberation to August 15 from 9:00 – 12:00 and August 22 from 9:00 – 5:00 PM. Staff does not believe we will need all of the time on August 22 but we will not know for certain until the application period closes so we are asking Council to reserve that day. Staff's position is that with three licenses available that there will be multiple applications and therefore we will need both days and time slots to give the Council adequate time to hear presentations, deliberate, and act on the licenses.

The updated timeline is listed below and the August 15 and 22 special meetings have been added to the upcoming meeting schedule.

Date	Action
Wednesday, May 11, 2022 - Wednesday, May 18, 2022	Public Notice on Application Availability and Closing Date
Monday, May 16, 2022	Applications Made Available and Applications Accepted
Tuesday, June 21, 2022	Application Period Closes
Wednesday, June 22, 2022 - Wednesday, July 13, 2022	WLD and Town Review Submitted Applications
Wednesday, July 27, 2022 - Wednesday, August 3, 2022	Legal Publishing Occurs
Wednesday, August 10, 2022	Staff Report Posted for August 15 9:00 AM Special Meeting/Public Hearing
Monday, August 15, 2022	Special Meeting/Public Hearing 9:00 AM - 12:00 PM
Monday, August 22, 2022	Conclusion of Public Hearing and Action on Licenses 9:00 AM - 5:00 PM