

Regular Town Council Meeting

December 4, 2023

6:00 PM

Town Council Chambers

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

To join, click the link or copy to your browser: <https://us02web.zoom.us/j/82084706494?pwd=Q2Z0cTVoZXcxRWV0bWtpRGRjaUFuQT09>

If the link does not work, join at zoom.com with Webinar ID **820 8470 6494** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID **820 8470 6494** and Password: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Land Acknowledgement
- D. Announcements/Proclamations
 - 1. Active People, Healthy Nation Proclamation
 - 2. Introduction of Kara Hobby, Police Administrative Coordinator and Claire Lasez, Joint Associate Long Range Planner

III. PUBLIC COMMENT

This section is reserved for public comment about items not included in this agenda. Public comment is limited to 3 minutes. As a general practice, Council does not discuss, debate, or act on issues raised under public comment. Council may or may not discuss an issue raised under Public Comment later in the meeting during Matters from Mayor and Council at their discretion. If you would like to communicate with Council during the meeting about an item on the agenda, please wait until public comment has been called for that item. Public comment may also be submitted to Council at any time by emailing electedofficials@jacksonwy.gov.

IV. CONSENT CALENDAR

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

- A. Meeting Minutes
 - 1. November 13, 2023 Special Town Council Workshop
 - 2. November 13, 2023 Special Town Council Meeting
- B. Disbursements
- C. ARPA Grant Agreement - Water Supply Zone 3 Well Construction (Floren Poliseo)
- D. Procurement of Police Department All-Electric Motorcycle (Johnny Ziem)
- E. START Lease with Salt Lake Express (Bruce Abel)

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

- A. Community Development
 - 1. Letter to SLIB Regarding Housing Grant (Susan Scarlata)

Please note that at any point during the meeting, the 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.

B. Planning

1. LDR Text Amendment to Neighborhood High Density-1 Zone (P23-168) (Tyler Valentine) -
This item will be continued to 1/8.
2. Development Plan for Mixed Use Building at 655 and 665 S. Cache Street (P23-105)
(Katelyn Page)

VI. ORDINANCES

- A. Ordinance E: An Ordinance Amending Water and Sewer Rates (Third Reading, to be designated Ordinance 1358)
- B. Ordinance W: An Ordinance Amending the Official Zoning Map for Karns Meadow (P23-079)
(Third Reading, to be designated Ordinance 1359)
- C. Ordinances F-N: LDR Clean-up and Annual Update (P23-026) (First Reading)

VII. MATTERS FROM MAYOR AND COUNCIL

- A. Joint Funding Committee Update

VIII. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the 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.

Pledge of Allegiance

I pledge allegiance to the flag of the United States of America, and to the Republic for which it stands,
one Nation under God, indivisible, with liberty and justice for all.

Land Acknowledgement

We recognize that the land we are gathering on is the ancestral homeland of the Mountain Shoshone People who stewarded it for thousands of years and that many other tribes also lived upon and cared for this area including the Bannock, Blackfoot, Crow, Eastern Shoshone, Gros Ventre, Nez Perce, Northern Arapaho tribes, and others. With gratitude, we honor Indigenous Peoples, past and present. We also acknowledge the sovereignty of the Native nations closest to Jackson whose land was taken through broken treaties that resulted in the creation of the Wind River and Fort Hall Indian Reservations. We recognize this acknowledgement is simply a first step. The Town of Jackson is committed to continued and informed action to connect with indigenous people.

ACTIVE PEOPLE, HEALTHY NATION

WHEREAS, the Town of Jackson, WY is committed to supporting a thriving, vibrant, and healthier community for residents of all ages and abilities; and

WHEREAS, we recognize the importance of providing access to safe and convenient places to be physically active for people regardless of age, race, income, socio-economic status, disability status, and geographic location; and

WHEREAS, 1 in 2 adults live with a chronic disease and about half of this group have two or more chronic diseases; and

WHEREAS, only half of adults and one quarter of youth get the recommended amounts of aerobic physical activity they need to help reduce and prevent chronic diseases; and

WHEREAS, the Centers for Disease Control and Prevention (CDC) is leading Active People, Healthy NationSM, a national initiative to help 27 million Americans become more physically active by 2027; and

WHEREAS, the Town of Jackson, WY recognizes its ability to expand achievable, measurable, and sustainable efforts to increase physical activity across the community by supporting Active People, Healthy Nation strategies.

NOW, THEREFORE, I, Hailey Morton Levinson, Mayor of the Town of Jackson, and the Jackson Town Council recognize that physical activity is one of the best things adults, children, and families in Jackson, WY can do to improve their health. And in light of the foregoing considerations the Town of Jackson hereby commits to supporting Active People, Healthy Nation.

DATED THIS 4th DAY of DECEMBER 2023.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Clair Lazes
Joint Associate Long Range Planner

Claire Lazes is a graduate at the College of Charleston in South Carolina. She majored in Urban Studies with a focus in Policy. She spent time in São Paulo, Brazil studying public policy, housing rights, sustainability, and globalization inspiring a career in urban planning. After working as a regional planner in the heart of South Carolina, she made the move across the country for a life in the Tetons. She worked as a planner for Teton County, Idaho, later pursuing her interest in long term planning leading to her current position as Joint Associate Long Range Planner.

Kara Hobby
Administrative Coordinator – Jackson Police Department

Kara Hobby joins the Police Department as the part-time Administrative Coordinator. She has an extensive and diverse background in corporate retail. She worked for Nordstrom for over six years in various roles, including Item Analyst and Product Coordinator. Most recently, she was the Buying Office Assistant for the celebrity chef brands at The Home Shopping Network. In 2019, she moved to Jackson to be a stay-at-home mom to her three-year-old son and is now thrilled to be joining the Jackson Police.

NOVEMBER 13, 2023

JACKSON, WYOMING

The Jackson Town Council met in special 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: Mayor Pro Tempore Arne Jorgensen, Jonathan Schechter, Jim Rooks and Jessica Sell Chambers. Mayor Hailey Morton Levinson was absent.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Paul Anthony, Katelyn Page, Michelle Weber, Brian Schilling, Tanya Anderson, and Riley Taylor.

Required Bicycle Parking (P23-016). Katelyn Page, Brian Schilling, and Paul Anthony made staff comment. Council held discussion with staff. Tyler Sinclair made staff comment. There was no public comment. A motion was made by Jonathan Schechter and seconded by Jim Rooks to direct staff to prepare Ordinance X for LDR Text Amendment P23-016 as directed by Council regarding fees-in-lieu and based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated November 13, 2023, and present that ordinance for first reading at a date to be determined. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 2:45p.m. and reconvened at 2:50p.m.

Re-Evaluation of Large Building/2:1 Workforce Bonus (P23-180). Paul Anthony made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Mayor Pro Tempore Jorgensen and seconded by Jonathan Schechter to direct staff to review the same information with the Planning Commission and Design Review Committee and continue discussion of this item to a future Council workshop. Discussion continue. Mayor Pro Tempore Jorgensen withdrew his motion. Jonathan Schechter consented to the withdrawal.

A new motion was made by Jonathan Schechter and seconded by Jim Rooks to continue this item to a future Town Council workshop and direct staff to address the additional information requested by Council at the meeting, and direct staff to present the same information to the Planning Commission and Design Review Committee for input prior to future consideration by Council. Mayor Pro Tempore Jorgensen called for the vote. The vote showed 3-1 with Mayor Pro Tempore Jorgensen, Jonathan Schechter, and Jim Rooks in favor and Jessica Sell Chambers opposed. The motion carried.

Council Priorities and Upcoming Agendas. Council discussed parking. Jim Rooks added, and Jessica Sell Chambers seconded the addition, the topic of “all things parking” to the Potential Initiative (PI) list. Specifically, Councilman Rooks would like to begin work on Phases 3 and 4 of a previously established parking workplan.

Council discussed the budget. Jonathan Schechter added the topic of “long-term budget structure” to the Potential Initiative (PI) List.

Jessica Sell Chambers left the meeting at 4:49p.m.

Tyler Sinclair reviewed the rest of Council’s 2023 Work Plan and upcoming agendas. Council held discussion with staff.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 4:57 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Arne Jorgensen, Mayor Pro Tempore

Riley Taylor, Town Clerk

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

NOVEMBER 13, 2023

JACKSON, WYOMING

The Jackson Town Council met in special 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: Mayor Pro Tempore Arne Jorgensen, Jonathan Schechter, Jim Rooks, and Jessica Sell Chambers. Mayor Hailey Morton Levinson was absent.

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Johnny Ziem, Michelle Weber, Shawn Stevens, Paul Anthony, Tanya Anderson, Susan Scarlata, and Riley Taylor.

Council recited the Pledge of Allegiance and Land Acknowledgement. Mayor Pro Tempore Jorgensen proclaimed Lung Cancer Awareness Month and Small Business Saturday.

Public Comment. There was no public comment.

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

- A. **Meeting Minutes.** To approve meeting minutes from the November 6, 2023 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING \$96.00; ABEL, BRUCE \$434.45; ACE HARDWARE \$2,590.95; ADVANCED NETWORK MANAGEMENT, INC. \$18,158.44; AMAZON \$2,609.36; ANDERS GLASS AND TINT \$410.00; ANDERSON, TANYA \$1,159.43; ANTLER MOTEL, INC. \$4,050.00; APPLE INC \$108.00; ARCHITECTURAL BUILDING SUPPLY \$80.00; AT&T \$251.88; BATCH PLANT PARTNERS LLC \$14,975.00; BESTDRIVE IDAHO FALLS - \$4,060.19; BIG R RANCH & HOME \$275.93; BLUE SPRUCE CLEANERS, INC \$330.59; BRASHEAR, SEORIK \$350.00; BRIGGS, ERIC L \$680.45; BRISTOL, JAMES \$610.00; BURKHOLDER, SHAWN \$1,942.50; CARQUEST AUTO PARTS INC. \$52.04; CAST \$180.00; CENTURYLINK \$269.43; CONRAD & BISCHOFF INC. \$645.15; CONTROL SYSTEM TECHNOLOGY, INC. \$5,645.50; CONVERGEONE, INC \$132,975.20; DAY WIRELESS SYSTEMS \$2,328.00; DAY, JEAN \$450.00; DICK ANDERSON CONSTRUCTION \$853,825.69; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$240.00; E.R. OFFICE EXPRESS \$59.99; ENERGY LABORATORIES INC. \$479.00; ETNA TRADE PARK LLC \$4,062.00; EVANS, SARA \$300.00; FIRE SERVICES OF IDAHO \$613.00; GARONE, MILES \$350.00; GE SOFTWARE \$80.00; GILCREASE, STEVEN \$350.00; HIGH COUNTRY LINEN \$180.97; HOLDEN, SHAWN \$155.00; IDAHO CHILD SUPPORT RECEIPTING \$564.20; INTERNATIONAL CYBERNETICS COMPANY, LP \$8,750.00; JACKSON CURBSIDE INC. \$8.97; JACKSON HOLE HISTORICAL SOCIETY \$173,309.00; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$736.70; JACKSON PAINT AND GLASS, INC. \$700.50; JH20 WATER CONDITIONING & FILTRATION \$85.00; JONES SIMKINS \$8,300.00; JORGENSEN ASSOCIATES, PC \$42,071.45; KAMPAL, LLC \$100,000.00; KEARSLEY, KURT \$274.90; LACAL EQUIPMENT, INC \$1,269.00; LAYMAN, JAY \$1,000.00; LEGEND HYDROVACING, INC \$6,300.00; LEPCO \$1,874.96; LESNIEWSKI, JOSEPH \$350.00; LOWER VALLEY ENERGY INC \$35,614.04; MARKMAN, JASON \$1,995.00; MARTIN, BRENDAN \$350.00; MCCLURE, ANN \$83.35; MIKE'S WELDING INC \$290.50; MOBILITY FOREFRONT LLC \$35,000.00; MOFFAT, JACOB \$1,263.95; MOTOR COACH INDUSTRIES \$2,862,872.04; NAPA AUTO PARTS INC. \$487.44; NELSON ENGINEERING \$1,469.75; NEW WEST BUILDING COMPANY INC. \$17,000.00; NWADIANI, PATRICK \$939.86; ONTKO, BRYAN \$155.00; PELLETIER, CARL \$148.00; PIPESTONE EQUIPMENT \$983.93; PLATT \$41.49; POLISEO, FLOREN \$997.55; QUICK BROWN FOX LLC \$165.00; ROBINSON, ROXANNE DEVRIES \$130.00; RYAN, JOHN \$100.00; SCHECHTER, JONATHAN \$125.32; SCHWARTZ, ANDY \$4,167.00; SHERWIN-WILLIAMS CO. \$695.43; SILVERSTAR \$3,566.15; SNAKE RIVER ROASTING \$160.90; SOUTH FORK SUPPLY, LLC \$265,772.47; SPRING CREEK ANIMAL HOSPITAL \$83.19; SPSC POA - SOUTH PARK SERVICES CTR POA \$301.38; STANARD & ASSOCIATES, INC \$133.00; STONE, KIRK \$2,940.00; SUBURBAN PROPANE \$172.99; SUNRISE ENVIRONMENTAL \$2,323.15; SYMBOLARTS, LLC \$125.00; TETON MOTORS INC \$700.40; TETON TRASH REMOVAL, INC. \$103.00; THE CONNOR E FIELD TRUST \$2,575.00; THOMSON WEST \$920.94; TIMBERLINE CONCRETE \$32,894.00; TMSC LLC \$4,832.72; TREFONAS LAW, P.C. \$3,067.36; VALLEY OFFICE SYSTEMS \$99.03; VICTOR VILLAGE, LLC \$1,560.00; WHITE GLOVE CLEANING, INC. \$2,275.00; WILMA D SORSBY TRUST \$3,150.00; WILSON, JOHN \$2,200.00; WY CHILD SUPPORT ENFORCEMENT \$69.22; WYOMING FIRST AID & SAFETY \$131.76; WYOMING GARAGE DOOR, LLC \$5,408.00;

WYOMING LAW ENFORCEMENT \$70.00; WYOMING WATER DEVELOPMENT COMMISSION \$66,969.91; WYTRANS \$540.00; Y2 CONSULTANTS, LLC \$886.75; YELLOW IRON EXCAVATION, LLC \$80.00

- C. **October Municipal Court Report.** To accept the October Municipal Court Report into record.
- D. **Temporary Sign Permit for Soroptimist (P23-183).** To approve temporary banner application (P23-183) for Soroptimist of JH including the three conditions of approval recommended by the Planning Director in this staff report dated November 13, 2023.
- E. **Temporary Sign Permit for Winter Farmers Market (P23-184).** To approve temporary banner application (P23-184) for The Jackson Hole Farmer's Market including the three conditions of approval recommended by the Planning Director in this staff report dated November 13, 2023.
- F. **Temporary Sign Permit for JH Airport Shuttle (P23-186).** To approve temporary banner application (P23-186) for Jackson Hole Airport including the three conditions of approval recommended by the Planning Director in this staff report dated November 13, 2023.
- G. **Temporary Sign Permit for The Skating Club of JH (P23-177).** To approve temporary banner application (P23-177) for The Skating Club of JH including the three conditions of approval recommended by the Planning Director in this staff report dated November 13, 2023.

There was no public comment on the consent calendar. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Jackson Police Department LPR Policy. Council held discussion with staff. Lea Colasuonno made staff comment. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve the License Plate Reader Technology Policy as presented in the attachments to this staff report dated November 13, 2023. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

State Legislative Agenda and Approach. Susan Scarlata, Tyler Sinclair, and Andy Schwartz made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter to direct staff to draft a letter to send to our State Legislators requesting that they support bills about the Resolutions the Town of Jackson submitted to WAM, as well as the rest of the WAM resolutions. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve travel for Councilmembers to attend Wyoming's 68th Legislative Session beginning on February 12, 2024. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jim Rooks and seconded by Jonathan Schechter to direct staff to draft a letter to send to the SLIB regarding the Housing Department's grant application. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jim Rooks and seconded by Jonathan Schechter to approve travel for Councilmembers to travel to Cheyenne for the State Lands and Investments Board meeting on December 7, 2023. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jonathan Schechter and seconded by Jim Rooks to direct staff to draft a letter to send to the SLIB regarding the Kelly parcel with particular reference to the Town's support of the Park Service's position on the issue. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

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

**Ordinance Z: An Ordinance Repealing Noise from the Special Event Section in the
Municipal Code.**

AN ORDINANCE REPEALING SECTION 1 (PART) OF TOWN OF JACKSON ORDINANCE NO. 1011 AND JACKSON MUNICIPAL CODE SECTION 12.28.050.H; SECTION 1 (PART) OF TOWN OF JACKSON ORDINANCE NO. 1112 AND JACKSON MUNICIPAL CODE SECTION 12.28.050.H REGARDING SPECIAL EVENT NOISE 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. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve Ordinance Z on third reading and designate it Ordinance 1353. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance A: An Ordinance Adding a Bias Crime Provision to the Municipal Code.

AN ORDINANCE ESTABLISHING CHAPTER 9.27 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING BIAS CRIME; 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:

**Ordinance B: An Ordinance Amending Discrimination in Housing and Public
Accommodations.**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1200, 1317 § 1(Exh. A); AND SECTIONS 9.26.010, 9.26.020, 9.26.030, 9.26.050, 9.26.060, 9.26.070, 9.26.080, 9.26.090, AND 9.26.120 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING NON-DISCRIMINATION 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:

**Ordinance C: An Ordinance Regarding Penalties for Assault, Battery, and Unlawful
Contact.**

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 162, 1105, 1317 § 1(Exh. A); SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 162; AND SECTIONS 9.16.010, 9.16.020, AND 9.16.025 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING PENALTIES FOR VIOLATIONS OF CHAPTER 9.16 ASSAULT, BATTERY, AND UNLAWFUL CONTACT OR TOUCHING; 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. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve Ordinances A, B, and C on third reading and designate them Ordinances 1354, 1355, and 1356, respectively. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

**Ordinance D: An Ordinance Regarding Penalties for Short-Term Rental Provisions from the
Municipal Code.**

AN ORDINANCE REPEALING SECTION 1 OF ORDINANCE NO. 1092 AND JACKSON MUNICIPAL CODE SECTIONS 5.60.010 THROUGH 5.60.050, 5.60.080, AND 5.60.100; SECTION 1 OF ORDINANCE NO. 1113 AND JACKSON MUNICIPAL CODE SECTIONS 5.60.020 AND 5.60.030; SECTION 1 OF ORDINANCE NO. 1179 AND JACKSON MUNICIPAL CODE SECTIONS 5.60.010 THROUGH 5.60.050, 5.60.080, AND 5.60.100; AND SECTION 1 OF ORDINANCE NO. 1281 (PART); AND JACKSON MUNICIPAL CODE SECTIONS 5.60.010 THROUGH 5.60.050, 5.60.080, AND 5.60.100 REGARDING RESIDENTIAL SHORT-TERM RENTAL PERMITS AND PROVIDING FOR AN EFFECTIVE DATE.

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

A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to approve Ordinance D on third reading and designate it Ordinance 1357. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance E: An Ordinance Amending Water and Sewer Rates.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, AND 232; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 745, 743, 677, 270, 259 (PART), 122, AND 97A; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 6 OF TOWN OF JACKSON ORDINANCE NO. 558; SECTION 7 OF TOWN OF JACKSON ORDINANCE NO. 677; SECTION 18 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 20 OF TOWN OF JACKSON ORDINANCE NO. 289; SECTION 30 OF TOWN OF JACKSON ORDINANCE NO. 97; AND SECTIONS 13.04.050, 13.04.300, 13.08.013, 13.08.020, AND 13.08.070 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING WATER AND WASTEWATER RATES, FEES, AND COSTS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSIONS DULY ASSEMBLED THAT:

A motion was made by Jonathan Schechter and seconded by Jim Rooks to approve Ordinance E on second reading. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Town Manager’s Report. Tyler Sinclair did not have any additional comments. The Town Manager’s report contained updates on the Town’s new childcare facility and the Personnel/Town Clerk Department’s move into the GLS building. A motion was made by Schechter and seconded by Rooks to approve the Town Manager’s Report. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Schechter and seconded by Sell to adjourn. Mayor Pro Tempore Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:08 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Arne Jorgensen, Mayor Pro Tempore

Riley Taylor, Town Clerk

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	842122023	PAYROLL DEDUCTIONS	11/01/2023	96.00	96.00	11/22/2023
Total 328:					96.00	96.00	
51	ACE HARDWARE	841438	EXTEN CORD AND SUPPLIES	09/19/2023	57.94	.00	
51	ACE HARDWARE	844820	SUPPLIES	10/18/2023	62.95	.00	
51	ACE HARDWARE	844878	BAND DAW	10/19/2023	429.98	.00	
51	ACE HARDWARE	844881	SUPPLIES	10/19/2023	96.36	.00	
51	ACE HARDWARE	845401	PUTTY KNIFE	10/24/2023	122.98	.00	
51	ACE HARDWARE	845527	SUPPLIES	10/24/2023	63.96	.00	
51	ACE HARDWARE	845551	BATTERIES	10/25/2023	439.86	.00	
51	ACE HARDWARE	845609	SUPPLIES	10/25/2023	115.95	.00	
51	ACE HARDWARE	845813	PEX PIPE	10/26/2023	25.47	.00	
51	ACE HARDWARE	845902	PEX PIPE	10/27/2023	56.45	.00	
51	ACE HARDWARE	845905	DRYER VENT	10/27/2023	36.48	.00	
51	ACE HARDWARE	845911	STORAGE BOXES	10/27/2023	110.94	.00	
51	ACE HARDWARE	845931	CREDIT	10/27/2023	6.49	.00	
51	ACE HARDWARE	845958	SUPPLIES	10/27/2023	5.85	.00	
51	ACE HARDWARE	846159	DRILL BIT	10/30/2023	19.99	.00	
51	ACE HARDWARE	846162	SUPPLIES	10/30/2023	6.49	.00	
51	ACE HARDWARE	846163	SAW BLADE	10/30/2023	16.99	.00	
51	ACE HARDWARE	846164	DUCT TAPE	10/30/2023	32.47	.00	
51	ACE HARDWARE	846231	PROPANE	10/30/2023	59.98	.00	
51	ACE HARDWARE	846333	SUPPLIES	10/31/2023	18.46	.00	
51	ACE HARDWARE	846382	SUPPLIES	10/31/2023	104.38	.00	
51	ACE HARDWARE	846449	BATTERIES	10/31/2023	112.91	.00	
51	ACE HARDWARE	846451	BATTERIES	10/31/2023	16.99	.00	
51	ACE HARDWARE	846470	SPRAY PAINT	10/31/2023	67.96	.00	
51	ACE HARDWARE	846528	SUPPLIES	11/01/2023	18.97	.00	
51	ACE HARDWARE	846590	DOOR KNOBS	11/01/2023	112.95	.00	
51	ACE HARDWARE	846652	WALLPLATES	11/01/2023	15.52	.00	
51	ACE HARDWARE	846706	SPACE HEATER	11/02/2023	59.99	.00	
51	ACE HARDWARE	846785	CLEANING SUPPLIES	11/02/2023	20.66	.00	
51	ACE HARDWARE	846809	EXT CORD	11/03/2023	299.96	.00	
51	ACE HARDWARE	846837	SUPPLIES	11/03/2023	32.46	.00	
51	ACE HARDWARE	846844	TAPE	11/03/2023	19.98	.00	
51	ACE HARDWARE	846905	MOULDING	11/03/2023	66.43	.00	
51	ACE HARDWARE	846962	BOLTS	11/04/2023	25.04	.00	
51	ACE HARDWARE	846988	SUPPLIES	11/05/2023	61.63	.00	
51	ACE HARDWARE	846992	TOOLS	11/05/2023	80.57	.00	
51	ACE HARDWARE	847013	CAULK	11/05/2023	31.57	.00	
51	ACE HARDWARE	847024	SUPPLIES	11/05/2023	89.21	.00	
51	ACE HARDWARE	847128	SUPPLIES	11/06/2023	72.95	.00	
51	ACE HARDWARE	847159	BOLTS	11/06/2023	6.28	.00	
51	ACE HARDWARE	847163	DOOR KNOBS	11/06/2023	143.90	.00	
51	ACE HARDWARE	847300	PAD FELT	11/07/2023	8.99	.00	
51	ACE HARDWARE	847301	SUPPLIES	11/07/2023	2.80	.00	
51	ACE HARDWARE	847463	SPRAY PAINT	11/08/2023	26.97	.00	
51	ACE HARDWARE	847493	TORX SET	11/09/2023	39.88	.00	
51	ACE HARDWARE	847502	SNOW SHOVEL	11/09/2023	186.92	.00	
51	ACE HARDWARE	847622	BIT SET	11/09/2023	21.99	.00	
51	ACE HARDWARE	847631	MEGAHOOK	11/09/2023	9.99	.00	
51	ACE HARDWARE	847699	CLEANER	11/10/2023	16.99	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51	ACE HARDWARE	847918	WEATHERSTRIP AND PAINT SU	11/13/2023	48.95	.00	
51	ACE HARDWARE	847949	HEATER	11/13/2023	39.99	.00	
51	ACE HARDWARE	848091	TEFLON TAPE	11/14/2023	4.78	.00	
51	ACE HARDWARE	848144	RESTROOM DECAL	11/14/2023	5.98	.00	
51	ACE HARDWARE	848204	PAINT	11/14/2023	15.98	.00	
51	ACE HARDWARE	848347	STUD FINDER	11/15/2023	29.99	.00	
51	ACE HARDWARE	848348	SUPPLIES	11/15/2023	35.76	.00	
51	ACE HARDWARE	848360	BROOM	11/15/2023	13.98	.00	
51	ACE HARDWARE	848425	BOLTS	11/16/2023	6.72	.00	
51	ACE HARDWARE	848479	LADDER	11/16/2023	469.99	.00	
Total 51:					4,220.02	.00	
7091	ADVANCED LINING LLC	INVAL3293	INSTALL NEW LINERS	11/07/2023	21,848.00	.00	
Total 7091:					21,848.00	.00	
6861	ADVANCED NETWORK MANAG	BD0060063	VMWARE SUBSCRIPTION	11/10/2023	4,878.53	.00	
6861	ADVANCED NETWORK MANAG	BD0060177	HP J9150D	11/15/2023	1,803.52	.00	
6861	ADVANCED NETWORK MANAG	BD0060496	MODULE	11/23/2023	2,841.20	.00	
Total 6861:					9,523.25	.00	
2269	AFLAC	073227	ACCOUNT #y9599	11/25/2023	2,399.87	2,399.87	11/22/2023
Total 2269:					2,399.87	2,399.87	
6900	ALDER ENVIRONMENTAL LLC	4202	CORE FACILITY	11/15/2023	21,950.75	.00	
Total 6900:					21,950.75	.00	
6524	ALPHAGRAPHS	IX-349644	BUS SIGNAGE	11/10/2023	476.30	.00	
6524	ALPHAGRAPHS	JX-345387	BROCHURES	11/01/2023	229.53	.00	
6524	ALPHAGRAPHS	JX-348966	BUS SIGNAGE	11/08/2023	491.31	.00	
Total 6524:					1,197.14	.00	
3213	ALTA PLANNING & DESIGN	304.002023.20	INTERSECTION ANALYSIS	10/10/2023	3,745.00	.00	
Total 3213:					3,745.00	.00	
5726	AMAZON	16M6-K7C7-1F	GRABBER TOOL	11/08/2023	34.78	.00	
5726	AMAZON	17MR-CHM6-K	CRAFT SUPPLIES	11/12/2023	6.99	.00	
5726	AMAZON	1F4F-41JC-R6	ADAPTERS	11/13/2023	149.97	.00	
5726	AMAZON	1FC3-9QL1-M	USB CORD	11/06/2023	54.95	.00	
5726	AMAZON	1FP6-L7F6-6N	OFFICE SUPPLIES	11/03/2023	534.45	.00	
5726	AMAZON	1JR9-XDF3-6C	GRABBER TOOL	11/08/2023	34.99	.00	
5726	AMAZON	1KQM-J6YG-Q	PIPE CLEANERS	11/13/2023	73.45	.00	
5726	AMAZON	1KXG-1MTC-V	HARD CASE	11/26/2023	325.96	.00	
5726	AMAZON	1LRQ-973F-D	FILE FOLDER ORGANIZERS	11/04/2023	282.00	.00	
5726	AMAZON	1N7L-7L7Y-1G	MOBILE HOT SPOT	11/26/2023	138.96	.00	
5726	AMAZON	1NPL-T4PH-K4	CLIPBOARDS	11/05/2023	59.98	.00	
5726	AMAZON	1NYR-FVY6-9J	SWEeper	11/04/2023	46.79	.00	
5726	AMAZON	1PHW-HMR-17	SOLAR GENERATOR	11/09/2023	6,747.59	.00	
5726	AMAZON	1PHW-HMRW-	SNOW SHOVELS	11/12/2023	170.49	.00	
5726	AMAZON	1PPC-HCFV-3	SHOE SHINE	11/02/2023	129.73	.00	
5726	AMAZON	1PWD-HH1N-	FLASH DRIVES	11/11/2023	79.98	.00	
5726	AMAZON	1TNJ-DDMP-D	MONEY BAGS	11/17/2023	32.37	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5726	AMAZON	1V9K-LQXQ-F	HOT SPOT	11/21/2023	999.99	.00	
Total 5726:					9,903.42	.00	
4389	APPLE INC	MA39853734	MBP14	11/09/2023	4,845.00	.00	
4389	APPLE INC	MA40280472	MBP 14	11/10/2023	4,832.00	.00	
Total 4389:					9,677.00	.00	
3487	ARCHITECTURAL BUILDING SU	71512010	AUTO OPENERS	11/08/2023	10,945.72	.00	
3487	ARCHITECTURAL BUILDING SU	71512052	TOWN HALL DOORS	11/08/2023	3,687.96	.00	
3487	ARCHITECTURAL BUILDING SU	71513303	SNOW KING CAFE DOOR LOCK	11/20/2023	75.00	.00	
Total 3487:					14,708.68	.00	
7027	ARISTORENAS, MARIA	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7027:					450.00	.00	
1783	AT&T	287259163099	charges for account 28725916309	11/16/2023	1,093.13	.00	
Total 1783:					1,093.13	.00	
7363	AVILA, BRAULIO ORTEGA	111623	RELEASE B OND 23-11-0128 AN	11/16/2023	1,000.00	.00	
Total 7363:					1,000.00	.00	
7028	BADILLO, MARCELA	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7028:					450.00	.00	
7346	BATCH PLANT PARTNERS LLC	110723	final plat bond P21-149	11/07/2023	3,125.00	3,125.00	11/08/2023
Total 7346:					3,125.00	3,125.00	
7033	BERGMAN, PIERRE	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7033:					450.00	.00	
4920	BEST BEST & KRIEGER	980109	51148.00001 FRANCHISE RENE	11/10/2023	112.50	.00	
4920	BEST BEST & KRIEGER	980110	MATTER 51148.00003 SILVERST	11/10/2023	1,308.50	.00	
Total 4920:					1,421.00	.00	
6583	BESTDRIVE IDAHO FALLS	29004989	HYBRID	11/06/2023	9,055.84	.00	
Total 6583:					9,055.84	.00	
4774	BIG R RANCH & HOME	1642546	WINTER UNIFORM	10/25/2023	289.98	.00	
4774	BIG R RANCH & HOME	1645605	UNIFORM COAT	11/13/2023	158.98	.00	
Total 4774:					448.96	.00	
3500	BISON LUMBER	2310-825688	1X4 MDF	10/24/2023	108.16	.00	
3500	BISON LUMBER	2311-827611	QUARTER ROUND	11/09/2023	32.60	.00	
Total 3500:					140.76	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1560	BLUE SPRUCE CLEANERS,INC	112223	SAM JEWISON LAUNDRY	11/22/2023	142.10	.00	
	Total 1560:				142.10	.00	
4634	BREAKFAST ROTARY OF JH	2552	QUARTERLY DUES WEBER	10/01/2023	175.00	.00	
	Total 4634:				175.00	.00	
6727	BRIGGS, ERIC L	25409	TOOL	11/09/2023	114.00	.00	
	Total 6727:				114.00	.00	
7334	BROWN, NATHAN	111623	RELEASE BOND E23-0296 975	11/16/2023	5,000.00	.00	
	Total 7334:				5,000.00	.00	
4925	CARAHSOFT TECHNOLOGY CO	37143299INV	UFED CLOUD	11/21/2023	10,900.00	.00	
	Total 4925:				10,900.00	.00	
6051	CARPETS PLUS COLORTILE	8147	STAIR TREADS	09/05/2023	11,762.50	.00	
	Total 6051:				11,762.50	.00	
5	CARQUEST AUTO PARTS INC.	6090-633608	EMERY CLOTH	11/07/2023	11.74	.00	
5	CARQUEST AUTO PARTS INC.	6090-633916	BRAKE PADS	11/09/2023	333.20	.00	
	Total 5:				344.94	.00	
102	CASELLE INC.	128373	CONTRACT SUPPORT	11/01/2023	1,867.00	.00	
	Total 102:				1,867.00	.00	
544	CENTURYLINK	307-111-5050 1	307-111-5050 246m	11/07/2023	2,178.37	.00	
544	CENTURYLINK	307-733-3106 1	307-733-3106 742B	11/13/2023	48.71	.00	
	Total 544:				2,227.08	.00	
6257	CERTIFIED LABORATORIES	8451508	PREMALUBE	11/02/2023	2,275.35	.00	
6257	CERTIFIED LABORATORIES	8451924	PREMALUBE	11/02/2023	457.90	.00	
	Total 6257:				2,733.25	.00	
5967	CITY OF DRIGGS	BBSTART2023	BUS BARN RENT	11/01/2023	1,852.06	.00	
	Total 5967:				1,852.06	.00	
4943	CODE STUDIO	4053	CODIFICATION PROJECT	11/13/2023	3,201.90	.00	
	Total 4943:				3,201.90	.00	
69	COMMUNITY ENTRY SERVICES	100623	2ND QUARTER PAYMENT	10/06/2023	45,000.00	.00	
	Total 69:				45,000.00	.00	
514	CONRAD & BISCHOFF INC.	IN-769414-23	DIESEL	11/03/2023	22,413.25	.00	
514	CONRAD & BISCHOFF INC.	IN-769415-23	FUEL	11/03/2023	14,194.38	.00	
514	CONRAD & BISCHOFF INC.	IN-772338-23	DEF BULK	11/08/2023	515.79	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
514	CONRAD & BISCHOFF INC.	IN-779380-23	HD NF	11/01/2023	1,276.32	.00	
Total 514:					38,399.74	.00	
4887	CONTROL SYSTEM TECHNOLO	10930	WATER SCADA	09/11/2023	667.50	.00	
4887	CONTROL SYSTEM TECHNOLO	10998	WATER SCADA	11/15/2023	300.00	.00	
Total 4887:					967.50	.00	
1691	CORE & MAIN LP	T816762	BOLT KIT	11/07/2023	5.68	.00	
1691	CORE & MAIN LP	T840394	SEWER SADDLE	10/31/2023	346.00	.00	
Total 1691:					351.68	.00	
7362	CORONTZES, ARTHUR	111623	RELEASE BOND 795 SNOW KIN	11/16/2023	1,000.00	.00	
Total 7362:					1,000.00	.00	
6805	CROWLEY FLECK PLLP	1019852	LEGAL SERVICES	11/16/2023	650.00	.00	
Total 6805:					650.00	.00	
7111	DAWSON INFRASTRUCTURE S	INV212876	HOOD FRONT FLAP	08/04/2023	394.60	.00	
7111	DAWSON INFRASTRUCTURE S	INV213158	RUBBER HOPPER	11/02/2023	119.89	.00	
7111	DAWSON INFRASTRUCTURE S	INV213229	RUBBER HOPPER SEAL	11/17/2023	119.85	.00	
Total 7111:					634.34	.00	
7030	DAY, JEAN	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7030:					450.00	.00	
4918	DEAN'S PEST CONTROL LLC	84194	PEST CONTROL	10/05/2023	150.00	.00	
4918	DEAN'S PEST CONTROL LLC	84687	RODENT CONTROL	10/09/2023	325.00	.00	
4918	DEAN'S PEST CONTROL LLC	85264	RODENT CONTROL	10/24/2023	100.00	.00	
4918	DEAN'S PEST CONTROL LLC	85614	RODENT CONTROL	10/31/2023	55.00	.00	
4918	DEAN'S PEST CONTROL LLC	85647	RODENT CONTROL	10/26/2023	100.00	.00	
Total 4918:					730.00	.00	
708	DELTA DENTAL PLAN OF WYOM	110123	ADMIN FEE	11/01/2023	650.00	650.00	11/21/2023
708	DELTA DENTAL PLAN OF WYOM	110123	OCTOBER CLAIMS	11/01/2023	8,821.20	8,821.20	11/21/2023
Total 708:					9,471.20	9,471.20	
7037	DICK ANDERSON CONSTRUCTI	111723	FUEL ISLAND	11/17/2023	99,141.13	.00	
7037	DICK ANDERSON CONSTRUCTI	111723	START OFFICE	11/17/2023	35,476.19	.00	
7037	DICK ANDERSON CONSTRUCTI	111723	CORE SERVICES	11/17/2023	1,124,176.35	.00	
Total 7037:					1,258,793.67	.00	
7372	DIRECT AUTOMOTIVE DIST	06HG5101	ICE MELT	11/01/2023	99.13	.00	
Total 7372:					99.13	.00	
6883	DIVISION OF CHILD SUPPORT	111623	DCSE Case #0005405448	11/16/2023	509.23	509.23	11/16/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6883:					509.23	509.23	
3408	E.R. OFFICE EXPRESS	21510	WRITING PADS	09/19/2023	107.35	.00	
3408	E.R. OFFICE EXPRESS	21683	Office Supplies	11/02/2023	631.18	.00	
3408	E.R. OFFICE EXPRESS	21708	PENS	11/07/2023	23.74	.00	
3408	E.R. OFFICE EXPRESS	21717	INK PAD	11/07/2023	54.75	.00	
3408	E.R. OFFICE EXPRESS	21725	FOLDERS	11/10/2023	92.70	.00	
3408	E.R. OFFICE EXPRESS	21763	OFFICE SUPPLIES	11/17/2023	101.97	.00	
3408	E.R. OFFICE EXPRESS	21781	MARKERS	11/21/2023	29.55	.00	
Total 3408:					1,041.24	.00	
1134	ENERGY LABORATORIES INC.	592554	PERMIT RENEWAL	11/02/2023	158.00	.00	
1134	ENERGY LABORATORIES INC.	592888	INFLUENT AND EFFLUENT	11/07/2023	203.00	.00	
1134	ENERGY LABORATORIES INC.	592889	ANALYSIS PARAMETER	11/07/2023	177.00	.00	
1134	ENERGY LABORATORIES INC.	593781	INFLUENT AND EFFLUENT	11/09/2023	479.00	.00	
1134	ENERGY LABORATORIES INC.	593944	ANALYSIS PARAMETER	11/10/2023	158.00	.00	
1134	ENERGY LABORATORIES INC.	596477	INFLUENT AND EFFLUENT	11/21/2023	479.00	.00	
Total 1134:					1,654.00	.00	
6753	ESRI, INC	94594703	ARC GIS	11/01/2023	9,097.30	.00	
Total 6753:					9,097.30	.00	
81	EVANS CONSTRUCTION INC	8513	SAND	11/06/2023	22,500.00	.00	
Total 81:					22,500.00	.00	
3885	EVIDENT	234880B	TESTS	10/31/2023	194.00	.00	
Total 3885:					194.00	.00	
7168	FALL RIVER RURAL ELECTIC	51773001 1123	ELECTRIC CHATHAM LOOP	11/20/2023	74.41	.00	
Total 7168:					74.41	.00	
4294	FIRE SERVICES OF IDAHO	12534675	ANNUAL INSPECTION	10/30/2023	325.00	.00	
4294	FIRE SERVICES OF IDAHO	12534675	ANNUAL INSPECTION	10/30/2023	325.00	.00	
4294	FIRE SERVICES OF IDAHO	12536526	SEMI ANNUAL MAINTENANCE	11/14/2023	2,545.00	.00	
Total 4294:					3,195.00	.00	
7340	FLORES, JUANITA	111323	TRANSLATION SERVICES	11/13/2023	160.00	.00	
Total 7340:					160.00	.00	
6779	FOSTER, KYLE	112023	DUTY BOOTS	11/20/2023	100.00	.00	
Total 6779:					100.00	.00	
668	FREEDOM MAILING SERVICE I	46546	UTILITY BILLING	11/06/2023	907.73	.00	
668	FREEDOM MAILING SERVICE I	46546	UTILITY BILLING	11/06/2023	907.74	.00	
668	FREEDOM MAILING SERVICE I	46546	INSERT	11/06/2023	45.74	.00	
668	FREEDOM MAILING SERVICE I	46557	BUSINESS LICENSE	11/07/2023	1,689.66	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 668:					3,550.87	.00	
7034	FRITTS, JASON	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7034:					450.00	.00	
7287	GARCIA, ISRAEL	0010	TRANSLATION SERVICES	11/09/2023	120.00	.00	
Total 7287:					120.00	.00	
6126	GARMIN USA	DL33007788	MONTHLY SERVICES	11/27/2023	64.95	.00	
Total 6126:					64.95	.00	
4212	GILLIG LLC	4107764	OIL PRESSURE GUAGE	11/13/2023	170.22	.00	
4212	GILLIG LLC	41101462	IGNITION UNIT	10/26/2023	144.52	.00	
4212	GILLIG LLC	41104097	OIL PRESSURE GUAGE	11/02/2023	255.27	.00	
4212	GILLIG LLC	41105708	DETECTOR	11/07/2023	240.14	.00	
4212	GILLIG LLC	41105709	BOLTS AND WASHERS	11/07/2023	521.28	.00	
4212	GILLIG LLC	41105710	VALVE KIT	11/07/2023	63.00	.00	
4212	GILLIG LLC	41105711	HARNESS	11/07/2023	448.80	.00	
4212	GILLIG LLC	41106204	WINSHIELD	11/08/2023	2,792.04	.00	
4212	GILLIG LLC	41106205	BLADE	11/08/2023	258.00	.00	
4212	GILLIG LLC	41107763	OIL PRESSURE GUAGE	11/13/2023	170.22	.00	
4212	GILLIG LLC	41107765	OIL PRESSURE GUAGE	11/13/2023	255.33	.00	
4212	GILLIG LLC	41108916	AIR FILTER	11/15/2023	1,067.20	.00	
Total 4212:					6,386.02	.00	
4988	HD FOWLER COMPANY	I6563111	WATER PARTS	11/06/2023	376.74	.00	
Total 4988:					376.74	.00	
7031	HERNANDEZ, BRANDON	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7031:					450.00	.00	
96	HIGH COUNTRY LINEN	0406685	SEWER	10/19/2023	14.68	.00	
96	HIGH COUNTRY LINEN	0406685	ADMIN	10/19/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0406685	FLEET	10/19/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0406685	ADMIN	10/19/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0406685	STREET	10/19/2023	31.29	.00	
96	HIGH COUNTRY LINEN	0406685	WATER	10/19/2023	19.38	.00	
96	HIGH COUNTRY LINEN	0406685	BUILD MAINT	10/19/2023	164.32	.00	
96	HIGH COUNTRY LINEN	0406685	WWTP	10/19/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0406685	SHOP SUPPLIES	10/19/2023	6.85	.00	
96	HIGH COUNTRY LINEN	0406685	FACILTY	10/19/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0408271	MATS @ 145 E PEARL	10/30/2023	17.75	.00	
96	HIGH COUNTRY LINEN	0408584	MATS @ WWTP	11/01/2023	71.90	.00	
96	HIGH COUNTRY LINEN	0408770	BUILD MAINT	11/02/2023	15.81	.00	
96	HIGH COUNTRY LINEN	0408770	WWTP	11/02/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0408770	FLEET	11/02/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0408770	ADMIN	11/02/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0408770	STREET	11/02/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0408770	ADMIN	11/02/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0408770	SHOP SUPPLIES	11/02/2023	18.85	.00	
96	HIGH COUNTRY LINEN	0408770	FACILTY	11/02/2023	13.30	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0408770	SEWER	11/02/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0408770	WATER	11/02/2023	28.41	.00	
96	HIGH COUNTRY LINEN	0409446	MATS @ TOWN HALL	11/07/2023	264.04	.00	
96	HIGH COUNTRY LINEN	0409623	MATS @ START	11/08/2023	230.13	.00	
96	HIGH COUNTRY LINEN	0410154	MATS @ 145 E PEARL	11/13/2023	17.75	.00	
96	HIGH COUNTRY LINEN	0410157	MATS @ HOME RANCH	11/13/2023	54.56	.00	
96	HIGH COUNTRY LINEN	0411103	TOWELS @ START	11/20/2023	98.32	.00	
96	HIGH COUNTRY LINEN	407786	ADMIN	10/26/2023	3.33	.00	
96	HIGH COUNTRY LINEN	407786	SHOP SUPPLIES	10/26/2023	6.85	.00	
96	HIGH COUNTRY LINEN	407786	FACILTY	10/26/2023	13.30	.00	
96	HIGH COUNTRY LINEN	407786	WATER	10/26/2023	28.41	.00	
96	HIGH COUNTRY LINEN	407786	BUILD MAINT	10/26/2023	13.95	.00	
96	HIGH COUNTRY LINEN	407786	WWTP	10/26/2023	13.30	.00	
96	HIGH COUNTRY LINEN	407786	SEWER	10/26/2023	14.67	.00	
96	HIGH COUNTRY LINEN	407786	ADMIN	10/26/2023	3.32	.00	
96	HIGH COUNTRY LINEN	407786	STREET	10/26/2023	27.97	.00	
96	HIGH COUNTRY LINEN	407786	FLEET	10/26/2023	30.79	.00	
96	HIGH COUNTRY LINEN	S0406399	TOWELS AND LINERS	10/17/2023	44.41	.00	
96	HIGH COUNTRY LINEN	S0406581	TOWELS AND LINERS	10/18/2023	116.91	.00	
96	HIGH COUNTRY LINEN	S0407066	NAPKINS AND TABLE CLOTHES	10/25/2023	219.00	.00	
96	HIGH COUNTRY LINEN	S0409325	TOWELS AND TP	11/06/2023	51.95	.00	
96	HIGH COUNTRY LINEN	S0410611	BLEACH AND CLEANING SUPP	11/15/2023	159.12	.00	
96	HIGH COUNTRY LINEN	S0410864	LINERS	11/16/2023	33.37-	.00	
Total 96:					1,945.32	.00	
4736	IDAHO CHILD SUPPORT RECEI	111623	case#426985	11/16/2023	564.20	564.20	11/16/2023
Total 4736:					564.20	564.20	
36	IDAHO STATE TAX COMMISSIO	112123	NOVEMBER WITHHOLDINGS	11/21/2023	4,909.00	4,909.00	11/22/2023
Total 36:					4,909.00	4,909.00	
106	INTERSTATE BATTERY	250000185	BATTERIES	11/07/2023	95.95	.00	
106	INTERSTATE BATTERY	250000268	BATTERIES	11/14/2023	291.90	.00	
Total 106:					387.85	.00	
6954	IVY OUTDOOR SERVICES LLC	0000056	TRASH ROUTE	11/01/2023	1,950.00	.00	
6954	IVY OUTDOOR SERVICES LLC	0000057	OCTOBER TRASH ROUTE	11/06/2023	16,484.25	.00	
Total 6954:					18,434.25	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1027	START ON DEMAND	11/08/2023	83,386.51	.00	
Total 6931:					83,386.51	.00	
7163	JACKSON GROUP LOCKBOX	655281F	OIL FILTER	11/14/2023	160.98	.00	
Total 7163:					160.98	.00	
858	JACKSON HOLE COMMUNITY H	111523	2ND QUARTER	11/15/2023	12,500.00	.00	
Total 858:					12,500.00	.00	
5176	JACKSON HOLE CONTRACTIN	11162023	REFUND SEWER CAPACITY FE	11/16/2023	317.55	.00	
5176	JACKSON HOLE CONTRACTIN	111623	RELEASE BONDS 515 E HANSE	11/16/2023	2,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5176	JACKSON HOLE CONTRACTIN	111623	RELEASE BONDS 515 E HANSE	11/16/2023	9,500.00	.00	
Total 5176:					11,817.55	.00	
131	JACKSON HOLE NEWS & GUID	353557	AD#417477	05/31/2023	192.40	.00	
131	JACKSON HOLE NEWS & GUID	355076	AD#419109	07/12/2023	308.20	.00	
131	JACKSON HOLE NEWS & GUID	358813	AD#422064	10/18/2023	408.80	.00	
131	JACKSON HOLE NEWS & GUID	359170	AD#422558	10/31/2023	384.80	.00	
131	JACKSON HOLE NEWS & GUID	359734	AD#423005	11/15/2023	31.50	.00	
131	JACKSON HOLE NEWS & GUID	359735	AD#423006	11/15/2023	36.00	.00	
131	JACKSON HOLE NEWS & GUID	359949	AD#423148	11/22/2023	288.80	.00	
Total 131:					1,650.50	.00	
114	JACKSON LUMBER INC	0000925570-0	SCREWS	10/04/2023	20.23	.00	
114	JACKSON LUMBER INC	0000925769-0	2x4 MATERIAL	10/04/2023	73.07	.00	
114	JACKSON LUMBER INC	0000926454-0	SHEETROCK MATERIALS	10/06/2023	128.01	.00	
114	JACKSON LUMBER INC	0000927041-0	MOULDING	10/09/2023	60.18	.00	
114	JACKSON LUMBER INC	0000927059-0	JOINT COMPOUND	10/09/2023	182.37	.00	
114	JACKSON LUMBER INC	0000933730-0	MOULDING	10/26/2023	20.06	.00	
114	JACKSON LUMBER INC	0000935075-0	BOLTS	10/31/2023	41.50	.00	
114	JACKSON LUMBER INC	0000937651-0	BLACK PIPE	11/07/2023	171.46	.00	
114	JACKSON LUMBER INC	0000937991-0	CONCRETE MIX	11/08/2023	21.70	.00	
114	JACKSON LUMBER INC	0000940128-0	HEX BOLT	11/14/2023	7.32	.00	
Total 114:					725.90	.00	
115	JACKSON PAINT AND GLASS, I	1132613	STRAINER	11/13/2023	5.95	.00	
115	JACKSON PAINT AND GLASS, I	1132623	GLASS	11/13/2023	361.80	.00	
Total 115:					367.75	.00	
7373	JACKSON, WALKER	112723	TRAVEL EXPENSES	11/27/2023	357.04	.00	
Total 7373:					357.04	.00	
139	JORGENSEN ASSOCIATES, PC	52629	START OFFICE REMODEL	11/20/2023	1,725.00	.00	
139	JORGENSEN ASSOCIATES, PC	52629	CORE FACILITY PROJECT	11/20/2023	35,863.18	.00	
Total 139:					37,588.18	.00	
2485	KENWORTH SALES COMPANY	004P28109	SHEAR ADAPTER	10/31/2023	181.05	.00	
2485	KENWORTH SALES COMPANY	004P28263	CALIPER TOOL	11/06/2023	2,020.37	.00	
Total 2485:					2,201.42	.00	
7029	KRUEGER, ERICA JADE	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7029:					450.00	.00	
7375	LEADSONLINE LLC	408701	INVESTIFATION SYSTEM	11/17/2023	3,773.00	.00	
Total 7375:					3,773.00	.00	
155	LEONARD PETROLEUM EQUIP	IFIN217098	GASKET KIT	11/02/2023	14.67	.00	
Total 155:					14.67	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5691	LEPCO	55072	SERVICE CALL	11/15/2023	881.00	.00	
Total 5691:					881.00	.00	
5601	MALWAREBYTES	IN100236031	RESPONSE	11/07/2023	9,382.98	.00	
Total 5601:					9,382.98	.00	
4612	MASON, TOM	103023	BOOTS	10/30/2023	100.00	.00	
Total 4612:					100.00	.00	
217	MATTHEWS, TONY	112723	BOOTS	11/27/2023	57.24	.00	
Total 217:					57.24	.00	
7230	MEAD & HUNT	356963-07	JAC SHUTTLE STUDY	10/31/2023	3,998.75	.00	
Total 7230:					3,998.75	.00	
3633	MOTOR COACH INDUSTRIES	7184	CALIPER REMOVER	09/25/2023	808.65	.00	
3633	MOTOR COACH INDUSTRIES	7266	TOOLS	10/04/2023	486.27	.00	
3633	MOTOR COACH INDUSTRIES	7440	MCI BUS	11/03/2023	715,718.01	.00	
3633	MOTOR COACH INDUSTRIES	81309	MCI BUS	11/16/2023	715,718.01	.00	
Total 3633:					1,432,730.94	.00	
2695	MOUNTAIN VALLEY GLASS	26108	MATERIALS- RE-SCREENS/ SC	11/07/2023	228.90	.00	
Total 2695:					228.90	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6496498001	WHEEL WEIGHTS	10/13/2023	175.15	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6496500001	SUPPLIES	10/13/2023	239.86	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6526591001	PARTS	10/27/2023	255.88	.00	
Total 4623:					670.89	.00	
7371	MUNGER MOUNTAIN SNOW RE	2048	SNOW REMOVAL PRE-PAID	11/21/2023	420.00	.00	
Total 7371:					420.00	.00	
257	NAPA AUTO PARTS INC.	166910	HOSE	09/07/2023	39.99	.00	
257	NAPA AUTO PARTS INC.	168374	OIL FILTER	09/13/2023	4.44	.00	
257	NAPA AUTO PARTS INC.	168386	OIL FILTER	09/13/2023	4.44	.00	
257	NAPA AUTO PARTS INC.	179525	FLAT PACL	10/30/2023	186.35	.00	
257	NAPA AUTO PARTS INC.	179859	SILENT GEAR	10/31/2023	39.99	.00	
257	NAPA AUTO PARTS INC.	179927	REGULATOR	10/31/2023	55.79	.00	
257	NAPA AUTO PARTS INC.	179968	BLADES	10/31/2023	435.80	.00	
257	NAPA AUTO PARTS INC.	180654	OIL FILTER	11/03/2023	26.64	.00	
257	NAPA AUTO PARTS INC.	180707	AIR FILTER	11/03/2023	15.56	.00	
257	NAPA AUTO PARTS INC.	180922	OIL FILTER	11/04/2023	22.22	.00	
257	NAPA AUTO PARTS INC.	181400	COTT PIN	11/07/2023	93.99	.00	
257	NAPA AUTO PARTS INC.	181402	BLISTER PACK	11/07/2023	115.96	.00	
257	NAPA AUTO PARTS INC.	181403	BLISTER PACK	11/07/2023	66.45	.00	
257	NAPA AUTO PARTS INC.	181650	DE-ICER	11/08/2023	26.94	.00	
257	NAPA AUTO PARTS INC.	181936	AMP	11/09/2023	74.99	.00	
257	NAPA AUTO PARTS INC.	182259	SUPER GLUE	11/10/2023	5.68	.00	
257	NAPA AUTO PARTS INC.	182306	OIL FILTER WRENCH	11/10/2023	25.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	182356	EXACT FIT REAR	11/10/2023	12.47	.00	
257	NAPA AUTO PARTS INC.	182872	V-BELT	11/14/2023	15.29	.00	
257	NAPA AUTO PARTS INC.	183214	ADAPTER	11/15/2023	6.28	.00	
257	NAPA AUTO PARTS INC.	183224	TERMINAL	11/15/2023	116.06	.00	
257	NAPA AUTO PARTS INC.	183309	KOOLER KLEEN	11/15/2023	56.97	.00	
257	NAPA AUTO PARTS INC.	183471	SHOP TOWELS	11/16/2023	57.38	.00	
257	NAPA AUTO PARTS INC.	184532	V-BELT	11/22/2023	26.33	.00	
257	NAPA AUTO PARTS INC.	184564	SCREWS	11/22/2023	22.16	.00	
Total 257:					1,553.17	.00	
187	NELSON ENGINEERING	62917	TOJ THAW WELL 10	10/31/2023	195.00	.00	
187	NELSON ENGINEERING	62991	22-278 SEWER MASTERPLANNI	10/31/2023	1,925.00	.00	
Total 187:					2,120.00	.00	
7366	NELSON, GREG	112123	DOT PHYSICAL	11/21/2023	155.00	.00	
Total 7366:					155.00	.00	
7368	NEW WASTE REMOVAL LLC	INV0323	FALL CLEAN UP AT FAIRGROUN	11/07/2023	900.00	.00	
Total 7368:					900.00	.00	
7035	NOLAND, STACY	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7035:					450.00	.00	
1504	ONE CALL OF WYOMING	69105	OCTOBER TICKETS	11/06/2023	279.00	.00	
1504	ONE CALL OF WYOMING	69105	OCTOBER TICKETS	11/06/2023	279.00	.00	
Total 1504:					558.00	.00	
7348	PIPESTONE EQUIPMENT	14789	REPAIR KIT	11/06/2023	821.88	.00	
Total 7348:					821.88	.00	
7090	PORT53 TECHNOLOGIES, INC	9766	INTERNET GATEWAY ESSENTI	09/27/2023	20,466.00	.00	
Total 7090:					20,466.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	77553260	BRAKE	11/15/2023	547.24	.00	
6483	PREMIER TRUCK- SALT LAKE C	775549037	SOLENOID	11/02/2023	560.43	.00	
6483	PREMIER TRUCK- SALT LAKE C	775551232	DOOR HANDLE	11/08/2023	124.93	.00	
6483	PREMIER TRUCK- SALT LAKE C	775552918	BRAKES	11/14/2023	1,069.48	.00	
Total 6483:					2,302.08	.00	
6594	PROTERRA	1067923	DIAGNOSTIC AND REPAIR	11/08/2023	390.00	.00	
6594	PROTERRA	1067928	DIAGNOSTIC	11/08/2023	195.00	.00	
6594	PROTERRA	1067929	DIGNOSTIC	11/08/2023	195.00	.00	
Total 6594:					780.00	.00	
6837	PRO-WEST & ASSOC., INC	007999	BLOCK SUPPORT PACKAGE	11/09/2023	3,633.33	.00	
6837	PRO-WEST & ASSOC., INC	007999	BLOCK SUPPORT PACKAGE	11/09/2023	3,633.33	.00	
6837	PRO-WEST & ASSOC., INC	007999	BLOCK SUPPORT PACKAGE	11/09/2023	3,633.34	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6837:					10,900.00	.00	
6613	QUADIENT FINANCE USA, INV	790004408054	POSTAGE	10/30/2023	1,000.00	.00	
Total 6613:					1,000.00	.00	
7066	R & A SAFETY LLC	43061	PRE EMPLOY	10/02/2023	90.50	.00	
7066	R & A SAFETY LLC	43062	PRE EMPLOY	10/04/2023	90.50	.00	
7066	R & A SAFETY LLC	43078	PRE EMPLOY	10/03/2023	90.50	.00	
7066	R & A SAFETY LLC	43110	random	10/10/2023	90.50	.00	
7066	R & A SAFETY LLC	43224	PRE EMPLOY	10/17/2023	90.50	.00	
7066	R & A SAFETY LLC	43259	RANDOM	10/30/2023	90.50	.00	
7066	R & A SAFETY LLC	43268	PRE EMPLOY	10/30/2023	90.50	.00	
Total 7066:					633.50	.00	
4723	RON'S TOWING LLC	23-29335	TOW	11/16/2023	250.00	.00	
4723	RON'S TOWING LLC	23-31079	TOW FEE	11/06/2023	250.00	.00	
Total 4723:					500.00	.00	
5280	ROUTEMATCH SOFTWARE, INC	RMSMA00001	RMPAY	11/01/2023	4,725.00	.00	
Total 5280:					4,725.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1772	IRRIGATION WINTERIZATION	10/31/2023	170.10	.00	
5812	RUI INC. DBA VILLAGE GARDN	1773	IRRIGATION WINTERIZATION	10/31/2023	231.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1774	685 E HANSON IRRIGATION WI	10/31/2023	105.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1775	IRRIGATION WINTERIZATION	10/31/2023	153.30	.00	
5812	RUI INC. DBA VILLAGE GARDN	1993	FALL LAWN CLEAN UP	11/15/2023	247.25	.00	
Total 5812:					906.65	.00	
13	SAFETY SUPPLY & SIGN CO., I	187294	SIGNAGE	11/02/2023	92.22	.00	
Total 13:					92.22	.00	
7032	SANCHEZ-MACHUCA, ROSA	112023	EQUITY TASK FORCE	11/20/2023	450.00	.00	
Total 7032:					450.00	.00	
6424	SCHECHTER, JONATHAN	110623	input incorrect	11/06/2023	125.32-	.00	
6424	SCHECHTER, JONATHAN	110623	correction	11/06/2023	125.32	.00	
Total 6424:					.00	.00	
231	SHERVIN'S INDEPENDENT OIL	41061	ALIGHMENT	11/06/2023	126.75	.00	
Total 231:					126.75	.00	
4359	SHERWIN-WILLIAMS CO.	2376-0	PAINT	11/20/2023	7.56	.00	
Total 4359:					7.56	.00	
585	SINCLAIR, TYLER	110223	TRAVEL EXPENSES	11/02/2023	38.58	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 585:					38.58	.00	
5632	SNAKE RIVER MEP COMPLETE,	8370	START WATER HEATER	11/08/2023	3,836.34	.00	
5632	SNAKE RIVER MEP COMPLETE,	8497	SERVICE	11/01/2023	525.00	.00	
Total 5632:					4,361.34	.00	
4699	SNAKE RIVER ROASTING	802625	COFFEE	11/01/2023	108.90	.00	
Total 4699:					108.90	.00	
5456	Snow King Mountain Resort LLC	110623	HYDRANT DEPOSIT RETURN	11/06/2023	5,000.00	.00	
Total 5456:					5,000.00	.00	
7050	SOSA'S JANITORIAL SERVICE	110723	OCTOBER CLEANING TOWN H	11/07/2023	5,760.00	5,760.00	11/14/2023
7050	SOSA'S JANITORIAL SERVICE	111523	CLEANING TOWN HALL	11/15/2023	4,320.00	.00	
Total 7050:					10,080.00	5,760.00	
7244	SOUTH FORK SUPPLY, LLC	23-109	CORE FACILITY	11/17/2023	191,798.13	.00	
Total 7244:					191,798.13	.00	
7369	SOUTH PARK METALWORKS	CTR103187	PARKING GARAGE	10/31/2023	2,960.00	.00	
Total 7369:					2,960.00	.00	
3961	SPECTRUM	173067801110	MONTHLY SERVICES	11/07/2023	99.99	.00	
Total 3961:					99.99	.00	
7360	SPEER, CALEB	110823	RESTITUTION CASE 23-06-0665	11/08/2023	455.12	455.12	11/08/2023
Total 7360:					455.12	455.12	
241	ST JOHN'S HOSPITAL	50000832	DRAW AND COLLECTION FEE	11/01/2023	65.00	.00	
Total 241:					65.00	.00	
6871	STANDARD INSURANCE COMP	110123	VOLUNTARY LIFE NOVEMBER	11/01/2023	1,103.05	1,103.05	11/21/2023
6871	STANDARD INSURANCE COMP	110123	VOLUNTARY POLICES	11/01/2023	2,013.37	2,013.37	11/21/2023
6871	STANDARD INSURANCE COMP	110123	STD, LTD AND LIFE NOVEMBER	11/01/2023	7,105.72	7,105.72	11/21/2023
Total 6871:					10,222.14	10,222.14	
4933	SYMBOLARTS, LLC	0477386	JPD PATCHES	11/02/2023	592.00	.00	
Total 4933:					592.00	.00	
1443	TETON COUNTY CLERK	110623FE	MONTHLY CONTRIBUTION FIRE	11/06/2023	243,661.42	.00	
1443	TETON COUNTY CLERK	110623H	MONTHLY CONTRIBUTION HOU	11/06/2023	43,460.83	.00	
1443	TETON COUNTY CLERK	110623PR	MONTHLY CONTRIBUTION PAR	11/06/2023	204,554.25	.00	
Total 1443:					491,676.50	.00	
581	TETON COUNTY INTEGRATED	110623	3RD QUARTER FEE	11/06/2023	43,032.68	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 581:					43,032.68	.00	
2362	TETON COUNTY PUBLIC HEALT	24-1661	DRINKING WATER TESTS	11/06/2023	200.00	.00	
Total 2362:					200.00	.00	
6902	TETON COUNTY PUBLIC WORK	2024-3	BUILD GRANT	11/06/2023	34,244.66	.00	
Total 6902:					34,244.66	.00	
55	TETON COUNTY SHERIFF'S-JAI	658	OCTOBER INMATES	11/07/2023	288.00	.00	
Total 55:					288.00	.00	
1614	TETON COUNTY-FUND 10	091223PA	AUGUST PER AW	09/12/2023	1,603.10	.00	
1614	TETON COUNTY-FUND 10	103123D	OCTOBER DISPATCH	10/31/2023	49,841.87	.00	
1614	TETON COUNTY-FUND 10	103123EM	OCTOBER EMERGENCY MANA	10/31/2023	12,137.87	.00	
1614	TETON COUNTY-FUND 10	103123P	OCOTBER PLANNING	10/31/2023	7,150.56	.00	
1614	TETON COUNTY-FUND 10	103123P	OCOTBER PLANNING	10/31/2023	5,768.43	.00	
1614	TETON COUNTY-FUND 10	103123PATH	OCTOBER PATHWAYS	10/31/2023	10,947.96	.00	
1614	TETON COUNTY-FUND 10	110623SVCS	09/23 TRANSPORATION	11/06/2023	2,600.00	.00	
Total 1614:					90,049.79	.00	
3027	TETON COUNTY-FUND 13	103123C	OCTOBER 2023 CAPITAL	10/31/2023	1,288.00	.00	
Total 3027:					1,288.00	.00	
166	TETON COUNTY-FUND 19	103123C	OCTOBER CAPITAL	10/31/2023	32,264.40	.00	
Total 166:					32,264.40	.00	
268	TETON MOTORS INC	100065493	CREDIT OVER PAYMENT	10/06/2023	194.40-	.00	
268	TETON MOTORS INC	5108161	DEF HEATER	11/03/2023	495.00	.00	
Total 268:					300.60	.00	
7377	TETON MOVERS LLC	689	move	11/07/2023	1,900.00	.00	
Total 7377:					1,900.00	.00	
7376	TETON RADON SERVICES LLC	19-327	RADON MITIGATION	11/08/2023	5,760.00	.00	
Total 7376:					5,760.00	.00	
3162	TETON TRASH REMOVAL, INC.	23 OCT 1351	145 HANSEN TRASH	10/31/2023	25.00	.00	
Total 3162:					25.00	.00	
298	TETON YOUTH & FAMILY SERVI	100623	1ST QUARTER PAYMENT	10/06/2023	102,226.00	.00	
Total 298:					102,226.00	.00	
6810	THE TIRE RACK, INC.	LJ57615	TIRES	11/02/2023	338.90	.00	
6810	THE TIRE RACK, INC.	LJ57617	TIRES	11/02/2023	338.90	.00	
6810	THE TIRE RACK, INC.	LJ98628	TIRES	11/06/2023	855.16	.00	
6810	THE TIRE RACK, INC.	LK24418	TIRES	11/08/2023	957.84	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6810:					2,490.80	.00	
7367	T-MOBILE	9532286066	GPS LOCATE	04/28/2023	100.00	.00	
Total 7367:					100.00	.00	
6363	TMSC LLC	2023-005-10 P	155 E PEARL	11/19/2023	6,716.28	.00	
6363	TMSC LLC	2023-005-10S	SNOW KING LIGHTING	11/19/2023	1,452.00	.00	
Total 6363:					8,168.28	.00	
5298	TOOLSON TELEPHONE, INC	9471	155 E PEARL	11/10/2023	2,218.60	.00	
Total 5298:					2,218.60	.00	
7311	TOP TIER TOOLS LLC	CEP35762930	TOOL	11/14/2023	104.00	.00	
Total 7311:					104.00	.00	
7284	UCM DIGITAL HEALTH, INC	34231	november premium	11/01/2023	851.50	851.50	11/21/2023
Total 7284:					851.50	851.50	
7374	UNITED EDUCATION INSTITUTE	24-11-23-387	CDL TRAINING	11/15/2023	1,964.00	.00	
Total 7374:					1,964.00	.00	
6975	UPLIFT DESK	EST146887	DESK	11/10/2023	2,375.00	.00	
Total 6975:					2,375.00	.00	
777	UPPER CASE PRINTING INK	1134	BUSINESS LICENSES	11/07/2023	634.02	.00	
Total 777:					634.02	.00	
7361	US HOMES LLC	111423	DECEMBER RENT	11/14/2023	1,560.00	1,560.00	11/14/2023
7361	US HOMES LLC	111423	NOVEMBER RENT	11/14/2023	1,560.00	1,560.00	11/14/2023
Total 7361:					3,120.00	3,120.00	
1949	VERIZON WIRELESS	9948260029	MONTHLY SERVICES	11/01/2023	8,458.56	.00	
Total 1949:					8,458.56	.00	
3420	VISA	Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	189.00	189.00	11/22/2023
3420	VISA	Admin 2963 10	INDEED-PERSONNEL/TOWN CL	10/24/2023	26.90	26.90	11/22/2023
3420	VISA	Admin 2963 10	INDEED-START	10/24/2023	149.56	149.56	11/22/2023
3420	VISA	Admin 2963 10	OFFICE DEPOT-PERSONNEL/T	10/24/2023	51.28	51.28	11/22/2023
3420	VISA	Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	607.00	607.00	11/22/2023
3420	VISA	Admin 2963 10	INDEED-PUBLIC WORKS ADMIN	10/24/2023	54.53	54.53	11/22/2023
3420	VISA	Admin 2963 10	INDEED-START	10/24/2023	140.19	140.19	11/22/2023
3420	VISA	Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	358.25	358.25	11/22/2023
3420	VISA	Admin 2963 10	JOHNSON AND ROBERTS-PER	10/24/2023	17.50	17.50	11/22/2023
3420	VISA	Admin 2963 10	PEARL STREET BAGELS-TOWN	10/24/2023	39.01	39.01	11/22/2023
3420	VISA	Admin 2963 10	PEARL STREET -PERSONNEL/	10/24/2023	65.10	65.10	11/22/2023
3420	VISA	Admin 2963 10	ERENTER-PERSONNEL/TOWN	10/24/2023	21.95	21.95	11/22/2023
3420	VISA	Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	209.41	209.41	11/22/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		Admin 2963 10	OFFICE DEPOT-PERSONNEL/T	10/24/2023	31.15	31.15	11/22/2023
3420 VISA		Admin 2963 10	INDEED-PERSONNEL/TOWN CL	10/24/2023	182.16	182.16	11/22/2023
3420 VISA		Admin 2963 10	AMAZON-TOWN-WIDE SERVICE	10/24/2023	46.63	46.63	11/22/2023
3420 VISA		Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	686.59	686.59	11/22/2023
3420 VISA		Admin 2963 10	SOUNDCLOUD-PERSONNEL/TO	10/24/2023	144.00	144.00	11/22/2023
3420 VISA		Admin 2963 10	HIGH COUNTRY OUTFITTERS-P	10/24/2023	70.00	70.00	11/22/2023
3420 VISA		Admin 2963 10	OFFICE DEPOT-PERSONNEL/T	10/24/2023	28.04	28.04	11/22/2023
3420 VISA		Admin 2963 10	HYATT-MAYOR & TOWN COUNC	10/24/2023	571.63	571.63	11/22/2023
3420 VISA		Admin 2963 10	MARRIOTT-MAYOR & TOWN CO	10/24/2023	209.41	209.41	11/22/2023
3420 VISA		Admin 2963 10	INDEED-PUBLIC WORKS ADMIN	10/24/2023	333.44	333.44	11/22/2023
3420 VISA		ADMIN 5511 1	USPS-TOWN-WIDE SERVICES	10/24/2023	2.31	2.31	11/22/2023
3420 VISA		ADMIN 5511 1	SUPERIOR COURT-TOWN ATTO	10/24/2023	4.75	4.75	11/22/2023
3420 VISA		ADMIN 5511 1	WYOMING BAR-TOWN ATTORN	10/24/2023	355.00	355.00	11/22/2023
3420 VISA		ADMIN 5511 1	WYOMING BAR-TOWN ATTORN	10/24/2023	355.00	355.00	11/22/2023
3420 VISA		Admin 6864 10	CHECKR -ADMINISTRATION	10/24/2023	394.14	394.14	11/22/2023
3420 VISA		Admin 6864 10	DELTA-ADMINISTRATION	10/24/2023	1,597.40-	1,597.40-	11/22/2023
3420 VISA		Admin 6864 10	MARRIOTT-ADMINISTRATION	10/24/2023	209.41	209.41	11/22/2023
3420 VISA		Admin 6864 10	SILVER DOLLAR -ADMINISTRAT	10/24/2023	33.00	33.00	11/22/2023
3420 VISA		Admin 6864 10	STINKER-ADMINISTRATION	10/24/2023	28.79	28.79	11/22/2023
3420 VISA		Admin 6864 10	HAMPTON INN-ADMINISTRATIO	10/24/2023	119.84	119.84	11/22/2023
3420 VISA		Admin 6864 10	HILTON-ADMINISTRATION	10/24/2023	875.68	875.68	11/22/2023
3420 VISA		Admin 6864 10	UNTIED AIRLINES-ADMINISTRA	10/24/2023	2,324.40	2,324.40	11/22/2023
3420 VISA		Admin 6864 10	MARRIOTT-ADMINISTRATION	10/24/2023	452.09	452.09	11/22/2023
3420 VISA		Admin 6864 10	WYOPASS-ADMINISTRATION	10/24/2023	165.00	165.00	11/22/2023
3420 VISA		Animal 2344 10	AMAZON-ANIMAL SHELTER/CO	10/24/2023	11.73	11.73	11/22/2023
3420 VISA		Animal 2344 10	CREDIT-ANIMAL SHELTER/CON	10/24/2023	64.25-	64.25-	11/22/2023
3420 VISA		Animal 2344 10	SMITHS-ANIMAL SHELTER/CON	10/24/2023	144.08	144.08	11/22/2023
3420 VISA		Animal 2344 10	ALBERTSONS-ANIMAL SHELTE	10/24/2023	76.31	76.31	11/22/2023
3420 VISA		Animal 2344 10	REVIVAL ANIMAL HEALTH-ANIM	10/24/2023	476.10	476.10	11/22/2023
3420 VISA		Animal 2344 10	CHEWY-ANIMAL SHELTER/CON	10/24/2023	82.51	82.51	11/22/2023
3420 VISA		Animal 2344 10	DOLLAR TREE-ANIMAL SHELTE	10/24/2023	11.25	11.25	11/22/2023
3420 VISA		Animal 2344 10	AMAZON-ANIMAL SHELTER/CO	10/24/2023	12.98	12.98	11/22/2023
3420 VISA		Animal 2344 10	HIGH COUNTRY LINEN-ANIMAL	10/24/2023	160.49	160.49	11/22/2023
3420 VISA		Animal 2344 10	AMAZON-ANIMAL SHELTER/CO	10/24/2023	265.33	265.33	11/22/2023
3420 VISA		Animal 2344 10	PET PLACE PLUS-ANIMAL SHEL	10/24/2023	119.16	119.16	11/22/2023
3420 VISA		Animal 2344 10	CHEWY-ANIMAL SHELTER/CON	10/24/2023	283.90	283.90	11/22/2023
3420 VISA		Animal 2344 10	CREDIT-ANIMAL SHELTER/CON	10/24/2023	490.00-	490.00-	11/22/2023
3420 VISA		Animal 2344 10	CODE 3 ASSOC-ANIMAL SHEL	10/24/2023	1,020.00	1,020.00	11/22/2023
3420 VISA		Animal 2344 10	SMITHS-ANIMAL SHELTER/CON	10/24/2023	5.14-	5.14-	11/22/2023
3420 VISA		Animal 2344 10	SMITHS-ANIMAL SHELTER/CON	10/24/2023	26.52	26.52	11/22/2023
3420 VISA		Animal 2344 10	SMITHS-ANIMAL SHELTER/CON	10/24/2023	52.01	52.01	11/22/2023
3420 VISA		Animal 2344 10	VET APPAREL-ANIMAL SHELTE	10/24/2023	76.00	76.00	11/22/2023
3420 VISA		CD 1016 10/24	LEARNING LAB-COMMUNITY D	10/24/2023	350.00	350.00	11/22/2023
3420 VISA		CD 1016 10/24	AMAZON-COMMUNITY DEVELO	10/24/2023	15.89-	15.89-	11/22/2023
3420 VISA		CD 1016 10/24	PEARL STREET BAGELS-COMM	10/24/2023	29.26	29.26	11/22/2023
3420 VISA		CD 1016 10/24	CASPER STAR TRIBUNE-COMM	10/24/2023	26.99	26.99	11/22/2023
3420 VISA		CD 1016 10/24	MAIL CHIMP-COMMUNITY DEV	10/24/2023	69.00	69.00	11/22/2023
3420 VISA		Council 6593 1	THE GEORGE VAIL-MAYOR & T	10/24/2023	29.00	29.00	11/22/2023
3420 VISA		Council 6593 1	EARLS-MAYOR & TOWN COUN	10/24/2023	115.99	115.99	11/22/2023
3420 VISA		Council 6593 1	MONTAUK SEAFOOD GRILL-MA	10/24/2023	918.07	918.07	11/22/2023
3420 VISA		Council 6593 1	PINKY G'S-TOWN-WIDE SERVIC	10/24/2023	78.18	78.18	11/22/2023
3420 VISA		Council 6593 1	DAILY GRIND-MAYOR & TOWN	10/24/2023	10.92	10.92	11/22/2023
3420 VISA		Council 6593 1	POUR LA FRANCE-MAYOR & TO	10/24/2023	3.54	3.54	11/22/2023
3420 VISA		Council 6593 1	LAZ PARKING-MAYOR & TOWN	10/24/2023	21.00	21.00	11/22/2023
3420 VISA		Council 6593 1	MARRIOTT-MAYOR & TOWN CO	10/24/2023	209.41	209.41	11/22/2023
3420 VISA		Council 6593 1	MARRIOTT-MAYOR & TOWN CO	10/24/2023	527.09	527.09	11/22/2023
3420 VISA		Council 6593 1	CITY WOK-MAYOR & TOWN CO	10/24/2023	19.06	19.06	11/22/2023
3420 VISA		Council 8581 1	HOLTON-MAYOR & TOWN COU	10/24/2023	875.68	875.68	11/22/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		IT 6908 10/24/2	WOOT LLC-INFORMATION TEC	10/24/2023	211.97	211.97	11/22/2023
3420 VISA		IT 6908 10/24/2	UPS-INFORMATION TECHNOLO	10/24/2023	14.28	14.28	11/22/2023
3420 VISA		IT 6908 10/24/2	IPHONE PAYMENT-INFORMATIO	10/24/2023	69.50	69.50	11/22/2023
3420 VISA		IT 6908 10/24/2	AIRCARD-INFORMATION TECH	10/24/2023	25.21	25.21	11/22/2023
3420 VISA		IT 6908 10/24/2	SMITHS-INFORMATION TECHN	10/24/2023	54.44	54.44	11/22/2023
3420 VISA		IT 6908 10/24/2	WOOT LLC-INFORMATION TEC	10/24/2023	201.38	201.38	11/22/2023
3420 VISA		IT 6908 10/24/2	UPS-INFORMATION TECHNOLO	10/24/2023	8.00	8.00	11/22/2023
3420 VISA		IT 6908 10/24/2	PADDLE.NET-INFORMATION TE	10/24/2023	789.91	789.91	11/22/2023
3420 VISA		IT 6908 10/24/2	AMAZON-INFORMATION TECHN	10/24/2023	78.99	78.99	11/22/2023
3420 VISA		IT 6908 10/24/2	PADDLE.NET-INFORMATION TE	10/24/2023	39.95	39.95	11/22/2023
3420 VISA		IT 6908 10/24/2	IPHONE PAYMENT-INFORMATIO	10/24/2023	69.50	69.50	11/22/2023
3420 VISA		IT 6908 10/24/2	GARMIN-INFORMATION TECHN	10/24/2023	64.95	64.95	11/22/2023
3420 VISA		IT 6908 10/24/2	APPLE-INFORMATION TECHNO	10/24/2023	83.94	83.94	11/22/2023
3420 VISA		IT 6908 10/24/2	ALBERTSONS-INFORMATION T	10/24/2023	27.15	27.15	11/22/2023
3420 VISA		IT 6908 10/24/2	APPLE-INFORMATION TECHNO	10/24/2023	29.00	29.00	11/22/2023
3420 VISA		IT 6908 10/24/2	PEARL STREET BAGELS-INFOR	10/24/2023	18.00	18.00	11/22/2023
3420 VISA		IT 6908 10/24/2	SMITHS-INFORMATION TECHN	10/24/2023	34.96	34.96	11/22/2023
3420 VISA		IT 6908 10/24/2	DISH NETWORK-TOWN-WIDE S	10/24/2023	139.73	139.73	11/22/2023
3420 VISA		IT 6908 10/24/2	WOOT LLC-INFORMATION TEC	10/24/2023	1,299.00	1,299.00	11/22/2023
3420 VISA		IT 6908 10/24/2	IPHONE PAYMENT-INFORMATIO	10/24/2023	69.50	69.50	11/22/2023
3420 VISA		IT 6908 10/24/2	IPHONE PAYMENT-INFORMATIO	10/24/2023	69.50	69.50	11/22/2023
3420 VISA		P&B 6098 10/2	WCBO-BUILDING INSPECTIONS	10/24/2023	103.65	103.65	11/22/2023
3420 VISA		P&B 6098 10/2	PEARL STREET BAGELS-PERS	10/24/2023	10.96	10.96	11/22/2023
3420 VISA		P&B 6098 10/2	PLANETIZEN-PLANNING	10/24/2023	37.49	37.49	11/22/2023
3420 VISA		P&B 6106 10/2	MARRIOTT-PLANNING	10/24/2023	757.12	757.12	11/22/2023
3420 VISA		P&B 6106 10/2	AMERICAN PLANNING-PLANNI	10/24/2023	588.00	588.00	11/22/2023
3420 VISA		P&B 6106 10/2	TAXI-PLANNING	10/24/2023	26.70	26.70	11/22/2023
3420 VISA		PD 0355 10/24/	SONIC-POLICE - PATROL	10/24/2023	6.93	6.93	11/22/2023
3420 VISA		PD 0355 10/24/	5.11 INC-POLICE - PATROL	10/24/2023	92.63	92.63	11/22/2023
3420 VISA		PD 0355 10/24/	UPS-POLICE - ADMINISTRATIO	10/24/2023	15.66	15.66	11/22/2023
3420 VISA		PD 0355 10/24/	SIMPLY STAMPS-POLICE - PAT	10/24/2023	120.49	120.49	11/22/2023
3420 VISA		PD 0355 10/24/	TACO BELL-POLICE - PATROL	10/24/2023	20.53	20.53	11/22/2023
3420 VISA		PD 0355 10/24/	5.11 INC-POLICE - PATROL	10/24/2023	347.68	347.68	11/22/2023
3420 VISA		PD 0355 10/24/	TACO BELL-POLICE - PATROL	10/24/2023	20.74	20.74	11/22/2023
3420 VISA		PD 0355 10/24/	EXXON-POLICE - PATROL	10/24/2023	50.00	50.00	11/22/2023
3420 VISA		PD 0355 10/24/	CONCOCO-POLICE - PATROL	10/24/2023	110.34	110.34	11/22/2023
3420 VISA		PD 0355 10/24/	UPS-POLICE - INVESTIGATIONS	10/24/2023	33.46	33.46	11/22/2023
3420 VISA		PD 0355 10/24/	RED LION HOTEL-POLICE - PAT	10/24/2023	229.48	229.48	11/22/2023
3420 VISA		PD 0355 10/24/	BIG D-POLICE - PATROL	10/24/2023	91.65	91.65	11/22/2023
3420 VISA		PD 0355 10/24/	5.11 INC-POLICE - PATROL	10/24/2023	650.84	650.84	11/22/2023
3420 VISA		PD 1064 10/24/	5.11 INC-POLICE - PATROL	10/24/2023	159.00	159.00	11/22/2023
3420 VISA		PD 1064 10/24/	AMERICAN ASSOC OF POLICE-	10/24/2023	125.00	125.00	11/22/2023
3420 VISA		PD 1064 10/24/	GALLS-POLICE - PATROL	10/24/2023	18.88	18.88	11/22/2023
3420 VISA		PD 1064 10/24/	KORE ESSENTIALS-POLICE - P	10/24/2023	482.75	482.75	11/22/2023
3420 VISA		PD 1064 10/24/	LAFAYETTE INSTRUMENT-POLI	10/24/2023	575.39	575.39	11/22/2023
3420 VISA		PD 1064 10/24/	COPQUEST-POLICE - PATROL	10/24/2023	108.80	108.80	11/22/2023
3420 VISA		PD 1064 10/24/	GALLS-POLICE - PATROL	10/24/2023	27.77	27.77	11/22/2023
3420 VISA		PD 1064 10/24/	TAC GEAR JUNKIE-POLICE - PA	10/24/2023	143.82	143.82	11/22/2023
3420 VISA		PD 1064 10/24/	5.11 INC-POLICE - PATROL	10/24/2023	100.05	100.05	11/22/2023
3420 VISA		PD 1115 10/24/	CREEKSIDE-POLICE - PATROL	10/24/2023	192.08	192.08	11/22/2023
3420 VISA		PD 1115 10/24/	SAM'S CLUB-POLICE - PATROL	10/24/2023	375.32	375.32	11/22/2023
3420 VISA		PD 1115 10/24/	ALBERTSONS-POLICE - PATRO	10/24/2023	20.48	20.48	11/22/2023
3420 VISA		PD 1115 10/24/	SHERATON-POLICE - ADMINIST	10/24/2023	1,450.36	1,450.36	11/22/2023
3420 VISA		PD 1115 10/24/	ALBERTSONS-POLICE - PATRO	10/24/2023	39.01	39.01	11/22/2023
3420 VISA		PD 1123 10/24/	STAPLES-POLICE SPECIAL OP	10/24/2023	29.97	29.97	11/22/2023
3420 VISA		PD 1123 10/24/	DOLLAR TREE-POLICE SPECIA	10/24/2023	29.15	29.15	11/22/2023
3420 VISA		PD 1123 10/24/	JIM'S TROPHY ROOM-POLICE S	10/24/2023	85.31	85.31	11/22/2023
3420 VISA		PD 1123 10/24/	ALBERTSONS-POLICE SPECIAL	10/24/2023	58.41	58.41	11/22/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		PD 1123 10/24/	BIG HOLE BBQ-POLICE SPECIA	10/24/2023	597.27	597.27	11/22/2023
3420 VISA		PD 1255 10/24/	SIDEWINDERS-PERSONNEL/TO	10/24/2023	131.30	131.30	11/22/2023
3420 VISA		PD 6825 10/24/	ALBERTSONS-POLICE - PATRO	10/24/2023	8.97	8.97	11/22/2023
3420 VISA		PD 6825 10/24/	FIVE GUYS-POLICE - PATROL	10/24/2023	15.87	15.87	11/22/2023
3420 VISA		PD 6825 10/24/	SIDEWINDERS-POLICE - ADMIN	10/24/2023	50.00	50.00	11/22/2023
3420 VISA		PD 6825 10/24/	SHELL-POLICE - PATROL	10/24/2023	51.27	51.27	11/22/2023
3420 VISA		PD 6825 10/24/	FIREROCK STEAKHOUSE-POLI	10/24/2023	103.64	103.64	11/22/2023
3420 VISA		PD 6825 10/24/	TEEX-POLICE - ADMINISTRATIO	10/24/2023	72.00	72.00	11/22/2023
3420 VISA		PD 6825 10/24/	ALBERTSONS-POLICE - PATRO	10/24/2023	294.58	294.58	11/22/2023
3420 VISA		PD 6825 10/24/	SHELL-POLICE - PATROL	10/24/2023	35.81	35.81	11/22/2023
3420 VISA		PD 6825 10/24/	TEXAS ROADHOUSE-POLICE -	10/24/2023	31.97	31.97	11/22/2023
3420 VISA		PD 6825 10/24/	PILOT-POLICE - PATROL	10/24/2023	28.21	28.21	11/22/2023
3420 VISA		PD 6825 10/24/	ALBERTSONS-POLICE - PATRO	10/24/2023	186.06	186.06	11/22/2023
3420 VISA		PW 4142 10/24	GILLET DIESEL-FLEET SHOP	10/24/2023	111.54	111.54	11/22/2023
3420 VISA		PW 4142 10/24	STOP N SAVE-PUBLIC WORKS	10/24/2023	57.15	57.15	11/22/2023
3420 VISA		PW 4142 10/24	GAUGE-SEWER DEPARTMENT	10/24/2023	20.00	20.00	11/22/2023
3420 VISA		PW 4704 10/24	GRAND FALLS -SEWER DEPAR	10/24/2023	139.95	139.95	11/22/2023
3420 VISA		PW 4704 10/24	FIREHOUSE SUPPLY-SEWER D	10/24/2023	212.91	212.91	11/22/2023
3420 VISA		PW 4704 10/24	USPS-SEWER DEPARTMENT	10/24/2023	28.79	28.79	11/22/2023
3420 VISA		PW 4704 10/24	AMAZON-START	10/24/2023	17.85	17.85	11/22/2023
3420 VISA		PW 4704 10/24	JH AIRPORT-SEWER DEPARTM	10/24/2023	50.00	50.00	11/22/2023
3420 VISA		PW 4704 10/24	CUTTY'S-WATER DEPARTMENT	10/24/2023	209.15	209.15	11/22/2023
3420 VISA		PW 4704 10/24	AMAZON-SPORTS AND EVENT	10/24/2023	20.97	20.97	11/22/2023
3420 VISA		PW 4704 10/24	PSI TESTING-SEWER DEPART	10/24/2023	100.00	100.00	11/22/2023
3420 VISA		PW 4704 10/24	GRAND FALLS -SEWER DEPAR	10/24/2023	139.95	139.95	11/22/2023
3420 VISA		PW 4704 10/24	EUROFINS-WATER DEPARTME	10/24/2023	3,780.00	3,780.00	11/22/2023
3420 VISA		START 1214 1	DOODLE.COMO-START	10/24/2023	83.40	83.40	11/22/2023
3420 VISA		START 1214 1	COMMUNITY TRANSPORTATIO	10/24/2023	25.00	25.00	11/22/2023
3420 VISA		START 1214 1	UNITED-START	10/24/2023	35.00	35.00	11/22/2023
3420 VISA		START 1214 1	SMITHS-START	10/24/2023	45.03	45.03	11/22/2023
3420 VISA		START 1214 1	CITY CAB-START	10/24/2023	65.07	65.07	11/22/2023
3420 VISA		START 1214 1	UNITED-START	10/24/2023	35.00	35.00	11/22/2023
3420 VISA		START 1214 1	HILTON HOTEL-START	10/24/2023	458.80	458.80	11/22/2023
3420 VISA		START 1214 1	SIDWINDERS-START	10/24/2023	109.18	109.18	11/22/2023
3420 VISA		START 1214 1	ROSEN INN-START	10/24/2023	276.76	276.76	11/22/2023
3420 VISA		START 1214 1	STAPLES-START	10/24/2023	129.04	129.04	11/22/2023
3420 VISA		START 4100 1	STAPLES-START	10/24/2023	90.68	90.68	11/22/2023
3420 VISA		START 4100 1	ALBERTSONS-START	10/24/2023	28.38	28.38	11/22/2023
3420 VISA		START 4100 1	STAPLES-START	10/24/2023	77.48	77.48	11/22/2023
3420 VISA		START 4100 1	COMMUNITY TRANSPORTATIO	10/24/2023	25.00	25.00	11/22/2023
3420 VISA		START 4100 1	SMITHS-START	10/24/2023	24.65	24.65	11/22/2023
3420 VISA		START 4100 1	HILTON-START	10/24/2023	362.82	362.82	11/22/2023
3420 VISA		START 4100 1	CONOCO-START	10/24/2023	30.03	30.03	11/22/2023
3420 VISA		START 4100 1	SNAKE RIVER ROASTING-STAR	10/24/2023	34.80	34.80	11/22/2023
3420 VISA		START 4100 1	STAPLES-START	10/24/2023	75.22	75.22	11/22/2023
3420 VISA		START 4100 1	STAPLES-START	10/24/2023	54.23	54.23	11/22/2023
3420 VISA		START 4100 1	SILVER FOX STEAKHOUSE-STA	10/24/2023	31.20	31.20	11/22/2023
3420 VISA		START 4100 1	STAPLES-START	10/24/2023	68.47	68.47	11/22/2023
3420 VISA		Victim 9126 10/	COCA COLA-VICTIM SERVICES	10/24/2023	21.72	21.72	11/22/2023
3420 VISA		Victim 9126 10/	STUFFED SAFARI-VICTIM SERV	10/24/2023	899.10	899.10	11/22/2023
3420 VISA		Victim 9126 10/	SP WELLY-VICTIM SERVICES	10/24/2023	31.12	31.12	11/22/2023
3420 VISA		Victim 9126 10/	COCA COLA-VICTIM SERVICES	10/24/2023	12.89	12.89	11/22/2023
3420 VISA		Victim 9126 10/	STAPLES-VICTIM SERVICES	10/24/2023	46.57	46.57	11/22/2023
3420 VISA		Victim 9126 10/	USPS-VICTIM SERVICES	10/24/2023	107.90	107.90	11/22/2023
3420 VISA		Victim 9126 10/	PREZI-VICTIM SERVICES	10/24/2023	36.00	36.00	11/22/2023
3420 VISA		Victim 9126 10/	AMAZON-VICTIM SERVICES	10/24/2023	108.10	108.10	11/22/2023
3420 VISA		Victim 9126 10/	MACECOM-VICTIM SERVICES	10/24/2023	214.08	214.08	11/22/2023
3420 VISA		Victim 9126 10/	OTC BRANDS-VICTIM SERVICE	10/24/2023	189.10	189.10	11/22/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	Victim 9126 10/	DOMINOS-VICTIM SERVICES	10/24/2023	67.97	67.97	11/22/2023
3420	VISA	Victim 9126 10/	ZAZZLE-VICTIM SERVICES	10/24/2023	30.12	30.12	11/22/2023
3420	VISA	Victim 9126 10/	AMAZON-VICTIM SERVICES	10/24/2023	30.03	30.03	11/22/2023
Total 3420:					34,670.93	34,670.93	
5022	VISION SERVICE PLAN - (WY)	819008903	november premium	10/17/2023	1,753.51	1,753.51	11/21/2023
Total 5022:					1,753.51	1,753.51	
6970	WATER ENVIRONMENT FEDER	000345925	MEMBERSHIP	11/09/2023	190.00	.00	
6970	WATER ENVIRONMENT FEDER	000345926	MEMBERSHIP RENEWAL	11/09/2023	190.00	.00	
Total 6970:					380.00	.00	
2247	WATKINS, MARK	101923	TRAVEL EXPENSES	10/19/2023	83.20	.00	
Total 2247:					83.20	.00	
192	WEBER, MICHELLE	110323	TRAVEL EXPENSES	11/03/2023	284.00	.00	
Total 192:					284.00	.00	
6226	WEST COAST CODE CONSULT	UT23-579-011	PLAN REVIEW SERVICES	11/02/2023	595.00	.00	
Total 6226:					595.00	.00	
563	WESTBANK SANITATION	4381671T022	TRASH PICK UP @ WWTP-	11/01/2023	1,045.90	.00	
563	WESTBANK SANITATION	4383702T022	940 Simon Lane	11/01/2023	188.38	.00	
563	WESTBANK SANITATION	4384539T022	3585 CANADIAN DR	11/01/2023	214.41	.00	
Total 563:					1,448.69	.00	
1640	WESTERN STATE	IN002547412	LAMP	09/29/2023	152.46	.00	
1640	WESTERN STATE	IN002568869	WIRING HARNESS REPAIR	10/20/2023	11,336.52	.00	
1640	WESTERN STATE	IN002570063	HUB CLUT	10/20/2023	3,024.85	.00	
1640	WESTERN STATE	IN002594039	SERVICE CALL	11/13/2023	899.51	.00	
Total 1640:					15,413.34	.00	
472	WHITE GLOVE CLEANING, INC.	1553B	CLEANING	10/31/2023	227.21	.00	
472	WHITE GLOVE CLEANING, INC.	1560B	CLEANING	10/31/2023	106.43	.00	
472	WHITE GLOVE CLEANING, INC.	9205	CLEAN SHELTERS	10/31/2023	2,902.00	.00	
472	WHITE GLOVE CLEANING, INC.	9205	CLEAN SHELTERS	10/31/2023	256.13	.00	
472	WHITE GLOVE CLEANING, INC.	9246	TOWELS	10/31/2023	475.00	.00	
472	WHITE GLOVE CLEANING, INC.	9247	PAPER PRODUCTS	10/31/2023	106.50	.00	
472	WHITE GLOVE CLEANING, INC.	9248	PAPER PRODUCTS	10/31/2023	106.50	.00	
472	WHITE GLOVE CLEANING, INC.	9249	PAPER PRODUCTS	10/31/2023	213.00	.00	
472	WHITE GLOVE CLEANING, INC.	9250	PAPER PRODUCTS	10/31/2023	487.25	.00	
Total 472:					4,880.02	.00	
7231	WIND RIVER COMMUNITY ALLI	111523	COMMUNITY WORKSHOP	11/15/2023	1,500.00	.00	
Total 7231:					1,500.00	.00	
5489	WRENCH IT PLUMBING & HEATI	11016	PARKING GARAGE	09/08/2023	1,546.58	.00	
5489	WRENCH IT PLUMBING & HEATI	11236	930 SIMON LANE	11/17/2023	275.59	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5489:					1,822.17	.00	
6704	WSP USA ENVIRONMENT & INF	S67132878	STORMWATER MANAGEMENT	11/21/2023	12,410.91	.00	
Total 6704:					12,410.91	.00	
3619	WY CHILD SUPPORT ENFORCE	111623	case 223669	11/16/2023	34.61	34.61	11/16/2023
3619	WY CHILD SUPPORT ENFORCE	111623	case #223670	11/16/2023	34.61	34.61	11/16/2023
Total 3619:					69.22	69.22	
4139	WY WORKERS' SAFETY & COM	112123	DECEMBER PREMIUM	11/21/2023	19,680.27	19,680.27	11/22/2023
Total 4139:					19,680.27	19,680.27	
504	WYDOT	112723	6 NEW PLATES	11/27/2023	60.00	.00	
504	WYDOT	112723	7 PLATE TRANSFERS	11/27/2023	14.00	.00	
Total 504:					74.00	.00	
7065	WYOMING LAW ENFORCEMEN	C-12162	TRAINING	10/23/2023	236.00	.00	
Total 7065:					236.00	.00	
329	WYOMING RETIREMENT SYST	113023	NOVEMBER CONTRIBUTIONS	11/21/2023	167,935.57	167,935.57	11/22/2023
Total 329:					167,935.57	167,935.57	
1764	WYOMING.COM INC	2176918	DOMAIN HOSTING	11/06/2023	5.00	.00	
Total 1764:					5.00	.00	
2842	YELLOW IRON EXCAVATION, LL	89964	6905 S HWY 22 TRASH	10/31/2023	50.00	.00	
2842	YELLOW IRON EXCAVATION, LL	90333	915 SIMON LANE	10/31/2023	70.00	.00	
Total 2842:					120.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3637	2023 DODGE DURANGO	11/15/2023	40,689.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3644	2023 DODGE DURANGO	11/15/2023	40,689.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3649	2023 DODGE DURANGO	11/15/2023	37,989.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3651	2023 DODGE DURANGO	11/15/2023	37,989.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3710	2023 DODGE DURANGO	11/15/2023	40,689.00	.00	
7365	YOUNG CHRYSLER JEEP DOD	12S3717	2023 DODGE DURANGO	11/15/2023	40,689.00	.00	
Total 7365:					238,734.00	.00	
Grand Totals:					4,804,464.72	265,592.76	

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.

STAFF REPORT



Meeting Date:	4 December 2023	Meeting Title:	Regular - Consent
Submitting Department:	Public Works	Presenter:	Floren Poliseo
Agenda Item:	ARPA grant Agreement – water supply zone 3 well construction	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to consider entering an Agreement with the Wyoming Office of State Lands and Investments (OSLI) to receive grant funds as reimbursement for expenditures related to installing new zone 3 water supply infrastructure.

Requested Action.

Staff requests that Council review and approve the Agreement.

Recommendations.

Staff recommends Council approve the Agreement and authorize the Mayor to execute all necessary documents.

Background.

In fall 2022, Town applied for Federal drinking water grant funding to supplement new capital infrastructure associated with enhancing water supply to pressure zone 3 of the Town's water system. Zone 3 water supply infrastructure has been part of the Public Works Department's capital improvement plan for several years, and the Town has pursued other Federal and State funding, with some but not all requests awarded.

This grant application was submitted for purposes of completing a new source water well and constructing a wellhouse to treat and distribute the water, enabling this part of the system to keep up with demands and improve system resiliency. The project was awarded funds in June 2023, and the attached agreement establishes the terms of the funding.

Analysis & Key Policy Questions.

The Town has already performed some engineering analysis and well drilling efforts to enhance water supply in Zone 3. Staff and consultants are continuing work on this project with funding in the current budget. The addition of this grant funding will ensure the Town's ability to complete the project and enable us to adapt to challenges that may arise with physical location and unknown material and labor costs.

Possible Alternatives.

Council could alternatively:

1. Vote against the Agreement and rely on the Water Enterprise Fund to cover the project cost in full.
2. Continue the item to a future meeting date for vote, resulting in a later effective date.

Comprehensive Plan & Priority Alignment.

This project supports the Town Comprehensive Plan under Common Value #2- Growth Management:

- Principle 3.1: Direct growth out of habitat, scenery, and open space
- Principle 3.3: Manage growth predictably and cooperatively
- Principle 3.5: Manage local growth with a regional perspective
- Principle 4.1: Maintain Town as the central Complete Neighborhood

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

- Principle 8.1: Maintain current, coordinated service delivery
- Principle 8.2: Coordinate the provision of infrastructure and facilities needed for service delivery

Fiscal Impact.

The Town's amended FY24 budget includes \$1,252,298 for this project. The grant award is for \$1,500,000. The current professional services agreement establishes a not-to-exceed fee of \$232,500 for design, bidding, and construction administration. As part of the design process, and prior to bidding, we will estimate the project construction cost.

The grant Agreement sets forth that the Town can only request reimbursement for project expenditures occurring after the effective date of the Agreement. If Council approves this Agreement, once the Mayor signs on behalf of the Town, the effective date will be set based on when OSLI signs to fully execute the Agreement.

Utilizing infrastructure grants to pay for a portion of project costs reduces the burden on Town funds, making an equivalent amount available for use on other capital improvement projects. This reduces the need for Town to increase rates or take out loans to fund major individual capital improvement projects.

The Town can only request reimbursement for project expenditures occurring after the effective date of the Agreement. If Council approves this Agreement, once the Mayor signs on behalf of the Town, the effective date will be set based on when OSLI signs to fully execute the Agreement.

Staff Impact.

Staff from Town Administration and Public Works and Legal Departments spent approximately 25 hours total on grant application, coordination with OSLI, and compiling this staff report for Council review.

Staff estimates that 120 hours of staff time will be required to complete the project design and bid documents per the grant award Agreement. To secure a specific project site and complete well and well house design for that site, coordination among the consultant, Public Works Administration, Engineering, and Water Divisions, Planning Department, and Legal Department staff is necessary. Additional staff time will be required during construction and will be estimated at the time of a construction contract award.

Attachments or Links.

Grant ARPA-WS-1073, State of Wyoming, State Loan and Investment Board, ARPA Grant Agreement

Suggested Motion.

I move to approve the Grant ARPA-WS-1073, State of Wyoming, State Loan and Investment Board, ARPA Grant Agreement and authorize the Mayor to execute all necessary documents, subject to minor changes by staff.

GRANT ARPA-WS-1073
STATE OF WYOMING
STATE LOAN AND INVESTMENT BOARD
ARPA Grant Agreement

1. **Parties.** The parties to this Reimbursement Agreement (Agreement) are the State of Wyoming, Office of State Lands and Investments (OSLI), whose address is: 122 West 25th Street, Cheyenne, Wyoming, 82001, and the grant recipient, Town of Jackson (Grantee), whose address is: PO Box 1687

150 E Pearl Ave, Jackson, WY 83001.

2. **Purpose of Agreement.** The purpose of this Agreement is to set forth the terms and conditions by which OSLI will disburse State and Local Fiscal Recovery Funds (Grant Funds) pursuant to the American Recovery Plan Act (ARPA) and 2022 Wyo. Sess. Laws Ch. 50 § 2(c), FN 18. Grant Funds disbursed under this Agreement shall reimburse only expenditures for the Project approved by the State Loan and Investment Board (the Board) pursuant to Chapter 41 of the Board's rules.

3. **Term of Agreement.** This Agreement is effective when all parties have executed it (Effective Date). The term of the Agreement is from the Effective Date through the end of the period during which the Inspector General for the U.S. Department of the Treasury may audit the State's use of ARPA Funds.

4. **Payment.**

- A. OSLI shall disburse Grant Funds to the Grantee to reimburse Project expenditures. Total reimbursements under this Agreement shall not exceed one million five hundred thousand dollars (\$1,500,000). Disbursements from OSLI shall be made within forty-five (45) days after submission of an invoice.
- B. Should the reimbursement requested by the Grantee fail to comply with all federal and State laws, Board rules, and the terms and conditions set forth in this Agreement, OSLI shall not disburse Grant Funds.

5. **Responsibilities of Grantee.** The Grantee agrees:

- A. **Drawing Funds.**

- i. The Grantee shall request reimbursement only for expenses incurred completing the Project described in the application attached to and incorporated into this Agreement as Attachment A.
- ii. The Grantee shall submit a request for reimbursement accompanied by invoices and supported by adequate proof that such obligations are due and owing and have been incurred for expenses that are eligible pursuant

to this Agreement, Board rules, and all relevant federal and State laws. Grant Funds shall not be spent for any other purpose or project.

B. Construction. The Grantee shall:

- (i) Make arrangements for appropriate professional supervision and management of the Project.
- (ii) Provide to OSLI all project plans and specifications.
- (iii) Be solely responsible for its compliance with all applicable state statutes, including but not limited to, state statutes regarding local preferences, procurement, accounting, and contractor retainage accounts.
- (iv) Provide the OSLI with access to all information on all aspects of the project and make available for inspection such documents and reports on the progress of the work and on the results of tests of materials and workmanship or other information as may be requested by the OSLI.
- (v) Establish payment schedules providing that all work shall be completed prior to December 31, 2026.
- (vi) Ensure that all Grant Funds are encumbered by October 31, 2024 and expended by December 31, 2026.
- (vii) If the Project has not been bid before the Effective Date, submit to OSLI the following materials prior to issuing an advertisement for bids:
 - (a) An attorney's title opinion, a letter and documents from a title company or abstractor, or other proof and certification acceptable to the OSLI that all access, easements, and rights-of-way for the construction and long term operation and maintenance of the Project have been secured and recorded;
 - (b) Engineer's cost estimate and proposed construction budget for the Project;
 - (c) Any and all appropriate permits issued by the Wyoming Department of Environmental Quality; and
- (viii) The Grantee shall keep OSLI staff informed on a Contractor's plan for use of a Retainage Account pursuant to W.S. §§ 16-6-702, -704, and -705. The Grantee shall provide to OSLI Retainage or Interest Bearing account documentation in order for OSLI to send retainage funds to the Grantee for deposit in the Contractor's identified retainage account.

- (ix) The Grantee shall require a completed Affidavit Acknowledging Payment to Materialmen, Subcontractors and Laborers (available at <http://lands.wyo.gov>) from Prime Contractor with all requests for progress payment beginning with the second request pursuant to W.S. § 16-6-1001(a)(iv).
 - (x) The Grantee shall submit Final Payment Documentation to OSLI pursuant to W.S. §§ 16-6-116, -117, and 15-1-113(h), to the extent those provisions are applicable to the Project.
 - (xi) Prior to ordering a change to the project, the Grantee shall submit proposed changes to OSLI for review. The State shall have a minimum of five (5) business days to review the proposed change. Upon written approval of OSLI, the Grantee shall execute an amendment or change order to affected agreements. If the Grantee executes an amendment or change order without OSLI approval, OSLI reserves the right to withhold reimbursement for such a request until it is able to confirm the change complied with Board rules and all relevant federal and State laws. If the change does not comply with Board rules and all relevant federal and State laws, OSLI shall not disburse any funds for expenses related to the change.
- C. The Grantee shall establish and maintain sufficient internal controls to ensure that Grant Funds are spent in accordance with this Agreement, Board rules, and all State and federal laws.
- D. The Grantee shall comply with all applicable state and federal laws, rules, and regulations, including compliance with any applicable provisions of W.S. § 16-6-1001, the Wyoming Prevailing Wage Act (W.S. §§ 27-4-401 through 27-4-413), and all other applicable state procurement laws.

6. **Special Provisions.**

- A. **Administration of Federal Funds.** The Grantee agree its use of the Grant Funds awarded herein is subject to Uniform Administrative Requirements of 2 C.F.R. Part 200, *et seq.*; any additional requirements set forth by the U.S. Department of the Treasury; all applicable regulations published pursuant to section 602 and 603 of the Social Security Act; 31 C.F.R. Part 35; and all guidance issued by Treasury regarding the foregoing. The Grantee shall take all necessary actions to comply with all requirements for the use of these federal funds.
- B. **Ineligible Expenditures.** If OSLI or the Inspector General for the U.S. Department of the Treasury determines that any of the Grant Funds were not utilized for an eligible expense under ARPA, the Grantee shall repay such funds within fourteen (14) days to OSLI. In the event the Grantee does not repay the Grant Funds, the obligation shall be booked as a debt of the Grantee owed to the

State of Wyoming. The Grantee further agrees to provide OSLI, upon request, a full and complete accounting as to the use of the Grant Funds; said accounting to be done in accordance with generally accepted accounting principles and shall be provided to the OSLI within a reasonable time.

- C. **State Inspection of Records.** OSLI, or another approved designee of the Board, may perform an audit or examination of the books and records of the Grantee at any time and without notice, and that the Board or its designee may at any time without notice perform on-site visits and inspections of the project being funded.
- D. **Federal Audit and Access to Records.** The Inspector General for the U.S. Department of the Treasury shall have access to any books, documents, papers, electronic data and records of the Grantee which are pertinent to this Agreement.
- E. **Board Rules.** The grant and this Agreement are governed by Chapter 41 of the Board's rules and subject to all applicable provisions therein. In the event of any inconsistency between this agreement and the Board's rules, the Board's rules shall control.

7. **General Provisions.**

- A. **Amendments.** Any changes, modifications, revisions, or amendments to this Agreement which are mutually agreed upon by the parties shall be incorporated by written instrument, executed by all parties to this Agreement.
- B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Agreement as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.
- C. **Assignment Prohibited and Agreement Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Agreement without the prior written consent of the other party. The Grantee shall not use this Agreement, or any portion thereof for collateral for any financial obligation without the prior written permission of OSLI.
- D. **Availability of Funds.** Each disbursement obligation under this Agreement is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for continued

performance of the Agreement, this Agreement may be terminated at the end of the period for which funds are available. OSLI shall notify the Grantee at the earliest possible time if this Agreement will or may be affected by a funding shortage. No penalty shall accrue to OSLI in the event this provision is exercised, and OSLI shall not be obligated or liable for any future payments as a result of termination under this section.

- E. Compliance with Laws.** The Grantee shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Agreement.
- F. Entirety of Agreement.** This Agreement, consisting of eight (8) pages, and Attachment A, consisting of fifteen (15) pages, represent the entire and integrated Agreement between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Agreement and the language of any attachment or document incorporated by reference, the language of this Agreement shall control.
- G. Force Majeure.** Neither party shall be liable for failure to perform under this Agreement if such failure to perform arises out of causes completely beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.
- H. Indemnification.** Each party to this Agreement shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.
- I. No Employment Relationship.** The Grantee shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Agreement, the Grantee shall be free from control or direction over the details of the performance of its duties under this Agreement. The Grantee shall assume sole responsibility for any debts or liabilities that may be incurred by the Grantee in fulfilling the terms of this Agreement and shall be solely responsible for the payment of all federal, state, and local taxes which may accrue because of this Agreement. Nothing in this Agreement shall be interpreted as authorizing the Grantee or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or OSLI or to incur any obligation of any kind on behalf of the State of Wyoming or OSLI. The Grantee agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance or

similar benefits available to State of Wyoming employees will inure to the benefit of the Grantee or the Grantee's agents or employees as a result of this Agreement.

- J. Nondiscrimination.** The Grantee shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (W.S. § 27-9-105, *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Agreement.
- K. Notices.** All notices arising out of, or from, the provisions of this Agreement shall be in writing either by regular mail or delivery in person at the addresses provided under this Agreement.
- L. Severability.** Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.
- M. Single Audit Requirements.** The Grantee agrees that if it expends an aggregate amount of seven hundred fifty thousand dollars (\$750,000.00) or more in federal funds during its fiscal year, it must undergo an organization-wide financial and compliance single audit. The Grantee agrees to comply with the audit requirements of the U.S. General Accounting Office Government Auditing Standards and Audit Requirements of 2 C.F.R. Part 200, Subpart F. If findings are made which cover any part of this Agreement, the Grantee shall provide one (1) copy of the audit report to OSLI and require the release of the audit report by its auditor be held until adjusting entries are disclosed and made to OSLI's records.
- N. Sovereign Immunity and Limitations.** The State of Wyoming, OSLI, and Board do not waive sovereign immunity by entering into this Agreement and the Grantee does not waive governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereigns or governmental entities pursuant to W.S. §1-39-101, *et seq.*, and all other applicable law. Designations of venue, choice of law, enforcement actions, and similar provisions should not be construed as a waiver of sovereign or governmental immunity. The parties agree that any ambiguity in this Agreement shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.
- O. Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement.

The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement.

- P. Time is of the Essence.** Time is of the essence in all provisions of this Agreement.
- Q. Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Agreement.
- R. Waiver.** The waiver of any breach of any term or condition in this Agreement shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.
- S. Counterparts.** This Agreement may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Agreement. Delivery by the Grantee of an originally signed counterpart of this Agreement by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to OSLI.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

8. **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. The signatory for the Grantee also hereby certifies that he or she is authorized to sign this Agreement on behalf of the Grantee and bind the Grantee to the terms herein.

The Effective Date of this Agreement is the date of the signature last affixed to this page.

STATE OF WYOMING, OFFICE OF STATE LANDS AND INVESTMENTS:

Jenifer E. Scoggin, Director

Date

GRANTEE:
Town of Jackson

(Signee Name and Title)

Date

ATTORNEY GENERAL'S OFFICE: APPROVAL AS TO FORM

Patrick Miller, Assistant Attorney General

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular - Consent
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	To Award Bid #24-03 for the Procurement of a New Police Department All-Electric Motorcycle	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to accept and award Bid #24-03 for the purchase of a new all-electric motorcycle for the Police Department.

Requested Action.

To approve and award Bid #24-03 for the purchase of a new all-electric motorcycle for the Police Department.

Recommendations.

Staff recommends Council approve the procurement of a new all-electric motorcycle for the Police Department.

Background.

The Public Works Department administers the bidding and purchasing of all new vehicles for the Town of Jackson.

Analysis.

When tasked with the purchase of any new vehicle, Public Works will work directly with each submitting department to consider current and future vehicular needs, potential vehicle types, and how each vehicle will be used to provide public service. This information is important because each department has been challenged to look for efficiency gains when making new vehicle purchases (when possible).

This motorcycle will be purchased for and used by the Police Department. It was originally intended to replace a Police Department motorcycle. However, the Police Department has added staff, and the existing motorcycle in the fleet recently had mechanical work performed to extend its life. Therefore, staff opted to retain the existing motorcycle and add this new one to the inventory.

The Police Department is responsible for providing community policing and problem solving, they endeavor to maintain a safe and peaceful environment in which people can live, work, and play. The Police Department uses all-electric motorcycles in the summer months for general policing, traffic enforcement, and for special events. The all-electric capability of the motorcycle will produce zero emissions.

Possible Alternatives.

Possible alternatives for this item include:

1. Not approving and awarding Bid #24-03
2. Other

Comprehensive Plan & Priority Alignment.

- Chapter 2: Climate Sustainability
 - Principle 2.3 – Reduce greenhouse gas emissions through transportation
- Chapter 8: Quality Community Service Provision
 - Principle 8.1 – Maintain current, coordinated service delivery

Fiscal Impact.

We received one bid which is listed below. The bid was from Monarch Powersports of Orem, Utah. For the FY24 Budget, we show a budget of \$26,000 for the purchase of a new all-electric Police Department motorcycle. The one bid received was \$2,468 over budget and if approved, would require a budget amendment for this amount.

<u>Vendor</u>	<u>Vehicle Type</u>	<u>Unit Cost</u>	<u>Trade-in Value</u>	<u>Final Cost</u>
Monarch Powersports	Motorcycle	\$ 28,468.00	\$ -	\$ 28,468.00

Staff Impact.

This item required roughly 5 hours of staff time to secure bids and develop a staff report. Public Works staff will be impacted by additional labor hours, which are estimated to be 15 hours to prepare the new motorcycle for use by the Police Department.

Attachments or Links.

- Bid #24-03 results

Suggested Motion.

I move to approve the purchase of a new Police Department all-electric motorcycle as specified in Bid #24-03 and award the bid to Monarch Powersports of Orem, Utah, in an amount not to exceed \$28,468 and direct staff to include the budget overage of \$2,468 in the next budget amendment.

BID NUMBER: 24-03

PROJECT NAME: Electric Motorcycle

OPENING DATE &
TIME: Th. 10/26 @ 3:10 pm

OPENED BY: Riley Taylor & Eric Hittbruner

	Name of Bidding Agency & City	Proof of WY Residency	Number of Addendums Acknowledged	Bid Bond / Check		Bid Amount	Returned Bid Bond / Check
1	Monarch Powersports Orem, Utah	NIA	NIA	NIA		\$28,468.00	
2							
3							
4							
5							
6							



Town of Jackson

BID# : 24-03

**ELECTRIC
MOTORCYCLE**

BID INSTRUCTIONS AND INFORMATION

- Bid must be signed by a responsible corporate official and be placed in a sealed envelope. Return to:

Town of Jackson
BID 24-03
Riley Taylor
P.O. Box 1687
150 East Pearl Street
Jackson, WY. 83001

Bidder shall mark lower left-hand corner with bid name:

"BID 24-03"

ELECTRIC MOTORCYCLE

- Bidder must specify delivery from acceptance of bid by Town. Bid prices shall be F.O.B. Jackson, 450 West Snow King Avenue, Jackson, Wyoming.
- Bids will be accepted until **Thursday, October 26th, 2023, at 3:00 PM.** Bids will be opened and acknowledged at 3:05 PM at the Town Council Chambers, 150 East Pearl Avenue, Jackson, WY.
- These specifications are to be considered as minimums and must be equal to or exceeded. Bid shall be submitted on the enclosed specification form. Bidder must check appropriate yes/no as per specification. Checking **"yes" will mean full compliance and checking "no" will mean an exception is being taken.** All exceptions to minimums shall be listed and explained on a page titled **Bid Exceptions**. The entire specification form shall be filled out to be considered for this project.
- The Town of Jackson reserves the right to waive all irregularities in the bids and to reject all bids.
- Unit bid shall be new and unused.
- Bidder shall enclose a letter on company letterhead detailing the manufacturer warranty, name and address of OEM chassis warranty shop, and warranty details for all added equipment/accessories.
- Per Wyoming Statue 16-6-107 a 5% preference will be given to bidders within the State of Wyoming. Please insert resident certification with bid if applicable.
- The Contract shall be bid to the most responsible certified resident making the responsive proposal, if the certified resident's bid is not more than five percent (5%) higher than that of the lowest responsible nonresident bidder and the resident bidder does not propose to subcontract more than thirty percent (30%) of the WORK to nonresident contractors (W.S. § 16-6-101, et seq.).
- **The bidder at the time of bid submittal must furnish a bid bond, or certified cashier's check in the amount equal to five (5%) percent of the total bid if over one hundred thousand dollars (\$100,000.00). Successful bidder's surety shall be returned upon delivery inspection and acceptance of the bid unit.**

TOWN OF JACKSON
ELECTRIC MOTORCYCLE
BID#: 24-03

1) GENERAL DESCRIPTION:

- | | |
|--|--|
| Y ☒ N ☐ | A. New and unused, Police Equipped Electric Motorcycle. |
| Y ☒ N ☐ | B. Minimum of 150-mile range city, 64-mile range highway |
| Y ☒ N ☐ | C. Fully charged in 10 hours or less. |
| Y ☒ N ☐ | D. White in color. |

2) EQUIPMENT:

- | | |
|--|--|
| Y ☒ N ☐ | A. Drop bars and all mounting hardware. |
| Y ☒ N ☐ | B. Red and Blue Emergency lighting (2-front, 2-side, and 2 rear) |
| Y ☒ N ☐ | C. Stealth lights out switch |
| Y ☒ N ☐ | D. 30-Watt siren speaker. |

3) ELECTRIC DRIVE SYSTEM:

- | | |
|--|--|
| Y ☒ N ☐ | A. 1.3kWh integrated charger. |
| Y ☒ N ☐ | B. Li-Ion intelligent power pack |
| Y ☒ N ☐ | C. High efficiency, 775amp air-cooled brushless motor (Controller) |
| Y ☒ N ☐ | D. Clutchless direct drive |
| Y ☒ N ☐ | E. 102 MPH Top speed |

4) CHASSIS:

- | | |
|--|--|
| Y ☒ N ☐ | A. Showa 41mm inverted cartridge front fork. |
| Y ☒ N ☐ | B. Showa 40mm piston rear shock. |
| Y ☒ N ☐ | C. Front and rear disc brakes. |
| Y ☒ N ☐ | D. 1,427 mm wheelbase. |

5) OPTIONS:

- | | |
|--|-------------------------|
| Y ☒ N ☐ | A. 96V quick charger |
| Y ☒ N ☐ | B. 22-liter side cases |
| Y ☒ N ☐ | C. Top box and rack kit |
| Y ☒ N ☐ | D. Handguards |
| Y ☒ N ☐ | E. 12V accessory socket |
| Y ☒ N ☐ | F. License plate kit |

6) DELIVERY INVOICE:

- Y ☒ N ☐ A. The bidder shall furnish a copy of the factory invoice listing standard and optional equipment as bid, at the time of delivery.
- Y ☒ N ☐ B. The manufacturer shall provide warranty services for a minimum of two years and 5 years on Powerpack 36,000.
- Y ☒ N ☐ C. The unit will be delivered to 450 W. Snow King Ave. Jackson, Wyoming.

BID PROPOSAL

The undersigned hereby certifies that he/she has examined the specifications and proposes to supply the vehicle(s) in accordance with said specifications.

Bid per Specifications # 24-03: \$ 28468.00

Proposed Delivery Date: Between 90 and 120 days for delivery

Monarch Powersports

Name of Firm:

Michael Morgan

Authorized Name:

Michael K. Morgan
Authorized Signature:

10/17/2023

Date:

mike@monarchpowersports.com

E-mail:

3859887000

Area code and phone #:

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular - Consent
Submitting Department:	START	Presenter:	Bruce Abel, Director
Agenda Item:	Approval of Lease for Parking at START bus facility	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to request Town Council approve a Lease Agreement between the Town of Jackson and Western Trails Charter and Tours, dba Salt Lake Express ("Lease") to park Salt Lake Express (SLE) buses at the START operations facility. This would occur as part of START's agreement with Salt Lake Express to provide contracted public bus service on behalf of START during the 2023- 2024 winter season.

Requested Action.

Staff requests Council review and consider the Lease attached to this staff report.

Recommendations.

The START Board and staff recommend Council approve the attached Lease.

Background.

Given the challenges associated with hiring a sufficient number of drivers to provide all anticipated START bus services during the 2023- 2024 winter season and due to the operational issues with START's Proterra fleet, the START Board of Directors authorized staff enter into an agreement with SLE to provide contracted public bus service on behalf of START during the 2023-2024 winter season. This agreement was the result of a Request for Qualifications issued by START on October 6, 2023 and was approved by the START Board of Directors at the November 16, 2023 Board meeting.

SLE has requested permission to park SLE vehicles used in the provision of START transit service at the START operations facility when not in use for the provision of START service. This means that vehicles will be parked overnight at START and during mid-day periods when they are not in use. START staff agrees with this request and requests that Town approve a parking lease between the Town and SLE at a rate of \$20 per bus per day. This fee will be reflected as a reduction in the rate that SLE charges START for SLE's provision of START services.

Analysis.

N/A

Possible Alternatives.

Do not approve entering into the Lease. This would result in SLE buses needing to find an alternative location to park overnight. This would not allow for the operational oversight of SLE services that START staff desires.

Comprehensive Plan & Priority Alignment.

Section 2. Climate, Sustainability through Energy Conservation

Principle 2.3- reduce energy consumption through transportation. Transportation accounts for approximately 80% of the total carbon emissions in the community.

Section 7. Multimodal Transportation

Principle 7.1. Meet future transportation demand through the use of alternative modes. Alternative Transportation means a transportation system that includes transit, bicycle, and pedestrian modes which offer alternatives to private motor vehicle travel for many trips.

Principle 7.2. Create a safe, efficient, interconnected multi-modal transportation network.

Fiscal Impact.

Salt Lake Express will reduce the rate charged to START to provide contracted bus service by \$20.00 per bus per day in lieu of compensation for the use of the START Bus Operations facility to park SLE buses used in the provision of SLE contracted bus service on behalf of START.

Staff Impact.

START Director and the Town Attorney have devoted approximately 2 hours collectively to the preparation of the Lease and Staff Report. START supervisory staff will oversee compliance with the terms of the Lease as part of their daily duties.

Attachments or Links.

- Bus Storage Lease Agreement

Suggested Motion.

I move to approve the Lease Agreement between the Town of Jackson and Western Trails Charter and Tours, dba Salt Lake Express, and authorize the Mayor to execute the Agreement, subject to minor changes by staff.

**BUS STORAGE LEASE BETWEEN TOWN OF JACKSON
AND
WESTERN TRAILS CHARTER AND TOURS DBA SALT LAKE EXPRESS**

This Bus Storage Lease Agreement (**Agreement**) is made and entered into, effective as of _____, by and between the Town of Jackson (**Landlord**), located at 150 East Pearl Avenue Jackson, Wyoming 83001 and Western Trails Charter and Tours, dba Salt Lake Express (**Tenant**), located at 785 Railroad Avenue Rexburg, Idaho 83440. (Landlord and Tenant are each a "**Party**" to this Agreement and are collectively the "**Parties**").

RECITALS:

WHEREAS, Landlord owns certain real property situated at 55 Karns Meadow Drive Jackson, Wyoming 83001 ("**Property**"); and

WHEREAS, Tenant desires to store its buses on a certain portion of the Property ("**Premises**"); and

WHEREAS, Landlord desires to rent the Premises to Tenant, and Tenant desires to rent the Premises from Landlord, upon the terms and conditions provided herein.

NOW, THEREFORE, the Parties hereto hereby agree as follows:

1. **TERM.** This Agreement begins on December 8, 2023 and concluding on April 15, 2024, or until such time as this Agreement is terminated in accordance with the terms herein. Tenant may take possession on the beginning date of the term.
2. **RENT.** Tenant agreed to pay Landlord rent in the amount of \$20.00 per day/ per bus.
3. **STORAGE LOCATION.** The buses shall be stored on the Premises as set forth in Exhibit A. Landlord reserves the right to relocate the storage location on the Property at any time with 24 hours' notice.
4. **USE OF PREMISES; OCCUPANTS.** The Premises may only be used and occupied by Tenant for the purpose of storing its buses. Tenant may not allow any person other than its employees to enter or stay upon the Premises, or to permit activities other than those appurtenant to bus storage upon the Premises without written consent of Landlord.
5. **CONDITION OF PREMISES.** Tenant stipulates, represents, and warrants that Tenant accepts the Premises in their existing condition, and agrees that the Premises are, at the time of this Agreement, in good order, repair, and in a safe, clean, and tenantable condition.
6. **ASSIGNMENT, SUBLETTING.** Tenant may not assign this Agreement or sub-let or grant any license to use the Premises or any part thereof without the prior written consent of Landlord.
7. **ALTERATIONS AND IMPROVEMENTS.** Tenant may not make any alterations to the Premises or construct any building or make any other improvements on the Premises without the prior written consent of Landlord.
8. **TENANT CONDUCT AND RESPONSIBILITIES.** Unless otherwise stated, Tenant will, at its sole expense, keep and maintain the Premises in good and sanitary condition and repair during this Agreement. Tenant's responsibilities include, without limitation, the following, and any departure therefrom requires Landlord's prior written consent:

- a. Obey all rules and regulations provided by Landlord regarding the use and care of the Premises.
 - b. Keep all driveways clear and accessible.
 - c. Not place placards, signs, or other exhibits on the Premises.
 - d. Maintain order on the Premises, and not making, or permitting employees to make loud noises that disturb the surrounds or otherwise create a nuisance.
 - e. Keep the Premises clean and tidy, removing garbage, rubbish, and refuse and not allowing said items to be deposited or accumulate on the Premises.
9. **MAINTENANCE; LANDLORD RESPONSIBILITIES.** Landlord agrees to maintain the Premises in a safe and habitable condition, with such costs being borne by Landlord unless the repairs were necessitated by the negligence or intentional acts of Tenant.
10. **DAMAGE TO PREMISES; COST TO REPAIR.** Damage to the Premises by Tenant, invitees, agents, or guests thereof, will be grounds for termination of this Agreement. Furthermore, Tenant is required to pay the costs of repair for damage it causes to the Premises over and above reasonable wear and tear.
11. **OBLIGATION TO NOTIFY.** Tenant will immediately notify Landlord of any accidents, dangerous conditions, or hazards on the Premises that have caused, are causing, or may cause injury or damage to the Premises or persons or property located therein.
12. **INSURANCE.** It is acknowledged that Landlord does not maintain insurance for Tenant's property damage or loss caused by any reason whatsoever. Landlord is not responsible for any loss or damage to property owned by Tenant or Tenant's guests or invitees, unless resulting from Landlord's intentional or negligent acts.
13. **ENTRY OF PREMISES.** Landlord and Landlord's agents will have the right at all reasonable times during the term of this Agreement to enter the Premises for the purposes of making any inspections, repairs, or improvements as may be deemed appropriate by Landlord or required by law; to supply agreed services; to address an emergency; or as otherwise reasonably needed by Landlord. Tenant agrees to make the Premises available to Landlord or Landlord's agents for purposes permitted under this Agreement. No advance notice is required for Landlord's entry upon the Premises.
14. **TERMINATION.** Either Landlord or Tenant may terminate this Agreement upon 30 days' written notice.
15. **SURRENDER OF PREMISES.** Upon the termination or expiration of the Agreement, Tenant must surrender the Premises in the same state and condition as they were at the commencement of this Agreement, except that Tenant will not be responsible for damage due to reasonable wear and tear.
16. **QUIET ENJOYMENT.** If Tenant remains in compliance with the terms of this Agreement, Landlord covenants that Tenant will peacefully and quietly have, hold, and enjoy the Premises.
17. **INDEMNIFICATION.** Landlord will not be liable, and Tenant hereby waives all claims against Landlord, for any damage to any property or any injury to any person in or about the Premises by or from any cause whatsoever, except to the extent caused by or arising from the gross negligence or willful misconduct of Landlord or its agents, employees, or contractors. Tenant agrees to protect, indemnify and hold Landlord entities harmless from and against any and all loss, claims, liability or costs (including court costs and attorney's fees) incurred by reason of (a) any damage to any property or any injury to any person occurring

in, on, or about the Premises to the extent that such injury or damage is caused by or arises from any actual or alleged act, neglect, fault, or omission by or of Tenant, its agents, servants, invitees, or visitors to meet any standards imposed by any duty with respect to the injury or damage; (b) the conduct or management of any work or thing whatsoever done by the Tenant in or about the Premises; (c) Tenant's failure to comply with any and all governmental laws, ordinances and regulations applicable to the condition or use of the Premises; and (d) any breach or default on the part of Tenant in the performance of any covenant or agreement on the part of Tenant to be performed pursuant to this Agreement. The provisions of this paragraph will survive the termination of this Agreement with respect to any claims or liability accruing prior to such termination.

- 18. REIMBURSEMENT.** If Tenant fails or refuses to comply with any of the terms and conditions of this Agreement, Landlord may carry out and perform such conditions at the cost and expense of Tenant, which amounts will be payable on demand to Landlord. This remedy will be in addition to such other remedies as Landlord may have by reason of the breach by Tenant of any of the terms and conditions of this Agreement.

If Landlord fails or refuses to comply with any of the terms and conditions of this Agreement, Tenant may carry out and perform such conditions at the cost and expense of Landlord, which amounts will be payable on demand to Tenant. This remedy will be in addition to such other remedies as Tenant may have by reason of the breach by Landlord of any of the terms and conditions of this Agreement.

- 19. NOTICE.** Any notice, service of process, or demands required or permitted under this Agreement or under law will be deemed sufficiently given or served if sent by United States certified mail, return receipt requested, addressed to parties as set forth above.

20. GENERAL TERMS

- a. Binding Effect of Agreement, Modification and Waiver. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto. No modification of the terms of this Agreement shall be valid unless in writing and executed by the parties hereto, and no waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.
- b. Severability. This Agreement is to be governed and construed according to the laws of the State of Wyoming. In the event that any provision of this Agreement is held to be in violation of Town, state or federal laws and hereby rendered invalid or unenforceable as to any party or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.
- c. Integration. The parties intend this statement of their agreement, including the Recitals herein, to constitute the complete, exclusive, and fully integrated statement of their agreement. As such, it is the sole expression of their agreement, and they are not bound by any other agreements of whatsoever kind or nature.
- d. Additional Documents and Acts. Each party agrees to execute and deliver such additional documents and instruments and to perform such additional acts as may be necessary or appropriate to

effectuate, carry out and perform all of the terms, provisions, and conditions of this Agreement and the transactions contemplated hereby.

- e. Conflict of Laws, Jurisdiction, Construction. This Agreement shall be constructed, performed and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.
- f. Governmental Immunity. The Town of Jackson does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Agreement.
- g. Counterparts; Digital Signatures. This Contract may be executed in two or more counterparts, each of which shall be deemed an original having identical legal effect, and all of which together constitute the same instrument. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Contract as well as any facsimile or other reproduction hereof

TENANT:

WESTERN TRAILS CHARTER AND TOURS, DBA SALT LAKE EXPRESS

Sign: _____

LANDLORD:

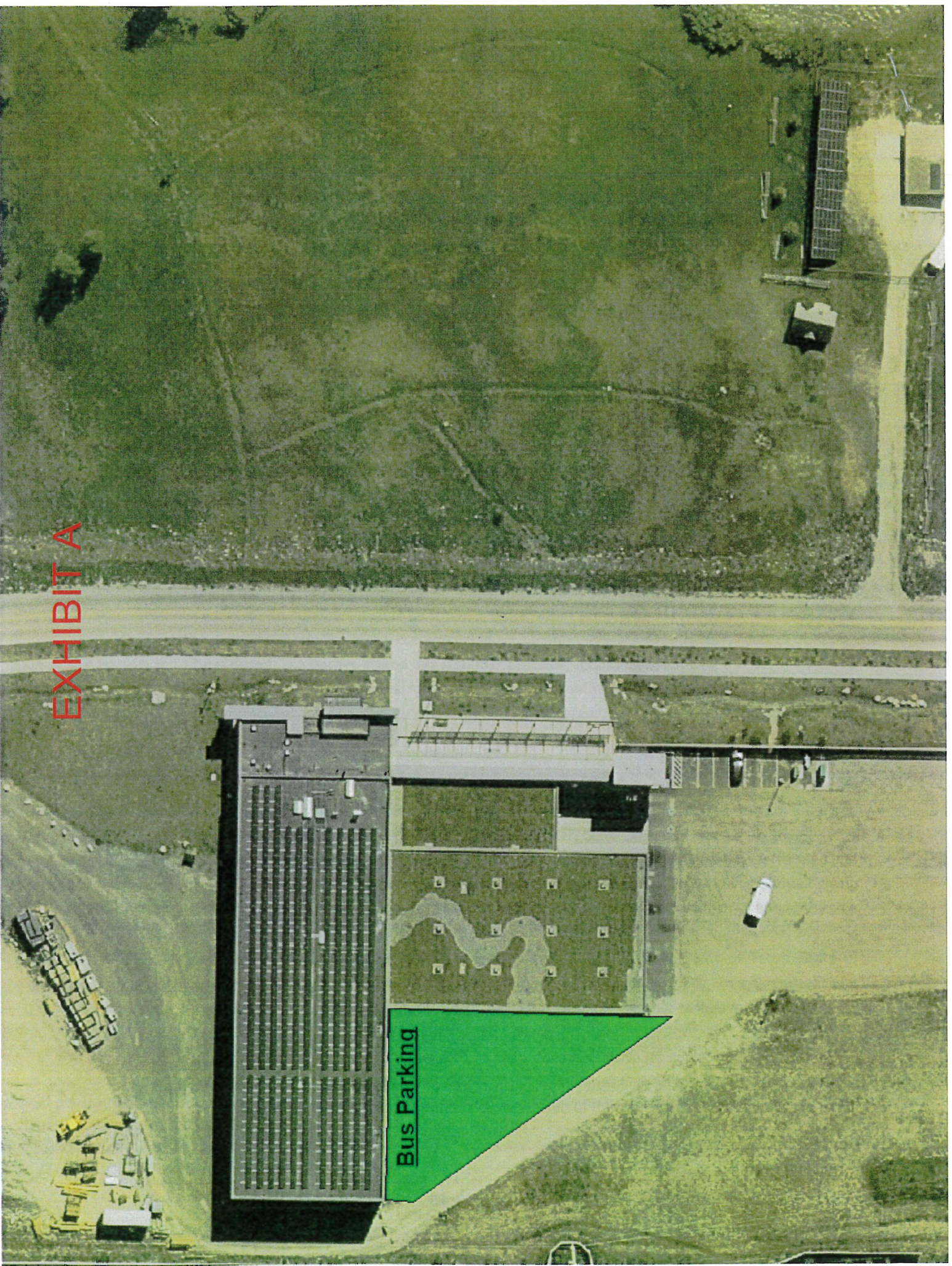
TOWN OF JACKSON

BY: Hailey Morton Levinson, Mayor

ATTEST _____

Riley Taylor, Town Clerk

EXHIBIT A



Bus Parking

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular
Submitting Department:	Community Development	Presenter:	Susan Scarlata
Agenda Item:	Letter to SLIB Regarding Housing Grant	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to review a letter to the State Land and Investment Board (SLIB) regarding a pending grant application from our Housing Department.

Requested Action.

Staff requests that Council approve the letter to SLIB and direct staff to send it to each SLIB Board member.

Recommendations.

Staff recommends Council discuss, ask questions about, and approve the letter.

Background.

The State Lands and Investments Board (SLIB) met on November 2 and considered Jackson/Teton County Housing Department's grant request to support the Flat Creek Apartment project. After considerable Public Comment from Jackson and Teton County residents, the SLIB continued the item until its December 7 meeting. Town Council met at a Special Meeting on November 13 and directed staff to write a letter to SLIB regarding the housing department's pending grant application for Flat Creek Apartments. This affordable rental project is possible due to nearly \$15 million in low-income housing tax credits and National Housing Trust Fund dollars that our Housing Department received through due to a strong partnership with the Wyoming Community Development Authority (WCDA). Due to the high Cost of land and construction in our area, similar funding has not been received for a project in Teton County since 2002. The Housing Department and Town are now seeking \$1.25 million of Federal American Rescue Plan Act (ARPA) funding to replace \$1.25 million in funding currently coming for the Town Housing Fund. The Flat Creek Apartment project meets all of the requirements detailed in the ARPA guidelines. Should the grant be successful, the \$1.25 million in Town Housing Funds will be reallocated to other Town Housing projects currently under development or consideration. Along with the proposed letter from Town Council, the Town Attorney has drafted a letter providing clarifications for the SLIB with respect to statements made during and the November 2 SLIB Meeting, which will be attached to the letter from Council.

Analysis & Key Questions.

Staff finds it important for Council to provide written comments to the SLIB regarding the pending grant application stating the background to the application and to address questions and comments raised by the Board at their November 2 meeting.

Possible Alternatives.

Town Council could choose not to submit a letter or the amend the proposed letter.

Comprehensive Plan & Priority Alignment.

Engagement with State electeds can help our community achieve the Comprehensive Plan's aspirational goals. From Growth Management and Quality of Life to Achieving our Vision, there is regular overlap and interweaving of our community's goals with those of the state we reside in. From workforce housing to multimodal transportation and development of a diverse and balanced economy, the Town of Jackson recognizes the need for state-level connection and support to achieve its long-term vision.

Fiscal Impact.

Expenses will be incurred for Councilmembers and staff to travel to and spend time in Cheyenne for the SLIB meeting.

Staff Impact.

The Community Engagement Specialist has approximately 140 hours of time allotted to focus on Legislative Policy work and grant applications. The Town Manager allocates 40 hours to work on Legislative Policy and relationship building. In addition, the Town Attorney supports this work, when needed, and other Directors weigh in on various bills and connect about planning and strategy related to Legislative items, when applicable.

Attachments or Links.

Draft Letter to SLIB from Town Council and Letter from Town Attorney Lea Colasuonno.

Suggested Motion.

I move to approve the letter to SLIB regarding the Housing Department's pending grant application and direct staff to send it and the letter from the Town Attorney to each SLIB Board member.



TOWN COUNCIL

The Honorable Mark Gordon
Governor, state of Wyoming
Member of State Loan and Investment Board
Herschler Building
122 W 25th Street, Suite W103
Cheyenne, WY 82002

Dear Governor Gordon-

I am writing regarding the Jackson/Teton County Housing Department's grant application requesting American Rescue Plan Act (ARPA) funds to support our Flat Creek Apartment project. This project was designed to help members of our community with the least resources afford stable housing and will provide the following.

- 48 apartments for 125 local residents in the center of Town.
- Rent, which is one third to one-half of current market rates in Jackson.

These affordable rents at Flat Creek Apartments are possible and will be maintained due to nearly \$15 million in low-income housing tax credits and National Housing Trust Fund dollars that our Housing Department received through its strong partnership with the Wyoming Community Development Authority (WCDA). We are now seeking \$1.25 million of ARPA funding for the final gap for this project. The Housing Department and Town are now seeking \$1.25 million of ARPA funding to replace \$1.25 million in funding currently coming for the Town Housing Fund. The Flat Creek Apartment project meets all of the requirements detailed in the ARPA guidelines. Should the grant be successful, the \$1.25 million in Town Housing Funds will be reallocated to other Town Housing projects currently under development or consideration.

As you heard at your last meeting, this project is on the far southeast corner of our fairgrounds. Using this plot of land for housing aligns with the vision and goals of our community's Comprehensive Plan to keep Town as the 'Heart of our Region' and create density where people can access transportation and other amenities. As in any community, ours has competing interests as a popular tourist destination where 97% of the land cannot be developed. Annually, the Town maintains positive and fruitful relationships with both the Rodeo and Fair and has no intention of developing or shifting anything related to the Rodeo or Fairgrounds. I assure you there is no record of votes for anything but continuing our strong partnerships with our neighbors who put on the Fair and Rodeo. This land will continue to be utilized for the Rodeo, Fair and various other community events. Please also see the attached letter from our Town Attorney regarding our lease and contract with the developers.

Sincerely,

Mayor Hailey Morton Levinson
Town of Jackson





November 27, 2023

The Honorable Mark Gordon
Governor, state of Wyoming
Member of State Loan and Investment Board
Herschler Building
Suite W103
122 W 25th Street
Cheyenne, WY 82002

Dear Governor Gordon,

I first want to thank you for your service to our state and your important work on the State Loan and Investment Board, the body administering critical state grant and loan programs that provide instrumental funding assistance to cities, towns, and counties across the state.

At the November 2, 2023 State Loan and Investment Board meeting the provision of \$1.25 million of funding for the Town of Jackson Flat Creek Apartments project was considered. This project builds 48 residential housing units for low-income workers in the community, specifically those households earning 30-60% Annual Median Income. The project uses a combination of federal funding, local funding, and private investment, with the majority of the funding coming from the private sector.

At the November 2 meeting statements made during public comment, and since in written correspondence, misstated facts concerning the Flat Creek Apartments project. This letter is intended to ensure you have accurate facts concerning this project.

First, it was stated that the current Teton County fairgrounds lease only requires a low-income housing stipulation for the next 30 years, then the private developers can offer fair market housing for 65 years. This is not accurate.

The Ground Lease between the Town of Jackson and the Jackson/Teton County Housing Authority Board is for a term of 99 years and, critically, mandates "Residential Use Only," requiring that the property "be used for development and operation of affordable and low-income multifamily residential housing." No other use is allowed. The Jackson/Teton County Housing Authority Board, to whom the property is leased, is established pursuant to Title 15 of the Wyoming State Statutes, which flow from the Wyoming Constitution.

The low-income limits in the Ground Lease are controlled by state law. Thus, the project is required to provide low-income multifamily residential housing for, at minimum, 99 years.

Additively, the federal programs used to fund the Flat Creek Apartments – the HOME Investment Partnerships Program and the National Housing Trust Fund – require the units are only occupied by low-income tenants for 30 years from the date of completion. Further, additionally, the Wyoming Community Development Authority, through whom the federal dollars pass, independently requires the project be occupied only by low-income tenants for 15 years after the expiration of the federal 30-year period.

In conclusion, low-income limits apply for 99 years pursuant to the Ground Lease. During the first 30 years, there are also additive, independent federal limits mandating low-income tenancy pursuant to federal law. And during the years between 31 to 45, there are additive, independent limits imposed by the Wyoming Community Development Authority mandating low-income tenancy.

Second, it was stated that there is a free 99-year lease. This is inaccurate. The Ground Lease is not free. While the payment set forth in the Lease is \$1.00 for the term, the developers are investing millions of dollars in the property, constructing a 48-unit residential building. This is housing desperately needed by local businesses, none of which have found building housing for their employees to be free. Moreover, at the expiration of the Ground Lease the Town owns the 48-unit building and, should the building ever be sold, the Town has the right of first refusal, and if the Town does not exercise that right, whoever purchases the building must use the property “for development and operation of affordable and low-income multifamily residential housing.” No other use is allowed.

Third, it was stated that the Town and Teton County have also given the private developers \$2.5 million in grants. The \$2.5 million dollars is not a grant. \$750,000 of that amount is the appraised value of the land with the low-income restrictions imposed. The remaining \$1.25 million is not a grant: This money is credited as a capital contribution to the development partnership. Thus, if the project is liquidated, the Jackson/Teton County Housing Authority Board would receive a payment like all partners in accordance with capital account balances, meaning it receives a return on its investment to be used to further its mission. This is not a grant or gift, but rather an investment.

I thank you again for your service on the State Loan and Investment Board and for taking the time in the process to ensure me the opportunity to correct facts that were misstated at the November 2 meeting.

Please do not hesitate to reach out if I can clarify this information further or answer other questions you have.

Sincerely,

Lea Colasuonno
Town of Jackson
Town Attorney
O: 307.734.3497
C: 307.690.7256
lcolasuonno@jacksonwy.gov

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular Town Council
Submitting Department:	Planning	Presenter:	Tyler Valentine
Agenda Item:	Request for a Land Development Regulation (LDR) Text Amendment to Section 2.2.9 (P23-168)	Public Comment:	Yes

Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and approval by the Town Council.

Requested Action.

The applicant, Jackson Teton County Housing Authority, is requesting approval of an LDR Text Amendment to add a Workforce Housing Incentive to the Neighborhood High Density-1 (NH-1) zoning district by allowing a 4th story and height bonus for sites that meet certain criteria. The proposed text amendment would modify the following sections of the LDRs:

- Section 2.2.9.A - Intent
- Section 2.2.9.E – Additional Zone-Specific Standards

The applicant requests that this item be continued to the January 8, 2024, Town Council Meeting.

Suggested Motion.

I move to continue item P23-168 to the Town Council meeting on January 8, 2024.

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Town Council Meeting
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street (P23-105)	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Commercial Residential – 1 (CR-1) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with qualifying floor area exceeding 9,750 sf.

Requested Action.

The applicant is requesting approval of a Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street.

Recommendations.

The Planning Director recommends **approval** of a Development Plan for a new 3-story mixed use building at the properties addressed 655 and 665 S. Cache Street, subject to the departmental reviews attached hereto, this staff report, and the following nine (9) conditions:

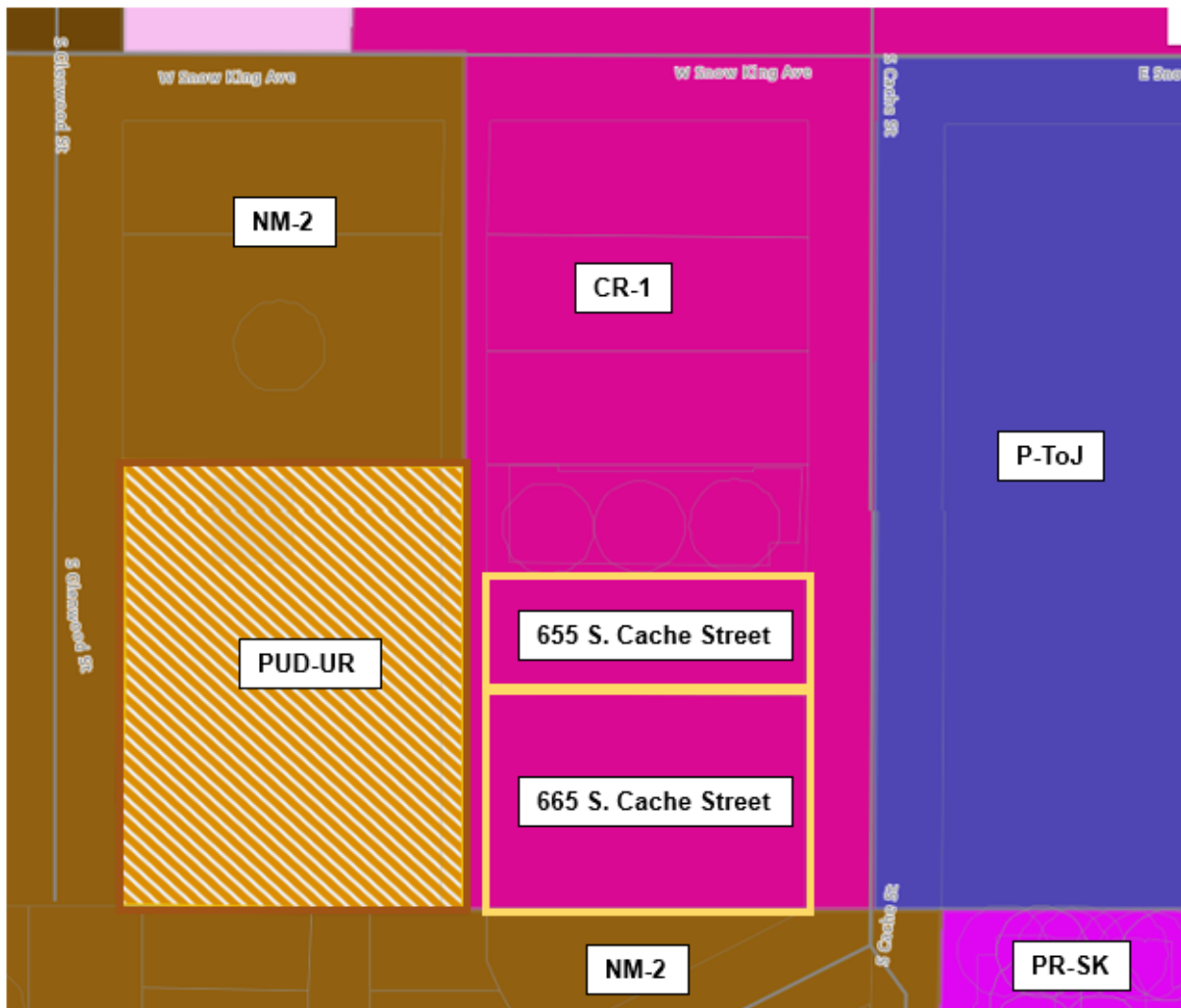
1. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable residential units, meeting the satisfaction of the Jackson Teton County Housing Department.
2. Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney.
3. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.
4. Prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
5. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.
6. Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.
7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11-14.

8. Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.
9. Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

Project Location.

The properties are located at 655 and 665 S. Cache Street and legally known as LOT 12, BLK. 4, KARNS-2 (PIDN: 22-41-16-33-1-69-003) and LOTS 13 & 14, BLK. 4, KARNS-2 (22-41-16-33-1-69-005) respectively. An aerial photo and zoning map are shown below and on following page:





Background/Project Description.

The 20,157 sf site is comprised of 3 lots at 655 S. Cache Street (Lot 12) and 665 S. Cache Street (Lots 13 and 14). The subject properties are zoned Commercial Residential – 1 (CR-1). Surrounding properties are zoned CR-1 to the north, Planned Unit Development - Urban Residential (PUD-UR) to the west, Neighborhood Medium Density-2 (NM-2) to the south, and Park and Open Space - Town (P-ToJ) and Snow King Planned Resort (PR-SK) to the east. Both properties are located within the Lodging Overlay (LO). NewJack, LLC owns Lots 12-14 of this block as well as Unit 100 on Lot 11.

Existing site conditions on 655 S. Cache Street (Lot 12) include surface parking, trash and recycling enclosure, landscaping, and utilities (transformer) developed in conjunction with 645 S. Cache Street (Lot 11) under building permit B19-0854 which received a certificate of completion in July 2021. 665 S. Cache Street (Lots 13 and 14) includes additional shared surface parking serving tenants and guests at 645 S. Cache Street (Lot 11). Lot 11 is subdivided into 1 commercial and 2 residential condominium units.

Development Overview

The applicant is requesting approval of a Development Plan for a new 3-story mixed use structure comprised of residential units, workforce deed restricted residential units, short-term rental units, with 5,795 sf of commercial office at ground floor.

In total, of the 13 proposed residential or lodging units, there are 5 market rate, 4 workforce deed restricted, and 4 short-term rental. Though the CR-1 zone allows for ownership units (i.e., condominiums and townhomes), the applicant has not indicated interest in subdividing the units at this time and plans to keep them as market and deed restricted apartments and short-term rentals units. An overview of the proposed development is shown in Table 1 below.

Table 1 Development Overview	
• <u>Total above-ground habitable floor area:</u> 33,530 sf • <u>Residential Units:</u> 9 total ○ 5 Market units (3 and 4 bedroom) ○ 4 Workforce deed-restricted units (1, 2, and 4 bedroom) • <u>Short-term rental (lodging) Units:</u> 4 total ○ 4 Short-term rental units (3 bedroom) • <u>Total commercial floor area:</u> 5,795 sf office • <u>Total parking:</u> 51 vehicle spaces provided ○ 48 on-site spaces ○ 3 on-street spaces	

After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the CR-1 zone. A summary of LDR Compliance is shown in Table 2 on the following page:

Table 2 LDR Compliance Summary			
	Required	Proposed	Compliance
Building Setbacks			
Primary Street	0'-5'	3.4'	Complies.
Side Interior	0' or 5'	North: 4' (P23-170) South: 15' (easement)	Complies.
Rear (Alley)	10' (min)	10'	Complies.
Landscaping			
LSR	10%	11%	Complies.
Plant units	3 Plant Units	4 Plant Units	Complies.
Trees in lawn	5' planting + 6' clear sidewalk	5' planting + 6' clear sidewalk	Complies.
Parking Setbacks			
Secondary Street, tuck under, enclosed (min)	0'	Tuck under and underground parking	Complies.
Street Facade			
Width of ground and 2nd story in primary street setback range			
% of lot width (min)	80%	93%	Complies.
Building Height & Stepback			
Building Height (max)	42'	42' 43'-6 1/2" (stair access)	Complies.
Stories (max)	3	3	Complies.
Building Stepback			
3-Story Stepback	10'	10'	Complies.
Encroachment in stepback of facade	60% (max)	60%	Complies.
Scale of Development			
Floor Area Ratio	0.65 Base + 0.15 Lodging (16,125 sf max allowed) plus density incentives	Base FAR + Lodging FAR (.73) 14,705 sf Total FAR (1.66) 33,530 sf including 2:1 bonus	Complies.

Interrelationship with Lot 12

Because 655 S. Cache Street (Lot 12) was developed in conjunction with 645 S. Cache Street (Lot 11) in 2021, some site development required for LDR compliance of Lot 11 is provided on Lot 12, including parking, trash and recycling enclosure, utilities, and landscaping. Now with the proposed redevelopment of Lot 12 with Lots 13 and 14, the proposed project must account not only for LDR compliance of the new development but for some site development required for Lot 11. Staff analysis in the paragraphs below note these requirements.

Analysis & Key Questions.

Massing and Site Design

The CR-1 zone allows additional FAR for provision of lodging use. The 3-story structure has a “base FAR” plus additional “lodging FAR” totaling 0.73 (14,705 sf). Then by utilizing the 2:1 bonus, the structure exceeds that 0.73 FAR by approximately 18,825 sf for a total project FAR of 1.66 (33,530 sf).

Of the bonus floor area, 12,142 sf is market residential and circulation (5 units) and approximately 6,683 sf is workforce deed restricted housing and circulation (4 units). As the applicant has utilized incentives provided by the Workforce Housing Floor Area Bonus, staff recommends a condition of approval that, prior to issuance of certificate of occupancy, the property owner is required to record workforce deed restrictions, meeting the satisfaction of the Town, with the Teton County Clerk for applicable residential units.

The ground level provides commercial floor area (office), three residential units, a pedestrian courtyard, and an entry to stair and elevator tower accessing additional residential and lodging units on the upper floors. The structure’s northeast corner is recessed at the third floor to adhere to a view corridor easement benefiting residential unit 301 at 645 S. Cache Street (Doc. 1021922 recorded with the Teton County Clerk). A pedestrian sidewalk runs along the northern property line in between 645 and 655 S. Cache Street providing shared access between Lot 11 and Lot 12 for the benefit of Unit 100 (existing commercial office) on Lot 11.

The structure is positioned to provide a 15’ utility easement to the Town for existing utilities along the southern property line of Lot 14. During project review and research of the properties, it was discovered that an easement agreement has never been formalized with the Town and recorded. As a formalized easement would benefit the Town, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a sanitary sewer and utility easement(s), meeting the satisfaction of the Town, granted to the Town with the Teton County Clerk. Additionally, as the International Building Code (IBC) does not allow structures to span multiple lot lines, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk.

Overall, as conditioned, staff finds that the massing and site design meet the standards, goals, and intent of the CR-1 zone.

Administrative Adjustment – Side Interior Setback

The Planning Director approved an Administrative Adjustment (P23-170) to allow for a 4’ building setback from the side interior property line (north) where a 0’ or 5’ setback is required. Basis for that approval included that the 4’ building setback better supports the intent of the zone in allowing a proposed structure to be designed in concert and scale with neighboring structures – specifically 645 S. Cache – while being impacted by an existing access easement between the two properties.

Vehicular Access, Circulation, and Required Vehicle and Bicycle Parking

On-site parking for the project is accessed from the existing alley due west of the properties which exits onto W. Snow King Drive. The applicant has successfully screened on-site parking from the public street by locating it either in the rear of the structure beyond the required 30’ parking setback or within an underground parking facility.

The new development requires 34 vehicle spaces. In addition, 12 vehicle spaces including 1 ADA, are required to fulfill existing parking requirement of 645 S. Cache Street (Lot 11). A total of 51 vehicle parking spaces are provided between on-street and on-site spaces. Table 3 below provides a breakdown of vehicle parking calculations.

Table 3		
Vehicle Parking Compliance		
Use	Required Calc.	Total Vehicle Spaces Required
Commercial Office	2.47/1,000 sf	14.31
Short-term rental	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	6.00
Residential		13.50
Electric vehicle supply equipment (EVSE)	30% Capable and 5% Installed (Percent of on-site vehicle parking spaces provided)	12 Capable 2 Installed
645 S. Cache Fulfillment	See B19-0854 Existing provision 11 on-site 1 on-street	12.00
	Total Required	46 (rounded from 45.81)
	Total Provided	51 (48 on-site) (3 on-street)

Currently, some parking required for uses on Lot 11 is located on Lot 12. This includes a total of 10 vehicle parking spaces and a portion of 1 vehicle parking space and is formally recognized by a 'Parking and Improvements Easement'. Staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new vehicle parking amount, description, and location. Removal of a portion of 1 surface parking space on Lot 11 will require amending plat 1429 (645 South Cache Condominium Addition to the Town of Jackson). Staff recommends a condition of approval that prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.

Fourteen (14) bicycle parking spaces are provided either on-site in the rear of the building or along the pedestrian frontage of Lot 12. This provision exceeds the current LDR requirement for all nonresidential uses.

Pedestrian Frontage and Street Facade

The applicant provides trees-in-lawn pedestrian frontage consisting of 5' (min) furnishing/planting area and a 6' (min) clear sidewalk width along the S. Cache Street frontage. The proposed sidewalk terminates with a connection to Aspen Drive. Due to presence of underground utilities, the southernmost street tree is planned for an above ground planter box. Staff supports this accommodation for the above ground planter.

Because a portion of the required pedestrian sidewalk is provided on private property as opposed to within the public right of way, staff recommends a condition of approval that prior to certificate of occupancy, a public

access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk. This will allow the public to legally use the full width of the sidewalk as it crosses the Property.

In a similar design to the neighboring 645 S. Cache Street to the north, a proposed canopy between first and second floors will extend approximately 5.25' from the building into the public right of way over a portion of the sidewalk. Because the canopy encroaches into the Town's public right of way by approximately 1.9', staff recommends a condition of approval that, prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

Landscaping

Staff finds that the proposed landscape plan meets the landscape requirements of the CR-1 zone.

Because 655 S. Cache Street (Lot 12) was developed in conjunction with 645 S. Cache Street (Lot 11), some existing landscaping provided on Lot 12 is required to fulfill LDR compliance for Lot 11. Staff calculates 1 plant unit is required for Lot 11. In total, the proposed development on Lots 12-14 requires 2 plant units plus the additional 1 plant unit to honor Lot 11 (B19-0854). The applicant exceeds this requirement by providing a total of 4 plant units.

Some plant units are proposed on Lot 14 within the area designated as the 15' sanitary sewer and utility easement located on the southern boundary of the project site. Proposed plant units over the existing utilities is not preferred. Instead, it is Town's preference that plantings within that proposed easement are minimized to the greatest extent possible while still providing some screening to the neighboring property to the south. Specifically, any plantings that may seek out the sanitary sewer line for nourishment shall be removed from landscape plan or located elsewhere.

Operational Standards, Utilities, and Snow Storage

The CR-1 zone requires trash and recycling enclosures to be provided for nonresidential developments and residential developments with more than 4 dwelling units. The applicant proposes to locate a transformer designed to serve all development on Lots 11-14 to the southwest corner of Lot 11. The applicant also proposes a new trash and recycling enclosure on Lot 12 also to serve all development on Lots 11-14. To continue to facilitate access to the trash and recycling enclosure across multiple properties, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a trash and recycling easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.

Currently, snow storage for Lots 11 and 12 is provided on Lot 12 but will need to be relocated based on proposed design. Snow storage to fulfill needs of Lots 11-14 will be located within the 15' utility easement along the southern property line of Lot 14. The proposed snow storage area of 850 sf exceeds the 82.5 sf required for Lots 11-14. Because snow storage for Lot 11 is off site, staff recommends a condition of approval that prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

Affordable/Employee/Workforce Housing

The development will not incur an affordable workforce housing mitigation fee because the property's existing credit from previous Restaurant/bar use of 2.884 units exceeds the 2.655 units generated by the proposed development.

It is important to understand that the affordable housing requirement is tied only to the base FAR, and although the project is approximately 33,530 sf, only the base FAR of 14,705 sf is subject to affordable housing mitigation. The additional +/-19,000 sf of floor area is not subject to affordable housing requirements because it is considered bonus floor area that has its own separate workforce housing requirements.

Design Review Committee (DRC)

During discussion for final approval on September 14, 2022, the DRC gave positive feedback specifically for materiality, building articulation, engaging entrances and pedestrian experience, as well as cohesion with neighboring structure at 645 S. Cache Street. DRC suggested applicant verify landscaping could be sustained in area between Lot 11 and Lot 12 and to consider options to better match the design of 645 S. Cache Street specifically where ground floor windows connect to the structure's "base" or "pedestal".

Planning Commission

The Planning Commission reviewed development plan P23-105 at its September 9, 2023, meeting and recommended approval to Town Council with one added condition of approval, that, prior to Town Council review, the building design meet the required side interior setback of 0' or 5' as allowed by the LDRs. This was accomplished via approval of Administrative Adjustment P23-170 which allowed a 4' side interior setback.

Key Question

Staff has identified one key question for Council consideration. Does the Council have any concerns with the proposed canopy encroachment into the public right of way along the building's eastern façade that would preclude the applicant from securing an encroachment agreement with the Town? An encroachment agreement for the proposed canopies has not been executed. Town Council is the final decision maker on such encroachment agreements and an approved agreement, recorded with the Teton County Clerk, will be required for the current design prior to issuance of a building permit.

Public Comment

Staff received one public comment via phone call from a property owner on Aspen Drive located south of the proposed development. That neighbor voiced concern for building size, proximity to southern and western property lines, impact to quality of life and loss of sunlight to their property from the massing of the structure, neighborhood disruptions during construction activity, and loss of existing neighborhood character due to this and several recent residential and mixed use projects in the surrounding area.

Possible Alternatives.

Council always has the option to approve, approve with conditions, continue, or deny items.

Comprehensive Plan & Priority Alignment.

All Development Plan proposals may be approved only if all of the following findings are made:

1. *The proposed project is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan.*

Not applicable. This finding is not applicable according to the Wyoming Supreme Court.

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

Not applicable. The property is not located within the Natural Resource Overlay (NRO) or Scenic Resources Overlay (SRO).

3. *The proposed project does not have a have a significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure.

4. *The proposed project complies with the Town of Jackson Design Guidelines, if applicable.*

Complies. The DRC reviewed this Development Plan for final review on September 14, 2022, and recommended approval to the Planning Director with no conditions.

5. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances.*

Complies. As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances, including Administrative Adjustment P23-170.

6. *The proposed project is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. Staff find the project fulfills requirements of B19-0584 in terms of redevelopment located on 655 S. Cache Street (Lot 12). Additionally, the proposed structure adheres to a recorded view corridor easement benefiting residential unit 301 at 645 S. Cache Street. There are no other prior applicable permits or approvals.

Fiscal Impact.

No fiscal impact identified at this time.

Staff Impact.

The amount of staff time to review this Development Plan including response to public comment and report drafting is approximately 35 hours.

Attachments or Links.

Department Reviews

Affordable Workforce Housing Mitigation Memo

Applicant Submittal

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

I move to **approve** Development Plan P23-105 for a new 3-story mixed-use building at the properties addressed 655 and 665 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated December 4, 2023.



PERMIT NOTES

Report Run On: Wednesday, 22
November 2023 09:29

Permit # P23-105 **Parcel # :** 22-41-16-33-1-69-005

Site Address: 665 S CACHE STREET

Project Name: Development Plan - 665 S. Cache St.

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		Proposed exterior lighting plan meets standards for allowed lumens. However, based on current submittal, staff is unable to verify full compliance with LDR Section 5.3.1 (Exterior Lighting Standards), for example, whether light trespass occurs to surrounding properties or if automatic lighting controls are employed. Because there is a shared access between Lot 11 and Lot 12, staff will allow light trespass across between Lot 11 and Lot 12. Department reviews reiterate the requirement that exterior lighting must comply with LDR Section 5.3.1 (Exterior Lighting Standards) prior to issuance of building permit. Staff notes any plantings that interfere with the use of, or access to, sanitary sewer and utility infrastructure, may be removed by Town at a future date.	KPAGE@JACKS ONWY.GOV	11/21/23	11/21/23
CONDITIONS		DEVELOPMENT REVIEW APPROVED WITH CONDITIONS P23-105 Development Plan ADDRESS: 665 S Cache Street OWNER: Newjack, LLC APPLICANT: Hoyt Architects 10/26/2023 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 10/20/2023 DATE OF MATERIALS: 10/16/2023 REVISION NO.: 02 The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS 1. Refer to Conditions of Approval noted on engineering plan review dated 08/21/2023	SMOHROR@JA CKSONWY.GOV	10/26/23	10/26/23
CONDITIONS		See staff report for full analysis. Conditions of Approval: 1. Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units. 2. Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting	KPAGE@JACKS ONWY.GOV	08/30/23	8/30/23



PERMIT NOTES

the satisfaction of the Town Attorney.

3. Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.

4. Prior to certificate of occupancy, a public access easement for the 1 portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

5. Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

6. Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.

7. Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11-14.

8. Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.

9. Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

10. Prior to review by Town Council, the applicant shall revise site plan to show at least one additional street tree near the bulb out but within the 5 furnishing zone to comply with the pedestrian frontage requirement.

11. Prior to review by Town Council, the applicant shall revise site plans to connect proposed sidewalk to Aspen Drive to a standard that meets or exceeds the design standards of the Town.

12. Prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town Engineer. Water connection via the alley is not permitted per the Town Engineer.

General Review Notes:

1. See Housing Dept. Memo dated August 29, 2023 (attached)

2. Exterior Lighting - Building permit submittal shall comply with LDR Section 5.3.1 (Exterior lighting standards) including, but not limited to, no light trespass, automatic lighting controls, and lighting reduction. See recent updates via Ord. No. 1324.

3. Additional street trees - Revise plans to



PERMIT NOTES

include additional street tree(s) adjacent to lot 14. Previous feedback from staff noted Town does not support trees in bulb out/bump out area, however, additional tree(s) within 5' furnishing zone is required. Staff supports trees in grate (rather than lawn) for area with existing pavers. Applicant responsible for replacing any pavers required to incorporate grates.

4. Sidewalk shall be carried to meet Aspen drive to a design standard approved by Town Engineer. Applicant may narrow sidewalk width to avoid private property south of Lot 14 (LOT 7, PT. LOT 8, ASPEN SHADOW TOWNHOMES)

5. Snow storage and at grade sidewalk are acceptable on proposed utility easement (Lot 14). Plant units shall be minimized to the greatest extent possible while offering some screening to neighboring properties. Landscaping within easement may be removed by Town if it interferes with utility function or maintenance. Staff notes Landscape plant unit substitutions allowed under LDR Sec. 5.5.3.E.4 including moveable planters, benches, bike racks, and public art.

6. Updates to Plat 1429 - While conditions of approval note specifically removing the portion of 1 parking space (LCE-P 100) on 645 S. Cache, staff notes that any other site changes impacting Plat 1429 - such as potentially accommodating relocated transformer - should be addressed during same plat amendment.

7. Revise plans to show minimum of 12 EVSE capable spaces.

CONDITIONS	The applicant is requesting approval of a Development Plan for approximately 32,685 square feet of mixed-use development in a three-story structure at 665 S. Cache St. Proposed uses include office, lodging, and residential with associated circulation, parking, and mechanical space. To achieve this development proposal, the applicant will utilize the Workforce Housing Floor Area Bonus tool. Affordable Workforce Housing Standards: The applicant asserts that housing credits were produced from prior use and redevelopment of the adjacent lots at 645 and 655 S Cache St and that proposed development is part of this comprehensive site. The Planning Department is responsible for verifying the existence and applicability of these credits to proposed development. If it is determined by the Planning Department that housing mitigation is due, any required housing mitigation shall follow the amount and type standards specified in LDR Sections 6.3.3 and 6.3.4 and shall be subject to the recommended conditions of approval listed below. Workforce Housing Floor Area Bonus: The applicant proposes using the Workforce Housing Floor Area Bonus tool to obtain additional unrestricted residential Floor Area in exchange for permanent restriction of some dwelling units for Workforce occupancy. In exchange for 12,184sf of additional market-rate residential floor area, 6,735sf of Workforce-restricted residential floor area will be accommodated on site. Per proposed plans, this amounts to four permanently restricted	KMALONE@JAC KSONWY.GOV	08/29/23	8/29/23
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PERMIT NOTES

Workforce housing units (three restricted units on Level 1 and one restricted unit on Level 2/3). Based on my initial review of the plans provided, the four Workforce-restricted units meet Livability Standards required by the Housing Department Rules & Regulations, with the following exceptions that must be addressed by the applicant prior to finalizing building plans for Building Permit application submittal:

Confirm materials and finishes:

- o Countertops must be new, durable and cleanable material.
- o Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty.
- Water resistant (no carpet) flooring required in kitchen and bathrooms.
- o Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use.
- o Noise mitigation material must be installed in shared walls, ceilings and floors.

Confirm appliances meet these standards:

- o Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units, and 25 cubic feet in 2 and 3-bedroom units.
- o New, Energy Star, UL-listed with 1-year warranty.
- o Include ventilation fan over range.
- o Garbage disposals are required in restricted units if they are included in market (unrestricted) units.
- o Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.

Windows:

- o All living areas and bedrooms shall have a minimum of one window that can be opened (Jackson/Teton County Housing Department Rules & Regulations section 3-3.D.6). It does not appear that the primary bedroom in Unit R4 has a window.
- o Confirm that windows can open for ventilation and access to outside air.
- o Where pedestrian/vehicle access is adjacent to a window, top-down window coverings are required.

Basement additional storage units:

- o Must be numbered and accessible only to corresponding unit residents.
- o Access must be codified in writing (resident lease or CC&Rs, etc.)

Parking:

- o Parking provided for restricted units must be equivalent to parking provided for market units in the development.
- o Must be numbered with at least one space accessible per restricted housing unit.
- o Assignment/use must be codified in writing (resident lease or CC&Rs, etc.)

Process & Conditions of Approval:

The following conditions of approval are recommended by the Housing Department to be included upon approval of this Development Plan.

1. Required components of livability. Each required restricted housing unit shall include, at



PERMIT NOTES

a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations. Prior to applicants submittal of Building Permit, the Livability Standards Questionnaire (<https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.

a letter from the Housing Department will be issued to the applicant stating whether the unit (s) are compliant with Livability Standards or whether there are required changes.

a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application. Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure units were built to approved plans.

2. Deed Restriction. To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.

Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the units/property. The applicant will be responsible for payment of recording fees.

the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

Thank you for the opportunity to review this Development Plan. Please contact me with any questions.



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		DEVELOPMENT REVIEW APPROVED WITH CONDITIONS P23-105 Development Plan ADDRESS: 665 S Cache Street OWNER: Newjack, LLC APPLICANT: Hoyt Architects 8/21/2023 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 8/15/2023 DATE OF MATERIALS: 8/11/2023 REVISION NO.: 01 The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. CONSTRUCTION MANAGEMENT PLAN 1. Response to Department Reviews dated August 11, 2023, Engineering Reviews addresses the original engineering review comments with acknowledgement comments. 2. Engineering understands the CM Plan at this stage is not fully developed to address all the requirements. 3. Engineering will require all of the original review comments dated July 6, 2023, to be addressed in the narrative and/or CM plan drawings. PROJECT SPECIFIC COMMENTS 4. Proposed water route for 645 S Cache Street is shown being connected to the water main on S Cache Street. Engineering understands the complexity of this route and will be willing to discuss. However, the alley route is not an acceptable route. 5. Provide mechanical room for water service entry into the building. 6. Canopy on the east side of the building encroaches into the public right-of-way. An encroachment agreement will be required. 7. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc. LAND DEVELOPMENT REGULATIONS Development shall comply with the physical development standards for its zoning.	SMOHROR@JA CKSONWY.GOV	08/21/23	8/29/23
DEFICIENCY		Planning Dept. review comments provided below. Unless otherwise stated, all items for revision are required prior to Planning Commission appearance. Planning Staff requests meeting with applicant to discuss comments prior to resubmittal.	KPAGE@JACKS ONWY.GOV	07/07/23	7/7/23



PERMIT NOTES

1. FAR Calculation

Please provide table summarizing floor area by unit in addition to the FAR Calculation sheet (excel) which groups floor area by overall type. This will be utilized by staff for housing mitigation calculations.

Unit descriptions. Some unit floor area references change across various plans (ex1.0 vs A102-A104).

2. Site Design, setbacks, and other dimensions. Confirm site area for consistency across all plans. Some plans reference 20,000sf and others reference 20,154.

Revise plans to include figure of total area of site development on the property. This will be utilized to verify maximum lumens count. See LDR Div 9.5 for definition of site development.

Staff suggests including a simplified site plan that is separate from the civil plans and that shows clear dimensions for structure setbacks from property line and pedestrian frontage.

Revise LDR compliance table for accurate structure setbacks that comply with CR-1 zone (see below comments)

Verify structure setback to southern property line is at least 15 to clear the utility easement. A102 references 14-8 but gridlines do not appear to align with property line.

Verify structure setback to northern property line. Applicants LDR compliance table references 5 but A102 references 3-6 and civil C3.2 references 3.5 to structure. This setback is measured to structure and not to site development. See comment below on minimum sidewalk width.

Verify structure setback to eastern property line. Applicants LDR compliance table references 0 but A102 references 3-4 and civil C3.2 references 2.4 to a point that is not the actual structure. Staff notes location of property line is unclear on civil plan.

Revise plans to show minimum sidewalk width of 4 to provide ADA access. Specifically, staff notes northern sidewalk between 655 and 645 S. Cache does not meet this dimension. Staff notes B19-0854 shows existing sidewalk width of 4 at this location.

Revise plans to show detailed dimensions for proposed canopy on eastern frontage. This should include dimension of overall canopy as well as how far it extends into the public right of way.

Revise plans to include dimension for access hatches to roof including how far the roof hatch extends above 42 and stair access area as percentage of total accessible roof deck floor area. These accesses exceed the allowed



PERMIT NOTES

building height but are allowed under conditions of LDR Section 9.4.10.C. Please clarify how far they exceed the maximum height.

Revise application narrative to confirm applicant has verified this type of site development is allowed under the specific easement agreement. Without access to the utility easement agreement for the 15 easement along the southern property line of 665 S. Cache, Staff cannot confirm whether site development (sidewalk) will be allowed in this area or not.

3. Bulk and Massing

Verify street faade calculation. Revise plans to meet street faade requirement for 80% of ground floor in primary street setback. It appears applicant has miscalculated this percentage using a portion of the building width as denominator in calculation and the percentage is closer to 74%. The required percentage is calculated by dividing the faced width by the width of the lot (less the utility easement). Refer to LDR sec 9.4.11 for calculation instructions. Staff notes that forecourts may count towards this street faade % provided that they meet standards of 9.4.11.C. Specific to this structure, staff notes forecourt depth must be min 35. Forecourt depth may need to be adjusted to meet the overall street faade minimum.

Verify third floor stepback meets required minimum 10. It appears this dimension is listed as 9-9 on A104 between gridlines 11 and 12. Refer to LDR sec 9.4.12 for calculation. Stepback is measured to building plane and not property line.

4. Landscaping

Prior to resubmittal, verify Landscape surface and plant unit calculations (L0.3). Based on proposed existing landscape area provided $(3013.89 - 940.54 = 2073.35)$ this would require 3 plant units for 655/665 S. Cache plus 2 required for 645 S. Cache = total 5 plant units. Staff notes that no plant units are required for tuck under parking (i.e. 1/12 space requirement). Staff estimates 5 plant unit total between 645-665 S. Cache.

Revise plans to show proper spacing between street trees. 30-40 on center with 40 maximum. L0.4 references spreads of 48 and 22.

Staff notes any area devoted to a public access easement to be recorded (sidewalk along street frontage) may be deducted from the property's gross site area in determining landscape area calculations.

5. Snow Storage -

Revise plans to include additional snow storage information. 645/655 S. Cache previously required 149.45 sf of snow storage based on 5,978sf of applicable surface. This snow storage was located in the grassy area that will now be the forecourt on the northeast of 655 S. Cache



PERMIT NOTES

and is no longer available to accommodate snow storage. Revise plans to offer recalculation of required snow storage to fulfill 645 S. Cache requirement and detail where that snow storage will be accommodated.

Revise snow storage calculation. C3.0 shows calculation for snow storage based on inclusion of alley. Calculation should only include uncovered parking and drive aisles on the property (not in public right of way). A minimum site area representing 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area

6. Vehicle Parking

Staff notes plans do not show any residential units as designed ADA accessible. If any ADA units are proposed, revise plans to reflect this and note that additional ADA spaces may be required. ADA parking spaces may be used to fulfill overall parking requirement but, at minimum, there must be at least 1 ADA parking space available per ADA accessible designated unit.

Parking requirement Based on plans submitted 6.15.23, staff calculates parking requirement of 45 total vehicle spaces (rounded from 44.78) are required with a minimum of 19.5 (rounded to 20) provided off-street. Of that total, 11 spaces (including one ADA space) are required to fulfill parking requirement of 645 S. Cache. Please note parking requirement is dependent on aspects including floor area and use, thus parking calculation will reflect any changes plans regarding floor area, unit type etc.

Staff notes applicant should use parking requirement rate of 2.47/1000sf (CR-1) rather than 3.3/100sf parking calculations. Additionally, floor area such as circulation and mechanical that is designated to Office use should be included in office parking calculations.

Elec. Vehicle Supply Equipment (EVSE) - Revise plans to show compliance with EVSE requirements. Based on 38 vehicle spaces (captures 645 S. Cache parking fulfillment), 12 capable spaces and 2 installed spaces are required. EVSE parking stalls on plans should reference whether capable or installed. Refer to LDR sec 6.2.2 for EVSE requirement.

Staff highly suggests revising location of ADA space so access aisle is on passenger side of vehicle for easier use/access. (including, but not limited to, A102)

See note on Parking Easement below
See note on parking accommodation for construction management plan below

Revise site plan to show street spaces (9x22) along 655 and 665 S. Cache. Staff notes 1 on street parking space along 655 S. Cache was used to fulfill parking requirement at 645 S.



PERMIT NOTES

Cache

7. Bicycle Parking

Minimum of 4 bicycle parking spaces are required.

Revise plans to remove bicycle parking shown at bulb out at Aspen Drive. This proposed location conflicts with plowing, winter snow removal, and potentially vehicle/pedestrian sightlines at an intersection. Planning Staff does not support bicycle racks in this location.

8. Lighting

EX1.0 Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed.

Revise plans to include total amount of site development so staff may verify above lumen maximums.

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in.

Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines. Light trespass over northern property line is acceptable to accommodate visitors utilizing parking and access easement with 645 S. Cache.

9. Easements and Encroachments

Prior to issuance of building permit, applicant shall record encroachment agreement with the Town of Jackson for any items that encroach into the public right of way. Staff specifically notes canopy on S. Cache frontage (A202). Staff also notes public works department review requesting encroachment agreement for use of shoring/soil nails and micro piles.

Prior to certificate of occupancy, applicant shall record public access easement for portion of required sidewalk frontage that provided across private property.

Prior to issuance of building permit, applicant shall record updated or new Declaration of parking and improvements easement (existing Document 1021489) showing updated location of 11 parking spaces now provided on 655-665 S. Cache that fulfill parking requirement of 645 S. Cache. Precise locations of parking stalls shall be called out in exhibit.



PERMIT NOTES

Prior to issuance of building permit, applicant shall record a Shared Trash and Recycling Easement to allow shared use of trash/recycling between 645 S. Cache and 655/665 S. Cache with the County Clerk.

10. Housing

Staff will confirm housing mitigation calculation based on resubmitted plans as there may design implications to overall floor area. Based on plans submitted 06.15.23, staff estimates the development generates 2.652 unit requirement based upon 5782sf of office use and 4 short term rental units of 3bedroom each.

Based on TOJ Staff memorandum dated 2.4.2020 regarding permit B19-0854, an existing credit of 2.884 units is available for the property 655 S. Cache.

Applicant shall verify with the Housing Department that units meet livability standards.

11. Lot line vacation

Prior to issuance of building permit, applicant shall record partial vacation of lot lines (lot combination) with the Teton County Clerks office to vacate the shared lot line between 655 and 665 S. Cache. This is required to meet building code. Staff notes a Partial vacation must be reviewed by Town Council as a separate project number and requires estimated 2-2.5months. For review and recordation.

CONDITIONS	DEVELOPMENT REVIEW APPROVED WITH CONDITIONS	SMOHROR@JA CKSONWY.GOV	07/06/23	7/6/23
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P23-105 Development Plan
ADDRESS: 665 S Cache Street
OWNER: Newjack, LLC
APPLICANT: Hoyt Architects

7/6/2023
Scott Mohror, (307) 733-3079

DATE OF SUBMITTAL: 6/8/2023
DATE OF MATERIALS: 6/6/2023
REVISION NO.: 00

The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications and are required for sufficiency.

CONSTRUCTION MANAGEMENT PLAN

1. Please review CMP checklist located here:
<https://www.jacksonwy.gov/DocumentCenter/View/7098/Checklist-CONST-MGMT-PLANv4>
2. Include all requested statements from the checklist.
3. Additional language will be required as the design phase progresses to construction phase.
4. Add language to how contractor parking will be enforced to assure current occupants of 645



PERMIT NOTES

- S Cache Street will have street parking.
5. Verify working hours including if there will be any work on Holidays. Include language under Site Logistics to address work hours and holidays.
 6. Provide pedestrian protection for 645 S Cache Street in accordance with the Towns Construction Management Checklist.
 7. A crane agreement will be required for any crane working in the public right-of-way.
 8. A shoring agreement will be required for temporary shoring in the public right-of-way.
 9. ALL agreements require Town Council approval and sufficient time for the approval process should be planned.
 10. Drawing plan indicates material staging/storage in the same location as snow storage and drainage area. Access to utilities will be required within the utility easement dedicated for material staging/storage.
 11. The west construction fence shown on the plans needs to be clearly shown on private property.

PROJECT SPECIFIC COMMENTS

12. Proposed water route for 645 S Cache Street down the alley to Snow King Avenue is not acceptable. Design water service connection from Cache Street.
13. Provide mechanical room for water service entry into the building.
14. Proposed grading in the public rights-of-way is not acceptable. Building design needs to accommodate elevation changes, do not the public right-of-way to makeup elevation changes.
15. Provide ADA ramp and sidewalk extension to Aspen Drive.
16. Verify existing sidewalk ramp to Cache Street in the bulb out is in compliance with current ADA requirements.
17. Proposed uses within the south easement area may have use restrictions in the document. Verify proposed uses, landscaping and sidewalk are not restricted.
18. Existing bulb out is all pavers and used for snow storage. Proposed landscape to remove pavers is not acceptable due to the snow storage use.
19. The proposed tree in the bulb out area is not acceptable since this is a snow storage area for the Town.
20. Proposed bike racks in the bulb out shall be removed during winter month. Coordinate with Pathways for acceptable removable bike racks.
21. Canopy on the east side of the building encroaches into the public right-of-way. An encroachment agreement will be required.
22. Show all encroachments into the Towns right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.

LAND DEVELOPMENT REGULATIONS

Development shall comply with the physical development standards for its zoning.



PERMIT NOTES

Page 13 of 13

Report Run On: Wednesday, 22
November 2023 09:29

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		Request landscape plan review at appropriate time	RRUDD@JACKSONWY.GOV	06/16/23	
CONDITIONS		Structures must meet the most current adopted building codes of the Town of Jackson at the time of permit submittal.	KSLUDER@JACKSONWY.GOV	06/12/23	6/12/23

MEMORANDUM

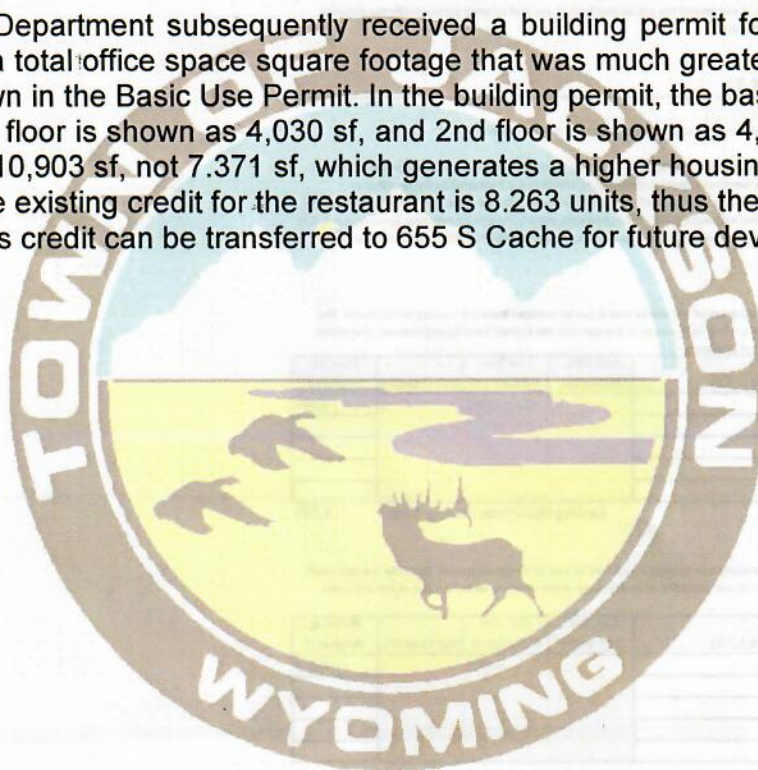
TO: Planning & Building File

FROM: Tyler Valentine, Senior Planner

DATE: 2/4/20

SUBJECT: B19-0854 – Updated Housing Mitigation

The Planning Department subsequently received a building permit for 645 S. Cache which showed a total office space square footage that was much greater than the 7,371 sf of office shown in the Basic Use Permit. In the building permit, the basement is shown as 2,422 sf, 1st floor is shown as 4,030 sf, and 2nd floor is shown as 4,451 sf. The total office space is 10,903 sf, not 7,371 sf, which generates a higher housing requirement of 5.379 units. The existing credit for the restaurant is 8.263 units, thus there is a surplus of 2.884 units. This credit can be transferred to 655 S Cache for future development.





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: 665 South Cache Mixed Use Development
Physical Address: 665 South Cache Street, Jackson, Wyoming 83001
Lot, Subdivision: Lots 12, 13, 14, BLK. 4, Karns-2 PIDN: 22-41-16-33-1-69-005

PROPERTY OWNER.

Name: Newjack LLC Phone: 307-690-2495
Mailing Address: PO Box 11803 Jackson, Wyoming ZIP: 83002-1803
E-mail: Tom Hedges <tom@ahjacksonhole.com>

APPLICANT/AGENT.

Name: Hoyt Architects Phone: 307-733-9955
Mailing Address: PO Box 7364 Jackson, Wyoming ZIP: 83002
E-mail: martinab@hoytarchitects.design

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 #: P23-005 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

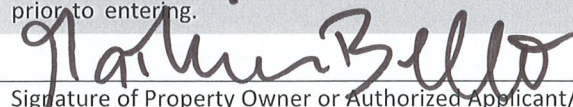
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Martina Bello

Name Printed

June 6, 2023

Date

Project Architect

Title



Town of Jackson Planning and Building Department

LETTER OF AUTHORIZATION NAMING APPLICANT AS OWNER'S AGENT

Thomas P. Hedges

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that NewJack LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 655 & 665 S Cache St.

Legal Description: LOTS 12, 13&14, BLK. 4, KARNs-2 PID 22-41-16-33-1-69-003

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Hoyt Architects -Jim Barlow-

Mailing address of Applicant/agent: PO Box 7364 Jackson Wy 83002

Email address of Applicant/agent: ~~jimb@hoytarchitects.design~~ martinab@hoytarchitects.design

Phone Number of Applicant/agent: 307 733 9955

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

☐ 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.

[Signature]
Property Owner Signature

Manager

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

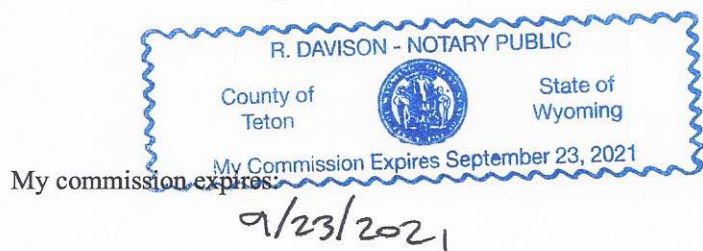
STATE OF WYOMING)
) SS.

COUNTY OF TETON)

The foregoing instrument was acknowledged before me by Thomas P. Hedges this 21st day of SEPTEMBER, 2021.

WITNESS my hand and official seal.

[Signature]
Notary Public





October 16, 2023

665 S. Cache

Development Permit Application – updated for Town Council

INDEX DOCUMENTATION:

1. DEV Permit Application Form
2. Narrative & LDR compliance (updated for TC)
3. Letter of Authorization
4. LDR Floor Area Calculations (updated for TC)
5. Findings for Approval
6. DEV Checklist & Department Review Responses (updated for TC)
7. Administrative Adjustment (added for TC)
8. Town AH Calculator
9. Housing Mitigation Checklist
10. View Corridor Easement
11. Exterior Lighting Information
12. Structural Narrative
13. Construction Narrative & Management Plan

DEV PERMIT DRAWING SET (updated for TC)



October 16, 2023

665 S. Cache

Development Permit Application (updated for TC)

Project Narrative and LDR Compliance

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,158 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.

A 15 foot (to be recorded) utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.

A planning pre-application conference has been conducted, the DRC has recommended approval of the design, and the Planning Commission approved the project with conditions.

Land Development Regulation Compliance Summary

LDR Standard	Allowed	Proposed	Compliant
FAR maximum	See square foot calculation table	See square foot calculation table	Yes
Workforce housing floor area bonus	2 to 1 max (Long-term to Restricted units)	See square foot calculation table	Yes
Lodging overlay floor area bonus	Additional .15 FAR for Short-term units	See square foot calculation table	Yes
LSR minimum	10 % of site area	See Landscape drawings	Yes
Landscaping Plant Units	1 / 1000 sf of landscape area 1 / 12 parking spaces = 1 plant unit	See Landscape drawings	Yes
Street Facade	Min 80%	74% See east elevation	See Forecourt rule (35' depth)
Height	42' under 5:15 roof pitch	42'	Yes
Stories	3 maximum	3	Yes
Step-back	3 rd story 10' 60% max encroachment	60% encroachment See east elevation	Yes
Street Setback	0' to 5'	Pedestrian Frontage	n/a
Side Setback	0' or 5'	15' South (utility easement) 4' North	Administrative Adjustment of 20% to 5' setback
Rear Setback	10'	10'	Yes
Parking Setback, tuck under	0'	22' (alley parking)	Yes
Curb cut width	24'	None	Yes
Fencing		None	Yes
Pedestrian Frontage	13.5'	13.5'	Yes
Planting Area	5'	5'	Yes
Sidewalk	6'	6'	Yes
Planting Type	Trees in Lawn	Trees in Lawn	Yes, planter box added per PC request.
Building Frontage	Office/Lodging	Office/Lodging	Yes
Blank Wall	25' max	3' max	Yes
Pedestrian Access	Facing Street	Facing Street	Yes
Entrance Spacing	100' max	24' max	Yes
Parking	Underground/Alley	Underground/Alley	Yes
Exterior Lighting	50,000 Lumens max Per sf of dvlpmt: 3	< 50,000 Lumens, see ext. lighting plans	Yes
Signs	3 sf per foot of street façade - 150 sf max	< 150 sf, TBD	Yes

Housing Mitigation	Based on mitigation spreadsheet	Existing 645 Cache housing credits to offset requirement	Yes
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665 Cache

LDR Floor Areas

665 S CACHE - FAR CALCULATIONS 10/2023

	Site area		20,157.79	
Short Term Units	Max FAR = 0 .8 (0.65 + 0.15)	8,910	16,126	0.55
Office	Max FAR = 0 .65	5,795	13,103	0.44
	Base FAR	STR/max FAR + OFF/max FAR =< 1	14,705	0.99

Housing Bonus	Long Term Units	2	12,142
	Restricted Units	1	6,683

LEVEL	CATEGORY	AREA SF	CIRC/MECH SF	TOTAL FLOOR
Basement	Mechanical	1,324		
	Parking	15,766		
				17,090
1st Floor	Office	5,703		
	Mechanical (10% Office)		92.00	5,795
	Residential R-2 Restricted	3,375		
	Mechanical (90% Residential)		276.00	
	Circulation (1,702 100% Res)	per floor	567.33	4,218
				10,013
2nd Floor & 3rd Floor	Residential R-2 Restricted	2,296		
	Mechanical (10% Res per 2floors)		55.20	
	Circulation (10% Res per 2floors)		113.47	2,465
	Residential R-2 Short Term	8,235		
	Mechanical (40% Res per 2floors)		220.80	
	Circulation (40% Res per 2floors)		453.86	8,910
	Residential R-2 Long Term	11,299		
	Mechanical (50% Res per 2floors)		276.00	
	Circulation (50% Res per 2floors)		567.33	12,142
				23,517
				33,530

Total

Residential Unit Distribution:	1st Level	2nd Level	3rd Level	Total
R1 (ADA Accessible)	1,268			1,268
R2 (Type B)	989			989
R3 (Type B)	1,118			1,118
R4		1,159	1,137	2,296
				5,671
ST1		1,152	886	2,038
ST2		1,155	883	2,038
ST3		1,170	894	2,064
ST4		1,190	905	2,095
				8,235
LT1		1,169	1,137	2,306
LT2		1,169	900	2,069
LT3		1,385	924	2,309
LT4		1,170	1,137	2,307
LT5		1,171	1,137	2,308
				11,299

Landscape area

See Landscape drawings



June 15, 2023

665 S. Cache

Development Permit Application

FINDINGS FOR APPROVAL

A development plan shall be approved upon finding the application:

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

Complies. Per LDR Section 2.2.11, the intent of the Commercial Residential (CR-1) zone is to “provide for mixed-use development consisting primarily of offices, retail, and residential development. Lodging uses are allowed within the Lodging Overlay.” The proposal consists of a mix of residential uses (4 Restricted, 5 Long-Term Rentals), lodging uses (4 Short-Term Rentals) and commercial/retail uses. The proposed building utilizes the 2:1 Workforce Housing bonus tool to provide additional, restricted residential use as allowed by the site.

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

Complies. The site is located in the Wildland Urban Interface, and mitigation will be detailed with Building Permit Application. NRO & SRO are not applicable to the site.

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

Complies. The site’s location in the existing fabric of the town ensures all amenities and services are within reach and already established (close to parks, public transportation, fire station, etc.). See Civil Drawings for location of existing utilities and proposed connections.

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

Complies. The project has been designed according to TOJ Design Guidelines and was approved by the Design Review Committee. The design matches the existing building at 645 S Cache in height, materials and overall character, to ensure integration into the neighborhood fabric.

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

Complies. The project has been designed with all standards, regulations and ordinances in mind. Compliance with specific standards has been addressed in the Department Review Responses.

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

Complies. The project design is congruent with prior submittals, and conforms with conditions imposed by the neighboring property at 645 S Cache.



October 16, 2023

665 S. Cache DEVELOPMENT PLAN

RESPONSES TO PLANNING COMMISSION COMMENTS:

On September 9, 2023, the Town of Jackson Planning Commission reviewed project P23-105 for a Development Plan at the property located at 655 and 665 S. Cache Street legally known as LOT 12, BLK. 4, KARNS-2 and LOTS 13&14, BLK. 4, KARNS-2 and recommended approval to the Planning Director under the following thirteen (13) conditions:

1. **DEED RESTRICTION**

Prior to issuance of certificate of occupancy, the property owner is required to record with the Teton County Clerk workforce deed restrictions for the applicable units, meeting the satisfaction of the Jackson Teton County Housing Department, for applicable residential units.

All deed restrictions to be obtained at building permit application.

2. **SEWER AND UTILITY EASEMENT**

Prior to issuance of building permit, the property owner is required to record with the Teton County Clerk a sanitary sewer and utility easement(s) benefitting the Town and meeting the satisfaction of the Town Attorney.

Owner is working with the Town of Jackson to get the easement recorded with specific language to allow for certain site development. Easement to be recorded before building permit application.

3. **LOT COMBINATION**

Prior to issuance of building permit, the property owner is required to record a Partial Vacation Without Replat (Lot Combination) with the Teton County Clerk to vacate interior lot lines.

Lot line vacation to be obtained before building permit application.

4. **PUBLIC EASEMENT**

Prior to certificate of occupancy, a public access easement for the 1' portion of sidewalk along the eastern frontage of the property for sidewalk access shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

5. **ENCROACHMENT AGREEMENT**

Prior to issuance of building permit, an encroachment agreement for the proposed canopy along the eastern frontage of the structure shall be provided by the applicant to the Town and recorded with the Teton County Clerk.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

6. AMENDMENT SUBDIVISION PLAT

Prior to issuance of building permit, the property owners of the condominium subdivision of Lot 11 are required to record an amendment to subdivision plat 1429 with the Teton County Clerk showing removal of LCE-P 100.

Amendment to be recorded before building permit application.

7. PARKING EASEMENT

Prior to issuance of building permit, the property owner is required to record an updated parking and improvements easement and exhibit with the Teton County Clerk reflective of the new amount, description, and location of shared vehicle parking between Lots 11- 14.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

8. SHARED ACCESS EASEMENT

Prior to issuance of building permit, the property owner is required to record a trash and recycling shared access easement to allow occupants of Lot 11 to access and utilize trash and recycling enclosure on Lot 12.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

9. SNOW STORAGE EASEMENT

Prior to issuance of building permit, the property owner is required to record a snow storage easement to allow occupants of Lot 11 to access and utilize snow storage on Lot 14.

All Easement & Encroachment agreements to be obtained and updated before building permit application.

10. PLANTER ADDITION

Prior to review by Town Council, the applicant shall revise site plan to show at least one additional street tree near the bulb out but within the 5' furnishing zone to comply with the pedestrian frontage requirement.

After discussion with the Planning Department, the project team settled on the addition of one planter with shrubs (not a tree due to utility lines and tree growth in planters). See landscape drawings.

11. SIDEWALK EXTENSION

Prior to review by Town Council, the applicant shall revise site plans to connect proposed sidewalk to Aspen Drive to a standard that meets or exceeds the design standards of the Town.

Sidewalk has been extended to Aspen drive, see civil/landscape drawings. Ramp design with building permit application.

12. WATER SERVICE

Prior to issuance of building permit, any agreement required for shared water service connection between Lot 11 and Lots 12-14 shall be recorded with the Teton County Clerk to the satisfaction of the Town Engineer. Water connection via the alley is not permitted per the Town Engineer.

New water service connection proposed from Cache Street for 645 Cache. Existing connection to be used for 665 Cache. See civil drawings.

13. INTERIOR SIDE SETBACK

Prior to review by Town Council, the applicant shall revise site plans so that the structure meets the required side interior setback as allowed by LDRs.

Design has been changed to accommodate 35' forecourt, and an Administrative Adjustment has been recorded that allows for a 20% reduction of the northern setback of 5' to 4'. See updated drawings and documentation.



PLANNING & BUILDING DEPARTMENT

October 16, 2023

Martina Bello
Hoyt Architects
PO Box 7364
Jackson, WY 83002

RE: P23-170 Approval Letter
Administrative Adjustment 655 S. Cache Street

SENT VIA EMAIL

Dear Applicant,

This letter is to inform you that on October 13, 2023, the Planning Director **approved** an Administrative Adjustment to allow for a 4' building setback from the side interior property line where a 0' or 5' setback is required at the property addressed as 655 S. Cache Street pursuant to Section 8.8.2 Administrative Adjustment and subject to the staff report dated October 13, 2023, and the department reviews attached hereto.

Should you have any questions or require further information on this matter, please feel free to contact Katelyn Page at 733-0440, Ext. 1302.

Sincerely,

A handwritten signature in black ink that reads "Katelyn S. Page".

Katelyn S. Page, AICP
Associate Planner

enclosures: Staff Report
Department Reviews

cc: Brad Hoyt

STAFF REPORT



Date:	October 13, 2023	Meeting Title:	N/A
Applicant:	Hoyt Architects (for owner NewJack, LLC)	Planner:	Katelyn Page
Subject:	P23-170 Administrative Adjustment to side interior setback (north)	Public Comment:	N/A

Purpose & Policy Considerations.

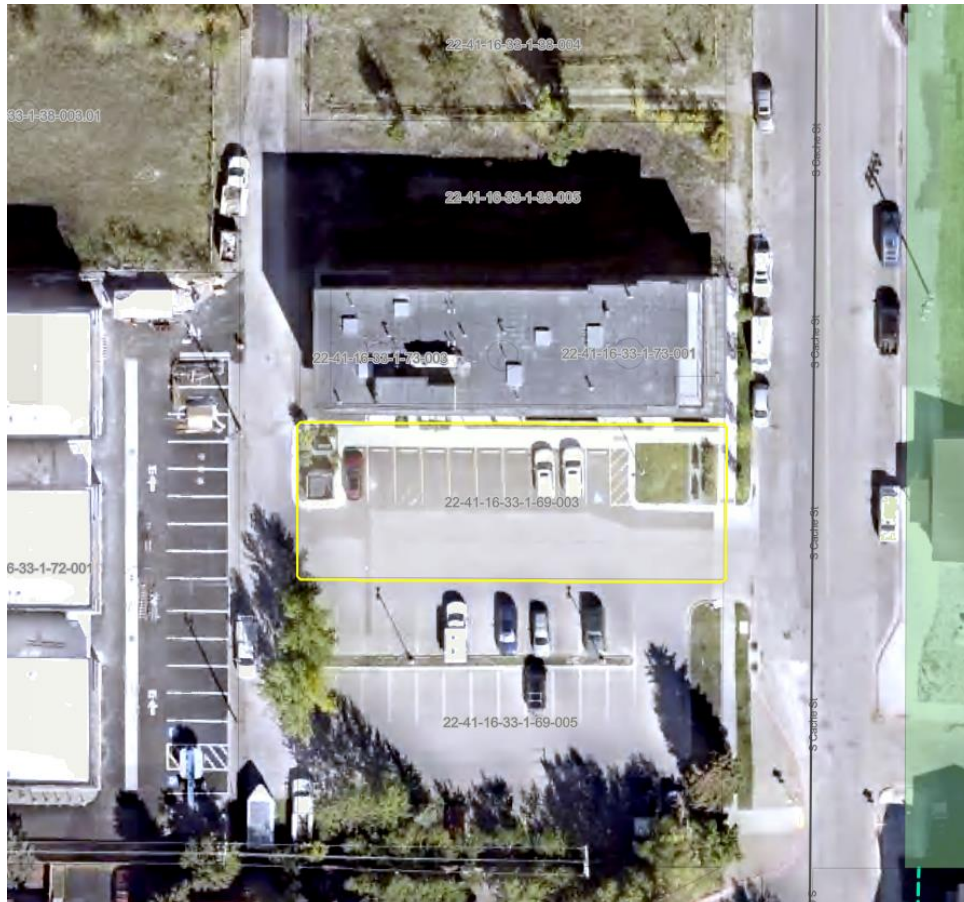
The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

Requested Action.

The applicant is requesting an Administrative Adjustment to reduce the side interior structure setback on north side of property by 20% as permitted under Section 8.8.2 (Administrative Adjustment) of the Town of Jackson Land Development Regulations (LDRs).

Project Location.

The property is located at 655 S. Cache Street and legally known as LOT 12, BLK. 4, KARNs-2 (PIDN: 22-41-16-33-1-69-003). An aerial photo of the property is shown below.



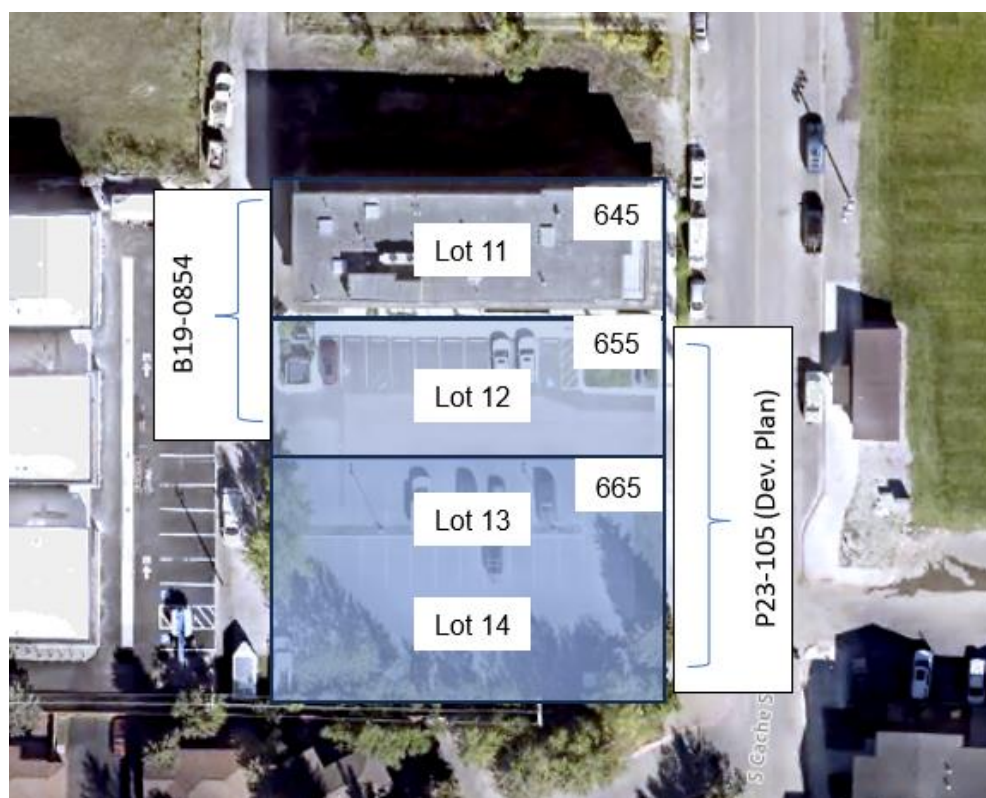
Background/Project Description

The subject property is zoned Commercial Residential – 1 (CR-1) and located within the Lodging Overlay (LO). Surrounding properties are zoned CR-1 to the north and south, Planned Unit Development - Urban Residential (PUD-UR) to the west, and Park and Open Space - Town (P-ToJ) to the east.

Existing site conditions on 655 S. Cache Street (Lot 12) include surface parking, trash and recycling enclosure, landscaping, and utilities (transformer) developed in conjunction with 645 S. Cache Street (Lot 11) under building permit B19-0854 which received a certificate of completion in July 2021. A parking easement exists burdens Lot 12 for the benefit of tenants and guests of the commercial unit on 645 S. Cache Street.

Lot 12 was originally developed in conjunction with Lot 11 under building permit B19-0854. Under new Development Plan P23-105, the applicant proposes construction of a 33,646 sf mixed use commercial, residential, and lodging structure spanning Lots 12-14. Amenities such as parking, snow storage, trash and recycling enclosures, and landscape elements supportive of Lot 11 are to be located on Lots 12-14.

The below graphic depicts which lots and property addresses are associated with specific physical development permits.



Administrative Adjustment Request

The applicant requests a 4' building setback from the northern side interior property line where the LDRs require 0' or 5' in the CR-1 zone. This request represents a 20% reduction to the building setback and is the only administrative adjustment that has been requested at the property.

Analysis.

According to Sec. 8.8.2.B.2, structure setbacks may be adjusted up to 20% *upon finding the application meets findings 1-5 of LDR Section 8.8.2.C (findings).*

The buildable area on Lots 12-14 is effectively shifted north in order to accommodate a 15' utility easement which staff recommends be dedicated to the Town as a condition of approval of Development Plan P23-105. Lot 12 is currently burdened by a parking and access easement that benefits some tenants and guests of Lot 11. The primary circulation for that access is currently provided via a 4' sidewalk directly between Lots 11-12.

One intent of the CR-1 zone is that building elements should work in concert to provide an attractive and functional pedestrian environment that complements and serves the surrounding neighborhood. A 4' building setback at the northern property line serves to complement the neighboring structure at 645 S. Cache and supports the internal pedestrian circulation between structures on Lots 11 and 12 while allowing a varying sidewalk width of 4'-5'.

Administrative Adjustment

B. Applicability

An application may be made for administrative adjustment of the following standards of the LDRs per Subsection B. Applicability:

- 1. Landscape Surface Ratio may be adjusted up to 20%.*
- 2. Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register setbacks may be adjusted as provided in 5.9.6.C.2.a.*
- 3. Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%, or for a property listed on the Jackson Historic Register site development setbacks may be adjusted as provided in 5.9.6.C.2.a.*
- 4. Fencing height and setbacks may be adjusted up to 20%.*
- 5. Grade of developable slopes may be adjusted up to 20%.*
- 6. Any dimensional standard of a building frontage may be adjusted up to 20%*
- 7. Building façade width may be adjusted up to 20%*
- 8. Wildlife friendly fencing may be adjusted as allowed by 5.1.2.E.*
- 9. Standard plant units may be adjusted as allowed by 5.5.3.E.3.*
- 10. Sign standards may be adjusted as allowed by 5.6.1.B.2.*
- 11. Parking requirement may be adjusted as allowed by 6.2.2.A.1.*
- 12. Pedestrian frontage standards may be adjusted as allowed by 2.2.1.C.*
- 13. A third-story stepback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Sec. 5.9.6.*

Staff finds that the request for approval of an Administrative Adjustment meets the applicability of allowance #2 above.

C. Findings

An administrative adjustment shall be approved upon finding the application:

- 1. Complies with the applicability standards of this Section;**

Complies. The application is in compliance with allowance #2 of the applicability requirements.

2. Either:

- a. Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or*
- b. Better protects natural, scenic, or historic resources, or*
- c. Better supports the purpose of the zone;*

Complies. Based upon Finding 2.c, Staff finds that the 4' building setback to the side interior property line (north) better supports the intent of the zone in allowing a proposed structure to be designed in concert and scale with neighboring structures while being constrained by an existing access easement.

3. *Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;*

NA. This finding is not applicable per Wyoming Supreme Court.

4. *Will not pose a danger to the public health or safety; and*

Complies. No known dangers exist in allowing the requested lesser setback dimension because the internal sidewalk will still be no less than 4' in width which meets ADA requirements.

5. *The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.*

Complies. This is the only administrative adjustment that has been requested for the property.

Attachments or Links.

Department Reviews

Applicant Submittal

Final Determination.

The Planning Director **approves** Administrative Adjustment P23-170 to allow for a 4' building setback from the side interior property line where a 0' or 5' setback is required at the property addressed as 655 S. Cache Street pursuant to Section 8.8.2 Administrative Adjustment and the department reviews attached hereto.

Housing Mitigation Plan

updated 1/8/21

Development of a new house, hotel, or commercial space generates the need for employees. The construction workforce builds the space, the commercial workforce or residential service workforce works in the space, and first responders are needed to protect the space. Only about 27% of the employees generated by development can afford housing in the community, but the community's "community first" character goal is that 65% of employees live locally. To bridge this affordability gap, each development is required to include affordable workforce housing proportional to the employees it generates. These housing mitigation requirements are established in Division 6.3 of the Land Development Regulations. This worksheet is intended to assist in meeting the requirements for a project. However, an error in the worksheet does not amend the actual standard; if you find an error please notify the Planning Department. Fill in the highlighted cells, all the other cells will autopopulate.

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

The applicable regulations vary by jurisdiction please identify the location of your project using the above dropdown options.

The required housing is based on the existing and proposed use of the site. Step 2 is to enter the existing use and Step 3 is to enter the proposed use. Section 6.3.2 of the LDRs establishes the applicability of the affordable workforce housing standards and Section 6.3.3 establishes the specifics on calculation of the requirement. Enter each use in its own row, add rows if needed. If a building has multiple units with the same use, describe each unit in its own row. (For example: if a duplex is composed of a 2,300 sf attached unit and a 1,700 sf attached unit, put each unit in its own row do not put in 4,000 sf of attached single-family.) If a unit type (e.g. apartment floor plan, or commercial tennant space) is replicated exactly multiple times, you may use the "Use Quantity" column to avoid adding multiple rows.

Step 2: Existing Development

Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Parking	0.000123*sf		0	0	0.000
Affordable Housing Unit	exempt	TBD	TBD	3	0.000

Existing Workforce Housing Credit

0.000

Remaining 645 S Cache credit:*

2.884 units

(as per B19-0854 Permit Review 02/21/2020)

Step 3: Proposed Development

Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Office	0.000247*sf		5690	1	1.404
Short-Term Rental Unit	0.102*bedrooms	3	2038	1	0.306
Short-Term Rental Unit	0.102*bedrooms	3	2044	1	0.306
Short-Term Rental Unit	0.102*bedrooms	3	2070	1	0.306
Short-Term Rental Unit	0.102*bedrooms	2	2101	1	0.204

Affordable Workforce Housing Required: 2.527 units

Fee-in-Lieu Amount: n/a

If the amount of required affordable workforce housing is less than one unit, you may pay the above fee in-lieu of providing the required housing. If you elect to pay the fee, your Housing Mitigation Plan is complete. If the requirement is greater than one unit, or you would like to provide a unit to meet the requirement, please proceed to the [Unit Type Sheet](#).



Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan (LDR Division 6.3.6)

Every development application must include a Housing Mitigation Plan for sufficiency. Every Housing Mitigation Plan is required to contain the following information:

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☒ No ☐
If yes, explain and refer to the proper LDR _____
- Short Term Units: FAR Lodging Increase 0.15
- 2:1 Long Term Units: Restricted Units
2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____
Existing Housing Credits for 645 S Cache TBD and applied to 665 S Cache

Calculation of Requirement (LDR 6.3.6.A.3.b)

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒
If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

☐ I have attached a separate sheet with the calculation and supporting data for my Independent Calculation

Housing Mitigation Requirements Calculator. If no to 1 and 3 above, calculate your development's requirement, using the Housing Mitigation Requirements Calculator. The calculator can be found at this link: www.jacksonwy.gov/200/Planning Attach a copy of the first page of the calculator showing the calculations and requirements with your Housing Mitigation Plan. The Planning Department is available to help with this calculation prior to submittal of your application.

- ☒ I have attached a copy of the first page of the Housing Mitigation Requirements Calculator which includes my requirement and unit types.

Type of Affordable Housing Provided – Standard Restrictions. (LDR 6.3.4)

4. How many ownership or rental units are you proposing in which income ranges with how many bedrooms?
Please complete the matrix below:

Bedrooms	0 – 50%	50% - 80%	80% - 120%	Workforce	Ownership or Rental
1-bedroom				1	Rental
2-bedroom				2	Rental
3-bedroom				1	Rental

Special Restriction. The Special Restriction is a contract between The Board of County Commissioners or the Town Council and the owner of real property developed or designated to satisfy the development requirements. The Special Restrictions will be recorded on the property. Appropriate restriction templates can be obtained from the Jackson/Teton County Affordable Housing Department or at this link:
www.tetonwyo.org/1856/Deed-Restriction-Templates .

- ☒ I have attached a draft of the Standard Restrictions for each unit.
See sheets G009 & G010 for proposed restrictions.

Livability Standards (LDR 6.3.4.D and E) (Rules and Regs Section 2-3). Restricted housing must comply with the Livability Standards in the Jackson/Teton County Housing Department Rules and Regulations. The Livability Standards include amount of cabinetry/counter space, storage, closets, room sizes, appliances, laundry facilities, bathrooms, etc. The Rules and Regulations can be found at this link:
www.tetonwyo.org/1332/Housing-Rules-and-Regulations .

- ☒ I have reviewed the Livability Standards and understand the requirements. I have/will contact the Housing Department for approval of my units early in the design process to get their approval prior to submitting for building permit.

Method for Providing Required Housing (LDR 6.3.5):

One or a combination of the below methods may be proposed to satisfy your housing requirement. They are listed in the order of preference/priority. Highest priority must be used unless it is demonstrated that a higher priority is impracticable (LDR 6.3.5.C)

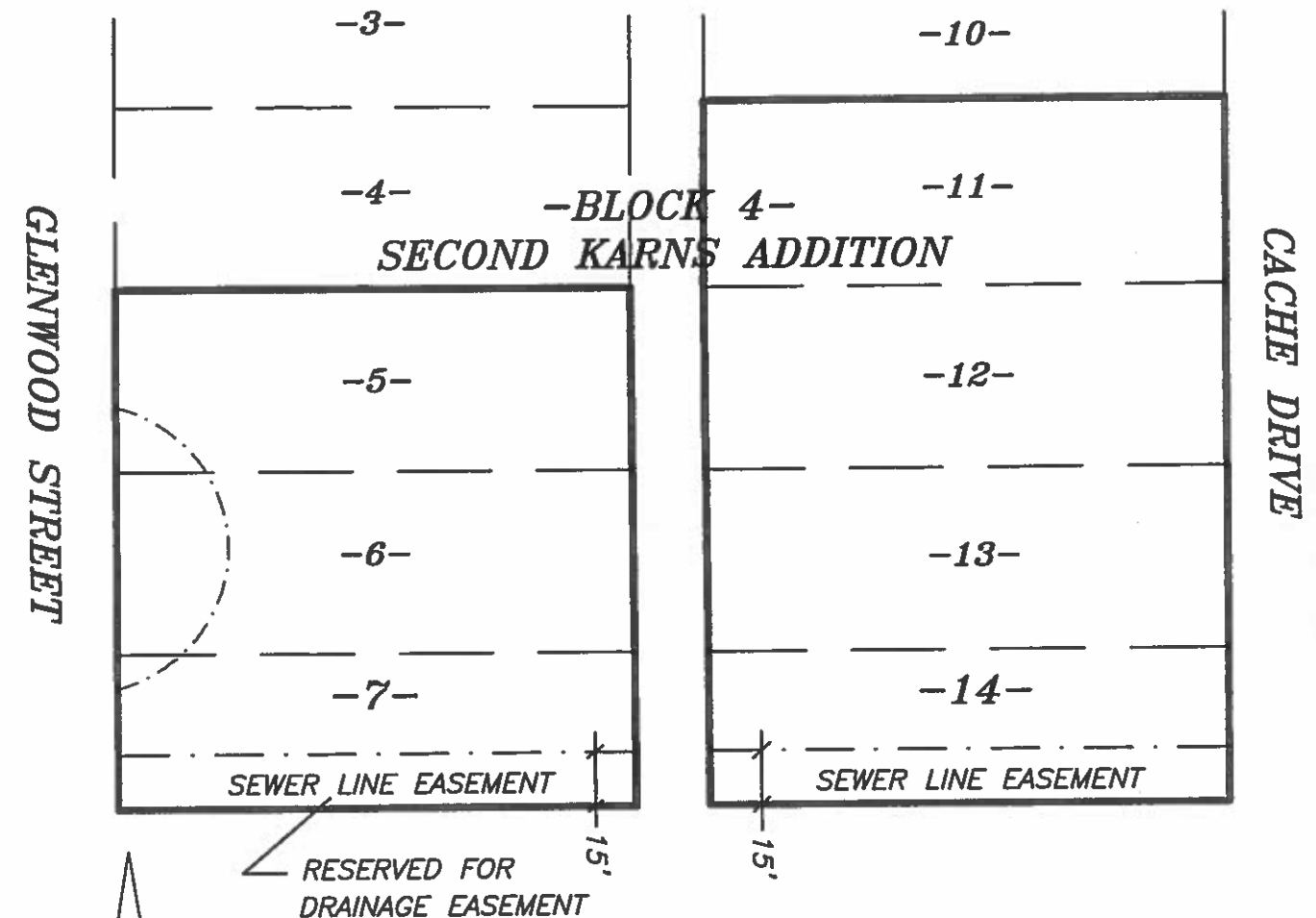
1. Construction of new units either on-site or off-site (LDR 6.3.5.D.1).
2. Conveyance of land for affordable/workforce housing (LDR 6.3.5.D.2).
3. Utilization of a banked affordable or workforce housing unit (LDR 6.3.5.D.3).
4. Restriction of an existing residential units as an affordable/workforce housing unit (LDR 6.3.5.D.4).
5. Payment of an in-lieu fee (LDR 6.3.5.D.5).

- ☒ 3. I have attached a detailed explanation of my proposed method of providing Required Housing.

Phasing Plan (LDR 6.3.5.A.3). Restricted Housing Units shall be ready for occupancy no later than the free market portion of the development is occupied. If the free market portion is to be developed in phases, then the Restricted Housing Units shall be developed prior to or in proportion to the free market portion.

- ☐ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.

**RENDEZVOUS ENGINEERING, P.C.
JACKSON, WYOMING**



**=EXHIBIT A=
SKETCH TO ACCOMPANY DESCRIPTION
OF EASEMENTS FOR SEWER LINE WITHIN
LOTS 7 AND 14, BLOCK 4, SECOND KARNS ADDITION
TOWN OF JACKSON
TETON COUNTY, WYOMING**

GRANTOR: NEWJACK LLC
GRANTEE: SOUTH CACHE PARTNERS LLC
Doc 1021922 Filed At 13:17 ON 08/06/21
Maureen Murphy Teton County Clerk fees: 24.00
By Corrina Dorman Deputy Clerk

VIEW CORRIDOR EASEMENT AGREEMENT

This View Corridor Easement Agreement ("**Agreement**") is made and entered into on this 5th day of August, 2021 ("**Effective Date**") by and between NewJack, LLC, a Wyoming limited liability company ("**Grantor**"), and South Cache Partners LLC, a Wyoming limited liability company ("**Grantee**"). Grantor and Grantee are each referred to herein as a "**Party**" to this Agreement and are collectively referred to herein as the "**Parties**" to this Agreement.

RECITALS

WHEREAS, Grantor is the owner of real property located in Teton County, Wyoming, and described more fully as:

Lot 12 of Block 4 of the Second Karns Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 13, 1939 as Plat No. 128.

PIDN 22-41-16-33-1-69-003

("Grantor's Property");

WHEREAS, Grantee is the owner of real property located in Teton County, Wyoming, and described more fully as:

Unit 301 of a Condominium Plat to be recorded on 645 S. Cache Avenue, Jackson, Wyoming 83001.

PIDN: 005881

("Grantee's Property"); and

WHEREAS, Grantor desires to grant to Grantee and Grantee desires to accept from Grantor a non-exclusive easement on the Grantor's Property for the purpose of creating a view corridor on the Grantor Property in order to preserve the Grantee Property's view of Snow King Mountain to the south in accordance with the terms and conditions set forth in this Agreement.

NOW, THEREFORE, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, each Party agrees as follows:

1. Grant of Non-Exclusive Easement. Grantor hereby grants to Grantee and Grantee hereby accepts from Grantor a non-exclusive view corridor easement over and across that certain portion of Grantor's Property described on Exhibit A, attached hereto and incorporated herein by reference (the "**View Corridor**") to restrict and prohibit the construction of any improvements within the boundaries of the View Corridor (except terrace railings up to 4 feet tall), all as set forth in this Agreement. Grantor reserves the right to use the View Corridor for any purposes that do not interfere with the Grantee's easement rights set forth in this Agreement.

2. Term. This Agreement and the easement granted herein shall be perpetual unless sooner terminated by the terms of this Agreement. The easement granted herein shall run with land, is appurtenant to Grantee's Property, and is binding upon each Party and each Party's heirs, successors, and assigns.

3. No Structures in the View Corridor. No buildings, structures or improvements of any kind may be placed or constructed within the View Corridor.

4. Reservation of Grantor. The Grantor reserves unto itself, its successors and assigns and any future owner of the Grantor's Property, the right to use the area of Grantor's Property below the View Corridor for the construction of improvements, structures and buildings and/or the installation of landscaping to the extent such construction of improvements, structures and buildings and/or installation of landscaping does not conflict with the restrictions set forth in Section 3 above. The Grantor further reserves unto itself, its successors and assigns and any future owner of Grantor's Property the right to grant additional easements in, under, over and across the View Corridor and the Grantor's Property for any purpose as Grantor deems necessary in Grantor's sole discretion, provided that such additional easements do not conflict with the restrictions set forth in Section 3 above.

5. No Public Dedication. Nothing herein shall be deemed to be a gift or dedication of all or any portion of Grantor's Property for the general public.

6. Successors and Assigns. The terms and conditions set forth in this Agreement are binding and shall inure to the benefit of each the Parties and their heirs, assigns and successors in interest and all future owners of the Grantor's Property and Grantee's Property.

7. Governing Law and Jurisdiction. This Agreement shall be governed by the laws of the State of Wyoming. The District Court of Teton County, Wyoming, shall have exclusive jurisdiction over any litigation that arises pursuant to this Agreement.

8. 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 Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

9. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, or amended unless agreed to in writing by the Parties; provided, however, that such amendment shall be properly recorded in the Office of the Clerk of Teton County, Wyoming as a condition to its effectiveness.

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

GRANTOR:

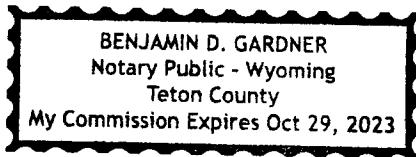
NewJack, LLC, a Wyoming limited liability company

Tom Hedges
By: Tom Hedges, its Manager

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

The foregoing instrument was acknowledged before me by Tom Hedges, in his capacity as Manager of NewJack, LLC, a Wyoming limited liability company, who is personally known to me or has each established her identity and authority to me by reasonable proof, this 2 day of August, 2021.

Witness my hand and official seal.



Benjamin D. Gardner
Notary Public
My Commission Expires: 10/29/2023

GRANTEE:

South Cache Partners LLC,
a Wyoming limited liability company

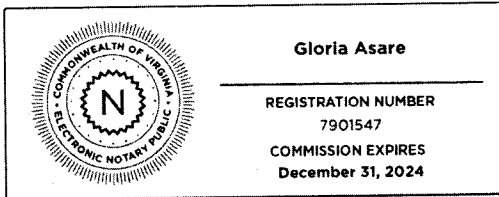
Donald Duffy

Donald Duffy, Manager

STATE OF Virginia)
) ss.
COUNTY OF Loudoun)

The foregoing instrument was acknowledged before me by Donald Duffy, in his capacity as Manager of South Cache Partners LLC, a Wyoming limited liability company, who is personally known to me or has each established his identity and authority to me by reasonable proof, this 5th day of August, 2021.

Witness my hand and official seal.



Gloria Asare

Gloria Asare

Notary Public

My Commission Expires: 12/31/2024

Registration No: 7901547

Notarized online using audio-video communication

EXHIBIT A

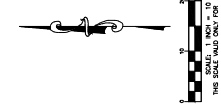
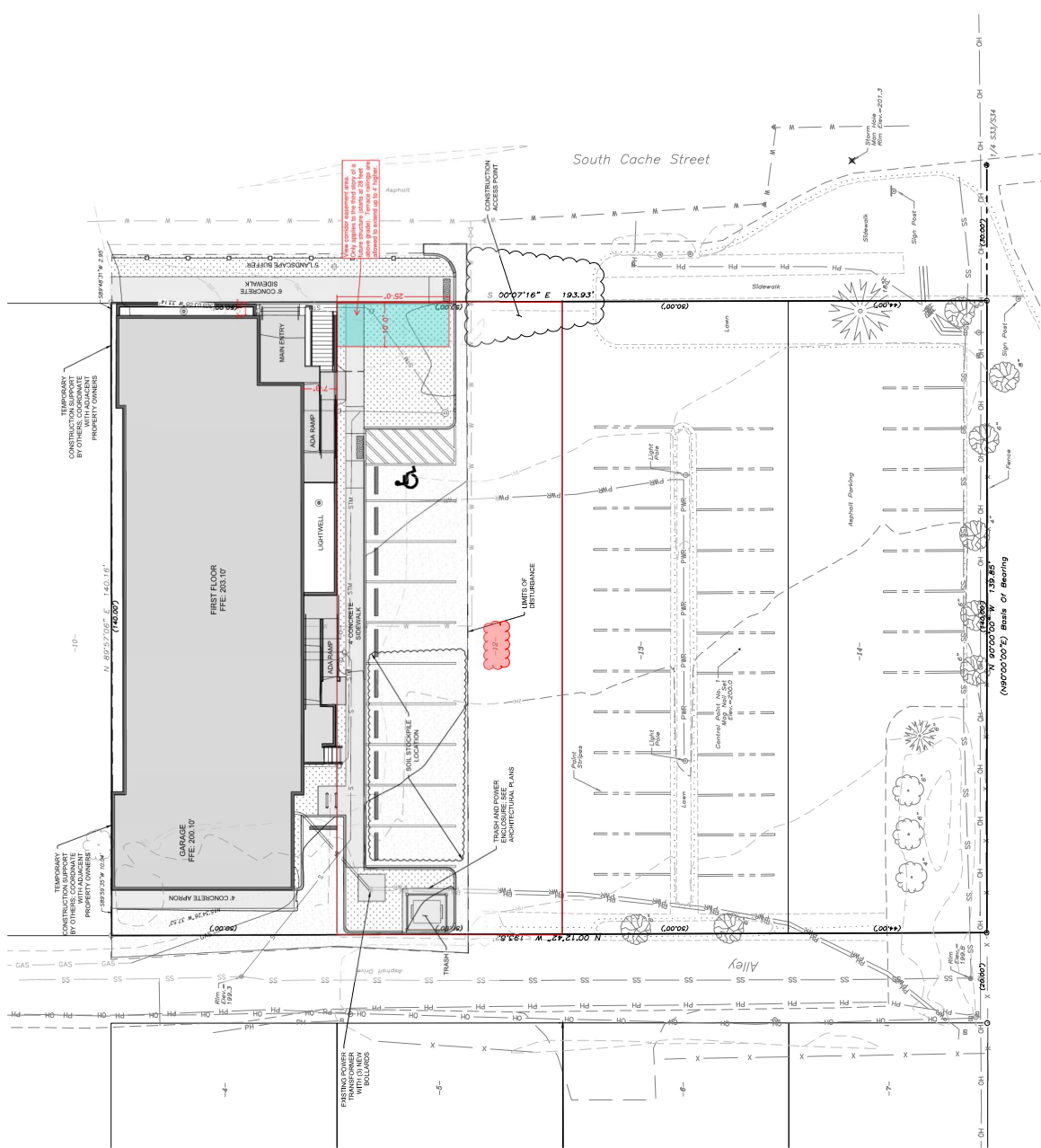
Description or depiction of the View Corridor

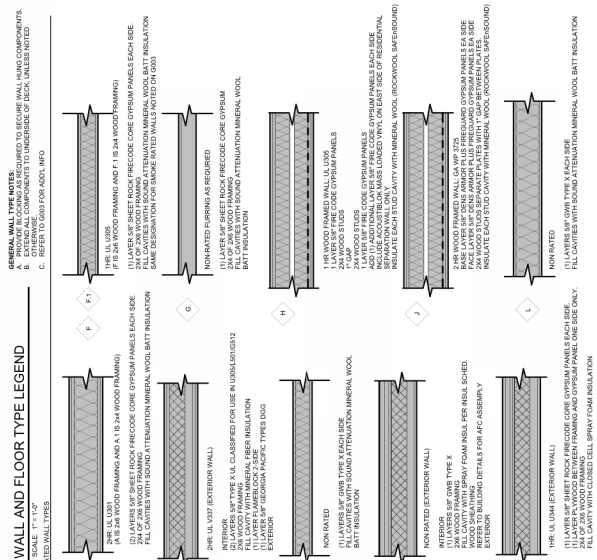
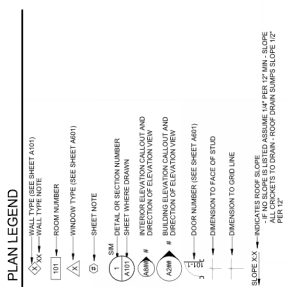
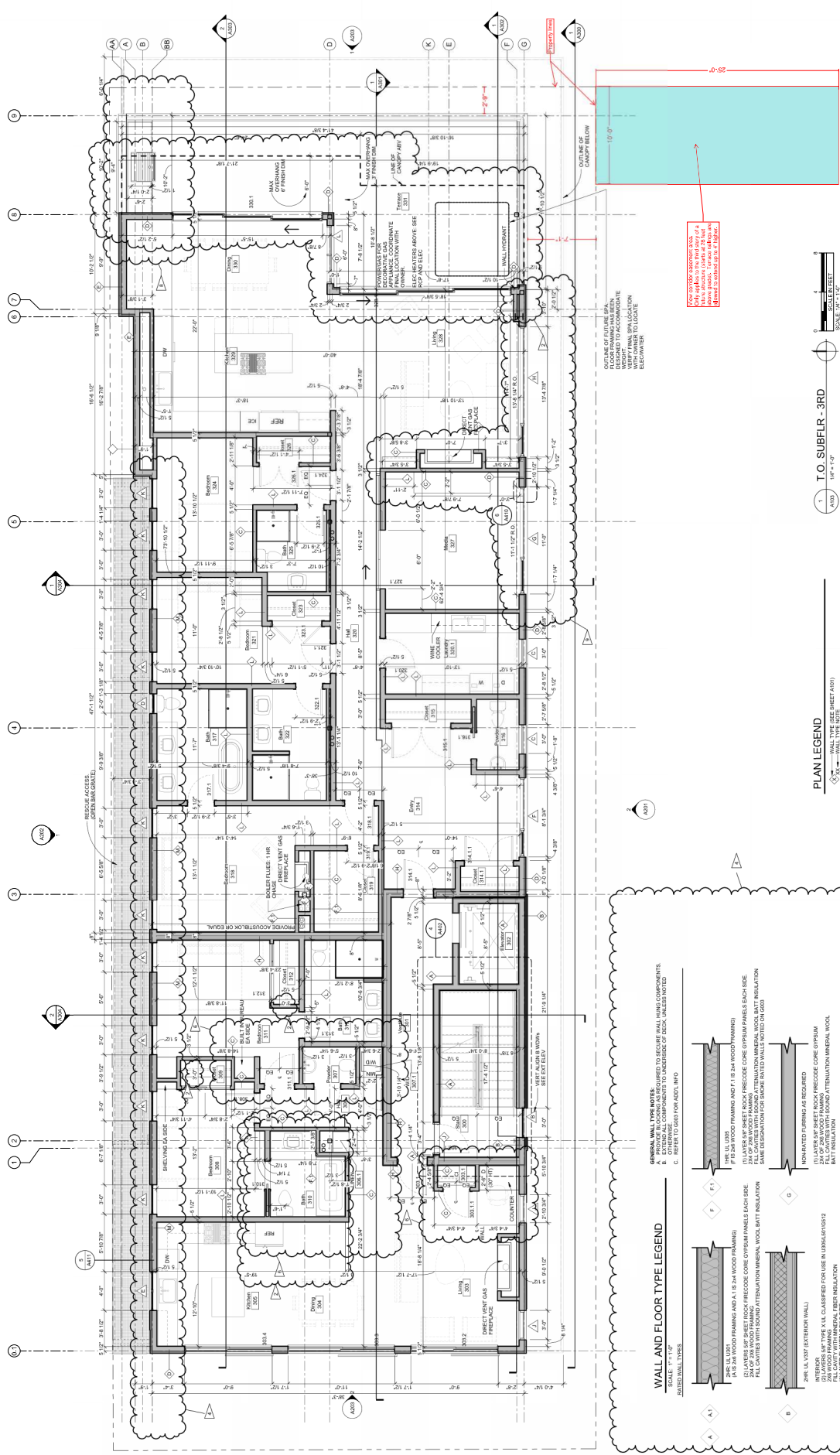
Unit 301 of 645 South Cache Condominiums, as shown on the Final Plat of 645 South Cache Condominiums filed in the Office of the Clerk of Teton County, Wyoming (the Plat No. 1429 recorded July 30, 2021, Doc #1021484), and described in the Declaration of Condominium for 645 South Cache Condominiums (the "Declaration") recorded July 30, 2021, Doc 1021488 and all supplements and amendments thereto, and such description is construed to describe the unit together with all interest appurtenant thereto, including the appurtenant undivided interest in the Common Elements, as defined in the Declaration (together, the "Unit" or the "Real Property").

PIDN: 005881

Page 6 is missing...maybe that
is where the exhibit goes,
however they are both Ex A?

DRAFTED BY:	JB
REVIEWED BY:	JB
PLAN VERSION	DATE
PRINT SET	11.22.2019
REV No. 1	01.17.2020
REV No. 2	03.26.2020



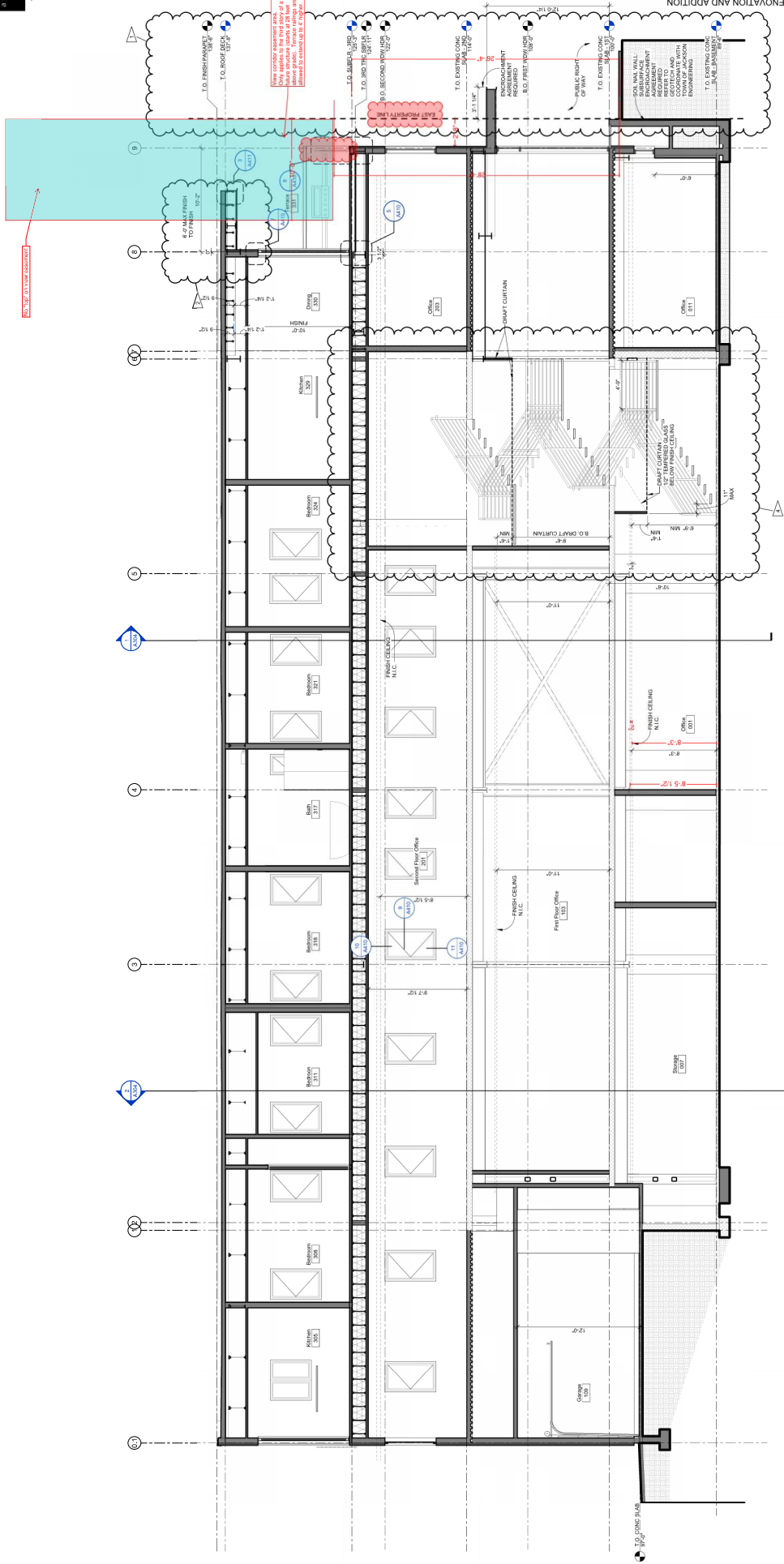




GEORGE B. HOYT
LICENSED ARCHITECT
STATE OF WYOMING
NO. 10001

5.5.20
CHECKED BY: JHOTT
DATE: 10/12/2018
1. 10/12/2018
2. 10/12/2018
3. 10/12/2018
4. 10/12/2018

BUILDING PERMIT
DRAWINGS



SECTION AT NORTH STAIR
1/8" = 1'-0"

EXHIBIT A

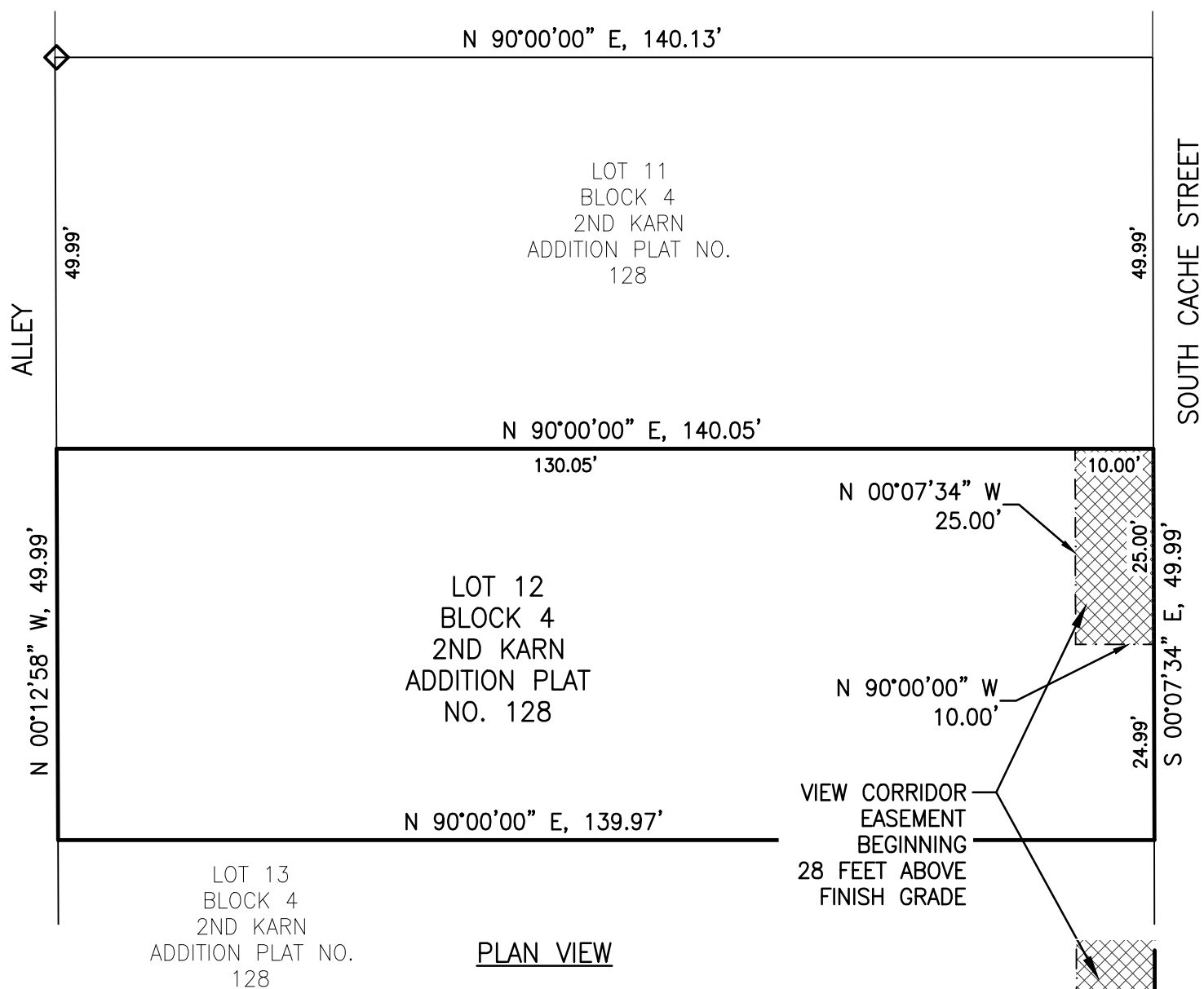
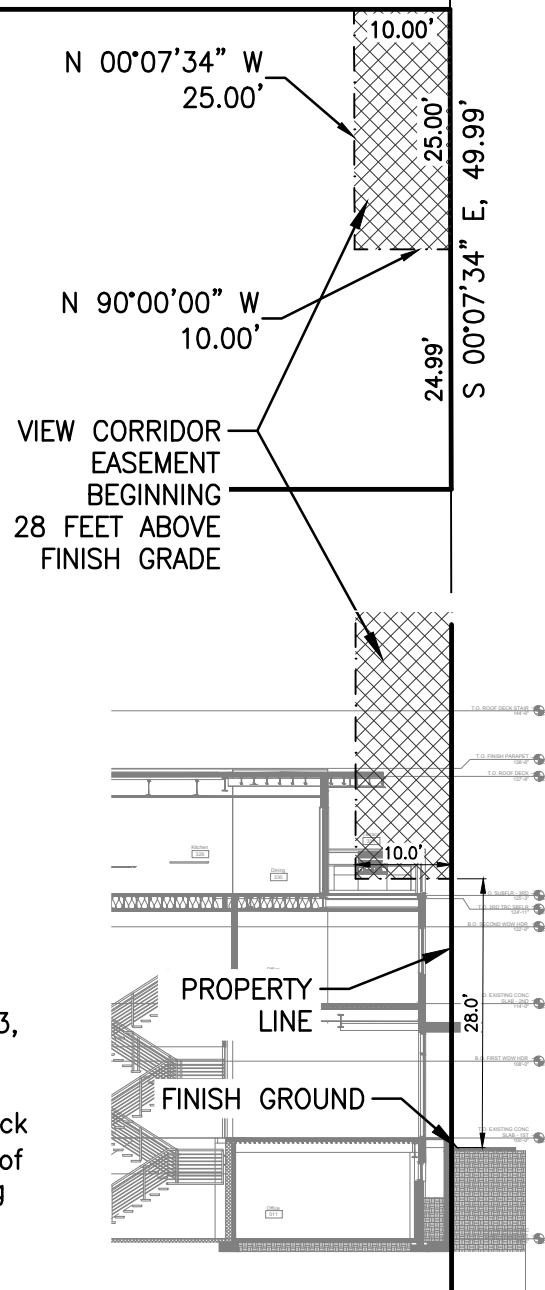


EXHIBIT A
Legal Description:

A three-dimensional view corridor easement located within the SE 1/4 NE 1/4, Section 33, Township 41 North, Range 116 West, 6th Principal Meridian, Town of Jackson, Teton County, Wyoming, being a part of Lot 12, Block 4, 2nd Karns Addition, Plat No. 128, records of the Office of the Clerk of Teton County, being more particularly described as follows:

The northerly 25 feet of the easterly 10 feet of Said Lot 12.
Bound vertically by a bottom plane 28 feet above finish grade. There is no top plane for the view easement.



SECTION VIEW

LOT 12, BLOCK 4
2ND KARNs ADD., PLAT 128
LOCATED IN SE 1/4, NE 1/4,
SECTION 33, T41N, R116W,
TOWN OF JACKSON
TETON COUNTY, WYOMING



DRAWING NO 1	DRAWING TITLE NEWJACK LLC VIEW CORRIDOR EASEMENT DON DUFFY	 NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE 12/18/20
JOB NO 20-457-01			ENGINEERED
			DRAWN SK
			CHECKED LR
			APPROVED LR



Architectural Engineering Consultants, Inc.

Mechanical, Electrical, & Lighting Design Services

An Office with LEED™ Accredited Professionals

Ms. Marina Bello
Hoyt Architects
martinab@hoytarchitects.design

August 4, 2023

Reference: 665 S Cache Street Development
Electrical Permit Comment Response

Dear Marina,

Please submit this written response with our revised Electrical Development plans and photometrics. There's no changes in light fixture selection so the original submittal can be referenced for those.

Permit comment,

8. Lighting

EX1.0 –Revise lighting plan to show compliance with lumen maximum. LDRs were updated in 2022 for lighting standards. Based on site acreage of 0.46, the CR-1 zone is allowed a maximum of 3 lumens per sf of site development but is limited by a maximum of 50,000 lumens per acre of site development for all fixtures and a maximum of 2000 lumens per acre of site development for unshielded fixtures. All lights over 600 lumens shall be fully shielded and light color may not exceed 3000 kelvin. Staff requires the site development area in order to confirm maximum lumens, however, it is likely it will be closer to half the amount currently proposed. Revise plans to include total amount of site development so staff may verify above lumen maximums.

Staff notes application pages referencing NH-1 and CR-2 zones for lighting are nonapplicable to the CR-1 zone which the property is in. Revise lighting plan include photometric plan showing no light trespass occurring over west, south, or east property lines.

Permit comment response:

With review with Katelyn Page we've established this site can be considered 1 acre for sake of planning the exterior lighting. We would apply the max lumens of 50,000 as allowed for 1 acre. IBC exempt fixtures can be removed by the calculation. Per IBC 1006.2 we're required to have 1 footcandle at "places of exit discharge". We've worked through and marked light fixtures in the immediate vicinity of the egress paths at the exterior. Per attached plan we would have 37,765 lumens planned, less than the 50,000 lumens allowed. See "Lumens per Acre Calcs Exempt Fixtures at Egresses not included:" sheet EX1.0. We have also included footcandle calculations as required.

A handwritten signature in black ink, appearing to read 'Stanton O. Humphries', with a long horizontal line extending to the right.

Stanton O. Humphries, PE

Mailing: PO Box 8489, Avon, CO 81620 UPS/FedEx: 210 Edwards Village Blvd Ste C-203, Edwards, CO 81632
phone: 970-748-8520 email: stan@aec-vail.com web: www.aec-vail.com

Application

Recessed wall luminaire with forward throw light distribution for the illumination of ground surfaces, stairs and pathways.

Materials

Luminaire housing and faceplate constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Silicone applied robotically to casting, plasma treated for increased adhesion
High temperature silicone gasket
Mechanically captive stainless steel fasteners
Stainless steel screw clamps
Composite installation housing

NRTL listed to North American Standards, suitable for wet locations
Protection class IP 65
Weight: 3.1 lbs

Electrical

Operating voltage	120-277V AC
Minimum start temperature	-30° C
LED module wattage	4.8 W
System wattage	7.0 W
Controllability	0-10V dimmable
Color rendering index	Ra > 80
Luminaire lumens	581 lumens (4000K)
LED service life (L70)	50,000 hours

LED color temperature

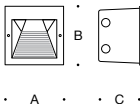
- ☐ 4000K - Product number + **K4**
- ☐ 3500K - Product number + **K35**
- ☐ 3000K - Product number + **K3**
- ☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish

All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.

Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
 ☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS :



Recessed wall luminaire · directed light

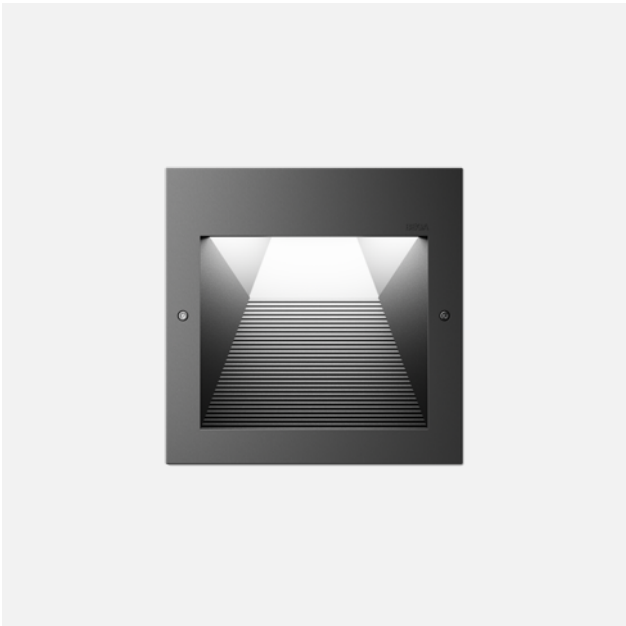
	LED	A	B	C
24 211	ADA 4.8 W	7 ½	7 ½	5 ¼

Type: AA

BEGA Product:

Project:

Modified:



LED Garden and Pathway Luminaire - 77237

By BEGA



Call Us (877) 445-4486

LED Garden and Pathway Luminaire - 77237
By BEGA

"BB"

Product Options

Finish: Graphite,
Motion Sensor: No,
Photocell: No,
CRI: 85,
Voltage: 12 Volt

Details

Clear glass shade
Galvanized steel direct burial anchor included
Lumens: 270
Can be used with existing low voltage landscape systems
Average Rated Life: 50,000 Hours
Requires 12 volt magnetic transformer (sold separately)

Dimensions

12 Volt Option Fixture: Width 3.5", Height 27.5",
Depth 4.13"

Lighting

Lamp Type	LED Built-in
Total Lumens	120
Volts	12
Color Temp	3000 (Soft White)
CRI	85
Equivalent Halogen, CFL or LED Bulb Can Be Used	No

Additional Details

Product URL:
<https://www.lumens.com/led-garden-and-pathway-luminaire---77237-by-bega-BEG487952.html>
Rating: CSA Certified Wet

ITEM#: BEG487952



Notes:

Prepared
by:

Prepared for:
Project:
Room:
Placement:
Approval:



	Project 19-99159S Date 4/28/2020 665 SOUTH CACHE- II	Catalog Number 700WSPITSB-LED830 Notes	TYPE: 
---	--	---	---

PITCH SINGLE WALL SCONCE



An architectural profile reminiscent of beautifully classic roof lines delivers significant light output in this modern LED wall sconce suitable for both indoor and outdoor applications. The Pitch Single's die-cast metal body houses powerful LED light sources that create visual appeal as light cascades down along a wall.

High quality LM80-tested LEDs

for consistent long-life performance and color

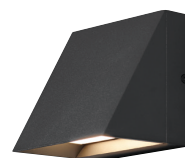
Outstanding protection against the elements:

- Powder coat finishes
- Stainless Steel mounting hardware
- Impact-resistant, UV stabilized frosted acrylic lensing

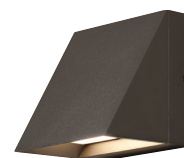
Can be mounted for up lighting or down lighting

SPECIFICATIONS

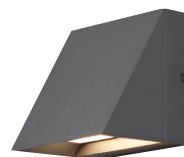
DELIVERED LUMENS	822.6
WATTS	26.1
VOLTAGE	120V, 277V
DIMMING	ELV
LIGHT DISTRIBUTION	Symmetric
MOUNTING OPTIONS	Downlight or Uplight
CCT	2700K, 3000K
CRI	80+
COLOR BINNING	3 Step
BUG RATING	B1-U0-G0
DARK SKY	Compliant (Downlight)
WET LISTED	IP65
GENERAL LISTING	ETL
CALIFORNIA TITLE 24	Can be used to comply with CEC 2016 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	No
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70; 70,000 Hours
WARRANTY*	5 Years
WEIGHT	1.2 lbs.



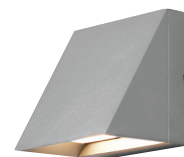
PITCH SINGLE
shown in black



PITCH SINGLE
shown in bronze



PITCH SINGLE
shown in charcoal



PITCH SINGLE
shown in silver

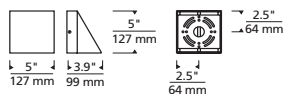
* Visit techlighting.com for specific warranty limitations and details.

ORDERING INFORMATION

700WSPIT	SIZE	FINISH	LAMP
	S SINGLE	B BLACK	-LED827 LED 80 CRI, 2700K 120V
		Z BRONZE	-LED827277 LED 80 CRI, 2700K 277V
		H CHARCOAL	-LED830 LED 80 CRI, 3000K 120V
		I SILVER	-LED830277 LED 80 CRI, 3000K 277V

	Project 19-99159S Date 4/28/2020 645 SOUTH CACHE- II Submitted By Illumination Systems - Denver	Catalog Number 700WSPITSB-LED830 Notes	TYPE: CC
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PITCH SINGLE WALL SCNCE



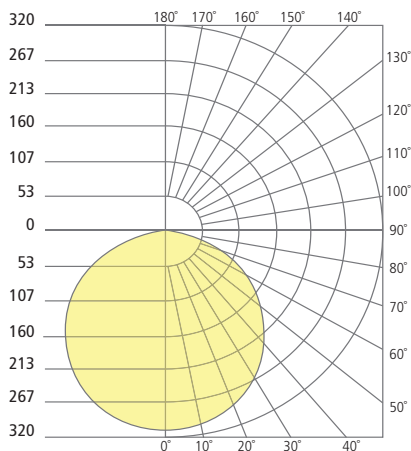
Pitch Single

PHOTOMETRICS*

*For latest photometrics, please visit www.techlighting.com/OUTDOOR

PITCH SINGLE

Total Lumen Output: 822.6
 Total Power: 26.2
 Luminaire Efficacy: 31.4
 Color Temp: 3000K
 CRI: 80+
 BUG Rating: B1-U0-G0



PROJECT INFO

FIXTURE TYPE & QUANTITY

JOB NAME & INFO

NOTES



VISUAL COMFORT & Co.

7400 Linder Avenue, Skokie, Illinois 60077

T 847.410.4400 F 847.410.4500



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Project		Catalog #		Type	"DD"
Prepared by		Notes		Date	



Portfolio

LDS6 | EU6 | 6LBS

6" round, new construction
shallow downlight
250-4000 Lumens

Typical Applications

Office • Education • Healthcare • Hospitality • Retail •
Code-Compliance Areas • Sports Venues

Interactive Menu

- Order Information page 2
- Product Specifications page 3
- Energy Data page 4
- Photometric Data page 5
- Connected System page 9
- Product Warranty

Product Certification



Control Compatibility



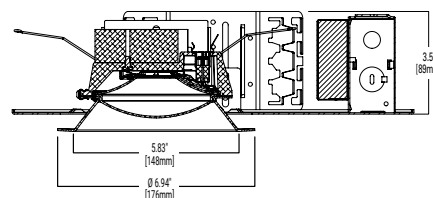
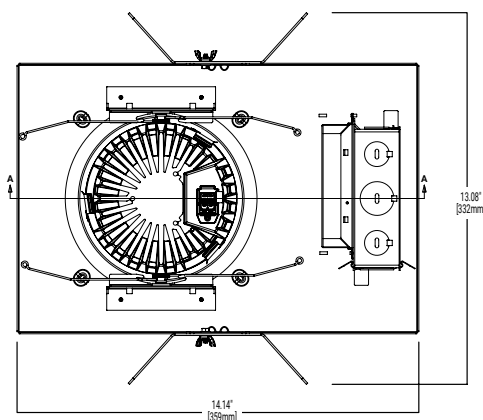
Product Features



Top Product Features

- 250-4000 lumens; Offered in 90 and 97 CRI; ENERGY STAR® qualified
- Easy disconnect for LED engine replacement and installation
- Optional snap in driver for ease of replacement
- Standard 0-10V driver dims to 1%
- 2400K, 2700K, 3000K, 3500K, 4000K, 5000K; D2W™ option from 3000K to 1850K
- Available W2N tunable white CCT range 2700K to 6500K or 2000K to 5000K
- Options to meet Trade Agreements Act requirements

Dimensional and Mounting Details



Single Line Order Information

SAMPLE ORDER NUMBER: **LDS6C109030D010TRM1HEM6**

Invoice will indicate separate fixture components (housing, trim, module) which will ship complete from a single CLS facility in separate cartons.

To receive separate components (housing, trim, module) shipment, click on the "Multi-Line Ordering Information Option" button to the right.

Multi-line Ordering
Information Option

Housing	Lumen ⁽¹⁾	Color Control	CCT ⁽⁷⁾
LDS6C=LED Downlight 6" Nominal Aperture LDS6CCP=LED Downlight 6" Nominal Aperture, Chicago Plenum For TAA use Multi-line Ordering	02 = 250 lumens, IC rated 05 = 500 lumens, IC rated 08 = 800 lumens, IC rated 10 = 1000 Lumens 10IC = 1000 Lumens, IC rated 15 = 1500 Lumens 15IC = 1500 Lumens, IC rated	20 = 2000 Lumens 25 = 2500 lumens 30 = 3000 Lumens 35 = 3500 lumens 40 = 4000 lumens	90=90 CRI Minimum 97=97 CRI Minimum 90 CRI 24=2400K 27=2700K 30=3000K 35=3500K 40=4000K 50=5000K

Driver	Driver Options	Hanger Bars
D010 = 0-10V Dimming, 1% to 100%, 120V-277V up to 4000 lumens 3D010 =0-10V Dimming, 1% to 100%, 347V dedicated drivers for 800 to 4000 lumens; 250 and 500 use step down transformer D010TR = 0-10V (120-277V) or Line Voltage (120V) dimming, 5% to 100%, 120V-277V 250- 4000 lumens 3D010TR =0-10V Dimming, 5% to 100%, 347V step down transformer 250-4,000 DE010 = 0-10V Dimming, 0% to 100%, 120V-277V 500-4000 lumens 3DE010 =0-10V Dimming, 0% to 100%, 347V step down transformer 500-4000 lumens D5LT = Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100%, 120V-277V, 500-4000 lumens 3D5LT =Fifth Light® (DALI T6) Logarithmic Dimming, 0% to 100% 347V step down transformer, 500-4000 lumens DMX = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V 800-4000 lumens ⁽¹⁴⁾ 3DMX =DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000 ⁽¹⁴⁾ DMXC5 = DMX/RDM Logarithmic Dimming, 0% to 100%, 120V-277V, 800-4000 lumens, RJ45 Connection ⁽¹⁴⁾ 3DMXC5 =DMX/RDM Logarithmic Dimming, 0% to 100%, 347V step down transformer, 800-4000, RJ45 Connection ⁽¹⁴⁾ 1DL2 = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 120V Only 800-3500 lumens 3DL2 = Lutron® Hi-Lume Forward Phase Dimming, 1% to 100%, 347V step down transformer, 800-3500 lumens DLE = Lutron Ecosystem dimming 1% to 100%, 120V-277V, 800-3500 lumens 3DLE =Lutron Ecosystem dimming 1% to 100%, 347V, step down transformer, 800-3500 lumens DLV = Low voltage dimming driver (1-100%) for use with DLVP system 800-3000 lumens ⁽³⁾	Blank = Standard mount driver PD = Plug in Driver ⁽²²⁾	Blank = Without hanger bars B26 = C-channel Bar Hanger, 26" Long, Pair

Trim Distribution	Trim Flange	Trim Finish	Options ^{(3) (16) (23)}
S =Shallow, Spun Aluminum PS =Non-Conductive Shallow, Injection Molded white ^{(11) (12)} CS =Cast Shallow, Die Cast Aluminum	0 =White Polymer Trim Ring 1 =Self-flanged ⁽¹³⁾ 2 =White Painted Self-flanged 4 =Knife edge rimless use with die cast only ^{(8) (6)}	LI =Specular Clear ⁽⁹⁾ H =Semi-Specular Clear ⁽⁹⁾ WMH =Warm Haze ⁽⁹⁾ WH =Wheat ⁽⁹⁾ GPH =Graphite Haze ⁽⁹⁾ B =Specular Black ⁽⁹⁾ MW =Matte White (Antimicrobial) MB =Matte Black ⁽⁹⁾ MMS =Matte Metallic Silver ⁽⁸⁾	EMBOD6ST =Bodine® 6W Self Test Emergency Module with Remote Test Switch WPN = WaveLinX PRO Wireless Node without sensor ⁽¹⁷⁾

Accessories (Order Separately) ⁽²⁰⁾			
TRM6P =White Metal Trim Ring ⁽²⁾ LGSKT6IP66 =IP66 Gasket Kit PRR6 =Rimless Plaster Ring ⁽²⁾ RKP6 =Knife Edge Plaster Ring ⁽⁹⁾	RPM6MW =Rimless Millwork Ring, Matte White ⁽²⁾ RPM6MB =Rimless Millwork Ring, Matte Black ⁽²⁾ RKM6MW =Knife Edge Millwork Ring, Matte White ⁽⁵⁾ RKM6MB =Knife Edge Millwork Ring, Matte Black ⁽⁵⁾ HSA6 =Slope Adapter for 6" Aperture Housings, Specify Slope ⁽¹⁸⁾	Bar Hangers HB50 =C-channel Bar Hanger, 50" Long, Pair RMB22 =Wood Joist Bar Hanger, 22" Long, Pair	Connected Lighting Systems ^{(3) (19)} WPST = Field installed WaveLinX sensor Kit ⁽¹⁷⁾ WLST = Field installed WaveLinX LITE Sensor Kit ⁽¹⁸⁾

Notes:

- Nominal Lumens will vary depending on selected color, CRI, driver and reflector finish. [Reference Multiplier tables.](#)
- Order trim with polymer trim ring.
- Not available with Chicago Plenum.
- ULUS listed only
- Order die cast trim with flange type 4
- Requires knife edge accessory ring.
- Available only on CS distributions.
- Not available on PS or CS distributions.
- PS available in self-flanged MW finish only.
- Offered up to 2000 lumens

- Flange is the same finish as the reflector
- DMX fixtures default to full on upon loss of DMX signal.
- Refer to system specifications for additional information, features, and benefits. Use with 0-10V driver.
- Non-IC
- WPN = WaveLinX PRO wireless node provides luminaire-level control with scene and zone configuration without an integrated sensor. Connects wirelessly with daylight dimming sensor and PIR motion sensor if desired. Use with 0-10V driver only.
- Not recommended for use with Wall Wash

- Only product configurations with these designated prefixes are built to be compliant with the Buy American Act of 1933 (BAA) or Trade Agreements Act of 1979 (TAA), respectively. Please refer to [DOMESTIC PREFERENCES](#) website for more information. Components shipped separately may be separately analyzed under domestic preference requirements. Offered with shallow (S) spun trim.
- Accessories sold separately will be separately analyzed under domestic preference requirements. Consult factory for further information.
- Not available with DLVP
- 120V-277V



665 CACHE, JACKSON, WY

STRUCTURAL NARRATIVE:

The 665 Cache project in Jackson, Wyoming consists of a three-story building above grade with a full basement. The basement will provide parking for the project while the main level is a mix of residential units, commercial space, and parking. Levels 2 and 3 consist of residential units.

Basement:

The foundation will consist of isolated spread and continuous footings underneath a slab on grade. A 12" basement wall will wrap the perimeter of the basement and the stair shafts. Concrete columns (14x24) will be used to support the concrete slabs at Levels 1 and 2

Level 1:

The Level 1 slab will be a 10" mild slab to support the parking, residential units, and commercial spaces. Transfer beams approximately 24"x48" will be required to transfer out the columns that are discontinuous at Level 1. Studrails are required at all columns where a drop caps or beams do not frame into the columns. Concrete shear walls at the stairs and along Grids B & H will transfer the seismic loads from Level 2 down to foundation elements in the basement.

Level 2 (Podium):

The Level 2 slab will be a 14" mildly reinforced transfer slab that supports the two-stories of wood residential framing and is supported by the concrete columns and walls below. Studrails are required at all columns where drop caps or beams do not frame into the columns. There will be a landscaped portion of the podium of the slab that will be stepped down several inches from the residential framing and sloped to drain.

Level 2 (Wood) – Roof:

The two stories of residential framing bearing on the Level 2 podium are anticipated to be traditional wood framed construction. Floor framing will 11 7/8 TJI @ 16" OC spanning between bearing walls covered with 3/4 plywood glued and nailed to the framing. Roof framing will be 16"-18" TJI @ 16" OC covered with 5/8 plywood at roof and 3/4" plywood at roof decks. Light framed wood shear walls will be utilized to transfer the seismic loads down to the Level 2 podium.



Aufderheide Construction Management

665 S CACHE MIXED USE DEVELOPMENT

CONTENTS

- CONSTRUCTION MANAGEMENT PLAN
- INITIAL SITE LOGISTICS PLAN



**665 S Cache Mixed Use Development
Construction Management Plan
August 11, 2023**

General

New Jack LLC is re-developing the existing surface parking lot space at 665 S. Cache St. The 20,000 sf site will be built out to include new office space along with long term and short term housing. A sub grade parking structure is included as well.

Schedule

The project is anticipated to begin in the Spring of 2024 and last approximately 18-24 months.

Safety

A site specific safety plan following NFPA 241 will be created prior to permit issuance and will be submitted to Jackson Hole Fire/EMS for approval.

Public Impact

New Jack LLC will compile a list of properties and businesses that may be impacted by the construction and create a list of contacts in order to disseminate information regarding construction, schedule, and Right Of Way work.

New Jack LLC and their contractor ACM Wyoming are aware that the right-of-way is a shared use area, including community special events and Town capital improvement projects and will work in good faith to coordinate with the town to accommodate these events.

Construction Parking

Construction parking will be limited to the greatest extent possible by the use of public transit and car pooling. All town parking regulations and restrictions will be followed for all employees and tradesmen. Limited off street parking will be made available at the auxiliary construction staging lot located on Snow King Ave.

Current occupants of the 645 building will utilize on street parking on Cache St. and the surrounding side streets during construction of the new building which includes dedicated parking for 645 occupants.

Site Logistics

Anticipated work hours at the job site will be 7am-5:30pm Monday thru Friday and Saturdays 7am-3:30pm. The job site will be closed for all major holidays as recognized by the Town of Jackson. If there

are circumstances that require work on a designated holiday the TOJ will be notified in advance. Attached to this document is an initial site logistics plan.

Stormwater Management

Stormwater management and protection of the TOJ stormwater system will be achieved thru traditional methods such as grading, straw waddles, and dandy bags. Locations and specific BMP's will be detailed in the construction documents.

Site Plan

See attached site logistics plan. Pedestrian protection will be required with a future issuance of the CMP once construction sequencing is finalized.

Crane

Once the design documents are taken to a "CD" level the method of hoisting and building of the superstructure will be finalized and at that time the appropriate crane will be selected. At that time the CMP plan will be updated.

Protection Of Pedestrians

Since the sidewalk adjacent to the property being developed is a 'dead end' we propose detouring pedestrians to the east side of Cache for their protection.

Stabilized Construction Access

A stabilized construction access will be built and maintained throughout the course of the project and will be detailed in the SWMP drawings issued for permit submission.

Traffic Control

Activities affecting vehicular traffic in Cache St will be addressed in individual ROW permits so traffic control can be tailored to fit the activity, duration, and impact for each different activity (i.e. a concrete placement vs utility work).

The alley will be utilized to the greatest extent possible for construction activity to avoid conflicts with Cache St.

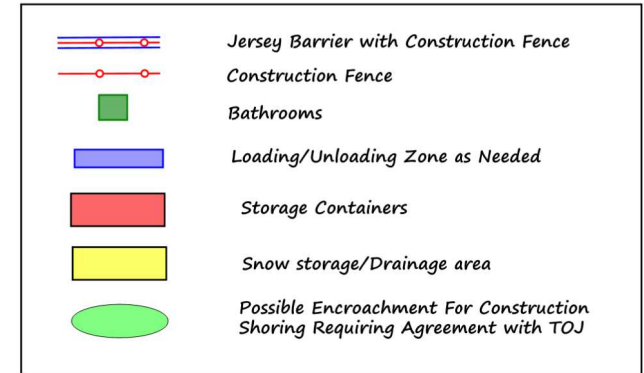
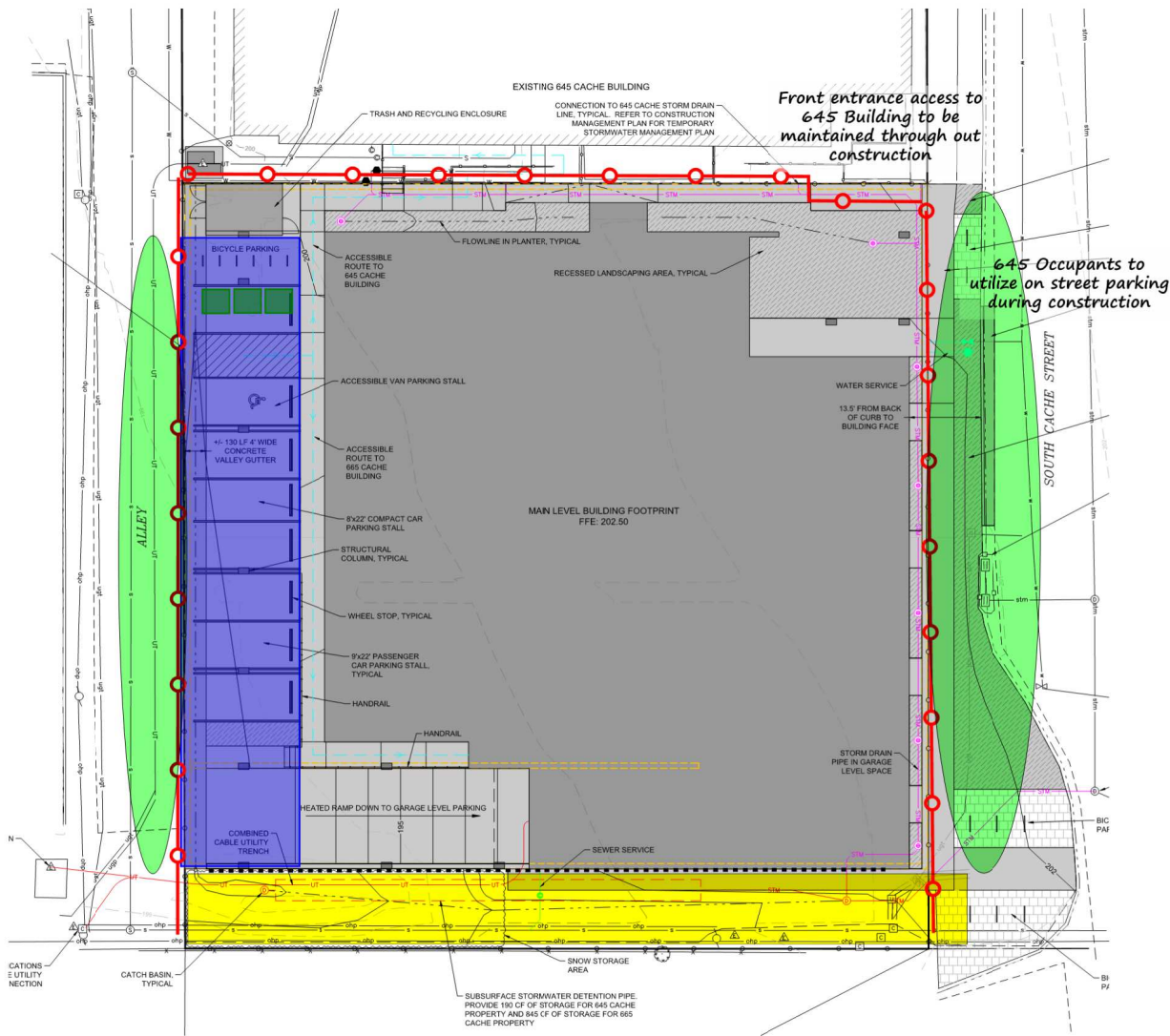
Shoring

Final design of the temporary shoring design has not taken place yet. The system will likely be comprised of a combination of post and beam shoring near the 645 building and traditional horizontal soil nailing on the other sides of the excavation.

Once the shoring design is complete any components (i.e. soil nails, piles, etc.) that will be installed in the TOJ Right of Way we will prepare an encroachment agreement for the TOJ review.

Staging

Off site staging has been reserved off of Snow King Ave as illustrated in the site plan herein.

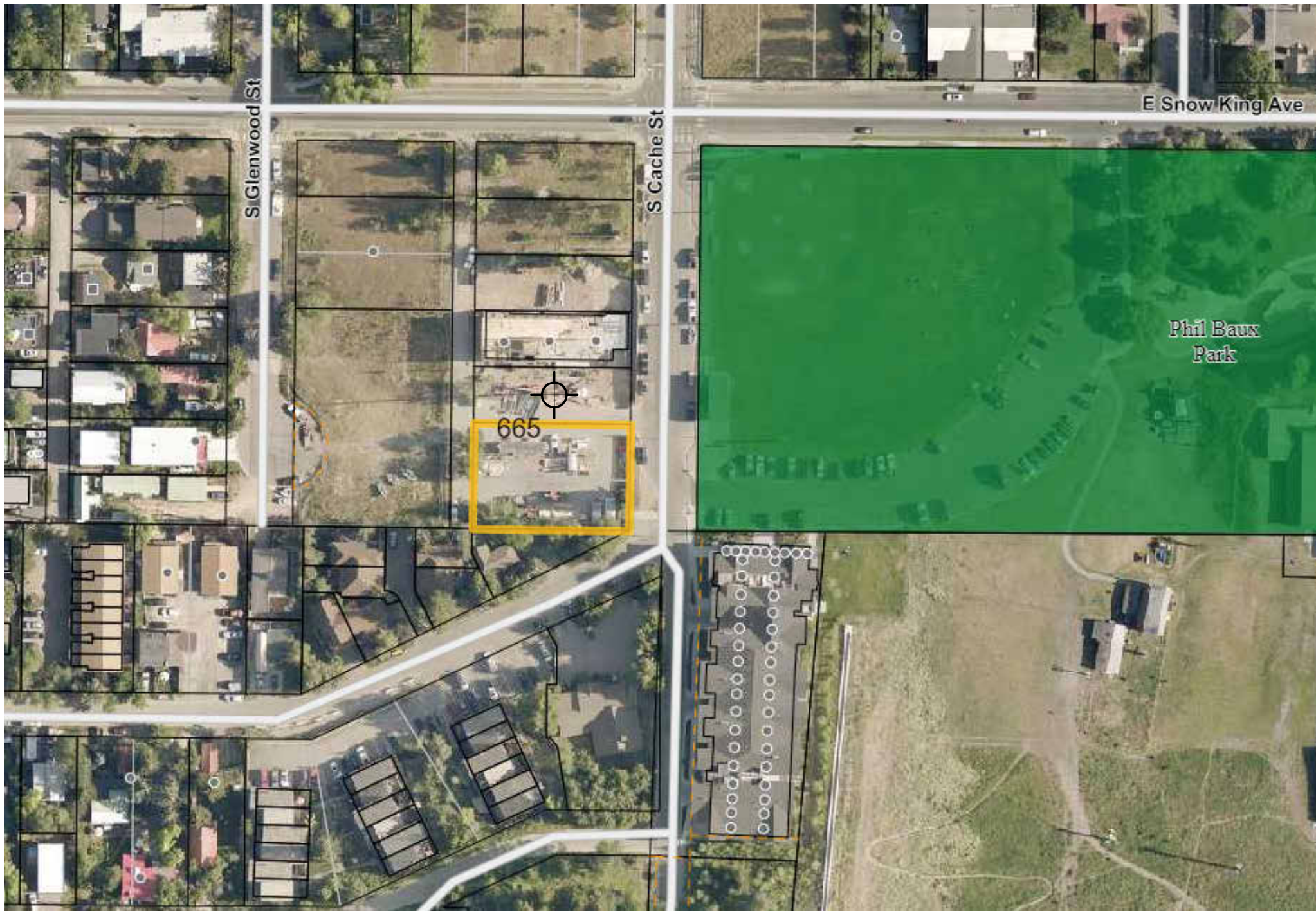


DATE	TITLE	REV
060123	665 S CACHE	1

665 S CACHE ST
JACKSON, WY



1135 Gregory Lane, Suite A 307.203.2487



OWNER
NEWJACK, LLC
PO BOX 11803
JACKSON, WY 83002

ARCHITECT
HOYT ARCHITECTS
1110 MAPLE WAY | SUITE F
JACKSON, WY 83001
307.733.9955

CIVIL ENGINEER
JORGENSEN
1315 HWY 89 S., SUITE 201
JACKSON, WY 83002
307.733.5150

LANDSCAPE ARCHITECT
CAIRN LANDSCAPE ARCHITECTS
PO BOX 8281
JACKSON, WY 83002
307.264.0903

STRUCTURAL ENGINEER
IMEG
1143 STONERIDGE DRIVE, SUITE 2
BOZEMAN, MT 59718
406.586.2739

MECH/ELEC/PLUMB ENGINEER
AEC ARCHITECTURAL ENGINEERING
CONSULTANTS, INC.
P.O. BOX 8489
AVON, CO 81620
970.748.8520

CONSTRUCTION
ACM
AUFDERHEIDE
CONSTRUCTION MANAGEMENT
JACKSON, WY 83001

RENDERING
CRATIF
KELLEY PRICE
GETCRATIF.COM

GENERAL

- G000 COVER SHEET
- G001 PROJECT INFORMATION
- G002 SITE PLAN OVERVIEW
- G004 CODE & OCCUPANCY BASEMENT
- G005 CODE & OCCUPANCY LEVEL 1
- G006 CODE & OCCUPANCY LEVEL 2
- G007 CODE & OCCUPANCY LEVEL 3
- G008 CODE & OCCUPANCY ROOF
- G009 ADA & LIVABILITY STANDARDS
- G010 ADA & LIVABILITY STANDARDS
- G011 LDR AREAS BASEMENT
- G012 LDR AREAS LEVEL 1
- G013 LDR AREAS LEVEL 2
- G014 LDR AREAS LEVEL 3
- G015 LDR AREAS ROOF

CIVIL

- C1.0 TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 GENERAL NOTES
- C2.0 EXISTING CONDITIONS
- C2.1 DEMOLITION AND SITE PREPARATION PLAN
- C3.0 SITE OVERVIEW
- C3.1 NORTHWEST GRADING PLAN
- C3.2 NORTHEAST GRADING PLAN
- C3.3 SOUTHWEST GRADING PLAN
- C3.4 SOUTHEAST GRADING PLAN
- C3.5 EAST SIDEWALK PLAN & PROFILE
- C3.6 GARAGE LEVEL GRADING PLAN
- C3.7 UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 ROAD DETAILS
- C4.1 WATER & SANITARY SEWER DETAILS
- C4.2 STORM WATER DETAILS
- C4.3 MISCELLANEOUS DETAILS

LANDSCAPE

- L0.1 EXISTING CONDITIONS
- L0.2 CONTEXT PLAN
- L0.3 SITE PLAN
- L0.4 PLANTING PLAN
- L0.5 LSR DIAGRAM

ARCHITECTURAL

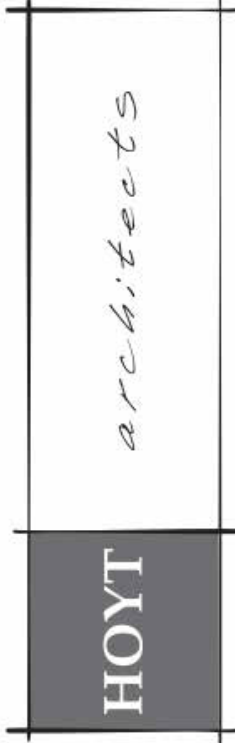
- A101 BASEMENT FLOOR PLAN
- A102 FIRST FLOOR PLAN
- A103 SECOND FLOOR PLAN
- A104 THIRD FLOOR PLAN
- A105 ROOF PLAN
- A201 EAST NORTH ELEVATIONS
- A202 WEST SOUTH ELEVATIONS
- A300 BUILDING SECTIONS
- A301 BUILDING SECTIONS

EXTERIOR LIGHTING

- EX1.0 LEVEL 1 EXTERIOR LIGHTING PLAN
- EX1.1 LEVEL 2 EXTERIOR LIGHTING PLAN
- EX1.2 LEVEL 3 EXTERIOR LIGHTING PLAN
- EX1.3 ROOF LEVEL EXTERIOR LIGHTING PLAN

PLUMBING

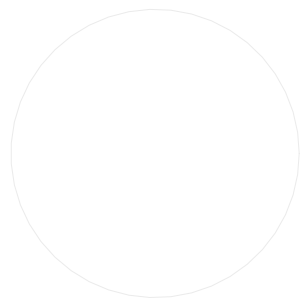
- P1.0 PLUMBING LEGEND SPEC'S & SCHEDULES
- P1.1 PLUMBING SCHEDULES



Jackson Wyoming
307.733.9955

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665 S. CACHE
JACKSON, WY 83001
665 SOUTH CACHE MIXED USE



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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

COVER SHEET

G000

PROJECT INFORMATION

PROJECT DESCRIPTION:

This project redevelops the existing parking lot located at 665 S. Cache Street in the Town of Jackson into a new mixed-use building with offices, long- and short-term housing. The site is located in the CR-1 Zone with Lodging overlay, with an area of 20,000 square feet. The project is adjacent to 645 S. Cache, a completed mixed-use redevelopment, and will match that building in height and character.

The project will include deed restricted housing with the intent to utilize the workforce housing floor area bonus. The bonus above the allowable FAR is proposed to fill out the volume, as allowed and prescribed by the LDR's and zoning regulations. Existing housing credits from the 645 S. Cache redevelopment are being used. A sub grade parking structure, accessed from the alley, and existing on street parking will accommodate parking demand.

A (to be recorded) 15 foot utility easement along the south property line will provide landscape area for the required LSR, see landscape plans.

A planning pre-application conference has been conducted, and the DRC has approved the design.

ZONING CODE ANALYSIS:

ZONING DISTRICT: CR-1, COMMERCIAL RESIDENTIAL - 1 W/LODGING OVERLAY
42' MAX HEIGHT IF ROOF PITCH < 5/12, 3 STORY LIMIT.
SEE G SHEETS FOR OCCUPANCY AND FAR CALCULATIONS SPREADSHEET.

PARKING REQUIREMENTS:

VEHICLES:
A TOTAL OF 48 SPACES ARE PROPOSED (45 SPACES REQUIRED)
SEE FAR CALCULATIONS SPREADSHEET & CIVIL/ARCH DRAWINGS FOR REFERENCE.
BIKES:
SEE LANDSCAPE DRAWINGS.

BUILDING CODE ANALYSIS:

PROPOSED WORK SHALL COMPLY WITH THE FOLLOWING:
- INTERNATIONAL BUILDING CODE, 2021 EDITION WITH AMENDMENTS
- DESIGN CRITERIA UTILIZED:
SEISMIC DESIGN CATEGORY: D
WIND LOAD: 115 MPH
SNOW LOAD: 93 PSF

ICC/ANSI A 117.1, 2017 EDITION
INTERNATIONAL ENERGY CONSERVATION CODE, 2021 EDITION, WITH AMENDMENTS
NATIONAL ELECTRIC CODE, 2023 EDITION - NFPA 70
INTERNATIONAL FIRE CODE, 2021 EDITION
INTERNATIONAL WILDLAND-URBAN INTERFACE, 2021 EDITION
INTERNATIONAL FUEL GAS CODE, 2021 EDITION
INTERNATIONAL MECHANICAL CODE, 2021 EDITION, WITH AMENDMENTS
INTERNATIONAL PLUMBING CODE, 2021 EDITION, WITH AMENDMENTS
INTERNATIONAL RESIDENTIAL CODE, 2021 EDITION, WITH AMENDMENTS
REGULATORY AGENCY
TOWN OF JACKSON, WYOMING

OCCUPANCY:

BUILDING OCCUPANCY:

302.1 OCCUPANCY CLASSIFICATION: GROUP B, R-2, S-2

303.1.1: A TENANT SPACE USED FOR ASSEMBLY PURPOSES OF AN OCCUPANT LOAD OF LESS THAN 50 PERSONS SHALL BE CLASSIFIED AS A GROUP B OCCUPANCY.

1004.7 OUTDOOR AREAS: YARDS, PATIOS, OCCUPIED ROOFS, COURTS AND SIMILAR OUTDOOR AREAS ACCESSIBLE TO AND USABLE BY THE BUILDING OCCUPANTS SHALL BE PROVIDED WITH A MEANS OF EGRESS AS REQUIRED BY THIS CHAPTER. THE OCCUPANT LOAD OF SUCH OUTDOOR AREAS SHALL BE ASSIGNED BY THE BUILDING OFFICIAL IN ACCORDANCE WITH THE ANTICIPATED USE. WHERE OUTDOOR AREAS ARE TO BE USED BY PERSONS IN ADDITION TO THE OCCUPANTS OF THE BUILDING, AND THE PATH OF EGRESS TRAVEL FROM THE OUTDOOR AREAS PASSES THROUGH THE BUILDING, MEANS OF EGRESS REQUIREMENTS FOR THE BUILDING SHALL BE BASED ON THE SUM OF THE OCCUPANT LOADS OF THE BUILDING PLUS THE OUTDOOR AREAS.

EXCEPTIONS:
1. OUTDOOR AREAS USED EXCLUSIVELY FOR SERVICE OF THE BUILDING NEED ONLY HAVE ONE MEANS OF EGRESS
2. BOTH OUTDOOR AREAS ASSOCIATED WITH GROUP R-3 AND INDIVIDUAL DWELLING UNITS OF GROUP R-2.

REFER TO SHEET G003 & FAR SPREADSHEET FOR OCCUPANT LOAD CALCULATIONS. TOTAL OCCUPANT LOAD PER LEVEL:

PARKING GARAGE: 83 OCCUPANTS
LEVEL 1: RESIDENTIAL: 26 OCCUPANTS
BUSINESS: 41 OCCUPANTS
CIRCULATION: 12 OCCUPANTS
MECHANICAL: 4 OCCUPANTS
TOTAL L1: 83 OCCUPANTS
LEVEL 2: 61 OCCUPANTS
LEVEL 3: 50 OCCUPANTS

TYPE OF CONSTRUCTION:

TYPE VB CONSTRUCTION WHERE THE STRUCTURAL ELEMENTS, EXTERIOR AND INTERIOR WALLS ARE OF ANY MATERIAL ALLOWED BY 2021 IBC CODE.

EGRESS WIDTH:

SECTION 1011.2

PUBLIC STAIRWAYS: 83 OCCUPANTS MAX x 0.20" = 17" REQ'D
44" MIN REQUIRED PER IBC 1011.2
MINIMUM STAIR WIDTH PROVIDED: 48"

PRIVATE RESIDENT STAIRWAYS: 61 OCCUPANTS MAX x 0.20" = 12" REQ'D
36" MIN REQUIRED PER IBC 1011.2 EXCEPTION NO. 1
MINIMUM STAIR WIDTH PROVIDED: 48"

*NOTE: STAIRWAY CAPACITY FACTOR REDUCED BY 0.20" AND OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

OTHER EGRESS COMPONENTS 1005.3.2

BASEMENT AND 1ST FLOOR CONVERGENCE OCCUPANT LOAD =
(83 +26+ 41) OCCUPANTS x 0.15" = 22.8"
MIN. WIDTH PROVIDED: 48"

PRIVATE RESIDENCES FIRST FLOOR:
IBC TABLE 1020.2 MINIMUM CORRIDOR WIDTH IS 36" FOR OCCUPANT LOAD LESS THAN 50.
MIN. WIDTH PROVIDED: 39"

NOTE: OTHER COMPONENTS REDUCED TO 0.15" WHEN BUILDING EQUIPPED WITH AUTOMATIC SPRINKLER SYSTEM.

EXIT ACCESS DOORWAYS:

TABLE 1006.3.3 MINIMUM NUMBER OF EXITS/ACCESS TO EXITS PER STORY:
1 - 500 OCCUPANTS = MIN. OF 2 EXITS/ACCESS TO EXITS PER STORY.

EXTERIOR EXIT SEPARATION:

SEE G004-G008

EGRESS ILLUMINATION:

1008.2 ILLUMINATION REQUIRED:
THE MEANS OF EGRESS SERVING A ROOM OR SPACE SHALL BE ILLUMANTED AT ALL TIMES THAT THE ROOM OR SPACE IS OCCUPIED.
(PLEASE SEE SECTION 1008.2 FOR ALL NECESSARY EGRESS ILLUMINATION REQUIREMENTS)

1008.2 EXCEPTION 3 - DWELLING UNITS AND SLEEPNG UNITS IN GROUPS R-1, R-2, AND R-3 ARE NOT REQUIRED TO HAVE EGRESS ILLUMINATION.

ACCESSIBILITY:

FOLLOW ICC A117.1 CODES
SEE G009 & G010 FOR ACCESSIBLE & TYPE B UNITS.

CONSTRUCTION / HEIGHT & AREA:

V-B FULLY SPRINKLED THROUGHOUT (SM)

ALLOWABLE HEIGHT BASED ON MAIN OCCUPANCY (R-2): 3 STORIES IBC508.2.2

ACCESSORY OCCUPANCIES TO BE LOCATED IN APPROPRIATE STORIES PER IBC 504, TABLE 504.4
B: 3 STORIES
R-2: 3 STORIES
S-2: 3 STORIES

ALLOWABLE HEIGHT FOR ALL OCCUPANCIES IN FEET: 60 IBC 504.3

ALLOWABLE AREA (SM)
IBC 508.4, TABLE 506.2

MOST RESTRICTIVE OCCUPANCY (B): 5,690 SF

ACTUAL HEIGHT:
3 STORIES AND BASEMENT PARKING GARAGE

REQUIRED SEPERATION (TABLE 508.4)
BUSINESS TO BUSINESS: 0 HOURS
BUSINESS TO RESIDENTIAL: 1 HOUR
BUSINESS/RESIDENTIAL TO S-2 PARKING: 1 HOUR

FIRE RESISTANCE RATING:

ELEVATOR
IBC 3002
90 MINUTE FIRE RATED ELEVATOR DOORS WITH SMOKE AND DRAFT PROTECTION REQUIRED. PROVIDE PHASE I EMERGENCY RECALL OPERATION AND PHASE I EMERGENCY IN-CAR OPERATION IN ACCORDANCE w/ASME A17.1/CSA B44.

KNOX BOX; REQUIRED, SEE CIVIL DRAWINGS

STAIRWAYS:

711.3
EXCEPTION FOR HORIZONTAL ASSEMBLIES IN TYPE VB BUILDINGS PROVIDED THAT THE FIRE RESISTANCE RATING DOES NOT EXCEED 1 HOUR.

711.2.3
2 HR RATED OFFSETS TO BE SUPPORTED WITH 2 HR. RATED CONSTRUCTION TO THE FOUNDATION

1023.2 AND 707.5
STAIR SHAFTS TO BE CONTINUOUS

718.2 AND 707.5.1
ANY HOLLOW SPACES IN WALLS OR HORIZONTAL ASSEMBLIES TO BE FIREBLOCKED

EXTERIOR WALLS:

TABLE 705.5: FIRE SEPARATION DISTANCE
0 TO 10': 1 HOUR RATING REQUIRED
>10: 0 HOUR RATING REQUIRED

ALLOWABLE AREA OF EXTERIOR WALL OPENINGS:

SECTION 705.8.4 MIXED OPENINGS
TABLE 705.8: UNPROTECTED: SPRINKLERED OPENINGS. <3': NOT PERMITTED.
3' TO LESS THAN 5' UNPROTECTED AND SPRINKLERED = 15% ALLOWABLE AREA
5' TO LESS THAN 10' UNPROTECTED AND SPRINKLERED = 25% ALLOWABLE AREA
10' TO LESS THAN 15' UNPROTECTED AND SPRINKLERED = 45% ALLOWABLE AREA

FIRE SPRINKLER/ALARM SYSTEM:

NFPA 13 SPRINKLERED BUILDING: AN AUTOMATIC SPRINKLER SYSTEM SHALL BE INSTALLED IN ACCORDANCE TO SECTION 903 IN THE 2021 IBC.
CONTRACTOR TO COORDINATE SMOKE DETECTOR W/ SPECIAL FIRE ALARM SYSTEM & SPRINKLER SYSTEM. FIRE ALARM & SPRINKLER ALARM TO BE DESIGNED, COORDINATED, & SUBMITTED FOR APPROVAL TO JACKSON HOLE FIRE EMS BY GENERAL CONTRACTOR.

RADIO COMMUNICATION:

BDA RADIO COMMUNICATION SYSTEM REQUIRED, IN ACCORDANCE w/NFPA 241.

EXIT SIGNAGE:

1013.1, EXIT SIGNAGE PROVIDED AT EACH EXIT AND EXIT ACCESS DOORWAY

1013.4, TACTILE EXIT SIGNS PROVIDED AT ENTRANCES TO STAIRWAYS AND ALL EXTERIOR EXIT DOORS

1111.1, SIGNAGE AS REQUIRED BY SECTION 703 OF ICC A117.1-09 AT PUBLIC RESTROOMS

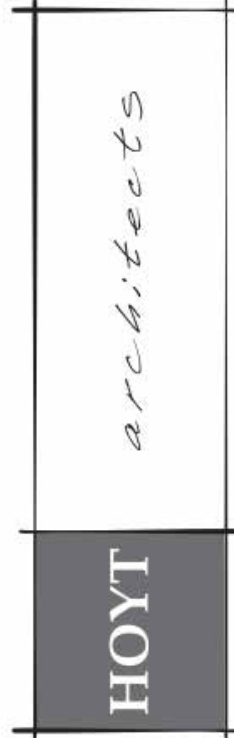
1023.9, SIGNAGE AT INTERIOR EXIT STAIRS

3002.3, EMERGENCY SIGNAGE AT ELEVATOR

1009.10, ADDITIONAL DIRECTIONAL SIGNAGE AT ELEVATOR INDICATING ACCESSIBLE MEANS OF EGRESS.

GENERAL NOTES:

- IT IS EACH CONTRACTOR'S RESPONSIBILITY TO THOROUGHLY REVIEW AND BECOME FAMILIAR WITH ALL PERTINENT DOCUMENTS AVAILABLE REGARDING THE CONSTRUCTION OF THIS PROJECT. ANY AMBIGUITY OR DISCREPANCY DISCOVERED IN THE DOCUMENTS SHALL BE IMMEDIATELY REPORTED TO THE ARCHITECT WHO SHALL MAKE CLARIFICATIONS AND INTERPRETATIONS IN A TIMELY MANNER. THE CONTRACTOR'S FAILURE TO DISCOVER AND NOTIFY THE ARCHITECT OF SAID AMBIGUITY OR DISCREPANCY PRIOR TO THE START OF CONSTRUCTION SHALL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY RELATING OT THE MATTER.
- CHANGES OR DEVIATIONS FROM THE DOCUMENTS, MADE BY THE CONTRACTOR OR THEIR SUPPLIERS, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT, ARE UNAUTHORIZED CHANGES TO THE WORK AND AS SUCH SHALL RELIEVE THE ARCHITECT OF ALL RESPONSIBILITY FOR THE CONSEQUENCES ARISING THERE FROM.
- PRIOR TO BEGINNING ANY NEW WORK OR INSTALLATION, IT IS EACH CONTRACTOR'S RESPONSIBILITY TO INSPECT PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE AND VERIFY THAT ALL SUCH WORK IS SATISFACTORY AND COMPLETE TO THE REQUIRED LEVEL OF ACCEPTANCE TO ALLOW FOR THE START OF SUBSEQUENT WORK. THE COMMENCEMENT OF ANY WORK SHALL INDICATE THAT ALL PREVIOUSLY INSTALLED WORK AND/OR SUBSTRATE WAS FOUND TO BE ACCEPTABLE AND INSTALLED ACCORDING TO INDUSTRY STANDARDS. AMY WORK FOUND TO BE IN UNACCEPTABLE CONDITION SHALL BE REMOVED AND REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- EACH CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO ESTIMATING THE COST OF THE SCOPE OF WORK AND PRIOR TO ORDERING OR FABRICATING MATERIALS OR BEGINNING ANY CONSTRUCTION RELATED ACTIVITIES FOR THE PURPOSE OF BECOMING COMPLETELY FAMILIAR WITH THE SITE AND ALL EXISTING CONDITIONS WHICH MIGHT IMPACT THE COST OF, OR PERFORMANCE OF THE SCOPE OF WORK.
- ALL CONSTRUCTION IS TO BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES AND THE REQUIREMENTS OF ALL REGULATORY AGENCIES HAVING JURISDICTION OVER THE PROJECT. UNDER NO CIRCUMSTANCES OR CONDITION DOES THE ARCHITECT HAVE RESPONSIBILITY FOR THE MEANS OR METHODS USED BY A CONTRACTOR IN THE PERFORMANCE OF THE WORK OR FOR CONDITIONS OF SAFETY AT THE JOB SITE.
- CONTRACTOR SHALL COORDINATE ALL FINISHES, MATERIALS, AND COLORS WITH THE ARCHITECT AND OWNER AND INTERIOR DESIGNER.
- DIMENSIONS OF AND FROM EXISTING CONDITIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND/OR FIELD MEASUREMENTS. ALL EXISTING DIMENSIONS ARE TO FINISH FACE UNLESS NOTED OTHERWISE ON DRAWINGS. THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS PERTAINING TO THE EXISTING CONDITIONS, INCLUDING ALL WORK ALREADY IN PLACE, PRIOR TO ORDERING OR FABRICATING MATERIALS, AND PRIOR TO START OF CONSTRUCTION.
- CONTRACTORS SHALL KEEP PREMISES FREE FROM ACCUMULATION OF WASTE MATERIALS AND DEBRIS.
- DO NOT SCALE THE DRAWINGS. IF QUESTIONS ARISE AS TO DIMENSIONAL REQUIREMENTS, CONTACT THE ARCHITECT FOR CLARIFICATION.
- ALL MATERIALS, FIXTURES AND EQUIPMENT PROVIDED UNDER THIS CONTRACT ARE TO BE PROVIDED IN NEW CONDITION WITH FULL MANUFACTUER'S WARRANTY, UNLESS OTHERWISE SPECIFIED BY THE OWNER, AND ARE TO BE STORED AND INSTALLED PER THE MANUFACTURER'S SPECIFICATIONS. DAMAGED ITEMS SHALL BE REPLACED AT NO ADDITIONAL COST TO THE OWNER.



Jackson Wyoming
307.733.9955

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665 SOUTH CACHE MIXED USE

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JACKSON, WY 83001

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DEVELOPMENT PLAN SET

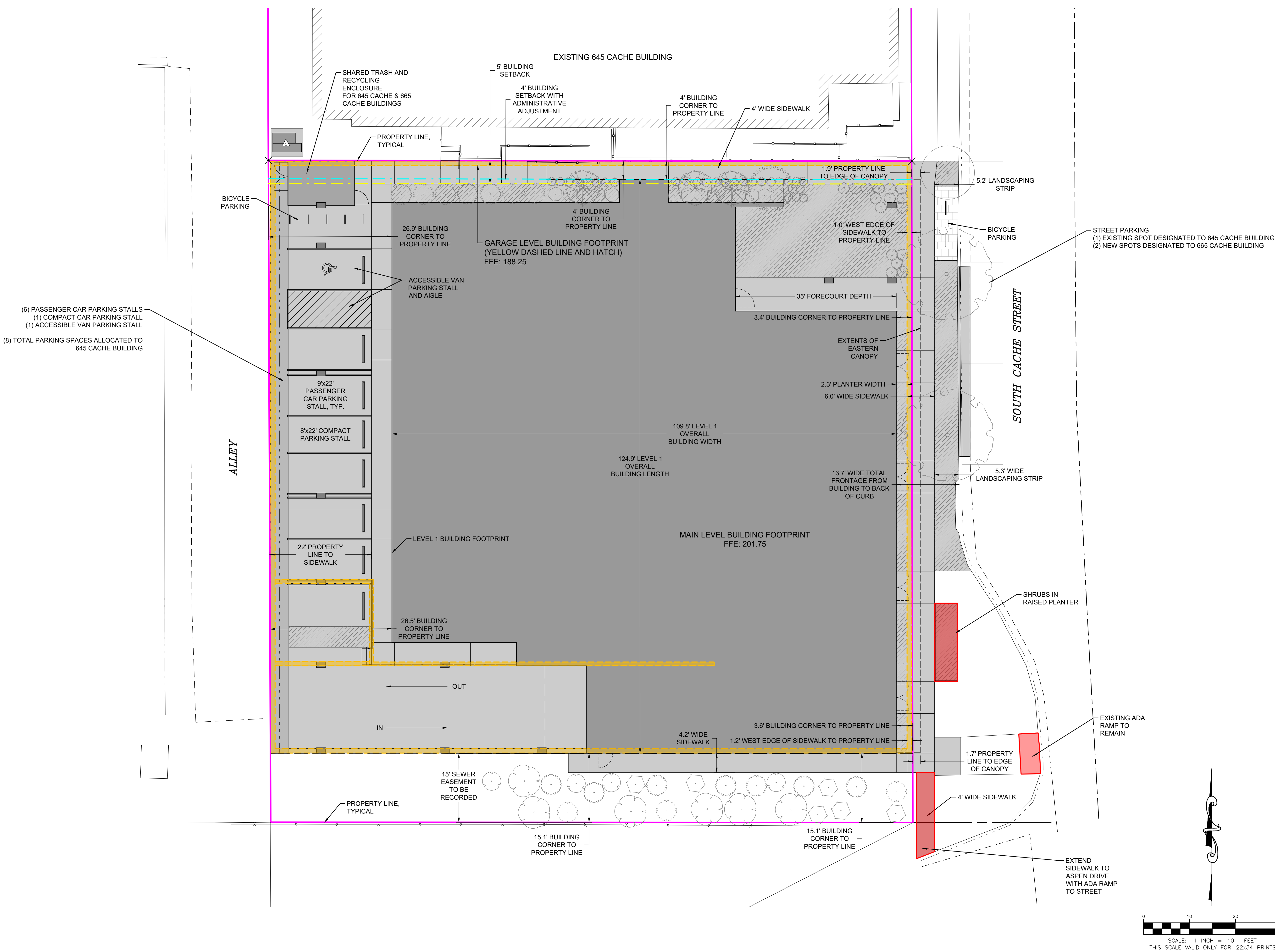
Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

PROJECT
INFORMATION

G001

10/16/2023 10:53:46 AM



No.	Description	Date

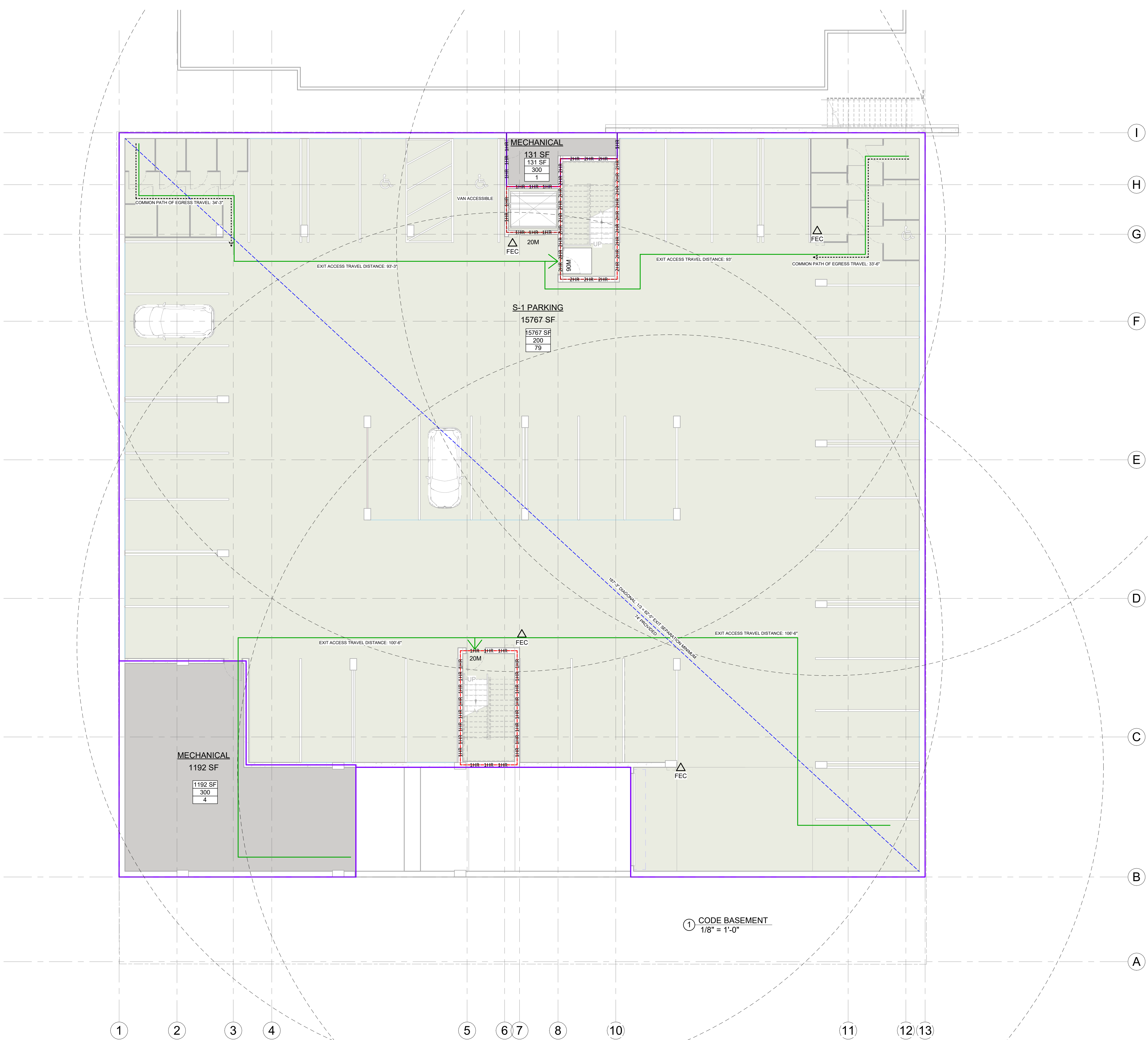
OCCUPANCY Legend

	PARKING
	MECHANICAL

CODE PLAN LEGEND

	OCCUPANCY TAG: SPACE AREA IN SQUARE FEET (SF) OCCUPANT LOAD FACTOR NUMBER OF OCCUPANTS
	EXIT ACCESS TRAVEL DISTANCE
	COMMON PATH OF EGRESS TRAVEL DISTANCE
	SMOKE BARRIER
	1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
	UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2). ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
	UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
	FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
	SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
	SURFACE MOUNTED SIGN - SEE 31F101
	COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



OCCUPANCY Legend

- CIRCULATION
- RESIDENTIAL R-2
- BUSINESS B
- MECHANICAL

CODE PLAN LEGEND

- OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- S

S

S

SMOKE BARRIER
- 1/2HR

1/2HR

1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR

1HR

1HR

1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR

2HR

2HR

2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 60M

UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- S

UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FEC

O

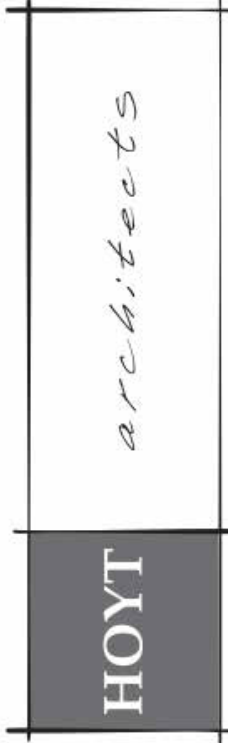
FE

FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- S#

SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
- S#

SURFACE MOUNTED SIGN - SEE 3/F101
- COMBINATION SMOKE AND CO DETECTOR, SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.

NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

CODE &
OCCUPANCY LEVEL
1
G005

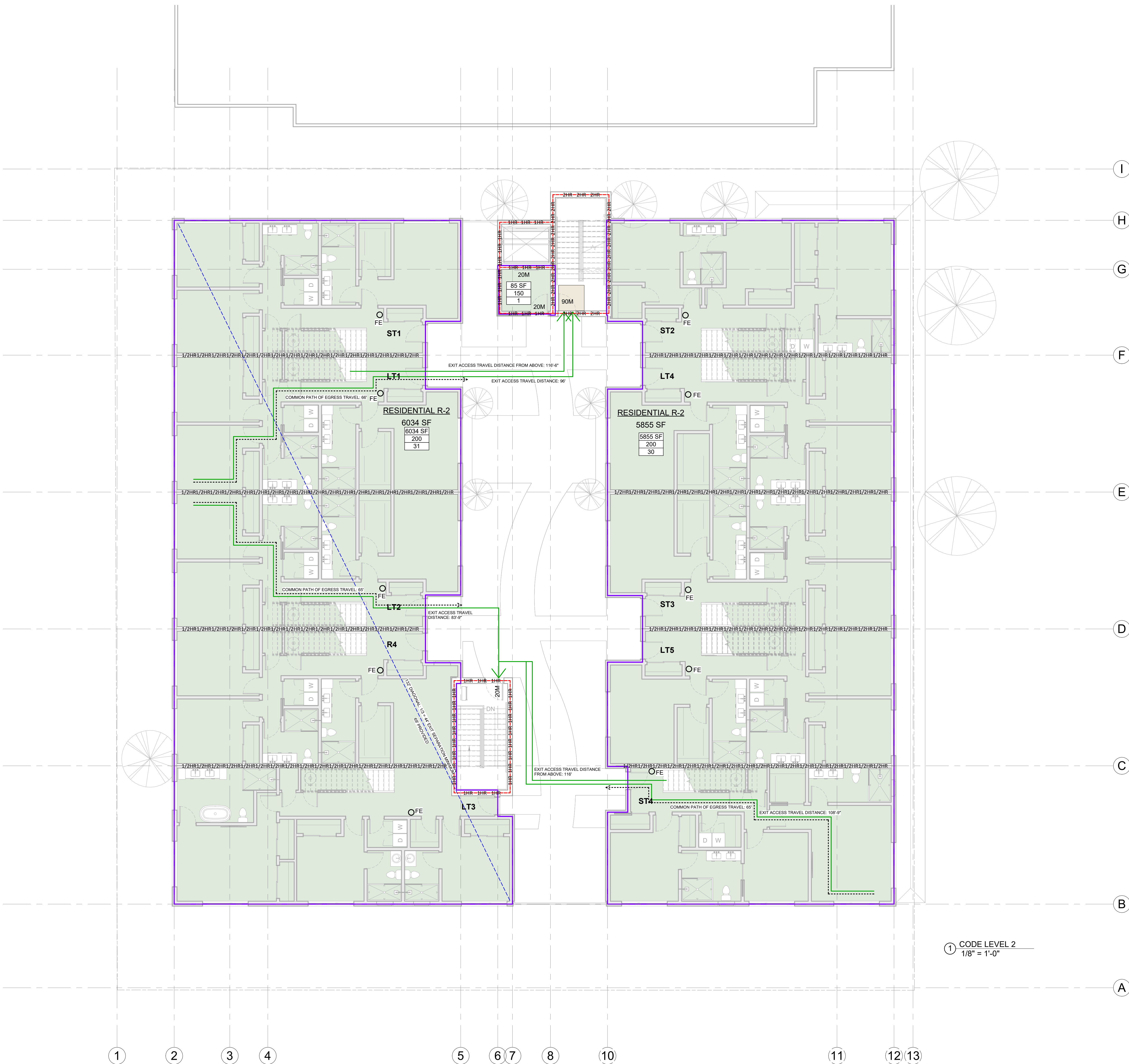
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OCCUPANCY Legend

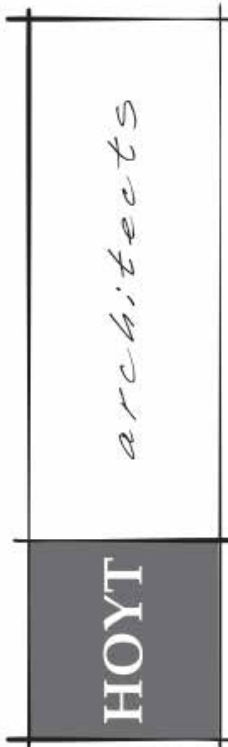
RESIDENTIAL R-2

CODE PLAN LEGEND

- OCCUPANCY TAG:
SPACE AREA IN SQUARE FEET (SF)
OCCUPANT LOAD FACTOR
NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR-1/2HR
1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR-1HR-1HR
2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.1(2)
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
- SURFACE MOUNTED FIRE EXTINGUISHER - 2A:10B:C
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- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.



1 CODE LEVEL 2
1/8" = 1'-0"



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CODE &
OCCUPANCY LEVEL
2

G006

10/13/2023 3:51:01 PM

OCCUPANCY Legend

- RESIDENTIAL R-2
- MECHANICAL

CODE PLAN LEGEND

- OCCUPANCY TAG:
— SPACE AREA IN SQUARE FEET (SF)
— OCCUPANT LOAD FACTOR
— NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR
1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR
1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR - 2HR
2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2
ALL UL RATED FIRE DOORS AND FRAMES REQUIRE S RATING FOR SMOKE AND DRAFT PROTECTION. RATED WINDOWS INDICATED IN THE SAME MANNER.
- UL RATED DOOR AND FRAME INDICATED WITH S FOR SMOKE AND DRAFT CONTROL.
- FIRE EXTINGUISHER CABINET AND EXTINGUISHER - 2A:10B:C CABINET RATING TO MATCH WALL
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NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

1

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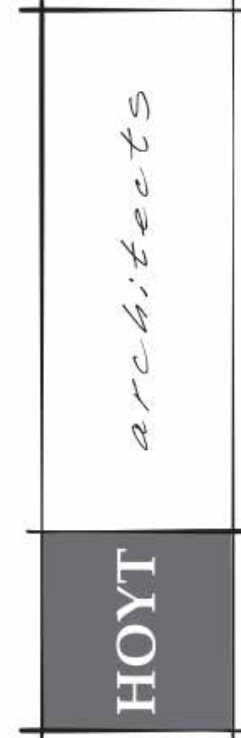
D

C

B

A

1 CODE LEVEL 3
1/8" = 1'-0"



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No.	Description	Date

CODE &
OCCUPANCY LEVEL
3

G007

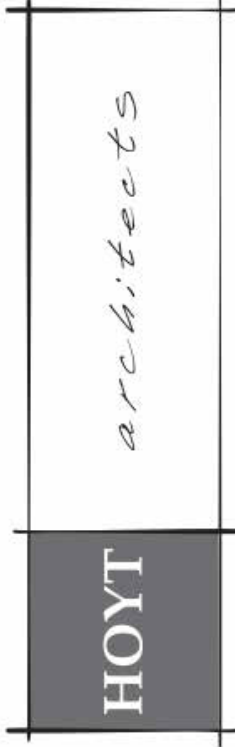
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CODE PLAN LEGEND

- OCCUPANCY TAG
- SPACE AREA IN SQUARE FEET (SF)
- OCCUPANT LOAD FACTOR
- NUMBER OF OCCUPANTS
- EXIT ACCESS TRAVEL DISTANCE
- COMMON PATH OF EGRESS TRAVEL DISTANCE
- SMOKE BARRIER
- 1/2HR - 1/2HR
- 1/2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 1HR - 1HR - 1HR
- 1 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- 2HR - 2HR - 2HR
- 2 HOUR FIRE BARRIER - SEAL PERIMETER AND PENETRATIONS PER DETAILS ON THIS SHEET
- UL RATED FIRE DOORFRAME AND WITH RATING AS INDICATED PER IBC TABLE 716.10.2
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- SURFACE MOUNTED FIRE EXTINGUISHER - 2A-10B:C
- SURFACE MOUNTED SIGN - SEE 31F101
- COMBINATION SMOKE AND CO DETECTOR. SHOWN FOR DWELLING UNITS ONLY. CONTRACTOR TO SUBMIT WHOLE BUILDING FIRE SPRINKLER AND FIRE ALARM DRAWINGS TO TOWN OF JACKSON FIRE/EMS.
- NOTE: SEE ELECTRICAL FOR ILLUMINATED EXIT SIGNS.

OCCUPANCY Legend

- RESIDENTIAL R-2
(OUTDOORS 4x836sf = 3,344sf)
- ROOF HATCH ACCESS
(4x48sf = 192sf - 5.7%)



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No.	Description	Date

CODE &
OCCUPANCY ROOF

G008

10/13/2023 4:10:00 PM

No.	Description	Date

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 30" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM MIN. 51/8" LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM MIN. 61/8" LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM MIN. 71/8" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3' OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	36" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 80 SQ.FT.
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER.
2 PEOPLE PER 1 BEDROOM UNIT.
3 PEOPLE PER 2 BEDROOM UNIT.
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING
LIVABILITY STANDARDS QUESTIONNAIRE &
HOUSING MITIGATION PLAN

UNIT TYPE Legend

R4 (LIVABILITY STANDARD)

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)

	CLEAR FLOOR SPACE 30' x 12' x 305.3		(SWING UP) GRAB BARS, SEATS & CLEAR SPACES IN TYPE B UNITS. PROVIDE REINFORCEMENT & CLEAR FLOOR SPACES FOR TYPE B UNITS, 1104.1
	CIRCULAR TURNING SPACE 67' DIAMETER, 304.3		MANEUVERING CLEARANCE AT MANUAL SWINGING & SLIDING DOORS, 404.2

PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 606.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/80" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS, INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS), CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN CLEARANCE U-SHAPED KITCHEN 60" MIN CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 604.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED.

30x54" CLEAR FLOOR SPACE (TYP)

61" TURNING CIRCLE (TYP)

FRONT APPROACH - PULL SIDE (TYP)

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

UNIT R1 (ACCESSIBLE)

Ref.

DW.

COUNTER @ 34" AFF

30" COUNTER @ 34" AFF

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

USE 2X4 FRAMING ON CLOSETS TO PROVIDE 26" CLEAR FINISH DEPTH.

LIVABILITY STANDARDS

TO APPLY TO ALL RESTRICTED UNITS, INCLUDING ACCESSIBLE & TYPE B UNITS.

KITCHENS:

REFER TO TETON COUNTY LIVABILITY STANDARDS FOR DETAILED DESCRIPTIONS.

A. CABINETS

STANDARD 24" DEPTH, 36" HEIGHT LOWER CABINETS.
STANDARD 12" DEPTH, 30" HEIGHT UPPER CABINETS.

1 BEDROOM MIN. 51/2" LINEAL FEET OF BASE/UPPER CABINETS
2 BEDROOM MIN. 61/2" LINEAL FEET OF BASE/UPPER CABINETS
3 BEDROOM MIN. 71/2" LINEAL FEET OF BASE/UPPER CABINETS

B. COUNTERTOPS

PROVIDE A MIN. OF 3" OF CONTINUOUS WORK SPACE (NEW, DURABLE, EASY CLEAN)
NOT INCLUDING INTERIOR CORNER SPACE.

C. APPLIANCES

UNIT SIZE	SINK	RANGE/OVEN	REFRIGERATOR	DISHWASHER
1 BEDROOM	30" W	30" W	20 CU.FT.	24" W
2 BEDROOM	32" W	30" W	25 CU.FT.	24" W
3 BEDROOM	32" W	30" W	25 CU.FT.	24" W

BATHROOMS:

PROVIDE AT LEAST ONE FULL BATHROOM INCL. BATHTUB WITH SHOWER, SINK, TOILET,
& A MINIMUM OF FOUR SQUARE FEET OF STORAGE.

CLOSETS & STORAGE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

A. MINIMUM STORAGE DIMENSIONS

UNIT SIZE	BEDROOM CLOSET	LINEN CLOSET	ADD'L STORAGE
1 BEDROOM	6'-0" W	30" W	30 SQ.FT.
2 BEDROOM	6'-0" W	30" W	40 SQ.FT.
3 BEDROOM	6'-0" W	30" W	50 SQ.FT.

ALL CLOSETS TO HAVE A MIN. 26" FINISH DEPTH.

ROOM SIZE & SHAPE:

ALL DIMENSIONS SHALL REFER TO THE FINISH TRIM DIMENSIONS.

BEDROOMS:

1ST BEDROOM MIN. 120 SQ.FT.
ADD'L BEDROOM(S) MIN. 90 SQ.FT.
- NO FINISH DIMENSION LESS THAN 9'-0"

LIVING/DINING ROOMS:

- NO FINISH DIMENSIONS LESS THAN 10'-0"
FURNITURE LAYOUT TO SEAT EVERY HOUSEHOLD MEMBER:
2 PEOPLE PER 1 BEDROOM UNIT,
3 PEOPLE PER 2 BEDROOM UNIT,
4 PEOPLE PER 3 BEDROOM UNIT.

REVIEW JACKSON/TETON COUNTY AFFORDABLE HOUSING
LIVABILITY STANDARDS QUESTIONNAIRE &
HOUSING MITIGATION PLAN

ACCESSIBILITY LEGEND

GENERAL (ICC A117.1 CHAPTERS 3, 4 & 11)



PLUMBING ELEMENTS & FACILITIES (ICC A117.1 CHAPTER 6)

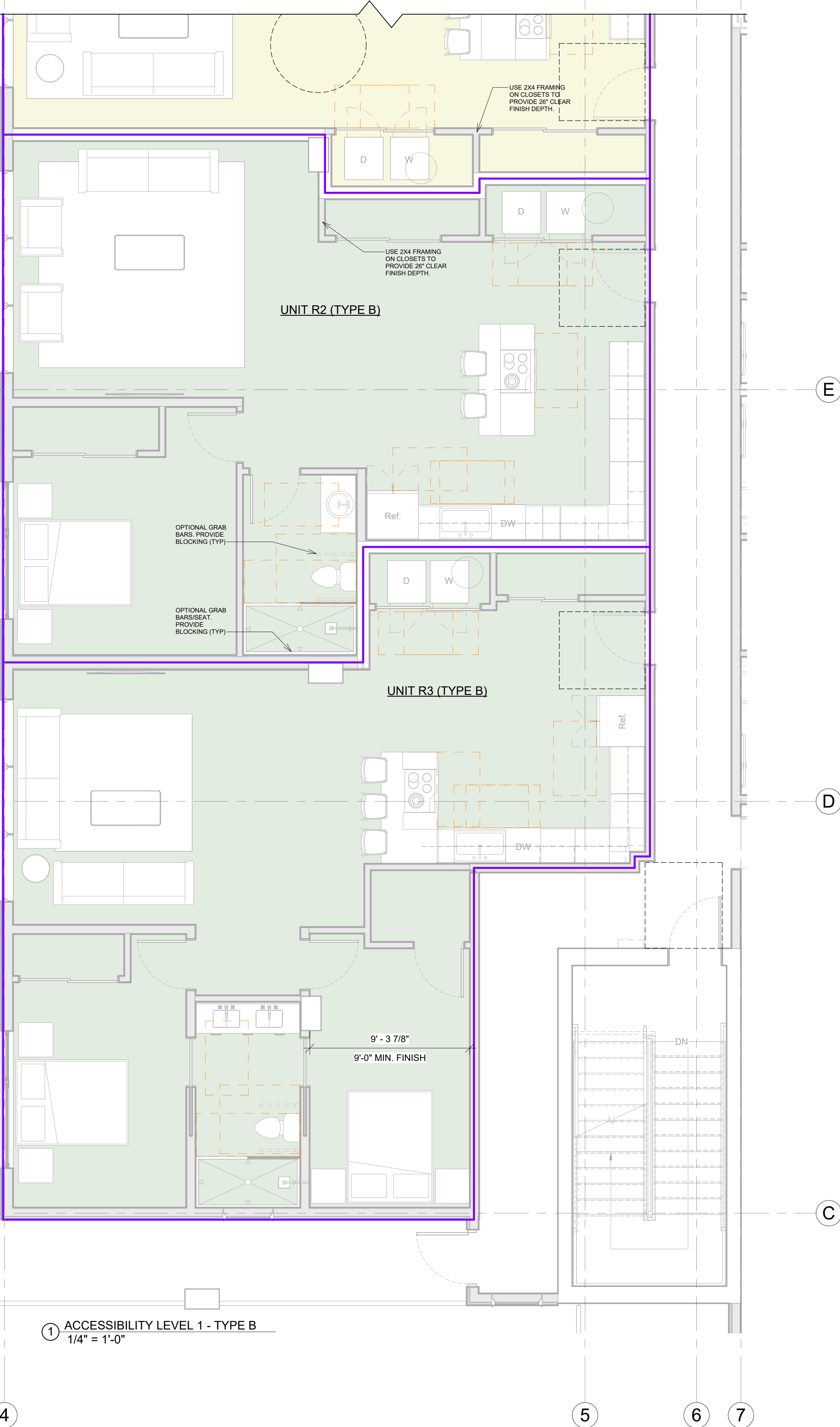
TOILET & BATHING ROOMS	REQ. CLEARANCES INDICATED ON PLAN
MIRRORS	BOTTOM EDGE 40" AFF, 603.3
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF, 604.3
GRAB BARS	PROVIDE BLOCKING IN WALLS, INSTALL AS REQUIRED PER 604.5, 608.3
LAVATORIES & SINKS	CLEAR FLOOR SPACE PER 608.2 INDICATED ON PLAN, HEIGHT MAX 34" AFF
SHOWER COMPARTMENTS	STANDARD ROLL-IN TYPE SHOWER w/60" x 30" CLEAR FLOOR SPACE, SEAT PROVIDED ON WALL OPPOSITE CONTROLS; INSTALL CONTROLS & HANDHELD SHOWER PER 608.4
SHOWER ENCLOSURES	INSTALLED AS TO NOT OBSTRUCT CONTROLS OR TRANSFER TO SEAT
WATER TEMPERATURE	120 DEGREES MAX
SHOWER SEAT	INSTALLED AS REQUIRED BY 610.3
WASHERS & DRYERS	FRONT (ACCESSIBLE) OR TOP LOADING (TYPE B UNITS); CLEAR FLOOR SPACE AS SHOWN ON PLAN

SPECIAL ROOMS & SPACES (ICC A117.1 CHAPTER 8)

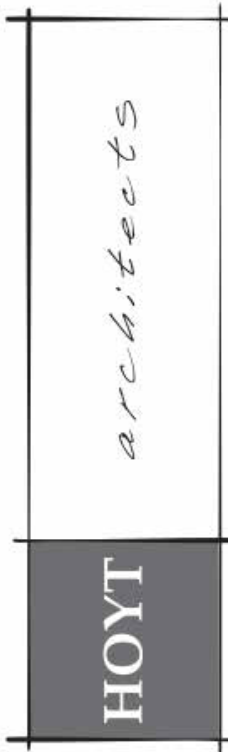
KITCHENS	REQ. CLEARANCES INDICATED ON PLAN, PASS-THRU KITCHEN 40" MIN. CLEARANCE U-SHAPED KITCHEN 60" MIN. CLEARANCE
WORK SURFACE	AS SHOWN ON PLAN, 34" MAX HEIGHT AFF
TOILETS	CENTERLINE 17" FROM WALL, SEAT HEIGHT 17-19" AFF
SINKS	CLEAR FLOOR SPACE INDICATED ON PLAN, HEIGHT MAX 34" AFF
APPLIANCES	CLEAR FLOOR SPACE INDICATED ON PLAN, INSTALL PER 804.5
COAT HOOKS & SHELVES	LOCATE WITHIN REACH RANGE 308, 603.4
THRESHOLDS	HEIGHT 1/2" MAX, BEVELED OR ROUNDED

UNIT TYPE Legend

- UNIT R1 (ACCESSIBLE)
- UNIT R2 (TYPE B)
- UNIT R3 (TYPE B)



1 ACCESSIBILITY LEVEL 1 - TYPE B
1/4" = 1'-0"



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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

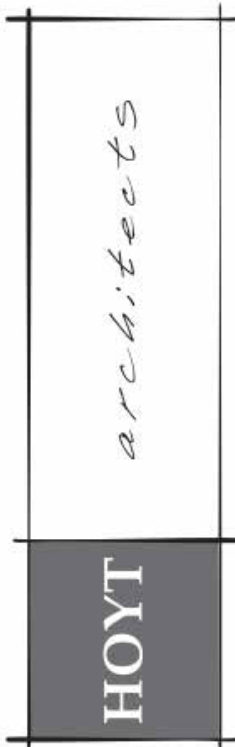
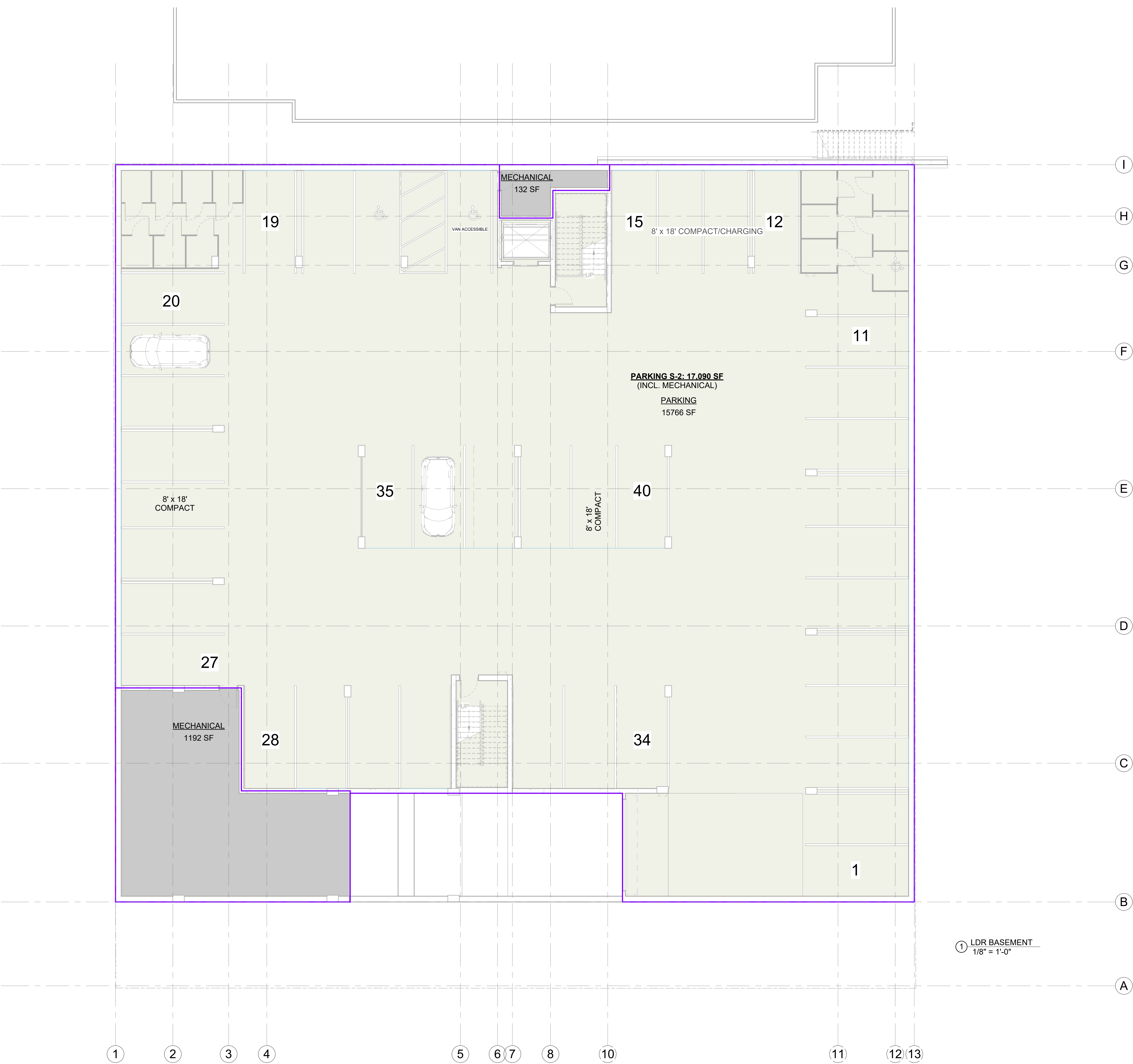
No.	Description	Date

ADA & LIVABILITY
STANDARDS

G010

LDR Area Legend

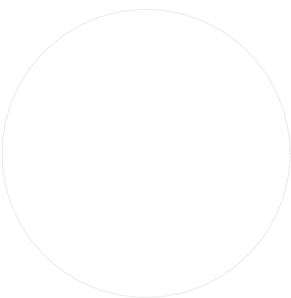
- MECHANICAL
- PARKING



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307.733.9955

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DEVELOPMENT PLAN SET

Date 10.13.2023
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REVISIONS

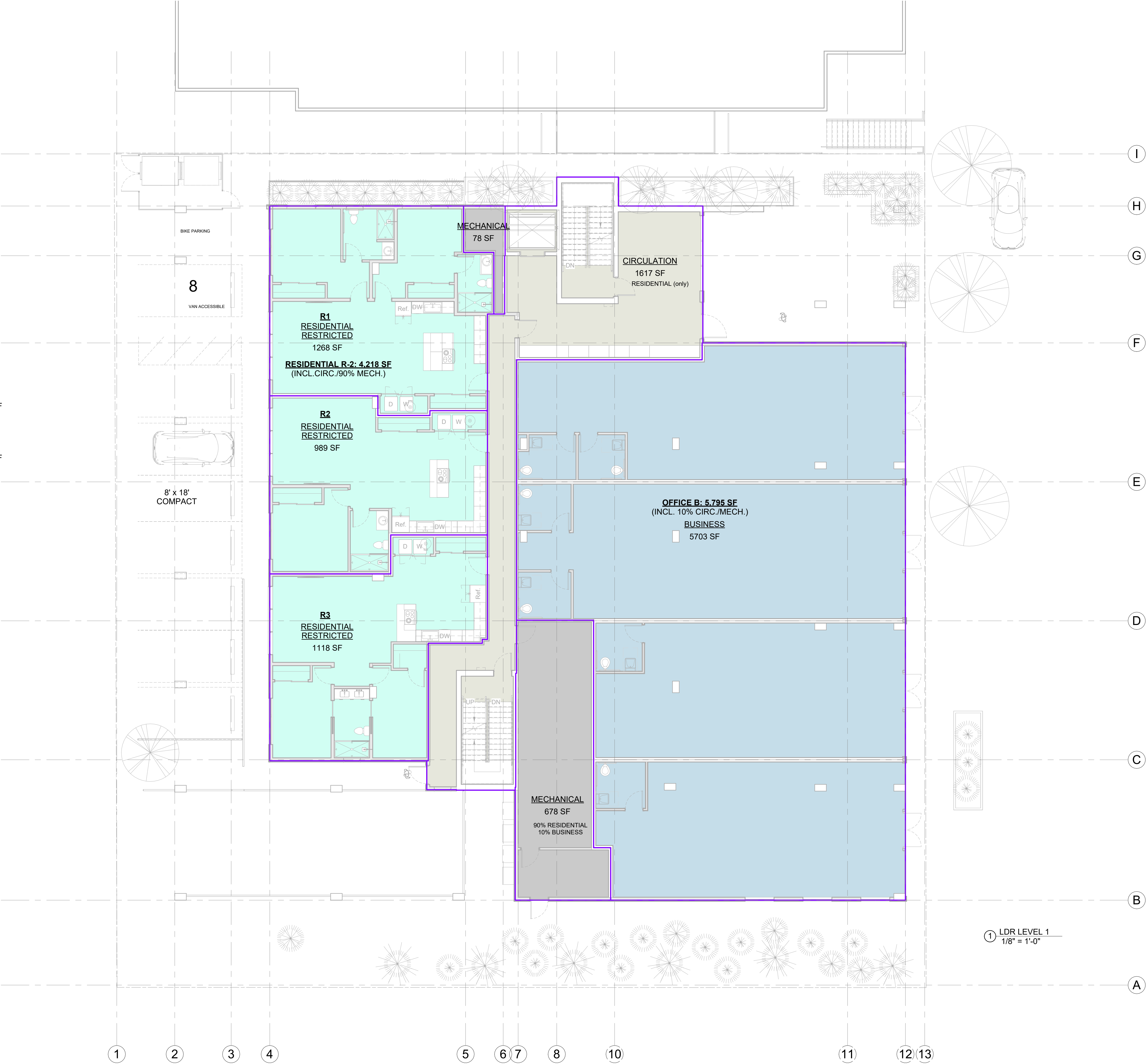
No.	Description	Date

LDR AREAS
BASEMENT

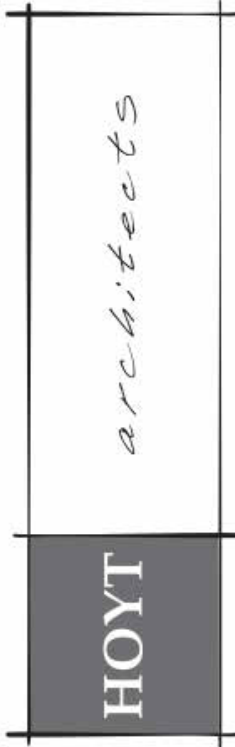
G011

LDR Area Legend

- BUSINESS 5,703 SF
- CIRCULATION 1,617 SF
- MECHANICAL 758 SF
- RESIDENTIAL RESTRICTED 3,375 SF
- AREA BOUNDARY



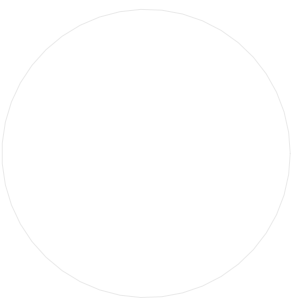
① LDR LEVEL 1
1/8" = 1'-0"



Jackson Wyoming
307.733.9955

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JACKSON, WY 83001
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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

LDR AREAS LEVEL 1

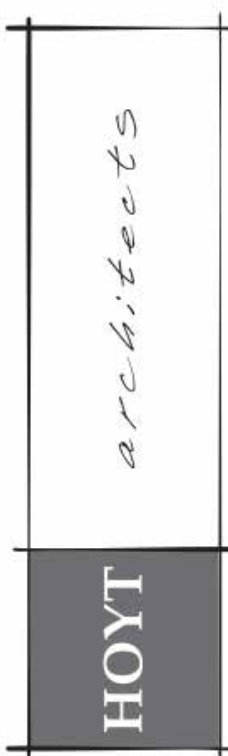
G012

LDR Area Legend

- RESIDENTIAL 85 SF
- RESIDENTIAL LONG TERM 6,064 SF
- RESIDENTIAL RESTRICTED 1,159 SF
- RESIDENTIAL SHORT TERM 4,667 SF
- AREA BOUNDARY



① LDR LEVEL 2
1/8" = 1'-0"



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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
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REVISIONS

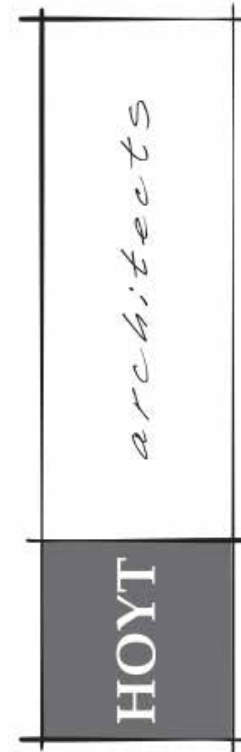
No.	Description	Date

LDR AREAS LEVEL 2

G013

LDR Area Legend

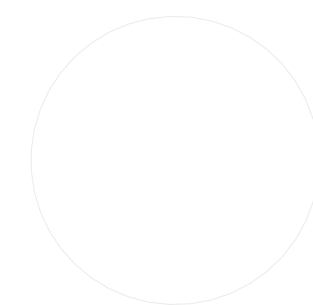
- MECHANICAL 164 SF
- RESIDENTIAL LONG TERM 5,235 SF
- RESIDENTIAL RESTRICTED 1,137 SF
- RESIDENTIAL SHORT TERM 3,586 SF
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

Date 10.13.2023
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REVISIONS

No.	Description	Date

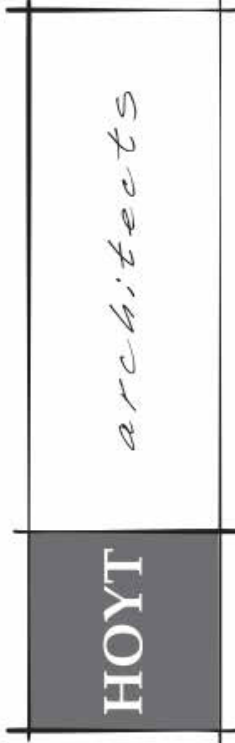
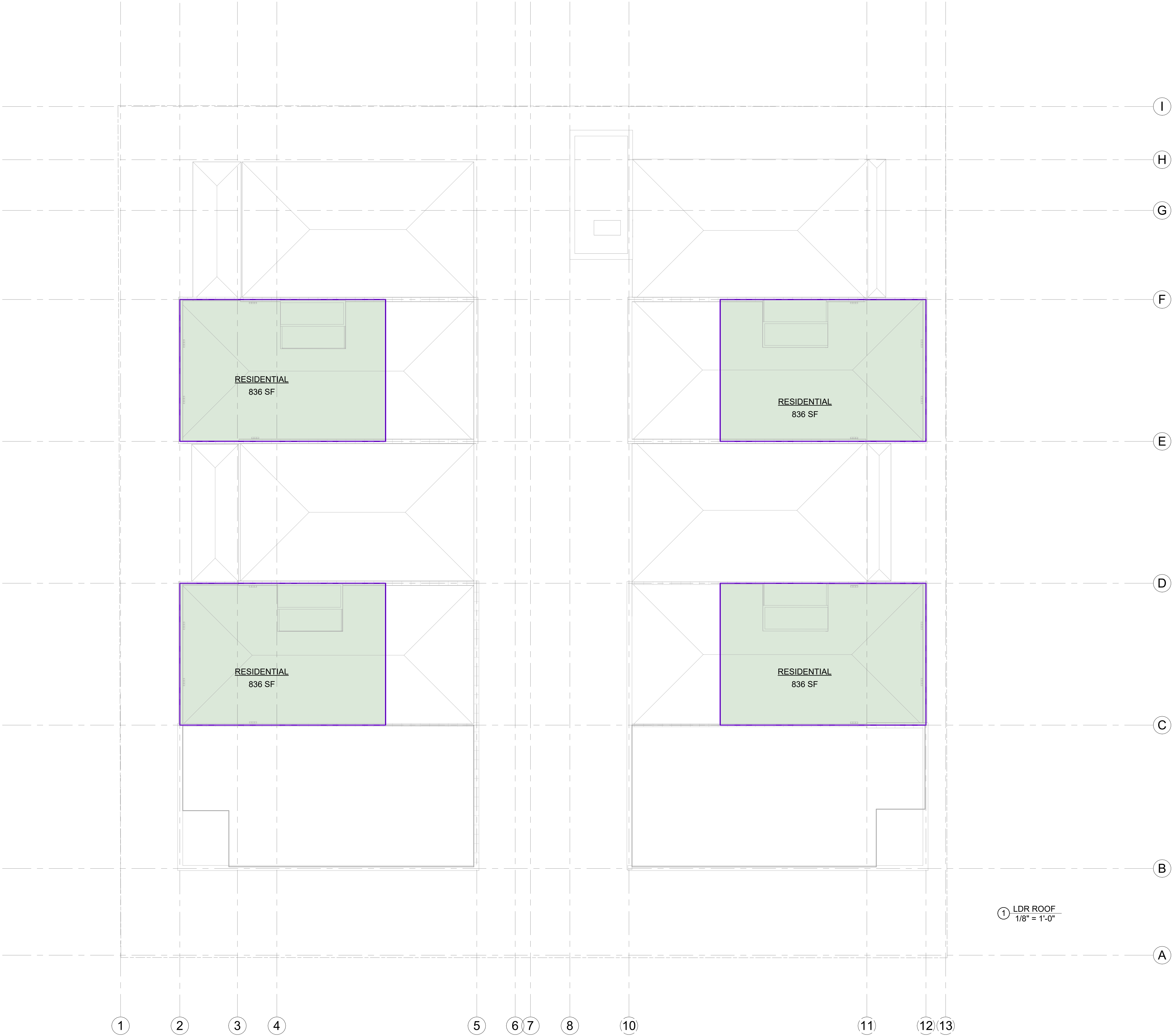
LDR AREAS LEVEL 3

G014

10/13/2023 4:33:39 PM

LDR Area Legend

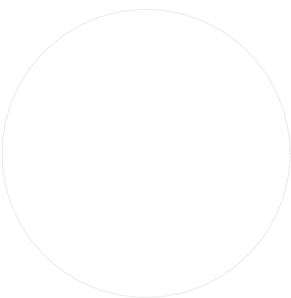
- RESIDENTIAL
R-2: 3,344 SF (outdoors)
- AREA BOUNDARY



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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

LDR AREAS ROOF

G015

NEWJACK, LLC DEVELOPMENT PLAN

665 SOUTH CACHE STREET

LOCATED WITHIN
LOTS 12, 13, & 14, BLOCK 4, KARNS ADDITION
NE¼ SECTION 33,
T41N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



VICINITY MAP

1" = 200' for 22x34 Prints
1" = 400' for 11x17 Prints

OWNER
Newjack, LLC
P.O. Box 11803
Jackson, WY 83002-1803

ARCHITECT
Hoyt Architects
1110 Maple Way
Jackson, WY 83001
(307) 733-9955

CIVIL ENGINEER
Jorgensen Associates, P.C.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

INDEX OF SHEETS

- C1.0 - TITLE, VICINITY MAP, & SHEET INDEX
- C1.1 - GENERAL NOTES
- C2.0 - EXISTING CONDITIONS
- C2.1 - DEMOLITION AND SITE PREPARATION PLAN
- C3.0 - SITE OVERVIEW
- C3.1 - NORTHWEST GRADING PLAN
- C3.2 - NORTHEAST GRADING PLAN
- C3.3 - SOUTHWEST GRADING PLAN
- C3.4 - SOUTHEAST GRADING PLAN
- C3.5 - EAST SIDEWALK PLAN & PROFILE
- C3.6 - GARAGE LEVEL GRADING PLAN
- C3.7 - UTILITY AND SUBSURFACE DRAINAGE PLAN
- C4.0 - ROAD DETAILS
- C4.1 - WATER & SANITARY SEWER DETAILS
- C4.2 - STORM WATER DETAILS
- C4.3 - MISCELLANEOUS DETAILS



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, & SHEET INDEX

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

PROJECT NUMBER
22155

SHEET
C1.0

= PROPOSED LEGEND =

————— 5825 —————	MAJOR CONTOUR
————— 5822 —————	MINOR CONTOUR
× 162.09	SPOT ELEVATION
× TOW 162.09	TOP OF WALL SPOT ELEVATION
× TBC 162.09	TOP BACK OF CURB SPOT ELEVATION
× TOS 162.09	TOP OF STEP SPOT ELEVATION
× BOS 162.09	BOTTOM OF STEP SPOT ELEVATION
-----	FLOWLINE
○	CONSTRUCTION FENCE
▬	CONCRETE SURFACE
▨	LANDSCAPING AREA
■	BUILDING FOOTPRINT
————— W —————	WATER LINE
○	CURBSTOP
⊞	FIRE DEPT. SPRINKLER CONNECTION
————— S —————	SEWER LINE
⊙	CLEANOUT
————— UT —————	COMBINED CABLE UTILITY TRENCH
⚡	ELECTRIC TRANSFORMER
————— STM —————	STORM WATER LINE
⊕	STORM WATER MANHOLE/SAND OIL WATER SEPARATOR
⊗	STORM WATER INLET
⦿	STORM WATER PUMP

GENERAL PROJECT NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THE SPECIAL PROVISIONS AND THE SUPPLEMENTARY SPECIFICATIONS.
- PROJECT SCOPE: BUILD INFRASTRUCTURE AND GRADING TO ACCOMMODATE A NEW MIXED OFFICE AND RESIDENTIAL BUILDING AT 665 SOUTH CACHE STREET.
- PROPERTY ZONE: COMMERCIAL RESIDENTIAL-1
- PROPERTY AREA: 0.46 ACRES
TOTAL AREA OF DISTURBANCE: 21,205 SF (0.49 ACRES)
- PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SPRING 2024 AND BE COMPLETED BY FALL 2025.
- BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY Y2 CONSULTANTS IN SEPTEMBER 2015 AND SUPPLEMENTED BY JORGENSEN ASSOCIATES IN AUGUST AND OCTOBER 2022.
- GEOTECHNICAL REPORT PREPARED BY NELSON ENGINEERING IN JANUARY 2019.
- THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
- NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
- BUILDING TIES ARE TO FOUNDATION STEM WALLS.

WATER AND SEWER UTILITY NOTES

- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TOWN OF JACKSON WATER AND SEWER REGULATIONS
- TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE SPECIFICATIONS.
- CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL. AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
- WATER SERVICE LINE SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200 WITH A DR OF 9.
- SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
- LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER AND ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

- SEED MIXTURE:

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: TOWN OF JACKSON GRADING AND EROSION CONTROL PERMIT, WYDEQ PERMIT TO CONSTRUCT, WYDEQ WYPDES PERMIT, CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER AND SEWER LINES.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
- CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDD AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2025.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY OWNER.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
- ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
- ALL DEVELOPMENT SHALL BE SETBACK A MINIMUM OF THIRTY (30) FEET FROM WETLANDS.
- ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE TETON COUNTY PLANNING DIRECTOR.
- BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
- CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
- STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
- ALL AVAILABLE TOPSOIL SHALL BE STORED FOR USE IN REVEGETATION OPERATIONS. TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS, AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
- EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE.
- DURING CONSTRUCTION CONTRACTOR SHALL OBSERVE THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.

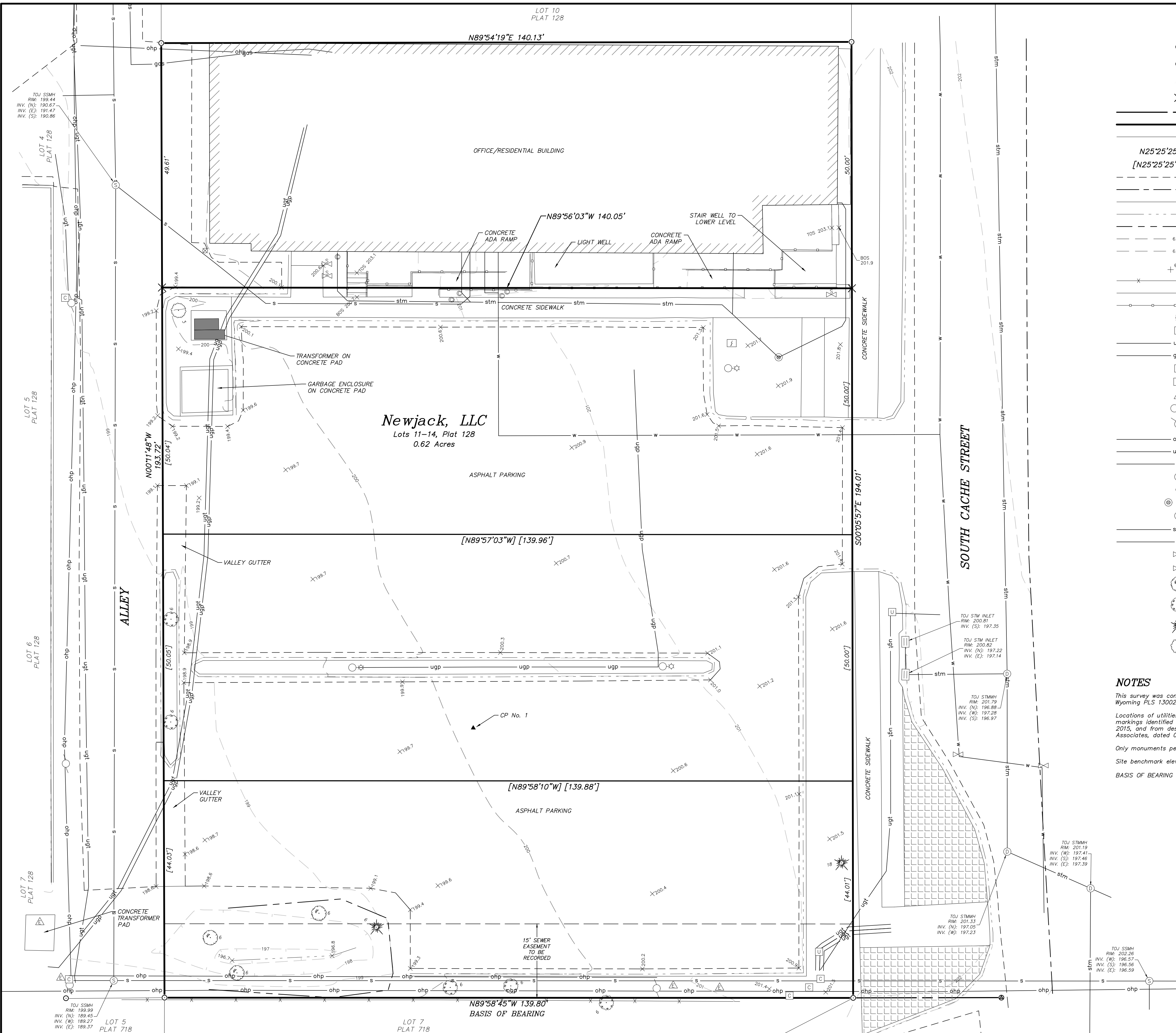


PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
GENERAL NOTES

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

PROJECT NUMBER	22155
SHEET	C1.1

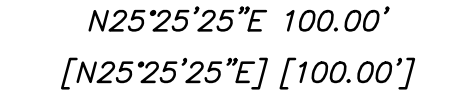
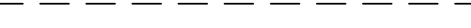
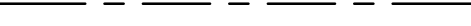
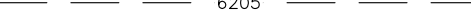
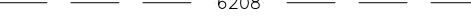
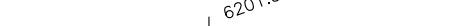
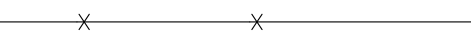
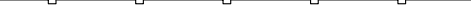
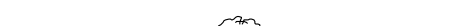


reinforcing steel bar with plastic cap inscribed "PLS 3831" found during survey performed by Y2 Consultants in Sept. 2015, verified by this survey

reinforcing steel bar with brass cap inscribed "RLS 164" found during survey performed by Y2 Consultants in Sept. 2015

steel spike set during survey performed by Y2 Consultants in Sept. 2015 for orientation and mapping purposes

PK nail inscribed "PLS 15442" found this survey

- | | |
|---|--|
|  | reinforcing steel bar with plastic cap inscribed "R" during survey performed by Y2 Consultants in Sept. 2010 |
|  | reinforcing steel bar with brass cap inscribed "R" during survey performed by Y2 Consultants in Sept. 2010 |
|  | steel spike set during survey performed by Y2 Consultants for orientation and mapping purposes |
|  | PK nail inscribed "PLS 15442" found this survey |
|  | section line |
|  | boundary, subject property |
|  | boundary, adjoining property |
|  | measured bearing & distance or curve geometry |
|  | calculated bearing & distance or curve geometry |
|  | edge of pavement |
|  | road centerline |
|  | top back of curb |
|  | flowline |
|  | top of bank |
|  | index contour, 5' interval |
|  | intermediate contour, 1' interval |
|  | spot elevation |
|  | fence |
|  | edge of concrete |
|  | handrail |
|  | bollard |
|  | communications pedestal |
|  | ugr underground telephone line |
|  | gas underground gas line |
|  | utility vault |
|  | electric junction box |
|  | electric transformer |
|  | light pole |
|  | utility pole |
|  | ohp overhead power line |
|  | ugp underground power line |
|  | s sanitary sewer line |
|  | s sewer manhole |
|  | cleanout |
|  | storm drain inlet |
|  | storm drain manhole |
|  | stm storm drain line |
|  | w water line |
|  | water valve |
|  | sprinkler control vault |
|  | aspens tree |
|  | cottonwood tree |
|  | conifer tree |
|  | deciduous tree |

This survey was conducted in August and October 2022, and prepared under the direction of Matthew Gotham, Wyoming PLS 13002, and does not include an engineering review.

Locations of utilities depicted herein are limited to visible structures; underground locations are derived from readings identified by Montez Valley Utility Locate Company from a survey performed by V2 Consultants in Sept. 2015, and from design drawings for a remodel of the existing building on Lot 11, Block 4, Plot 128, by Jorgensen Associates, dated 05-26-2020.

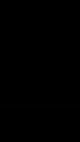
Only monuments pertinent to Subject Property are depicted.

Site benchmark elevation is 200.00 at CP No. 1.

BASIS OF BEARING for this survey is $N89^{\circ}58'45''W$ on the southern property boundary.



SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

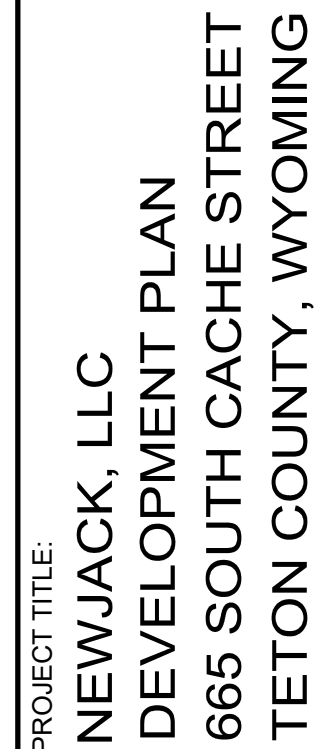
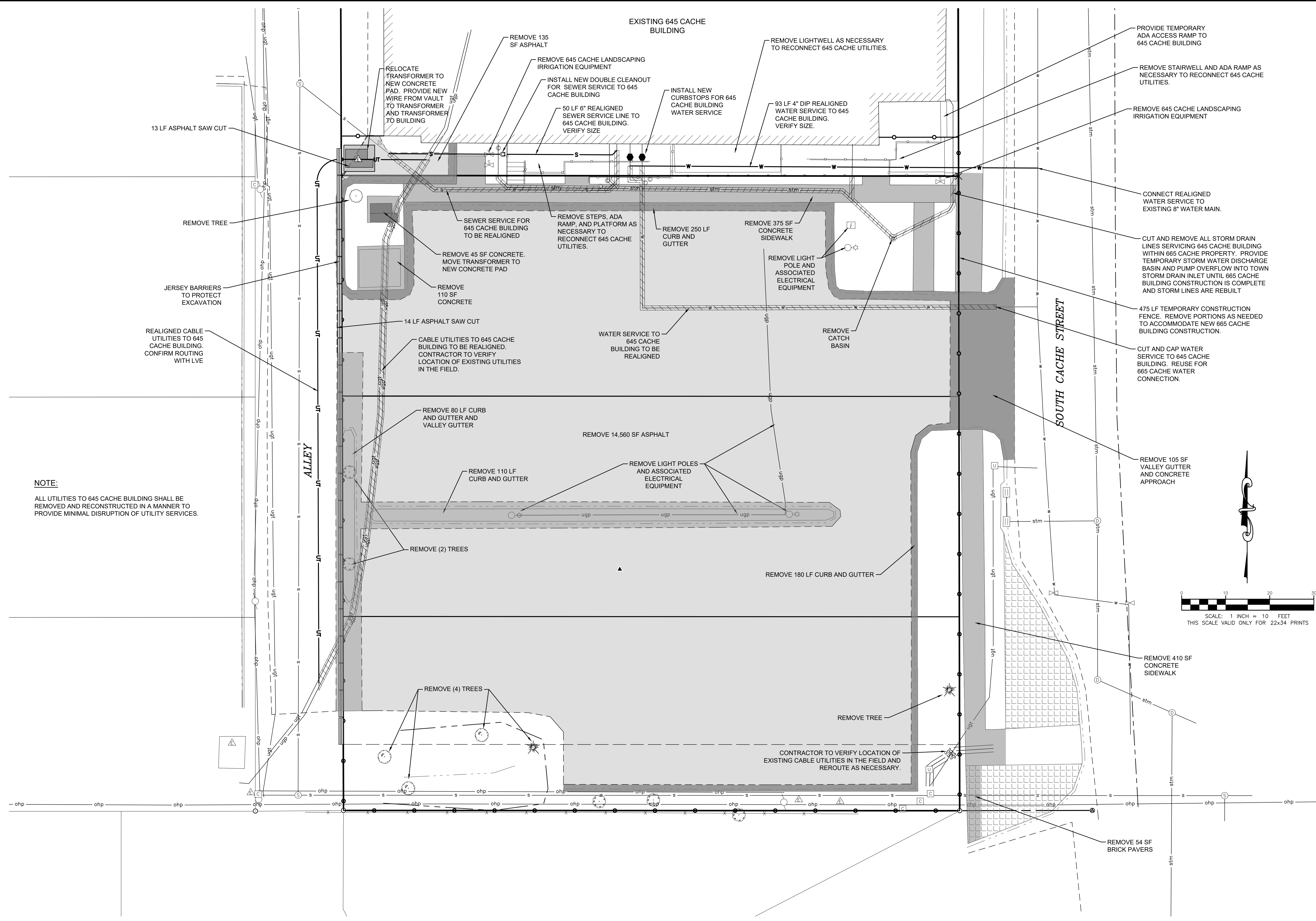


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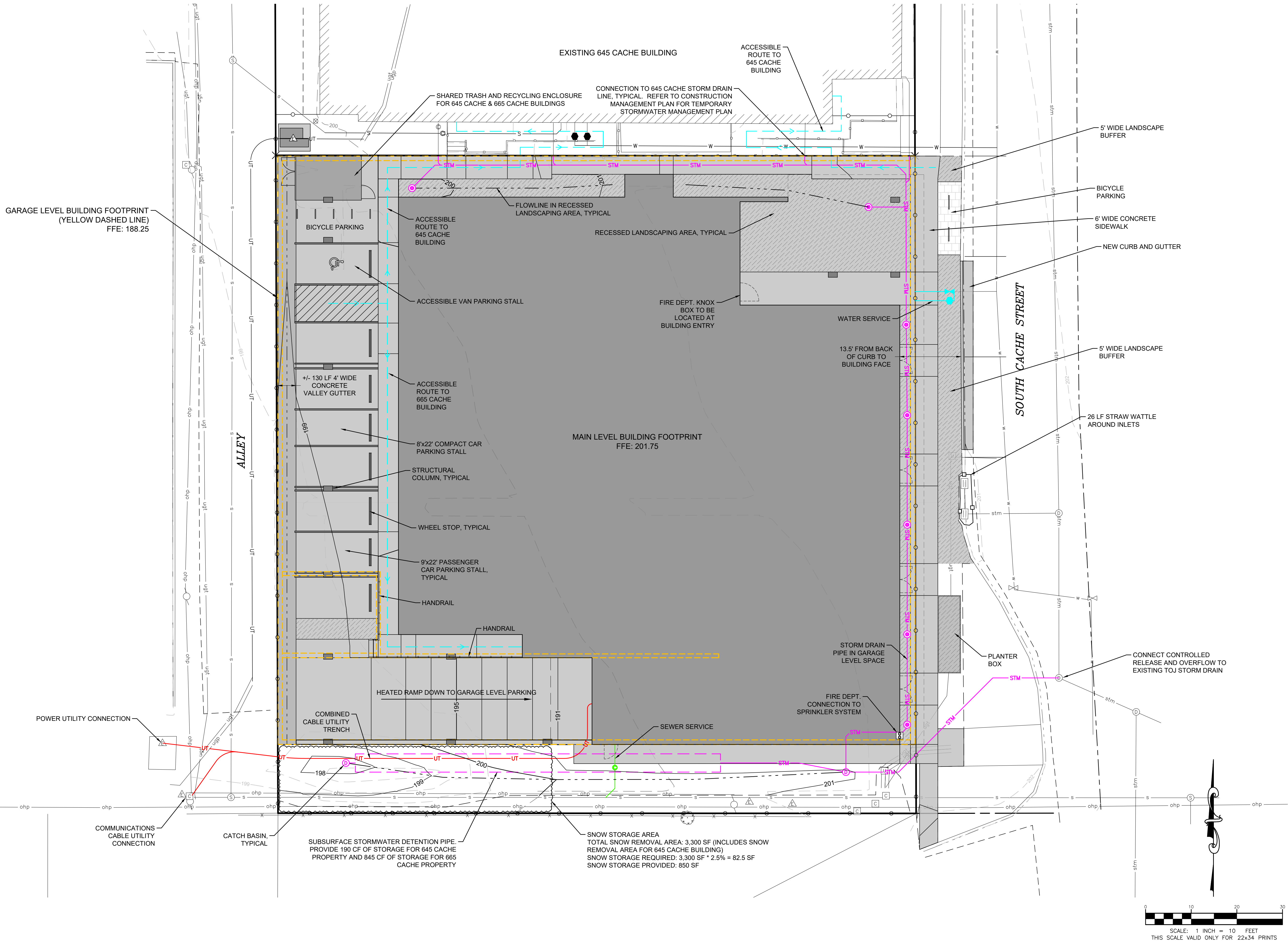
PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
EXISTING CONDITIONS

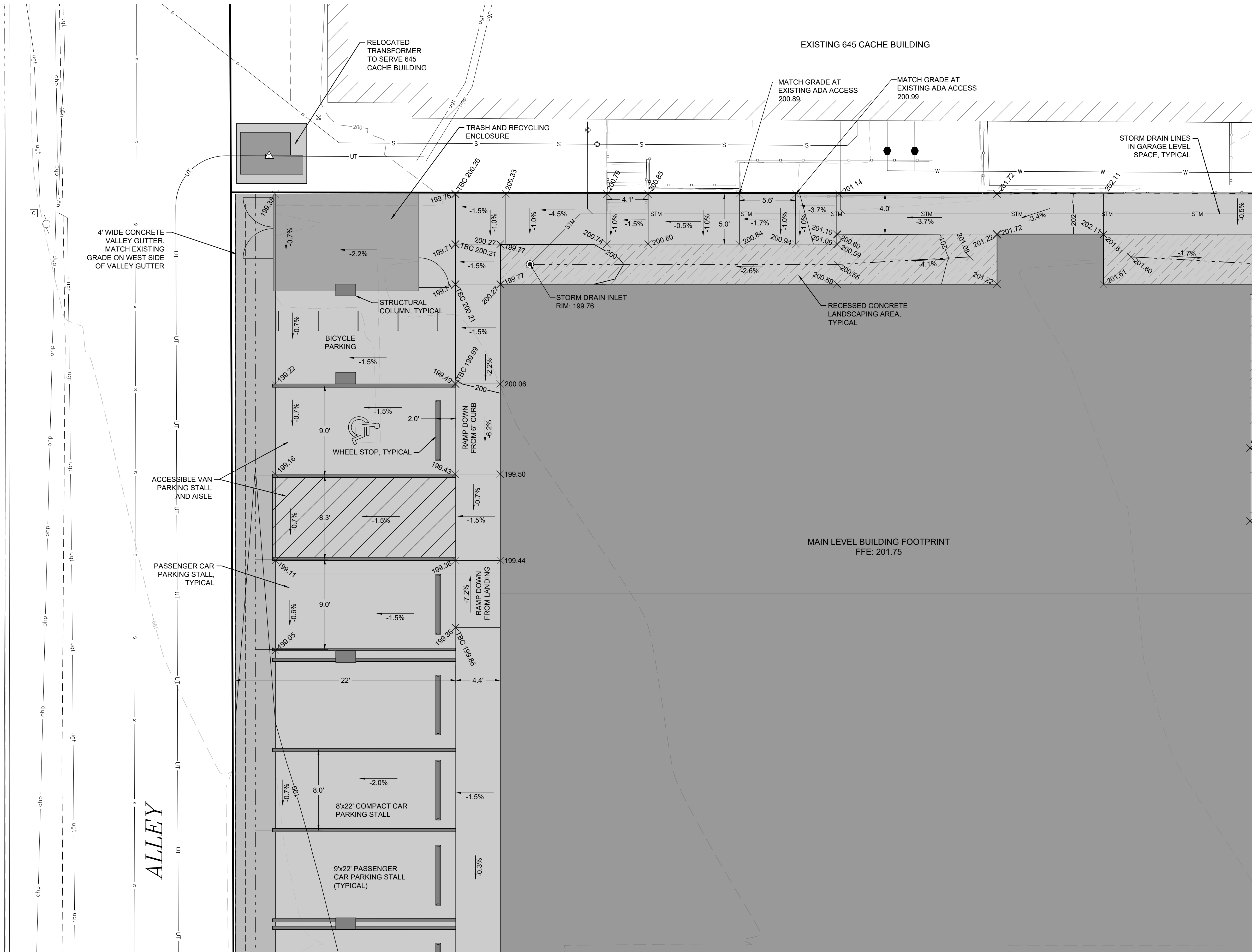
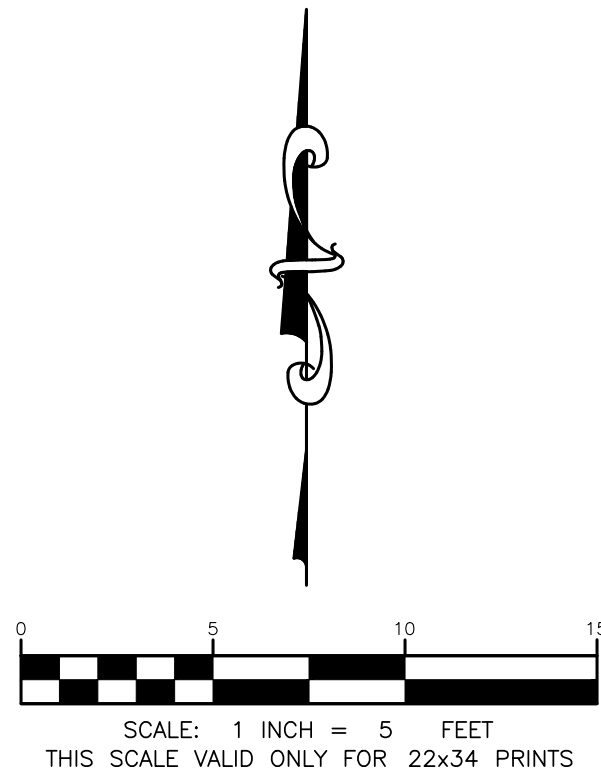
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C2.0	

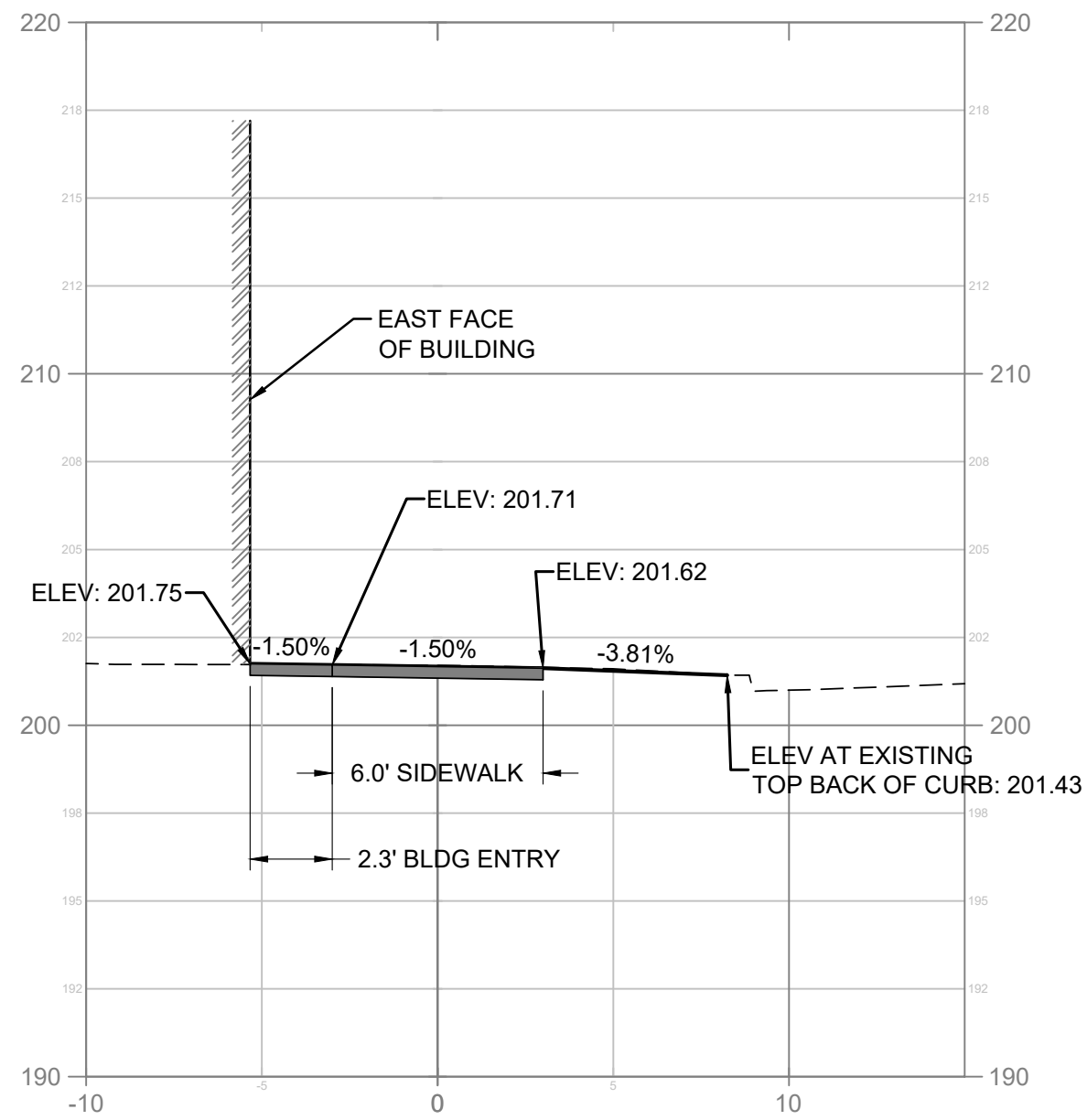


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DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	22155
SHEET	C2.1



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Ver. 1.00
Printed by NewJACK on Oct 18, 2023, 1:40pm





PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

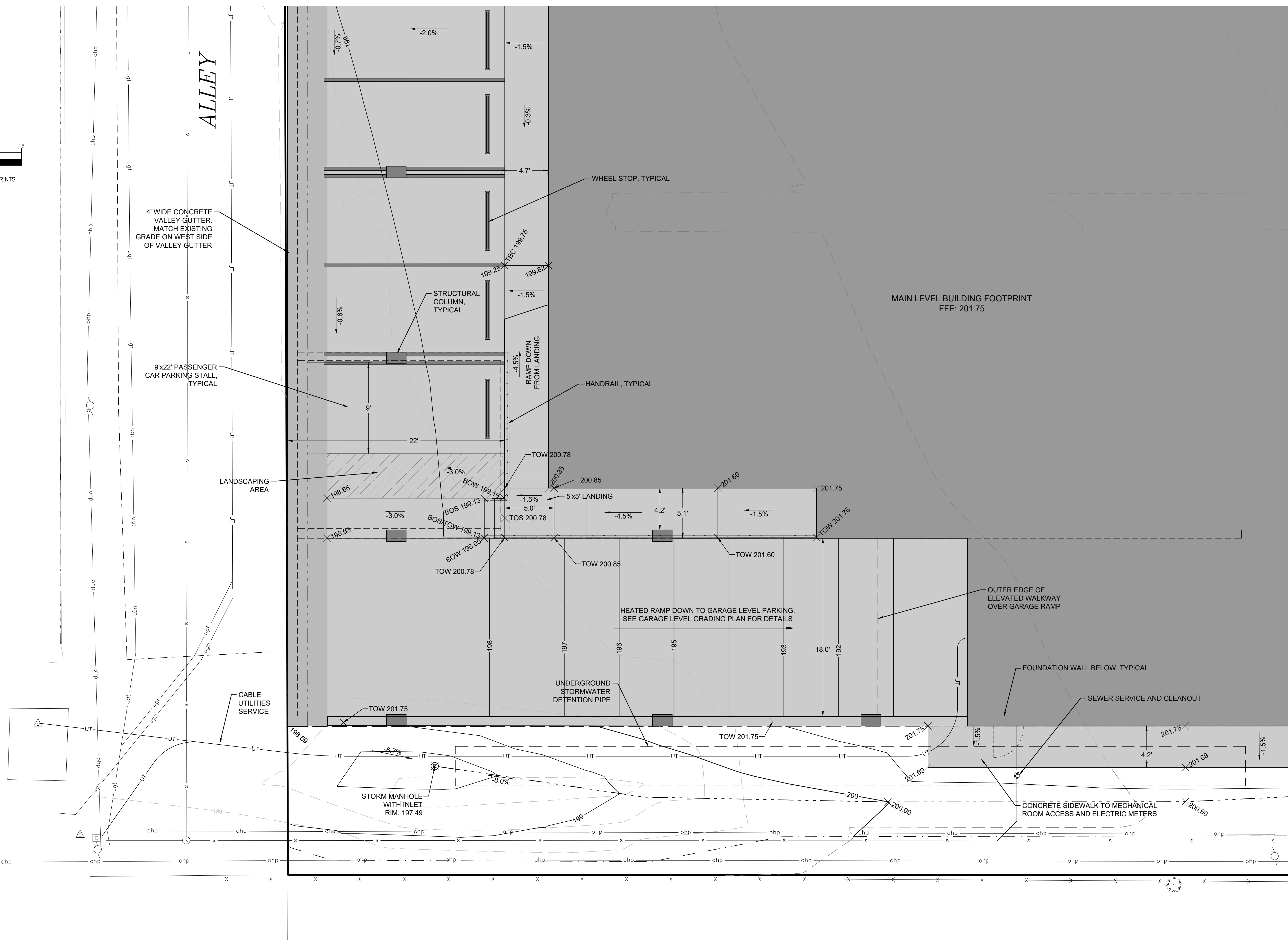
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NORTHEAST GRADING PLAN

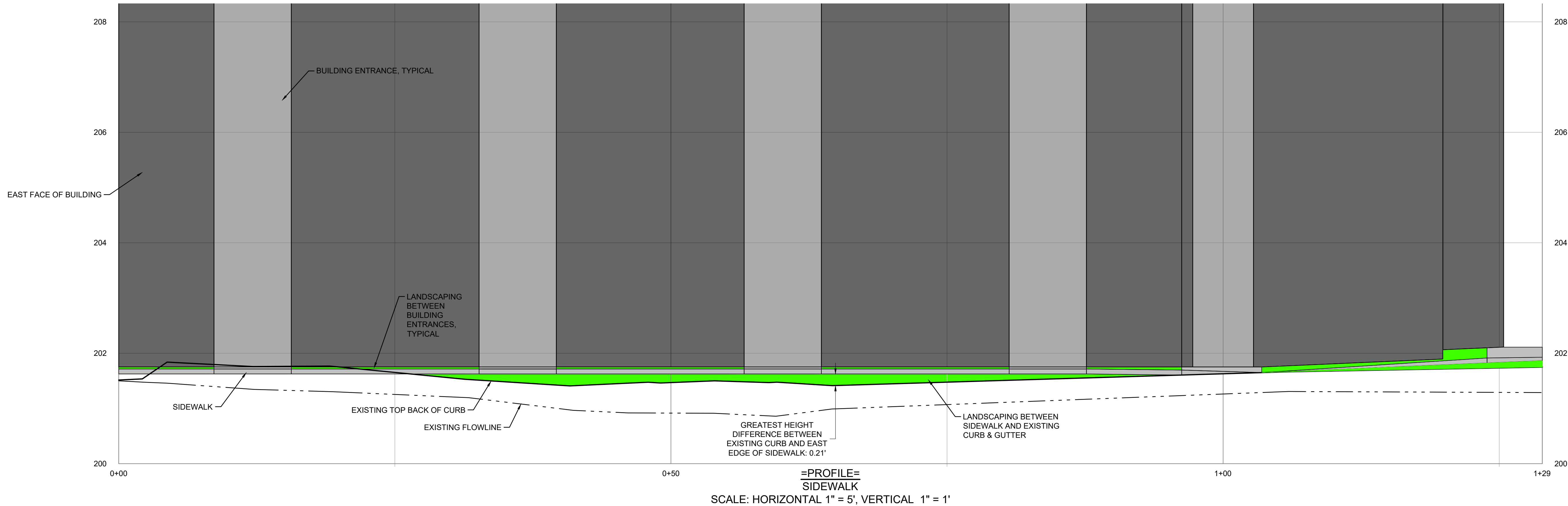
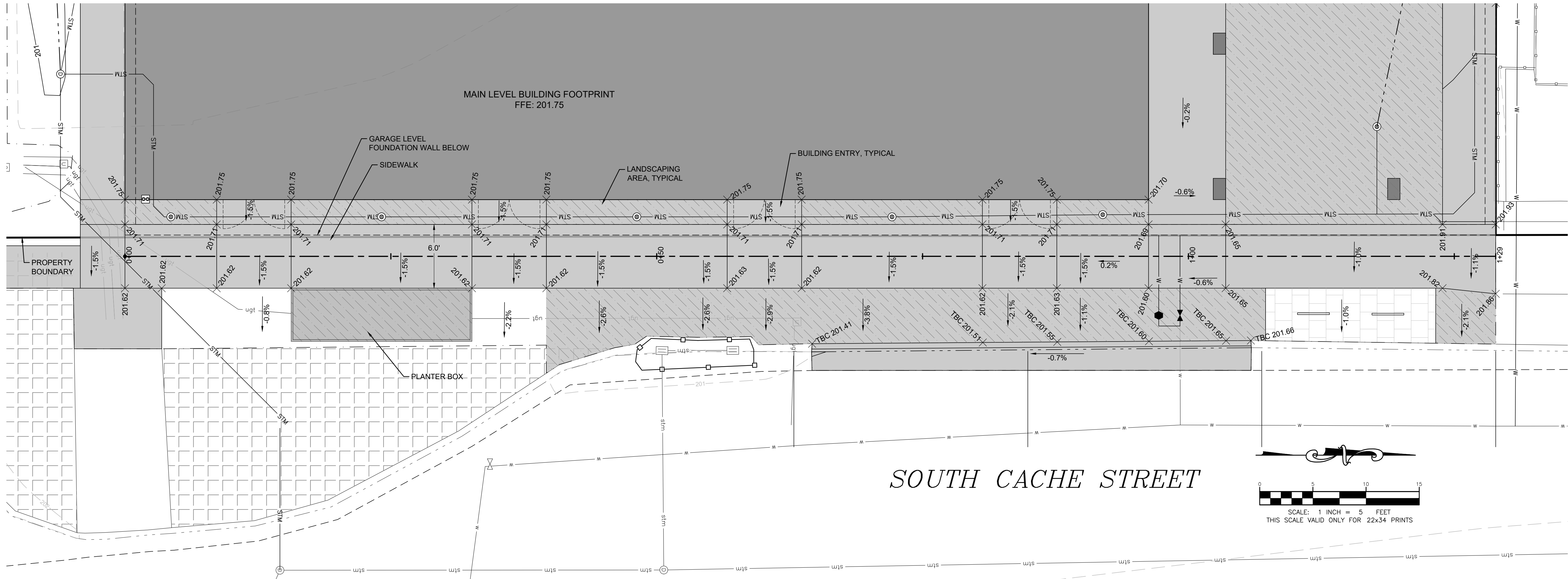
DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023

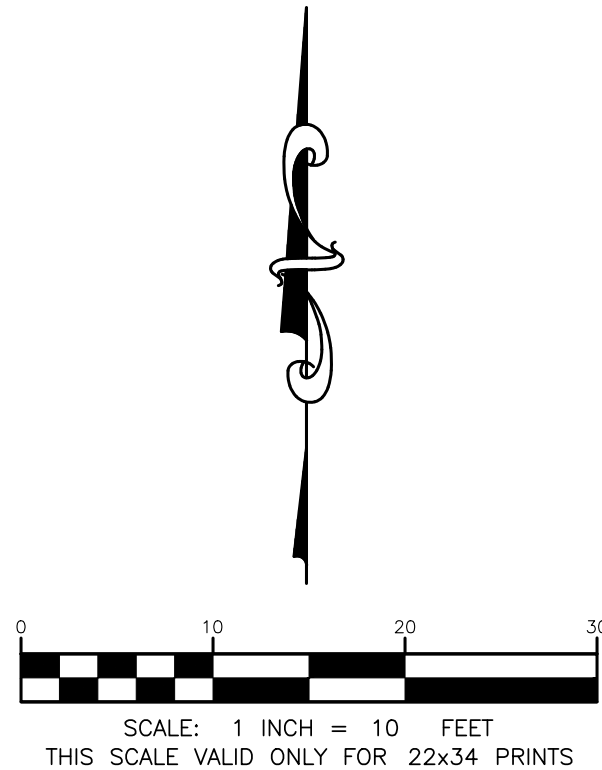
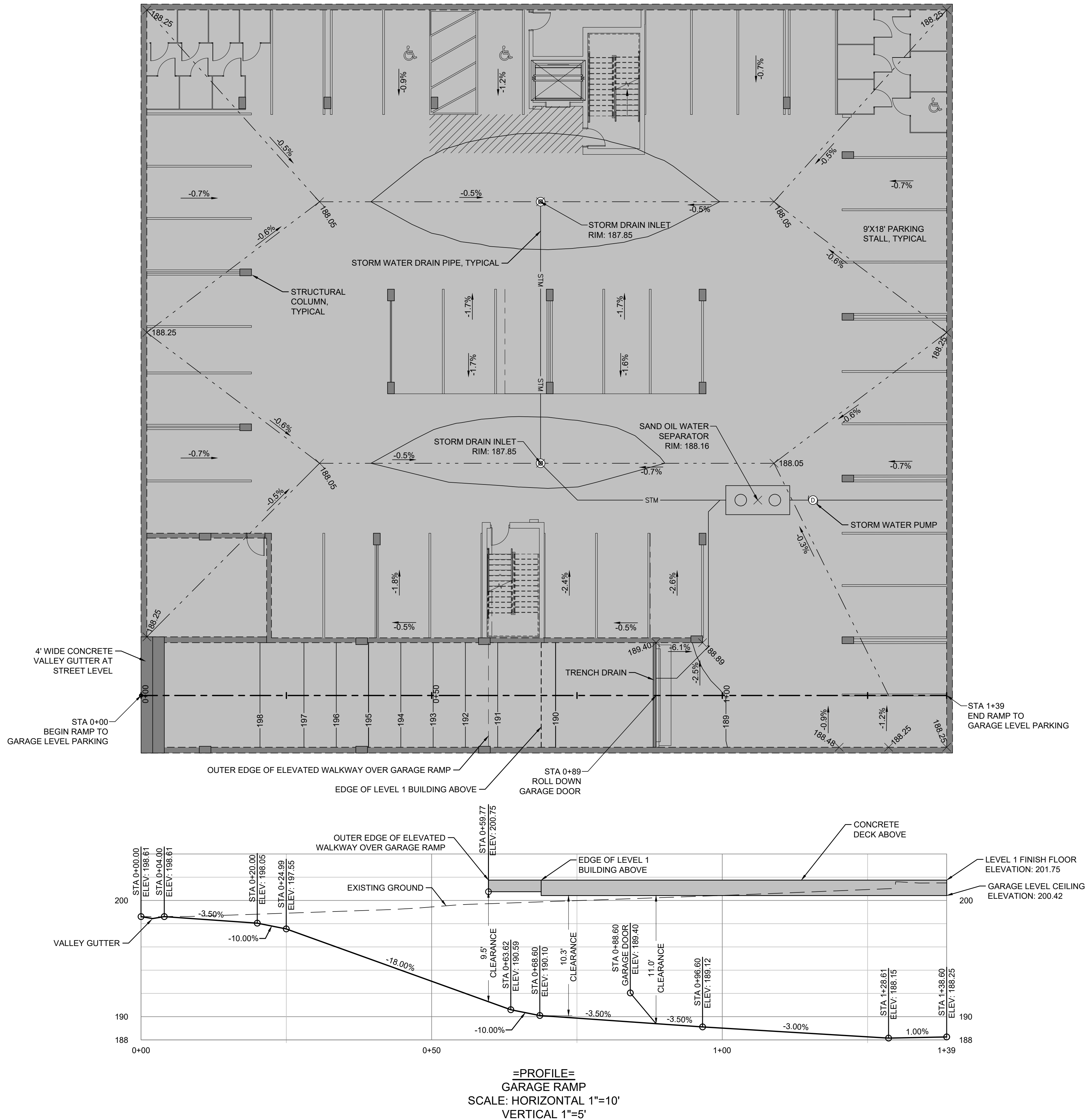
PROJECT NUMBER
22155

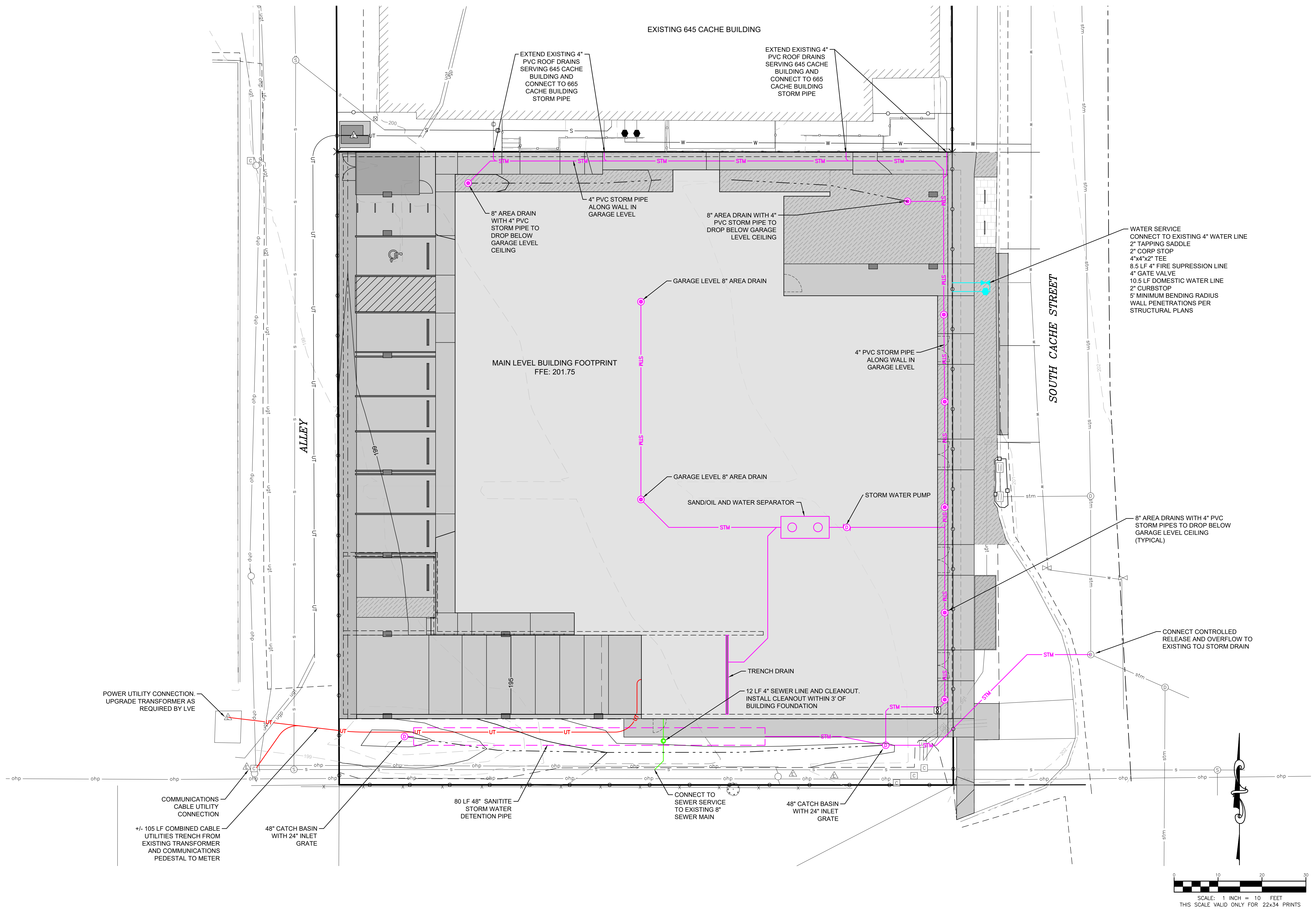
SHEET

C3.2











- 1 TYPICAL CONCRETE SIDEWALK DETAIL
C4.0 NOT TO SCALE TOJ ST-127



- NOTE

- 4 TWO WAY ACCESSIBLE SIDEWALK RAMP DETAIL
C4.0 NOT TO SCALE RAMP PARALLEL TO ROAD



- NOTE

- 2 CURB SECTION DETAIL
C4.0 NOT TO SCALE



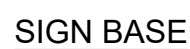
- NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED



- NOTE

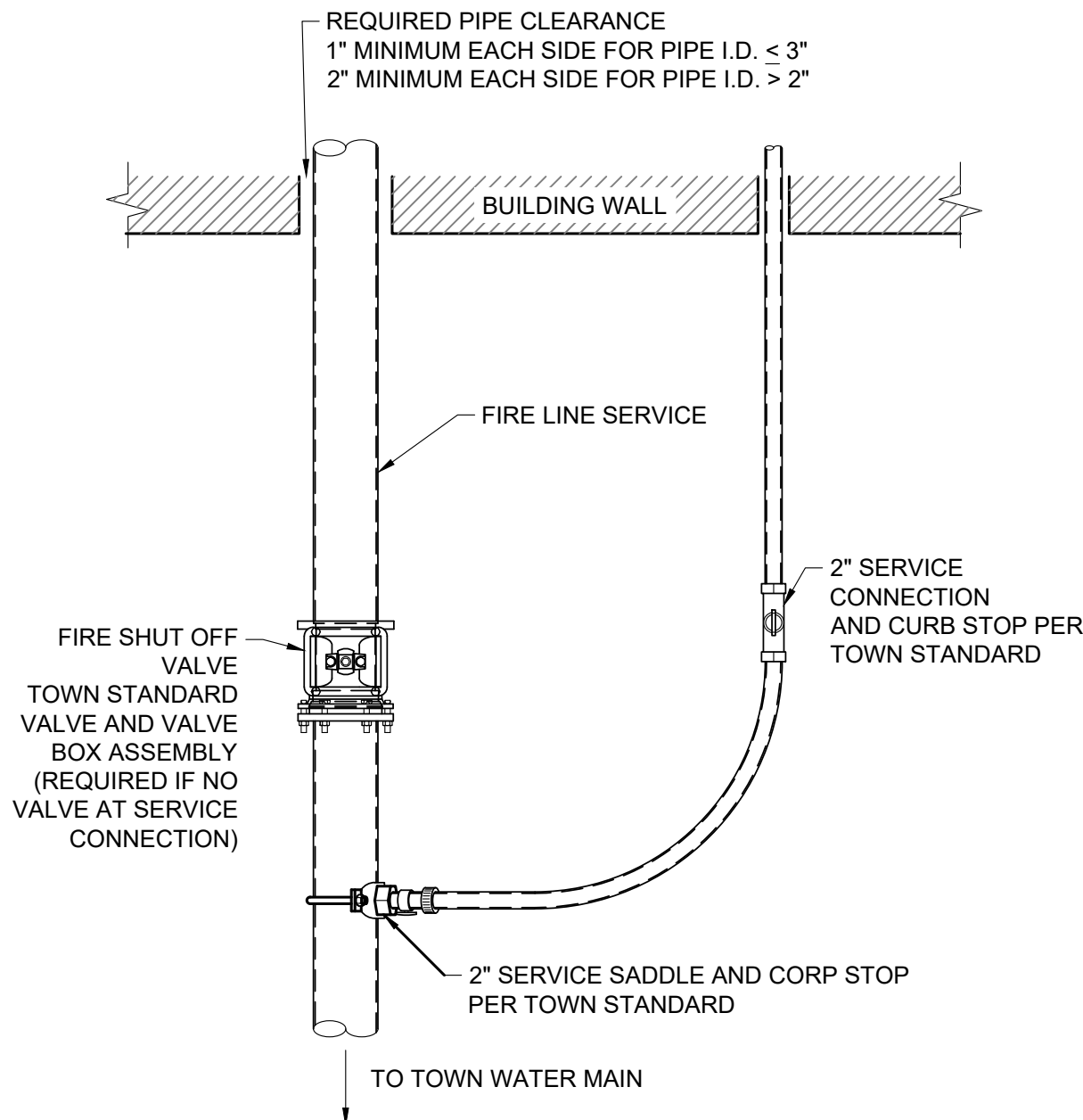
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- PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

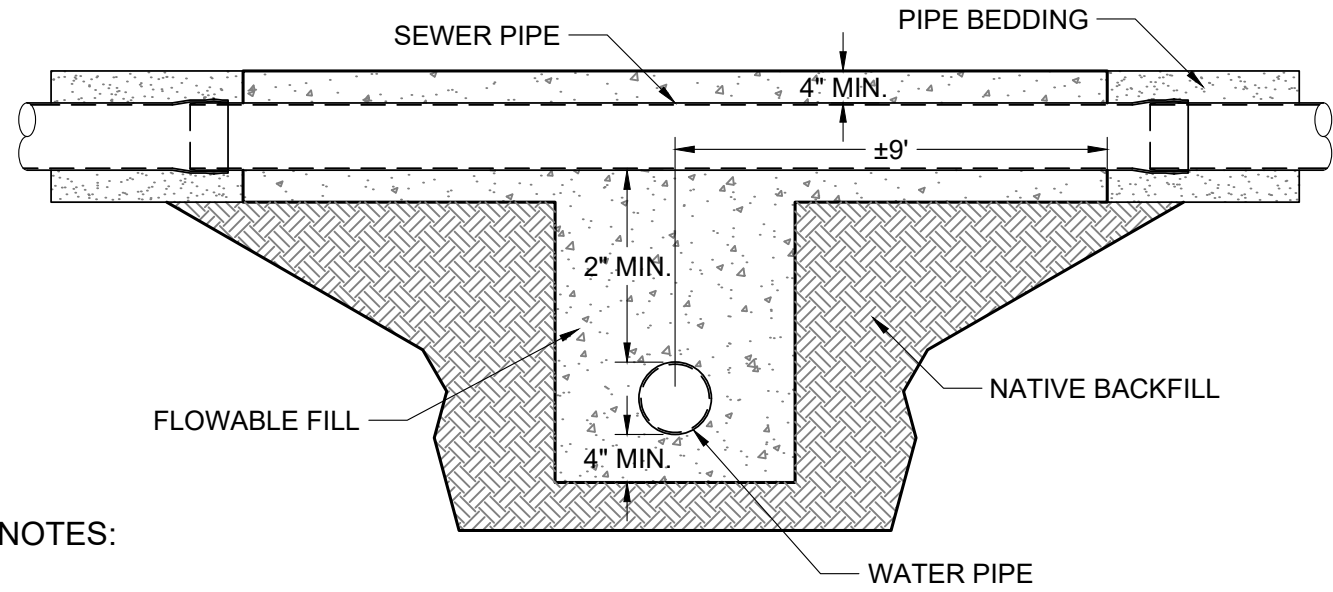
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ROAD DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	22155
SHEET	C4.0



- NOTE
- FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

1
C4.1 FIRE LINE WITH 2" WATER SERVICE DETAIL
NOT TO SCALE TOJ W-110

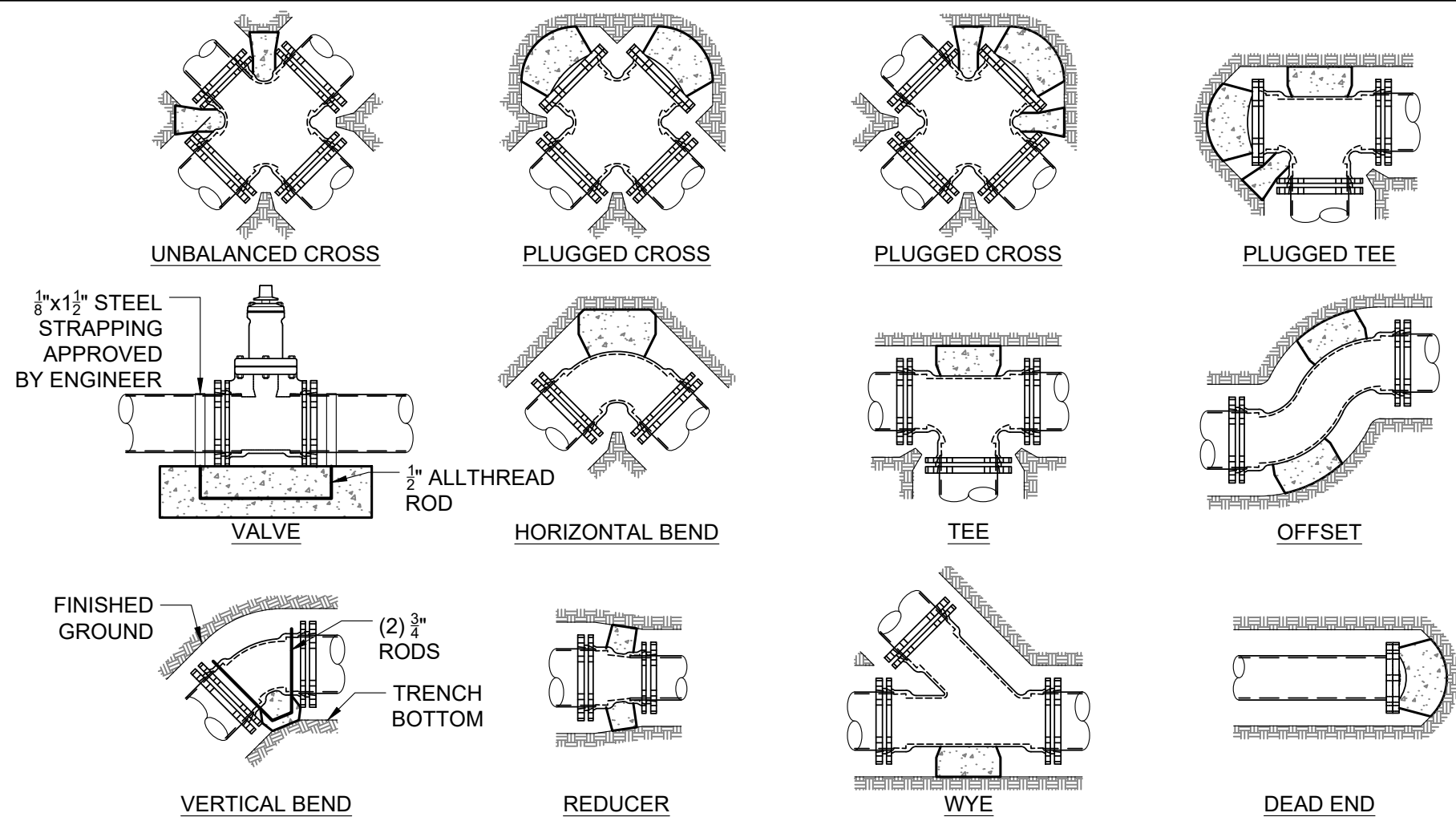


- NOTES:
- PARALLEL INSTALLATION:
NORMAL CONDITIONS: SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.
- UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
- THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
 - WHERE 18" VERTICAL SEPARATION AS NOTED CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
 - CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
 - PLACED IN A SEPARATE CASING PIPE, OR;
 - THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:
NORMAL CONDITIONS: SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

- UNUSUAL CONDITIONS: WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
- THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
 - THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING.
 - WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

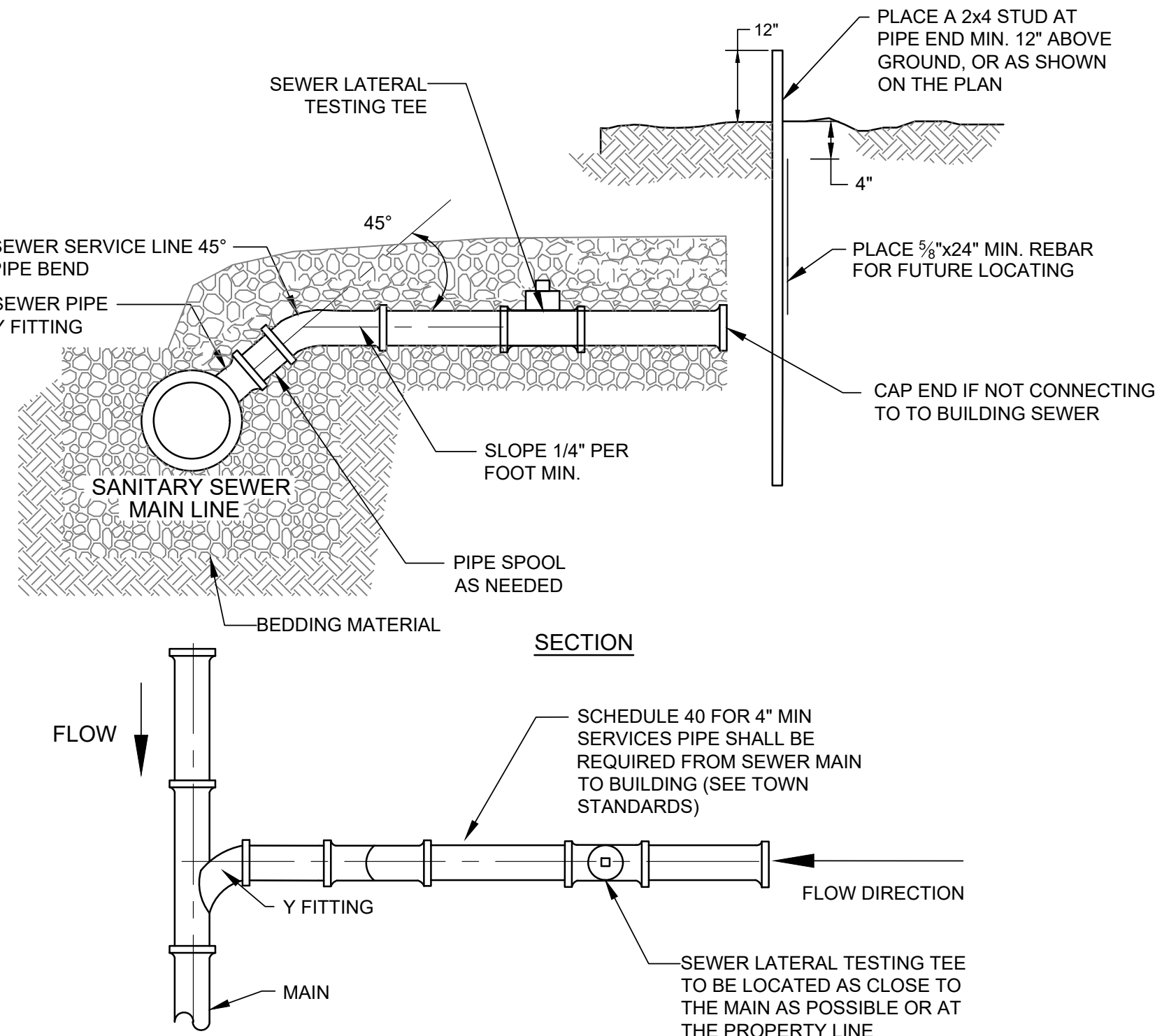
4
C4.1 WATER / SEWER CROSSING
NOT TO SCALE



MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES											
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS		
	A	B	A	B	A	B	A	B	A	B	
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"	
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"	0'-6"	
8"	2'-8"	2'-6"	3'-2"	3'-0"	2'-5"	2'-1"	1'-9"	1'-6"	1'-0"	1'-0"	
10"	3'-4"	3'-3"	4'-0"	3'-10"	3'-0"	2'-9"	2'-2"	1'-11"	1'-6"	1'-0"	
12"	4'-0"	3'-10"	4'-8"	4'-8"	3'-8"	3'-3"	2'-7"	2'-3"	2'-0"	1'-0"	
14"	5'-5"	3'-10"	6'-6"	4'-11"	4'-9"	3'-5"	3'-5"	2'-5"	2'-0"	1'-6"	
20"	5'-0"	5'-0"	6'-0"	6'-0"	5'-0"	4'-0"	3'-6"	3'-0"	3'-0"	2'-0"	
24"	6'-0"	6'-0"	7'-0"	7'-0"	5'-0"	5'-0"	4'-6"	3'-0"	3'-0"	3'-0"	
30"	7'-6"	7'-6"	8'-0"	8'-0"	6'-3"	6'-3"	4'-9"	4'-6"	3'-3"	3'-3"	

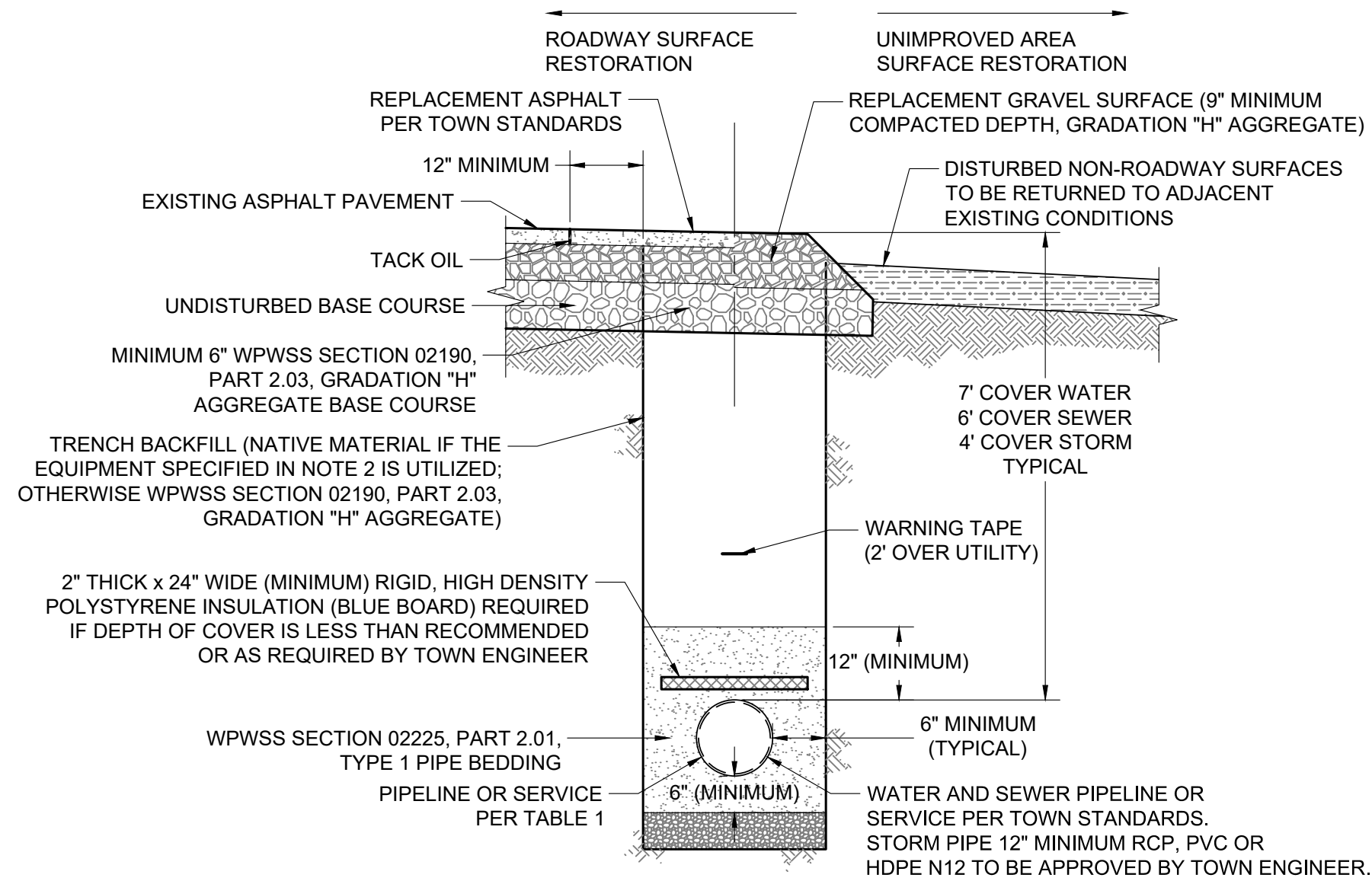
- NOTE
- SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
 - ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
 - DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
 - 4 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE

2
C4.1 THRUST BLOCK DETAIL
NOT TO SCALE TOJ W-111



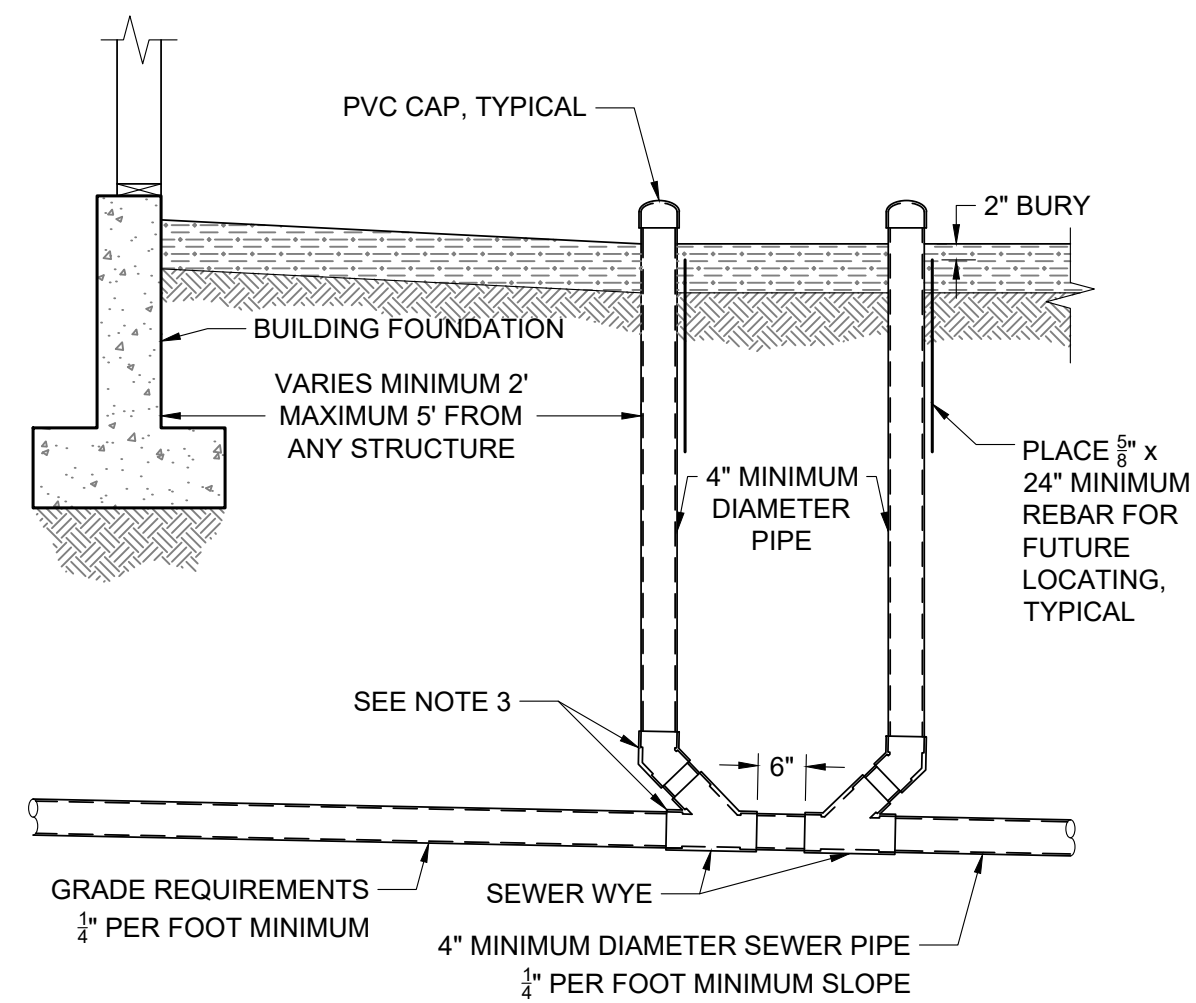
- NOTES:
- NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COMPLETED BY TOWN OF JACKSON. THE PRIVATE PARTY BEING SERVED BY THE NEW CONNECTION SHALL BE RESPONSIBLE FOR CARRYING OUT BACKFILL OPERATIONS.
 - BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
 - CLEANOUT TO BE PROVIDED ADJACENT TO BUILDING EVERY 100' OR SERVICE LINE AND AT ALL BENDS.

5
C4.1 SANITARY SEWER SERVICE
NOT TO SCALE TOJ SS-111



- NOTE
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN 2' LIFTS WITH A HOE-PACK OR A VIBRATORY SHEEPS FOOT ROLLER (COMPACTION METHOD AND EQUIPMENT SHALL BE REVIEWED AND APPROVED BY TOWN ENGINEER PRIOR TO BACKFILLING).
 - PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED WITH A JUMPING JACK TO PROVIDE UNIFORM PIPE SUPPORT.
 - UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
 - ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
 - PROVIDE INSULATION WHERE COVER OVER WATER LINES AND FORCE MAINS ARE LESS THAN 7 FEET AND WHERE SANITARY SEWER AND STORM LINES ARE LESS THAN 5 FEET.

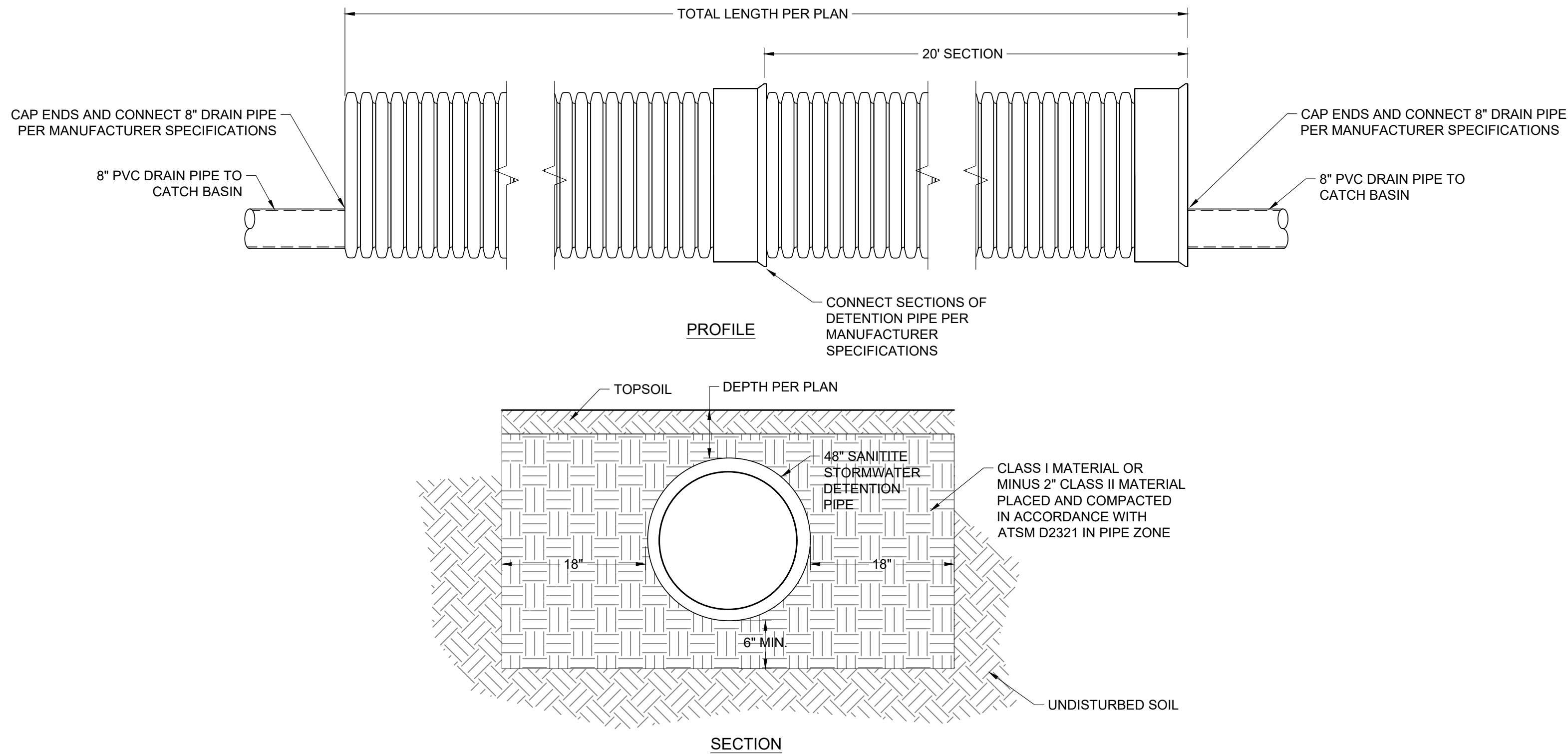
3
C4.1 PIPE TRENCH DETAIL
NOT TO SCALE TOJ W-100, SS-100, STM-100



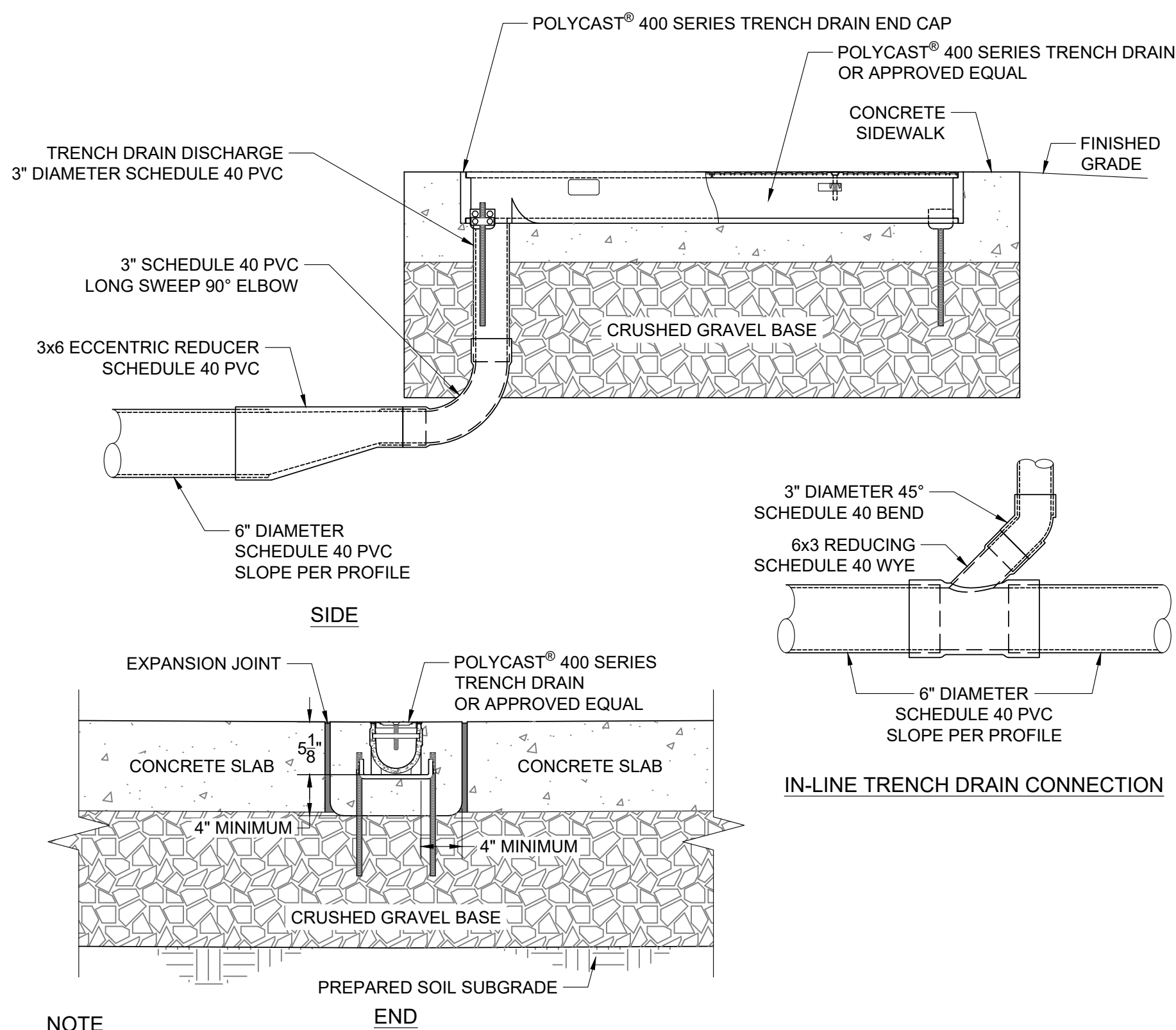
- NOTE
- PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
 - INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
 - ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

6
C4.1 BUILDING CLEANOUT DETAIL
NOT TO SCALE TOJ SS-114

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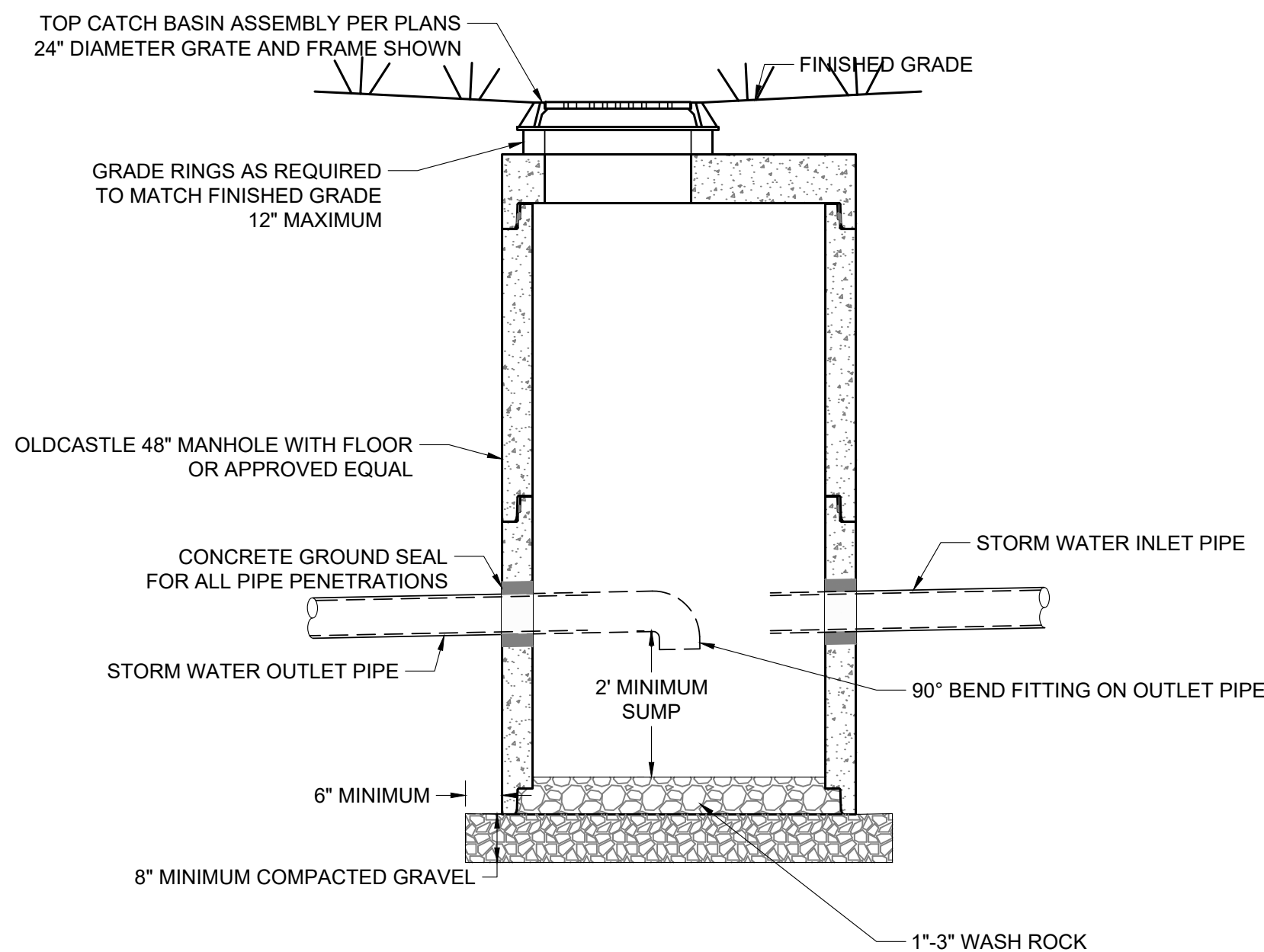


1 STORM DETENTION DETAIL
C4.2 NOT TO SCALE



- NOTE
- ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
 - REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
 - EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

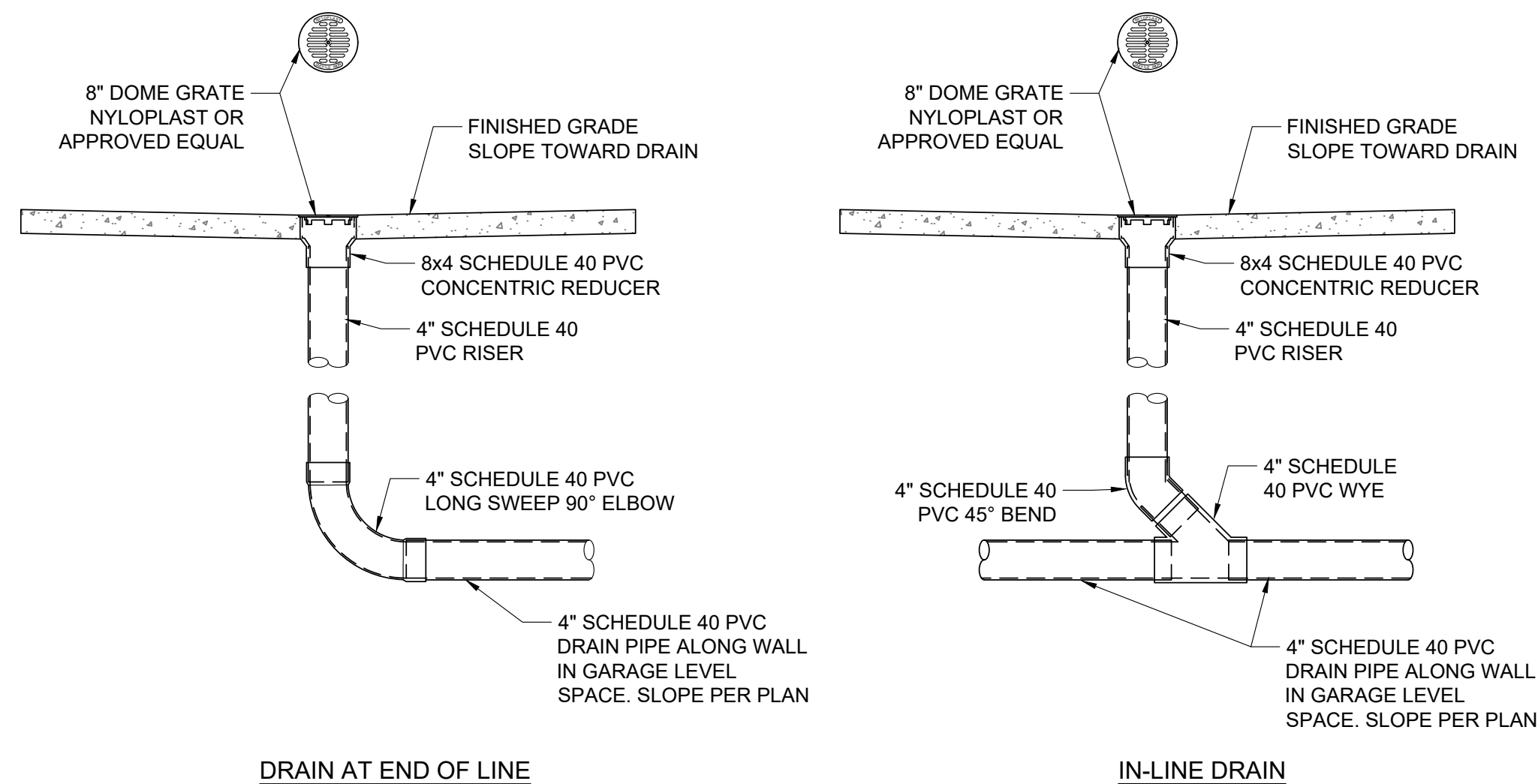
3 TRENCH DRAIN DETAIL
C4.2 NOT TO SCALE



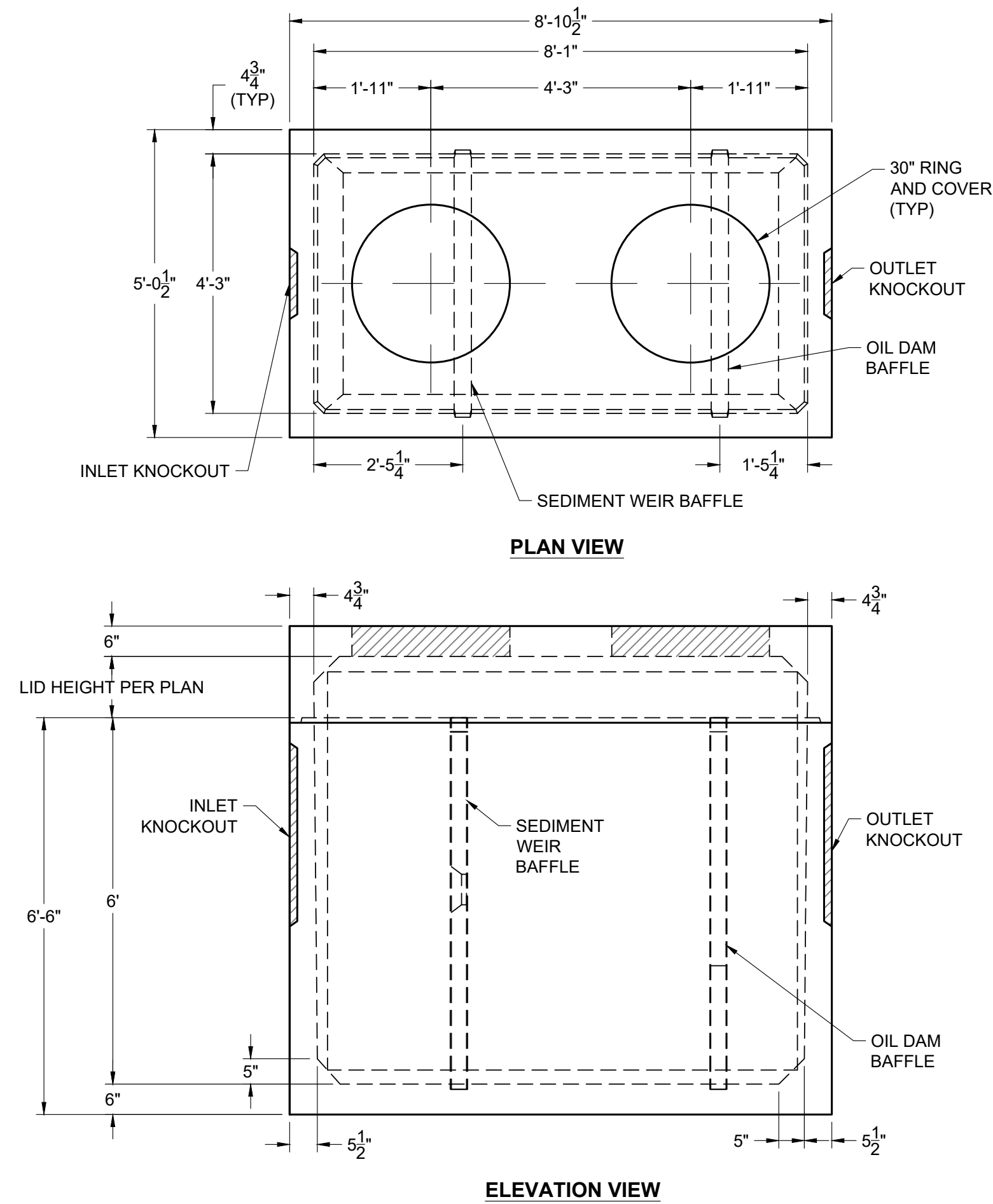
NOTE

- GRAVEL SHALL BE 8" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03
- ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
- MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.
- SEE DETAIL FOR CAST IRON FRAME AND COVER OR GRATE.
- SEE ADJUSTMENT AND COLLAR DETAIL.
- SEE DETAIL FOR CURB INLET.

4 48" PRECAST CATCH BASIN DETAIL
C4.2 NOT TO SCALE

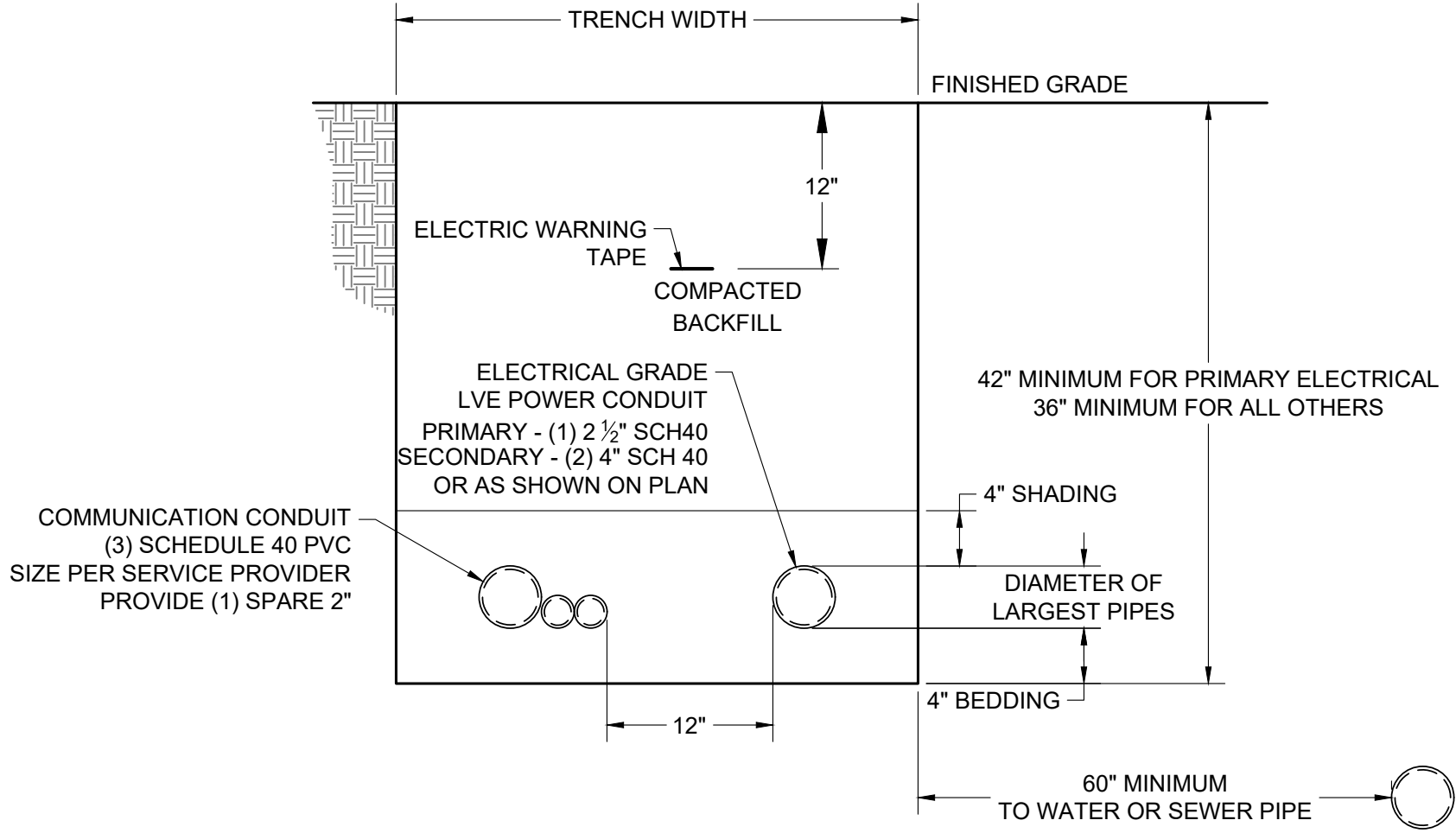


2 8" AREA DRAIN DETAIL
C4.2 NOT TO SCALE



5 SAND/OIL WATER SEPARATOR DETAIL
C4.2 NOT TO SCALE

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GENERAL NOTES:

1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A 1/4" SCREEN (SAND RECOMMENDED).
6. SEAL SPARE CONDUIT WITH PUSH ON CAP AND MARK. WITH 2X4 POST FROM END OF THE CONDUIT TO 3FT ABOVE GROUND. BURY 24" #5 REBAR 3" BELOW FINISHED GRADE TO MARK WOOD POST.

6

C703

TYPICAL UTILITY TRENCH DETAIL

NOT TO SCALE

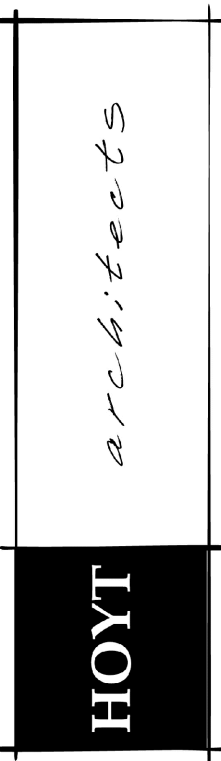


JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
NEWJACK, LLC
DEVELOPMENT PLAN
665 SOUTH CACHE STREET
TETON COUNTY, WYOMING

SHEET TITLE:
MISCELLANEOUS DETAILS

DRAFTED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
DEVELOPMENT PLAN	10/06/2023
PROJECT NUMBER	
22155	
SHEET	
C4.3	



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DEVELOPMENT PLAN SET

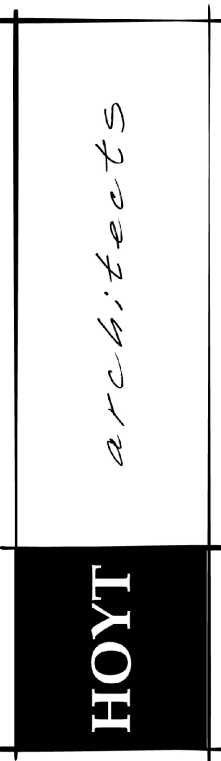
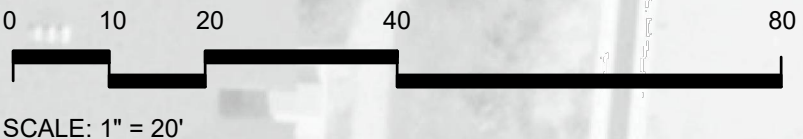
Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

[illegible]

EXISTING CONDITIONS

LO.1

6/1/2023 11:27:04 AM



Jackson Wyoming
307.733.9955

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DEVELOPMENT PLAN SET

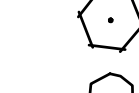
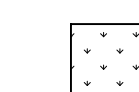
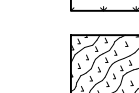
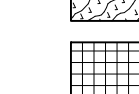
Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

CONTEXT
PLAN

L0.2



PLANT SCHEDULE						
TREES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cercis canadensis	Eastern Redbud	3" Cal.	B&B	1	
	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	3" Cal.	B&B	2	
	Populus tremula 'Erecta'	European Columnar Aspen	3" Cal.	B&B	3	
SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Cornus sericea	Red Twig Dogwood	6'	B&B	21	
	Lonicera involucrata	Twinberry	6'	B&B	6	
	Spiraea x bumalda 'Firelight'	Firelight Spirea	5 gal.	Pot	14	
	Symphoricarpos albus	Common White Snowberry	5 gal.	Pot	4	
	Syringa vulgaris	Common Lilac	6'	B&B	6	
PERENNIALS AND GRASSES	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Hakonechloa macra 'Aureola'	Golden Variegated Forest Grass	1 gal.		28	
	Helictotrichon sempervirens	Blue Oat Grass	5 gal.		16	
GROUND COVERS	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	QTY	REMARKS
	Drought Resistant Turf or Meadow Sod		sod		778 sf	Exact sod type TBD
	Native Meadow Sod		sod		1,816 sf	
	Vinca minor	Common Periwinkle	flat		70	

PLANT UNIT CALCULATIONS AND BOND REQUIREMENT

REQUIRED PLANT UNITS FOR 645/655/665 (COMBINED)

1 / 1,000 SF of required Landscape Area = 3 PLANT UNITS

(4) PROPOSED PLANT UNITS

(4) 3" Caliper Trees
(29) 6' Shrubs or Multi-Stem Trees
(18) #5 Container Shrubs

All landscaping will comply with Div. 5.5 of Town of Jackson LDRs. The landscape material shown meets the (3) Plant Unit requirement. A bond for the (3) Plant Unit requirement and irrigation will be provided before the Building Permit is issued. The bond amount will be as follows:

(3) Plant Unit Required
Average Value of (1) Plant Unit = \$2,600.00
Approximate Cost to Irrigate (1) Plant Unit = \$2,300.00
Total Cost of Plant Unit & Irrigation = \$4,900.00
Total Cost of (3) Plant Unit & Irrigation x 125% for Bond Amount = \$18,375

All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller - See Planting & Irrigation Notes

LANDSCAPE SURFACE AREA CALCULATIONS

ZONING CR-1
GROSS SITE AREA 20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCRoACHING SIDEWALK) 20,045.84 SF

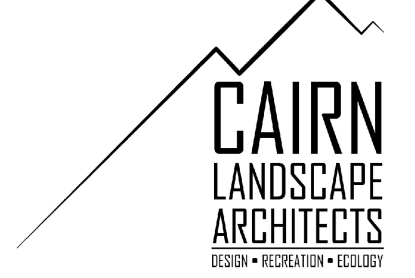
REQUIRED LANDSCAPE AREA/ LSR FOR 655/665 2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665) 2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665) 3,065 SF/ 15.29%

BIKE PARKING CALCULATIONS

REQUIRED BIKE PARKING (LDR 6.2.2.D) 1 Bike Parking per 10 Vehicle Spaces- 5 Bike Racks
PROPOSED BIKE PARKING 7 Bike Racks (14 Spaces)

Jackson Wyoming
307.733.9955

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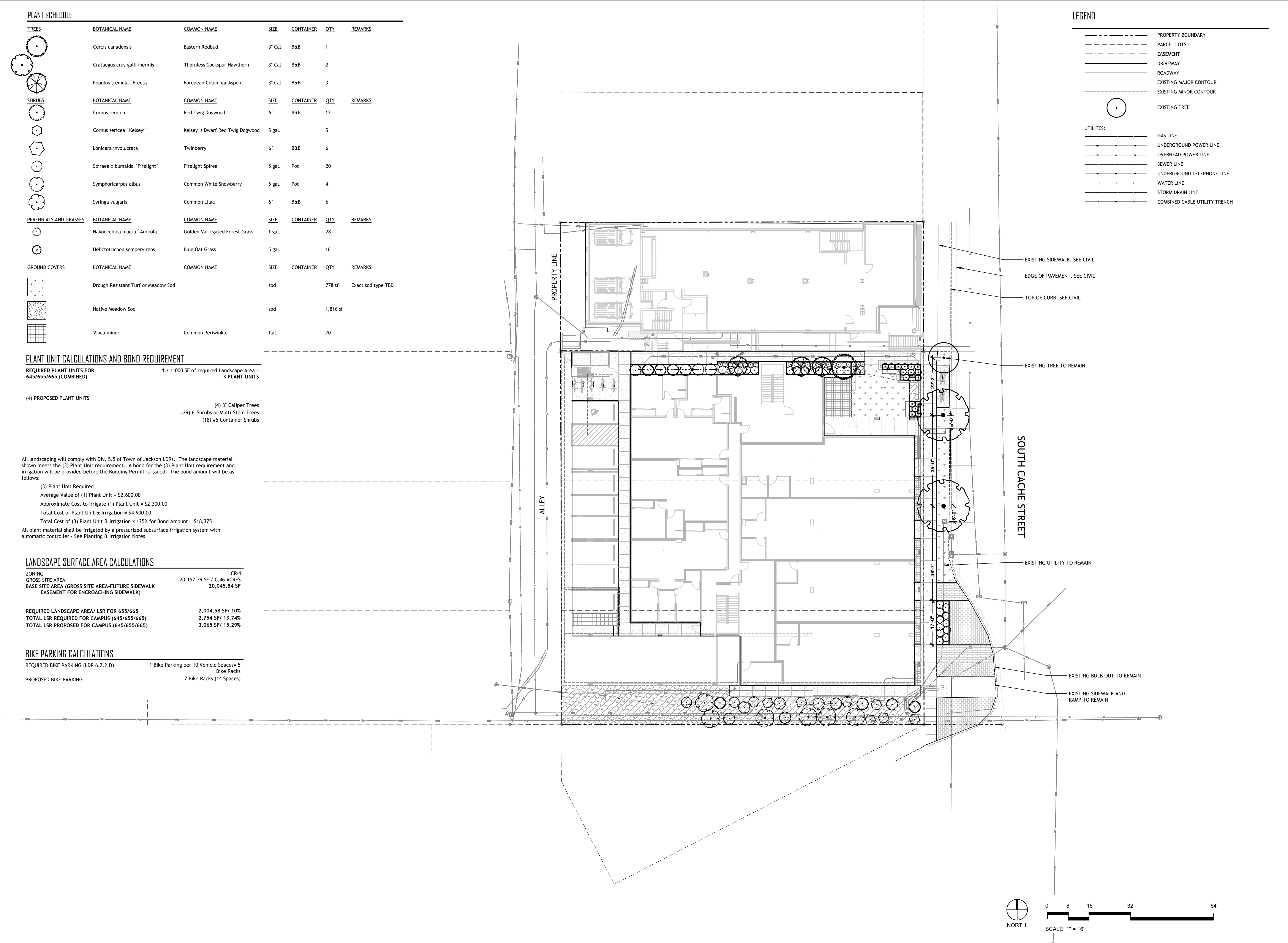
DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

SITE
PLAN

L0.3



LANDSCAPE SURFACE AREA CALCULATIONS

ZONING	CR-1
GROSS SITE AREA	20,157.79 SF / 0.46 ACRES
BASE SITE AREA (GROSS SITE AREA-FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK)	20,045.84 SF

REQUIRED LANDSCAPE AREA/ LSR FOR 655/665	2,004.58 SF/ 10%
TOTAL LSR REQUIRED FOR CAMPUS (645/655/665)	2,754 SF/ 13.74%
TOTAL LSR PROPOSED FOR CAMPUS (645/655/665)	3,065 SF/ 15.29%

LEGEND

- PROPERTY BOUNDARY
- PARCEL LOTS
- EASEMENT
- DRIVEWAY
- ROADWAY
- EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR



EXISTING TREE



LANDSCAPE SURFACE RATIO AREA



FUTURE SIDEWALK EASEMENT FOR ENCROACHING SIDEWALK

UTILITIES:

- GAS LINE
- UNDERGROUND POWER LINE
- OVERHEAD POWER LINE
- SEWER LINE
- UNDERGROUND TELEPHONE LINE
- WATER LINE
- STORM DRAIN LINE
- COMBINED CABLE UTILITY TRENCH



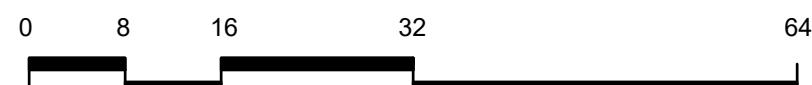
SOUTH CACHE STREET

PROPERTY LINE

ALLEY



NORTH



SCALE: 1" = 16'

architects

HOYT

Jackson Wyoming
307.733.9955

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JACKSON, WY 83001

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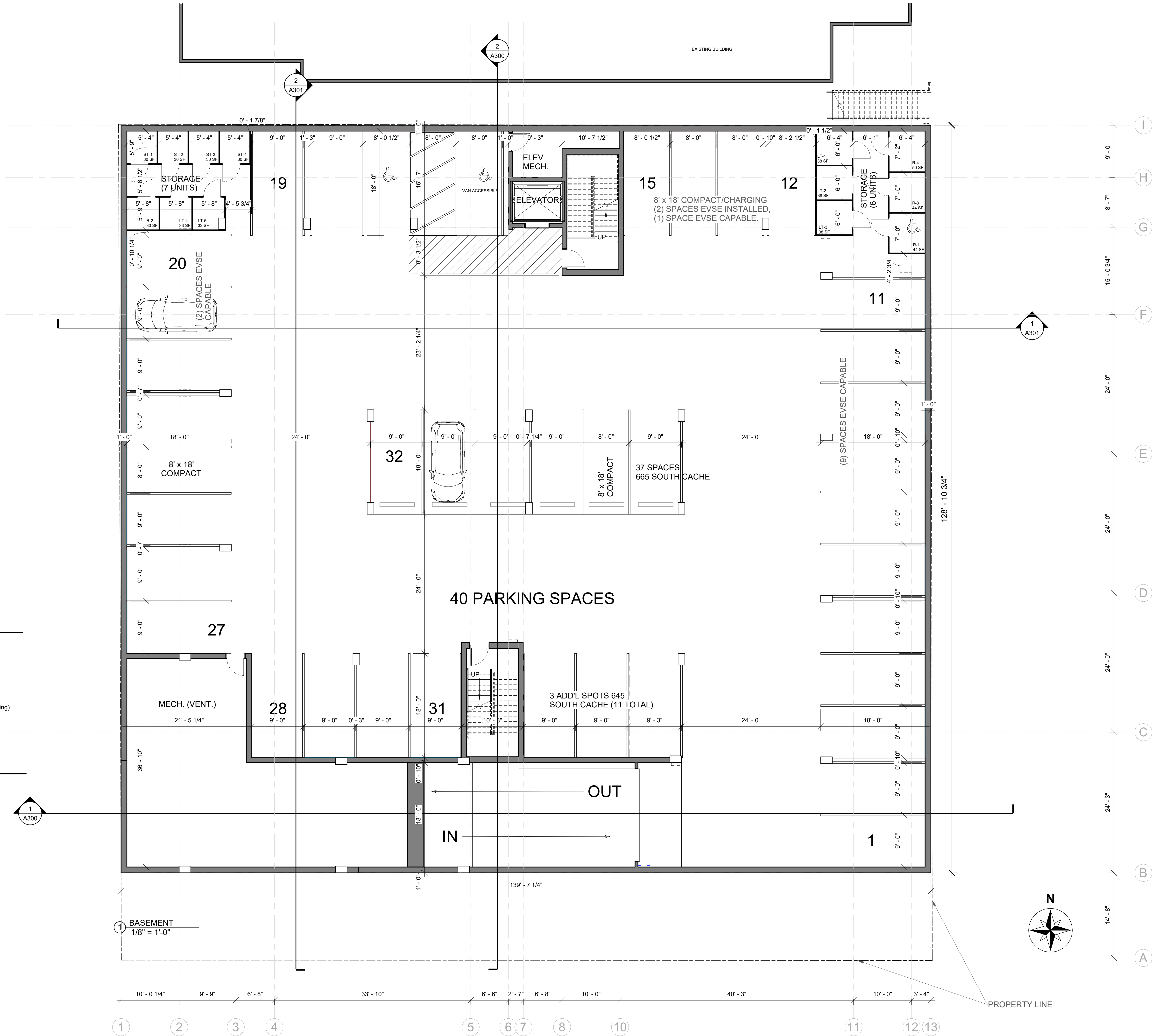
DEVELOPMENT PLAN SET

Date 06.02.2023
Drawn by MHA
Checked by HNF
REVISIONS

No.	Description	Date
1	Revision Set	08.11.23
2	Revision Set	09.26.23

LSR
DIAGRAM

L0.5



PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'
PARKING GARAGE: 40 SPACES
(3 SPACES FOR 645 CACHE, 37 SPACES FOR 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:
SEE LANDSCAPE DRAWINGS

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DEVELOPMENT PLAN SET

Date10.13.2023

Drawn byMB

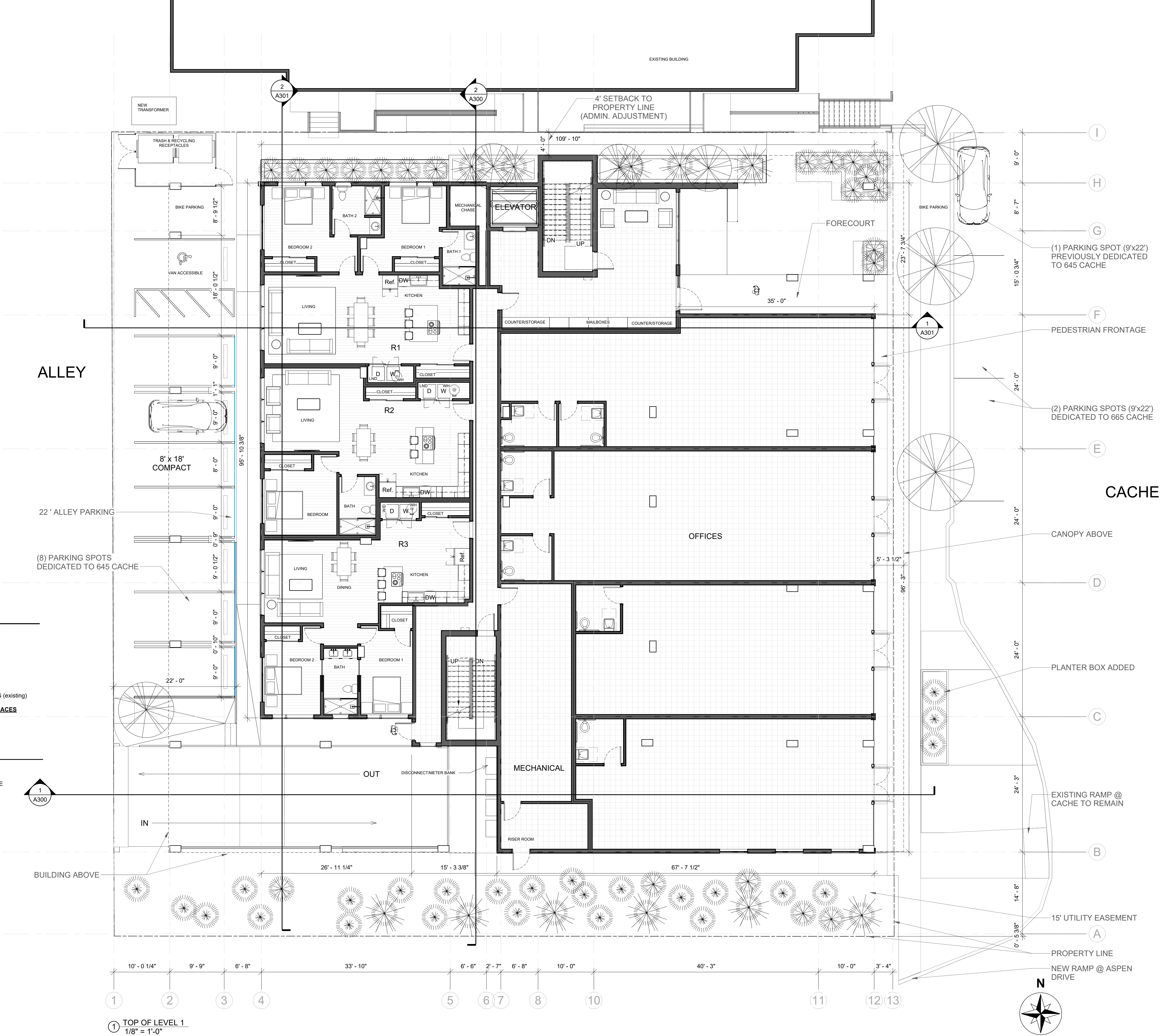
Checked byHOYT

REVISIONS

No.	Description	Date

BASEMENT FLOOR PLAN

A101



PARKING - REQUIRED (CR-1)

RESIDENTIAL:
1.5 PER DWELLING UNIT
13 UNITS X 1.5 SPACES = 19.5

BUSINESS:
2.47 PER 1,000 SF
5,782 SF X 0.00247 SPACES = 14.28

PARKING REQUIREMENT FOR 645 CACHE =
11 SPACES ON 665 CACHE, 1 SPACE ON STREET PARKING (existing)

TOTAL SPACES REQUIRED: 19.5+14.28+11 = 44.78 (45) SPACES

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS

PARKING - PROVIDED

PARKING GARAGE:
6 COMPACT PARKING SPACES 8' x 18'
2 ADA SPACES (1 ADA VAN ACCESSIBLE) & ACCESS AISLE
32 PARKING SPACES 9' x 18'

PARKING GARAGE: 40 SPACES
(3 SPACES for 645 CACHE, 37 SPACES for 665 CACHE)

ALLEY PARKING:
6 PARKING SPACES 9' x 22'
1 COMPACT PARKING SPACE 8' x 22'
1 ADA (VAN ACCESSIBLE) SPACE & ACCESS AISLE
PARKING ALLEY: 8 SPACES (all SPACES for 645 CACHE)

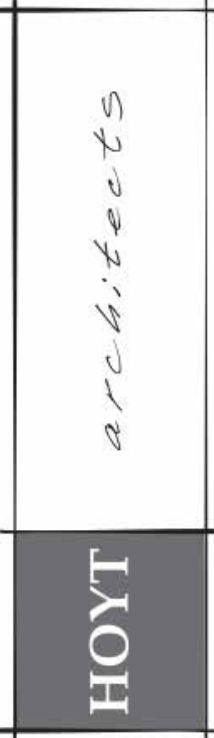
TOTAL SPACES PROVIDED ON SITE: 48

ON STREET PARKING:
3 SPACES, 1 OF THEM EXISTING AS 645 CACHE PARKING

EVSE PARKING:
37 TOTAL SPACES (665 CACHE ONLY)
5% INSTALLED: 1.85 (2 SPACES)
30% CAPABLE: 11.1 (12 SPACES)

BICYCLE PARKING:

SEE LANDSCAPE DRAWINGS



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DEVELOPMENT PLAN SET

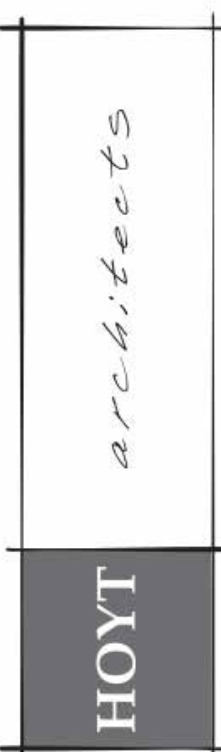
Date 10.13.2023
Drawn by MB
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REVISIONS

No.	Description	Date

FIRST FLOOR PLAN

A102

10/13/2023 11:57:14 AM



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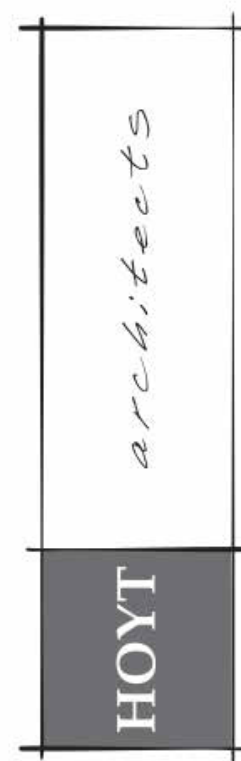
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Date 10.13.2023
Drawn by ME
Checked by HOYT
REVISIONS

[illegible]

A103

10/13/2023 12:39:39 PM



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Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

No.	Description	Date

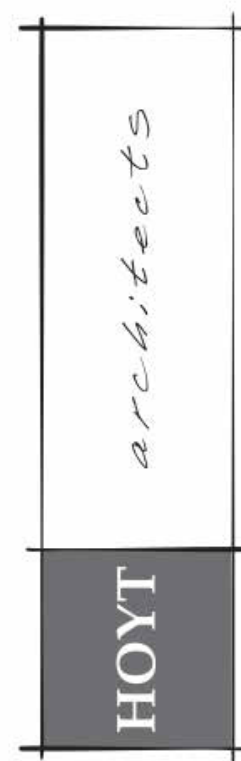
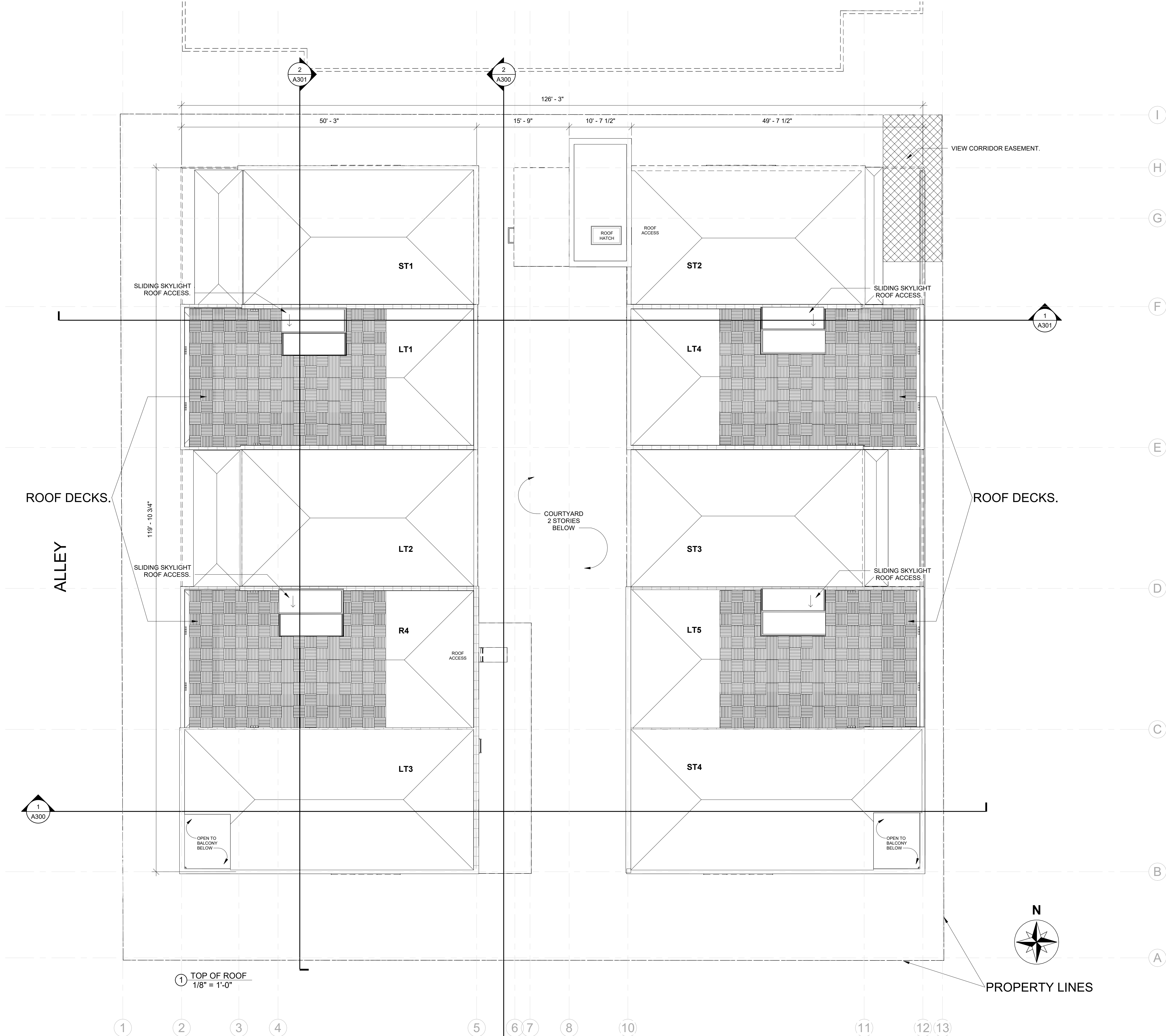
SECOND FLOOR
PLAN

A103

10/13/2023 2:21:09 PM



No.	Description	Date



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REVISIONS

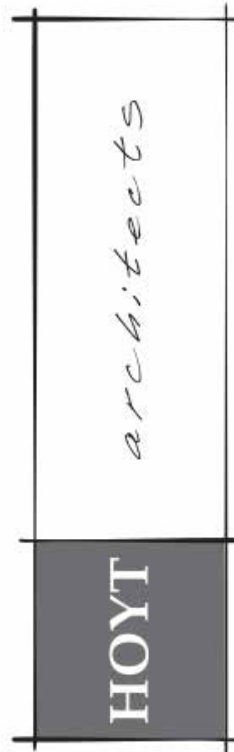
No.	Description	Date

ROOF PLAN

A105

10/13/2023 2:29:04 PM

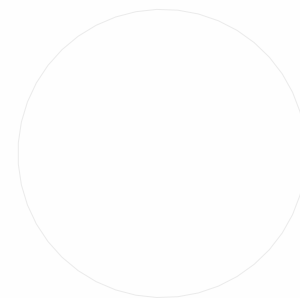
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
3	STEEL AND GLASS GUARDRAIL TO MATCH 645 S. CACHE.
4	AMERICAN FIBER CEMENT: 8MM NATURAL FIBER CEMENT PANELS CEMBRIT PATINA. COLOR: P070 FLINT. ATTACH W/#12 x 1 1/2" SS SCREWS @16" VERTICAL. 24" HORIZ. INTO FURRING STRIPS AT VERTICAL JOINTS W/ UV RESISTANT BLACK EDPH RUBBER SEALING STRIP AT VERTICAL JOINTS. GAP ALL EDGES OVER DELTA FASCADE AND WEATHER BARRIER AS PER MFGR RECOMMENDATIONS.
5	METAL CLAD WOOD WINDOWS. COLOR TO MATCH 645 S. CACHE.
6	COMMERCIAL GLAZING SYSTEM. COLOR TO MATCH 645 S. CACHE.
7	EXPOSED ARCH AND STRUCTURAL STEEL: PRIME AND FINISH W/ 2 COATS EXTERIOR ENAMEL. COLOR TO MATCH WINDOW FINISH.
8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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REVISIONS

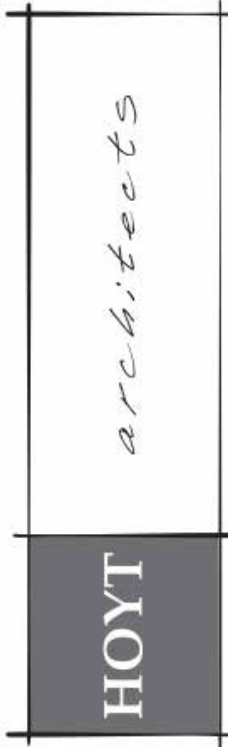
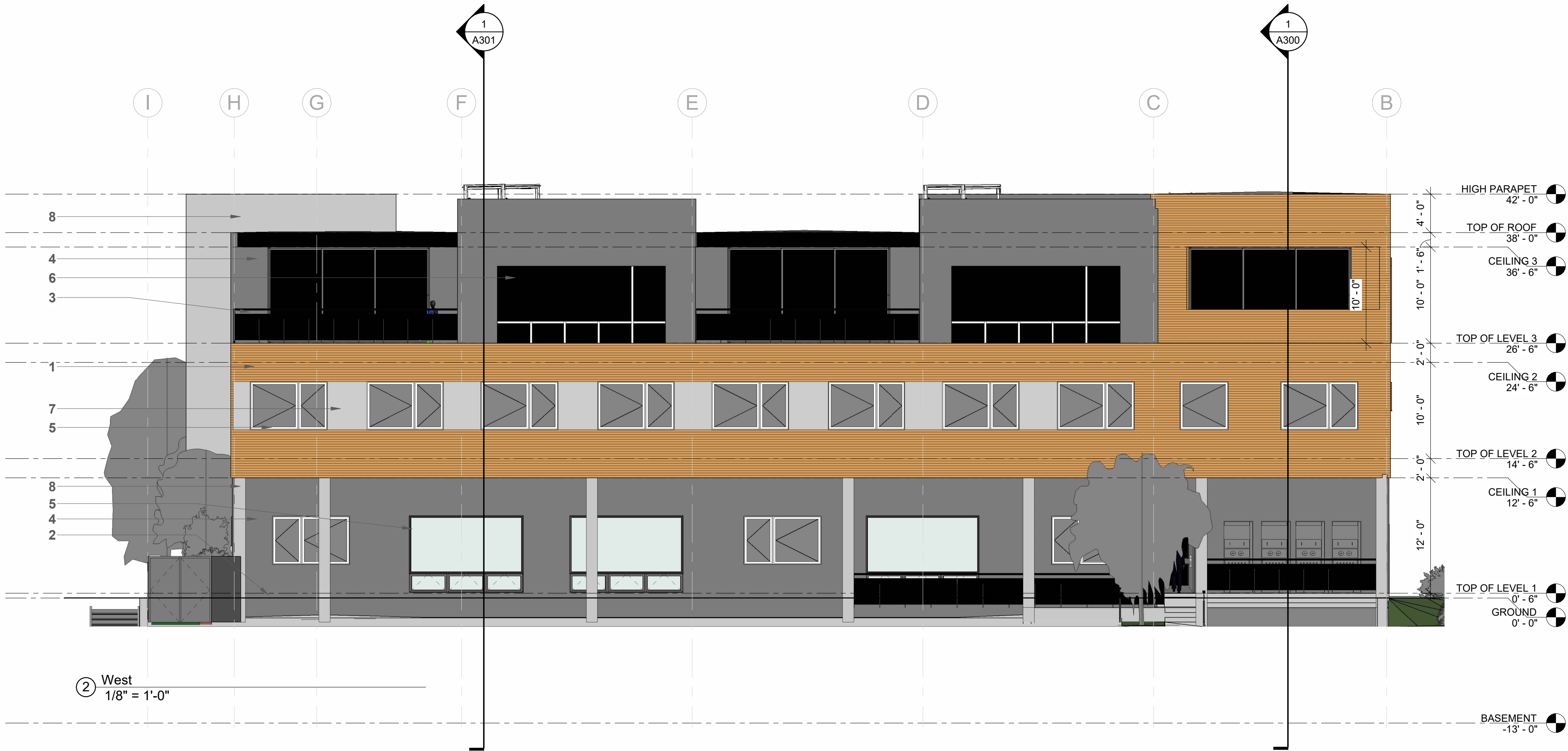
No.	Description	Date

EAST NORTH
ELEVATIONS

A201

10/18/2023 11:35:30 AM

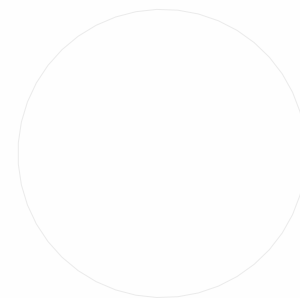
EXTERIOR MATERIALS SCHEDULE	
1	1 x 6 V.G. THERMALLY MODIFIED T+G REV. FINELINE RS/ FINISH TO MATCH 645 S. CACHE.
2	EXPOSED CONCRETE. SMOOTH-FORMED FINISHED CONCRETE W/ FORM-FACING PANELS THAT PROVIDE CONTINUOUS, TRUE, AND SMOOTH CONCRETE SURFACES.
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8	EXPOSED STRUCTURAL CONCRETE. FINISH TBD.
NOTES:	



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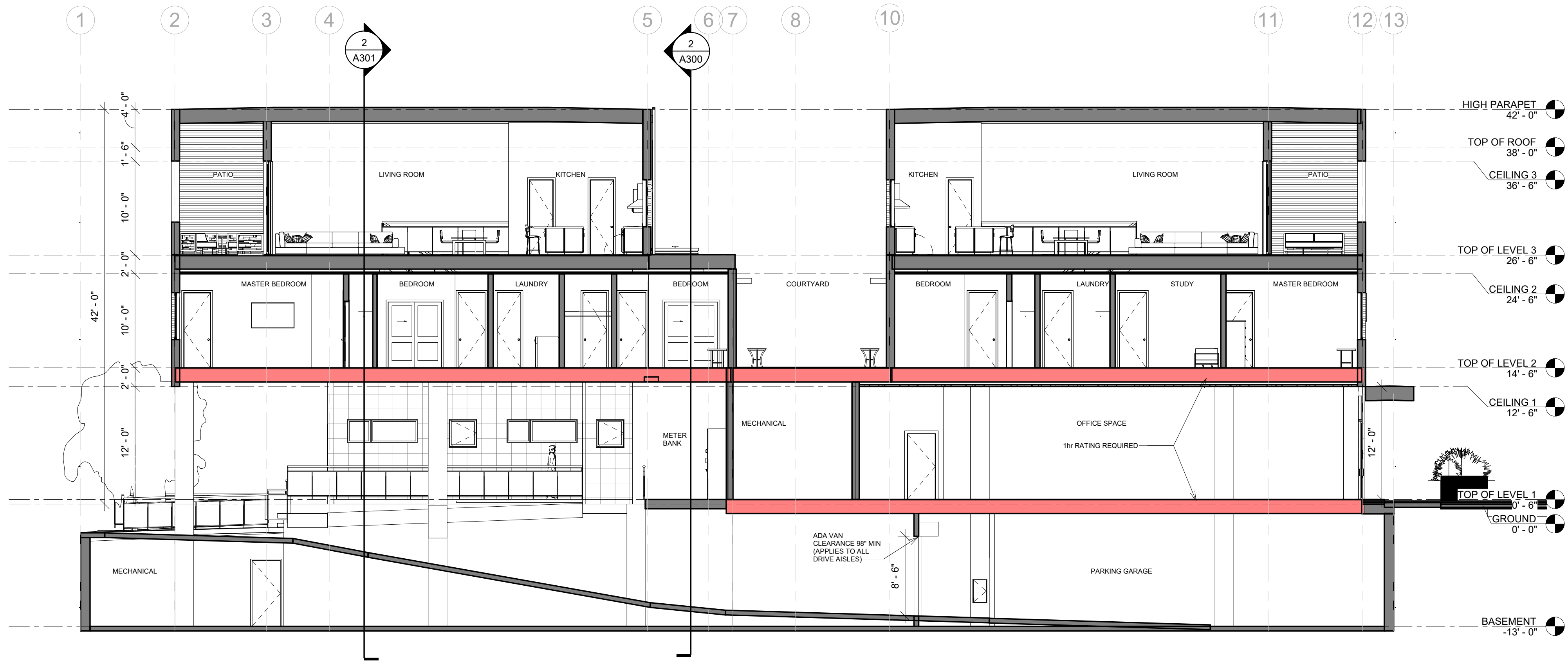
DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MB
Checked by HOYT
REVISIONS

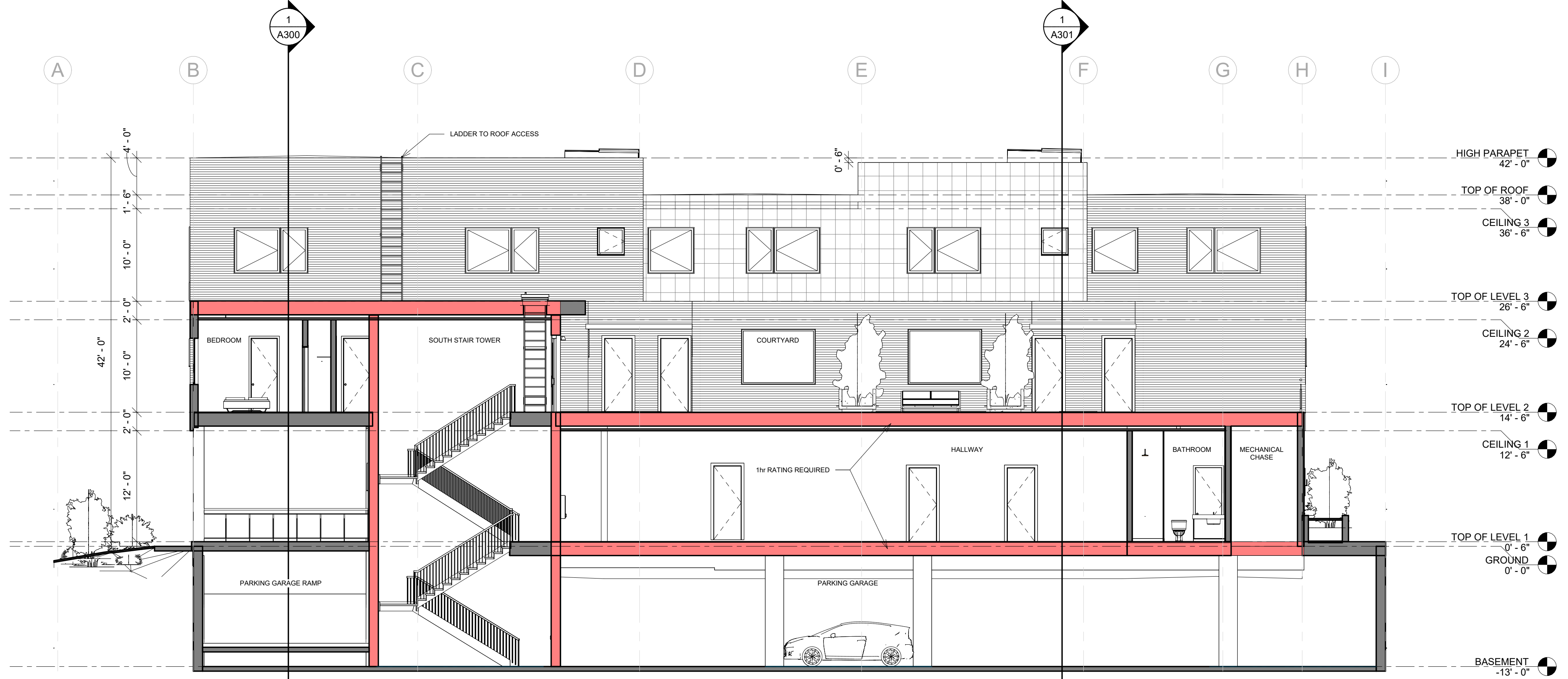
No.	Description	Date

WEST SOUTH
ELEVATIONS

A202



① West - East Section 1
1/8" = 1'-0"



② North - South Section 1
1/8" = 1'-0"

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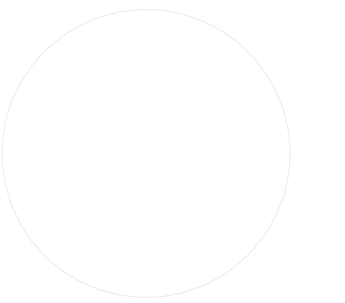
HOYT

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DEVELOPMENT PLAN SET

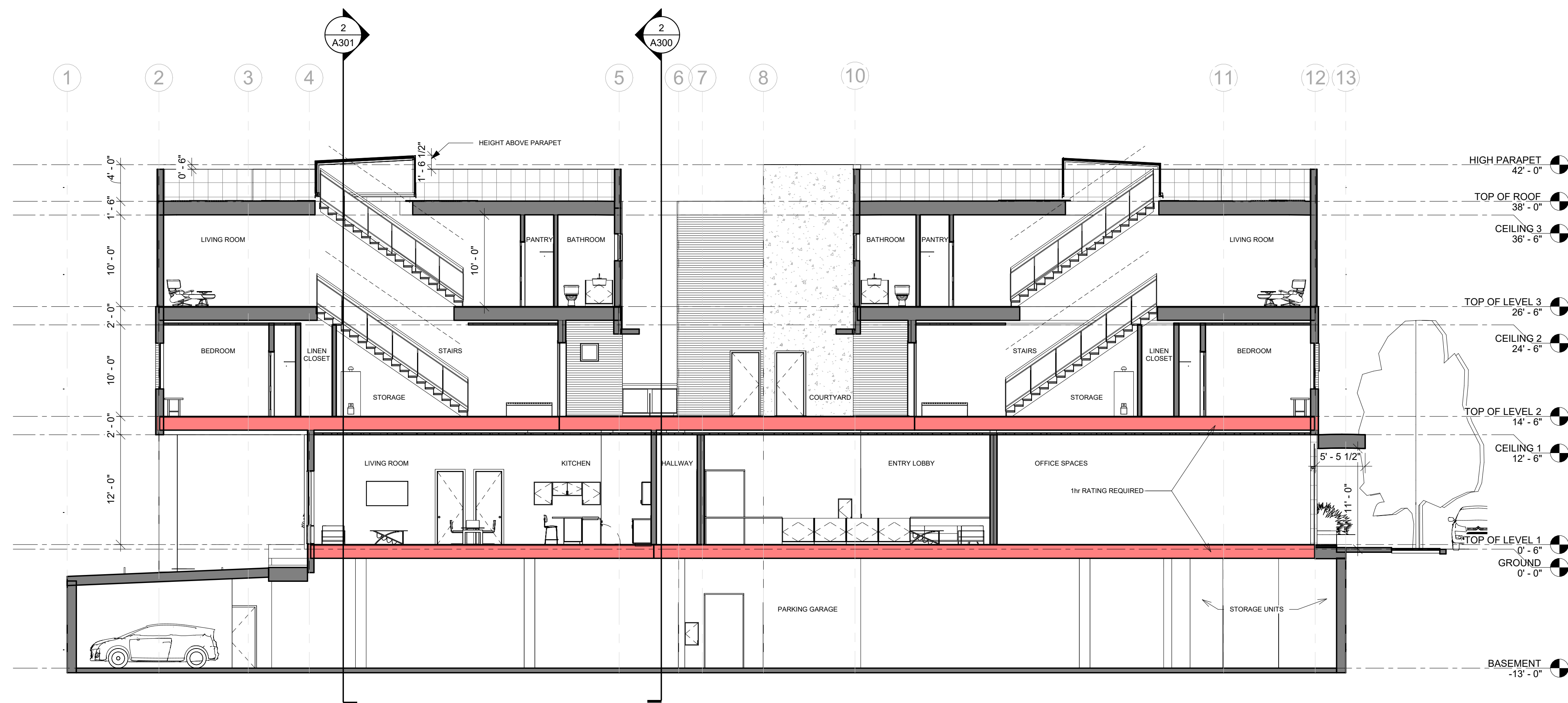
Date 10.13.2023
Drawn by MANCILMAN
Checked by HOYT
REVISIONS

No.	Description	Date

BUILDING
SECTIONS

A300

10/16/2023 11:37:15 AM



1 East - West Section 1
1/8" = 1'-0"



2 North - South Section 2
1/8" = 1'-0"

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DEVELOPMENT PLAN SET

Date 10.13.2023
Drawn by MANCILMAN
Checked by HOYT
REVISIONS

No.	Description	Date

BUILDING
SECTIONS

A301

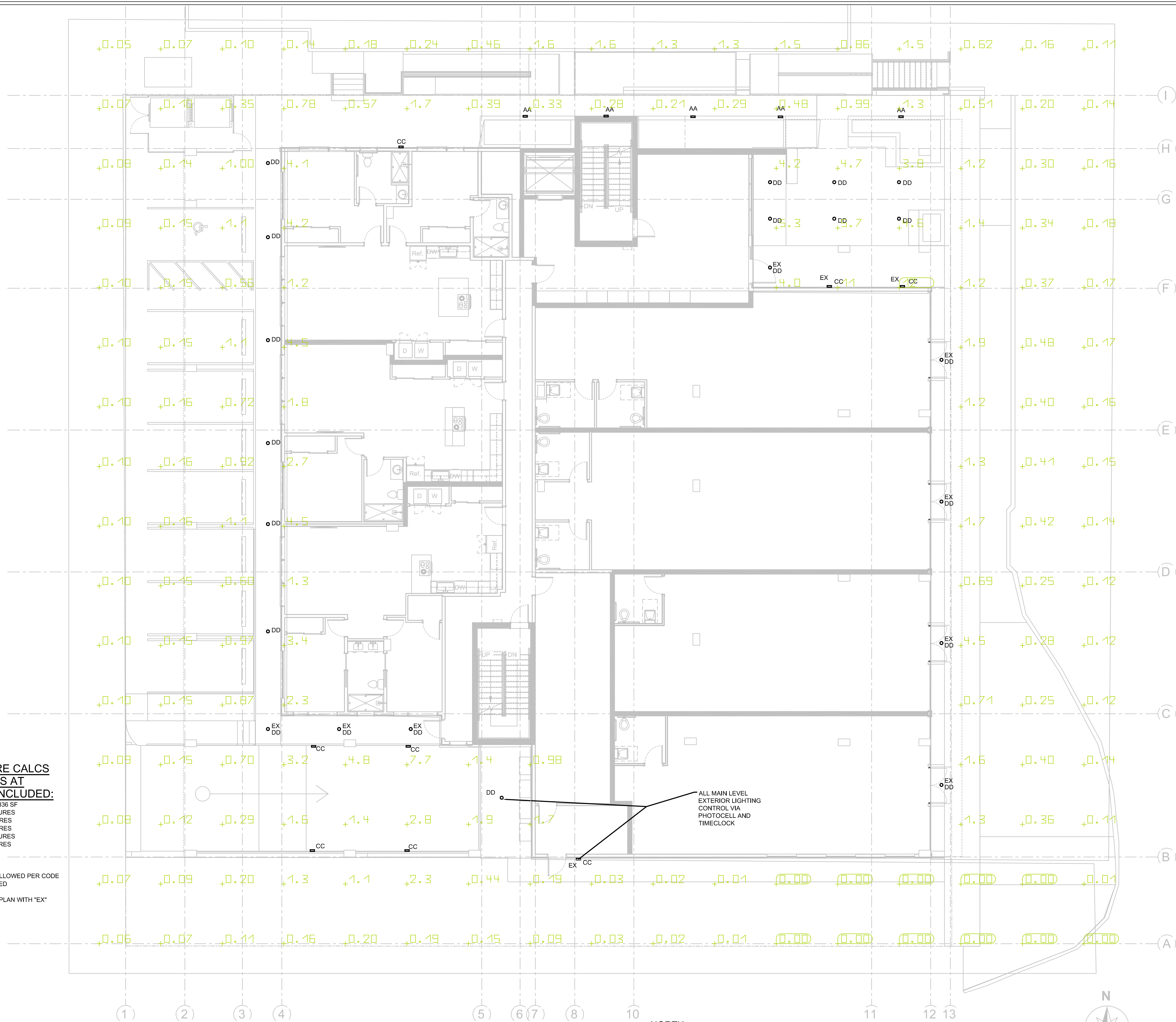
LUMENS PER ACRE CALCS
EXEMPT FIXTURES AT
EGRESSES NOT INCLUDED:

SITE DEVELOPMENT AREA: 18,336 SF
AA 581 LUMENS 21 FIXTURES
BB 120 LUMENS 4 FIXTURES
CC 823 LUMENS 7 FIXTURES
DD 800 LUMENS 23 FIXTURES
FIREPIT 100 LUMENS 1 FIXTURES

TOTAL LUMENS 36,942

LUMENS/1 ACRE LOT SF MAX ALLOWED PER CODE
= 50,000 LUMENS ALLOWED

EXEMPT FIXTURES NOTED ON PLAN WITH "EX"



LEVEL 1 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE: 06/02/23

ISSUE: DEVELOPMENT PLAN SET
08/11/23 DEV PLAN PERMIT RESP.

Drawn By: SOH

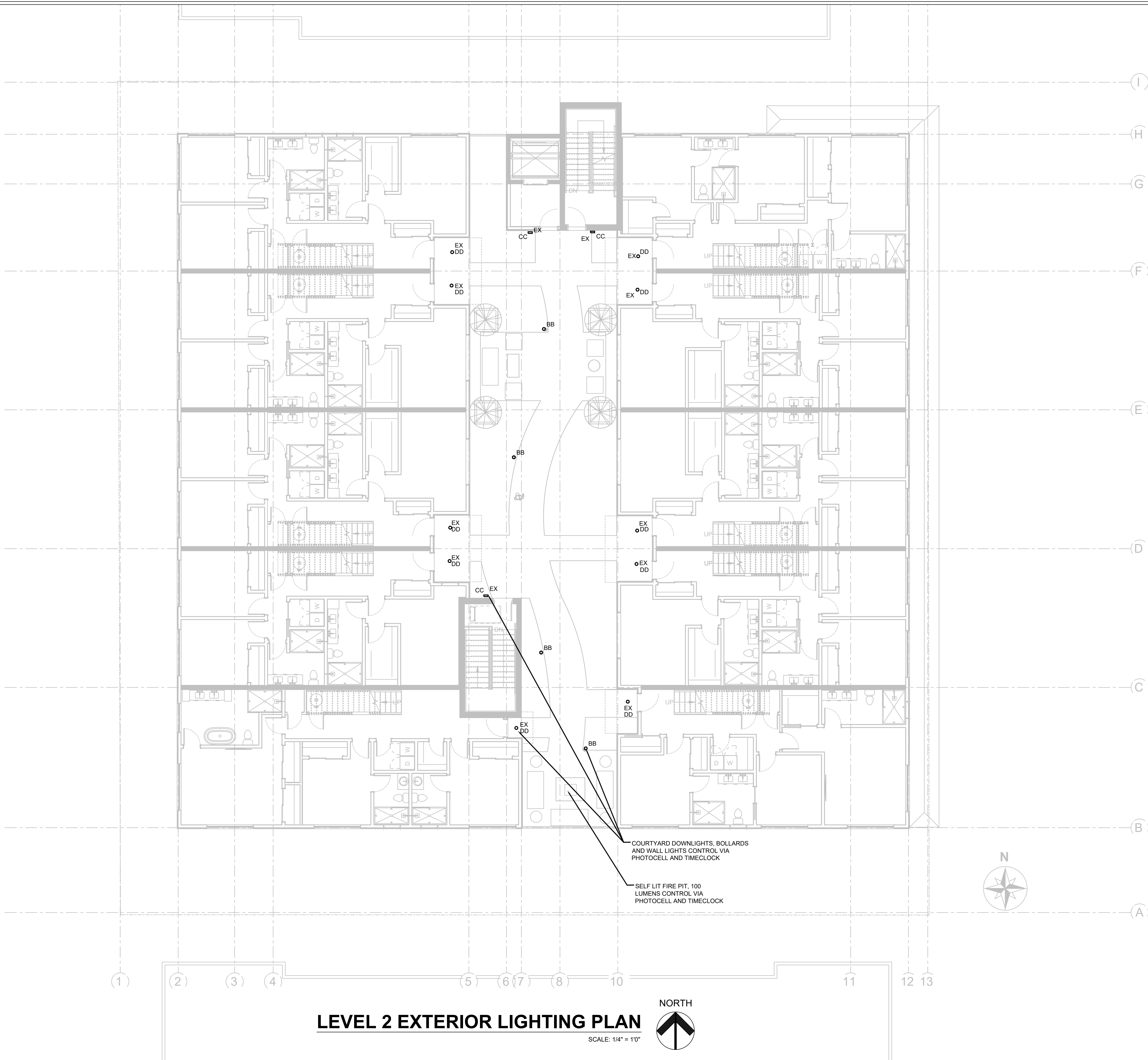
Checked By: AEC

LEVEL 1
EXTERIOR
LIGHTING
PLAN

EX1.0

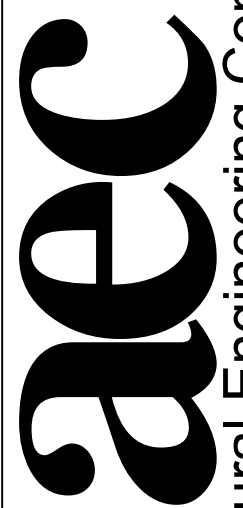
1 of 4

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LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1/4" = 1'0"





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AEC PROJECT #: 23025.00

DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

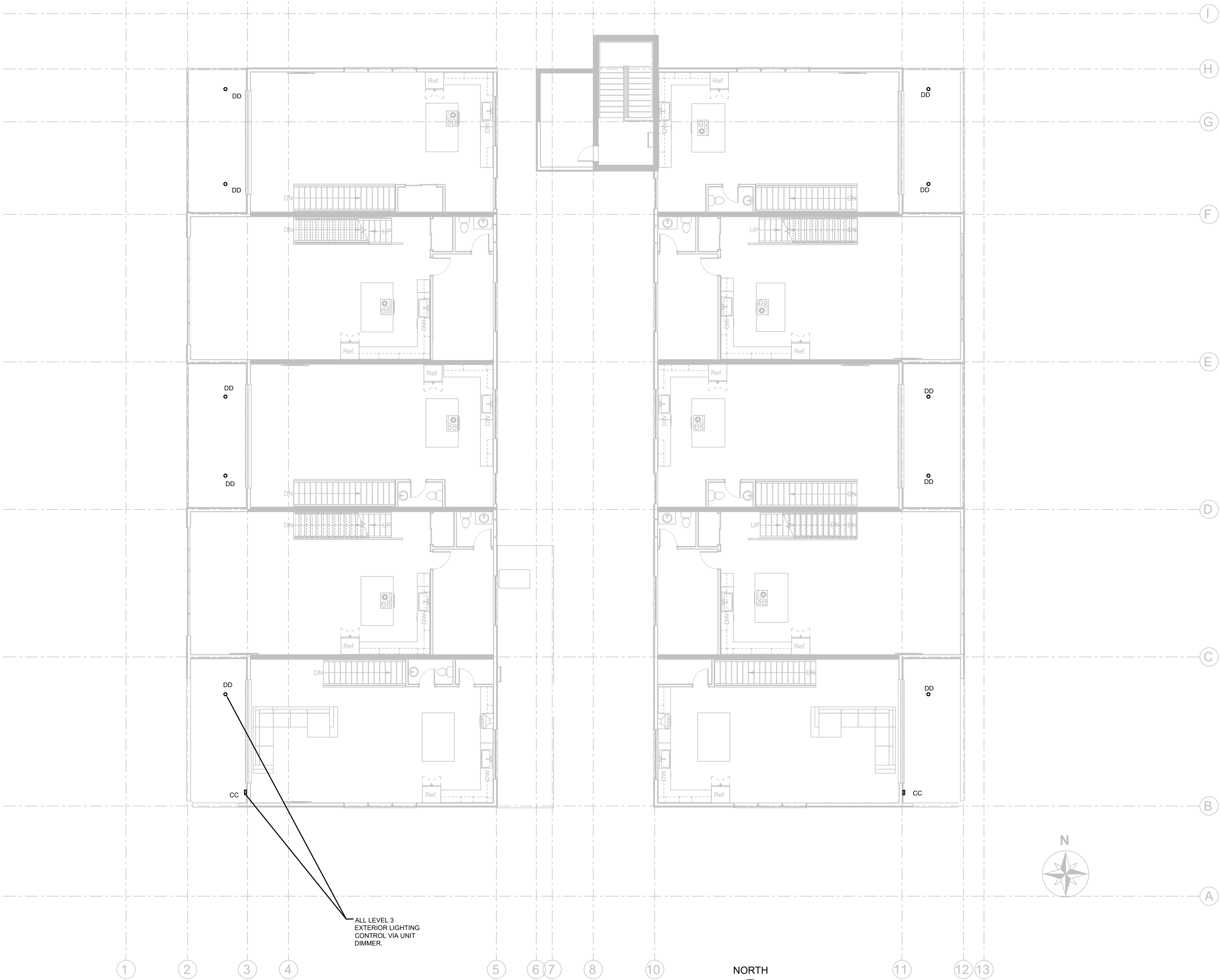
Drawn By:
SOH

Checked By:
AEC

LEVEL 2
EXTERIOR
LIGHTING
PLAN

EX1.1
2 of 4

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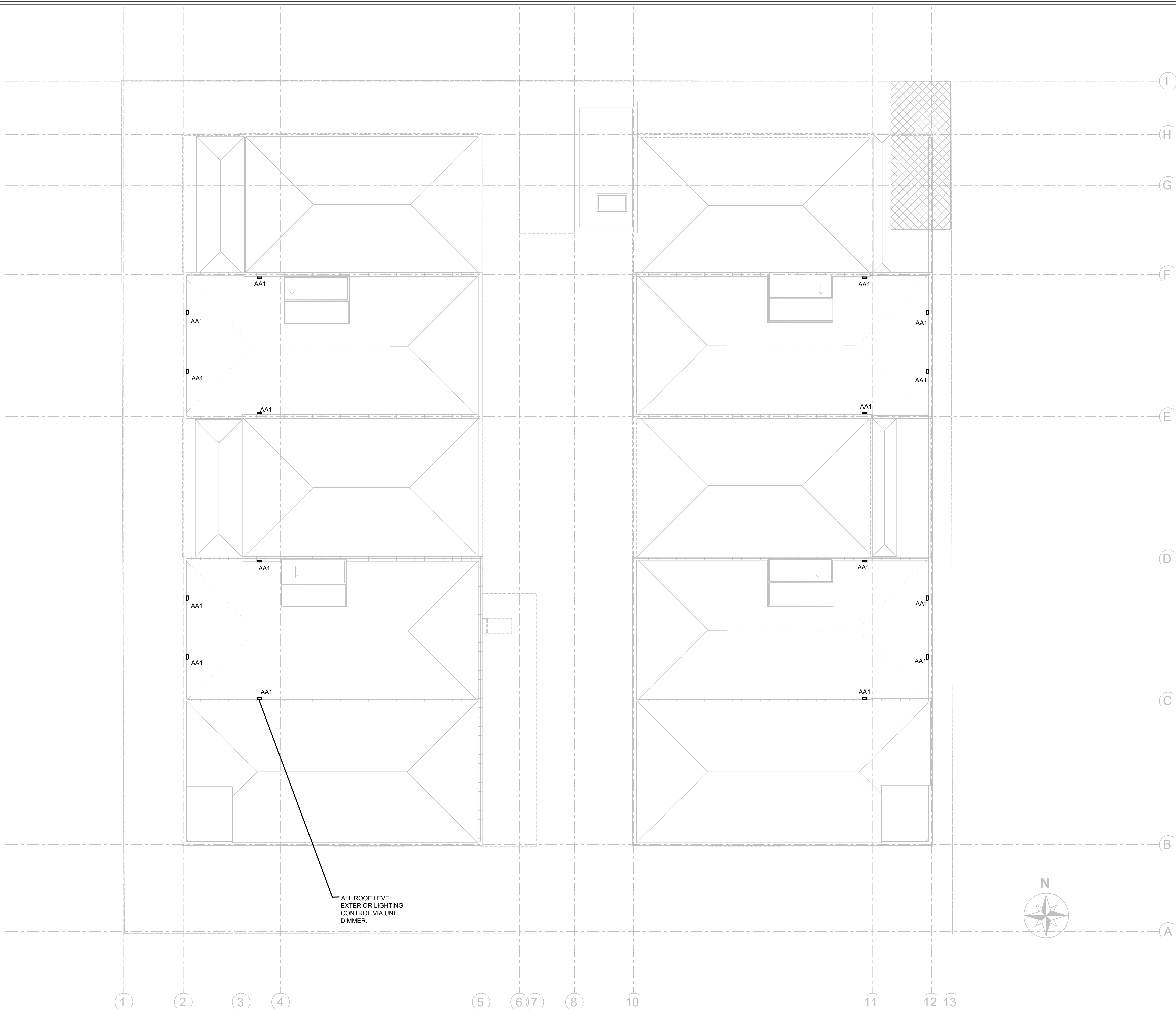
LEVEL 3 EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



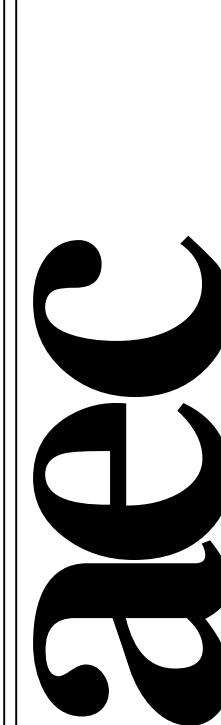
AEC PROJECT #: 23025.00	
DATE:	ISSUE:
06/02/23	DEVELOPMENT PLAN SET
08/11/23	DEV PLAN PERMIT RESP.

Drawn By:	Checked By:
SOH	AEC



ROOF LEVEL EXTERIOR LIGHTING PLAN

SCALE: 1/4" = 1'0"



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AEC PROJECT #: 23025.00

DATE: ISSUE:

06/02/23 DEVELOPMENT PLAN SET

08/11/23 DEV PLAN PERMIT RESP.

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Checked By:

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ROOF LEVEL
EXTERIOR
LIGHTING
PLAN

EX1.3

4 of 4

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PLUMBING SPECIFICATIONS:

1. GENERAL:
- a. FURNISH ALL LABOR, SUPERVISION, MATERIALS, EQUIPMENT AND FACILITIES NECESSARY TO FURNISH, FABRICATE, DELIVER, STORE AND INSTALL ALL WORK NOTED ON THE DRAWINGS AND/OR SPECIFIED HEREIN.
- b. THE CONTRACTOR SHALL FURNISH AND INSTALL ALL WORK NECESSARY TO MAKE A COMPLETE SYSTEM WHETHER OR NOT SUCH DETAILS ARE MENTIONED IN THESE SPECIFICATIONS OR SHOWN ON THE PLANS, BUT WHICH ARE OBVIOUSLY NECESSARY TO MAKE A COMPLETE SYSTEM, EXCEPTING ONLY THOSE PORTIONS THAT ARE SPECIFICALLY MENTIONED HEREIN OR PLAINLY MARKED ON THE ACCOMPANYING DRAWINGS AS BEING INSTALLED UNDER ANOTHER SECTION OF THE SPECIFICATIONS.
2. WORKMANSHIP:
- a. THE WORK SHALL BE ACCOMPLISHED IN A THOROUGH AND WORKMAN-LIKE MANNER SATISFACTORY TO AND MEETING THE APPROVAL OF THE OWNER AND ARCHITECT.
3. MATERIALS:
- a. ALL MATERIALS AND EQUIPMENT SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KIND, FREE FROM ALL DEFECTS AND OF THE MAKE AND QUALITY SPECIFIED.
4. SITE INSPECTION:
- a. CONTRACTOR SHALL VISIT THE SITE OF WORK PRIOR TO SUBMISSION OF HIS BID AND THOROUGHLY FAMILIARIZE HIMSELF WITH THE WORKING CONDITIONS & EXACT NATURE OF THE WORK.
- b. SUBMISSION OF A BID ACKNOWLEDGES FULL RESPONSIBILITY FOR FURNISHING A COMPLETE AND FUNCTIONAL SYSTEM.
- c. NO CHANGES IN CONTRACT WILL BE MADE TO ACCOMMODATE OR ALLOW EXTRA FUNDS FOR ANY OMISSION WHICH RESULTS FROM A FAILURE TO THOROUGHLY MAKE THE EXAMINATION.
5. CODES AND PERMITS:
- a. ALL PLUMBING EQUIPMENT, INSTALLATION, ETC., SHALL CONFORM TO THE **2021 INTERNATIONAL PLUMBING CODE (IPC), 2021 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)** AND ORDINANCES AS INTERPRETED BY THE COUNTY OF TETON BUILDING DEPARTMENT.
- b. CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND INSPECTIONS.
- c. COPIES OF ALL PERMITS AND INSPECTION REPORTS SHALL BE SUBMITTED TO THE ARCHITECT.
6. AS-BUILTS:
- a. CONTRACTOR SHALL PROVIDE A COMPLETE SET OF AS-BUILT DOCUMENTS WITH ALL CHANGES NOTED THEREON AT THE COMPLETION OF THE PROJECT AND PRIOR TO FINAL ACCEPTANCE AND PAYMENT.
7. GUARANTEE:
- a. CONTRACTOR SHALL UNCONDITIONALLY GUARANTEE ALL LABOR AND MATERIALS ON ALL WORK AGAINST DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER COMPLETION.
8. SUBMITTALS:
- a. CATALOG INFORMATION AND CUTS OF ALL EQUIPMENT AND DEVICES SHALL BE ELECTRONICALLY SUBMITTED TO THE ARCHITECT FOR REVIEW.
9. COORDINATION:
- a. THE DRAWINGS ARE DIAGRAMMATIC AND INTENDED TO SHOW SCOPE.
- b. THE CONTRACTOR SHALL COORDINATE HIS WORK WITH OTHER TRADES TO PROVIDE BEST ARRANGEMENT OF ALL DUCTS, PIPES, CONDUIT, ETC.
10. CUTTING AND PATCHING:
- a. ALL CUTTING AND PATCHING REQUIRED OF THE STRUCTURE (NEW OR EXISTING) SHALL BE PROVIDED UNDER OTHER SECTIONS OF THE WORK.
- b. PROVIDE NECESSARY REQUIREMENTS TO THE PROJECT SUPERINTENDENT.
- c. X-RAY SLABS PRIOR TO CORING.

11. CLEANUP:
- a. UPON COMPLETION OF THE WORK UNDER THIS SECTION, THE CONTRACTOR SHALL REMOVE ALL SURPLUS MATERIALS, EQUIPMENT AND DEBRIS INCIDENTAL TO THIS WORK AND LEAVE THE PREMISES CLEAN AND ORDERLY.
12. PLUMBING IDENTIFICATION
- a. EQUIPMENT NAMEPLATES: METAL, WITH DATA ENGRAVED OR STAMPED, FOR PERMANENT ATTACHMENT ON EQUIPMENT.
- b. PIPE MARKERS: PREPRINTED, COLOR CODED, WITH LETTERING INDICATING SERVICE, AND SHOWING DIRECTION OF FLOW.
- c. VALVE TAGS: STAMPED OR ENGRAVED WITH 1/4" LETTERS FOR PIPING SYSTEM ABBREVIATION AND 1/2" NUMBERS, WITH NUMBERING SCHEME. PROVIDE 5/32" HOLE FOR FASTENER.
- d. VALVE TAG SCHEDULE: PREPARE A VALVE TAG SCHEDULE TO BE SUBMITTED TO THE MAINTENANCE ENGINEER FOR RECORD.
13. PIPE INSULATION:
- a. DOMESTIC WATER PIPING INSULATION SHALL HAVE A THERMAL CONDUCTIVITY LESS THAN OR EQUAL TO 0.27 BTU-IN/HR-FT²-°F.
- b. **(COMMERCIAL)** HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED AS FOLLOWS:
- | PIPE SIZE (IN.) | INSULATION THICKNESS (IN.) |
|-------------------------|----------------------------|
| 1/2", 3/4", 1" & 1 1/4" | 1" |
| 1 1/2" THROUGH 6" | 1 1/2" |
- c. **(RESIDENTIAL)** HOT & COLD WATER SUPPLY PIPING (EXCEPT RUN OUTS 12 FT. OR SHORTER TO INDIVIDUAL FIXTURES) SHALL BE INSULATED TO A MINIMUM OF R-3.
- d. NO HOT OR COLD WATER PIPING SHALL BE ROUTED IN EXTERIOR WALLS UNLESS PROPERLY INSULATED.
- e. CONDENSATE PIPING SHALL BE INSULATED WITH 3/8" FOAM PLASTIC.
- f. STORM DRAIN PIPING SHALL BE INSULATED WITH FIBERGLASS INSULATION FROM THE UNDERSIDE OF THE DECK TO THE VERTICAL RISER.
14. PIPING:
- a. WASTE, VENT AND STORM DRAIN PIPING:
- i. SHALL BE STANDARD WEIGHT CAST IRON HUB LESS TYPE.
- ii. UNDERGROUND PIPING CAN ALSO BE SCHEDULE 40 PVC.
- iii. VENT PIPING IN RETURN AIR CEILING PLENUMS SHALL BE COPPER PIPING.
- b. VENT PIPING:
- i. SHALL BE PVC.
- c. WATER PIPING:
- i. SHALL BE TYPE "L" COPPER HARD DRAWN WITH WROUGHT COPPER FITTINGS. JOINTS SHALL BE SOLDERED WITH 95-5 OR SILVER SOLDER.
- ii. CONCEALED WATER PIPING 3" & SMALLER CAN ALSO BE UPONOR AQUAPEX APR, REHAU RAUPLEX OR EQUIVALENT-PROVIDE DEDUCT ALTERNATE PRICING.
- iv. UNLESS OTHERWISE NOTED, ALL WATER PIPE SIZING IS BASED UPON COPPER. IF ASTM APPROVED PEX IS UTILIZED, UPSIZE ONE NOMINAL SIZE FROM THAT SHOWN ON PLANS.
- d. CONDENSATE PIPING SHALL BE TYPE "M" COPPER WITH SOLDER JOINTS OR PVC.
- e. NATURAL GAS PIPING:
- i. 2" AND SMALLER SHALL BE THREADED STANDARD WEIGHT SCHEDULE 40 BLACK STEEL PIPE WITH SCREWED MALLEABLE IRON FITTINGS.
- ii. PIPING 2 1/2" AND LARGER SHALL BE WELDED.
- iii. CSST PIPE IS NOT APPROVED.
- iv. ALL OUTDOOR EXPOSED PIPING SHALL BE PAINTED WITH OUTDOOR ENAMEL.
- v. REGULATOR VENTING SHALL BE NO LONGER THAN MANUFACTURER'S RECOMMENDATION, ALUMINUM, VENTED TO THE OUTDOORS, AND A MINIMUM OF 3' FROM ANY OPENING INTO BUILDING AND 6' FROM ANY MECHANICAL INTAKE AND 1' FROM ANY ELECTRICAL EQUIPMENT.
- f. UNDERGROUND NATURAL GAS PIPING:
- i. SHALL BE IPS SDR 10 TUBING WHICH MEETS ASTM D2513 MANUFACTURED BY UPONOR OR IAPMO.
- ii. ANY GAS PIPING ROUTED BENEATH HARD POURED SURFACES SHALL BE SLEEVED TO MEET THE REQUIREMENTS OF THE UTILITY COMPANY.

15. EACH PLUMBING VENT SHALL TERMINATE NOT LESS THAN TEN FEET FROM ANY MECHANICAL INTAKE AND AT LEAST THREE FEET FROM ANY OPENING INTO THE BUILDING.
16. VERIFY INVERT ELEVATION OF WASTE LINE IN STREET PRIOR TO ROUTING ANY PIPING. PROVIDE SEWAGE WASTE EJECTOR IF I.E. OF EXISTING SANITARY WASTE CAN NOT BE ACCOMMODATED.
17. CLEAN-OUTS SHALL BE INSTALLED AS PER **2021 IPC SECTION 708**.
18. PROTECT ROOF RECEPTOR ON ROOF FROM RAIN WATER BY ELEVATING THE RIM 2 1/4" INCHES ABOVE ROOF SURFACE.
19. PROVIDE WATERTIGHT FLASHING WHEREVER PIPES PASS THRU EXTERIOR WALLS, ROOF AND FLOORS.
20. PENETRATION IN WALLS REQUIRING PROTECTED OPENINGS SHALL BE FIRE-STOPPED. FIRE-STOPPING SHALL BE AN APPROVED MATERIAL SECURELY INSTALLED AND CAPABLE OF MAINTAINING ITS INTEGRITY WHEN SUBJECTED TO TEST TEMPERATURE FOR SPECIFIC WALL OR PARTITION.
21. PROVIDE FELT WITH METAL BACKING VIBRATION ISOLATION SLEEVES OR PADS AT ALL PIPE HANGERS OR SUPPORTS AND ALL POINTS WHERE PIPING COMES IN CONTACT WITH ANY PORTION OF THE STRUCTURE. APPLIES TO ALL WATER AND WASTE PIPING.
22. LOCATIONS OF UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS AND DEPTHS OF UTILITIES PRIOR TO STARTING WORK OF THIS SECTION. MAKE REQUIRED ADJUSTMENTS TO CONNECT TO EXISTING UTILITIES. IF INDICATED POINTS OF CONNECTION CANNOT BE MADE TO UTILITIES AS FOUND, THE CONTRACTOR SHALL, BEFORE CONTINUING, NOTIFY THE ARCHITECT PRIOR TO INSTALLING ANY WORK WHICH MAY BE AFFECTED.
23. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AVAILABLE SPACES FOR INSTALLING THE WORK.
24. VALVES SHALL BE NIBCO, JENKINS, WALWORTH, STOCKHAM OR EQUAL. SERVICE PRESSURE SHALL BE SUITABLE FOR SERVICE INTENDED.
25. PROVIDE HANGERS AND SUPPORTS MEETING THE REQUIREMENTS SPECIFIED IN THE **2021 IPC SECTION 308**. PLUMBERS TAPE AND WIRE ARE NOT ACCEPTABLE.
26. CONTRACTOR SHALL AFFIX A MAINTENANCE LABEL TO ALL EQUIPMENT REQUIRING ROUTINE MAINTENANCE AND SHALL PROVIDE THREE COPIES OF MAINTENANCE AND OPERATING MANUALS TO THE OWNER/OPERATOR.
27. CONTRACTOR SHALL ARRANGE FOR AND PAY FOR ALL UTILITY METERS AND UTILITY CONNECTIONS.
28. ALL PLUMBING LINES SHALL BE CONCEALED WITHIN THE BUILDING STRUCTURE TO THE GREATEST EXTENT POSSIBLE. ALL LINES NOT CONCEALED SHALL BE SECURED 6" OFF FLOOR AND 3/4" FROM WALL AND CEILINGS USING OFFSET BRACKETS.
29. AN APPROVED BACKFLOW PREVENTER SHALL BE PROPERLY INSTALLED UPSTREAM OF ANY POTENTIAL HAZARD BETWEEN THE POTABLE WATER SUPPLY AND A SOURCE OF CONTAMINATION.
30. **CONFIRM WATER QUALITY IS WITHIN HUMIDIFIER MANUFACTURER'S RECOMMENDATIONS OR PROVIDE WATER TREATMENT PRIOR TO OPERATING HUMIDIFIERS**
31. ALL SINGLE AND THREE PHASE MOTORS, STARTERS AND DISCONNECTS SHALL BE PROVIDED BY THE PLUMBING CONTRACTOR AND WIRED BY THE ELECTRICAL CONTRACTOR.

PLUMBING LEGEND

---	DOMESTIC COLD WATER	---	PIPE RISER
---	DOMESTIC HOT WATER	---	PIPE DROP
---	DOMESTIC HOT WATER RECIRC.	---	PIPE TAKEOFF (FROM BOTTOM OF MAIN)
---	WASTE ABOVE GRADE	---	PIPE TAKEOFF (FROM TOP OF MAIN)
---	WASTE BELOW GRADE	---	PIPE END CAP
---	GREASE WASTE ABOVE GRADE (GW)	---	PIPE CONTINUATION
---	GREASE WASTE BELOW GRADE (GW)	---	PIPE EXPANSION GUIDE
---	STORM DRAIN ABOVE GRADE (SD)	---	PIPE UNION
---	STORM DRAIN BELOW GRADE (SD)	---	PIPE ANCHOR
---	OVERFLOW DRAIN ABOVE GRADE (OD)	---	FLEXIBLE PIPE CONNECTION
---	OVERFLOW DRAIN BELOW GRADE (OD)	---	PIPE EXPANSION JOINT
---	COMBINATION WASTE & VENT (CW&V)	---	POINT OF NEW CONNECTION
---	INDIRECT WASTE	---	PLUG VALVE
---	GAS	---	CHECK VALVE
---	MEDIUM PRESSURE NATURAL GAS	---	BALL VALVE
---	VENT	---	BALANCING VALVE
---	PUMP DISCHARGE	---	FLOW REGULATOR VALVE
---	CONDENSATE DRAIN	---	BUTTERFLY VALVE
---	CLEAN OUT	---	PRESSURE REDUCING VALVE
---	WALL CLEAN OUT	---	2-WAY CONTROL VALVE
---	FLOOR CLEAN OUT	---	3-WAY CONTROL VALVE
---	CLEAN OUT TO GRADE	---	4-WAY CONTROL VALVE
---	DEMOLISH	---	DIFFERENTIAL BYPASS VALVE
---	EXISTING	---	STRAINER
---	NEW	---	NATURAL GAS PRESSURE REGULATOR
---	VENT THROUGH ROOF	---	AIR VENT
---	UP THROUGH ROOF	---	PRESSURE - TEMP. TAP
---	UP	---	PRESSURE GAUGE
---	DOWN	---	THERMOMETER

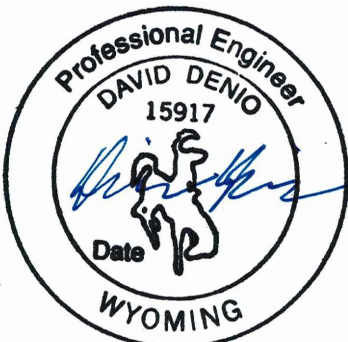
NOTE: ALL SYMBOLS SHOWN ON LEGEND ARE NOT NECESSARILY USED.

2021 IPC Water Service Sizing	Fixture Quantity	Water Supply Fixture Units						Drainage Supply Fixture Units		Fixture Connection Sizes (in.)			
Job Name 665 S Cache		Demand			Total			Demand		Total			
Job Number 23025		Fixture Units			Fixture Units			Fixture Units		Fixture Units			
Engineer DGD		Cold	Hot	Total	Cold	Hot	Total	Cold	Hot	Total	CW	HW	W
Individual Fixture													
Clothesw asher, residential 8lb	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Dishw asher, domestic	13		1.4	1.4			18.20	2.0	26	1/2	1 1/2	1 1/2	
Floor drain - 2"	23							3.0	69			2	1 1/2
Floor drain - 4"	1							6.0	6			4	2
Hose Bibb	22	1.0		1.0	22.00		22.00			3/4			
Kitchen Sink, private	13	1.0	1.0	1.4	13.00	13.00	18.20	2.0	26	3/4	3/4	2	1 1/2
Lavatory, private	53	0.5	0.5	0.7	26.50	26.50	37.10	1.0	53	1/2	1/2	1 1/2	1 1/2
Lavatory, public	6	1.5	1.5	2.0	9.00	9.00	12.00	1.0	6	1/2	1/2	1 1/2	1 1/2
Show et, private mixing valve	24	1.0	1.0	1.4	24.00	24.00	33.60	2.0	48	3/4	3/4	2	1 1/2
Water Closet, Flush Tank private	33	2.2		2.2	72.60		72.60	3.0	99	1/2		3	2
Water Closet, Flush Tank public	6	5.0		5.0	30.00		30.00	4.0	24	1/2		3	2
Water Supply/Drain Fixture Unit Total	207				Cold	Hot	Entry	Drainage					
					210.10	103.70	261.90	383.0					
					Flow - GPM		77.4						
					Meter Size		2"	Pipe Size	6"				
					Velocity-FPS								

HYDRAULIC CALCULATIONS

	PRESSURE (PSI)
TAP LOSS (2" LINE @ 77.4 GPM)	2.18
STATIC HEAD LOSS (MAIN TO METER)	6.51
PRESSURE LOSS THROUGH SERVICE LINE (MAIN TO METER)	2.62
PRESSURE REDUCING VALVE LOSS (2" @ 77.4 GPM, WATTS LF223S)	12.00
METER LOSS (2" METER @ 77.4 GPM, NEPTUNE T-10)	2.50
BACKFLOW PREVENTER (2" RPBP @ 77.4 GPM, ZURN 975XL)	13.25
WATER TREATMENT SYSTEM PRESSURE LOSS	0.00
HOT WATER MIXING STATION PRESSURE DROP	0.00
STATIC HEAD LOSS (METER TO HIGHEST FIXTURE)	15.19
FRICTION LOSS (LONGEST LENGTH @ 3.5PSI/100')	7.35
DESIGN PRESSURE REQUIRED @ FIXTURES	20.00
TOTAL PRESSURE REQUIRED	81.60
NOTE: "TOTAL PRESSURE REQUIRED" IS THE REQUIRED MINIMUM PRESSURE AT THE WATER MAIN TAKEOFF. CONTRACTOR TO VERIFY PRESSURE AT MAIN PRIOR INSTALLATION. IF THE PRESSURE DIFFERS FROM SHOWN, PROVIDE A BOOSTER PUMP AS REQUIRED.	

aec
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665 MIXED USE

665 SOUTH CACHE
JACKSON, WY 83001

AEC PROJECT #: 23025.00

DATE: ISSUE:

06/02/23 DEVELOPMENT PLAN SET

Drawn By:

DGD

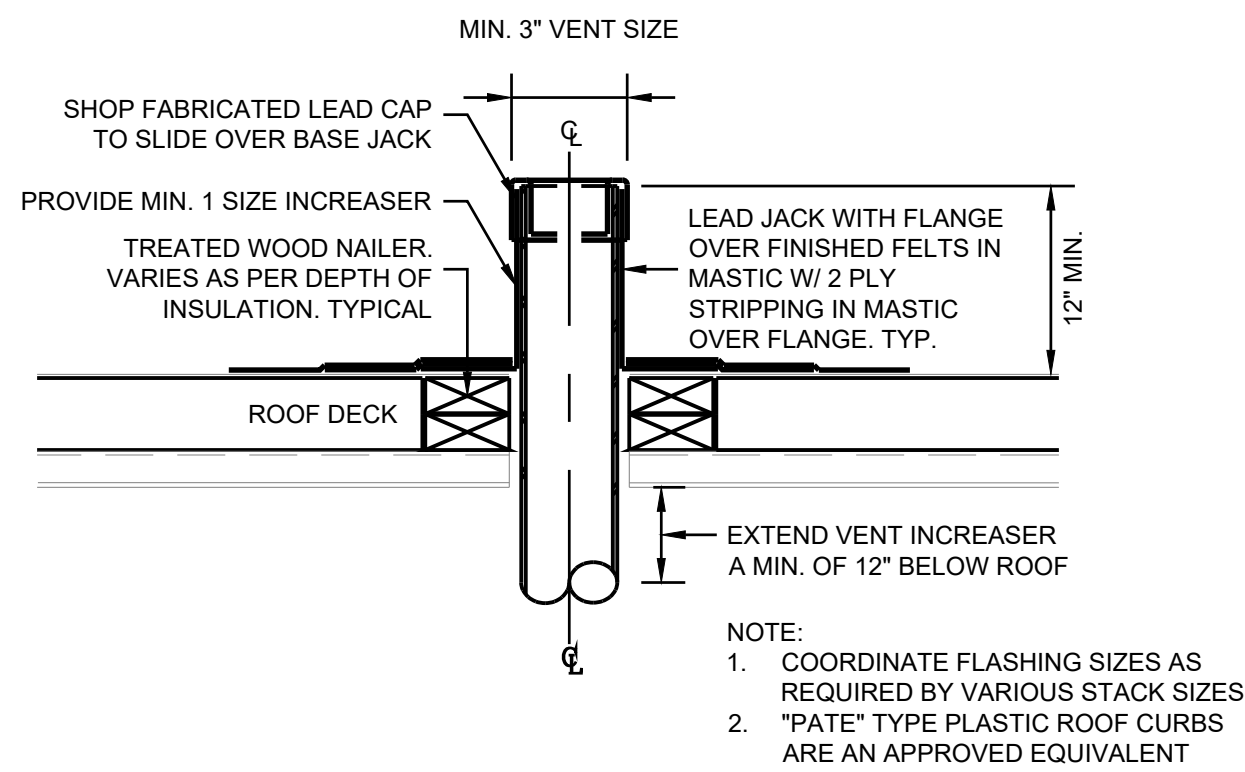
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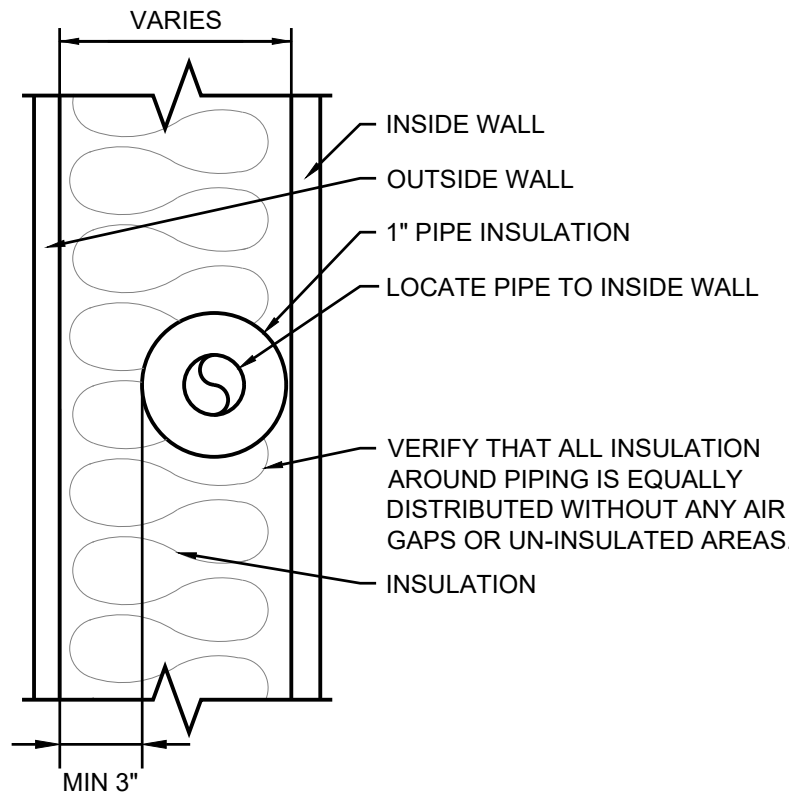
PLUMBING
LEGEND
SPEC'S &
SCHEDULES

P1.0

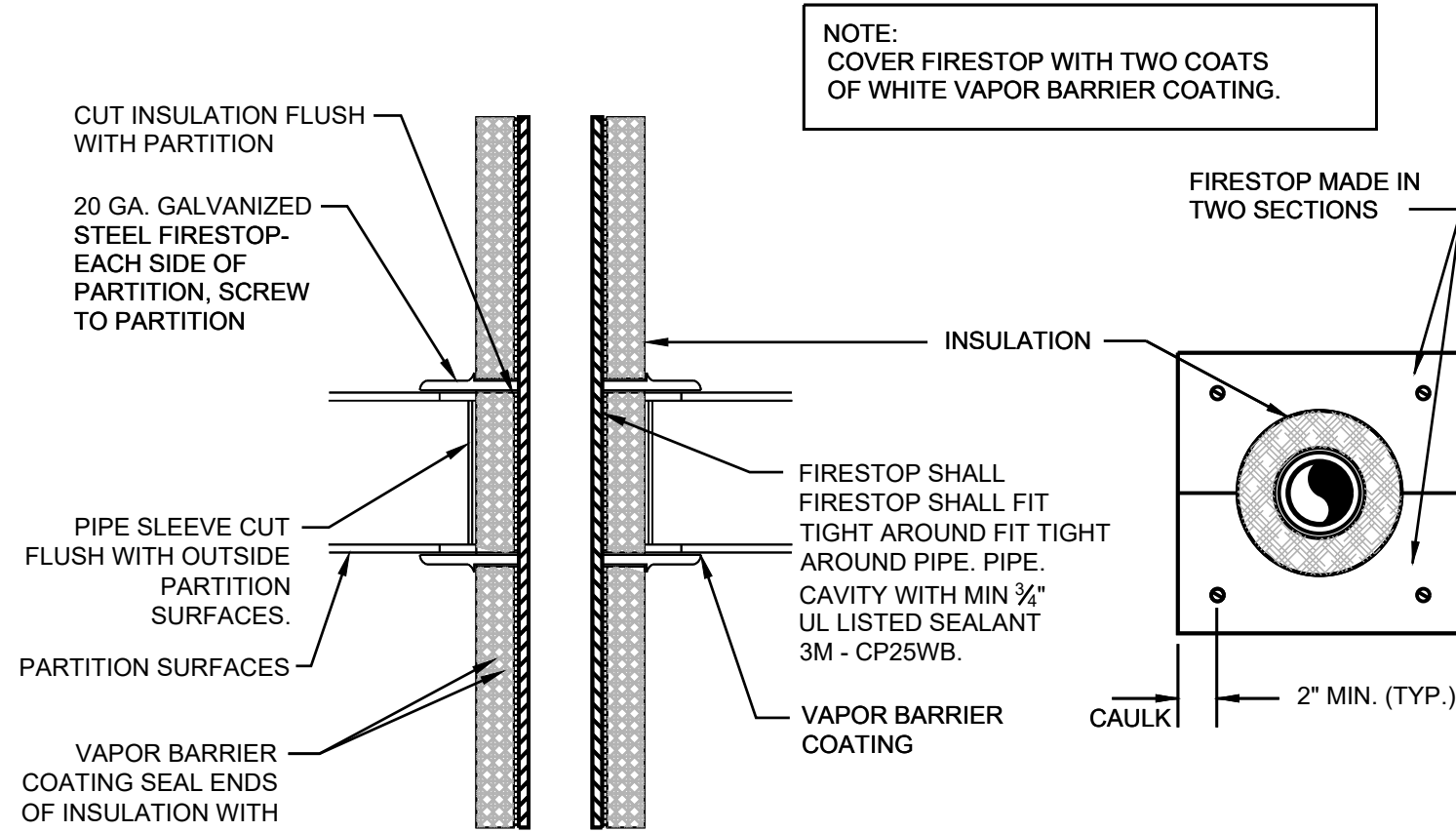
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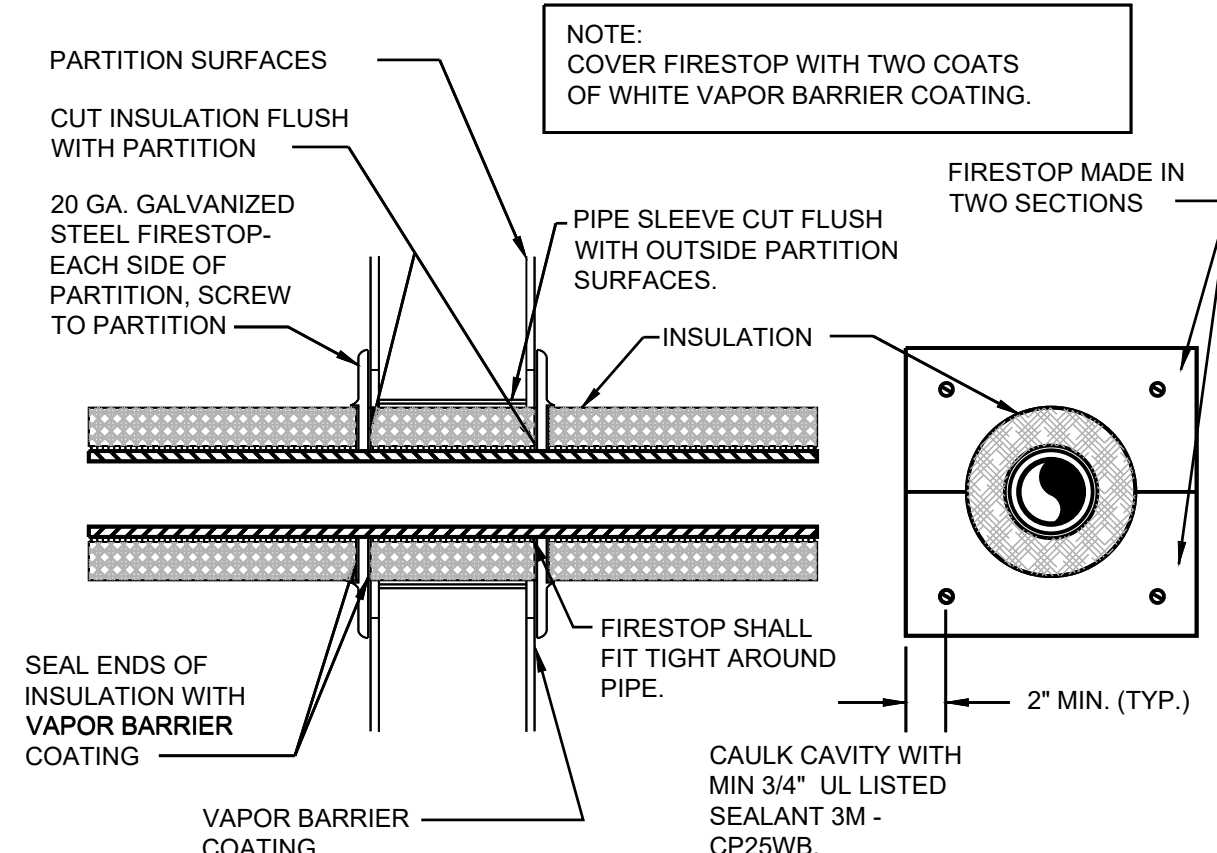
VENT THRU ROOF DETAIL
NO SCALE



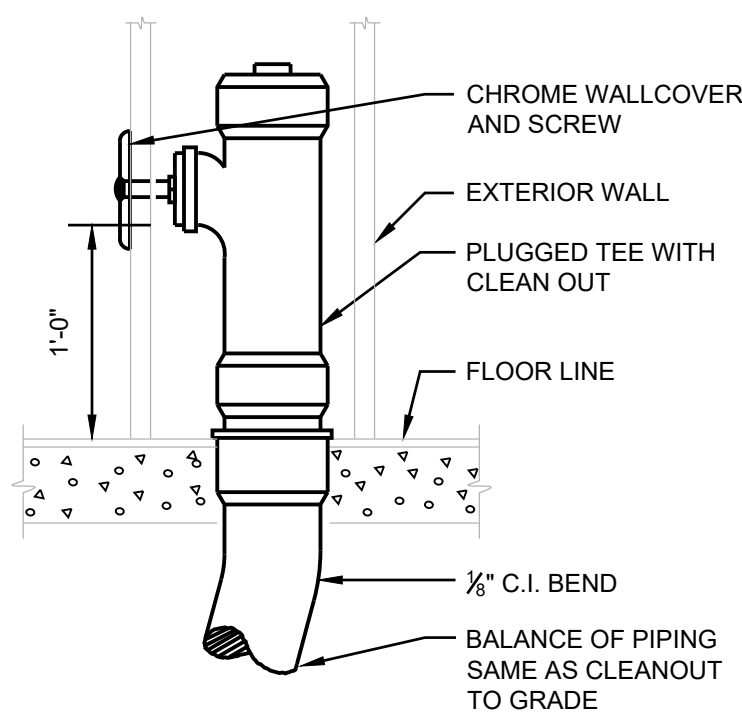
PIPE IN OUTSIDE WALL DETAIL
NO SCALE



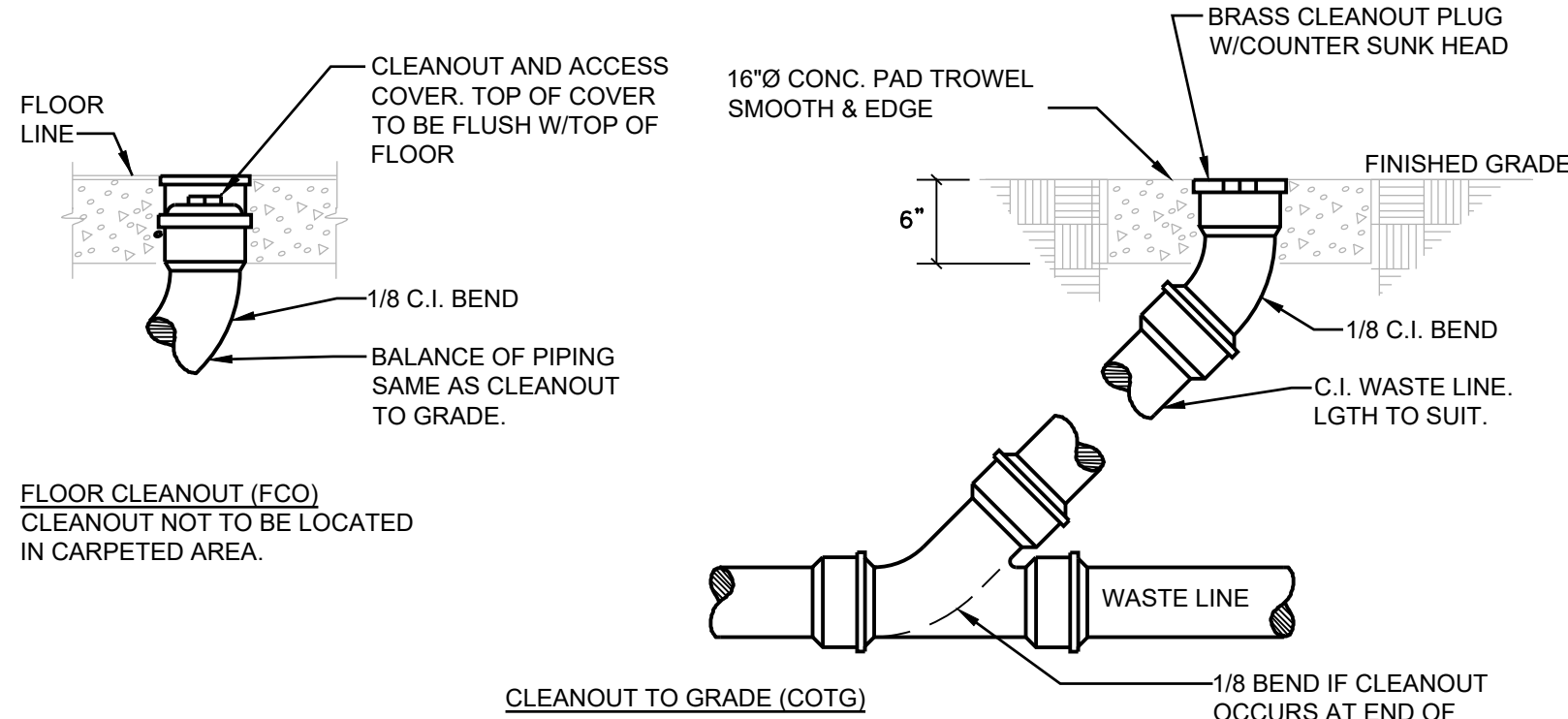
PENETRATION OF A FIRE RATED CEILING/FLOOR
NO SCALE



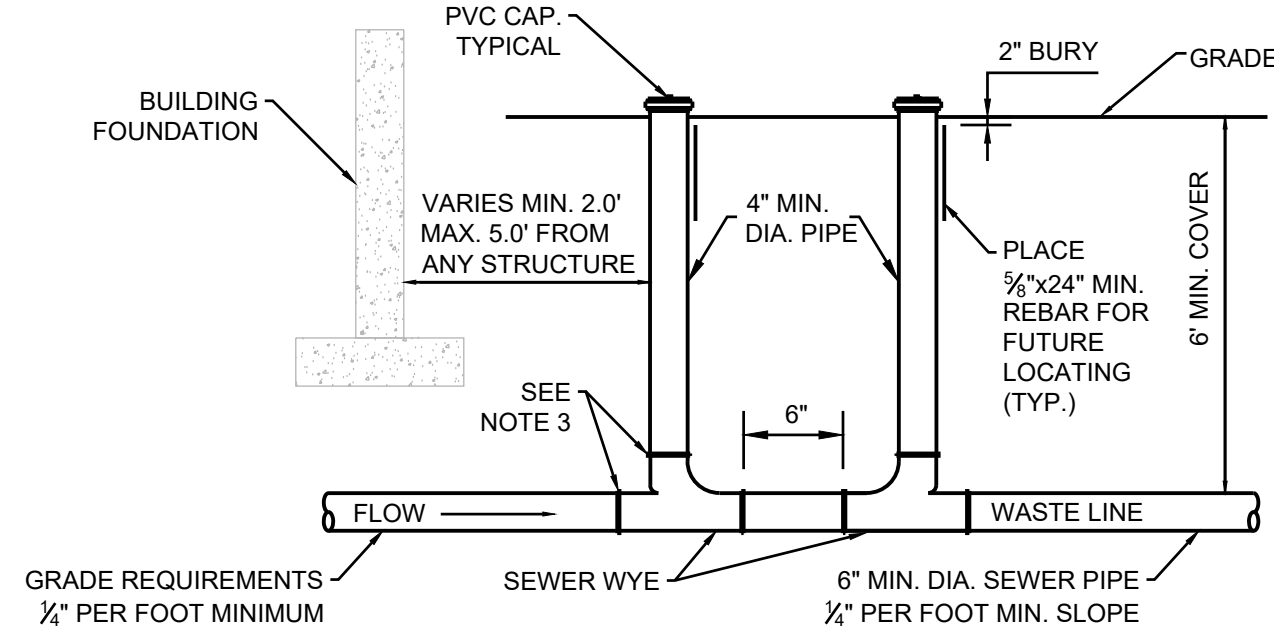
PENETRATION OF A FIRE RATED WALL
NO SCALE



WALL CLEANOUT DIAGRAM
NO SCALE

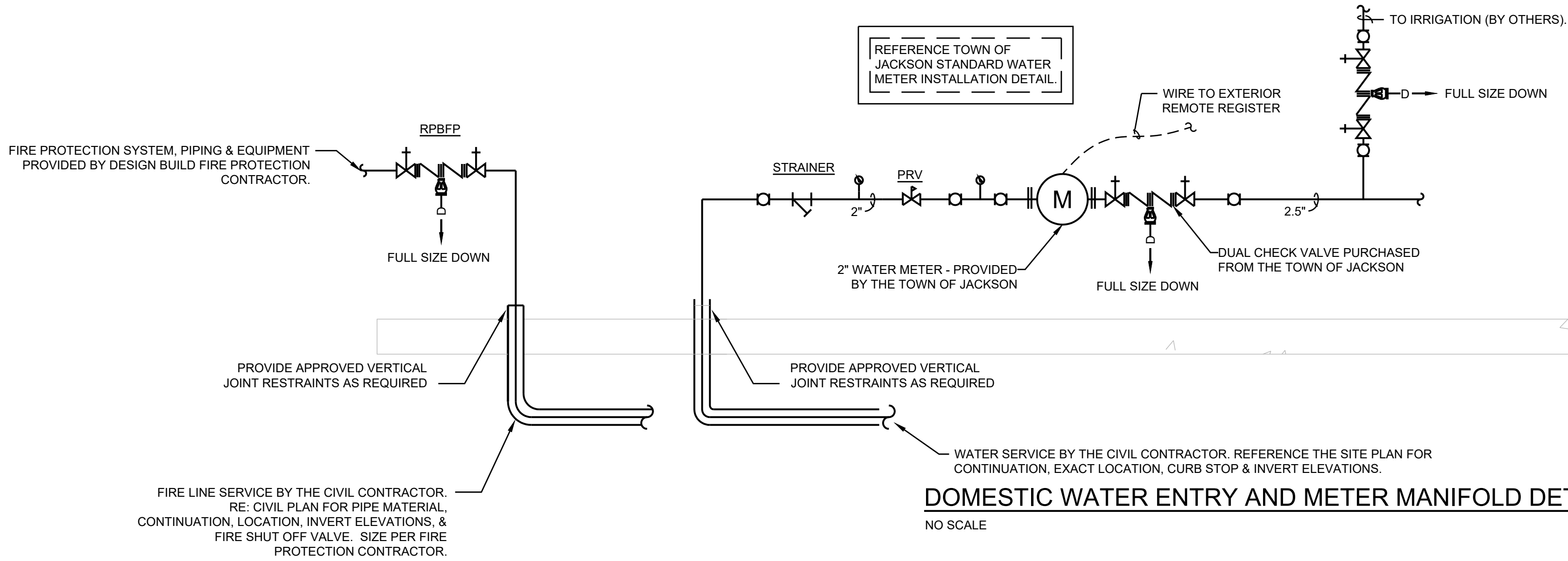


CLEANOUT SCHEMATICS
NO SCALE

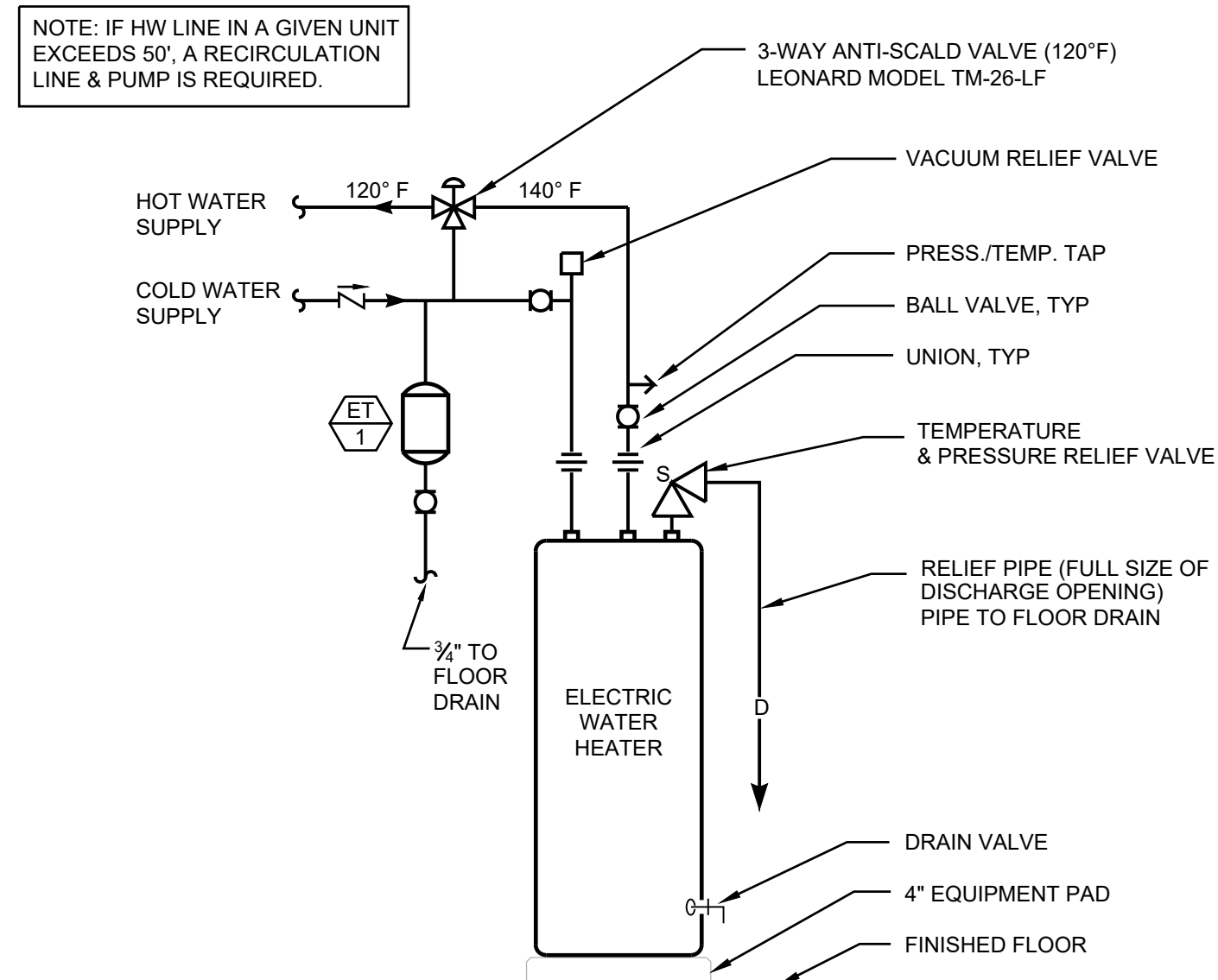


- NOTES:**
1. PRIOR TO BACKFILL THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS GRADE AND COMPLETE WATER TESTING.
 2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWING WITHIN THE TRENCH DETAIL.
 3. ALL PVC FITTINGS SHALL MEET ASTM D3034 SPECIFICATIONS, AND SHALL ALSO MEET ASTM D312 SPECIFICATIONS FOR RUBBER GASKETED BELL AND SPIGOT TYPE WITH INTEGRAL BELL.

TOJ DETAIL SS-114 - SERVICE LATERAL BUILDING CLEANOUT
NO SCALE



DOMESTIC WATER ENTRY AND METER MANIFOLD DETAIL
NO SCALE



ELECTRIC WATER HEATER DIAGRAM
NO SCALE

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Ordinance E Amending Water and Sewer Rates – Third Reading	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to present to Council Ordinance E for third reading, which will amend water and sewer rates & fees in Title 13 of the Town of Jackson Municipal Code.

Requested Action.

Staff requests Council to consider approval of Ordinance E on third reading as presented.

Recommendations.

Staff recommends approving Ordinance E on third reading.

Background.

Council approved the second reading of Ordinance E, an ordinance amending water and sewer rates & fees in Title 13 of the Town of Jackson Municipal Code, on November 13, 2023.

Analysis & Key Policy Questions.

Key Policy Question: Does Council wish to approve the third reading of Ordinance E, which will amend water and sewer rates & fees in Title 13 of the Jackson Municipal Code as presented?

Possible Alternatives.

Possible alternatives include:

1. Not approving Ordinance E on third reading
2. Other

Comprehensive Plan & Priority Alignment.

- Common Value 1 – Ecosystem Stewardship
 - Chapter 2: Climate Sustainability
 - Principle 2.5: Conserve energy through waste management and water conservation
 - Policy 2.5.a: Encourage water conservation
- Common Value 3 – Quality of Life
 - Chapter 8: Quality Community Service Provision
 - Principle 8.1: Maintain current, coordinated service delivery
 - Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels

Fiscal Impact.

The proposed increases will affect all customers of the Town utility system. For new development, and additional development of existing users outside the Town that are approved by Council, there will be a fiscal impact of increased water and sewer capacity fees (7.6%) for connecting to the Town's water and sewer systems. For all customers, there will be an 8% increase in water/sewer volume and base rate charges. There will be a 7.6% increase to the 3 Creek Capital Replacement charge, which is added to their monthly sewer and water usage rates. Lastly, to promote water

conservation through pricing signals, both In-Town, Out-of-Town, and 3 Creek residential customers will be affected by new water tiered rates that would cost the user more for higher water usage.

Staff Impact.

Staff impact for this included minimal time creating a staff report and 1 hour was spent by Administration, Finance, and Legal reviewing the staff report.

Attachments or Links.

- Ordinance E – Third Reading
- Staff reports from the November 6, 2023 Council Meeting and October 16, 2023 Council Workshop

Suggested Motion.

I move to approve Ordinance E on the third reading.

ORDINANCE E

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, AND 232; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 745, 743, 677, 270, 259 (PART), 122, AND 97A; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 6 OF TOWN OF JACKSON ORDINANCE NO. 558; SECTION 7 OF TOWN OF JACKSON ORDINANCE NO. 677; SECTION 18 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 20 OF TOWN OF JACKSON ORDINANCE NO. 289; SECTION 30 OF TOWN OF JACKSON ORDINANCE NO. 97; AND SECTIONS 13.04.050, 13.04.300, 13.08.013, 13.08.020, AND 13.08.070 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING WATER AND WASTEWATER RATES, FEES, AND COSTS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSIONS DULY ASSEMBLED THAT:

SECTION I.

An Ordinance Amending and Reenacting Section 1 of Town of Jackson Ordinance Nos. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, and 232; Section 2 of Town of Jackson Ordinance Nos. 745, 743, 677, 270, 259 (part), 122, and 97A; Section 3 of Town of Jackson Ordinance No. 664; Section 6 of Town of Jackson Ordinance No. 558; Section 7 of Town of Jackson Ordinance No. 677; Section 18 of Town of Jackson Ordinance No. 664; Section 20 of Town of Jackson Ordinance No. 289; Section 30 of Town of Jackson Ordinance No. 97; and Sections 13.04.050, 13.04.300, 13.08.013, 13.08.020, and 13.08.070 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

13.04.050 Supply—How obtained—Capacity fees.

- B. *Nonresidential.* All nonresidential Water Users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth in Section 13.04.300, shall pay water capacity fees for each meter, which must include a domestic meter and may include an irrigation meter, according to the following fee schedule:

Nonresidential Water Capacity Fees	
Size of the Water Meter	Capacity Fee* per meter installed
¾ inch	\$ 3,284.00
1 inch	5,483.00
1 ½ inch	10,934.00
2 inch	17,499.00
3 inch	35,031.00
4 inch	54,731.00
6 inch	109,430.00
8 inch	175,095.00

* Capacity fees for compound meters shall be based on the size of the largest meter.

- C. *Residential.* All residential and multi-family Water Users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth

in Section 13.04.300, shall pay the total of the below water capacity fee components according to the following fee schedule:

Residential and Multi-Family Water Capacity Fees		
Type*	Capacity Fee	
Component 1:		
1 Bedroom/Studio	\$	744.00
2 Bedroom		1,115.00
3 Bedroom		1,487.00
	+	
Component 2:		
Each Additional Bedroom or Unfinished Room per 400 sq. ft.		371.00
	+	
Component 3:		
Irrigation per 1,000 Square Feet of Landscaped Surface Area		429.00

(Ord. ____ § 1, 2023; Ord. 1319 §1, 2022; Ord. 1271 § 1, 2020; Ord. 1071 § 1, 2014; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 743 § 2, 2003; Ord. 664 § 3, 2000; Ord. 538 § 1, 1996; Ord. 410 § 1, 1990; Ord. 270 § 1, 1980).

13.04.300 Water rates.

- A. Water rates for Water Users within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this Section 13.04.300 shall include two charges per meter according to the following fee schedule:

Base Charges	
Monthly fixed charge based on meter size	
¾ inch	\$ 12.59
1 inch	18.76
1 ½ inch	32.67
2 inch	49.93
3 inch	98.90
4 inch	151.86
6 inch	297.26
8 inch	474.33

User Charges		
Type of Meter	Tiers (gallons)	\$/1,000 gallons
Residential	0—2,000	\$ 0.00
	2,001—6,000	1.41
	6,001—25,000	3.17
	25,001 – 50,000	4.94
	50,001 – 100,000	6.70
	Over 100,000	8.46
Multi-Family	0—2,000	\$ 0.00
	Over 2,000	2.43
Nonresidential	0—2,000	\$ 0.00
	Over 2,000	2.43
Irrigation Only	0—2,000	\$ 0.00
	Over 2,000	3.17

- C. Water rates for Water Users within the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges per meter according to the following fee schedules:

3 Creek Base Charges			
Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
¾ inch	\$ 15.52	\$ 20.99	\$ 36.51
1 inch	23.08	20.99	44.07
1 ½ inch	40.27	20.99	61.26
2 inch	61.55	20.99	82.54
3 inch	121.92	20.99	142.91
4 inch	187.20	20.99	208.19
6 inch	366.44	20.99	387.43
8 inch	584.72	20.99	605.71

3 Creek User Charges		
Type of Meter	Tiers (gallons)	\$/1,000 gallons
Residential	0—2,000	\$ 0.00
	2,001—6,000	2.31
	6,001—25,000	5.20
	25,001 – 50,000	8.09
	50,001 – 100,000	9.24
	Over 100,000	11.55
Nonresidential	0—2,000	\$ 0.00
	Over 2,000	2.31
Metered Irrigation	0—2,000	\$ 0.00
	2,001—25,000	5.20
	25,001 – 50,000	8.09

	50,001 – 100,000	9.24
	Over 100,000	11.55

(Ord. ____ § 1, 2023; Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Res. 8-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Ord. 1039 § 1, 2013; Ord. 1018 § 1, 2013; Ord. 1008 § 1, 2012; Ord. 999 § 1, 2012; Res. 11-12, 2011; Ord. 992 § 1, 2011; Res. 10-24, 2010; Res. 09-29, 2009; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 833 § 1, 2006; Ord. 804 § 1, 2005; Ord. 743 § 2, 2003; Ord. 664 § 18, 2000; Ord. 588 § 1, 1996; Ord. 551 § 1, 1996; Ord. 539 § 1, 1996; Ord. 479 § 1, 1994; Ord. 381 § 1, 1988; Ord. 370 § 1, 1987; Ord. 270 § 2, 1980; Ord. 97A § 2, 1972; Ord. 97 § 30, 1966)

13.08.013 Wastewater rates.

- A. Wastewater rates for customers within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this Section 13.08.013 shall include two charges to the applicable meter according to the following fee schedules:

Base Charges	
Monthly fixed charge based on meter size	
¾ inch	\$ 12.85
1 inch	16.25
1 ½ inch	26.26
2 inch	35.20
3 inch	59.34
4 inch	90.13
6 inch	162.79
8 inch	250.26

Customer Class	mg/L	Flow	BOD	TSS	Total
1	0—250	\$ 1.68	\$ 0.47	\$ 0.38	\$ 2.53
2	251—550	1.68	0.78	0.78	3.24
3	551—850	1.68	1.37	1.41	4.46
4	851—1,150	1.68	1.97	2.05	5.70
5	1,151—1,450	1.68	2.54	2.70	6.92
6	1,451—1,750	1.68	3.14	3.32	8.14
7 ¹	> 1,750				

- C. More than one class may apply to a customer at the same time. For example, a customer with a BOD value of 350 and a TSS value of 900 would pay a rate based on a classification of 2 for BOD (\$0.78) and a classification of 4 for TSS (\$2.05). These amounts combined with the flow rate (\$1.68) would equal a rate of \$4.51 per 1,000 gallons.
- F. Unusual wastes not covered by these rate schedules will be considered separately and may be assigned a special rate.
- G. Wastewater rates for the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges to the applicable meter according to the following fee schedules:

3 Creek Base Charges			
Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
¾ inch	\$ 19.74	\$ 19.50	\$ 39.24
1 inch	24.97	19.50	44.47
1 ½ inch	40.36	19.50	59.86
2 inch	54.09	19.50	73.59
3 inch	91.18	19.50	110.68
4 inch	138.51	19.50	158.01
6 inch	250.17	19.50	269.67
8 inch	384.59	19.50	404.09

3 Creek User Charges					
Customer Class	mg/L	Flow	BOD	TSS	Total
1	0—250	\$ 1.68	\$ 0.47	\$ 0.38	\$ 2.53
2	251—550	1.68	0.78	0.78	3.24
3	551—850	1.68	1.37	1.41	4.46
4	851—1,150	1.68	1.97	2.05	5.70
5	1,151—1,450	1.68	2.54	2.70	6.92
6	1,451—1,750	1.68	3.14	3.32	8.41
7 ¹	>1,750				

(Ord. ____ § 1, 2023; Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Res. 18-19, 2018; Res. 17-03, 2017; Ord. 1182 § 1, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Ord. 1040 § 1, 2013; Ord. 1019 § 1, 2013; Ord. 1009 § 1, 2012; Ord. 1000 § 1, 2011; Ord. 991 § 1, 2011; Res. 11-12, 2011; Res. 10-24, 2010; Res. 09-29, 2009; Ord. 936 § 1, 2009; Ord. 867 § 1, 2008; Ord. 834 § 1, 2006; Ord. 805 § 1, 2005; Ord. 745 § 2, 2003; Ord. 677 § 2, 2000; Ord. 558 § 6, 1996; Ord. 259 § 2(part), 1979).

13.08.020 Wastewater capacity fees.

Any customer desiring to obtain service from the Town's wastewater treatment facilities shall make application in writing to the Town planning department and file an acknowledgment that the customer shall be governed by the laws and regulations as may be provided by the Mayor and Town Council pertaining to wastewater facilities. If the application is granted, the Public Works Department shall be authorized to extend the sewer mains to include the property. All expenses related to any extension from the sewer main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the sewer main shall be done by or under the supervision of the Public Works Department. The customer shall pay the total of the applicable wastewater capacity fees according to the following fee schedule:

Description	GPD	Assessment Unit	Capacity Fee
Apartment, Studio or 1 Bedroom ¹	140	Per Dwelling	\$ 2,673.00
Residential Unit (2 Bedroom) ¹	210	Per Dwelling	4,008.00
Residential Unit (3 Bedroom) ¹	280	Per Dwelling	5,345.00
Residential Unit Each Additional Bedroom ¹	70	Per Dwelling	1,337.00
Unfinished Habitable Space ¹	70	Per 400 sq. ft.	1,337.00
Bars, Taverns, Cocktail Lounge (no food) ² (15 sq. ft. /Seat)	20	Per Seat	382.00
Restaurants (full service) ² (15 sq. ft./Seat Net)	64	Per Seat	1,222.00
Restaurants (paper service only - no dishes)	50	Per 100 sq. ft. Gross	955.00
Restaurants (single service) (15 sq. ft./Seat Net)	30	Per Seat	572.00
Caterers	80	Per 100 sq. ft. Gross	1,527.00
Motels and Hotels/Bed and Breakfast	140	Per Room	2,673.00
Assembly (w/o food)	3	Per 5 sq. ft. Net	58.00
Assembly (w/ food)	5	Per 15 sq. ft. Net	96.00
RV Park (w/ sewer connection)	100	Per Site	1,909.00
Campground/RV Park (w/comfort station)	75	Per Site	1,431.00
Mobile Home Park	210	Per Site	4,008.00
Laundry (self service)	450	Per Machine	8,591.00
Laundry (commercial 100#/day capacity)	1,000	100#/Machine	19,090.00
Breweries (per annual barrel production)	20	Per Gallon Annual Beer Capacity	382.00
Fitness (gyms, dance studios, yoga, karate)	50	Per 100 sq. ft. Net	955.00
Medical Offices and Dentists	250	Per Seat	4,773.00
Veterinary Offices (not including boarding)	250	Per Treatment Room	4,773.00
Animal Boarding	20	Kennel, Pen, Cage, or Stall	382.00
Offices	15	Per 100 sq. ft. Gross	287.00
Retail Stores	5	Per 1,000 sq. ft. Gross	96.00

Unfinished Commercial Space	5	Per 1,000 sq. ft. Gross	96.00
Public Access Restroom	325	Per fixture	6,205.00
Service Stations (220 GPD/two nozzle fuel pump)	220	Per Gas Pump	4,200.00
Car Wash	1,000	Per Bay	19,090.00
Public Spas, Pools, Hot Tubs	10	Per 50 sq. ft. Gross	190.00
Schools (w/ cafeteria, gym, and showers) ³	20	Per Student	382.00
Schools (w/ cafeteria, no gym, and no showers) ³	15	Per Student	287.00
Schools (w/o cafeteria, no gym, and no showers) ³	10	Per Student	190.00
Day Care and Pre School	20	Per Student	382.00
Others Not Listed Wastewater Service	1	Building Permit	17.75

(Ord. ___ § 1, 2023; Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Ord. 991 § 1, 2011; Ord. 936, § 1, 2009; Ord. 867 § 1, 2008; Ord. 745 § 2, 2003; Ord. 677 § 7, 2000; Ord. 576 § 1, 1997; Ord. 122 § 2, 1969).

13.08.070 Permit for septic tank pumping.

C. The fee for septic tank dumping shall be \$91.48 per 1,000 gallons.

(Ord. ___ § 1, 2023; Ord. 745 § 2, 2003; Ord. 289 § 20, 1982; Ord. 232 § 1, 1977).

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 on January 1, 2024.

PASSED 1ST READING THE _____ DAY OF _____ 2023.

PASSED 2ND READING THE _____ DAY OF _____ 2023.

PASSED AND APPROVED THE _____ DAY OF _____ 2023.

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 ____ 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 _____ 2023. 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:	November 6, 2023	Meeting Title:	Regular
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Ordinance E Amending Water and Sewer Rates – First Reading	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to present to Council Ordinance E for first reading, which will amend water and sewer rates & fees in Title 13 of the Town of Jackson Municipal Code.

Requested Action.

Staff requests Council to consider approval of Ordinance E on first reading as presented.

Recommendations.

Staff recommends approving Ordinance E on first reading.

Background.

Council directed staff to present an ordinance to update water and sewer rates & fees for first reading at the October 16, 2023, Council Workshop. As directed, staff prepared a draft amendment (attached as Ordinance E) to Title 13 of the Town of Jackson Municipal Code for first reading. Ordinance E includes an expansion of the tiered water rate system for 1) all In-Town residential customers and for 2) all 3 Creek residential and irrigation customers. Ordinance E contains the following rate amendments, as directed by Council:

- Additional residential tiered water rates for In-Town and 3 Creek customers
- An 8% water volume/base rate increase for all In-Town and 3 Creek customers of the Town water system
- An 8% sewer volume/base rate increase for all In-Town and 3 Creek customers of the Town sewer system
- An 8% increase in the sewer strength charges associated with specific customer classes or types
- A 7.6% increase to the Town sewer and water capacity fees
- A 7.6% increase to the 3 Creek Capital Replacement Charge for both water and sewer
- An 8% increase to the septic dump station fee

Analysis & Key Policy Questions.

Key Policy Question: Does Council wish to approve Ordinance E, which will amend water and sewer rates & fees in Title 13 of the Jackson Municipal Code as presented?

Possible Alternatives.

Possible alternatives include:

1. Not amending the water and sewer rates as drafted in Ordinance E
2. Other

Comprehensive Plan & Priority Alignment.

- Common Value 1 – Ecosystem Stewardship
 - Chapter 2: Climate Sustainability
 - Principle 2.5: Conserve energy through waste management and water conservation
 - Policy 2.5.a: Encourage water conservation
- Common Value 3 – Quality of Life

- Chapter 8: Quality Community Service Provision
 - Principle 8.1: Maintain current, coordinated service delivery
 - Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels

Fiscal Impact.

The proposed increases will affect all customers of the Town utility system. For new development, and additional development of existing users outside the Town that are approved by Council, there will be a fiscal impact of increased water and sewer capacity fees (7.6%) for connecting to the Town's water and sewer systems. For all customers, there will be an 8% increase in water/sewer volume and base rate charges. There will be a 7.6% increase to the 3 Creek Capital Replacement charge, which is added to their monthly sewer and water usage rates. Lastly, to promote water conservation through pricing signals, both In-Town, Out-of-Town, and 3 Creek residential customers will be affected by new water tiered rates that would cost the user more for higher water usage.

Staff Impact.

Staff impact for this item required roughly 7 hours of staff time to draft and review Ordinance E. An additional 3 hours of staff time was spent by Administration, Finance, and Legal reviewing the staff report.

Attachments or Links.

- Ordinance E – First Reading
- Staff report from the October 16, 2023, Council Workshop

Suggested Motion.

I move to approve Ordinance E on first reading.

ORDINANCE E

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, AND 232; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 745, 743, 677, 270, 259 (PART), 122, AND 97A; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 6 OF TOWN OF JACKSON ORDINANCE NO. 558; SECTION 7 OF TOWN OF JACKSON ORDINANCE NO. 677; SECTION 18 OF TOWN OF JACKSON ORDINANCE NO. 664; SECTION 20 OF TOWN OF JACKSON ORDINANCE NO. 289; SECTION 30 OF TOWN OF JACKSON ORDINANCE NO. 97; AND SECTIONS 13.04.050, 13.04.300, 13.08.013, 13.08.020, AND 13.08.070 OF THE TOWN OF JACKSON MUNICIPAL CODE REGARDING WATER AND WASTEWATER RATES, FEES, AND COSTS; AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSIONS DULY ASSEMBLED THAT:

SECTION I.

An Ordinance Amending and Reenacting Section 1 of Town of Jackson Ordinance Nos. 1319, 1271, 1182, 1071, 1040, 1039, 1019, 1018, 1009, 1008, 1000, 999, 992, 991, 936, 935, 867, 866, 834, 833, 805, 804, 588, 576, 551, 539, 538, 479, 410, 381, 370, 270, and 232; Section 2 of Town of Jackson Ordinance Nos. 745, 743, 677, 270, 259 (part), 122, and 97A; Section 3 of Town of Jackson Ordinance No. 664; Section 6 of Town of Jackson Ordinance No. 558; Section 7 of Town of Jackson Ordinance No. 677; Section 18 of Town of Jackson Ordinance No. 664; Section 20 of Town of Jackson Ordinance No. 289; Section 30 of Town of Jackson Ordinance No. 97; and Sections 13.04.050, 13.04.300, 13.08.013, 13.08.020, and 13.08.070 of the Town of Jackson Municipal Code are hereby amended and reenacted to read as follows:

13.04.050 Supply—How obtained—Capacity fees.

- B. *Nonresidential.* All nonresidential Water Users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth in Section 13.04.300, shall pay water capacity fees for each meter, which must include a domestic meter and may include an irrigation meter, according to the following fee schedule:

Nonresidential Water Capacity Fees	
Size of the Water Meter	Capacity Fee* per meter installed
¾ inch	\$ 3,284.00 3,053.00
1 inch	5,483.00 5,098.00
1 ½ inch	10,934.00 10,166.00
2 inch	17,499.00 16,271.00
3 inch	35,031.00 32,572.00
4 inch	54,731.00 50,889.00
6 inch	109,430.00 101,748.00
8 inch	175,095.00 162,803.00

* Capacity fees for compound meters shall be based on the size of the largest meter.

- C. *Residential.* All residential and multi-family Water Users, whether within the Town of Jackson's corporate boundaries, outside the Town's corporate boundaries or those with a specific rate set forth

in Section 13.04.300, shall pay the total of the below water capacity fee components according to the following fee schedule:

Residential and Multi-Family Water Capacity Fees		
Type*		Capacity Fee
Component 1:		
1 Bedroom/Studio	\$	744.00 692.00
2 Bedroom		1,115.00 1,037.00
3 Bedroom		1,487.00 1,383.00
	+	
Component 2:		
Each Additional Bedroom or Unfinished Room per 400 sq. ft.		371.00 345.00
	+	
Component 3:		
Irrigation per 1,000 Square Feet of Landscaped Surface Area		429.00 399.00

(Ord. ____ § 1, 2023; Ord. 1319 §1, 2022; Ord. 1271 § 1, 2020; Ord. 1071 § 1, 2014; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 743 § 2, 2003; Ord. 664 § 3, 2000; Ord. 538 § 1, 1996; Ord. 410 § 1, 1990; Ord. 270 § 1, 1980).

13.04.300 Water rates.

- A. Water rates for Water Users within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this Section 13.04.300 shall include two charges per meter according to the following fee schedule:

Base Charges	
Monthly fixed charge based on meter size	
¾ inch	\$ 12.59 11.66
1 inch	18.76 17.37
1 ½ inch	32.67 30.25
2 inch	49.93 46.23
3 inch	98.90 91.57
4 inch	151.86 140.61
6 inch	297.26 275.24
8 inch	474.33 439.19

User Charges		
Type of Meter	Tiers (gallons)	\$/1,000 gallons
Residential	0—2,000	\$ 0.00
	2,001—6,000	1.411 31
	6,001—25,000	3.172 63
	<u>25,001 – 50,000</u>	<u>4.94</u>
	<u>50,001 – 100,000</u>	<u>6.70</u>
	Over 100,000 25,000	8.463 94
Multi-Family	0—2,000	\$ 0.00
	Over 2,000	2.432 25
Nonresidential	0—2,000	\$ 0.00
	Over 2,000	2.432 25
Irrigation Only	0—2,000	\$ 0.00
	Over 2,000	3.172 63

- C. Water rates for Water Users within the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges per meter according to the following fee schedules:

3 Creek Base Charges			
Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
¾ inch	\$ 15.52 14.37	\$ 20.99 19.51	\$ 36.51 33.88
1 inch	23.08 21.37	20.99 19.51	44.07 40.88
1 ½ inch	40.27 37.29	20.99 19.51	61.26 56.80
2 inch	61.55 56.99	20.99 19.51	82.54 76.50
3 inch	121.92 112.89	20.99 19.51	142.91 132.40
4 inch	187.20 173.33	20.99 19.51	208.19 192.84
6 inch	366.44 339.30	20.99 19.51	387.43 358.81
8 inch	584.72 541.41	20.99 19.51	605.71 560.92

3 Creek User Charges		
Type of Meter	Tiers (gallons)	\$/1,000 gallons
Residential	0—2,000	\$ 0.00
	2,001—6,000	2.312 12
	6,001—25,000	5.204 28
	<u>25,001 – 50,000</u>	<u>8.09</u>
	<u>50,001 – 100,000</u>	<u>9.24</u>
	Over 100,000 25,000	11.556 42
Nonresidential	0—2,000	\$ 0.00
	Over 2,000	2.312 14
Metered Irrigation	0—2,000	\$ 0.00
	2,001—25,000	5.204 28
	<u>25,001 – 50,000</u>	<u>8.09</u>

	50,001 – 100,000	9.24
	Over 100,000	11.556.42

(Ord. [§ 1, 2023](#); Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Res. 8-19, 2018; Res. 17-03, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Ord. 1039 § 1, 2013; Ord. 1018 § 1, 2013; Ord. 1008 § 1, 2012; Ord. 999 § 1, 2012; Res. 11-12, 2011; Ord. 992 § 1, 2011; Res. 10-24, 2010; Res. 09-29, 2009; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 833 § 1, 2006; Ord. 804 § 1, 2005; Ord. 743 § 2, 2003; Ord. 664 § 18, 2000; Ord. 588 § 1, 1996; Ord. 551 § 1, 1996; Ord. 539 § 1, 1996; Ord. 479 § 1, 1994; Ord. 381 § 1, 1988; Ord. 370 § 1, 1987; Ord. 270 § 2, 1980; Ord. 97A § 2, 1972; Ord. 97 § 30, 1966)

13.08.013 Wastewater rates.

- A. Wastewater rates for customers within the Town of Jackson's corporate boundaries and those outside the Town's corporate boundaries that do not have a specific rate set forth in this Section 13.08.013 shall include two charges to the applicable meter according to the following fee schedules:

Base Charges	
Monthly fixed charge based on meter size	
¾ inch	\$ 12.85 11.90
1 inch	16.25 15.05
1 ½ inch	26.26 24.32
2 inch	35.20 32.59
3 inch	59.34 54.94
4 inch	90.13 83.45
6 inch	162.79 150.73
8 inch	250.26 231.72

Customer Class	mg/L	Flow	BOD	TSS	Total
1	0—250	\$ 1.68 1.56	\$ 0.47 0.43	\$ 0.38 0.35	\$ 2.53 2.34
2	251—550	1.68 1.56	0.78 0.72	0.78 0.72	3.24 3.00
3	551—850	1.68 1.56	1.37 1.27	1.41 1.31	4.46 4.14
4	851—1,150	1.68 1.56	1.97 1.82	2.05 1.90	5.70 5.28
5	1,151—1,450	1.68 1.56	2.54 2.35	2.70 2.50	6.92 6.41
6	1,451—1,750	1.68 1.56	3.14 2.91	3.32 3.07	8.14 7.54
7 ¹	> 1,750				

- C. More than one class may apply to a customer at the same time. For example, a customer with a BOD value of 350 and a TSS value of 900 would pay a rate based on a classification of 2 for BOD (~~\$0.78~~0.72) and a classification of 4 for TSS (~~\$2.05~~1.90). These amounts combined with the flow rate (~~\$1.68~~1.56) would equal a rate of ~~\$4.51~~4.18 per 1,000 gallons.
- F. Unusual wastes not covered by these rate schedules will be considered separately and may be assigned a special rate.

- G. Wastewater rates for the 3 Creek Ranch Subdivision in Teton County, Wyoming shall include two charges to the applicable meter according to the following fee schedules:

3 Creek Base Charges			
Monthly fixed charge based on meter size	Base Rate	Replacement Charge	Total
¾ inch	\$ 19.74 <u>18.28</u>	\$ 19.50 <u>18.12</u>	\$ 39.24 <u>36.40</u>
1 inch	24.97 <u>23.12</u>	19.50 <u>18.12</u>	44.47 <u>41.24</u>
1 ½ inch	40.36 <u>37.37</u>	19.50 <u>18.12</u>	59.86 <u>55.49</u>
2 inch	54.09 <u>50.08</u>	19.50 <u>18.12</u>	73.59 <u>68.20</u>
3 inch	91.18 <u>84.43</u>	19.50 <u>18.12</u>	110.68 <u>102.55</u>
4 inch	138.51 <u>128.25</u>	19.50 <u>18.12</u>	158.01 <u>146.37</u>
6 inch	250.17 <u>231.64</u>	19.50 <u>18.12</u>	269.67 <u>249.76</u>
8 inch	384.59 <u>356.10</u>	19.50 <u>18.12</u>	404.09 <u>374.22</u>

3 Creek User Charges					
Customer Class	mg/L	Flow	BOD	TSS	Total
1	0—250	\$ 1.68 <u>1.56</u>	\$ 0.47 <u>0.43</u>	\$ 0.38 <u>0.35</u>	\$ 2.53 <u>2.34</u>
2	251—550	1.68 <u>1.56</u>	0.78 <u>0.72</u>	0.78 <u>0.72</u>	3.24 <u>3.00</u>
3	551—850	1.68 <u>1.56</u>	1.37 <u>1.27</u>	1.41 <u>1.31</u>	4.46 <u>4.14</u>
4	851—1,150	1.68 <u>1.56</u>	1.97 <u>1.82</u>	2.05 <u>1.90</u>	5.70 <u>5.28</u>
5	1,151—1,450	1.68 <u>1.56</u>	2.54 <u>2.35</u>	2.70 <u>2.50</u>	6.92 <u>6.41</u>
6	1,451—1,750	1.68 <u>1.56</u>	3.14 <u>2.91</u>	3.32 <u>3.07</u>	8.41 <u>7.41</u>
7 ¹	>1,750				

(Ord. [§ 1, 2023](#); Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Res. 18-19, 2018; Res. 17-03, 2017; Ord. 1182 § 1, 2017; Res. 14-02, 2014; Res. 13-22, 2013; Ord. 1040 § 1, 2013; Ord. 1019 § 1, 2013; Ord. 1009 § 1, 2012; Ord. 1000 § 1, 2011; Ord. 991 § 1, 2011; Res. 11-12, 2011; Res. 10-24, 2010; Res. 09-29, 2009; Ord. 936 § 1, 2009; Ord. 867 § 1, 2008; Ord. 834 § 1, 2006; Ord. 805 § 1, 2005; Ord. 745 § 2, 2003; Ord. 677 § 2, 2000; Ord. 558 § 6, 1996; Ord. 259 § 2(part), 1979).

13.08.020 Wastewater capacity fees.

Any customer desiring to obtain service from the Town's wastewater treatment facilities shall make application in writing to the Town planning department and file an acknowledgment that the customer shall be governed by the laws and regulations as may be provided by the Mayor and Town Council pertaining to wastewater facilities. If the application is granted, the Public Works Department shall be authorized to extend the sewer mains to include the property. All expenses related to any extension from the sewer main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the sewer main shall be done by or under the supervision of the Public Works Department. The customer shall pay the total of the applicable wastewater capacity fees according to the following fee schedule:

Description	GPD	Assessment Unit	Capacity Fee
Apartment, Studio or 1 Bedroom ¹	140	Per Dwelling	\$ 2,673.00 2,485.00
Residential Unit (2 Bedroom) ¹	210	Per Dwelling	4,008.00 3,727.00
Residential Unit (3 Bedroom) ¹	280	Per Dwelling	5,345.00 4,970.00
Residential Unit Each Additional Bedroom ¹	70	Per Dwelling	1,337.00 1,243.00
Unfinished Habitable Space ¹	70	Per 400 sq. ft.	1,337.00 1,243.00
Bars, Taverns, Cocktail Lounge (no food) ² (15 sq. ft. /Seat)	20	Per Seat	382.00 355.00
Restaurants (full service) ² (15 sq. ft./Seat Net)	64	Per Seat	1,222.00 1,136.00
Restaurants (paper service only - no dishes)	50	Per 100 sq. ft. Gross	955.00 888.00
Restaurants (single service) (15 sq. ft./Seat Net)	30	Per Seat	572.00 532.00
Caterers	80	Per 100 sq. ft. Gross	1,527.00 1,420.00
Motels and Hotels/Bed and Breakfast	140	Per Room	2,673.00 2,485.00
Assembly (w/o food)	3	Per 5 sq. ft. Net	58.00 54.00
Assembly (w/ food)	5	Per 15 sq. ft. Net	96.00 89.00
RV Park (w/ sewer connection)	100	Per Site	1,909.00 1,775.00
Campground/RV Park (w/comfort station)	75	Per Site	1,431.00 1,331.00
Mobile Home Park	210	Per Site	4,008.00 3,727.00
Laundry (self service)	450	Per Machine	8,591.00 7,988.00
Laundry (commercial 100#/day capacity)	1,000	100#/Machine	19,090.00 17,750.00
Breweries (per annual barrel production)	20	Per Gallon Annual Beer Capacity	382.00 355.00
Fitness (gyms, dance studios, yoga, karate)	50	Per 100 sq. ft. Net	955.00 888.00
Medical Offices and Dentists	250	Per Seat	4,773.00 4,438.00
Veterinary Offices (not including boarding)	250	Per Treatment Room	4,773.00 4,438.00
Animal Boarding	20	Kennel, Pen, Cage, or Stall	382.00 355.00
Offices	15	Per 100 sq. ft. Gross	287.00 267.00
Retail Stores	5	Per 1,000 sq. ft. Gross	96.00 89.00

Unfinished Commercial Space	5	Per 1,000 sq. ft. Gross	96.00 89.00
Public Access Restroom	325	Per fixture	6,205.00 5,769.00
Service Stations (220 GPD/two nozzle fuel pump)	220	Per Gas Pump	4,200.00 3,905.00
Car Wash	1,000	Per Bay	19,090.00 17,750.00
Public Spas, Pools, Hot Tubs	10	Per 50 sq. ft. Gross	190.00 177.00
Schools (w/ cafeteria, gym, and showers) ³	20	Per Student	382.00 355.00
Schools (w/ cafeteria, no gym, and no showers) ³	15	Per Student	287.00 267.00
Schools (w/o cafeteria, no gym, and no showers) ³	10	Per Student	190.00 177.00
Day Care and Pre School	20	Per Student	382.00 355.00
Others Not Listed Wastewater Service	1	Building Permit	17.75

(Ord. [§ 1, 2023](#); Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Ord. 991 § 1, 2011; Ord. 936, § 1, 2009; Ord. 867 § 1, 2008; Ord. 745 § 2, 2003; Ord. 677 § 7, 2000; Ord. 576 § 1, 1997; Ord. 122 § 2, 1969).

13.08.070 Permit for septic tank pumping.

- C. The fee for septic tank dumping shall be ~~\$91.48~~~~\$75.00~~ per 1,000 gallons. ~~The minimum fee for dumping recreational vehicle holding tanks shall be \$15.00.~~

(Ord. [§ 1, 2023](#); Ord. 745 § 2, 2003; Ord. 289 § 20, 1982; Ord. 232 § 1, 1977).

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 on January 1, 2024.

PASSED 1ST READING THE _____ DAY OF _____ 2023.

PASSED 2ND READING THE _____ DAY OF _____ 2023.

PASSED AND APPROVED THE _____ DAY OF _____ 2023.

TOWN OF JACKSON

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 ____ 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 _____ 2023. 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:	October 16, 2023	Meeting Title:	Workshop
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Water and Sewer Rate Amendment Discussion	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to discuss Town of Jackson water and sewer rate amendments:

1. Additional residential tiered water rates for In-Town and 3 Creek customers.
2. Rate increases for water volume and base rates for all customers.
3. Rate increases for sewer volume and base rates for all customers.
4. Rate increases to sewer surcharge (strength) rates.
5. Rate increases for one-time capacity fee calculations and 3 Creek capital replacement charge.
6. Rate increases for the Septic Dump Station

Requested Action.

Staff requests Council consider updating the Town of Jackson water and sewer rates as presented.

Recommendations.

Staff recommends approving the updates to the Town of Jackson water and sewer rates as presented.

Background.

Council last approved an overall amendment to Title 13 of Jackson Municipal Code in 2022, based on the recommendations of the Town's consultant, Raftelis. The 2022 water and sewer rate updates were the first yearly rate "check-in" that would provide for a high-level review of the overall water and sewer rate structure as it relates to possible increases in inflation, operational fund expenses, case reserves, and non-growth-related capital expenses. The 2022 water and sewer rate updates were made effective on July 1, 2022, and included the following rate changes:

- A 6% increase for all users of the Town water system, which included both a base rate and a volume charge
- A 3% increase for all users of the Town sewer system, which included both a base rate and a volume charge
- An 8.9% increase to the 3 Creek Capital Replacement Charge
- A 9.3% increase to both sewer and water capacity fees
- A 3% increase to septic dump fees

On November 21, 2022, Council directed staff to create a draft update of Title 13 of the Jackson Municipal Code that would include an expansion of the tiered water rate system for 1) all In-Town residential customers and for 2) all 3 Creek residential and irrigation customers. Additionally, Council directed staff to perform a yearly "check-in", for two fiscal years, that would provide for a high-level review of the overall water and sewer rate structure as it relates to possible increases in inflation, operational fund expenses, case reserves, and non-growth-related capital expenses.

The findings presented at today's workshop will include both items as directed by Council.

Analysis & Key Policy Questions.

Based on the findings, staff recommends the following rate amendments:

Proposed In-Town Utility Rate Changes

Water

Staff is proposing an **8% increase** for all In-Town customers of the Town water system, which includes both a base rate and volume charge. This increase to the base and volume charge is proposed to cover increases in operational fund expenses, to maintain cash reserves for the water fund, and to provide for inflationary increases to non-growth-related capital expenses.

Sewer

Staff is proposing an **8% increase** for all In-Town customers of the Town sewer system, which includes both a base rate and a volume charge. Like the water fund, this increase to the base and volume charge is proposed to cover increases in operational fund expenses, to maintain cash reserves for the sewer fund, and to provide for inflationary increases to non-growth-related capital expenses.

Sewer Strength Charges

Staff is proposing an **8% increase** in the sewer strength charges associated with specific customer classes or types. The Town assesses additional charges for all industrial and commercial sewer users that discharge high strength wastewater to the Town's sewer system. These charges recover the additional treatment costs at the Town's Wastewater Treatment Facility for these specific customer classes.

Capacity Fees

Staff is recommending a **7.6% increase** to the Town sewer and water capacity fees. Capacity fees are one of the primary sources (the other being operating revenues) that fund capital projects in both the water and sewer enterprise funds. Capacity fees are a one-time payment by users to "connect" to both the water and sewer systems. The increase reflects the change in the Engineering New Record Construction Cost Index (ENR-CCI) over this year. The construction cost index is a national index that tracks contractor costs across twenty cities in the country. The construction cost index, which tracks both labor and material costs for construction, is a very often used metric for capacity fee revenues and allows for revenue to keep up with inflation.

Septic Dump Station Fees

Staff is recommending an **8% increase** to the septic dump station fee. The Town charges waste haulers a fee for dumping waste into the county owned dump station. These charges cover the additional treatment cost at the Town's Wastewater Treatment Facility for all septic haulers.

Key Policy Question #1: Does Council wish to adjust In-Town water and sewer rates as presented?

In-Town Tiered Water Rates

As requested by Council, staff worked with our consultant to add additional In-Town water rate tiers to Title 13 of the Jackson Municipal Code to promote water conservation.

The current In-Town residential water tiered rates:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 6,000	\$1.31
Tier 3	6,001 - 25,000	\$2.63
Tier 4	Over 25,000	\$3.94

The proposed In-Town residential water tiered rates would include higher tiers for larger water users:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 6,000	\$1.41
Tier 3	6,001 - 25,000	\$3.17
Tier 4	25,001 - 50,000	\$4.94
Tier 5	50,001 - 100,000	\$6.70
Tier 6	Over 100,000	\$8.46

Key Policy Question #2: Does Council wish to adjust the In-Town tiered water rate structure as presented?

Proposed 3 Creek Utility Rate Changes

Water

Staff is proposing an **8% increase** for all 3 Creek customers of the Town water system, which includes both a base rate and volume charge. This increase to the base and volume charge is proposed to cover increases in operational fund expenses, to maintain cash reserves for the water fund, and to provide for inflationary increases to non-growth-related capital expenses.

Sewer

Staff is proposing an **8% increase** for all 3 Creek customers of the Town sewer system, which includes both a base rate and volume charge. This increase to the base and volume charge is proposed to cover increases in operational fund expenses, to maintain cash reserves for the water fund, and to provide for inflationary increases to non-growth-related capital expenses.

3 Creek Capital Replacement Charge

Staff is proposing a **7.6% increase** to the 3 Creek Capital Replacement Charge for both water and sewer. 3 Creek pays an additional Capital Replacement Charge on top of their base rate that covers the replacement cost of the 3 Creek-only water and sewer infrastructure. The increase reflects the change in the Engineering New Record Construction Cost Index (ENR-CCI) over the last year.

Key Policy Question #3: Does Council wish to adjust 3 Creek water and sewer rates as presented?

3 Creek Tiered Water Rates

3 Creek has two tiered water rate structures for their water consumption, (1) a tiered water rate that covers their residential water use and (2) a tiered water rate that covers their residential irrigation use. As requested by the Council, staff worked with our consultant to add additional 3 Creek tiered water rates (for both their residential and irrigation usage) to the Title 13 of the Jackson Municipal Code to promote water conservation.

The current 3 Creek residential water tiered rates:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 6,000	\$2.14
Tier 3	6,001 - 25,000	\$4.28
Tier 4	Over 25,000	\$6.42

The proposed 3 Creek residential water tiered rates would include higher tiers for larger water users:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 6,000	\$2.31
Tier 3	6,001 - 25,000	\$5.20
Tier 4	25,001 - 50,000	\$8.09
Tier 5	50,001 - 100,000	\$9.24
Tier 6	Over 100,000	\$11.55

The current 3 Creek irrigation water tiered rates:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 25,000	\$4.28
Tier 4	Over 25,000	\$6.42

The proposed 3 Creek irrigation water tiered rates would include higher tiers for larger water users:

	Gallons	Cost per 1,000 Gallons
Tier 1	0 - 2,000	\$0.00
Tier 2	2,001 - 25,000	\$5.20
Tier 4	25,001 - 50,000	\$8.09
Tier 5	50,001 - 100,000	\$9.24
Tier 6	Over 100,000	\$11.55

Key Policy Question #4: Does Council wish to adjust the 3 Creek tiered water rate structure as presented?

Possible Alternatives.

Possible alternatives include:

1. Not amending the water and sewer rates as presented and keeping rates unchanged for FY24.
2. Other

Comprehensive Plan & Priority Alignment.

- Common Value 1 – Ecosystem Stewardship
 - Chapter 2: Climate Sustainability
 - Principle 2.5: Conserve energy through waste management and water conservation
 - Policy 2.5.a: Encourage water conservation
- Common Value 3 – Quality of Life
 - Chapter 8: Quality Community Service Provision
 - Principle 8.1: Maintain current, coordinated service delivery
 - Policy 8.1.a: Maintain current, coordinated plans for delivery of desired service levels

Fiscal Impact.

The proposed increases will affect all customers of the Town utility system. For new development, there will be a fiscal impact of increased water and sewer capacity fees (7.6%) for connecting to the Town's water and sewer systems. For all customers, there will be an 8% increase in water/sewer volume and base rate charges. There will be a 7.6% increase to the 3 Creek Capital Replacement charge, which is added to their monthly sewer and water usage rates. Lastly, to promote water conservation through pricing signals, both In-Town and 3 Creek customers will be affected by new water tiered rates that would cost the user more for higher water usage.

Staff Impact.

Staff impact for this item required roughly 20 hours of staff time for meetings with the Town consultant and legal review of the draft ordinance. An additional 3 hours of staff time was spent by Administration, Finance, and Legal reviewing the staff report. There will be additional staff time preparing the draft amendments to Title 13 of the Jackson Municipal Code and additional staff report.

Attachments or Links.

- Customer Bill Impacts

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

I move to approve a commencement date for the Town of Jackson new utility rate structure on January 1, 2024, and direct staff to present an ordinance for first reading at a future Council meeting.

Customer Bill Impacts

WATER			
<u>1) Typical Residential Customer</u>			
	2022	2024	Change - \$
Base Rate: 3/4 Inch Water Meter	\$11.66	\$12.59	\$0.93
Water Usage based on 10,000 gallons	\$15.76	\$18.32	\$2.56
Monthly Bill	\$27.42	\$30.91	\$3.49
<u>2) Typical Commercial Customer</u>			
	2022	2024	Change - \$
Base Rate: 3/4 Inch Water Meter	\$11.66	\$12.59	\$0.93
Water Usage based on 20,000 gallons	\$40.50	\$43.74	\$3.24
Monthly Bill	\$52.16	\$56.33	\$4.17
<u>2) Typical Restaurant Customer</u>			
	2022	2024	Change - \$
Base Rate: 1.5 Inch Water Meter	\$30.25	\$32.67	\$2.42
Water Usage based on 20,000 gallons	\$130.50	\$140.94	\$10.44
Monthly Bill	\$160.75	\$173.61	\$12.86
<u>2) Typical In-Town Irrigation Customer</u>			
	2022	2024	Change - \$
Base Rate: 1 Inch Water Meter	\$17.37	\$18.76	\$1.39
Water Usage based on 60,000 gallons	\$152.54	\$183.86	\$32.71
Monthly Bill	\$169.91	\$202.62	\$32.71
<u>2) Typical 3 Creek Irrigation Customer</u>			
	2022	2024	Change - \$
Base Rate: 1 Inch Water Meter	\$40.88	\$44.07	\$3.19
Water Usage based on 100,000 gallons	\$620.60	\$983.01	\$362.41
Monthly Bill	\$661.48	\$1,027.08	\$365.60

SEWER**1) Typical Residential Customer**

	2022	2024	Change - \$	% Change
Base Rate: 3/4 Inch Water Meter	\$11.90	\$12.85	\$0.95	8%
Water Usage based on 10,000 gallons	\$18.72	\$20.24		8%
Monthly Bill	\$30.62	\$33.09	\$2.47	8%

2) Typical Commercial Customer

	2022	2024	Change - \$	% Change
Base Rate: 3/4 Inch Water Meter	\$11.90	\$12.85	\$0.95	8%
Water Usage based on 20,000 gallons	\$42.12	\$45.54	\$3.42	8.1%
Monthly Bill	\$54.02	\$58.39	\$4.37	8.1%

2) Typical Restaurant Customer

	2022	2024	Change - \$	% Change
Base Rate: 1.5 Inch Water Meter	\$24.32	\$26.26	\$1.95	8%
Water Usage based on 20,000 gallons	\$240.12	\$258.68	\$18.56	7.7%
Monthly Bill	\$264.44	\$284.94	\$20.51	7.8%

2) Typical Lodging Customer

	2022	2024	Change - \$	% Change
Base Rate: 2 Inch Water Meter	\$32.59	\$35.20	\$2.61	8%
Water Usage based on 100,000 gallons	\$351.82	\$379.26	\$27.44	7.8%
Monthly Bill	\$384.41	\$414.46	\$30.05	7.8%

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular Town Council
Submitting Department:	Community Development	Presenter:	Tyler Valentine
Agenda Item:	Zoning Map Amendment for Karns Meadow - Third Reading of Ordinance W (P23-079).	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to consider at Third Reading Ordinance W, which changes the zoning of the seven tracts of land making up Karns Meadow and amends the Town of Jackson Official Zoning Map.

Requested Action.

Staff requests Council consider Ordinance W to amend the Official Zoning Map for Karns Meadow, which consists of six tracts of land owned by the Town of Jackson (Tracts 1-6), and one tract owned by Jackson Hole Land Trust (Tract 8). Below is a summary of the zoning change for each tract of land:

- **Tract 1** – From Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – From Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – From Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – From Neighborhood Low Density-1 to split zoning consisting of Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)
- **Tract 5** – From Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – From Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – From Neighborhood Low Density-1 to Park & Open Space

Recommendations.

The Community Development Director recommends **approval** of Ordinance W as presented in the attachment to this staff report.

Background.

At the July 17, 2023, Town Council regular meeting, Town Council approved a Zoning Map Amendment for Karns Meadow (P23-079) and directed staff to prepare an ordinance to effectuate the amendment. Ordinance W was approved on first reading at the October 2, 2023, regular Town Council meeting. Ordinance W was approved on second reading at the November 6, 2023, regular Town Council meeting.

Analysis & Key Policy Questions.

Currently, all Karns Meadow tracts are zoned Neighborhood Low Density-1, which is inconsistent with the intended future uses as a public park and as allowed in the conservation easement held by the Jackson Hole Land Trust. For this reason, on July 17, 2023, the Council approved rezoning Tracks 1 - 6, and 8 as presented in this staff report to allow the uses that will be anticipated in the forthcoming Karns Meadow Master Plan. Prior to a change in the official zoning map becoming official, three ordinance readings are required.

A key issue for this application is whether the proposed rezoning to the P zone, P/SP zone, and NL-3 zone will allow for the intended future uses of the site. The Town Council discussed this key issue at the July 17, 2023,

Council meeting and found that the proposed zones were appropriate and would align with the desired future uses of the site.

Possible Alternatives.

Staff provides the following alternatives for Town Council:

1. Approve Ordinance W with changes at First Reading.
2. Not approve Ordinance W.
3. Other.

Comprehensive Plan & Priority Alignment

Below are the factors that the Council considered at its regular meeting on July 17, 2023, and its conclusion for each.

Zoning Map Amendment (P23-079): Pursuant to Section 8.7.3.C the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;

Complies. Staff finds that the proposed request to be consistent with the purpose and intent of the LDRs.

The purpose of the P zone (LDR Section 4.2.2) is “to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists, and visitors. The P zone provides for active recreational facilities or open space opportunities in these areas.” As such, the Town of Jackson qualifies as a legitimate P landowner and intends to later use the P-zoned tracts for passive recreational use and open space for the public (i.e., pathway and picnic shelter) in line with the conservation easements.

The purpose of the P/SP zone (LDR Section 4.2.1) is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, the Town of Jackson qualifies as a legitimate P/SP landowner that intends to later use the P/SP-zoned tract for public facilities (i.e., parking lot) to serve and support the nonmotorized pathway and picnic shelter.

Finally, the purpose of the NL-3 is “to allow the development of single-family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.” Since Karns Meadow is a Stable area and not intended for increased density, staff finds that NL-3 is appropriate because 1) it maintains the same density as the current NL-1 zone (1 primary unit + 1 ARU), 2) it is consistent with the allowed uses in the conservation easement and in the purchase and sale agreement, and 3) it has a smaller minimum lot size of 7,500 sf which would allow 3 residential lots to be created within the 24,000 sf area designated to the Town for housing.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;*

N/A. Per a recent Wyoming Supreme Court case, this finding is not applicable until further notice.

3. *Is necessary to address changing conditions or public necessity;*

Complies. The rezone is intended to facilitate the development of certain improvements within Karns Meadow that are consistent with the conservation easements and consistent with the Town Council's direction at the October 17, 2022, meeting. The P, P/SP, and NL-3 zones are the appropriate zones to facilitate the desired future uses in each tract.

4. *Is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

Fiscal Impact.

Staff is not aware of any current fiscal impacts with a Zoning Map Amendment. However, the zoning change will allow a future Conditional Use Permit for a public park which will analyze fiscal impacts regarding improvements and long-term maintenance of the park.

Staff Impact.

The time Planning and Legal spent preparing this staff report and Ordinance was minimal. Total staff time was less than 1 hour.

Attachments or Links.

Ordinance W

Staff report (July 17, 2023) for initial Council approval

SUGGESTED MOTION

I move to approve Ordinance W on Third reading.

ORDINANCE W

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1197 (PART); SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART) AND AMENDING THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE CURRENT ZONING DESIGNATION OF 42 ACRES OF LAND: TRACT 1 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 2 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 3 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 4 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE AND NEIGHBORHOOD LOW DENSITY-3; TRACT 5 FROM NEIGHBORHOOD LOW DENSITY-1 TO PUBLIC/SEMI-PUBLIC; TRACT 6 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; TRACT 8 FROM NEIGHBORHOOD LOW DENSITY-1 TO PARK & OPEN SPACE; AND ESTABLISHING AN EFFECTIVE DATE.

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

SECTION I

Section 1 of Town of Jackson Ordinance Nos. 1074 (part) and 1197 (part); Section 2 of Town of Jackson Ordinance 1074 (part) and the Official Zoning District Map of the Town of Jackson are hereby amended to change the zoning classification of 42 acres of land: Tract 1 from Neighborhood Low Density-1 to Park & Open Space; Tract 2 from Neighborhood Low Density-1 to Park & Open Space; Tract 3 from Neighborhood Low Density-1 to Park & Open Space; Tract 4 from Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3; Tract 5 from Neighborhood Low Density-1 to Public/Semi-Public; Tract 6 from Neighborhood Low Density-1 to Park & Open Space; Tract 8 from Neighborhood Low Density-1 to Park & Open Space, to wit:

TRACT 1 - PT. SE1/4NW1/4 & PT. NE1/4SW1/4 Section 33, Township 41, Range 116 KARNs MEADOW TRACT 1 (T-46D)
PIDN: 22-41-16-33-2-00-026

TRACT 2 - PT. W1/2NE1/4 & PT. SE1/4NW1/4 Section 33, Township 41, Range 116 KARNs MEADOW TRACT 2 (T-46D)
PIDN: 22-41-16-33-1-00-033

TRACT 3 - PT. SW1/4NE1/4, PT. SE1/ENW1/4 & PT. NE1/4SW1/4 Section 33, Township 41, Range 116 KARNs MEADOW TRACT 3 (T-46D)
PIDN: 22-41-16-33-1-00-034

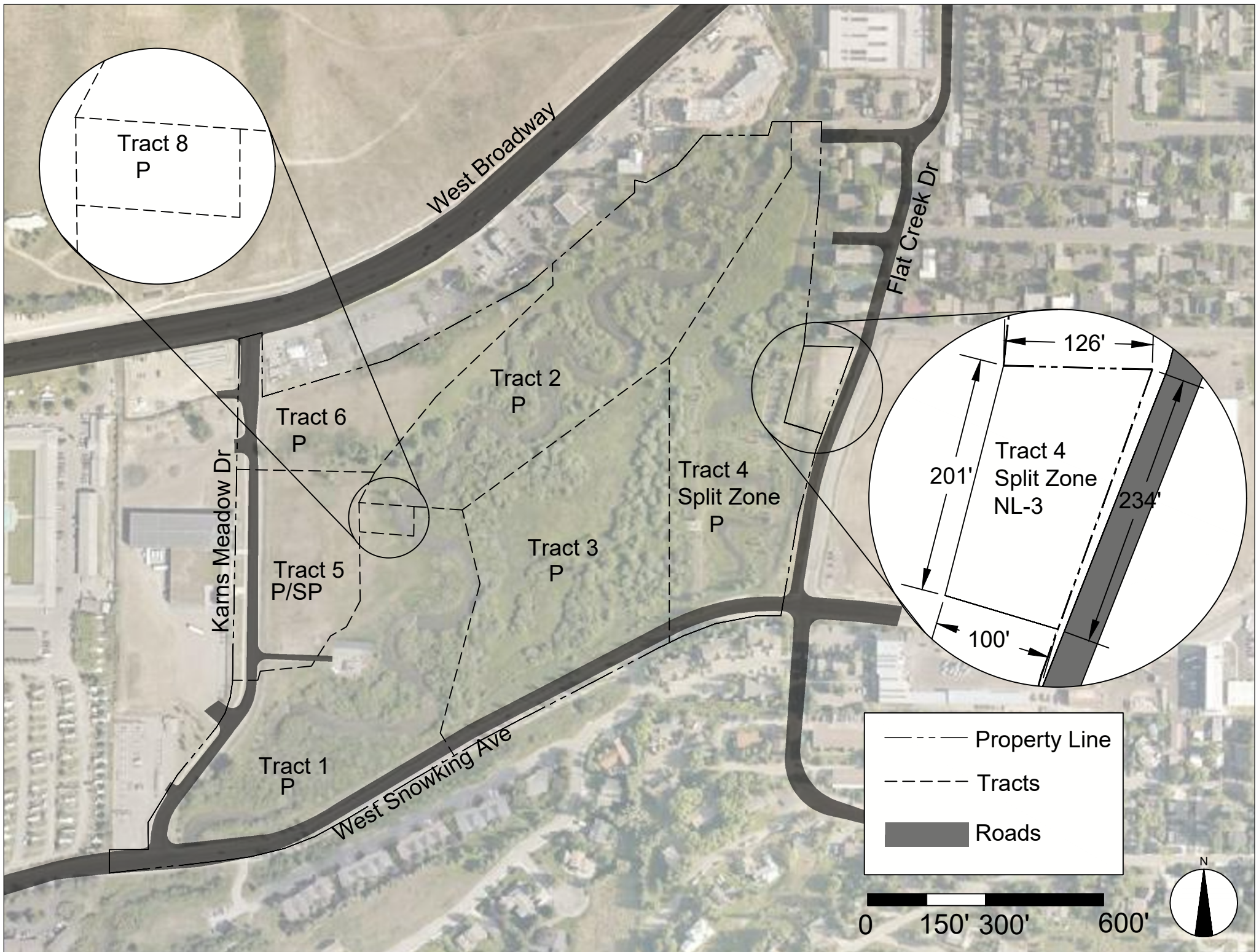
TRACT 4 - PT. W1/2NE1/4 Section 33, Township 41, Range 116 KARNs MEADOW TRACT 4 (T-46D)
PIDN: 22-41-16-33-1-00-035

TRACT 5 - PT. SE1/ENW1/4 Section 33, Township 41, Range 116 KARNs MEADOW TRACT 5 (T-46D)
PIDN: 22-41-16-33-2-00-028

TRACT 6 - PT SE1/4NW1/4, Section 33, Township 41, Range 116
PIDN: 22-41-16-33-2-00-031

TRACT 8 - PT. SE1/4NW1/4 Section 33, Township 41, Range 116
PIDN: 22-41-16-33-2-00-027

(Ord. ____ § 1, 2023; Ord. 1197 (part) § 1, 2018; Ord. 1074 (part) § 2, 2014; Ord. 1074 (part) § 1, 2014.)



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 _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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:	July 17, 2023	Meeting Title:	Town Council Regular Meeting
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Item P23-079 – Zoning Map Amendment for Karns Meadow	Public Comment:	Yes

Purpose & Policy Considerations.

This is the Town Council's opportunity to review a proposed Zoning Map Amendment per Section 8.7.3 in the Town of Jackson Land Development Regulation (LDRs). No physical development is included in this request.

Requested Action.

The applicant, Teton County / Jackson Parks & Recreation, is requesting approval of a Zoning Map Amendment (ZMA) for Karns Meadow, which consists of six tracts of land owned by the Town of Jackson (Tracts 1-6), and one tract owned by Jackson Hole Land Trust (Tract 8). Below is a summary of the ZMA request for each tract of land:

- **Tract 1** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)
- **Tract 5** – Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – Neighborhood Low Density-1 to Park & Open Space

Key Issues

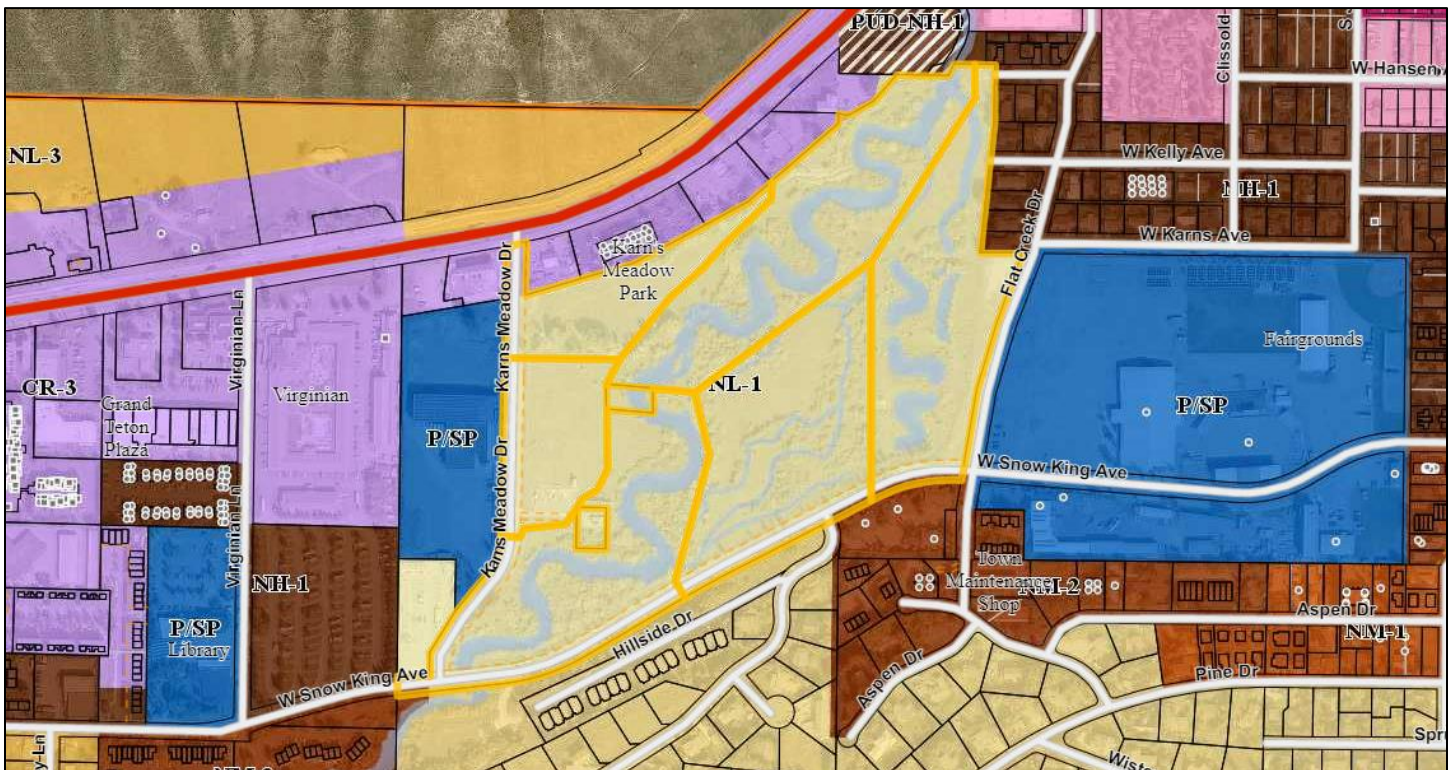
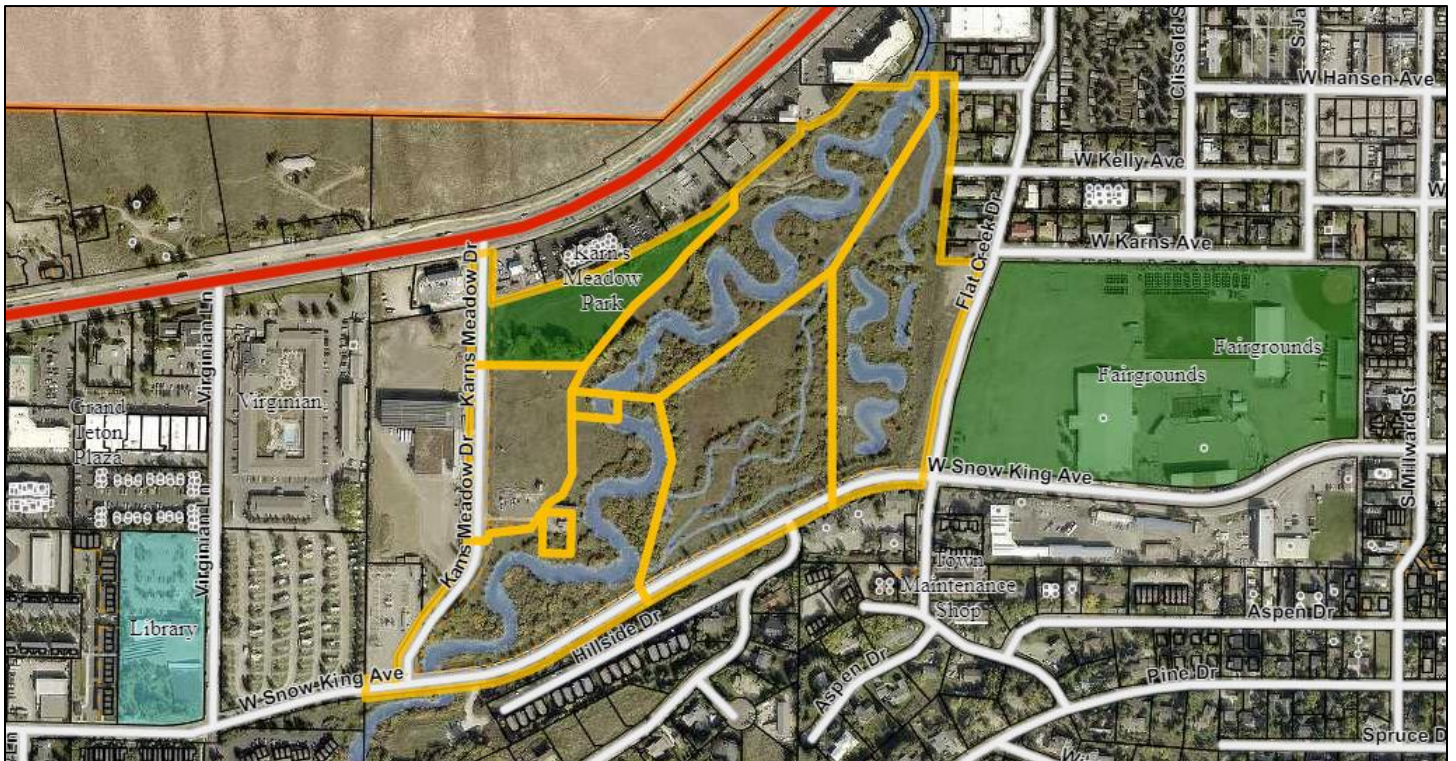
A key issue for this application is whether the proposed rezoning to the P zone, P/SP zone, and NL-3 zone will allow for the intended future uses of the site.

Recommendations.

The Planning Director and Planning Commission recommend **approval** of the Zoning Map Amendment (P23-079).

Project Location.

The subject property, Karns Meadow, consists of Tracts 1-6 & Tract 8. An aerial photo and zoning map are shown on the following page:



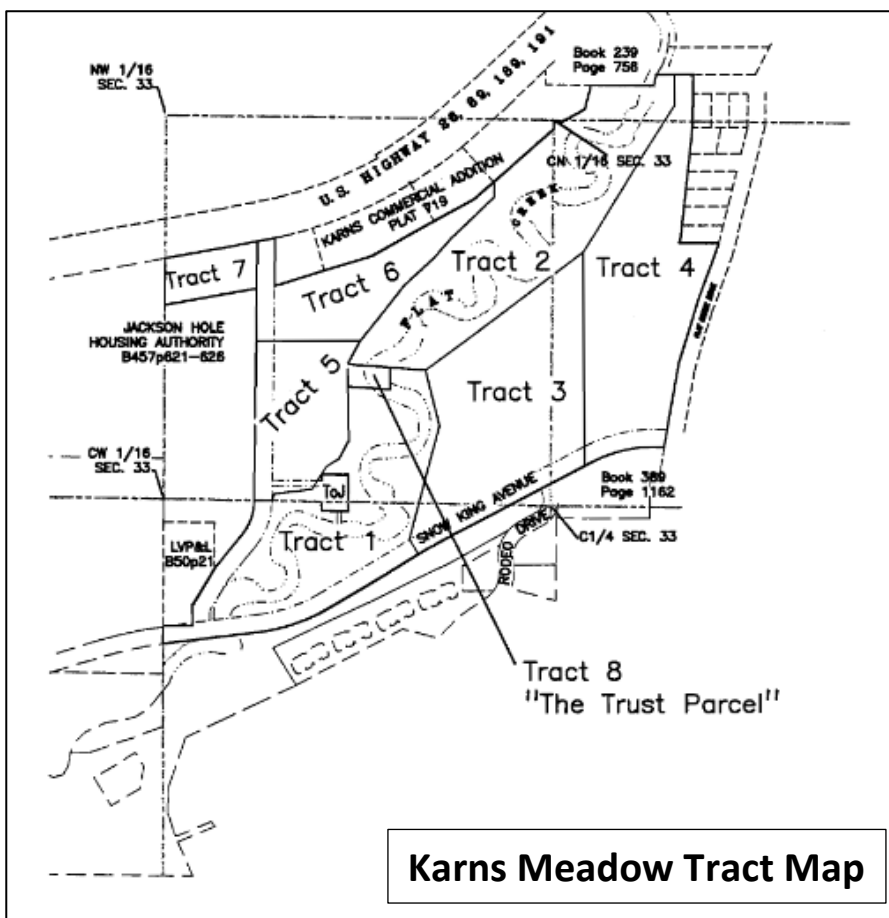
Background.

During the summer of 2003 representatives from the Town of Jackson and the Karns family began discussions and negotiations for the purchase/sale of an approximate 42-acre tract of land known as “Karns Meadow”. To

assist the Town financially and to secure the property for public use in perpetuity, the parties partnered with the Jackson Hole Land Trust to encumber the property with a conservation easement. The easement created allowed uses for each tract through the partnership between the original landowner, Jackson Hole Land Trust (the Trust), and the Town of Jackson, and guides future use and conservation of the property. The splitting of the parcel into tracts allowed for the Town of Jackson to purchase the property over time. It also allowed for slightly different uses in the various tracts based on their location, ecological value, and unique characteristics. The Jackson Hole Land Trust contributed \$1,000,000 to the purchase/sale of the property for the easement consideration. In December of 2003, the Land Trust completed the Natural Resource Inventory for the property, and the first tract purchase by the Town of the property was completed on December 19, 2003. The Town of Jackson acquired the remaining 6 tracts of the property over the next several years with the final tract purchase being completed in 2008.

Staff would like to point out that at the time of purchasing Karns Meadow, the previous Suburban zoning would have allowed the 42 acres to be subdivided into potentially 80-100 single-family home lots. Through the efforts made by the Town, Karns family, and Land Trust, this large area of centrally-located land was conserved in a significant way. Now that the majority of conservation has been achieved, the outstanding effort is to follow through with the intended desire of the Karns family to make this a public park, which is one of the main reasons the Karns family sought to sell the land to the Town.

Karns Meadow consists of 6 Town-owned parcels (Tracts 1-6) plus a Trust-owned parcel (Tract 8) that all have conservation easements with varying types of allowable uses. Tract 7 on the parcel map is not owned by the Town and has been developed by the landowners. Karns Meadow is approximately 42 acres, and the site is bordered by Karns Meadow Drive to the west, Snow King Avenue to the south, and Flat Creek Drive to the east. All Town Karns Meadow property is currently zoned as Neighborhood Low Density-1 (NL-1), which is inconsistent with the allowed uses in each tract according to the conservation easements. Thus, rezoning all tracts to a more appropriate zone will be necessary before the intended development can take place and before creating a Master Plan. A map of the tracts can be viewed to the right.

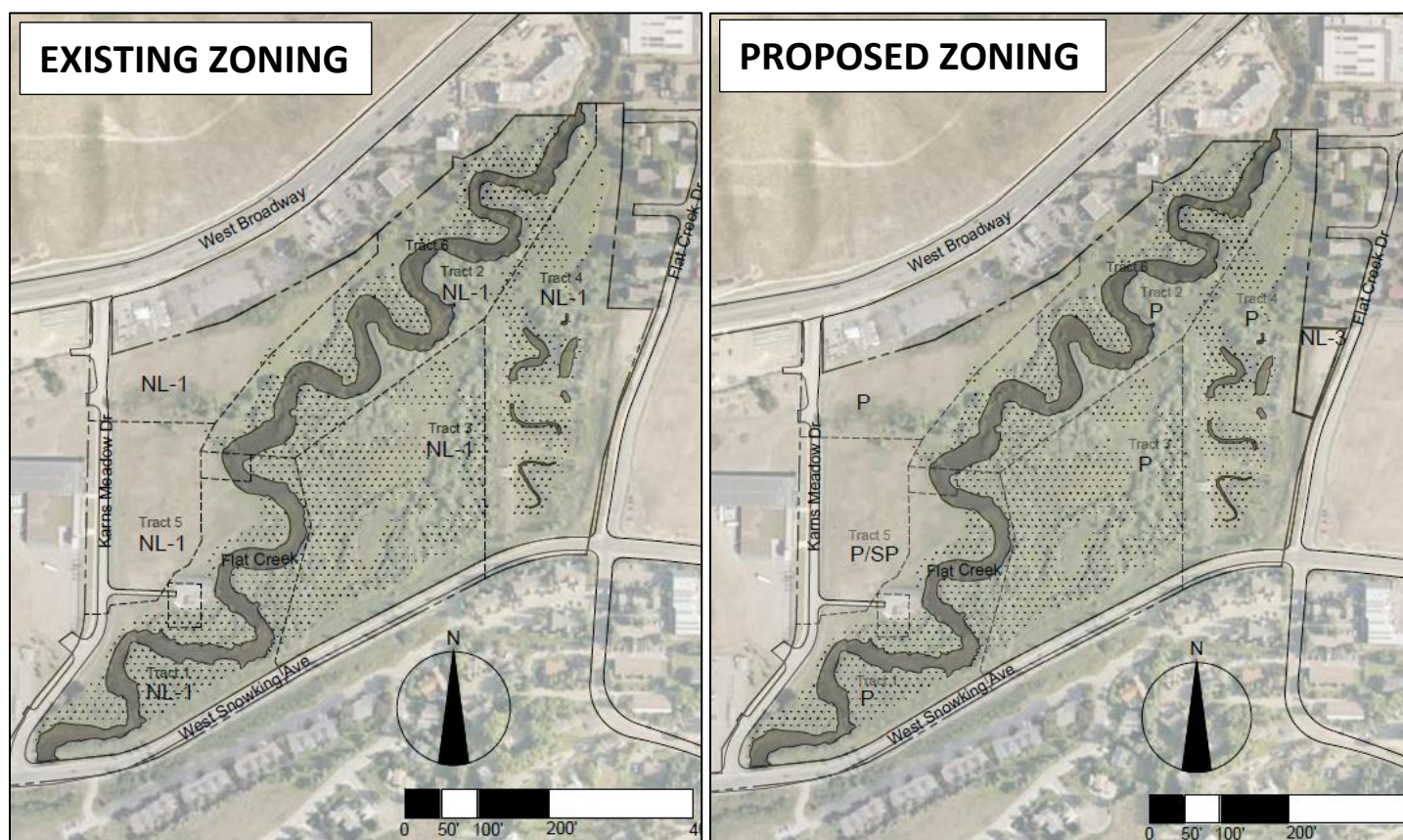


On October 17, 2022, the Town Council directed staff to move forward on a rezoning application for the Karns Meadow tracts, which this ZMA application satisfies. In addition, Town Council directed staff to move forward with Public Engagement Alternative Number One and present the draft site plans (site plans from 2003, 2014 & 2016) to the public for input. The specific improvements in those site plans included a perimeter non-motorized pathway, picnic shelter, and parking lot and will be presented to the Council through a separate Conditional Use Permit process in the near future.

On March 9 and 10, 2023, Parks & Recreation hosted a neighborhood meeting to familiarize the community with the proposed ZMA and the allowed uses directed by Town Council. Public opinion on the project was collected through a public input survey, conducted from March 9-31 (see applicant submittal).

Analysis.

Currently, all Karns Meadow tracts are zoned NL-1, which is inconsistent with the allowed future uses. In order to have zoning consistent with the allowed uses and with the conservation easements, the applicant is requesting a rezone of Karns Meadow Tracts 1, 2, 3, 6, and 8 to Park and Open Space (P). In addition, tract 4 would also be rezoned to the P, with the exception of approximately 24,000 ft, which is reserved for future housing and would be rezoned to NL-3. Finally, Tract 5 would be rezoned to Public/Semi-Public (P/SP). No physical development is being proposed with this request. Please see the attached conservation easement map of allowed uses in the applicant's submittal. Existing and proposed zoning maps can be found below.



The purpose of the P zone (LDR Section 4.2.2), which would apply to Tracts 1-4, 6 & 8, is “to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists, and visitors.” In addition, “the P zone provides for active recreational facilities or open space opportunities in these areas.” Since the current NL-1 zone does not allow the uses listed in the conservation easements for these tracts, staff finds that changing it to P is appropriate.

The purpose of the P/SP zone (LDR Section 4.2.1), which would apply to Tract 5, is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, the Town of Jackson qualifies as a legitimate P/SP landowner that intends to later improve the P/SP-zoned tract for public facilities (i.e., public parking lot) to serve and support the nonmotorized pathway and picnic shelter. Since the current NL-1 zone does not allow public parking lots and the conservation easement does, staff finds that changing the zoning to P/SP is appropriate.

Finally, the purpose of the NL-3, which would apply to a +/-24,000 sf portion of Tract 4, is to allow the development of single-family detached homes and is intended for Stable neighborhoods where increased residential density is not intended. Karns Meadow is not intended for increased development, however, as part of the original purchase agreement, a 24,000-sf portion of the park was designated for 3 future residential lots. At first glance, it would seem unnecessary to change the zoning since both NL-1 and NL-3 have the same density maximum of one single-family home and one Accessory Residential Unit. However, the NL-1 zone has a 1-acre minimum lot size which is too large and would not allow 3 lots to be created within the 24,000 sf. Since the NL-3 zone has a lesser minimum lot size of 7,500 sf, the Town would be able to create 3 single-family lots within the 24,000 sf of land and staff finds this to be the appropriate zone. A visual of the proposed NL-3 zoned portion can be seen to the right and is located along the west side of Flat Creek Drive just south of West Karns Avenue.



Sites with multiple zones, such as the proposed P and NL-3 zoning for Tract 4, are permitted according to LDR Section 1.7.5. After the 24,000-sf area is rezoned to NL-3, the Town will likely divide that area into three lots or parcels in the future.

Separate from this ZMA request, the Town is currently reviewing an update to the Karns Meadow Environmental Analysis (EA) that was originally done in 2019 (Planning Item P23-006). Staff anticipates the EA will be completed

in mid-late summer 2023. After the ZMA and EA are completed, Parks & Recreation will complete the public review process by submitting a Conditional Use Permit that will include a plan showing all proposed uses and facilities to be located in Karns Meadow which will be reviewed by the Planning Commission and Town Council.

Planning Commission

The Planning Commission (PC) considered this item on June 21, 2023, and recommend approval to the Town Council (5-1 vote). The PC had the following comments:

- A few Commissioners asked why Tract 5 is proposed to be rezoned to P/SP and not P.
Response: Staff explained that since the public parking lot needs to be located on Tract 5 per the conservation easement, P/SP is the appropriate zone because parking is permitted in P/SP as a primary use, but not in P zone. Staff acknowledged that parking associated with a park is allowed in the P zone, but the amount of parking that can be built would be directly tied/limited to the intensity of the park uses alone. Ultimately, staff was tasked with bringing an appropriate zone to Council that would facilitate a future parking lot that might serve users beyond just the park, so the P/SP zone is proposed because it provides the most flexibility for a parking lot.
- The Commissioners asked if there was talk of a structured parking garage and snow storage on Tract 5.
Response: Staff clarified that at this time, there is no talk of a structured parking garage or snow storage for Tract 5.
- The Commissioners asked if the Town has a minimum requirement for the surface of a parking area, such as gravel or pavers.
Response: Staff clarified that a paved surface is required, but that could change based on the Environmental Analysis.
- The Commission asked about the EA process and if there was any insight into parking when the EA was done.
Response: Staff explained that the 2019 EA broadly analyzed every allowable use in the conservation easement. However, the EA consultant is currently analyzing the impacts of the specific improvements that the Council recently identified as a potential option (i.e., parking lot, nonmotorized pathway, picnic shelter). Essentially, the updated EA will inform the Town of the impacts of parking once completed.

Overall, the Commissioners supported the rezoning request. There were some lingering concerns about the greater development and use flexibility in P/SP compared to P on Tract 5. There were some specific concerns that “if we zone for it, it will come” raising concerns that P/SP zoning opens the door to increased use and increased wildlife impacts. However, the Commission agreed that the existing conservation easement should limit development to uses that will protect wildlife values and that increasing the use/development of Tract 5 beyond the current desires of this Town Council would not be a quick and easy task, but would require the approval of the Council, an updated EA, and a new CUP.

Public Comment

No written comments were submitted but staff did field a few inquiring phone calls. At the Planning Commission meeting, the following comment were made:

- Kevin Krasnow, on behalf of the Conservation Alliance, expressed concerns over a parking garage and snow storage on Tract 5 and pushed for the zoning of Tract 5 to be P instead of P/SP.
- Francis Clark, Wilson resident, was supportive of Karns Meadow being used by the public but opposed a parking garage on Tract 5.

Findings:

Pursuant to Section 8.7.3.C the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

Complies. Staff finds that the proposed request to be consistent with the purpose and intent of the LDRs.

The purpose of the P zone (LDR Section 4.2.2) is “to designate land which is owned by the Town, County, State or Federal agencies, or special districts, and whose primary purpose is to provide public recreational opportunities for residents, tourists, and visitors. The P zone provides for active recreational facilities or open space opportunities in these areas.” As such, the Town of Jackson qualifies as a legitimate P landowner and intends to later use the P-zoned tracts for passive recreational use and open space for the public (i.e., pathway and picnic shelter) in line with the conservation easements.

The purpose of the P/SP zone (LDR Section 4.2.1) is “to provide locations for new and existing uses and facilities of a public or semi-public nature.” In addition, it is intended to be under the control of “federal, state, or local governments, or other governmental entities such as a school district or hospital district.” As such, the Town of Jackson qualifies as a legitimate P/SP landowner that intends to later use the P/SP-zoned tract for public facilities (i.e., parking lot) to serve and support the nonmotorized pathway and picnic shelter.

Finally, the purpose of the NL-3 is “to allow the development of single-family detached homes with up to one Accessory Residential Unit (ARU) in a way that is consistent with the existing neighborhood character. This zone is intended for Stable neighborhoods where increased residential density is not intended.” Since Karns Meadow is a Stable area and not intended for increased density, staff finds that NL-3 is appropriate because 1) it maintains the same density as the current NL-1 zone (1 primary unit + 1 ARU), 2) it is consistent with the allowed uses in the conservation easement and in the purchase and sale agreement, and 3) it has a smaller minimum lot size of 7,500 sf which would allow 3 residential lots to be created within the 24,000 sf area designated to the Town for housing.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

N/A. Per a recent Wyoming Supreme Court case, this finding is not applicable until further notice.

3. *Is necessary to address changing conditions or a public necessity.*

Complies. The rezone is intended to facilitate the development of certain improvements within Karns Meadow that are consistent with the conservation easements and consistent with the Town Council's direction at the October 17, 2022, meeting. The P, P/SP, and NL-3 zones are the appropriate zones to facilitate the desired future uses in each tract.

4. *Is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

Fiscal Impact.

None.

Staff Impact.

The amount of staff time to review, research, and write this report, including future work to send final letters, was about 25 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

I move to **approve** a Zoning Map Amendment (P23-079) to rezone the Karns Meadow Tracts listed below, based upon the findings as presented in the staff report, the departmental reviews, and subject to this staff report dated July 17, 2023:

- **Tract 1** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 2** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 3** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 4** – Neighborhood Low Density-1 to Park & Open Space and Neighborhood Low Density-3 (24,000-sf portion of land adjacent to Flat Creek Drive)
- **Tract 5** – Neighborhood Low Density-1 to Public/Semi-Public
- **Tract 6** – Neighborhood Low Density-1 to Park & Open Space
- **Tract 8** – Neighborhood Low Density-1 to Park & Open Space

STAFF REPORT



Meeting Date:	December 4, 2023	Meeting Title:	Regular Town Council
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	SUBJECT: First Reading for Ordinances F – N (P23-026)	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading of ordinances F, G, H, I, J, K, L, M, and N to amend the Town of Jackson's Land Development Regulations (LDRs) to "clean up" and improve clarity of various sections of the LDRs.

Requested Action.

Staff requests consideration of ordinances F, G, H, I, J, K, L, M, and N to approve approximately 86 changes to the Town of Jackson's LDRs to fix errors and inconsistencies, improve clarity, and address changing needs.

Recommendation.

The Community Development Director recommends approval of ordinances F, G, H, I, J, K, L, M, and N as presented in this staff report.

Background.

At the May 15, 2023, Town Council regular meeting, Town Council approved the proposed amendments and directed staff to prepare an Ordinance to amend the LDRs as presented ([link here https://jacksonwy.portal.civicclerk.com/event/1890/files/4878](https://jacksonwy.portal.civicclerk.com/event/1890/files/4878)). The Council asked many questions about the intent and impacts of various changes, especially those related to parking (guest and ADA parking, snow storage, increased Landscape Surface Ratio (LSR) flexibility, and residency requirements for the Planning Commission and Design Review Committee.

Council did not make any changes to the proposed LDR changes at the May 15 meeting. In finalizing the red line text for the ordinances, however, staff did make the following minor edits to improve clarity and address a few remaining inconsistencies.

- Sec. 2.2.7.B.2 (NM-1 zone): headings edited to remove reference to Single Family Detached Dwelling/Single Family attached Dwelling (Ordinance G)
- Sec. 5.4.3.B (Faults): language edited for clarity/readability (Ordinance J)
- Sec. 5.5.4.A.3 (landscaping standards): added "commercial zones and" to "higher density residential zones" related to the 20% allowance for alternative options for landscape area. (Ordinance J)
- Sec. 6.1.12.G.B.2.b (temporary construction staging sites): clarified that both permitted and nonconforming construction staging sites expire with the end of the associated off-site permit (Ordinance K)
- Sec. 7.6.3.H (pavement width and thickness): language edited for clarity/readability (Ordinance L)
- Sec. 8.5.3 Development Option Plan added back in (deleted by mistake) (Ordinance M)
- Sec. 9.4.9.C.5.b (rooftop decks) railing height for exemption dropped from 4' to 42" (Ordinance N)

Factors for Consideration

Below are the factors that the Council considered at a regular meeting on May 15, 2023.

Zoning Text Amendment (P23-026): Pursuant to Section 8.7.1.C of the Town of Jackson Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs;*

Complies. The proposed cleanups seek to improve the organization of the LDRs in a number of cases where standards are more easily found in the proposed location.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

Complies. The proposed cleanups improve the consistency of the LDRs in a number of cases where implementation of the LDRs has identified that additional sections of the LDRs need to be updated to implement an intended policy change.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. The proposed cleanups more clearly define the character desired by various regulations.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Not applicable. The cleanups address inconsistencies, errors, and lack of clarity, they are not intended to address larger policy questions related to changes in the community.

5. *Improves implementation of the Comprehensive Plan; and*

Complies. All proposed changes are consistent with the Comprehensive Plan and the intent of this cleanup is to improve implementation of the existing approach toward executing the Comprehensive Plan.

6. *Is consistent with other adopted Town Ordinances.*

Complies. All proposed changes are consistent with or improve coordination with other Town ordinances.

ATTACHMENTS OR LINKS

LDR cleanup Ordinance Combined Clean

LDR cleanup Ordinance Combined redline

May 15, 2023, Council staff report

SUGGESTED MOTION

I move to approve Ordinance F, G, H, I, J, K, L, M, and N on first reading.

ORDINANCE F

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1115, 1121, 1148, 1199, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1158, AND SECTIONS 1.3.2, 1.6.3, 1.9.2.B, 1.9.3.B, AND 1.9.5.C, OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING GENERAL PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1115, 1121, 1148, 1199, 1273, and 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 3 Town of Jackson Ordinance No. 1158; and Sections 1.3.2, 1.6.3, 1.9.2.B, 1.9.3.B, and 1.9.5.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

1.3.2. Implement the Common Values of Community Character.

A. Ecosystem Stewardship.

...

2. Emit less greenhouse gases than the community did in 2012.

B. Growth Management.

1. Direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery and open space and provide workforce housing opportunities.

...

C. Quality of Life.

...

3. Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle.

...

(Ord. _____ § 1, 2023)

1.6.3. Conflicts within These LDRs.

Where provisions of these LDRs are in direct conflict, the zone-specific provision shall govern. If neither provision is zone-specific, the provision that is more specific to the characteristics of the application being reviewed shall govern. Where the text of these LDRs and examples or images may conflict, the text shall govern.

...

(Ord. _____ § 1, 2023)

1.9.2. Nonconforming Physical Development.

...

B. Maintenance, Alteration, Expansion, and Replacement.

1. **No Increase in Nonconformity.** Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register that is nonconforming as to height may be the same height as the existing nonconforming house or historic structure).

EXAMPLE: An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a Historic Registered Resource may be expanded to the same nonconforming setback.

...

3. **Expansion.** A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20 percent of its habitable floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.

- a. **Detached Dwelling.** This standard shall not limit the expansion of a Detached Dwelling, except that all expansions must comply with all applicable LDR standards.

...

4. **Replacement.** A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition, reinforcement, or addition of any structural support for the portion of the physical development that is nonconforming. Except that this subsection shall not prohibit any of the following.

...

EXAMPLE: A site has an existing 2,000 square feet home that is partially located in a creek setback. Any interior remodel is allowed without resolving the nonconformity. Any nonstructural modification to the exterior of the building (i.e., re-siding, re-roofing, replacing windows) is allowed without resolving the nonconformity. An expansion of up to 400 square feet is allowed without remedying the nonconformity provided that the addition complies with all required dimensional standards (i.e., located within the building envelope). But, if the portion of the building in the setback is demolished it cannot be built back.

...

(Ord. ____ § 1, 2023; Ord. 1313, § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1199 § 1, 2018; Ord. 1148 § 1, 2016; Ord. 1121 § 1, 2016; Ord. 1115 § 1, 2016)

1.9.3. Nonconforming Uses.

...

B. Expansion.

...

3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs, which may preclude the 20 percent expansion allowed under subsection B.1.

...

(Ord. _____ § 1, 2023; Ord. 1313, § 1, 2022; Ord. 1158 § 3, 2017; Ord. 1115 § 1, 2016)

1.9.5. Nonconforming Signs.

...

- C. **Historically Significant Signs.** When a nonconforming sign is determined by the Planning Director to be historically significant, routine maintenance, including painting and replacement of lights, shall be permitted. Historically significant signs are signs designated by the Planning Director, who may consult with the Teton County Historic Preservation Board, as having significant historical value to the Town.

...

(Ord. _____ § 1, 2023; Ord. 1115 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 G

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214 THROUGH 1222, 1273, 1278, 1299, 1313, 1316, 1338, 1343; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122 AND 1149; SECTIONS 3 THROUGH 12 OF TOWN OF JACKSON ORDINANCE NO. 1348; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, AND 2.3.13 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING COMPLETE NEIGHBORHOOD ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1273, 1278, 1299, 1313, 1316, 1338, 1343; Section 2 of Town of Jackson Ordinance Nos. 1074 (part), 1122 and 1149; Section 3 of Town of Jackson Ordinance No. 1348; Section 4 of Town of Jackson Ordinance No. 1348; Section 5 of Town of Jackson Ordinance No. 1348; Section 6 of Town of Jackson Ordinance No. 1348; Section 7 of Town of Jackson Ordinance No. 1348; Section 8 of Town of Jackson Ordinance No. 1348; Section 9 of Town of Jackson Ordinance No. 1348; Section 10 of Town of Jackson Ordinance No. 1348; Section 11 of Town of Jackson Ordinance No. 1348; Section 12 of Town of Jackson Ordinance No. 1348; and Sections 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9, 2.2.10, 2.2.11, 2.2.12, 2.2.13, 2.2.14, 2.2.15, 2.2.16, 2.2.17, 2.3.10, and 2.3.13 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

2.2.2. NL-1: Neighborhood Low Density-1.

...

B. Physical Development.

...

2. Vehicle Access Standards		
Access		
Driveway width in primary/ secondary street setback (min-max)	10'-20'	B
Parking Setbacks		
Primary street (min)	0'	C
Secondary street (min)	0'	D
Side interior (min)	5'	E
Rear (min)	5'	F

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	

Individual building (max habitable floor area above grade)	10,000 sf
---	-----------

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2023; Ord. 1348 § 3, 2022; Ord. 1313 § 1, 2022; Ord. 1210 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.3. NL-2: Neighborhood Low Density-2.

...

B. Physical Development.

...

2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (min-max)	10'-20'	B
Parking Setbacks		
Primary street (min)	0'	C
Secondary street (min)	0'	D
Side interior (min)	5'	E
Rear (min)	5'	F

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. Allowed Uses and Use Standards.

1. Allowed Uses	2. Use Requirements
-----------------	---------------------

Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. _____ § 1, 2023; Ord. 1348 § 4, 2023; Ord. 1211 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.4. NL-3: Neighborhood Low Density-3.

...

B. Physical Development.

...

2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (min-max)	10'-20'	B
Parking Setbacks		
Primary street (min)	0'	C
Secondary street (min)	0'	D
Side interior (min)	5'	E
Rear (min)	5'	F

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2023; Ord. 1348 § 5, 2023; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016)

2.2.5. NL-4: Neighborhood Low Density-4.

...

B. Physical Development.

...

2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (min-max)	10'-20'	
Parking Setbacks		
Primary street (min)	0'	A
Secondary street (min)	0'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear (min)	2'	D

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf

4. Fencing/Walls	
Height (max)	
Anywhere in street yard 4'	
Anywhere in side or rear yard 6'	
Setback (min)	

Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2023; Ord. 1348 § 6, 2023; Ord. 1313 § 1, 2022; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.6. NL-5: Neighborhood Low Density-5.

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B. Physical Development.

1. Lot Standards		
Accessory Structure Setbacks	(Sec. 9.4.8)	
Side interior/rear (min)	5'	G H
>14 feet in height	10'	
≤14 feet in height	5'	
Second floor deck	10'	

2. Vehicle Access Standards			
Access			
Driveway width in primary /secondary street setback (min-max)	10'-20'		
Parking Setbacks			
	1 or 2 units	3 or 4 units/ nonresidential	
Primary street (min)	0'	0'	A
Secondary street (min)	0'	0'	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D

3. Bulk & Mass Standards

Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Accessory Structure Height	(Sec. 9.4.9)
Accessory residential unit (max)	2 stories, not to exceed 26'
Scale of Development	(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
>15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2023; Ord. 1348 § 7, 2023; Ord. 1338 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1214 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.7. NM-1: Neighborhood Medium Density-1.

...

B. Physical Development.

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2. Vehicle Access Standards				
	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses	
Access				
Driveway width in primary/ secondary street setback (min-max)	Not allowed	10'-20'	10'- 20'	B
Parking Setbacks				
Primary street (min)	0'	0'	0'	C
Secondary street (min)	0'	0'	0'	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	F

3. Bulk & Mass Standards		
Design Guidelines		(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Scale of Development		(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf	10,000 sf

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation

The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Detached Dwelling (6.1.4.B)	Y	(E.1)	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Dwelling (6.1.4.B)	B	2 unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D)(E.1)	B	(E.1)			$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2023; Ord. 1348 § 8, 2023; Ord. 1313 § 1, 2022; Ord. 1215 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.8. NM-2: Neighborhood Medium Density-2.

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B. Physical Development.

1. Lot Standards		
Primary Building Setbacks		(Sec. 9.4.8)
Rear (min)	10'	D
Landscaping		(Division 5.5)
Plant units (min)		
1,2,3-Unit Residential	1 per lot	

2. Vehicle Access Standards		
Access		
Driveway width in primary/secondary street setback (min-max)	10'-20'	
Parking Setbacks		
Primary street (min)	0'	A
Secondary street (min)	0'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Floor area ratio (FAR max)	
Individual building (max habitable floor area above grade)	10,000 sf

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

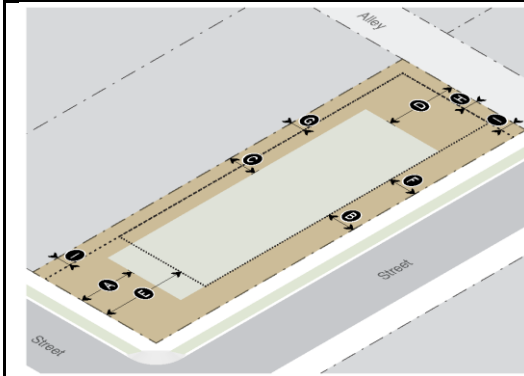
(Ord. ____ § 1, 2023; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.9. NH-1: Neighborhood High Density 1.

...

B. Physical Development.

1. Lot Standards



Primary Building Setbacks		(Sec. 9.4.8)
Rear (min)	10'	D
Landscaping		(Division 5.5)
Plant units (min)		
1,2,3-Unit Residential	1 per lot	

2. Vehicle Access Standards		
Access		
Driveway width in primary/ secondary street setback (min-max)	10'-20'	
Parking Setbacks		
Primary street (min)	0'	A
Secondary street (min)	0'	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)

4. Fencing/Walls	
Height (max)	
Anywhere in street yard 4'	
Anywhere in side or rear yard 6'	
Setback (min)	
Street lot line (sidewalk if sidewalk within lot) 1'	
Alley 2'	
Side or rear lot line 0'	
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

...

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Detached Dwelling (6.1.4.B)	B	(E.1)	8,000 sf habitable excluding basement	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.2)	0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Attached Dwelling (6.1.4.C)(E.1)	B	(E.1)			0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B	(E.1)			
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

E. Additional Zone-specific Standards.

...

- Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

...

(Ord. ____ § 1, 2023; Ord. 1348 § 10, 2023; Ord. 1343 § 1, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1217 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.10. OR: Office Residential.

...

B. Physical Development.

1. Lot Standards	
Fencing/Walls	
Height anywhere in primary or secondary street yard (max)	4'
Height anywhere in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

Access	
Curb cut width (max)	20'
Setback from side/rear lot line (min)	1'

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area (habitable including basement)							
< 6,900 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
6,900—13,800 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf for only residential use	optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.5)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt

...

E. Additional Zone-specific Standards.

...

- Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1348 § 11, 2023; Ord. 1313 § 1, 2022; Ord. 1218 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.11. CR-1: Commercial Residential-1.

...

B. Physical Development..

1.Lot Standards	
Fencing/Walls	
Height anywhere in primary or secondary street yard (max)	4'
Height anywhere in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Develop- ment Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area (habitable including basement)							
< 9,750 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
9,750—19,500 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.4)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt

...

E. **Additional Zone-specific Standards.**

...

4. **Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1149 § 2, 2016)

2.2.12. CR-2: Commercial Residential-2.

...

B. **Physical Development.**

1.Lot Standards	
Fencing/Walls	
Height anywhere in primary or secondary street yard (max)	4'
Height anywhere in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Develop- ment Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area habitable including basement)							
< 6,900 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
6,900—13,800 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. **Use Standards.**

< 9,750 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
9,750—19,500 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.9)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt

...

E. Additional Zone-specific Standards.

4. **Workforce Housing Incentive for Additional Height.** A structure may be 48 feet in height and 4 stories provided the following criteria are met.
 - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
 - iii. It shall be exempt from the calculation of affordable housing required by Div. 6.3 but shall not be used to meet the affordable housing requirement for the project.

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8. **Mini-Storage Setback.** Mini-Storage use shall be setback at least 100 feet from the Highway 89/191 ROW.
9. **Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. _____ § 1, 2023; Ord. 1348 § 12, 2023; Ord. 1313 § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 §, 2, 2016)

2.2.14. DC-1: Downtown Core-1.

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B. Physical Development.

1. Lot Standards	
Fencing/Walls	
Height anywhere in street or side yard (max)	4'
Height anywhere in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
Floor Area (habitable including basement)							
< 19,500 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
19,500—39,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf for only residential use	optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.4)	0.000017* sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt
Amusement/Recreation					
Developed Recreation (6.1.7.D)	B	n/a	n/a	2.25/1,000 sf	independent calculation

...

E. Additional Zone-specific Standards.

...

4. **Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1222 § 1, 2019; Ord. 1198 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.15. DC-2: Downtown Core-2.

...

B. Physical Development.

1.Lot Standards	
Fencing/Walls	
Height anywhere in street or side yard (max)	4'
Height anywhere in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Develop- ment Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area (habitable including basement)							
< 19,500 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
19,500—39,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing

					Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.4)	0.000017* sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt
Amusement/Recreation					
Developed Recreation (6.1.7.D)	B	n/a	n/a	2.25/1,000 sf	independent calculation

...

E. Additional Zone-specific Standards.

...

4. **Guest Parking.** For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1149 § 2, 2016)

2.2.16. TS-1: Town Square-1.

...

B. Physical Development.

1.Lot Standards	
Fencing/Walls	
Height anywhere in street or side yard (max)	Not allowed
Height anywhere in rear yard (max)	6'
Setback from pedestrian frontage (min)	Not allowed
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

2. Bulk Standards	
Scale of Development	
Single building (max habitable floor area above grade)	15,000 sf

...

9. Physical Development Permits Required

Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area (habitable including basement)							
≤ 10,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
10,001—30,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 30,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

...

(Ord. ____ § 1, 2023; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.2.17. TS-2: Town Square-2.

...

B. Physical Development.

1.Lot Standards	
Fencing/Walls	
Height anywhere in street or side yard (max)	Not allowed
Height anywhere in rear yard (max)	6'
Setback from pedestrian frontage (min)	Not allowed
Setback from alley (min)	2'
Setback from side or rear lot line (min)	0'
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

2. Bulk Standards	
Scale of Development	
Single building (max habitable floor area above grade)	15,000 SF

...

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
Floor Area (habitable including basement)							
< 10,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
10,000—20,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

> 20,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
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...

(Ord. ____ § 1, 2023; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.3.10. Business Park (BP).

...

B. Physical Development.

1. Structure Location and Mass
Exceptions
Detached Accessory Structure. A detached accessory structure shall be separated a minimum of 10 feet from another structure. A detached accessory structure of less than 14 feet in height shall have a side and rear setback of 5 feet.

2. Maximum Scale of Development
Individual Building (max habitable floor area above grade)
Single building 15,000 sf
6. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Front lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

(Ord. ____ § 1, 2023; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016)

2.3.13. Mobile Home Park (MHP).

...

B. Physical Development.

...

5. Landscaping (Division 5.5)
Plant Units (min)
Residential 1 per lot
Nonresidential 1 per 1,000 sf of landscape area
Parking Lot 1 per 8 parking spaces
6. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Front lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

E. Additional Zone-specific Standards. The following standards apply in addition to all other standards applicable in the MHP zone.

1. **Mobile Homes.** A mobile home shall be located within a mobile home park.
2. **Existing Mobile Home Parks.** Existing mobile home parks within the MHP zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.
 - a. **Density.** The number of units in an existing mobile home park in the MHP zone shall not be limited.
 - b. **Area.** Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be

included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.

- c. **Impervious Surface.** The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.
 - d. **Yards.** Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.
 - e. **Size.** A mobile home can be replaced with a larger mobile home.
 - f. **Yards.** A relocated mobile home shall be set back a minimum of 5 feet from the mobile home park property line.
- (Ord. ____ § 1, 2022; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2023.

PASSED 2ND READING THE ____ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 H

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 3.3.1.B OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING RURAL AREA ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); and Section 3.3.1.B of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

3.3.1. Rural Residential-Town (R).

...

B. Physical Development.

...

5.Landscaping(Div. 5.5)

Plant Units (min)
Residential 1 per lot
Nonresidential 1 per 1,000 sf of landscape area
Parking Lot (all uses) 1 per 8 parking spaces
6.Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side or rear yard 6'
Setback (min)
Front lot line (sidewalk if sidewalk within lot) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

Ord. _____ § 1, 2022; Ord. 1313 § 1, 2022)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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. 1198; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1161; AND SECTIONS 4.2.1, 4.2.2, AND 4.4.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING SPECIAL PURPOSE ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1198; Section 2 Town of Jackson Ordinance Nos. 1074 (part) and 1161; and Sections 4.2.1, 4.2.2, and 4.4.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

4.2.1. Public/Semi-Public—Town (P/SP)

...

B. Physical Development.

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

(Ord. ____ § 1, 2023)

4.2.2. Park and Open Space—Town (P)

...

B. Physical Development.

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)

Nonresidential Floor Area (habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. **Use Standards.**

1.Allowed Uses				2.Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)
Amusement/Recreation					
Developed Recreation (6.1.6.D)	C	0 sf	n/a	4.5/1,000 sf	independent calculation

...

(Ord. ____ § 1, 2023; Ord. No. 1161 § 2, 2017)

4.4.1. All Planned Unit Development (PUD) zones

...

H. **List of Approved Planned Unit Development Zones—Town (PUD).**

1. Planned Unit Development—Neighborhood High Density-1 (P15-029) (PUD-NH-1 (P15-029)) (135 West Kelly Avenue)
2. Planned Unit Development—Neighborhood Medium Density-2 (P16-017) (PUD-NM-2 (P16-017)) (1255 West Highway 22)
3. Planned Unit Development—Neighborhood High Density-1 (P16-019) (PUD-NH-1 (P16-019)) (655 Powderhorn Lane)
4. Planned Unit Development—Neighborhood Low Density-5 (P16-061) (PUD-NL-5 (P16-061)) (335 Redmond Street)
5. Planned Unit Development—Neighborhood High Density-1 (P16-079) (PUD-NH-1 (P16-079)) (60 Rosencrans)
6. Planned Unit Development—Neighborhood High Density-1 (P17-021) (PUD-NH-1(P17-021)) (550 W. Broadway)
7. Planned Unit Development—Neighborhood Medium Density-2 (P17-201) (PUD-NM-2-(P17-201)) (640 and 650 S. Glenwood Street)
8. Planned Unit Development—Commercial Residential-3 (P14-049) (PUD-CR-3 (P14-049)) (1200 South Highway 89)

...

(Ord. ____ § 1, 2023; Ord. No. 1161 § 2, 2017)

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 _____, 2023.

PASSED 2ND READING THE ____ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 J

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1197, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1124, AND 1151; SECTION 4 OF TOWN OF JACKSON ORDINANCE NOS. 1124 AND 1151; AND SECTIONS 5.4.3, 5.5.3, 5.5.4, 5.5.5, 5.7.2, 5.7.4, AND 5.8.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1197, 1273, and 1313; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1124, and 1151; Section 4 Town of Jackson Ordinance Nos. 1124, and 1151; and Sections 5.4.3, 5.5.3, 5.5.4, 5.5.5, 5.7.2, 5.7.4, and 5.8.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

5.4.3. Faults.

- A. **Comply with Building Code.** All structures shall comply with the currently adopted Building Code.
- B. **Notification on Development Plan/Final Plat.** A note shall be placed on all development plans and plats stating that none, all, or specific lots could be impacted by a fault line potentially subject to movement existing on or in the proximity of the site. Fault lines shall be identified from fault line maps for the area.
- C. **Review by Town Engineer.** All proposed physical development in proximity to a fault potentially subject to movement shall be prepared by a professional engineer registered in the State of Wyoming.

...

(Ord. _____ § 1, 2023)

5.5.3. Required Plant Units.

...

- B. **Requirements.**
 - 2. **One, Two, and Three Unit Residential.** All new residential development of fewer than four units shall provide a minimum of one plant unit per lot.

...

C. **Parking Lot Requirements.**

- 1. **General.**

Required Plant Units per Parking Space by Use and Zone
--

Use				
Zone	Agriculture	Residential	Institutional	All Other Uses
R	0	—	—	1 per eight spaces
MHP	—	—	—	1 per eight spaces
NL-1	—	—	1 per 12 spaces	1 per 12 spaces
NL-2	—	—	1 per 12 spaces	1 per 12 spaces
NL-3	—	—	—	—
NL-4	—	—	—	—
NL-5	—	—	1 per 12 spaces	1 per 12 spaces
NM-1	—	—	—	—
NM-2	—	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
NH-1	—	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
BP	—	—	—	1 per 16 spaces
TS-1	—	—	—	—
TS-2	—	—	—	—
DC-1	—	—	—	—
DC-2	—	—	—	—
CR-1	—	—	—	1 per 12 spaces
CR-2	—	—	—	1 per 12 spaces
CR-3	—	—	—	1 per 12 spaces
OR	—	—	—	1 per 12 spaces
P/SP	—	—	—	1 per 8 spaces

...

E. **Standard Plant Unit.**

...

5. **Cost Substitutions for Plant Units.** The applicant may substitute a plant unit of equivalent cost to that of a standard plant unit alternative in Section 5.5.3.E.1 with the approval of the Planning Director. The cost of the proposed equivalent plant unit shall be the average of alternatives A, B, and C, as established by the Planning Director, and shall not include irrigation or installation costs.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1197 § 1, 2018; Ord. 1151 § 2, 2016; Ord. 1124 § 2, 2016)

5.5.4. General Landscaping Standards.

A. **Landscape Area Required.** All landscaped areas shall meet the definition of landscape surface area provided in Section 9.5 and the requirements below:

1. Once landscaped, landscape areas shall be maintained to support plant life.
2. In lower density residential zones (NL-1 to NL-5, NM-1) up to 10% of landscape surface area may include planters and vegetated roofs;
3. In commercial zones and higher density residential zones (NM-2 and NH-1) up to 20% of required landscape area may include public amenities, (e.g., bike racks, public art, benches) planters, and vegetated roof areas, except that 100% of planters and vegetated areas over underground parking shall be considered landscape area.

...

(Ord. _____ § 1, 2023; Ord. 1151 § 2, 2016; Ord. No. 1124 § 2, 2016)

5.5.5. Installation and Maintenance.

...

C. **Required Time for Completion.** All landscaping shall be in place prior to occupancy. The Planning Director may allow occupancy in non-planting months without required landscaping in place if the landscaping will be in place within one year. In such cases the Planning Director may require submittal of a bond or other financial surety pursuant to Section 8.2.11. for installation of the landscaping. The landscape bond amount shall cover the cost of plant material, irrigation, and installation.

...

(Ord. _____ § 1, 2023)

5.7.2. Grading Standards.

...

B. **Grading Standards.**

...

4. **Retaining Walls and Facings.** Retaining walls for residential projects shall comply with the International Residential Code as adopted. Retaining walls for commercial projects shall comply with the International Building Code as adopted. Retaining walls shall be designed by a professional engineer registered in the State of Wyoming.

...

11. **Building Codes.** Site grading shall comply with the International Residential and Building Codes as adopted.

...

(Ord. _____ § 1, 2023)

5.7.4. Stormwater Management Standards.

...

B. **Design Requirements for Stormwater Management Facilities.**

1. **Storage Capacity.** All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate. The release control structure shall be designed to control the 25, 50, and 100-year storm events. The stormwater storage facilities shall be designed to retain the 10-year storm event on site. Greater than 10-year storm event flows may be allowed to be released off-site to an approved downstream public facility. If no such public facility exists or is inadequate, then storage facilities shall be designed to retain the 100-year storm event on site. Residential development shall comply with the International Residential Code as adopted.

2. **Design Regulations.**

- a. **Method of Calculation.** The "rational method" shall be used to calculate peak flow rates. The "modified-rational method" shall be used to calculate volumetric requirements for drainage areas of ten acres or less. The "Soil Conservation Service method" shall be used to calculate volumetric requirements when the drainage area is more than ten acres. Single lot residential development is exempt from these calculations and drainage shall comply with International Residential Code. Intensity, duration, frequency data included in the table below shall be used. Calculations for sites known to have greater precipitation shall increase these figures by an appropriate amount. Data 20 percent greater shall be used for the Teton Village area.

...

- f. **Cleaning of Basins and Underground Facilities.** Basins and underground facilities shall be designed to allow periodic cleaning and removal of sediments. Sediment traps shall be designed to permit periodic cleaning and maintenance.

...

- h. **Pollution Abatement.** Where a physical development, use, development option, or subdivision will cause the introduction of new pollutants into the runoff water, adequate provision shall be made for the storage, treatment, and removal of such pollutants. Any private connection to the Town's stormwater utility requires pretreatment approved by the Town Engineer.

- i. **Underground Injection.** Underground injection shall comply with Wyoming State Rules and Regulations. All systems must be equipped with serviceable "maintenance" chambers, inspection ports, and overflow facilities. Maintenance rows shall be accessible and designed to minimize the migration of sediment and debris into the greater infiltration system. Access to facilities shall be accessible by appropriate service equipment and vehicles. Accesses shall not be concealed.

...

(Ord. _____ § 1, 2023)

5.8.1. Applicability.

A. **Town Design Guidelines.**

...

3. All applications for residential development that includes four or more attached units, including ARUs.

...

(Ord. _____ § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1197 § 1, 2018; Ord. 1151 § 4, 2016; Ord. 1124 § 4, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 K

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1125, 1152, 1163, 1170, 1196, 1197, 1198, 1221, 1270, 1299, 1313, AND 1348; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (part), 1125, 1152, and 1170; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1139; SECTIONS 4, 5, AND 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.1.1, 6.1.4, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, AND 6.4.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING USE STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1125, 1152, 1163, 1170, 1196, 1197, 1198, 1221, 1270, 1299, 1313, and 1348; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1125, 1152, and 1170; Section 3 Town of Jackson Ordinance No. 1139; Section 4 Town of Jackson Ordinance No. 1163; Section 5 Town of Jackson Ordinance No. 1163; Section 10 Town of Jackson Ordinance No. 1163; and Sections 6.1.1, 6.1.4, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, and 6.4.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

6.1.1. Use Schedule.

...

F. Use Schedule.

Use Schedule: Town Character Zones																
USE CATEGORY	Complete Neighborhood Zones														Rural Area Zones	Def/Std
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a		
Temporary Uses																
Construction Staging	B	B	B	B	B	B	B	B	—	—	—	—	—	—	6.1.12.G	

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay — = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

² = Use subject to zone specific standards

Use Schedule: Town Legacy Zones				
USE CATEGORY	Complete Neighborhood Zones	Rural Area Zones	Civic Zones	Def/Std

Specific Use	TS	UC	BP	MHP	R	P/SP	P	
Amusement/Recreation								6.1.7
Developed Recreation	—	B	C	—	—	C	C	6.1.7.D
Temporary Uses								6.1.12
Construction Staging	—	—	—	—	—	—	—	6.1.12.G

Key: Y = Use allowed, no use permit required — = Use not allowed ^z = Use subject to zone specific standards

(LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

...

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1198 § 1, 2018; Ord. 1197 § 1, 2018; Ord. 1170 § 1, 2017; Ord. 1163 § 1, 2017; Ord. 1152 § 1, 2016; Ord. 1139 § 3, 2016; 1125 § 1, 2016)

6.1.4. Residential Uses.

A. All Residential Uses.

...

2. Standards.

...

- b. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by subsection 6.1.12.D.
- c. A residential unit shall have a maximum of one kitchen.
- d. The Planning Director shall have the authority to determine whether a building or portion of a building is configured for use as a separate residential unit based on the proximal arrangement of element including, but not limited to, the following:
 - i. Kitchen sink, utility sink, lavatory, or bar sink;
 - ii. Cooking appliances, whether built-in or not;
 - iii. Refrigeration facilities;
 - iv. Toilet;
 - v. Bathing facilities;
 - vi. Lack of interior access, including locking interior doors;
 - vii. Exterior entrance;
 - viii. Exterior staircase;

- ix. Spiral staircase;
- x. Separate yard, patio, deck or balcony;
- xi. Separate utilities, separate meters;
- xii. Multiple water heaters;
- xiii. Multiple laundry areas;
- xiv. Separate garage, carport, or parking area (covered or uncovered);
- xv. Countertops or cupboards;
- xvi. Sleeping loft;
- xvii. Separate address/mail box designation; or
- xviii. Separate or connected storage space.
- e. Occupancy Requirements for International Residential Code (IRC) Structures.
- f. Occupancy Requirements for International Building Code (IBC) Structures.

...

(Ord. ____ § 1, 2023; Ord. 1348 § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1163 § 4, 2017)

6.1.6. Commercial Uses.

...

C. Retail.

...

2. Standards.

- a. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the Municipal Code such as sewer fees.

...

E. Restaurant/Bar.

...

2. Standards.

...

- b. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the Municipal Code such as sewer fees.

...

(Ord. ____ § 1, 2023; Ord. 1163 § 5, 2017; Ord. 1152 § 1, 2016; Ord. 1125 § 1, 2016)

6.1.11. Accessory Uses.

...

E. **Home Business.**

...

3. **Standards.**

...

- c. A home business shall not have more than three total employees, excluding the owner/operator.

...

- e. No more than 25 percent of the maximum habitable floor area of the primary dwelling unit shall be occupied by the home business; however, part or all of the nonhabitable floor area in permitted accessory structures may be used for the business.

...

(Ord. _____ § 1, 2023)

6.1.12. Temporary Uses.

...

G. **Temporary Construction Staging.**

1. **Definition.** Temporary construction staging means the use of a residentially zoned property for the temporary storage of construction vehicles, construction materials, or snow for an off-site project under construction.
2. **Standards.**
 - a. The property shall only be used to store equipment and materials for an off-site project that has an active physical development permit (e.g., building or grading permit);
 - b. The use permit for the construction staging shall expire when the associated off-site physical development permit is completed;
 - c. A temporary construction staging site shall not be approved on the same property within 3 years of expiration of any use permit for the same use;
 - d. All construction equipment and materials must be screened by an opaque fence six feet in height;
 - e. The hours of operation shall be limited to 7am to 7pm for all days of the week.
 - f. All neighbors within 200 feet shall be noticed of the use per Section 8.2.14.C.2.
 - g. The property shall be located within half a mile of the associated off-site project.
 - h. All activities allowed by the use permit are subject to the noise limitations in Municipal Code 9.44.010.B and are not exempt as provided in 9.44.015.A.iii.
 - i. A grading permit on the applicant's site may be required per Division 5.7 concurrent with the use permit depending on the extent of land disturbance.

...

(Ord. ____ § 1, 2023)

6.2.2. Required Parking and Loading.

A. **Required Parking.** The minimum required parking spaces that shall be provided for each use in these LDRs is specified in Subsection C.2 of the section for the zone in which the use is to be located. Where a minimum requirement is not listed it shall be determined by the Planning Director upon finding the proposed use has need for parking.

1. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Section 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand or alternative transportation services available.

...

B. **Shared Parking.**

1. **Residential and Nonresidential Uses.**

Percentage of Nonresidential Parking Spaces that May Be Shared		
Nonresidential Use	Affordable Workforce Housing or ARU	Other Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other nonlodging, nonresidential uses	100%	20%

...

C. **Required Disability Parking.**

...

2. **Applicability to Required Parking.**

- a. **Nonresidential.** For parking lots serving nonresidential uses, including lodging, the disability parking spaces required by this Subsection shall count toward fulfilling the total parking requirement for the site.
- b. **Residential.** For parking lots serving residential uses, the disability parking spaces required by this Subsection shall be in addition to total parking requirement for the site.

...

(Ord. ____ § 1, 2023; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 2, 2016; Ord. 1163 § 10, 2016; Ord. 1152 § 2, 2016; Ord. 1125 § 2, 2016)

6.2.5. Off-Street Parking and Loading Design Standards.

A. Surface and Drainage.

1. **Paving Required.** Outdoor, off-street parking and loading areas, aisles and access drives shall be paved, except parking areas, aisles and access drives off gravel alleys which may be gravel. Parking on landscape area is prohibited.
2. **Paving Standards.** Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another non-gravel all weather surface.

...

B. Access and Circulation Standards.

...

3. **Backing onto Roads and Public Streets Prohibited.** Except for parking facilities serving lots for detached dwellings and parking facilities accommodating five vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.

...

C. Snow Storage Standards.

...

2. **On-Site Snow Storage Standards for Parking and Loading Area.**
 - a. A minimum site area representing ten percent of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.

...

D. Parking Facility Dimensions.

1. **Parking Space Dimensions.**

...

- b. **Length.**

...

- iii. **Ally Access.** Any parking space accessed perpendicularly, directly from any alley shall have a minimum length of 22 feet. Any parking space accessed parallel to an alley shall have a minimum width of 11 feet.

...

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022)

6.3.3. Amount of Affordable Workforce Housing Required.

A. Requirement.

...

1. **Schedule and Calculator Available.** A schedule of the requirement for employee generating development of various sizes and a calculator to use in determining the requirement are both available in the Administrative Manual. The residential requirement is a logarithmic equation because there is an exponential relationship between the size of a unit and the number of operations and maintenance employees generated. In the residential requirement equations, "Exp(x)" describes an exponential function, or e to the power of x. Inversely, "ln(x)" describes the natural logarithm of x.

...

6. **Square feet.** In the calculations "sf" is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit, including incidental structures.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1270 § 1, 2020)

6.3.5. Method for Providing Required Affordable Workforce Housing.

...

D. Standards Applicable to Specific Methods.

...

5. **Payment of an in-lieu fee.**

...

- d. **Timing.** The in-lieu fee shall be paid prior to the granting of the applicable building or use permit for the employee generating development, whichever occurs first.

...

(Ord. _____ § 1, 2023)

6.4.1. Outside Storage.

...

- B. **Storage of Structures.** The storing of structures of any kind is not permitted in any residential zone; except that a historically significant structure designated by the Planning Director, in consultation with the Teton County Historic Preservation Board, may be stored for up to 18 months.

C. Vehicle and Equipment Storage—Vacant Property.

1. **General.** The storage of any vehicle on vacant property in a residential zone for more than three consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. For the purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.
2. **Construction Staging Site.** A residential property may be used as a temporary construction staging site provided it obtains a use permit per Section 6.1.12.G.

...

(Ord. _____ § 1, 2023)

6.4.2. Refuse and Recycling.

Trash and recycling enclosures shall be provided for all nonresidential uses and residential developments of four or more units.

- A. Enclosures shall be of similar material and color to the building.
- B. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible.
- C. All enclosures and dumpsters shall be set back a minimum of two feet from an alley and the door shall not swing into the alley.
- D. Enclosures shall provide adequate space for recycling as determined by the Planning Director.
- E. Enclosures shall be consolidated wherever possible.

...

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1074 (part) § 2, 2014)

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 _____, 2023.

PASSED 2ND READING THE ____ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 L

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1126, 1153, 1197, 1198 AND 1225; SECTION 2 TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1126 AND 1153; SECTION 4 TOWN OF JACKSON ORDINANCE NOS. 1126 AND 1153; AND SECTIONS 7.1.1 THROUGH 7.1.6, 7.2.2, 7.6.3, 7.7.2, AND 7.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1126, 1153, 1197, 1198 and 1225; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1126, and 1153; Section 4 Town of Jackson Ordinance Nos. 1126 and 1153; and Sections 7.1.1 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.2.2, 7.6.3, 7.7.2, AND 7.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

Division 7.1. Development Option Standards

[Division number reserved, standards only apply in County]

(Ord. ____ § 1, 2023; Ord. 1198 § 1, 2018; Ord. 1197 § 1, 2018; Ord. 1153 § 1, 2016; Ord. 1126 § 1, 2016)

Division 7.2. Subdivision Standards

This division contains the development standards required for subdivision, new developments, and re-developments, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided, developed, and redeveloped property and minimize impacts on existing community services and infrastructure. See Section 8.5.4 for the procedure to subdivide property.

...

(Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1153 § 2, 2016; Ord. 1126 § 2, 2016)

7.2.2. Standards Applicable to all Development.

All development shall comply with the following standards.

A. Improvements.

1. **Developer Responsibility.** The construction of the following improvements shall be the responsibility of the developer and in the case of a subdivision shall be provided for in a Subdivision Improvements Agreement, which shall be approved with each plat. The Subdivision Improvements Agreement shall be provided in a manner which is consistent with adopted standards. No improvements shall be made until required plans, profiles, and specifications are submitted and approved for the following:

...

6. Acceptance by Town.

...

- d. **Final Inspection.** Upon receipt of a written request for acceptance from the subdivider, the Town Engineer will conduct a final inspection of the public improvements and will furnish a list of any deficiencies noted. The Town Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the LDRs. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Wyoming, and receipt of reproducible record drawings and satisfactory test results, the Town Engineer will notify the developer of the Town's approval of the public improvements.

...

(Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1153 § 2, 2016; Ord. 1126 § 2, 2016)

7.6.3. Streets, Alleys, and Easements.

...

H. Pavement Widths and Thickness.

1. **Widths.** Street widths shall be designed in accordance with the Town Standards, Community Streets Plan, and Teton County Fire Resolution considering use and site constraints. Where other standards do not apply, reference the table below.
 - a. **Alleys.** Alleys shall be paved to the maximum width practical up to 20 feet. Where more than four parking spaces access an alley, the alley shall be paved for the length of the property line across which access is taken..
 - b. **Sidewalks.** To the extent possible, all new and reconstructed sidewalks will be constructed as detached sidewalks. The minimum width of a detached sidewalk shall be seven feet. The minimum width of an attached sidewalk shall be five feet. Where inadequate right-of-way or obstructions exist, narrower widths may be approved by the Town Engineer.
 - c. **Turning, Acceleration, and Deceleration Lanes.** Street turn-lanes provided at intersections and acceleration/deceleration lanes shall be at least 10 feet wide and where possible match the width of the adjacent travel lane.
 - d. **Pathways.** Bicycle ways shall be designed in accordance with the adopted Community Streets plan. For separate facilities, bicycle ways shall have a minimum pavement width of eight feet. Where bicycles and pedestrian paths are combined, the minimum width is ten feet.
 - e. **Variations.** Variations in widths, parking, bicycle, and pedestrian frontages are given to provide flexibility and reduce pavement areas by designing the public way for its intended uses and constrains. However, consistency within a continuous right-of-way is required.

Street Widths (feet)						
	Paved Way	Travel Lane	Paved Lane	Parking Shoulder (no pkg)	Graded Shoulder (no curb)	(no curb)
Major Arterial (limited access)	24		n/a	8	2	
Minor arterial	24		n/a	6	2	
Collector	24		10	6	2	
Collector - Hillside	22		9	4	2	
Local	20		9	2	2	
Local - Hillside	20		9	2	2	
Private Road	20'		0'	0'	0'	
Cul-de-sac	50 radius		n/a	n/a	n/a	

2. **Parking Lane.** A parking lane shall be provided based on the available right of way and intended street use. Parking may be reduced to allocate space for bicycle, pedestrian, and frontage facilities.
3. **Thickness.** The street structural section shall be designed by a registered engineer based on the physical characteristics of the soils upon which the street is to be constructed and the projected

future traffic volumes for the street. Unless otherwise determined acceptable, the minimum thickness for flexible pavements shall be four inches for Town streets, two and one-half inches for alleys and private roads, and two inches for parking lots.

...

M. Intersections.

...

4. **Streets Entering at Opposite Sides.** Streets, alleys, and parking lots with more than eight spaces entering the opposite sides of a street shall either be directly across from each other or offset by at least 125 feet from centerline to centerline to the extent practicable.

...

6. **Curb Corner Radii.** Curb corner radii at all intersections shall conform with Town adopted standards or the Community Streets Plan for the type of use and street cross-section. Curb ramps complying with the American Disabilities Act shall be provided at each corner. At intersections with designated biking facilities, protected intersections, or other improvements may be required as determined by the Town Engineer.

...

8. **Pedestrian Crossings.** Intersections shall provide for safe, visible, ADA compliant, and functional pedestrian crossings. Sidewalks intersecting with driveways, alleys, and side streets shall remain elevated providing priority use to the pedestrian, unless otherwise approved by the Town Engineer.

...

(Ord. _____ § 1, 2023; Ord. No. 1225 § 1, 2019)

7.7.2. Potable Water Supply.

...

- C. **Construction to Meet State Standards.** Water system construction shall be in conformance with the Wyoming Public Works Standard Specifications current edition. Construction materials shall be approved by the Town Engineer.

...

(Ord. _____ § 1, 2023)

7.8.2. Cumulative Limit on Incentives.

Use of an incentive in this division is prohibited if the application would increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994.

- A. The amount of residential development allowed in the Town and County is reported annually in the Jackson/Teton County Comprehensive Plan Indicator Report. Current and past Indicator Reports can be found at www.jacksontetonplan.com.

...

(Ord. ____ § 1, 2023; Ord. 1153 § 4, 2016; Ord. 1126 § 4, 2016

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE ____ DAY OF _____, 2023.

PASSED 2ND READING THE ____ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 M

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165, 1167, 1274, AND 1312; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTIONS 8, 9, AND 11 TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 8.8.2, 8.2.11, 8.2.13, 8.3.2 THROUGH 8.3.6, 8.4.2, 8.4.3, 8.5.3 THROUGH 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2 THROUGH 8.8.5, 8.9.2, 8.10.5, AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ADMINISTRATIVE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1165, 1167, 1274, and 1312; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 8 Town of Jackson Ordinance No. 1165; Section 9 Town of Jackson Ordinance No. 1165; Section 11 Town of Jackson Ordinance No. 1165; and Sections 8.8.2, 8.2.11, 8.2.13, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.4.2, 8.4.3, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2, 8.8.3, 8.8.4, 8.8.5, 8.9.2, 8.10.5, and 8.10.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

8.2.2. Environmental Analysis (EA).

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. ____ § 1, 2023; Ord. 1165 § 1, 2017)

8.2.11. Performance Bonds and Guarantees.

- A. **Purpose.** As a condition for issuing a permit or approval an applicant may be required to post a financial assurance that required construction or installation of improvements, performance of duties, or other financial duty is completed following the issuance. The acceptance of a surety may be limited by the Planning Director or Town Engineer based on weather conditions or unique circumstances.
- B. **Amount.** The financial assurance shall be at least 125 percent of the cost to complete the improvements, implement the plan, or complete other work approved as part of the permit or approval. The cost shall be identified in the form of an estimate approved by the Planning Director or Town Engineer. The Planning Director or Town Engineer may require that the estimate be prepared by a professional engineer, landscape architect, contractor, or other professional licensed or certified to practice in the State of Wyoming. The amount of the financial assurance required may be reviewed and adjusted from time to time by the Planning Director or Town Engineer.
- C. **Acceptable Types of Financial Assurance.** The applicant shall provide one of the following types of financial assurances in a form that is acceptable to the Town.

1. **Surety Bonds.** A deposit with the Town of a good and sufficient performance bond in a form made available by the Planning Director or otherwise determined acceptable by the Town Attorney.
2. **Escrow Deposit of Cash or Certified Funds.** A deposit with the Town of cash or certified funds.
3. **Irrevocable Letter of Credit.** A deposit with the Town of an irrevocable letter of credit in a form made available by the Town or otherwise determined acceptable by the Town Attorney.
4. **Other Types of Security.** An applicant may provide other financial assurance by other methods or instruments as approved by the Town Attorney.

...

- F. **Duration.** The financial assurance shall remain in effect until the Planning Director has determined the required action has been completed in accordance the financial assurance agreement or other terms of the assurance. If applicable, the financial assurance shall remain in effect through the warranty period. A surety may have an expiration with an automatic extension, but shall not have a final expiration and shall only be released by the Town.

...

(Ord. _____ § 1, 2023)

8.2.13. Amendment of Permits or Approvals.

...

- B. **Physical Development Permit, Use Permit, and Development Option Plan Amendment.**

...

2. **Minor Deviations.** Authorized minor deviations from an approved physical development permit, use permit, or development option plan are changes that appear necessary in light of technical or engineering considerations not previously known, or for minor technical changes that do not warrant public review by the original approving entity provided LDR requirements are still met (e.g. a landscape plan). A minor deviation may be approved by the Planning Director pursuant to the process for a Zoning Compliance Verification Section 8.6.2. upon finding that it:
 - a. Complies with the standards of the current LDRs;
 - b. Does not include reductions in the amount of open space set aside or required resource protection; and
 - c. Does not include increases in the amount of building floor area.

...

(Ord. _____ § 1, 2023)

8.3.2. Sketch Plan.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.3. Development Plan.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.4. Building Permit.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

	PRE-APPLICATION CONFERENCE (OPTIONAL)↓		1. A pre-application conference is optional except when a plan level grading permit is consolidated with the building permit. See Section 8.2.1 for procedural standards.	Pre-Submittal
--	--	--	---	----------------------

...

(Ord. _____ § 1, 2023)

8.3.5. Grading Permit.

...

- G. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.6. Sign Permit.

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.2. Basic Use Permit (BUP).

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.3. Conditional Use Permit (CUP).

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.4. Special Use Permit (SUP).

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.5.3. Development Option Plan.

[Section number reserved, standards only apply in County]

(Ord. ____ § 1, 2023; Ord. 1165 § 8, 2017)

8.5.4. Subdivision Plat.

...

D. Plat Content.

...

5. A plat shall include:
 - a. Notes stating that the water, sewer, and/or stormwater system are privately owned.
 - b. For any lots served by Town of Jackson water and/or sewer services include the following statement in the Certificate of Owner: that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson.
 - c. For any lots created with direct access to Town of Jackson utilities that are not installed include a statement in the notes to the effect that: AT TIME OF PLAT WATER AND SEWER SERVICES TO LOT XX ARE NOT INSTALLED.
 - d. For any lot served by a road or drive include the following statement in the Certificate of Owner: that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles.
 - e. On all plats include the following statement in the Certificate of Owner: that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight or of record, including but not limited to those shown hereon.

...

F. Review Process.

	DEVELOPMENT PLAN ↓		1. A plat application may only be submitted following approval of a development plan for the proposed subdivision except in the case of condominium or townhouse subdivision of existing physical development where a building permit may serve as the required prior permit.	Pre- Submittal
--	-----------------------	--	---	-------------------

...

(Ord. ____ § 1, 2023; Ord. 1165 § 9, 2017)

8.5.5. Exempt Land Division.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. ____ § 1, 2023)

8.5.6. Boundary Adjustment.

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023; Ord. 1274 § 1, 2020)

8.6.2. Formal Interpretations.

...

- E. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.6.3. Zoning Compliance Verification (ZCV).

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.7.2. LDR Text Amendment.

...

- D. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.7.3. Zoning Map Amendment.

...

- D. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023; Ord. 1165 § 11, 2017)

8.7.4. Planned Unit Development (PUD).

...

- G. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.2. Administrative Adjustment.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.3. Variance.

...

- F. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.4. Appeal of an Administrative Decision.

...

- G. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.5. Beneficial Use Determination.

...

- G. **Review Process.** All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.9.2. Violations.

...

- G. **Existing Violations.** The Planning Director and the Building Official will not accept any new application for a lot of record until any existing violation(s) associated with said lot of record is remedied. The exception to this rule is applications initiated in order to achieve compliance associated with the existing violation(s).

...

8.10.5. Design Review Committee.

...

C. **Membership.**

1. **Qualifications.** Members of the DRC shall be residents of the Town of Jackson or Teton County upon appointment. An appointed member may complete their term while residing in Lincoln or Sublette Counties, Wyoming. No member of the Town Council, Planning and Zoning Commission, Board of Adjustment, or town employees shall serve as a member. Although no certification is required for appointment, members shall be experienced or educated in architecture, landscape architecture, planning, and other design related fields. A diversity of members is encouraged from all professions and from a variety of design firms.

...

(Ord. ____ § 1, 2023; Ord. 1312 § 1, 2020; Ord. 1267 § 1, 2020)

8.10.6. Planning and Zoning Commission.

...

C. **Membership.**

1. **Qualifications.** Members of the Planning and Zoning Commission shall be residents of the Town for a minimum of one year prior to, and at the time of, appointment. An appointed member may complete their term while residing in Teton, Lincoln, or Sublette Counties, Wyoming. No member of the Town Council or Town employee shall serve on the Planning and Zoning Commission. Although no specific experience requirements shall be necessary as a prerequisite to appointment, special consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.

...

Ord. ____ § 1, 2023)

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 _____, 2023.

PASSED 2ND READING THE ____ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1097, 1128, 1155, 1196, 1197, 1198, 1277, AND 1313; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 TOWN OF JACKSON ORDINANCE NOS. 1128, 1136, 1155, AND 1166; SECTION 4 TOWN OF JACKSON ORDINANCE NO. 1166; AND SECTIONS 9.4.8, 9.4.9, 9.4.17, 9.5.A, 9.5.H, 9.5.K, 9.5.L, AND 9.5.S OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1097, 1128, 1155, 1196, 1197, 1198, 1277, and 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 3 Town of Jackson Ordinance Nos. 1128, 1136, 1155, and 1166; Section 4 Town of Jackson Ordinance No. 1166; and Sections 9.4.8, 9.4.9, 9.4.17, 9.5.A, 9.5.H, 9.5.K, 9.5.L, and 9.5.S of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

9.4.8. Setback.

A setback is a measure of the shortest horizontal distance between a physical development or use and the feature from which it is being set back. A setback extends vertically above and below ground.

- A. **Setback Runs Parallel to Feature.** A required setback shall be applied parallel to the length of the feature from which the setback is required following any curves and angles in that feature.

...

J. Encroachments into Setbacks.

1. Residential Zones (NL-1, NL-2 NL-3, NL-4, NL-5, NM-1, NM-2, NH-1).

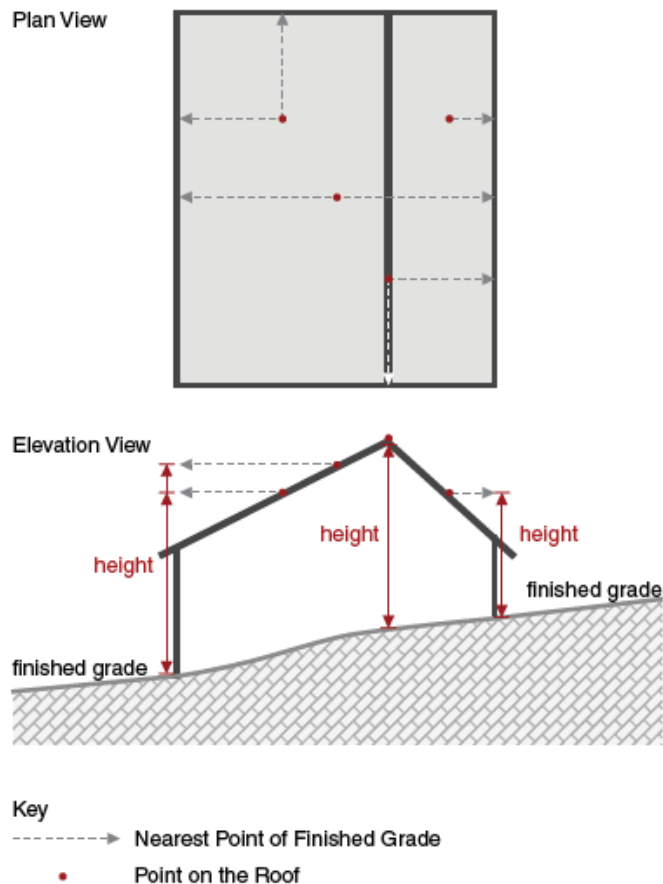
- a. **Front Setback.** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, and similar architectural features that are not decorative may encroach into a front yard by not more than six feet.
- b. **Side and Rear Setback.** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, exterior stairs, attached utilities (e.g. air conditioner), and similar architectural features that are not decorative may encroach into a side/rear yard by not more than four feet. Patios, planters, retaining walls, and similar features under four feet in height may extend to any portion of a side or rear yard but not closer than one foot from a property line. The allowances in this subsection b. apply only to structures that meet primary structure setbacks and do not apply to structures utilizing accessory structure setbacks.
- c. **Bay Windows.** For the purpose of this exemption, a bay window shall be a minimum of 20 inches above the floor, a minimum of 12 inches below the ceiling, and cannot be wider than ten feet.

2. Commercial Buildings.

- a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.
- K. **Public Art Exemption.** Public art and small placemaking items such as book exchanges may be exempted from setbacks by the Planning Director. In determining whether items are public art the Planning Director may consider factors such as approval by the Public Art Taskforce.
- (Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1166 § 3, 2017; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

9.4.9. Building Height.

- A. **Height of Any Point.** The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade.

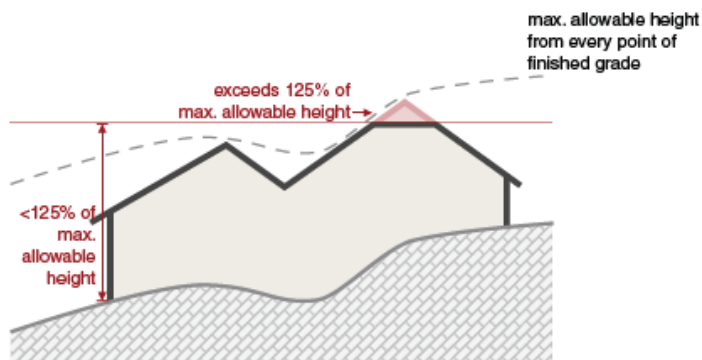


EXAMPLE: In the diagram below the nearest point of finished grade is indicated by the white or gray arrows. Note the examples of points that are equidistant to finished grade on two sides of the house; height of such a point will be determined by the lower finished grade.

...

- B. **Maximum Stepping of a Structure.** On a site in the NL-1, NL-2, NL-3, or Rural zones where the height of the structure is stepped with the slope in compliance with Sec. 9.4.9.A, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 125 percent of the maximum allowable height.

EXAMPLE: The diagram below shows a stepped structure that is compliant with maximum allowable height, as measured from any point on the roof, but is in violation of the overall height limit for a stepped structure (125% of the maximum allowable height, as measured from the highest point of the building to the lowest point of finished grade). Both measurements of height apply.



C. **Exceptions.** No part of any building or structure may exceed the maximum allowable height except for the following:

1. Structures used exclusively for elevator or stairway access to a roof in a commercial zone, provided they do not exceed the maximum height by more than ten feet, do not occupy more than 20 percent of the roof area, and are not visible from ground level view from a contiguous street.
2. Chimneys, vents, and roof-top mechanical equipment such as HVAC systems, provided that the maximum height is not exceeded by more than four feet;
3. Antenna used for the reception of television broadcast signals; or
4. Clock towers, church steeples, belfries, cupolas and domes not intended for human occupancy.
5. Rooftop deck furniture and railings provided that:
 - a. The railing is set back four feet from the top edge of the building;
 - b. The railing does not exceed the maximum height by more than four feet;
 - c. The railing is 75 percent transparent and this transparency level is maintained at all times (e.g., not reduced by movable planters, furniture, or other similar items); and
 - d. The rooftop furniture is movable and not fixed to the structure (e.g., an umbrella, table, or chair is allowed).

...

Ord. ____ § 1, 2023; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

9.4.17. Parking Minimums.

- A. Parking calculations that reference floor area shall be based on the gross floor area.
- B. Parking calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

...

(Ord. ____ § 1, 2023)

Division 9.5. Defined Terms

...

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property. An accessory structure shall be separated by at least ten feet from another structure and shall not be connected by an enclosed walkway.

...

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. A space that is fully enclosed, conditioned, and can be used for more than 6 months in a year is habitable. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

...

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a household living independently of any other household, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. No stove meeting this definition is allowed in a residential unit in any location other than a kitchen. A wet bar, consisting of no more than a 4.5 cubic foot refrigerator/freezer and a sink no larger than 18 inches by 12 inches by 7 inches (no garbage disposal) that is a homeowner convenience and is not intended to serve a separate dwelling unit shall not be considered a kitchen facility.

...

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape, and it may include some structural elements, such as raised planters and other amenities, provided it complies with the intent of the zone district and the standards in Section 5.5.4.A.

...

Site Development. Site development is the area of the site that is physically developed. Site development generally includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1277 § 1, 2021; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1166 § 4, 2016; Ord. 1155 § 3, 2016; Ord. 1136 § 3, 2016; Ord. 1128 § 3, 2016; Ord. 1097 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate,

distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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. 1115, 1121, 1148, 1199, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1158, AND SECTIONS 1.3.2, 1.6.3, 1.9.2.B, 1.9.3.B, AND 1.9.5.C, OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING GENERAL PROVISIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1115, 1121, 1148, 1199, 1273, and 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 3 Town of Jackson Ordinance No. 1158; and Sections 1.3.2, 1.6.3, 1.9.2.B, 1.9.3.B, and 1.9.5.C of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

1.3.2. Implement the Common Values of Community Character.

A. Ecosystem Stewardship.

...

2. Emit less greenhouse gases than the community did in 2012~~Consume less nonrenewable energy as a community in the future than we do today.~~

B. Growth Management.

1. Direct at least 60% of future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space in our Rural Areas and provide workforce housing opportunities.

...

C. Quality of Life.

...

3. Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle~~Residents and visitors will safely, efficiently, and economically move within our community and throughout the region using alternative modes of transportation.~~

...

(Ord. _____ § 1, 2023)

1.6.3. Conflicts within These LDRs.

Where provisions of these LDRs are in direct conflict, the zone-specific provision shall govern. If neither provision is zone-specific, the provision that is more specific to the characteristics of the application being reviewed shall govern. Where the text of these LDRs and examples or images may conflict, the text shall govern.

...

(Ord. _____ § 1, 2023)

1.9.2. Nonconforming Physical Development.

...

B. Maintenance, Alteration, Expansion, and Replacement.

1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming ~~detached dwelling~~ or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register that is nonconforming as to height may be the same height as the existing nonconforming house or historic structure).

EXAMPLE: An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a ~~detached dwelling~~ Historic Registered Resource may be expanded to the same nonconforming setback.

...

3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20 percent of its habitable floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion.

- a. Detached Dwelling. This standard shall not limit the expansion of a Detached Dwelling, except that all expansions must comply with all applicable LDR standards.

...

4. Replacement. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition, reinforcement, or addition of any structural support for the portion of the physical development that is nonconforming. Except that this subsection shall not prohibit any of the following.

...

EXAMPLE: A site has an existing 2,000 square feet home that is partially located in a creek setback. Any interior remodel is allowed without resolving the nonconformity. Any nonstructural modification to the exterior of the building (i.e., re-siding, re-roofing, replacing windows) is allowed without resolving the nonconformity. An expansion of up to 400 square feet is allowed without remedying the nonconformity provided that the addition complies with all required dimensional standards (i.e., located within the building envelope). But, if the portion of the building in the setback is demolished it cannot be built back, ~~and an expansion of greater than 400 square feet would require demolition of the nonconforming portion of the building.~~

...

(Ord. ____ § 1, 2023; Ord. 1313, § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1199 § 1, 2018; Ord. 1148 § 1, 2016; Ord. 1121 § 1, 2016; Ord. 1115 § 1, 2016)

1.9.3. Nonconforming Uses.

...

B. Expansion.

...

3. An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs, [which may preclude the 20 percent expansion allowed under subsection B.1.](#)

...

(Ord. ____ § 1, 2023; Ord. 1313, § 1, 2022; Ord. 1158 § 3, 2017; Ord. 1115 § 1, 2016)

1.9.5. Nonconforming Signs.

...

- C. Historically Significant Signs. When a nonconforming sign is determined by the Planning Director to be historically significant, routine maintenance, including painting and replacement of lights, shall be permitted. Historically significant signs are signs designated by the Planning Director, [who may consult with the Teton County Historic Preservation Board, or Historical Society](#) as having significant historical value to the Town.

...

(Ord. ____ § 1, 2023; Ord. 1115 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE __ DAY OF _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE ____ DAY OF _____, 2023.

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 _____, 2023.

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 G

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214 THROUGH 1222, 1273, 1278, 1299, 1313, 1316, 1338, 1343; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122 AND 1149; SECTIONS 3 THROUGH 12 OF TOWN OF JACKSON ORDINANCE NO. 1348; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, AND 2.3.13 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING COMPLETE NEIGHBORHOOD ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1159, 1196, 1197, 1198, 1210, 1211, 1212, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1273, 1278, 1299, 1313, 1316, 1338, 1343; Section 2 of Town of Jackson Ordinance Nos. 1074 (part), 1122 and 1149; Section 3 of Town of Jackson Ordinance No. 1348; Section 4 of Town of Jackson Ordinance No. 1348; Section 5 of Town of Jackson Ordinance No. 1348; Section 6 of Town of Jackson Ordinance No. 1348; Section 7 of Town of Jackson Ordinance No. 1348; Section 8 of Town of Jackson Ordinance No. 1348; Section 9 of Town of Jackson Ordinance No. 1348; Section 10 of Town of Jackson Ordinance No. 1348; Section 11 of Town of Jackson Ordinance No. 1348; Section 12 of Town of Jackson Ordinance No. 1348; and Sections 2.2.2, 2.2.3, 2.2.4, 2.2.5, 2.2.6, 2.2.7, 2.2.8, 2.2.9, 2.2.10, 2.2.11, 2.2.12, 2.2.13, 2.2.14, 2.2.15, 2.2.16, 2.2.17, 2.3.10, and 2.3.13 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

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2.2.2. NL-1: Neighborhood Low Density-1.

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B. Physical Development.

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2. Vehicle Access Standards		
Access		
Driveway width in primary/ secondary street setback (<u>min</u> -max)	<u>10'</u> - 20'	B
Parking Setbacks		
Primary street* (min)	25' <u>0'</u>	C
Secondary street* (min)	15' <u>0'</u>	D
Side interior (min)	5'	E
Rear (min)	5'	F
* Excludes 20' max driveway allowed in primary/ secondary street setback		

3. Bulk & Mass Standards

Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three <u>four</u> attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Individual building (max gross <u>habitable</u> floor area <u>above grade</u>)	10,000 sf

4. Fencing/ <u>Walls</u>
Height (max)
<u>Anywhere in</u> in street yard 4'
<u>Anywhere in</u> in side or rear yeard 6'
Setback (min)
<u>Primary or secondary street/sidewalk (min)</u> <u>Street lot line (sidewalk if sidewalk within lot)</u> 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

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10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (<u>H</u> habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> (<u>6.1.12.G</u>)	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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(Ord. ____ § 1, 2023; Ord. 1348 § 3, 2022; Ord. 1313 § 1, 2022; Ord. 1210 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.3. NL-2: Neighborhood Low Density-2.

...

B. Physical Development.

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2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (min-max)	10'-20'	B
Parking Setbacks		
Primary street* (min)	25'-0'	C
Secondary street* (min)	15'-0'	D
Side interior (min)	5'	E
Rear (min)	5'	F
* Excludes 20' max driveway allowed in primary/secondary street setback		

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three-four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max gross-habitable floor area <u>above grade</u>)	10,000 sf

4. Fencing/ Walls
Height (max)
In-Anywhere in street yard 4'
In-Anywhere in side or rear yard 6'
Setback (min)
Primary or secondary street/sidewalk (min) Street lot line (sidewalk if sidewalk within lot) 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

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10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)

> 15,000 sf	X	X	X	X		(Sec. 5.7.1)
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C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> (6.1.12.G)	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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(Ord. _____ § 1, 2023; Ord. 1348 § 4, 2023; Ord. 1211 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.4. NL-3: Neighborhood Low Density-3.

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B. Physical Development.

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2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (<u>min</u> -max)	<u>10'</u> - <u>20'</u>	B
Parking Setbacks		
Primary street* (min)	<u>20'</u> <u>0'</u>	C
Secondary street* (min)	<u>10'</u> <u>0'</u>	D
Side interior (min)	5'	E
Rear (min)	5'	F
<u>*Excludes 20' max driveway allowed in primary/secondary street setback</u>		

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three <u>four</u> attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max gross <u>habitable</u> floor area <u>above grade</u>)	<u>n/a</u> <u>10,000 sf</u>

4. Fencing/ Walls
Height (max)
n-Any <u>Anywhere in</u> street yard 4'

In Anywhere in side or rear yard <u>year</u> 6'
Setback (min)
<u>Street lot line (sidewalk if sidewalk within lot)</u> Primary or secondary street/sidewalk (min) 1'
<u>Alley</u> 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

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C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> <u>(6.1.12.G)</u>	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

...

(Ord. ____ § 1, 2023; Ord. 1348 § 5, 2023; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016)

2.2.5. NL-4: Neighborhood Low Density-4.

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B. Physical Development.

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2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (<u>min</u> -max)	10'-20'	
Parking Setbacks		
Primary street* (min)	20'-0'	A
Secondary street* (min)	10'-0'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear (min)	2'	D
— * Excludes 20' max driveway allowed in primary/ — secondary street setback		

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three <u>four</u> attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)

Individual building (max gross habitable floor area <u>above grade</u>)	n/a <u>10,000 sf</u>
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4. Fencing/ Walls
Height (max)
n-Any <u>Anywhere in</u> street yard 4'
n-Any <u>Anywhere in</u> side or rear year <u>yard</u> 6'
Setback (min)
<u>Street lot line (sidewalk if sidewalk within lot) Primary or secondary street/sidewalk (min)</u> 1'
<u>Alley</u> 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

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C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> (<u>6.1.12.G</u>)	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

...

(Ord. ____ § 1, 2023; Ord. 1348 § 6, 2023; Ord. 1313 § 1, 2022; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016; Ord. 1122 § 2, 2016)

2.2.6. NL-5: Neighborhood Low Density-5.

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B. Physical Development.

1. Lot Standards		
Accessory Structure Setbacks	(Sec. 9.4.8)	
Side interior/ <u>rear</u> (min)	5'	
—Rear (min)	5'	
<u>>14 feet in height</u>	<u>10'</u>	
<u>≤14 feet in height</u>	<u>5'</u>	
<u>Second floor deck</u>	<u>10'</u>	

2. Vehicle Access Standards	
Access	
Driveway width in primary /secondary street setback (<u>min</u> -max)	<u>10'-20'</u>

Parking Setbacks			
	1 or 2 units	3 or 4 units/ nonresidential	
Primary street (min)	20' <u>0'</u>	20' <u>0'</u> *	A
Secondary street (min)	10' <u>0'</u>	10' <u>0'</u> *	B
Side interior (min)	5'	1'	C
Rear (min)	5'	5'	
Rear alley (min)	2'	2'	D
* Excludes 20' max driveway allowed in primary/secondary street setback			

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three <u>four</u> attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Accessory Structure Height	(Sec. 9.4.9)
<u>Accessory residential unit (max)</u>	<u>2 stories,</u> <u>not to</u> <u>exceed 26'</u>
Scale of Development	(Sec. 9.4.13)
Individual building (max gross <u>habitable</u> floor area <u>above grade</u>)	10,000 sf

4. Fencing/ <u>Walls</u>
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear rear <u>yard</u> 6'
Setback (min)
Primary or secondary street/sidewalk (min) <u>Street lot line (sidewalk if sidewalk within lot)</u> 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H <u>habitable including basement</u>)						
≤5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
>15,000 sf	X	X	X	X		(Sec. 5.7.1)

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C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> (6.1.12.G)	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

...

(Ord. ____ § 1, 2023; Ord. 1348 § 7, 2023; Ord. 1338 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1214 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.7. NM-1: Neighborhood Medium Density-1.

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B. Physical Development.

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2. Vehicle Access Standards				
	SFD/SFA Lot width ≤25'	SFD/SFA Lot width >25'	All Other Uses	
Access				
Driveway width in primary/secondary street setback (<u>min</u> -max)	Not allowed	<u>10'</u> -20'	<u>10'</u> -20'	B
Parking Setbacks				
Primary street (min)	<u>20'0"</u> *	<u>20'0"</u> *	<u>20'0"</u> *	C
Secondary street (min)	<u>10'0"</u>	<u>10'0"</u> *	<u>10'0"</u> *	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	F
* Excludes 20' max driveway allowed in primary/secondary street setback				

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)

The Design Guidelines apply to all residential and nonresidential development of ~~three-four~~ attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.

Scale of Development	(Sec. 9.4.13)	
<u>Individual building</u> <u>(max habitable floor area above grade)</u>	<u>10,000 sf</u>	<u>10,000</u> <u>sf</u>

4. Fencing/ Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear year yard 6'
Setback (min)
<u>Street lot line (sidewalk if sidewalk within lot)</u> Primary or secondary street/sidewalk (min) 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Detached Dwelling (6.1.4.B)	Y	(E.1)	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Dwelling (6.1.4.B)	B	<u>1-2</u> unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D)(E.1)	B	(E.1)			$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Temporary Uses					
<u>Construction Staging (6.1.12.G)</u>	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

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(Ord. ____ § 1, 2023; Ord. 1348 § 8, 2023; Ord. 1313 § 1, 2022; Ord. 1215 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.8. NM-2: Neighborhood Medium Density-2.

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B. Physical Development.

1. Lot Standards

Primary Building Setbacks	(Sec. 9.4.8)	
Rear (min)	20' 10'	D
Landscaping	(Division 5.5)	
Plant units (min)		
Detached Dwelling — and Duplex 1,2,3-Unit Residential	1 per unit lot	

2. Vehicle Access Standards		
Access		
Driveway width in primary/secondary street setback (<u>min</u> -max)	10'-20'	
Parking Setbacks		
Primary street* (min)	20' 0'	A
Secondary street* (min)	20' 0'	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	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Floor area ratio (FAR max)	
— Individual building	10,000 sf
— (max gross habitable floor area <u>above grade</u>)	

4. Fencing/Walls	
Height (max)	
In Anywhere in street yard 4'	
In Anywhere in side or rear year yard 6'	
Setback (min)	
Street lot line (sidewalk if sidewalk within lot) Primary or secondary street/sidewalk (min) 1'	
Alley 2'	
Side or rear lot line 0'	
Orientation	
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner	

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C. Use Standards.

1. Allowed Uses	2. Use Requirements
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Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Temporary Uses					
<u>Construction Staging</u> <u>(6.1.12.G)</u>	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>

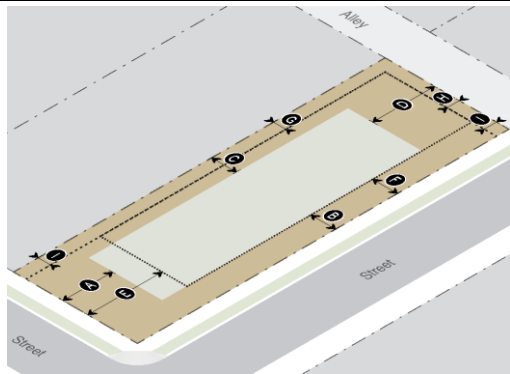
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(Ord. _____ § 1, 2023; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.9. NH-1: Neighborhood High Density 1.

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B. Physical Development.

1.Lot Standards			
			
Primary Building Setbacks		(Sec. 9.4.8)	
Rear (min)		20'-10'	D
Landscaping		(Division 5.5)	
— Plant units (min)			
1,2,3-Unit Residential Detached Dwelling — and Duplex		1 per unit lot	

2. Vehicle Access Standards			
Access			
Driveway width in primary/secondary street setback (<u>min</u> -max)			<u>10'-20'</u>
Parking Setbacks			
Primary street* (min)		<u>20'</u> <u>0'</u>	A
Secondary street* (min)		<u>20'</u> <u>0'</u>	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	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of three-four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
—Individual building —(max gross floor area)	10,000 sf

4. Fencing/ Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear rear yard 6'
Setback (min)
Street lot line (sidewalk if sidewalk within lot) Primary or secondary street/sidewalk (min) 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

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C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2	Affordable Workforce Housing Units (min) (Division 6.3
Residential					
Detached Dwelling (6.1.4.B)	B	(E.1)	8,000 sf habitable excluding basement	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.2)	0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176
Attached Dwelling (6.1.4.C)(E.1)	B	(E.1)			0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B	(E.1)			
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

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E. Additional Zone-specific Standards.

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2. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser

standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

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(Ord. ____ § 1, 2023; Ord. 1348 § 10, 2023; Ord. 1343 § 1, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1217 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.10. OR: Office Residential.

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B. Physical Development.

1. Lot Standards	
Fencing/Walls	
Height <u>anywhere</u> in any primary or secondary street yard (max)	4'
Height <u>anywhere</u> in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
<u>Setback from alley (min)</u>	<u>2'</u>
Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	
Access	
Curb cut width (max)	<u>24'-20'</u>
<u>Setback from side/rear lot line (min)</u>	<u>1'</u>

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10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
<u>Dwelling Unit Floor Area (Hhabitable including basement)</u>							
< 6,900 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
6,900—13,800 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf for only residential use	X <u>optional</u>	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses	2. Use Requirements
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< 9,750 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
9,750—19,500 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.4)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0.25/bed	exempt

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E. Additional Zone-specific Standards.

...

[4. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.](#)

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1149 § 2, 2016)

2.2.12. CR-2: Commercial Residential-2.

...

B. Physical Development.

1. Lot Standards	
Fencing/ Walls	
Height anywhere in any primary or secondary street yard (max)	4'
Height anywhere in interior side or rear yard (max)	6'
Setback from pedestrian frontage (min)	1'

<u>Setback from alley (min)</u>	<u>2'</u>
Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
<u>Dwelling Unit Floor Area (Hhabitable including basement)</u>							
< 6,900 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
6,900—13,800 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 13,800 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (<u>E.4</u>)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0. <u>25</u> /bed	exempt

...

E. Additional Zone-specific Standards.

...

4. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1220 § 1, 2019; Ord. 1198 § 1, 2018; Ord. No. 1149 § 2, 2016)

2.2.13. CR-3: Commercial Residential-3.

...

B. Physical Development.

...

4. Fencing/ Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side yard 6'
Setback (min)
Primary or side street/sidewalk Pedestrian frontage 1'
Alley 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
Dwelling Unit Floor Area (H habitable including basement)							
< 9,750 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
9,750—19,500 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (E.9)	0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0. 2 5/bed	exempt

...

E. Additional Zone-specific Standards.

4. Workforce Housing Incentive for Additional Height. A structure may be 48 feet in height and 4 stories provided the following criteria are met.
 - a. The following standards apply to the amount of additional floor area achieved through the increase in structure height; however, the actual floor area to which the following standards apply may be distributed throughout the structure.
 - iii. It shall be exempt from the calculation of affordable housing required by Div. 6.3 but shall not be used to meet the affordable housing requirement for the project.

...

8. Mini-Storage Setback. Mini-Storage use shall be setback at least 100 feet from the Highway 89/191 ROW.

9. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1348 § 12, 2023; Ord. 1313 § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 §, 2, 2016)

2.2.14. DC-1: Downtown Core-1.

...

B. Physical Development.

1. Lot Standards	
Fencing/Walls	
Height <u>anywhere</u> in any street or side yard (max)	4'
Height <u>anywhere</u> in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
<u>Setback from alley (min)</u>	<u>2'</u>
Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
<u>Dwelling Unit Floor Area (Habitable including basement)</u>							
< 19,500 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

19,500—39,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf for only residential use	optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (<u>E.4</u>)	0.000017* sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0. <u>25</u> /bed	exempt
Amusement/Recreation					
Developed Recreation (6.1.7.D)	B	n/a	n/a	3.37 <u>2.25</u> /1,000 sf	independent calculation

...

E. Additional Zone-specific Standards.

...

4. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1222 § 1, 2019; Ord. 1198 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.15. DC-2: Downtown Core-2.

...

B. Physical Development.

1. Lot Standards	
<u>Fencing/Walls</u>	
Height <u>anywhere</u> in any street or side yard (max)	4'
Height <u>anywhere</u> in rear yard (max)	6'
Setback from pedestrian frontage (min)	1'
<u>Setback from alley (min)</u>	<u>2'</u>

Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
<u>Dwelling Unit Floor Area (Hhabitable including basement)</u>							
< 19,500 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
19,500—39,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 39,000 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU (<u>E.4</u>)	0.000017* sf + (Exp(-14.17 + 1.59*Ln(sf)))/2.176
Apartment (6.1.4.D)	B				
Group Home (6.1.4.G)	C	n/a	n/a	0. <u>25</u> /bed	exempt
Amusement/Recreation					
Developed Recreation (6.1.7.D)	B	n/a	n/a	3.37 <u>2.25</u> /1,000 sf	independent calculation

...

E. Additional Zone-specific Standards.

...

4. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of one space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1149 § 2, 2016)

2.2.16. TS-1: Town Square-1.

...

B. Physical Development.

1.Lot Standards	
Fencing/ Walls	
Height <u>anywhere</u> in any -street or side yard (max)	Not allowed
Height <u>anywhere</u> in rear yard (max)	6'
Setback from pedestrian frontage (min)	Not allowed
<u>Setback from alley (min)</u>	<u>2'</u>
Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	

2. Bulk Standards	
Scale of Development	
Single building <u>size</u> (max <u>habitable floor area above grade</u>)	15,000 sf

...

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Develop- ment Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
<u>Dwelling Unit Floor Area (H)habitable including basement)</u>							
≤ 10,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
10,001— 2030 ,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 2030 ,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

...

(Ord. _____ § 1, 2023; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.2.17. TS-2: Town Square-2.

...

B. Physical Development.

1.Lot Standards	
Fencing/ Walls	
Height <u>anywhere</u> in any -street or side yard (max)	Not allowed

Height <u>anywhere</u> in rear yard (max)	6'
Setback from pedestrian frontage (min)	Not allowed
<u>Setback from alley (min)</u>	<u>2'</u>
Setback from side or rear lot line (min)	0'
<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>	

2. Bulk Standards	
Scale of Development	
Single building size (max <u>habitable floor area above grade</u>)	15,000 SF

...

9. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Perit
<u>Dwelling Unit Floor Area (Hhabitable including basement)</u>							
< 10,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
10,000—20,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 20,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

...

(Ord. _____ § 1, 2023; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.3.10. Business Park (BP).

...

B. Physical Development.

1. Structure Location and Mass
Exceptions
Detached Accessory Structure Separation . <u>A detached accessory structure shall be separated a minimum of 10' feet from another structure. A detached accessory structure of less than 14 feet in height shall have a side and rear setback of 5 feet.</u>

2. Maximum Scale of Development
Individual Building (gross floor area) (max <u>habitable floor area above grade</u>)
Single building 15,000 sf
6. Fencing/ <u>Walls</u>
Height (max)
Any <u>Any</u> where in street yard 4'
Any <u>Any</u> where in side or rear yard 6'

Setback <u>(min)</u>
Front lot line /R.O.W./Sidewalk (sidewalk if sidewalk within lot) 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

(Ord. ____ § 1, 2023; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016)

2.3.13. Mobile Home Park (MHP).

...

B. Physical Development.

...

5. Landscaping(Division 5.5)
Plant Units (min)
Residential 1 per du lot
Nonresidential 1 per 1,000 sf of landscape area
Parking Lot 1 per 8 parking spaces
6. Fencing/ Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear yard 6'
Setback <u>(min)</u>
Front lot line (sidewalk if sidewalk within lot) /R.O.W./Sidewalk 1'
<u>Alley 2'</u>
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

E. Additional Zone-specific Standards. The following standards apply in addition to all other standards applicable in the MHP zone.

1. Mobile Homes. A mobile home shall be located within a mobile home park.

~~a. A new mobile home park shall be developed pursuant to the standards of Section 7.1.3.~~

~~b~~2. Existing Mobile Home Parks. Existing mobile home parks within the MHP zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

~~ia~~. Density. The number of units in an existing mobile home park in the MHP zone shall not be limited.

~~ib~~. Area. Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.

~~ic~~. Impervious Surface. The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.

~~id~~. Yards. Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

~~e. Size. A mobile home can be replaced with a larger mobile home.~~

~~f. Yards. A relocated mobile home shall be set back a minimum of 5 feet from the mobile home park property line.~~

(Ord. ____ § 1, 2022; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE __ DAY OF _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 H

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NO. 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); AND SECTION 3.3.1.B OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING RURAL AREA ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); and Section 3.3.1.B of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

3.3.1. Rural Residential-Town (R).

...

B. Physical Development.

...

5.Landscaping(Div. 5.5)
Plant Units (min)
Residential 1 per du lot
Nonresidential 1 per 1,000 sf of landscape area
Parking Lot (all uses) 1 per 8 parking spaces
6.Fencing/ <u>Walls</u>
Height (max)
In <u>Anywhere in</u> street yard 4'
In <u>Anywhere in</u> side or rear yard 6'
Setback (<u>min</u>)
Front lot line (<u>sidewalk if sidewalk within lot</u>)/ R.O.W./Sidewalk 1'
<u>Alley</u> 2'
Side or rear lot line 0'
Orientation
The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

Ord. _____ § 1, 2022; Ord. 1313 § 1, 2022)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE __ DAY OF _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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. 1198; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1161; AND SECTIONS 4.2.1, 4.2.2, AND 4.4.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING SPECIAL PURPOSE ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance No. 1198; Section 2 Town of Jackson Ordinance Nos. 1074 (part) and 1161; and Sections 4.2.1, 4.2.2, and 4.4.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

4.2.1. Public/Semi-Public—Town (P/SP)

...

B. Physical Development.

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

...

(Ord. ____ § 1, 2023)

4.2.2. Park and Open Space—Town (P)

...

B. Physical Development.

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)

Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. Use Standards.

1.Allowed Uses				2.Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)
<u>Amusement/Recreation</u>					
—Developed Recreation (6.1.6.D)	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>4.5/1,000 sf</u>	<u>independent calculation</u>

...

(Ord. ____ § 1, 2023; Ord. No. 1161 § 2, 2017)

4.4.1. All Planned Unit Development (PUD) zones

...

H. List of Approved Planned Unit Development Zones—Town (PUD).

1. Planned Unit Development—~~Urban Residential~~Neighborhood High Density-1 (P15-029) (PUD-~~UR-NH-1~~ (P15-029)) (135 West Kelly Avenue)
2. Planned Unit Development—~~Urban Residential~~Neighborhood Medium Density-2 (P16-017) (PUD-~~UR-NM-2~~ (P16-017)) (1255 West Highway 22)
3. Planned Unit Development—~~Urban Residential~~Neighborhood High Density-1 (P16-019) (PUD-~~UR-NH-1~~ (P16-019)) (655 Powderhorn Lane)
4. Planned Unit Development—~~Auto-Urban Residential~~Neighborhood Low Density-5 (P16-061) (PUD-~~AR-NL-5~~ (P16-061)) (335 Redmond Street)
5. Planned Unit Development—~~Urban Residential~~Neighborhood High Density-1 (P16-079) (PUD-~~UR-NH-1~~ (P16-079)) (60 Rosencrans)
6. Planned Unit Development—~~Urban Residential~~Neighborhood High Density-1 (P17-021) (PUD-~~UR-NH-1~~ (P17-021)) (550 W. Broadway)
7. Planned Unit Development—Neighborhood Medium Density-2 (P17-201) (PUD-NM-2-(P17-201)) (640 ~~S. Glenwood Street~~ and 650 S. Glenwood Street)
8. Planned Unit Development—Commercial Residential-3 (P14-049) (PUD-CR-3 (P14-049)) (1200 South Highway 89)

...

(Ord. ____ § 1, 2023; Ord. No. 1161 § 2, 2017)

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 _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 J

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1197, 1273, AND 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1124, AND 1151; SECTION 4 OF TOWN OF JACKSON ORDINANCE NOS. 1124 AND 1151; AND SECTIONS 5.4.3, 5.5.3, 5.5.4, 5.5.5, 5.7.2, 5.7.4, AND 5.8.1 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING PHYSICAL DEVELOPMENT STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1197, 1273, and 1313; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1124, and 1151; Section 4 Town of Jackson Ordinance Nos. 1124, and 1151; and Sections 5.4.3, 5.5.3, 5.5.4, 5.5.5, 5.7.2, 5.7.4, and 5.8.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

5.4.3. Faults.

- A. Comply with Building Code ~~for Seismic Zone 3~~. All structures shall comply with the currently adopted Building Code ~~for Seismic Zone 3~~. ~~The Town Engineer may require a report from a geotechnical engineer registered in the State of Wyoming if the proposed physical development is within 200 feet of a fault line and the Town Engineer considers that the proposed physical development creates a dangerous situation.~~
- B. Notification on Development Plan/Final Plat. ~~On lots of record where a fault line exists according to fault line maps for the area, a note shall be placed on all development plans and plats stating that a Seismic Zone 3 fault line potentially subject to movement exists on the lot of record. A note shall be placed on all development plans and plats stating that none, all, or specific lots could be impacted by a fault line potentially subject to movement existing on or in the proximity of the site. Fault lines shall be identified from fault line maps for the area.~~
- C. Review by Town Engineer. All proposed physical development in proximity to a fault potentially subject to movement shall be prepared by a professional engineer registered in the State of Wyoming~~shall be reviewed by the Town Engineer for appropriateness of the proposed structure for the site.~~

...

(Ord. _____ § 1, 2023)

5.5.3. Required Plant Units.

...

B. Requirements.

- 2. One, Two, and Three Unit Residential ~~in Legacy Zones~~. All new residential development of fewer than 4 four units in a Legacy Zone (Division 2.3. and Division 3.3.) shall provide a minimum of one plant unit per ~~dwelling unit~~lot.

...

C. Parking Lot Requirements.

1. General.

Required Plant Units per Parking Space by Use and Zone				
Use				
Zone	Agriculture	Residential	Institutional	All Other Uses
R	0	—	—	1 per eight spaces
MHP	—	—	—	1 per eight spaces
NL-1	—	—	1 per 12 spaces	1 per 12 spaces
NL-2	—	—	1 per 12 spaces	1 per 12 spaces
NL-3	—	—	—	—
NL-4	—	—	—	—
NL-5	—	—	1 per 12 spaces	1 per 12 spaces
NM-1	—	—	—	—
NM-2	—	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
NH-1	—	1 per 12 spaces	1 per 12 spaces	1 per 12 spaces
BP	—	—	—	1 per 16 spaces
UC	—	—	—	1 per 12 spaces
TS	—	—	—	0
DC	—	—	—	0
TS-1	—	—	—	—
TS-2	—	—	—	—
DC-1	—	—	—	—
DC-2	—	—	—	—
CR-1	—	—	—	1 per 12 spaces
CR-2	—	—	—	1 per 12 spaces
CR-3	—	—	—	1 per 12 spaces
OR	—	—	—	1 per 12 spaces
P/SP	—	—	—	1 per eight <u>8</u> spaces

...

E. Standard Plant Unit.

...

5. Cost Substitutions for Plant Units. The applicant may substitute a plant unit of equivalent cost to that of a standard plant unit alternative in Section 5.5.3.E.1 with the approval of the Planning Director. The cost of the proposed equivalent plant unit shall be the average of alternatives A, B, and C, as established by the Planning Director, and shall not include irrigation or installation costs.

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1197 § 1, 2018; Ord. 1151 § 2, 2016; Ord. 1124 § 2, 2016)

5.5.4. General Landscaping Standards.

A. ~~Vegetation-Landscape Area~~ Required. All landscaped areas shall meet the definition of landscape surface area provided in Section 9.5 and the requirements below:~~proposed for vegetation shall be planted with lawn, pasture, or native groundcover unless such vegetation is already fully established.~~

~~1.~~ Once landscaped, landscape areas shall be maintained to support plant life.

2. In lower density residential zones (NL-1 to NL-5, NM-1) up to 10% of landscape surface area may include planters and vegetated roofs;

3. In commercial zones and higher density residential zones (NM-2 and NH-1) up to 20% of required landscape area may include public amenities, (e.g., bike racks, public art, benches) planters, and vegetated roof areas, except that 100% of planters and vegetated areas over underground parking shall be considered landscape area.

...

(Ord. ____ § 1, 2023; Ord. 1151 § 2, 2016; Ord. No. 1124 § 2, 2016)

5.5.5. Installation and Maintenance.

...

C. Required Time for Completion. All landscaping shall be in place prior to occupancy. The Planning Director may allow occupancy in non-planting months without required landscaping in place if the landscaping will be in place within one year. In such cases the Planning Director may require submittal of a bond or other financial surety pursuant to Section 8.2.11. for installation of the landscaping. The landscape bond amount shall cover the cost of plant material, irrigation, and installation.

...

(Ord. ____ § 1, 2023)

5.7.2. Grading Standards.

...

B. Grading Standards.

...

4. Retaining Walls and Facings. Retaining walls for residential projects shall comply with the International Residential Code as adopted. Retaining walls for commercial projects shall comply

~~with the International Building Code as adopted. Retaining walls~~~~All retaining walls or facings with a total vertical projection in excess of four feet shall be designed as structural members keyed into stable foundations capable of sustaining the design loads, and~~ shall be designed by a professional engineer registered in the State of Wyoming.

...

11. Building Codes. Site grading shall comply with the International Residential and Building Codes as adopted.

...

(Ord. _____ § 1, 2023)

5.7.4. Stormwater Management Standards.

...

B. Design Requirements for Stormwater Management Facilities.

1. Storage Capacity. All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate. The release control structure shall be designed to control the 25, 50, and 100-year storm events. The stormwater storage facilities shall be designed to retain the 10-year storm event on site. Greater than 10-year storm event flows may be allowed to be released off-site to an approved downstream public facility. If no such public facility exists or is inadequate, then storage facilities shall be designed to retain the 100-year storm event on site for the range of storms from the one-year through 100-year storm events. Residential development shall comply with the International Residential Code as adopted.

2. Design Regulations.

- a. Method of Calculation. The "rational method" shall be used to calculate peak flow rates. The "modified-rational method" shall be used to calculate volumetric requirements for drainage areas of ten acres or less. The "Soil Conservation Service method" shall be used to calculate volumetric requirements when the drainage area is more than ten acres. Single lot residential development is exempt from these calculations and drainage shall comply with International Residential Code. Intensity, duration, frequency data included in the table below shall be used. Calculations for sites known to have greater precipitation shall increase these figures by an appropriate amount. Data 20 percent greater shall be used for the Teton Village area.

...

- f. Cleaning of Basins and Underground Facilities. Basins and underground facilities shall be designed to allow periodic cleaning and removal of sediments. Sediment traps shall be designed to permit periodic cleaning and maintenance.

...

- h. Pollution Abatement. Where a physical development, use, development option, or subdivision will cause the introduction of new pollutants into the runoff water, adequate

provision shall be made for the storage, treatment, and removal of such pollutants. Any private connection to the Town's stormwater utility requires pretreatment approved by the Town Engineer.

- i. Underground Injection. Underground injection shall comply with Wyoming State Rules and Regulations. All systems must be equipped with serviceable "maintenance" chambers, inspection ports, and overflow facilities. Maintenance rows shall be accessible and designed to minimize the migration of sediment and debris into the greater infiltration system. Access to facilities shall be accessible by appropriate service equipment and vehicles. Accesses shall not be concealed.

...

(Ord. _____ § 1, 2023)

5.8.1. Applicability.

A. Town Design Guidelines.

...

3. All applications for residential development that includes ~~three~~four or more attached units, including ARUs.

...

(Ord. _____ § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1197 § 1, 2018; Ord. 1151 § 4, 2016; Ord. 1124 § 4, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE __ DAY OF _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 K

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1125, 1152, 1163, 1170, 1196, 1197, 1198, 1221, 1270, 1299, 1313, AND 1348; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (part), 1125, 1152, and 1170; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1139; SECTIONS 4, 5, AND 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.1.1, 6.1.4, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, AND 6.4.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING USE STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1125, 1152, 1163, 1170, 1196, 1197, 1198, 1221, 1270, 1299, 1313, and 1348; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1125, 1152, and 1170; Section 3 Town of Jackson Ordinance No. 1139; Section 4 Town of Jackson Ordinance No. 1163; Section 5 Town of Jackson Ordinance No. 1163; Section 10 Town of Jackson Ordinance No. 1163; and Sections 6.1.1, 6.1.4, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, and 6.4.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

6.1.1. Use Schedule.

...

F. Use Schedule.

Use Schedule: Town Character Zones															
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/Std
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Temporary Uses															6.1.12
Construction Staging	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	=	=	=	=	=	=	<u>6.1.12.G</u>

Y = Use allowed, no use permit required (LO) = Only allowed in Lodging Overlay — = Use not allowed

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

² = Use subject to zone specific standards

Use Schedule: Town Legacy Zones				
USE CATEGORY	Complete Neighborhood Zones	Rural Area Zones	Civic Zones	Def/Std

Specific Use	TS	UC	BP	MHP	R	P/SP	P	
Amusement/Recreation								6.1.7
Developed Recreation	—	B	C	—	—	C	— <u>C</u>	6.1.7.D
Temporary Uses								6.1.12
<u>Construction Staging</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>6.1.12.G</u>

Key: Y = Use allowed, no use permit required — = Use not allowed ^z = Use subject to zone specific standards

(LO) = Only allowed in Lodging Overlay (OF) = Only allowed in Office Overlay

B = Basic Use Permit required C = Conditional Use Permit required S = Special Use Permit required

...

(Ord. ____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1198 § 1 2018; Ord. 1197 § 1, 2018; Ord. 1170 § 1, 2017; Ord. 1163 § 1, 2017; Ord. 1152 § 1 2016; Ord. 1139 § 3, 2016; 1125 § 1, 2016)

6.1.4. Residential Uses.

A. All Residential Uses.

...

2. Standards.

...

- b. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by subsection 6.1.12.D.
- c. A residential unit shall have a maximum of one kitchen.

~~Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by subsection 6.1.12.D.~~

- d. The Planning Director shall have the authority to determine whether a building or portion of a building is configured for use as a separate residential unit based on the proximal arrangement of element including, but not limited to, the following:
 - i. Kitchen sink, utility sink, lavatory, or bar sink;
 - ii. Cooking appliances, whether built-in or not;
 - iii. Refrigeration facilities;
 - iv. Toilet;
 - v. Bathing facilities;
 - vi. Lack of interior access, including locking interior doors;

- vii. Exterior entrance;
- viii. Exterior staircase;
- ix. Spiral staircase;
- x. Separate yard, patio, deck or balcony;
- xi. Separate utilities, separate meters;
- xii. Multiple water heaters;
- xiii. Multiple laundry areas;
- xiv. Separate garage, carport, or parking area (covered or uncovered);
- xv. Countertops or cupboards;
- xvi. Sleeping loft;
- xvii. Separate address/mail box designation; or
- xviii. Separate or connected storage space.

de. Occupancy Requirements for International Residential Code (IRC) Structures.

ef. Occupancy Requirements for International Building Code (IBC) Structures.

...

(Ord. ____ § 1, 2023; Ord. 1348 § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1163 § 4, 2017)

6.1.6. Commercial Uses.

...

C. Retail.

...

2. Standards.

- a. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the Municipal Code such as sewer fees.

...

E. Restaurant/Bar.

...

2. Standards.

...

- b. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the Municipal Code such as sewer fees.

...

(Ord. ____ § 1, 2023; Ord. 1163 § 5, 2017; Ord. 1152 § 1, 2016; Ord. 1125 § 1, 2016)

6.1.11. Accessory Uses.

...

E. Home Business.

...

3. Standards.

...

- c. A home business shall not have more than three total employees, excluding the owner/operator.

...

- e. No more than 25 percent of the maximum habitable floor area of the primary dwelling unit shall be occupied by the home business; however, part or all of the nonhabitable floor area in permitted accessory structures may be used for the business.

...

(Ord. _____ § 1, 2023)

6.1.12. Temporary Uses.

...

G. Temporary Construction Staging.

- 1. Definition. Temporary construction staging means the use of a residentially zoned property for the temporary storage of construction vehicles, construction materials, or snow for an off-site project under construction.

2. Standards.

- a. The property shall only be used to store equipment and materials for an off-site project that has an active physical development permit (e.g., building or grading permit);
- b. The use permit for the construction staging shall expire when the associated off-site physical development permit is completed;
- c. A temporary construction staging site shall not be approved on the same property within 3 years of expiration of any use permit for the same use;
- d. All construction equipment and materials must be screened by an opaque fence six feet in height;
- e. The hours of operation shall be limited to 7am to 7pm for all days of the week.
- f. All neighbors within 200 feet shall be noticed of the use per Section 8.2.14.C.2.
- g. The property shall be located within half a mile of the associated off-site project.
- h. All activities allowed by the use permit are subject to the noise limitations in Municipal Code 9.44.010.B and are not exempt as provided in 9.44.015.A.iii.

- i. A grading permit on the applicant's site may be required per Division 5.7 concurrent with the use permit depending on the extent of land disturbance.

...

(Ord. _____ § 1, 2023)

6.2.2. Required Parking and Loading.

- A. Required Parking. The ~~table below establishes the~~ minimum required parking spaces that shall be provided for each use in these LDRs, ~~unless otherwise is~~ specified in Subsection C.2 of the section for the specific zone in which the use is to be located. Where a minimum requirement is not listed ~~in the table~~ it shall be determined by the Planning Director upon finding the proposed use has need for parking. ~~Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.~~

Required Parking		
Use	Parking Spaces	Queuing Spaces
Open Space Uses		
— Agriculture	n/a	
— Outdoor recreation	independent calculation	
Residential Uses		
— Detached Dwelling	2 per DU	
— Attached Dwelling	2 per DU + 0.5 per DU if ≥ 3 units served by lot	
— Apartment	2 per DU + 0.5 per DU if ≥ 3 units served by lot	
— Mobile home	2 per DU	
— Group home	0.5 per bed	
Lodging Uses		
— Conventional lodging	0.75 per LU + 1 per 150 sf assembly area	
— Short term rental	2 per LU	
— Campground	1 per campsite + 1 per 7.5 campsites	
Commercial Uses		
— Office	3.3 per 1,000 sf	
— Retail	4.5 per 1,000 sf	
— Service	3 per 1,000 sf	
— Restaurant/Bar	1 per 55 sf dining area + 1 per 30 sf bar area	

— Heavy retail/Service	2 per 1,000 sf + 3 per repair bay + 1 per wash bay	2 per wash bay
— Mini-storage warehouse	1 per 10 storage units + 1 per employee	
— Nursery	2 per 1,000 sf + 1 per 4,000 sf outdoor display area + 1 per employee	
Amusement/Recreation Uses		
— Amusement	1 per 30 sf seating area or independent calculation	
— Developed recreation	4.5 per 1,000 sf	
— Outfitter/Tour operator	independent calculation	
— Adult — Entertainment — Business	1 per 30 sf seating area or independent calculation	
Institutional Uses		
— Assembly	independent calculation	
— Daycare/Education	independent calculation	
Industrial Uses		
— Light industry	1 per 1,000 sf + 1 per company vehicle	
— Heavy industry	2 per 1,000 sf + 1 per company vehicle	
— Disposal	1 per employee	
Infrastructure Uses		
— Parking	n/a	
— Utility facility	1 per employee + 1 per stored vehicle	
— Wireless communication — facility	1 per employee + 1 per stored vehicle	
— Heliport	7 per daily aircraft movement	
Accessory Uses		
— Accessory — residential — unit	1.25 per DU	
— Bed and breakfast	0.75 per LU	
— Home occupation	n/a	
— Home business	1 per employee	
— Home daycare	1 per employee	1 off street for pick-up
— Home daycare center	1 per employee	2 off street for pick-up

—Drive-in facility	n/a	3 per service lane
Temporary Uses		
—Christmas tree sales	1 per 1,000 sf outdoor display area + 1 per employee	
—Real estate sales office	3.3 per 1,000 sf	
—Temporary shelter	2 per DU	
—Farm stand	5 per 1,000 sf display area	
—Temporary gravel —extraction	1 per employee	

1. Administrative Adjustment. The Planning Director may establish a lesser parking requirement pursuant to the procedure of Section 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand ~~and or~~ alternative transportation services available.

...

B. Shared Parking.

1. Residential and Nonresidential Uses.

Percentage of Nonresidential Parking Spaces that May Be Shared		
Nonresidential Use	Affordable Workforce Housing or ARU	Other Residential Use
Retail	100%	25%
Office	100%	75%
Restaurant/Bar	100%	20%
Service	100%	25%
All Industrial Uses	100%	75%
Other <u>nonlodging</u> , nonresidential uses	100%	20%

...

C. Required Disability Parking.

...

2. Counts Toward Applicability to Required Parking. ~~Those parking spaces required for the disabled by this Subsection shall count toward fulfilling the total parking requirement of this division.~~

a. Nonresidential. For parking lots serving nonresidential uses, including lodging, the disability parking spaces required by this Subsection shall count toward fulfilling the total parking requirement for the site.

b. Residential. For parking lots serving residential uses, the disability parking spaces required by this Subsection shall be in addition to total parking requirement for the site.

...

(Ord. ____ § 1, 2023; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 2, 2016; Ord. 1163 § 10, 2016; Ord. 1152 § 2, 2016; Ord. 1125 § 2, 2016)

6.2.5. Off-Street Parking and Loading Design Standards.

A. Surface and Drainage.

1. Paving Required. Outdoor, off-street parking and loading areas, aisles and access drives shall be paved, except parking areas, aisles and access drives ~~for detached dwellings~~ off gravel alleys which may be gravel. Parking on landscape area is prohibited.
2. Paving Standards. Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another non-gravel all weather surface.

...

B. Access and Circulation Standards.

...

3. Backing onto Roads and Public Streets Prohibited. Except for parking facilities serving lots for detached dwellings and parking facilities accommodating ~~four~~ five vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.

...

C. Snow Storage Standards.

...

2. On-Site Snow Storage Standards for Parking and Loading Area.

- a. A minimum site area representing ~~two and one-half~~ ten percent of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.

...

D. Parking Facility Dimensions.

1. Parking Space Dimensions.

...

b. Length.

...

- iii. Ally Access. Any parking space accessed perpendicularly, directly from any alley shall have a minimum length of 22 feet. Any parking space accessed parallel to an alley shall have a minimum width of 11 feet.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022)

6.3.3. Amount of Affordable Workforce Housing Required.

A. Requirement.

...

1. Schedule and Calculator Available. A schedule of the requirement for employee generating development of various sizes and a calculator to use in determining the requirement are both available in the Administrative Manual. The residential requirement is a logarithmic equation because there is an exponential relationship between the size of a unit and the number of operations and maintenance employees generated. In the residential requirement equations, "Exp(x)" describes an exponential function, or e to the power of x. Inversely, "ln(x)" describes the natural logarithm of x.

...

6. Square feet. In the calculations "sf" is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit, including incidental structures.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1270 § 1, 2020)

6.3.5. Method for Providing Required Affordable Workforce Housing.

...

D. Standards Applicable to Specific Methods.

...

5. Payment of an in-lieu fee.

...

- d. Timing. The in-lieu fee shall be paid prior to the granting of the applicable ~~certificate of occupancy building~~ or use permit for the employee generating development, whichever occurs first.

...

(Ord. _____ § 1, 2023)

6.4.1. Outside Storage.

...

- B. Storage of Structures. The storing of structures of any kind is not permitted in any residential zone; except that a historically significant structure designated by the Planning Director, in consultation with the Teton County Historic Preservation Board, may be stored for up to 18 months.

C. Vehicle and Equipment Storage—Vacant Property.

1. General. The storage of any vehicle on vacant property in a residential zone for more than three consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. For the purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.

2. Construction Staging Site. A residential property may be used as a temporary construction staging site provided it obtains a use permit per Section 6.1.12.G. ~~This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.~~

...

(Ord. _____ § 1, 2023)

6.4.2. Refuse and Recycling.

~~Town Trash and Recycling Enclosures.~~ Trash and recycling enclosures shall be provided for all nonresidential uses and residential developments of four or more units.

A. Enclosures shall be of similar material and color to the building.

B. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible.

C. All enclosures and dumpsters shall be set back a minimum of two feet from an alley and the door shall not swing into the alley.

D. Enclosures shall provide adequate space for recycling as determined by the Planning Director.

E. Enclosures shall be consolidated wherever possible.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1074 (part) § 2, 2014)

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 _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 L

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1126, 1153, 1197, 1198 AND 1225; SECTION 2 TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1126 AND 1153; SECTION 4 TOWN OF JACKSON ORDINANCE NOS. 1126 AND 1153; AND SECTIONS 7.1.1 THROUGH 7.1.6, 7.2.2, 7.6.3, 7.7.2, AND 7.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEVELOPMENT OPTION AND SUBDIVISION STANDARDS APPLICABLE IN ALL ZONES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1126, 1153, 1197, 1198 and 1225; Section 2 Town of Jackson Ordinance Nos. 1074 (part), 1126, and 1153; Section 4 Town of Jackson Ordinance Nos. 1126 and 1153; and Sections 7.1.1 7.1.2, 7.1.3, 7.1.4, 7.1.5, 7.1.6, 7.2.2, 7.6.3, 7.7.2, AND 7.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

Division 7.1. Development Option Standards

[Division number reserved, standards only apply in County]

(Ord. _____ § 1, 2023; Ord. 1198 § 1, 2018; Ord. 1197 § 1, 2018; Ord. 1153 § 1, 2016; Ord. 1126 § 1, 2016)

7.1.1. Development Options Schedule.

The table below establishes the development options allowed in each zone. The standards for each development option are established in this division. The density and intensity requirements for each development option are located in the standards for the zone, found in Article 2 – Article 4. The thresholds for permitting allowed development options are also established by zone.

Town Character Zones—Development Options															
	Complete Neighborhood Zones													Rural Area Zones	
	NL 1	NL 2	NL 3	NL 4	NL 5	NM 1	NM 2	NH 1	DC	CR 1	CR 2	CR 3	OR	n/a	Stds
MHP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	7.1.3.

Key: P = Development option allowed with appropriate permit — = Development option prohibited

Town Legacy Zones—Development Options

	Complete Neighborhood Zones				Rural Area Zones	Civic Zones		
Option	TS	UC	BP	MHP	R	P/SP	P	Stds
MHP	—	—	—	P	—	—	—	7.1.3.

Key: — P — Development option allowed with appropriate permit
 — — Development option prohibited

~~(Ord. 1198, 7-18-2018)~~

~~7.1.2. Planned Residential Development (PRD).~~

~~{Section number reserved, standards only apply in County}~~

~~(Ord. 1074, 1-1-2015)~~

~~7.1.3. Reserved.~~

~~{Section number reserved, original Section deleted}~~

~~(Ord. 1197, 7-18-2018)~~

~~7.1.4. Mobile Home Park.~~

~~Mobile Home Parks shall meet the following standards. Mobile Home Parks may be proposed in the MHP or as an Urban Cluster Development.~~

~~A. Existing Mobile Home Parks in the MHP. Existing mobile home parks within the MHP zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.~~

- ~~1. Density. The number of units in an existing mobile home park in the MHP shall not be limited.~~
- ~~2. Area. Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.~~
- ~~3. Impervious Surface. The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.~~
- ~~4. Yards. Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.~~

~~B. General Mobile Home Park Dimensional Requirements.~~

- ~~1. Area Requirements. A lot for a single wide unit shall be at least 3,300 square feet in area and a lot for a double wide unit shall be at least 5,000 square feet in area if common recreational open area is provided pursuant to this section. If no common recreational open area is to be provided, the above stated area requirements shall be increased to 3,800 and 5,500 square feet respectively.~~
- ~~2. Replacement of Single Unit Lot with Doublewide Unit. If any lot in a Mobile Home Park is initially designed to accommodate a single unit, it shall not be replaced by a doublewide unit unless all applicable setbacks and spacing between units are met, and the stand is modified to accept the double wide unit.~~
- ~~3. Side to Side Spacing. There shall be a minimum 20 feet side to side spacing between units.~~
- ~~4. End to Side Spacing. There shall be a minimum 15 feet end-to-side spacing between units.~~
- ~~5. End to End Spacing. There shall be a minimum ten 10 feet end-to-end spacing between units.~~
- ~~6. Contiguous to Other Lot of Record. On any lot in a Mobile Home Park site which is contiguous to another lot of record not in the Mobile Home Park, the unit shall be set back a minimum of 25 feet from the boundary line contiguous to the other lot of record.~~
- ~~7. Contiguous to Internal Streets. A unit shall be set back a minimum of 25 feet from an internal street or road.~~
- ~~8. Additions and Alterations. Any additions or alterations made to a mobile home unit, including porches, awnings, and overhangs, shall not exceed an area of one hundred 160 square feet, shall be set back a minimum distance of fifteen 15 feet from an adjacent mobile home, conform in color with the existing unit, and be of suitable material.~~
- ~~9. Limits of Mobile Home Space. The limits of each mobile home space shall be marked on the ground with monuments placed at each corner.~~
- ~~10. Adequate Support for Placement. The area of the mobile home stand shall be improved to provide adequate support for the placement of the mobile home.~~
- ~~11. Skirting. Skirting of mobile homes is mandatory and shall be accomplished within 60 days of placement and installation of the mobile home.~~
- ~~12. Height. Mobile homes, including any additions, shall not exceed 18 feet in height.~~
- ~~13. Accessory Structures. Accessory structures, such as storage buildings, shall not exceed one story or fifteen 15 feet in height, whichever is greater.~~
- ~~14. Storage Buildings. Storage buildings and structures may be provided adjacent to individual mobile homes to accommodate seasonal equipment, outdoor furniture, and other large or bulky possessions not normally stored within the mobile home unit. Such structures shall not be used as a living unit and shall not exceed two hundred fifty 250 square feet of space.~~

~~C. Access, Traffic Circulation, and Parking.~~

- ~~1. Internal Streets. Internal streets and walkways within the mobile home park shall be privately owned, built, and maintained, and shall be designed for safe and convenient access to all stands and parking spaces, and to facilities for common use of Mobile Home Park residents.~~

- ~~2. Internal Streets to Each Stand. An internal street shall be provided to each stand. The street shall be a minimum of 24 feet in width. The internal street shall be continuous and connect with other streets in the Mobile Home park or with public streets or shall be provided with a cul-de-sac having an outside roadway diameter of at least 100 feet, and a street property line diameter of at least 125 feet. No cul-de-sac shall exceed 500 feet in length.~~
 - ~~3. Drives. All drives, including the private access to the site, shall be surfaced with a minimum of four inches of crushed aggregate.~~
 - ~~4. Parking Lot. The common parking lot or guest parking lot shall be surfaced with a minimum of four inches of crushed aggregate.~~
 - ~~5. Lot. Each mobile home lot shall be provided with two parking spaces thereon.~~
 - ~~6. Guest Parking Space. A minimum of one guest parking space shall be maintained for every three mobile home lots for the purpose of guest parking. No mobile home lot shall be more than three 300 feet from such guest parking lot.~~
 - ~~7. Internal Streets. Internal streets shall be maintained free of cracks, holes, and other hazards.~~
 - ~~8. Street Intersections. Street intersections generally shall be at right angles for a distance of 75 feet from the point of intersection of the centerlines of intersecting streets; a right angle shall be maintained as nearly as possible with consideration for topography and the Mobile Home Park design. There shall be no intersections of streets at angles of less than 60 degrees.~~
 - ~~9. Intersecting Streets form Jog. Where the centerlines of intersecting streets are offset to form a jog, the minimum distance between the centerlines of the offset intersecting streets shall be 100 feet.~~
 - ~~10. Alignment and Grade of Streets Adapted to Topography. The alignment and grades of all internal streets shall be properly adapted to the topography of the Mobile Home Park and shall provide for safety of traffic and pedestrian movement, satisfactory surface and groundwater drainage, and the proper functioning of sanitary and storm sewer systems.~~
 - ~~11. Access to Public Street. A Mobile Home Park shall have an entrance drive from a public street or highway and access to individual homes shall be from the internal roadway.~~
 - ~~12. Entrance in Relation to Public Street Intersection. Mobile Home Park entrance drives shall not be located closer than 150 feet to intersections of public streets or highways. The entrance drive shall be at least 30 feet in width, except that the minimum width shall be at least 40 feet if the drive is divided by a landscaped median.~~
 - ~~13. Right of Way for Public Street. Where a public street is planned, a 60 foot right of way shall be maintained.~~
- ~~D. Common Recreational Open Area Standards. Mobile Home Parks shall comply with the standards below:~~
- ~~1. Common Recreational Open Area. A minimum of 300 square feet of recreational open space per mobile home unit shall be provided on portions of the Mobile Home Park site, which are free from hazards that are incompatible with the purposes of recreational areas. The common recreational open area shall be located so as to minimize hazards to users from traffic and drivers and shall be located so as to be conveniently accessible to all residents of the Mobile Home Park.~~

~~2. Permitted Uses. Common recreational open area shall not include drives, parking areas, storage areas, service areas, or areas required for setbacks, but may include playgrounds, swimming pools, tennis courts, pathways, and other outdoor recreation facilities.~~

~~3. Location and Minimum Size. The common recreational open area shall be provided in one or more locations within the Mobile Home Park, unless the individual lots meet the larger lot sizes as stated in this section. The minimum size of each required common recreational open area, if applicable, shall be 5,000 square feet.~~

~~4. Maintenance. Maintenance of common recreational open area shall be the responsibility of the manager.~~

~~5. Landscaping. All common recreational open area and other common open area shall be landscaped.~~

~~E. Landscaping Standards.~~

~~1. Setbacks and Landscaping. Where a Mobile Home Park is contiguous to a public street, there shall be a minimum setback of 25 feet from the right of way line that shall be landscaped in accordance with the requirements of Division 5.5.~~

~~2. Landscape Area. There shall be a landscape area of ten feet along all other boundaries to be landscaped according to the requirements of Division 5.5.~~

~~F. Landscaping of Unpaved Areas. Unpaved areas between mobile homes shall be landscaped with lawns or other appropriate ground cover, and shall be maintained.~~

~~1. Watering Systems. Sprinklers, hose bibs, or other suitable types of watering systems shall be provided for all landscaped open spaces.~~

~~2. Hose Bibs. Each mobile home space shall be provided with hose bibs.~~

~~G. Maintenance. Maintenance of all landscaping, except that on individual mobile home spaces, shall be the responsibility of the management in rental Mobile Home Parks.~~

~~H. Water and Sewer Connections. If a proposed Mobile Home Park will generate over 2,000 gallons of wastewater per day, or require over 2,000 gallons of water per day, as determined by the Town Engineer, approval is required from the Wyoming Department of Environmental Quality. If the wastewater generated or water required will be less than 2,000 gallons per day, approval of the Town Engineer is required.~~

~~{Ord. 1074, 1-1-2015}~~

~~7.1.5. Floor Area Option.~~

~~{Section number reserved, standards only apply in County}~~

~~{Ord. 1164, 1-4-2017}~~

~~7.1.6. Complete Neighborhood Planned Residential Development (CN-PRD).~~

~~{Section number reserved, standards only apply in County}~~

~~{Ord. 1164, 1-4-2017}~~

Division 7.2. Subdivision Standards

This division contains the development standards required for subdivision, new developments, and re-developments, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided, developed, and redeveloped property and minimize impacts on existing community services and infrastructure. See Section 8.5.4 for the procedure to subdivide property.

...

(Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1153 § 2, 2016; Ord. 1126 § 2, 2016)

7.2.2. Standards Applicable to all SubdivisionDevelopment.

All subdivision-development shall comply with the following standards.

A. Subdivision-Improvements.

1. Developer Responsibility. The construction of the following improvements shall be the responsibility of the developer and in the case of a subdivision shall be provided for in a Subdivision Improvements Agreement, which shall be approved with each plat. The Subdivision Improvements Agreement shall be provided in a manner which is consistent with adopted standards. No improvements shall be made until required plans, profiles, and specifications are submitted and approved for the following:

...

6. Acceptance by Town.

...

- d. Final Inspection. Upon receipt of a written request for acceptance from the subdivider, the Town Engineer will conduct a final inspection of the public improvements and will furnish a ~~written~~ list of any deficiencies noted. The Town Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the LDRs. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Wyoming, and receipt of reproducible record drawings and satisfactory test results, the Town Engineer will notify the developer ~~in writing~~ of the Town's approval of the public improvements ~~and schedule the request for acceptance for review by the Town Council~~.

...

(Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1153 § 2, 2016; Ord. 1126 § 2, 2016)

7.6.3. Streets, Alleys, and Easements.

...

H. Pavement Widths and Thickness.

1. Widths. Street widths shall be designed in accordance with the Town Standards, Community Streets Plan, and Teton County Fire Resolution considering use and site constraints. Where other standards do not apply, reference the table below.

- a. Alleys. Alleys shall be paved to the maximum width practical up to 20 feet. Where more than four parking spaces access an alley, the alley shall be paved for the length of the property line across which access is taken.~~have a minimum pavement width of 20 feet.~~
- b. ~~Off-Street Pedestrian Ways~~Sidewalks. To the extent possible, all new and reconstructed sidewalks will be constructed as detached sidewalks. The minimum width of a detached sidewalk shall be seven feet. The minimum width of an attached sidewalk shall be five feet. Where inadequate right-of-way or obstructions exist, narrower widths may be approved by the Town Engineer~~Off street pedestrian ways shall have minimum pavement width of five feet.~~
- c. Turning, Acceleration, and Deceleration Lanes. Street turn-lanes provided at intersections and acceleration/deceleration lanes shall be at least 10 feet wide and where possible match the width of the adjacent travel lane.
- d. Pathways. Bicycle ways shall be designed in accordance with the adopted Community Streets plan. For separate facilities, bicycle ways shall have a minimum pavement width of eight feet. Where bicycles and pedestrian paths are combined, the minimum width is ten feet.
- e. Variations. Variations in ~~paving widths, parking, bicycle, and pedestrian frontages~~ are given to provide flexibility,~~reduce costs~~ and reduce pavement areas by designing the public way for its intended uses and constrains. However, consistency within a continuous right-of-way is required.

Street Widths (feet)							
	Paved Way	Travel Lane	Paved Lane	Parking Shoulder (no pkg)	Graded Shoulder curb)	(no curb)	
Major Arterial (limited access)	24		n/a	8	2		
Minor arterial	24		n/a	6	2		
Collector	24		10	6	2		
Collector - Hillside	22		9	4	2		
Local	20		9	2	2		
Local - Hillside	20		9	2	2		
Private Road	20'		0'	0'	0'		
Cul-de-sac	50 radius		n/a	n/a	n/a		

2. Parking Lane~~Required~~. A parking lane shall be provided based on the available right of way and intended street use. Parking may be reduced to allocate space for bicycle, pedestrian, and frontage facilities~~A parking lane is required on each side of the travel way on collector and local streets. When a variance to remove a parking lane is granted by the Town Council, the paved shoulder width shall apply.~~

3. ~~Design By Registered Engineer~~Thickness. The street structural section shall be designed by a registered engineer based on the physical characteristics of the soils upon which the street is to be constructed and the projected future traffic volumes for the street. Unless otherwise determined acceptable, the minimum thickness for flexible pavements shall be four inches for Town streets, two and one-half inches for alleys and private roads, and two inches for parking lots.

...

M. Intersections.

...

4. Streets Entering at Opposite Sides. Streets, alleys, and parking lots with more than eight spaces entering the opposite sides of a street shall either be directly across from each other or offset by at least 125 feet from centerline to centerline to the extent practicable.

...

6. Curb Corner Radii. Curb corner radii at all intersections shall ~~be a minimum of 15 feet, and conform with Town adopted standards or the Community Streets Plan for the type of use and street cross-section.~~ Curb ramps complying with the American Disabilities Act shall be provided at each corner. At intersections with designated biking facilities, protected intersections, or other improvements may be required as determined by the Town Engineer.

...

8. Pedestrian Crossings. Intersections shall provide for safe, visible, ADA compliant, and functional pedestrian crossings. Sidewalks intersecting with driveways, alleys, and side streets shall remain elevated providing priority use to the pedestrian, unless otherwise approved by the Town Engineer.

...

(Ord. _____ § 1, 2023; Ord. No. 1225 § 1, 2019)

7.7.2. Potable Water Supply.

...

- C. Construction to Meet State Standards. Water system construction shall be in conformance with the Wyoming Public Works Standard Specifications ~~1993, as amended~~ current edition. Construction materials shall be approved by the Town Engineer.

...

(Ord. _____ § 1, 2023)

7.8.2. Cumulative Limit on Incentives.

Use of an incentive in this division is prohibited if the application would increase the amount of residential development allowed in the Town and County above the amount allowed and planned for since 1994.

A. The amount of residential development allowed in the Town and County is reported annually ~~as~~ Indicator 1 of the Jackson/Teton County Comprehensive Plan Indicator Report. ~~Past~~ Current and past Indicator Reports can be found at www.jacksontetonplan.com.

...

(Ord. ___§ 1, 2023; Ord. 1153 § 4, 2016; Ord. 1126 § 4, 2016

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 M

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165, 1167, 1274, AND 1312; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTIONS 8, 9, AND 11 TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 8.8.2, 8.2.11, 8.2.13, 8.3.2 THROUGH 8.3.6, 8.4.2, 8.4.3, 8.5.3 THROUGH 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2 THROUGH 8.8.5, 8.9.2, 8.10.5, AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ADMINISTRATIVE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1165, 1167, 1274, and 1312; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 8 Town of Jackson Ordinance No. 1165; Section 9 Town of Jackson Ordinance No. 1165; Section 11 Town of Jackson Ordinance No. 1165; and Sections 8.8.2, 8.2.11, 8.2.13, 8.3.2, 8.3.3, 8.3.4, 8.3.5, 8.3.6, 8.4.2, 8.4.3, 8.5.3, 8.5.4, 8.5.5, 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2, 8.8.3, 8.8.4, 8.8.5, 8.9.2, 8.10.5, and 8.10.6 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

8.2.2. Environmental Analysis (EA).

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023; Ord. 1165 § 1, 2017)

8.2.11. Performance Bonds and Guarantees.

- A. Purpose. As a condition for issuing a permit or approval an applicant may be required to post a financial assurance that required construction or installation of improvements, performance of duties, or other financial duty is completed following the issuance. The acceptance of a surety may be limited by the Planning Director or Town Engineer based on weather conditions or unique circumstances.
- B. Amount. The financial assurance shall be at least 125 percent of the cost to complete the improvements, implement the plan, or complete other work approved as part of the permit or approval. The cost shall be identified in the form of an estimate approved by the Planning Director or Town Engineer. The Planning Director or Town Engineer may require that the estimate be prepared by a professional engineer, landscape architect, contractor, or other professional licensed or certified to practice in the State of Wyoming. The amount of the financial assurance required may be reviewed and adjusted from time to time by the Planning Director or Town Engineer.
- C. Acceptable Types of Financial Assurance. The applicant shall provide one of the following types of financial assurances in a form that is acceptable to the Planning Director~~Town~~.

1. Surety Bonds. A deposit with the Town ~~Finance Director~~ of a good and sufficient performance bond in a form made available by the Planning Director or otherwise determined acceptable by the Town Attorney.
2. Escrow Deposit of Cash or Certified Funds. A deposit with the Town ~~Treasurer~~ of cash or certified funds.
3. Irrevocable Letter of Credit. A deposit with the Town ~~Treasurer~~ of an irrevocable letter of credit in a form made available by the ~~Planning Director~~ Town or otherwise determined acceptable by the Town Attorney.
4. Other Types of Security. An applicant may provide other financial assurance by other methods or instruments as approved by the Town Attorney.

...

- F. Duration. The financial assurance shall remain in effect until the Planning Director has determined the required action has been completed in accordance the financial assurance agreement or other terms of the assurance. If applicable, the financial assurance shall remain in effect through the warranty period. A surety may have an expiration with an automatic extension, but shall not have a final expiration and shall only be released by the Town.

...

(Ord. _____ § 1, 2023)

8.2.13. Amendment of Permits or Approvals.

...

- B. Physical Development Permit, Use Permit, and Development Option Plan Amendment.

...

2. Minor Deviations. Authorized minor deviations from an approved physical development permit, use permit, or development option plan are changes that appear necessary in light of technical or engineering considerations not previously known, or for minor technical changes that do not warrant public review by the original approving entity provided LDR requirements are still met (e.g. a landscape plan) ~~first discovered during development or use that were not reasonably anticipated during the initial approval process~~. A minor deviation may be approved by the Planning Director pursuant to the process for a Zoning Compliance Verification Section 8.6.2. upon finding that it:
 - a. Complies with the standards of the current LDRs;
 - b. Does not include reductions in the amount of open space set aside or required resource protection; and
 - c. Does not include increases in the amount of building floor area.

...

(Ord. _____ § 1, 2023)

8.3.2. Sketch Plan.

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.3. Development Plan.

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.4. Building Permit.

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

	PRE-APPLICATION CONFERENCE (OPTIONAL)↓		1. A pre-application conference is optional <u>except when a plan level grading permit is consolidated with the building permit.</u> See Section 8.2.1 for procedural standards.	Pre-Submittal
--	--	--	--	---------------

...

(Ord. _____ § 1, 2023)

8.3.5. Grading Permit.

...

- G. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.3.6. Sign Permit.

...

- E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.2. Basic Use Permit (BUP).

...

- E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.3. Conditional Use Permit (CUP).

...

- E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.4.4. Special Use Permit (SUP).

...

- E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.5.3. Development Option Plan.

[Section number reserved, standards only apply in County]

(Ord. _____ § 1, 2023; Ord. 1165 § 8, 2017)

~~A. Purpose. The purpose of a development option plan is to review a development option that requires a determination of compliance with these LDRs prior to preparation of physical development, use, or subdivision permit applications, but does not require public review.~~

~~B. Applicability. Development options that require a development option plan are identified in the standards for each zone. See Article 2—Article 4 for zone standards.~~

~~C. Findings for Approval. A development option plan shall be approved upon finding the application:~~

- ~~1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;~~
- ~~2. Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;~~
- ~~3. Complies with the Town of Jackson Design Guidelines, if applicable;~~
- ~~4. Complies with all relevant standards of these LDRs and other Town Ordinances; and~~
- ~~5. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.~~

D. ~~Effect of Approval. Approval of a development option plan permits submittal of a building permit, use permit, subdivision plat, or other application to complete the proposed development; it does not permit actual physical development or constitute subdivision of land.~~

E. ~~Expiration. A development plan shall expire 18 months after the date of approval except under one of the following circumstances. The applicable circumstances shall be established in the notice of decision on the application.~~

- ~~1. In the case of a subdivision, a subdivision plat has been recorded with the County Clerk;~~
- ~~2. In the case of a development option, the action required to entitle the development option, such as the recording of a conservation easement for a development option requiring open space, has been taken; or~~
- ~~3. An alternate expiration is set through the approval of the development plan.~~

F. ~~Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.~~

(Ord. 1074, 1-1-2015)

Development Option Plan

	PRE APPLICATION CONFERENCE ↓		1. A pre application conference is required. See Section 8.2.1 for procedural standards.	Pre-Submittal
	ENVIRONMENTAL ANALYSIS (MAYBE) ↓	EA must be sufficient prior to submittal	2. An environmental analysis may be required. See Section 8.2.2 for applicability and procedural standards.	

	SUBMIT APPLICATION ↓	Must submit within 1 year of pre-ap conference	3. See Section 8.2.4 for application submittal standards.	Submittal
	DETERMINATION OF SUFFICIENCY ↓	Determination within 14 days of submittal	4. An application shall be declared sufficient prior to its review. See Section 8.2.5 for standards.	

	STAFF REVIEW AND RECOMMENDATION ↓		5. Staff review and recommendation is required. See Section 8.2.6 for procedural standards.	Review
--	--------------------------------------	--	---	--------

DENY ←	PLANNING DIRECTOR DECISION	Hearing within 60 days of PC recommendation	6. The Planning Director shall approve, approve with conditions, or deny the application based on the findings of this section. See Section 8.2.9 for procedural	Decision
--------	----------------------------	---	--	----------

			standards specific to Planning Director decisions and Section 8.2.8 for standards general to all decisions.	
--	--	--	--	--

	BOND (MAYBE)	7. A performance bond may be required prior to issuance of the permit. See Section 8.2.11 for procedural standards.	Post-Decision
	PERMIT ISSUANCE	8. The permit must be issued prior to submittal of any physical development, use, or subdivision permit application reliant on the development option plan. See Section 8.2.12 for procedural standards.	
	AMENDMENT OF APPROVAL	9. An issued development option plan may be amended pursuant to the procedural standards of Section 8.2.13.	

8.5.4. Subdivision Plat.

...

D. Plat Content.

...

5. A plat shall include:

- a. Notes stating that the water, sewer, and/or stormwater system are privately owned.
- b. For any lots served by Town of Jackson water and/or sewer services include the following statement in the Certificate of Owner: that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson.
- c. For any lots created with direct access to Town of Jackson utilities that are not installed include a statement in the notes to the effect that: AT TIME OF PLAT WATER AND SEWER SERVICES TO LOT XX ARE NOT INSTALLED.
- d. For any lot served by a road or drive include the following statement in the Certificate of Owner: that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles.
- e. On all plats include the following statement in the Certificate of Owner: that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight or of record, including but not limited to those shown hereon.

...

F. Review Process.

	DEVELOPMENT PLAN ↓		1. A plat application may only be submitted following approval of a development plan for the proposed subdivision <u>except in the case of condominium or townhouse subdivision of existing physical development where a building permit may serve as the required prior permit.</u>	Pre- Submittal
--	-----------------------	--	--	-------------------

...

(Ord. ____ § 1, 2023; Ord. 1165 § 9, 2017)

8.5.5. Exempt Land Division.

...

F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. ____ § 1, 2023)

8.5.6. Boundary Adjustment.

...

E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023; Ord. 1274 § 1, 2020)

8.6.2. Formal Interpretations.

...

E. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.6.3. Zoning Compliance Verification (ZCV).

...

F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.7.2. LDR Text Amendment.

...

D. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.7.3. Zoning Map Amendment.

...

D. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023; Ord. 1165 § 11, 2017)

8.7.4. Planned Unit Development (PUD).

...

G. Review Process. All steps and deadlines in the following chart are required unless noted otherwise.
An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.2. Administrative Adjustment.

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.3. Variance.

...

- F. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.4. Appeal of an Administrative Decision.

...

- G. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.8.5. Beneficial Use Determination.

...

- G. Review Process. All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete ~~the~~ each step before moving to the step below.

...

(Ord. _____ § 1, 2023)

8.9.2. Violations.

...

- G. Existing Violations. The Planning Director and the Building Official will not accept any new application for a lot of record until any existing violation(s) associated with said lot of record is remedied. The exception to this rule is applications initiated in order to achieve compliance associated with the existing violation(s).

...

8.10.5. Design Review Committee.

...

- C. Membership.

1. Qualifications. Members of the DRC shall be residents of the Town of Jackson or Teton County upon appointment. An appointed member may complete their term while residing in Lincoln or Sublette Counties, Wyoming. No member of the Town Council, Planning and Zoning Commission, Board of Adjustment, or town employees shall serve as a member. Although no certification is required for appointment, members shall be experienced or educated in architecture, landscape architecture, planning, and other design related fields. A diversity of members is encouraged from all professions and from a variety of design ~~finns~~firms.

...

(Ord. _____ § 1, 2023; Ord. 1312 § 1, 2020; Ord. 1267 § 1, 2020)

8.10.6. Planning and Zoning Commission.

...

C. Membership.

1. Qualifications. Members of the Planning and Zoning Commission shall be residents ~~of and qualified electors~~ of the Town for a minimum of one year prior to, and at the time of, appointment ~~and shall be residents of the Town for the entire duration of their term.~~ An appointed member may complete their term while residing in Teton, Lincoln, or Sublette Counties, Wyoming. No member of the Town Council or Town employee shall serve on the Planning and Zoning Commission. Although no specific experience requirements shall be necessary as a prerequisite to appointment, special consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.

...

Ord. _____ § 1, 2023)

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 _____, 2023.

PASSED 2ND READING THE __ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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 N

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1097, 1128, 1155, 1196, 1197, 1198, 1277, AND 1313; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 TOWN OF JACKSON ORDINANCE NOS. 1128, 1136, 1155, and 1166; SECTION 4 TOWN OF JACKSON ORDINANCE NO. 1166; AND SECTIONS 9.4.8, 9.4.9, 9.4.17, 9.5.A, 9.5.H, 9.5.K, 9.5.L, AND 9.5.S OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING DEFINITIONS AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

Section 1 of Town of Jackson Ordinance Nos. 1097, 1128, 1155, 1196, 1197, 1198, 1277, and 1313; Section 2 Town of Jackson Ordinance No. 1074 (part); Section 3 Town of Jackson Ordinance Nos. 1128, 1136, 1155, and 1166; Section 4 Town of Jackson Ordinance No. 1166; and Sections 9.4.8, 9.4.9, 9.4.17, 9.5.A, 9.5.H, 9.5.K, 9.5.L, and 9.5.S of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

9.4.8. Setback.

A setback is a measure of the shortest horizontal distance between a physical development or use and the feature from which it is being set back. A setback extends vertically above and below ground.

- A. **Setback Runs Parallel to Feature.** A required setback shall be applied parallel to the length of the feature from which the setback is required following any curves and angles in that feature.

...

J. Encroachments into Setbacks.

1. Residential Zones (NL-1, NL-2 NL-3, NL-4, NL-5, NM-1, NM-2, NH-1).

- a. **Front Setback.** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, and similar architectural features that are not decorative may encroach into a front yard by not more than six feet.
- b. **Side and Rear Setback.** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, exterior stairs, attached utilities (e.g. air conditioner), and similar architectural features that are not decorative may encroach into a side/rear yard by not more than four feet. Patios, planters, retaining walls, and similar features under four feet in height which are at grade may extend to any portion of a side or rear yard but not closer than one foot from a property line. The allowances in this subsection b. apply only to structures that meet primary structure setbacks and do not apply to ~~ARUs or~~ structures utilizing accessory structure setbacks.
- c. **Bay Windows.** For the purpose of this exemption, a bay window shall be a minimum of 20 inches above the floor, a minimum of 12 inches below the ceiling, and cannot be wider than ten feet.

2. Commercial Buildings.

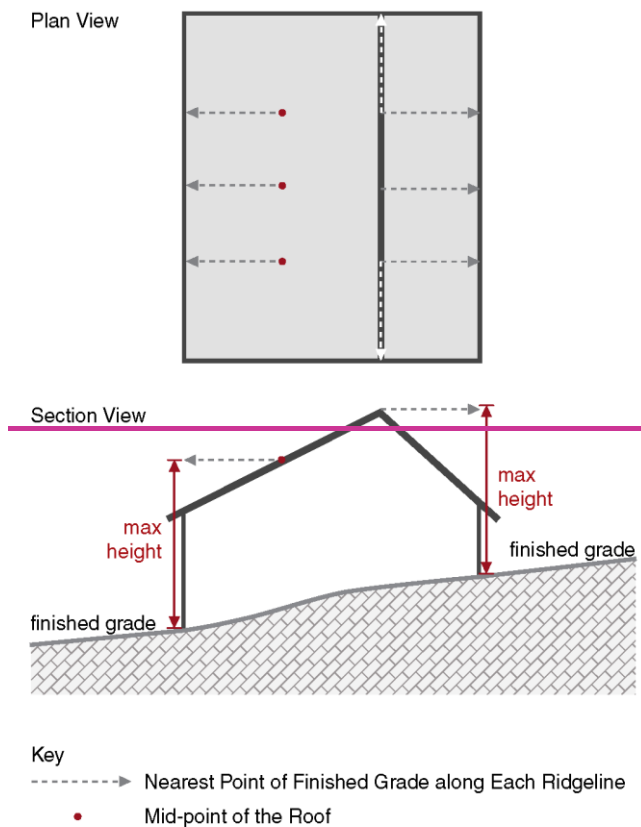
- a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.

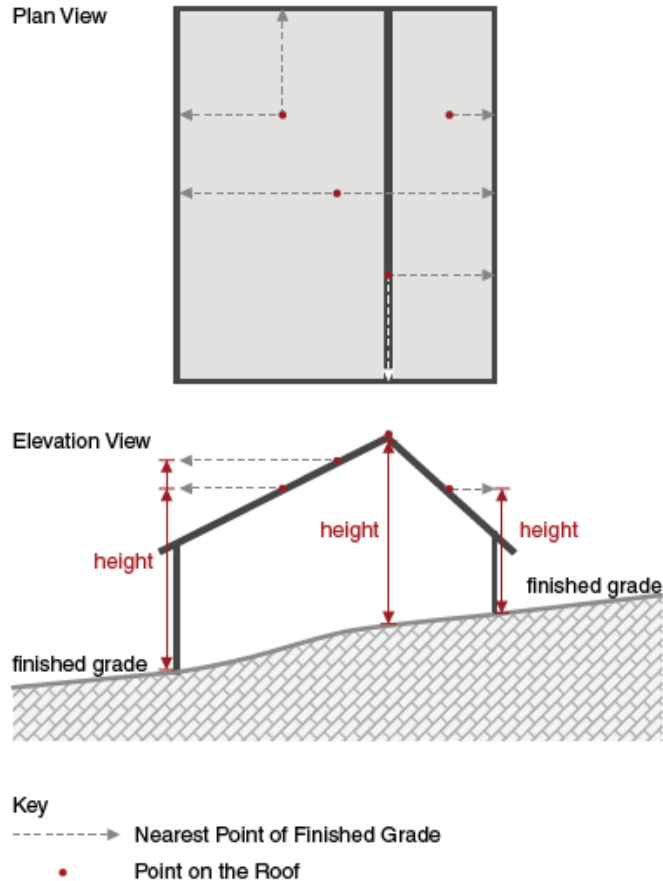
K. **Public Art Exemption.** Public art and small placemaking items such as book exchanges may be exempted from setbacks by the Planning Director. In determining whether items are public art the Planning Director may consider factors such as approval by the Public Art Taskforce.

(Ord. ____ § 1, 2023; Ord. 1197 § 1, 2018; Ord. 1166 § 3, 2017; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

9.4.9. Building Height.

- A. **Height of Any Point.** The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade.



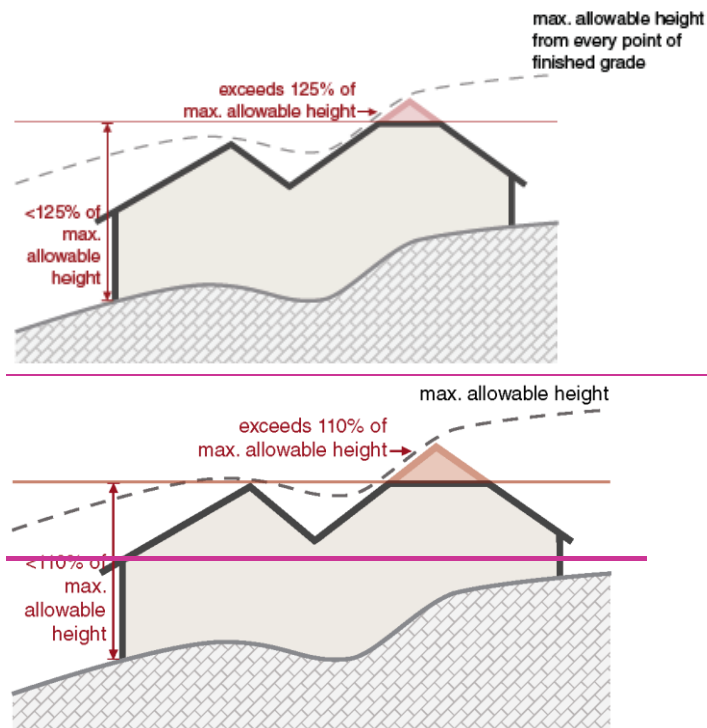


EXAMPLE: In the diagram below the nearest point of finished grade is indicated by the white or gray arrows. Note the examples of points that are equidistant to finished grade on two sides of the house; height of such a point will be determined by the lower finished grade.

...

- B. **Overall Height of a Stepped Maximum Stepping of a Structure.** ~~In addition, on a sloped site~~ On a site in the NL-1, NL-2, NL-3, or Rural zones where the height of the structure is stepped ~~up with~~ the slope in compliance with Sec. 9.4.9.A, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed ~~110-125~~ 125 percent of the maximum allowable height.

EXAMPLE: The diagram below shows a stepped structure that is compliant with maximum allowable height, as measured from any point on the roof, but is in violation of the overall height limit for a stepped structure (125% of the maximum allowable height, as measured from the highest point of the building to the lowest point of finished grade). Both measurements of height apply.



C. **Exceptions.** No part of any building or structure may exceed the maximum allowable height except for the following:

1. Structures used exclusively for elevator or stairway access to a roof in a commercial zone, provided they do not exceed the maximum height by more than ten feet, do not occupy more than 20 percent of the roof area, and are not visible from ground level view from a contiguous street.
2. Chimneys, vents, and roof-top mechanical equipment such as HVAC systems, provided that the maximum height is not exceeded by more than four feet;
3. Antenna used for the reception of television broadcast signals; or
4. Clock towers, church steeples, belfries, cupolas and domes not intended for human occupancy.

5. Rooftop deck furniture and railings provided that:

- a. The railing is set back four feet from the top edge of the building;
- b. The railing does not exceed the maximum height by more than four feet;
- c. The railing is 75 percent transparent and this transparency level is maintained at all times (e.g., not reduced by movable planters, furniture, or other similar items); and
- d. The rooftop furniture is movable and not fixed to the structure (e.g., an umbrella, table, or chair is allowed).

...

Ord. ____ § 1, 2023; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

9.4.17. Parking Minimums.

A. Parking calculations that reference floor area shall be based on the gross floor area.

B. Parking calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

...

(Ord. _____ § 1, 2023)

Division 9.5. Defined Terms

...

Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property. An accessory structure shall be separated by at least ten feet from another structure and shall not be connected by an enclosed walkway.

...

Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. A space that is fully enclosed, conditioned, and can be used for more than 6 months in a year is habitable. Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

...

Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a household living independently of any other household, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hook-up. No stove meeting this definition is allowed in a residential unit in any location other than a kitchen. A wet bar, consisting of no more than a 4.5 cubic foot refrigerator/freezer and a sink no larger than 18 inches by 12 inches by 7 inches (no garbage disposal), and microwave, or similar facility that is a homeowner convenience and is not intended to serve function as the cooking facility for a separate dwelling unit shall not be considered a kitchen facility.

...

Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape, and it may include some structural elements, such as raised planters and other amenities, provided it complies with the intent of the zone district and the standards in Section 5.5.4.A. ~~Any area of a site meeting the definition of site development is not landscape surface area.~~

...

Site Development. Site development is the area of the site that is physically developed; ~~it is generally the inverse of landscape surface area.~~ Site development generally includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

...

(Ord. _____ § 1, 2023; Ord. 1313 § 1, 2022; Ord. 1277 § 1, 2021; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1166 § 4, 2016; Ord. 1155 § 3, 2016; Ord. 1136 § 3, 2016; Ord. 1128 § 3, 2016; Ord. 1097 § 1, 2016)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE _____ DAY OF _____, 2023.

PASSED 2ND READING THE _____ DAY OF _____, 2023.

PASSED AND APPROVED THE _____ DAY OF _____, 2023.

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 _____, 2023.

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:	May 15, 2023	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	P23-026 LDR Cleanup	Public Comment:	Yes

Purpose & Policy Considerations.

Periodically the Town completes an LDR cleanup, which is suite of minor LDR text amendments to address errors, contradictions, sections that lack clarity, and issues that have arisen consistently in implementation. The proposed text amendments are an LDR cleanup, the last LDR cleanup was in 2019.

Requested Action.

The applicant, the Planning Director, is requesting approval of a text amendment to make a suite of changes to the LDRs.

Recommendations.

The Planning Director recommends approval of the LDR cleanup.

Background/Project Description/Analysis.

It is the Planning Department's goal to complete an LDR "clean-up" every year or two to update the LDRs to fix errors and inconsistencies and to codify common interpretations. It can also be used to improve or add relatively simple standards that are necessary for the fair and consistent implementation of the LDRs and address recurring problems. Unfortunately, due to COVID and the subsequent increased pace of development in the aftermath, staff has not been able to draft a clean-up for over four years, thus our list is longer than usual and includes a few substantive items that planning staff deems necessary to streamline and improve certain development standards.

Planning Staff met with the Planning Commission on February 15, 2023, in a workshop to discuss a number of key issues and get feedback from the members. This feedback is incorporated into the proposed amendments.

Staff Analysis

All proposed amendments are detailed in the attached table. For each amendment a brief description of the purpose of the cleanup is provided. Please note this table also includes about ten LDR amendments proposed by the Town Engineer to address issues focused mostly on standards for subdivision, stormwater, and grading. Please refer to the attachment table for the rationale and analysis of each change.

To aid the Council's review, a list of the primary changes is provided below:

- Change #26: Clarified definition of what can count as landscape area, especially in urban settings;
- Change #32: Clarified definition of what constitutes a residential unit (i.e., new factors to consider to determine when an separate unit is present);
- Change #38: Added guest parking requirement for multi-family buildings;
- Change #42: Change that ADA parking will not count toward required parking for residential projects;
- Change #46: Increase requirements for snow storage from 2.5% to 10%;
- Change #52: Added new process and rules to allow construction staging sites in residential areas;
- Change #69: Expanded criteria for using Minor Deviation for modifications to existing approvals;

- Change #75: Modified residency requirements for PC and DRC members;
- Change #81: Clarified definition for height on sloped sites;
- Change #84: New rules to allow rooftop decks as exception to maximum height requirement;

Staff's recommendation is that the Council discuss only those items from the attached summary table that it has questions about or that may be more impactful. Items that everyone agrees are fine and require no additional discussion can be approved by consent. In preparation, please identify any proposed changes you would like to discuss using the number in the left column. This will help staff efficiently facilitate the meeting and focus on the items that require discussion. If an item in the table proves to be too complex for simple resolution and agreement, Council can remove that item from this clean-up effort and address that item in the future as part of a separate update process if it chooses.

Public Comment.

The Planning Department has received public comment from the Jackson Hole Community Housing Trust and Habitat for Humanity of the Greater Teton Area, Matt Faupel, Thomas Kirsten, and the Jackson Teton County Housing Department. Please note that the issue that the Housing Trust and Habitat were concerned about has been deleted from the clean-up.

Factors for Consideration.

Pursuant to Section 8.7.2.C (LDR Text Amendment Findings) of the Land Development Regulations, the advisability of amending the text of these LDRs is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed LDR text amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs;*

Complies. The proposed cleanups seek to improve the organization of the LDRs in a number of cases where standards are more easily found in the proposed location.

2. *Improves the consistency of the LDRs with other provisions of the LDRs;*

Complies. The proposed cleanups improve the consistency of the LDRs in a number of cases where implementation of the LDRs has identified that additional sections of the LDRs need to be updated to implement an intended policy change.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. The proposed cleanups more clearly define the character desired by various regulations.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Not applicable. The cleanups address inconsistencies, errors, and lack of clarity, they are not intended to address larger policy questions related to changes in the community.

5. *Improves implementation of the Comprehensive Plan; and*

Complies. All proposed changes are consistent with the Comprehensive Plan and the intent of this cleanup is to improve implementation of the existing approach toward executing the Comprehensive Plan.

6. *Is consistent with other adopted Town Ordinances.*

Complies. All proposed changes are consistent with or improve coordination with other Town ordinances.

Fiscal Impact.

The Town has contracted with OPS Strategies to assist in drafting the cleanup for an amount not to exceed \$14,875.

Staff Impact.

The amount of staff time to review, research, and write this report including future work to send final letters is roughly 60 hours.

Attachments or Links.

2023 LDR Cleanup Table
Public Comment

Suggested Motion.

I move to **approve** LDR Text Amendment P23-026 for the 2023 LDR Cleanup based upon factors 1-6 in Section 8.7.2.C of the Land Development Regulations as presented by staff in the staff report dated May 15, 2023, and as modified by the Council at this meeting, and direct staff to bring back an ordinance for Council consideration.

2023 Town LDR Cleanup (P23-026)

Town Council Draft: May 15, 2023

Introduction

Town staff consistently strive to improve the LDRs by making note of errors, clarifying points of confusion, and addressing unintended consequences. The LDR Revisions project is a regular initiative to amend the LDRs to institute those corrections, keep the LDRs up-to-date, and ensure compliance with the changes in other guiding documents. Major policy changes have largely been avoided in this year's LDR Cleanup process and are reserved for separate, individual review.

Proposed Changes

The table below lists the changes proposed by the Planning Director and as recommended for approval by the Planning Commission. The table includes the section in which the stated changes occur, a description of the change or issue, and the proposed text to be amended if it is brief enough to be included. In cases where changes are more significant or difficult to snapshot in a single cell, there is direction to turn to an attached appendix page. Text that has been removed is denoted with a ~~red & strikethrough~~; text that had been added is denoted with red & underline.

#	Section	Description of Change	Proposed Text
1	1.3.2	Comp Plan reference: This change corrects an error. Update the restatement of the Common Values of Community Character to align with the updated 2020 Jackson Teton County Comprehensive Plan.	Section 1.3.2.A.2. Consume less nonrenewable energy as a community in the future than we do today <u>Emit less greenhouse gases than we did in 2012.</u> Section 1.3.2.B.1. Direct <u>at least 60% of</u> future growth into a series of connected, Complete Neighborhoods in order to preserve critical habitat, scenery and open space <u>in our Rural Areas and provide workforce housing opportunities.</u> Section 1.3.2.C.3. Residents and visitors will safety, efficiently, and economically move within our community and throughout the region using alternative modes of transportation. <u>Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle.</u>
2	1.6.3	Examples: This change clarifies an existing practice. Clarify that where there is a conflict between the language of a regulation and the example, the language of the regulation shall govern.	Where provisions of these LDRs are in direct conflict, the zone-specific provision shall govern. If neither provision is zone-specific, the provision that is more specific to the characteristics of the application being reviewed shall govern. <u>Where the text of these LDRs and examples or images may conflict, the text shall govern.</u>

#	Section	Description of Change	Proposed Text
3	1.9.2.B.1 & 3	Nonconforming detached dwellings and habitable floor area: This change clarifies a common problem. Currently, detached single-family homes are exempt from the expansion limits on nonconforming physical development. This exemption was added in 2018 to accommodate detached homes in the new NH-1 zone but it has applied to all detached homes in Town which has caused problems by allowing inappropriate and large expansions of nonconforming homes close to property lines, negatively impacting neighbors. The proposed change would delete this exemption and simply return the LDRS to the pre 2018 rules and treat detached homes the same in all zones. In addition, for all structures the expansion of the nonconformity should be based on <u>habitable</u> floor area because habitable floor is the standard for most floor area measurements in Town.	1. No Increase in Nonconformity. Maintenance, alteration, replacement, or expansion shall not increase the nonconformity and shall otherwise comply with all applicable standards of these LDRs, except that maintenance, alteration, or expansion of a nonconforming Detached Single-Family Unit or property listed on the Jackson Historic Register shall not be subject to this limitation (e.g., an addition to a house or structure on the Jackson Historic Register that is nonconforming as to height may be the same height as the existing nonconforming house or historic structure). EXAMPLE: An addition must meet all setbacks, floor area limits, and other standards even if a portion of the structure being added to does not meet a setback, except that a <u>Historic Registered Resource Single-Family Unit</u> may be expanded to the same nonconforming setback. 3. Expansion. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon cumulative expansion of greater than 20% of its <u>habitable</u> floor area or site area. Cumulative expansion is the sum of all expansions from the date the physical development became nonconforming, including all expansions under prior LDRs if the physical development became nonconforming under prior LDRs and remains nonconforming. The following exceptions shall apply to this limit on expansion. a. Detached Single-Family Unit. This standard shall not limit the expansion of a Detached Single-Family Unit, <u>except that all expansions must comply with all applicable LDR standards.</u>

#	Section	Description of Change	Proposed Text
4	1.9.2.B.4	Replacement of nonconforming structures: This change clarifies an existing practice. Proposed change is intended to clarify existing policy that adding structural support to the nonconforming part of a structure to, in essence, replace the existing structural support is considered “replacement” under this standard.	4. Replacement. A nonconforming physical development shall be brought into compliance with all applicable standards of these LDRs upon willful demolition, <u>reinforcement, or addition</u> of any structural support for the portion of the physical development that is nonconforming. Except that this subsection shall not prohibit any of the following. EXAMPLE: A site has an existing 2,000 sf home that is partially located in a creek setback. Any interior remodel is allowed without resolving the nonconformity. Any nonstructural modification to the exterior of the building (i.e. re-siding, re-roofing, replacing windows) is allowed without resolving the nonconformity. An expansion of up to 400 sf is allowed without remedying the <u>nonconformity provided that the addition complies with all required dimensional standards (i.e., located within the building envelope)</u>. But, if the portion of the building in the setback is demolished it cannot be built back, and an expansion of greater than 400 sf would require demolition of the nonconforming portion of the building.
5	1.9.3.B.3	Expansion of a nonconforming use: This change clarifies an existing practice. While a nonconforming use is allowed 20% expansion, that expansion is limited by the other standards of the LDRs. This cleanup clarifies existing practice that the stricter of the two limits applies.	An expansion of a nonconforming use shall comply with all physical development, development option, and subdivision standards of these LDRs, <u>which may preclude the 20% expansion allowed under subsection B.1.</u>
6	1.9.5.C	Historically significant sign determination: This change clarifies an existing oversight. The nonconforming sign section did not get updated to reference the Historic Preservation Board when the rest of the historic preservation regulations were updated.	Historically Significant Signs. When a nonconforming sign is determined by the Planning Director to be historically significant, routine maintenance, including painting and replacement of lights, shall be permitted. Historically significant signs are signs designated by the Planning Director, <u>who may consult with the Teton County Historic Preservation Board, Director or Historical Society</u> as having significant historical value to the Town.

#	Section	Description of Change	Proposed Text																		
7	2.2.6.B.1 2.2.6.B.3	NL-5 accessory structures: This change clarifies an existing oversight. The accessory structure setbacks and heights should be the same as the NL-3 and NL-4 now that ARUs are allowed in the NL-5.	<table><tr><td colspan="2">Accessory Structure Setbacks</td></tr><tr><td>Side interior/rear (min)</td><td>5'</td></tr><tr><td>>14 feet in height</td><td>10'</td></tr><tr><td>≤14 feet in height</td><td>5'</td></tr><tr><td>Second floor deck</td><td>10'</td></tr></table> <table><tr><td colspan="2">Accessory Structure Height</td></tr><tr><td>Accessory residential unit (max)</td><td>2 stories not to exceed 26'</td></tr></table>	Accessory Structure Setbacks		Side interior/rear (min)	5'	>14 feet in height	10'	≤14 feet in height	5'	Second floor deck	10'	Accessory Structure Height		Accessory residential unit (max)	2 stories not to exceed 26'				
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8	2.2.2.B.3 2.2.3.B.3 2.2.4.B.3 2.2.5.B.3 2.2.6.B.3 2.2.7.B.3 2.2.8.B.3 2.2.9.B.3 2.2.16.B.2 2.2.17.B.2 2.3.10.B.2 2.3.13.B.2 3.3.1.B.2 4.2.1.B.2 4.2.2.B.2	Building size, rules of measurement: The change corrects a mistake by clarifying that the limit on the size of an individual building should follow the same rules of measurement as Floor Area Ratio – that only habitable floor area above grade is counted. In the Town bulk of a building is limited by setbacks and height, limiting gross floor area is the County’s method of limiting bulk. In the NL-3, NL-4 , and NM-1 zones there is no existing limit, but with lot combination being more common the limit should be added for consistency with the other NL and NM zones. The standard varies by Legacy zone, including some zones where it is not applicable, but the definition should be consistent in all cases and this cleanup does not propose to change any of the Legacy Zone standards. In the NH-1 where the “fill-the-box” tool applies and there are no configuration limits the individual building limit should not apply. Application of an individual building size limit in the CR and DC zones is a larger discussion than is not appropriate for this cleanup. A separate analysis of that issue is being developed by staff.	NL and NM zones <table><tr><td colspan="2">Scale of Development</td></tr><tr><td>Individual building (max gross habitable floor area above grade)</td><td>10,000 sf</td></tr></table> TS zones <table><tr><td colspan="2">Scale of Development</td></tr><tr><td>Single building size (max habitable above grade)</td><td>15,000 sf</td></tr></table> BP, MHP, Rural, P/SP, Park zones <table><tr><td colspan="2">Maximum Scale of Development</td></tr><tr><td colspan="2">Individual Building (gross floor area) (max habitable above grade)</td></tr><tr><td>Single building</td><td>* sf</td></tr></table> NH-1 zone <table><tr><td colspan="2">Scale of Development</td></tr><tr><td>Individual building (max floor area)</td><td>10,000 sf</td></tr></table>	Scale of Development		Individual building (max gross habitable floor area above grade)	10,000 sf	Scale of Development		Single building size (max habitable above grade)	15,000 sf	Maximum Scale of Development		Individual Building (gross floor area) (max habitable above grade)		Single building	* sf	Scale of Development		Individual building (max floor area)	10,000 sf
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#	Section	Description of Change	Proposed Text
9	2.2.2.B.4	Fence standards: This change clarifies existing practice that fences should be set back 2 feet from alleys to allow for snow plowing. It clarifies that the fence setbacks and height limits apply to freestanding walls as well. It also clarifies that the height limit applies in the entire street, side or rear yard.	NL, NM, NH zones
	2.2.3.B.4		Fencing/ Walls
	2.2.4.B.4		Height (max)
	2.2.5.B.4		<u>Anywhere</u> in street yard 4'
	2.2.6.B.4		<u>Anywhere</u> in side or rear yard 6'
	2.2.7.B.4		Setback (min)
	2.2.8.B.4		Primary or side Street lot line (<u>Sidewalk if sidewalk within lot</u>)/sidewalk (min) 1'
	2.2.9.B.4		<u>Alley</u> 2'
	2.2.10.B.1		Side or rear lot line 0'
	2.2.11.B.1		Orientation
	2.2.12.B.1		The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner
	2.2.13.B.4		
	2.2.14.B.1		OR, CR, DC, and TS zones
	2.2.15.B.1		Fencing/ Walls
	2.2.15.B.1		Height <u>anywhere</u> in any street or side yard* *
	2.2.16.B.1		Height <u>anywhere</u> in any rear yard (max) 6'
	2.2.17.B.1		Setback from pedestrian frontage (min) *
	2.3.10.B.6		<u>Setback from alley (min)</u> 2'
	2.3.13.B.6		Setback from side or rear lot line (min) 0'
	3.3.1.B.6		<u>The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner</u>
		Note that fences/walls are prohibited in the street and side yards in TS zones, this cleanup would not change that. Also note that in the OR, side yard fences are grouped with rear yard rather than street yard fences, this cleanup would not change that. There are no fence standards in the P/SP or Park zones.	BP-ToJ, MHP-ToJ, R-ToJ
			Fencing/ Walls
			Height (max)
			<u>Anywhere</u> in street yard 4'
			<u>Anywhere</u> in side or rear yard 6'
			Setback (<u>min</u>)
			Front lot line (<u>Sidewalk if sidewalk within lot</u>)/ ROW / Sidewalk 1'
			<u>Alley</u> 2'
			Side or rear lot line 0'
			Orientation
			The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner

#	Section	Description of Change	Proposed Text
10 B	2.2.8.B 2.2.9.B	Rear Setback: This change corrects an oversight where the current rear setback in the NM-2 and NH-1 zones is 20' which is more restrictive than the 10' rear setback in lower-density zones such as NM-1, NL-5 and OR. Intent is to make rear setback the same for these zones at 10 feet.	NM-2 and NH-1 Primary Building Setbacks Primary Street (min) 20' Secondary Street (min) 10' Side Interior (min) 10' Rear (min) 20' 10'
10	2.2.10.B.1	Access drive width in OR Zone: This change clarifies that because the OR zone is adjacent to residential zones and has a smaller scale than other commercial zones that it should have the same curb cut and access setback standards as those in adjacent residential zones.	2.2.10.B.1 Access Curb cut width (max) 20' 24' <u>Setback from side/rear lot line</u> 1'
11	2.3.10.B.1	Accessory structure setbacks in BP zone: This change clarifies an existing oversight. The side and rear setbacks in the BP zone that are meant to space out large industrial buildings and are prohibitive to the placement of accessory storage sheds that are necessary and common in the BP. The proposed cleanup would allow smaller buildings to be located closer to the side and rear property lines, similar to less intense residential zones.	Exceptions Street/Side Yard – U.S. Highway 26-89-189-191. [no change] FAR. [no change] Detached Accessory Structure Separation. <u>A detached accessory structure shall be separated a minimum of 10 feet from another structure. A detached accessory structure of less than 14 feet in height shall have a side and rear setback of 5 feet.</u>
12	5.8.1.A.3 2.2.6.B.3 2.2.8.B.3 2.2.9.B.3	DRC review for buildings with 4+ units: This change corrects a mistake because Design Review Committee review and the Design Guidelines were not intended to apply to smaller developments up to tri-plexes, but only to larger multiunit developments (i.e., 4 attached units or more which applies to the NM-1 zone and above). The intent was never that single lots in the NL developments be subject to Division 5.8. Thus, the proposed cleanup would move the threshold for DRC review from 3 to 4 attached units, which would exempt NL development except the recent workforce housing allowance. where 4-unit buildings are now allowed. The reference already existing in the NH-1 and will be updated from three to four units.	5.8.1.A.3. Applicability. Town Design Guidelines. All applications for residential development that includes four three or more attached units, <u>including ARUs.</u> NL-5, NM-2, NH-1 zones 3. Bulk & Mass Standards [Bulk & Mass illustration (varies by zone)] <u>Design Guidelines (Div. 5.8.)</u> <u>The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.</u>

#	Section	Description of Change	Proposed Text																								
13	2.2.2.B.10 2.2.3.B.10 2.2.6.B.10 2.2.10.B.9 2.2.11.B.9 2.2.12.B.9 2.2.13.B.10 2.2.14.B.9 2.2.15.B.9 2.2.16.B.9 2.2.17.B.9 2.3.10.B.12 2.3.13.B.12 3.3.1.B.12 4.2.1.B.12 4.2.2.B.12	Permit thresholds, habitable floor area: This change clarifies existing practice that each zone where development thresholds are floor area based, only the habitable floor area is counted, including below grade habitable floor area. Below grade floor area is included because below grade habitable floor area contributes to intensity of use of a development and the permit review thresholds ensure appropriate public review for more impactful development.	NL-1, NL-2, NL-5, BP, MHP, Rural, P/SP, Park zones Required Physical Development Permits Nonresidential Floor Area (<u>Habitable including basement</u>) OR, CR, DC, TS zones Required Physical Development Permits Floor Area (<u>Habitable including basement</u>)																								
14	2.2.10.B.9 2.2.12.B.9	Sketch Plan option for residential: This change fixes a mistake. In the CR-1, CR-3, and DC zones Sketch Plan is optional for a large residential only project. In the OR and CR-2 there is a line for residential only projects, but currently no difference in the standard. The OR and CR-2 thresholds should be cleaned up to match the other CR and DC zones as was intended and is logical.	<table> <tr> <th></th><th>Sketch Plan (Sec. 8.3.2.)</th><th>Dev. Plan (Sec. 8.3.3)</th><th>Building Permit (Sec. 8.3.4)</th></tr> <tr> <td>Physical Development</td><td></td><td></td><td></td></tr> <tr> <td>Floor Area (<u>Habitable including basement</u>)</td><td></td><td></td><td></td></tr> <tr> <td>> 13,800 sf</td><td>X</td><td>X</td><td>X</td></tr> <tr> <td>> 13,800 sf for only residential use</td><td>X <u>optional</u></td><td>X</td><td>X</td></tr> </table>		Sketch Plan (Sec. 8.3.2.)	Dev. Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	Physical Development				Floor Area (<u>Habitable including basement</u>)				> 13,800 sf	X	X	X	> 13,800 sf for only residential use	X <u>optional</u>	X	X				
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15	2.2.16.B.9 2.2.17.B.9	Sketch Plan threshold in TS zones: This change fixes an inconsistency. The physical development permit thresholds in the TS-1 and TS-2 essentially require a Sketch Plan for any multi-lot development even though there is an individual building maximum. The proposed amendment would allow a development on 2-50x150 lots with a Development Plan. In other zones the Sketch Plan threshold is set at the equivalent of the maximum FAR over 4-50x150 lots, so the TS zones will still have a higher standard of public review, but the proposed cleanup will allow relatively simple 2-lot projects to be approved through a single set of public hearings.	<table> <tr> <th></th><th>Sketch Plan (Sec. 8.3.2.)</th><th>Dev. Plan (Sec. 8.3.3)</th><th>Building Permit (Sec. 8.3.4)</th></tr> <tr> <td>Physical Development</td><td></td><td></td><td></td></tr> <tr> <td>Floor Area (<u>Habitable including basement</u>)</td><td></td><td></td><td></td></tr> <tr> <td>≤ 10,000 sf</td><td></td><td></td><td>X</td></tr> <tr> <td>10,001 – 30,000 <u>20,000</u> sf</td><td></td><td>X</td><td>X</td></tr> <tr> <td>> 30,000 <u>20,000</u> sf</td><td>X</td><td>X</td><td>X</td></tr> </table>		Sketch Plan (Sec. 8.3.2.)	Dev. Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	Physical Development				Floor Area (<u>Habitable including basement</u>)				≤ 10,000 sf			X	10,001 – 30,000 <u>20,000</u> sf		X	X	> 30,000 <u>20,000</u> sf	X	X	X
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16	2.2.7.C.1	NM-1 density clarification: This change clarifies an inconsistency. The NM-1 zone allows for duplex development, which can be configured as apartments or subdivided into townhomes or condos. While the strict definition of an attached single family-unit is that you can only have 1 unit per townhouse or condo “lot” the density maximum has caused confusion. The proposed change would not change the allowed density just clarify that 2 attached units are allowed on a 7,500 sf lot.	Use	Permit	Density (max)	Individual Use (max)
			Attached Single-Family Unit (6.1.4.B)	B	21 unit per lot	8,000 sf habitable-excluding basement
17	2.2.13.E.4.a.iii	Missing Reference (CR-3 4th floor bonus): This change clarifies an existing oversight. The intended reference to Div. 6.3. is missing from fourth floor bonus in the CR-3.	It shall be exempt from the calculation of affordable housing required by Div. 6.3 but shall not be used to meet the affordable housing requirement for the project.			
18	2.2.13.E.8	CR-3 Mini-Storage: This change proposes a design improvement to address gateway use. While the community needs storage, but staff finds that allowing large expanses of storage units on the frontage of properties southern gateway into the community is inconsistent with the Comp Plan and goals of CR-3 Zone. The proposed change would add a clear zone-specific standard in the CR-3 to ensure storage units are setback from the highway frontage a reasonable distance.	8. Mini-Storage Setback. Mini-Storage Setback use shall be setback at least 100 feet from the Highway 89/191 ROW.			
19	2.3.13.E.1	Mobile home replacement: This change clarifies an existing practice. The standards for replacement of mobile homes within a mobile home park are not clear. The change would make it obvious that mobile homes can be replaced with a larger mobile home and introduce a property setback. The cleanup would also delete an unneeded reference to Sec. 7.1.3.	a. A new mobile home park shall be developed pursuant to the standards of Sec. 7.1.3. b.v. Size. A mobile home can be replaced with a larger mobile home. b.vi. Setback. A relocated mobile home shall be set back a minimum of 5 feet from the mobile home park property line.			

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20	4.2.2.C.1 6.1.1.F	Developed recreation in Park zone: This change fixes an oversight. The Park and Open Space zone currently prohibits developed recreation use because the intent of the zone is for outdoor recreation sites. However, such sites can still include a developed recreation use in some cases and developed recreation should be allowed as a conditional use. The zone-specific use table depicted at right for section 4.2.2.C.1 is transposed for the purposes of this format, but the organization of the table will not change.	4.2.2.C.1 <table><tr><td>Use</td><td><u>Amusement/Recreation</u> <u>Developed Recreation</u></td></tr><tr><td>Permit</td><td><u>C</u></td></tr><tr><td>BSA (min)</td><td><u>0 sf</u></td></tr><tr><td>Density (max)</td><td><u>n/a</u></td></tr><tr><td>Parking (min)</td><td><u>4.5/1,000 sf</u></td></tr><tr><td>Affordable Workforce Housing Units (min)</td><td><u>independent calculation</u></td></tr></table> 6.1.1.F <table><tr><th colspan="2">Use Schedule: Town Legacy Zones</th></tr><tr><td></td><td>P-ToJ</td></tr><tr><td>Developed Recreation</td><td><u>--C</u></td></tr></table>	Use	<u>Amusement/Recreation</u> <u>Developed Recreation</u>	Permit	<u>C</u>	BSA (min)	<u>0 sf</u>	Density (max)	<u>n/a</u>	Parking (min)	<u>4.5/1,000 sf</u>	Affordable Workforce Housing Units (min)	<u>independent calculation</u>	Use Schedule: Town Legacy Zones			P-ToJ	Developed Recreation	<u>--C</u>
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Developed Recreation	<u>--C</u>																				
21	4.4.1.H	PUD references: This change fixes an error. Add the Farmhouse project to the list of approved PUDs and update the zoning references.	1. Planned Unit Development - <u>Urban Residential Neighborhood High Density-1</u> (P15-029) (PUD-URNH-1 (P15-029)) (135 West Kelly Avenue) 2. Planned Unit Development - <u>Urban Residential Neighborhood Medium Density-2</u> (P16-017) (PUD-URNM-2 (P16-017)) (1255 West Highway 22) 3. Planned Unit Development - <u>Urban Residential Neighborhood High Density-1</u> (P16-019) (PUD-URNH-1 (P16-019)) (655 Powderhorn Lane) 4. Planned Unit Development - <u>Auto-Urban Residential Neighborhood Low Density-5</u> (P16-061) (PUD-ARNL-5 (P16-061)) (335 Redmond Street) 5. Planned Unit Development - <u>Urban Residential Neighborhood High Density-1</u> (P16-079) (PUD-URNH-1 (P16-079)) (60 Rosencrans) 6. Planned Unit Development - <u>Urban Residential Neighborhood High Density-1</u> (P17-021) (PUD-URNH-1 (P17-021)) (550 W. Broadway) 7. Planned Unit Development - Neighborhood Medium Density-2 (P17-201) (PUD-NM-2 (P17-201)) (640 S Glenwood Street and 650 S Glenwood Street) <u>8. Planned Unit Development - Commercial Residential-3 (P14-049) (PUD-CR-3(P14-049)) (1200 S Hwy 89)</u>																		

#	Section	Description of Change	Proposed Text
22	5.4.3	Faults: This change clarifies an existing practice of the Town Engineer. Existing language is not compatible with current adopted codes and puts a burden on Town Engineer that should be the responsibility of the design engineer.	A. Comply with Building Code for Seismic Zone 3. All structures shall comply with the currently adopted Building Code for Seismic Zone 3. The Town Engineer may require a report from a geotechnical engineer registered in the State of Wyoming if the proposed physical development is within 200 feet of a fault line and the Town Engineer considers that the proposed physical development creates a dangerous situation. B. Notification on Development Plan/Final Plat On lots of record where a fault line exists <u>or is in proximity to a fault line that could impact the lots of record</u> according to fault line maps for the area, a note shall be placed on all development plans and plats stating that a Seismic Zone 3 fault line potentially subject to movement exists on <u>or in proximity to</u> the lot of record. <u>When no fault line exists on or in proximity to a lot of record provide a note that no fault lines exist or is in proximity to the lot of record on the plat or within the application.</u> C. Review by Town Engineer All proposed physical development <u>in proximity to a fault potentially subject to movement shall be prepared by a professional engineer registered in the State of Wyoming shall be reviewed by the Town Engineer for appropriateness of the proposed structure for the site.</u>

#	Section	Description of Change	Proposed Text																																																	
23	5.5.3.B.2 2.2.8.B.1 2.2.9.B.1 2.3.13.B.5 3.3.1.B.5	Plant units, residential requirement: This change clarifies an existing practice. The zone-specific standards in the NL and NM-1 zones require 1 plant unit per lot. Those zones generally allow one to three units per lot. In the NM-2, NH-1 single unit and duplex development require one plant unit per unit. Residential development in the MHP and Rural zones also require one plant unit per unit. The proposed change would create a consistent standard for 1, 2, and 3-unit residential development. Multi-unit development will remain subject to the same landscaping standards as apply to nonresidential development – 1 plant unit per 1,000 sf of landscape area and 1 plant unit per 12 parking spaces.	5.5.3.B.2. <u>One, Two, and Three Unit Residential in Legacy Zones.</u> All new residential development <u>of fewer than 4 units in a Legacy Zone (Div. 2.3. & Div. 3.3.)</u> shall provide <u>a minimum of</u> one plant unit per <u>lot dwelling unit.</u> NM-2, NH-1 Zones <table><tr><th colspan="2">Landscaping (Div. 5.5)</th></tr><tr><th colspan="2">Plant Units (min)</th></tr><tr><td><u>1,2,3-Unit Residential Single-Family and Duplex</u></td><td><u>1 per unit 1 per lot</u></td></tr><tr><td>All other uses</td><td>1 per 1,000 sf of landscape area</td></tr><tr><td>Parking lot</td><td>1 per 12 parking spaces</td></tr></table> MHP and Rural Zones <table><tr><th colspan="2">5. Landscaping (Div. 5.5)</th></tr><tr><th colspan="2">Plant Units (min)</th></tr><tr><td>Residential</td><td><u>1 per du 1 per lot</u></td></tr><tr><td>Nonresidential</td><td>1 per 1,000 sf of landscape area</td></tr><tr><td>Parking lot</td><td>1 per 8 parking spaces</td></tr></table>	Landscaping (Div. 5.5)		Plant Units (min)		<u>1,2,3-Unit Residential Single-Family and Duplex</u>	<u>1 per unit 1 per lot</u>	All other uses	1 per 1,000 sf of landscape area	Parking lot	1 per 12 parking spaces	5. Landscaping (Div. 5.5)		Plant Units (min)		Residential	<u>1 per du 1 per lot</u>	Nonresidential	1 per 1,000 sf of landscape area	Parking lot	1 per 8 parking spaces																													
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24	5.5.3.C.1	Plant units, DC/TS reference: This change fixes and error. The table was not updated when the TS-1, TS-2, DC-1, and DC-2 zones replaced the UC, DC, and TS zones.	<table><tr><th colspan="5">Required Plant Units per Parking Space by Use and Zone</th></tr><tr><th rowspan="2">Zone</th><th colspan="4">Use</th></tr><tr><th>Ag</th><th>Res</th><th>Inst</th><th>All Other Uses</th></tr><tr><td><u>UC</u></td><td>--</td><td>--</td><td>--</td><td><u>1 per 12 spaces</u></td></tr><tr><td><u>TS</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr><tr><td><u>TS-1</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr><tr><td><u>TS-2</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr><tr><td><u>DC</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr><tr><td><u>DC-1</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr><tr><td><u>DC-2</u></td><td>--</td><td>--</td><td>--</td><td><u>0</u></td></tr></table>	Required Plant Units per Parking Space by Use and Zone					Zone	Use				Ag	Res	Inst	All Other Uses	<u>UC</u>	--	--	--	<u>1 per 12 spaces</u>	<u>TS</u>	--	--	--	<u>0</u>	<u>TS-1</u>	--	--	--	<u>0</u>	<u>TS-2</u>	--	--	--	<u>0</u>	<u>DC</u>	--	--	--	<u>0</u>	<u>DC-1</u>	--	--	--	<u>0</u>	<u>DC-2</u>	--	--	--	<u>0</u>
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25	5.5.3.E.5	Cost of a Plant Unit: This change clarifies an existing practice. The Town’s practice has long been to allow an amount of landscape material that is equivalent to the average cost of the required plant units. This change would codify that practice by adding a new subsection to 5.5.3.E. Standard Plant Unit.	<u>Cost Substitution for Plant Unit. The applicant may substitute a plant unit of equivalent cost to that of a standard plant unit alternative in Section 5.5.3.E.1 with the approval of the Planning Director. The cost of the proposed equivalent plant unit shall be the average of alternatives A, B, and C, as established by the Planning Director, and shall not include irrigation or installation costs.</u>																																																	

#	Section	Description of Change	Proposed Text
26	5.5.4.A 9.5.L 9.5.S	Landscape surface area definition: This change fixes an inconsistency and modifies use of alternative landscape features as part of landscape area. The existing LDR inconsistency is that the definition of “landscape area” states that anything that is “site development” cannot be landscape area, but Sec. 5.5.3.E.4 allows site development features such as bike racks, public art, and benches to count as plant units (and as landscape area as a default). Also, a strict use of the no “site development” rule would prohibit locating landscape area above an underground garage, which is something the Town has done already in the past to good effect (e.g., Marriott in 2014). So, if we want to encourage underground parking as a public benefit compared to surface parking, then staff finds the reference to “site development” in the definition of landscape area must be deleted. Similarly, the reference to “landscape area” in the site development definition must be deleted for the same reason. Another proposed change is to allow greater flexibility and clarity to partially substitute certain amenity features, such as bike racks, planters, and vegetated roof areas, for landscape area. This change will result in more creative and appropriate site designs while still providing necessary greenspace. The Planning Commission and staff recommend providing a 10% allowance in residential zones and a 20% allowance in higher density zones for these alternative features. This balances a high level of traditional greenspace with a much smaller amount of public amenities and creative landscape design features, such as green roofs.	5.5.4.A. Vegetation Landscape Area Required. All landscaped areas <u>shall meet the definition of landscape surface area provided in Section 9.5 and the requirements below: proposed for vegetation shall be planted with lawn, pasture, or native groundcover unless such vegetation is already fully established.</u> 1. Once landscaped, landscape areas shall be maintained to support plant life. 2. <u>In lower density residential zones (NL-1 to NL-5, NM-1) up to 10% of landscape surface area may include planters and vegetated roofs;</u> 3. <u>In higher density residential zones (NM-2 and NH-1) up to 20% of required landscape area may include public amenities, (e.g., bike racks, public art, benches) planters, and vegetated roof areas, except that 100% of planters and vegetated areas over underground parking shall be considered landscape area.</u> Landscape Surface Area. Landscape surface area is the area of a site that is covered by natural vegetation, trees, or landscaped areas such as turf grass, planted trees and shrubs, mulch, or xeriscape, <u>but may include some structural elements, such as raised planters and other amenities, provided it complies with the intent of the zone district and the standards in Section 5.5.4.A. Any area of a site meeting the definition of site development is not landscape surface area.</u> Site Development. Site development is the area of the site that is physically developed; it is generally the inverse of landscape surface area. Site development <u>generally</u> includes the area of the site that is covered by buildings, structures, impervious surfaces, porches, decks, terraces, patios, driveways, walkways, parking areas, and regularly disturbed areas such as corrals, outdoor storage, and stockpiles. Site development does not include cultivation of the soil for agricultural use.

#	Section	Description of Change	Proposed Text
27	5.5.5.C	Landscaping bond: This change clarifies an existing practice. While bonding for landscaping is allowed, it should only be done in non-planting month. If the landscaping can be installed it should be. While the Town provides a plant unit cost, the landscaping bond must also cover irrigation and installation costs.	Required Time for Completion. All landscaping shall be in place prior to occupancy. The Planning Director may allow occupancy <u>in non-planting months</u> without required landscaping in place if the landscaping will be in place within one year. In such cases the Planning Director may require submittal of a bond or other financial surety pursuant to Sec. 8.2.11. for installation of the landscaping. <u>The landscape bond amount shall cover the cost of plant material, irrigation, and installation.</u>
28	5.7.2.B.4	Retaining walls: This change clarifies an existing practice. Bring the LDRs into conformance with the adopted building codes.	Retaining Walls and Facings. All retaining walls or facings with a total vertical projection in excess of 4 feet shall be designed as structural members keyed into stable foundations capable of sustaining the design loads, and <u>Retaining Walls for residential projects shall comply with the International Residential Code as adopted. Retaining walls for commercial projects shall comply with the International Building Code as adopted. Retaining walls</u> shall be designed by a professional engineer registered in the State of Wyoming.
29	5.7.2.B.11	Site grading: This change clarifies an existing practice. Incorporating the adopted building codes to the standards by adding a new subsection.	<u>11. Building Codes. Site grading shall comply with the International Residential and Building Codes as adopted.</u>
30	5.7.4.B.1	Stormwater design capacity: This change clarifies an existing engineering practice and adds new requirement consistent with the 2001 Surface Water Master Plan that recommends that the 10-year storm event be stored on-site.	Storage Capacity. All stormwater storage facilities shall be designed with sufficient capacity to maintain a post-development runoff rate that is equal to or lower than the pre-development runoff rate. <u>The release control structure shall be designed to control the 25, 50, and 100-year storm events.</u> The stormwater storage facilities shall be designed <u>to retain the 10-year storm event on site. Greater than 10-year storm event flows may be allowed to be released off-site to an approved downstream public facility. If no such public facility exists or is inadequate, then storage facilities shall be designed to retain the 100-year storm event on site for the range of storms from the 1 year through 100-year storm events.</u> Residential development shall comply with the International Residential Code as adopted.

#	Section	Description of Change	Proposed Text
31	5.7.4.B.	Stormwater design regulation: This change clarifies an existing engineering practice. Updates to provide for coverage of current underground injections practices and acknowledging state compliance.	a. Method of Calculation. The “rational method” shall be used to calculate peak flow rates. The “modified-rational method” shall be used to calculate volumetric requirements for drainage areas of 10 acres or less. The “Soil Conservation Service method” shall be used to calculate volumetric requirements when the drainage area is more than 10 acres. <u>Single lot residential development is exempt from these calculations and drainage shall comply with International Residential Code.</u> Intensity, duration, frequency data included in the table below shall be used. Calculations for sites known to have greater precipitation shall increase these figures by an appropriate amount. Data 20% greater shall be used for the Teton Village area. f. Cleaning of Basins <u>and Underground Facilities.</u> Basins <u>and underground facilities</u> shall be designed to allow periodic cleaning and removal of sediments. Sediment traps shall be designed to permit periodic cleaning and maintenance. h. Pollution Abatement. Where a physical development, use, development option, or subdivision will cause the introduction of new pollutants into the runoff water, adequate provision shall be made for the storage, treatment, and removal of such pollutants. <u>Any private connection to the Town’s stormwater utility requires pretreatment approved by the Town Engineer.</u> i. <u>Underground Injection. Underground injection shall comply with Wyoming State Rules and Regulations. All systems must be equipped with serviceable “maintenance” chambers, inspection ports, and overflow facilities. Maintenance rows shall be accessible and designed to minimize the migration of sediment and debris into the greater infiltration system. Access to facilities shall be accessible by appropriate service equipment and vehicles. Accesses shall not be concealed.</u>

#	Section	Description of Change	Proposed Text
32	6.1.4.A.2 9..K	Residential unit definition: This change clarifies an existing problem by providing more transparency and guidance for determining the existence of a residential unit. There are a number of standards such as density limitations and maximum ARU size that lead applicants to disguise units as “bonus areas” or “off-suites”. This is often done to avoid paying housing mitigation requirements and/or providing on-site parking. Once the building is occupied, however, the applicant can easily convert these spaces into the units that are not permitted. The proposed change borrows an approach from Santa Barbara to this same issue. This gives the Planning Director additional guidance and factors to consider when trying to determine whether a proposed space is, in fact, a separate residential unit. This change also clarifies the definition for what constitutes a “kitchen” and a “wet bar” because these two concepts cause considerable confusion and trouble for planners reviewing building permits. The change would also switch the order of two existing standards.	6.1.4.A.2. Standards <u>b. Occupancy of a camping unit is not a residential use. A camping unit may only be occupied as permitted by 6.1.12. D.</u> <u>c. A residential unit shall have a maximum of one kitchen.</u> <u>d. The Planning Director shall have the authority to determine whether a building or portion of a building is configured for use as a separate residential unit based on the proximal arrangement of element including, but not limited to, the following:</u> <u>i. Kitchen sink, utility sink, lavatory, or bar sink;</u> <u>ii. Cooking appliances, whether built-in or not;</u> <u>iii. Refrigeration facilities;</u> <u>iv. Toilet;</u> <u>v. Bathing facilities</u> <u>vi. Lack of interior access, including locking interior doors;</u> <u>vii. Exterior entrance;</u> <u>viii. Exterior staircase;</u> <u>ix. Spiral staircase;</u> <u>x. Separate yard, patio, deck or balcony;</u> <u>xi. Separate utilities, separate meters;</u> <u>xii. Multiple water heaters;</u> <u>xiii. Multiple laundry areas;</u> <u>xiv. Separate garage, carport, or parking area (covered or uncovered);</u> <u>xv. Countertops or cupboards;</u> <u>xvi. Sleeping loft;</u> <u>xvii. Separate address/mail box designation; or</u> <u>xviii. Separate or connected storage space.</u> 9.5.K. Kitchen. A kitchen is a room or portion of a room devoted to the preparation or cooking of food for a person or a family living independently of any other family, which contains a sink and a stove or oven powered by either natural gas, propane or 220-V electric hookup. <u>No stove meeting this definition is allowed in a residential unit in any location other than a kitchen.</u> A wet bar, consisting of no more than a <u>4.5 cubic foot refrigerator/freezer and a sink no larger than 18” x 12” x 7” (no garbage disposal), and microwave, or similar facility</u> that is a homeowner convenience and is not intended to <u>serve function as the cooking facility for</u> a separate dwelling unit shall not be considered a kitchen facility.

#	Section	Description of Change	Proposed Text		
33	6.1.6.C.2 6.1.6.E.2.b	Outdoor seating: This change clarifies an existing practice. With the rise of outdoor seating has come questions about LDR applicability. This cleanup would clarify how outdoor seating is handled relative to use standard. The proposed language would be added to the retail and restaurant/bar use definitions.	<u>6.1.6.C.2. Standards.</u> <u>a. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the municipal code such as sewer fees.</u> <u>6.1.6.E.2.b. Outdoor seating that is used for less than 6 months of the year does not trigger any parking, housing, or other use requirements. However, it may trigger other requirements in the municipal code such as sewer fees.</u>		
34	6.1.11.E.3.c	Home Business employees: This change clarifies an existing practice by clarifying the definition of “total” employees in limiting the number of employees at a home business.	A home business shall not have more than 3 total employees, <u>excluding the owner/operator.</u>		
35	6.1.11.E.3.e	Typo: The text omitted the word “of”.	No more than 25% of the maximum habitable floor area of the primary dwelling unit shall be occupied by the home business; however, part or all of the nonhabitable floor area in permitted accessory structures may be used for the business.		
36	6.2.2.A 9.4.17	Parking, requirements in zones: This change reorganizes but does not change parking standards. The zone-specific parking standards trump the general parking standards in 6.2.2.A. The zone-specific parking standards also vary based on the presence of on-street parking and the density of commercial use. At this point the general table is often confusing LDR users and can be deleted. With the general table deleted and all calculations being zone specific the rules for how to calculate a parking requirement should be moved to a new Section in Div. 9.4. Rules of Measurement.	6.2.2.A. Required Parking. The table below establishes The minimum required parking spaces that shall be provided for each use in these LDRs; unless otherwise is specified in Subsection C.2 of <u>a specific section for the zone in which the use is to be located.</u> Where a minimum requirement is not listed in the table it shall be determined by the Panning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time. <table><tr><td>Required Parking</td></tr><tr><td>{table}</td></tr></table> <u>9.4.17. Parking Minimums</u> <u>A. Parking calculations that reference floor area shall be based on the gross floor area.</u> <u>B. Parking calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.</u>	Required Parking	{table}
Required Parking					
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#	Section	Description of Change	Proposed Text								
37	6.2.2.A.1	Parking flexibility: This change clarifies an existing practice which is to add flexibility to an existing regulation in the LDRs. Parking needs can be lessened by either lesser demand or alternative transportation infrastructure, both do not need to be present. This revision would be in-line with Chapter 7 of the Comprehensive Plan, on Multimodal Transportation. This change was made in the County with the support of the Regional Transportation Administrator and Pathways department.	The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and <u>or</u> alternative transportation services available.								
38	2.2.9.C.2 & E 2.2.10. C.2 & E 2.2.11. C.2 & E 2.2.12. C.2 & E 2.2.13. C.2 & E 2.2.14. C.2 & E 2.2.15. C.2 & E	Guest parking: This change adds a new parking standard and comes from conversations with the Planning Commission. Prior to 2015, the LDRs required guest parking for multi-family projects but this was eliminated, in part, to incentivize workforce housing. The Planning Commission has recently expressed some concern that recent large housing projects may lack adequate guest parking, impacting surrounding properties. This proposed change intends to address this issue. The proposal is to add a requirement in the NH-1, OR, CR and DC zones that would require guest parking or an alternative shared parking or parking management plan. The subsection will vary by zone. Note that the NH-1 parking standard for residential units is currently worded slightly differently than other zones and should be made consistent as part of this cleanup.	<table><tr><th colspan="2">NH-1, OR, CR, and DC Zones</th></tr><tr><th>Use</th><th>Parking (min) (Div. 6.2)</th></tr><tr><td>Detached Single-Family Unit</td><td rowspan="3">1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU <u>(E.#)</u></td></tr><tr><td>Attached Single-Family Unit</td></tr><tr><td>Apartment</td></tr></table> <u>E.#. Guest Parking. For projects with 15 units or more, guest parking shall be provided at a rate of 1 space per 15 units. The Planning Director may establish a lesser standard pursuant to the procedure of Sec. 8.8.1. based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand, available alternative transportation services, or nearby on-street, public, or semi-public parking.</u>	NH-1, OR, CR, and DC Zones		Use	Parking (min) (Div. 6.2)	Detached Single-Family Unit	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU <u>(E.#)</u>	Attached Single-Family Unit	Apartment
NH-1, OR, CR, and DC Zones											
Use	Parking (min) (Div. 6.2)										
Detached Single-Family Unit	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU <u>(E.#)</u>										
Attached Single-Family Unit											
Apartment											

#	Section	Description of Change	Proposed Text		
39	2.2.10.C.2	Parking, dormitory/group home: This change clarifies an existing mistake. When the parking standard for dormitories and group homes in the OR, CR, and DC zones was halved to account for walkability, the standards were also accidentally swapped so that the dormitory standard was actually quartered and the group home standard was not reduced. This clean up would restore the intended halving of the residential zone standard.	Use		
	2.2.11.C.2		Parking (min) (Div. 6.2)		
	2.2.12.C.2		Dormitory		
	2.2.13.C.2		Group Home		
	2.2.14.C.2				
40	2.2.14.C.2	Parking, developed recreation in DC zones: This change clarifies an existing mistake. All nonresidential uses in the DC zones have 33% less parking than is required in the CR zones, except developed recreation. The reduction is in recognition that the density of commercial use in the DC zone allows for multiple sites to be visited from a single parking space.	Use		
	2.2.15.C.2		Parking (min) (Div. 6.2)		
41	6.2.2.B.1.b	Shared parking, lodging: This change clarifies an existing mistake. Lodging uses should not be allowed to share parking spaces with residential uses because the timing of the uses is not complimentary. Nonresidential uses that have peak parking demand during the day are compatible with residential uses that have peak parking demand at night. Lodging also has peak parking demand at night and therefore should be and has been excluded from the shared parking allowance.	Developed Recreation		
			Percentage of Nonresidential Spaces that May Be Shared		
			Nonresidential Use	Affordable Workforce Housing or ARU	Other Residential Use
			Retail	100%	25%
			Office	100%	75%
			Restaurant/Bar	100%	20%
			Service	100%	25%
			All Industrial Uses	100%	75%
			Other <u>nonlodging</u> nonresidential uses	100%	20%

#	Section	Description of Change	Proposed Text
42	6.2.2.C.2	ADA Parking: This change modifies ADA parking standards based on concerns from recent developments. The concern, mostly relevant to residential projects, is that the current practice of counting ADA spaces as required parking can mean that certain residential units may only have an ADA space dedicated to that unit, resulting in a parking space they may not be able to use if they do not qualify for ADA parking. The proposed change is to not count ADA parking spaces toward the provision of required parking for residential uses but to count it for commercial uses. This proposed change would not conflict with building code requirements for ADA parking.	Counts Toward <u>Applicability to</u> Required Parking. Those parking spaces required for the disabled by this Subsection shall count toward fulfilling the total parking requirement of this Division. a. <u>Nonresidential. For parking lots serving nonresidential uses, including lodging, the disability parking spaces required by this Subsection shall count toward fulfilling the total parking requirement for the site.</u> b. <u>Residential. For parking lots serving residential uses, the disability parking spaces required by this Subsection shall be in addition to total parking requirement for the site.</u>
43	6.2.5.A	Paving required except off alleys: This change clarifies and modifies an existing standard. Current rules allow driveways for single family homes to be gravel, however, gravel next to a public sidewalk and/or public street is can create maintenance problems (not to mention increase sedimentation into waterways). Thus, proposal is to require all new driveways in Town to be paved (non-gravel surface) unless parking is accessed off of an alley that is not paved.	1. Paving Required. Outdoor, off-street parking and loading areas, aisles and access drives shall be paved, except parking areas, aisles and access drives for off of gravel alleys detached single-family units which may be gravel. <u>Parking on landscape area is prohibited.</u> 2. Paving Standards. Paved parking and loading areas, aisles and access drives shall be paved with concrete, grasscrete, paving blocks, asphalt, or another <u>non-gravel</u> all weather surface.
44	6.2.5.B.3	Backing out of residential lots: This change clarifies and existing standard. The allowance of ARUs in residential zones was not intended to trigger parking lot drive aisle requirements. Therefore, the threshold for a parking aisle should be increased to 5 vehicles.	Backing onto Roads and Public Streets Prohibited. Except for parking facilities serving detached single-family residential lots and parking facilities accommodating <u>five-4</u> vehicles or less, all off-street parking spaces shall open directly onto a parking aisle and be designed so that it will not be necessary for vehicles to back out into any road or public street.

#	Section	Description of Change	Proposed Text															
45	2.2.2.B.2 2.2.3.B.2 2.2.4.B.2 2.2.5.B.2 2.2.6.B.2 2.2.7.B.2 2.2.8.B.2 2.2.9.B.2	Parking in driveways: This change clarifies/modifies existing residential parking standard. In residential zones, the LDRs do not allow driveways in front setbacks to count as required parking (i.e., the area in front of the garage usually). Instead, parking must be located within the building envelope. This confuses most landowners and significantly reduces logical areas for parking and can prevent ARUs on existing and new sites, which is contrary to our workforce housing goals To clarify the confusion and give that driveways are already used for parking cars, the proposed change simply allows the first 20' of driveway on primary streets, and the first 10' for secondary streets, to count as required parking. Section 6.2.3.C already ensures that parking shall not encroach into the ROW, so that is not a concern with this amendment.	NL, NM, and NH-1 zones Driveway width in primary/secondary street setback (<u>min</u>-max) <u>10'</u>-20' <table><tr><th colspan="3">Parking Setbacks</th></tr><tr><td>Primary street* (min)</td><td><u>0' 20'</u></td><td>C</td></tr><tr><td>Secondary street* (min)</td><td><u>0' 15'</u></td><td>D</td></tr><tr><td>Side interior (min)</td><td>5'</td><td>E</td></tr><tr><td>Rear (min)</td><td>5'</td><td>F</td></tr></table> <u>* Excludes 20' max driveway allowed in primary/secondary street setback</u>	Parking Setbacks			Primary street* (min)	<u>0' 20'</u>	C	Secondary street* (min)	<u>0' 15'</u>	D	Side interior (min)	5'	E	Rear (min)	5'	F
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46	6.2.5.C.2.a	Snow Storage: This change addresses a current deficiency in LDRs. The current snow storage standard of 2.5% does not provide adequate areas for snow storage. Staff research indicates peer communities require 10%-50% (see below). The proposed cleanup is a step toward what other communities are doing, if more space remains needed, the standard can be updated again. <table><tr><td>Sun Valley, ID</td><td>50%</td></tr><tr><td>Steamboat Springs, CO</td><td>37% - 50%</td></tr><tr><td>Anchorage, AK</td><td>10% (Res) 5% (Nonres)</td></tr><tr><td>Frisco, CO</td><td>33%</td></tr><tr><td>Crested Butte, CO</td><td></td></tr><tr><td>Vail, CO</td><td>30%</td></tr></table>	Sun Valley, ID	50%	Steamboat Springs, CO	37% - 50%	Anchorage, AK	10% (Res) 5% (Nonres)	Frisco, CO	33%	Crested Butte, CO		Vail, CO	30%	A minimum site area representing <u>10%</u> 2.5% of the total required off-street parking and loading area, inclusive of aisles and access drives, shall be provided as the snow storage area.			
Sun Valley, ID	50%																	
Steamboat Springs, CO	37% - 50%																	
Anchorage, AK	10% (Res) 5% (Nonres)																	
Frisco, CO	33%																	
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Vail, CO	30%																	

#	Section	Description of Change	Proposed Text
47	6.2.5.D.1.b.iii	Parking off Alley: This change clarifies an existing practice. Parking spaces accessed from an alley should provide an extra 2 feet for snow plowing and other alley movement. The section currently assumes all parking off of an alley would be perpendicular. The proposed cleanup clarifies that the 2-foot buffer is also needed for a parallel parking space (i.e. 9' typical width plus 2' buffer).	Ally Access. Any parking space accessed <u>perpendicularly</u> , directly from any alley shall have a minimum length of 22 feet. <u>Any parking space accessed parallel to an alley shall have a minimum width of 11 feet.</u>
49	6.3.3.A.1	Residential housing equation: This change clarifies an existing practice. The spreadsheet syntax for the residential mitigation calculation should be clarified.	1. Schedule and Calculator Available. A schedule of the requirement for employee generating development of various sizes and a calculator to use in determining the requirement are both available in the Administrative Manual. The residential requirement is a logarithmic equation because there is an exponential relationship between the size of a unit and the number of operations and maintenance employees generated. <u>In the residential requirement equations, "Exp(x)" describes an exponential function, or e to the power of x. Inversely, "ln(x)" describes the natural logarithm of x.</u>
50	6.3.3.A.6	Applicable floor area for housing mitigation: This change clarifies an existing practice. This cleanup would clarify that detached structures also count toward the housing mitigation for a use.	6. Sf. In the calculations "sf" is equal to the habitable floor area (in square feet), including basement, of each residential, lodging, or nonresidential unit, <u>including incidental structures.</u>
51	6.3.5.D.5.d	Housing in-lieu fees: This change clarifies and improves an existing standard. This cleanup was adopted by the County to assist the Planning and Building Department administratively, to ensure that the in-lieu fees are required to be paid at a time when the county has leverage. Additionally, collecting the fee at issuance of the building or use permit will remove the lengthy delay for Housing Department receiving these fees, since Certificate of Occupancy is the final step.	d. Timing. The in-lieu fee shall be paid prior to the granting of the applicable certificate of occupancy <u>building permit</u> or use permit for the employee generating development, whichever occurs first.

#	Section	Description of Change	Proposed Text
52	6.4.1.C 6.1.1.F 6.1.12.G 2.2.2.C 2.2.3.C 2.2.4.C 2.2.5.C 2.2.6.C 2.2.7.C 2.2.8.C 2.2.9.C	Off-site construction staging in residential zones: This change clarifies and expands existing requirements. It is intended to work in concert with Council's efforts to improve the administration of construction management plans. Increasingly, vacant sites in residential zones are being used for construction staging. This is not surprising given the rate of development around Town. The existing rules in the LDRs are very general and permissive. The proposed text provides a specific process and standards and should provide greater transparency to neighbors. The proposed cleanup would require a Temporary Use Permit to use an off-site construction staging area in a residential zone.	See Appendix A.
53	6.4.1.B	Storage of historic structures: This change add flexibility for storage or historic structures, which is a practice we have already started. Part of preserving historic structures is finding temporary places to store them while a permanent site is located. The proposed change would allow storing them on residential site for up to 18 months.	B. Storage of Structures. The storing of structures of any kind is not permitted in any residential zone; <u>except that a historically significant structure designated by the Planning Director, in consultation with the Teton County Historic Preservation Board, may be stored for up to 18 months.</u>

#	Section	Description of Change	Proposed Text
54	6.4.2	Setback, trash enclosure: This change clarifies an existing practice. Required trash enclosures are not required to be setback from the alley and therefore impede snow plowing in the alley. The additional standard ensures the enclosures are setback from the alley. The proposed change would also separate the standards for an enclosure instead of having them organized in a single long paragraph.	A. Town-Trash and Recycling Enclosures Trash and recycling enclosures shall be provided for all nonresidential uses and multi-family developments of 4 or more units. <u>B. Standards</u> 1. Enclosures shall be of similar material and color to the building. 2. Enclosures shall be entirely enclosed with the side facing the street or alley to be a gate whenever feasible. 3. <u>All enclosures and dumpsters shall be set back a minimum of 2 feet from an alley and the door shall not swing into the alley.</u> 4. Enclosures shall provide adequate space for recycling as determined by the Planning Director. 5. Enclosures shall be consolidated wherever possible.
55	7.1	Development Option Plan: This change clarifies an existing deficiency. The only approval that requires a Development Option Plan is a new mobile home park. Existing mobile home parks are not subject to the standards of Section 7.1.4. New mobile home parks can only be build in the MHP. The MHP consists only of existing mobile home parks. Section 8.5.3 establishing a process for a Development Option Plan causes confusion because people do not know what it is for. To clarify the lack of applicability each section is proposed to be deleted of content and “reserved” to preserve the structure of the LDRs. Where staff has used the Development Option Plan in the past to review a site it will instead use the Zoning Compliance Verification process in Section 8.6.3.	Div. 7.1. Development Option Standards <u>[Division number reserved, standards only apply in County]</u> {delete all existing content} Sec. 8.5.3. Development Option Plan <u>[Section number reserved, standards only apply in County]</u> {delete all existing content}

#	Section	Description of Change	Proposed Text
56	7.2	Subdivision standards: This change clarifies an existing practice. Purpose is to clarify that improvements required by subdivisions are also required for new and re-developed properties that are not subdivided.	7.2. Subdivision Standards. This Division contains the development standards required for subdivision, <u>new developments, and re-developments</u>, such as requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve newly subdivided, <u>developed, and redeveloped</u> property and minimize impacts on existing community services and infrastructure. See Sec. 8.5.3. for the procedure to subdivide property. 7.2.2. Standards Applicable to all <u>Development Subdivision</u>. All <u>development-subdivision</u> shall comply with the following standards. A. <u>Subdivision</u> Improvements 1. Developer Responsibility. The construction of the following improvements shall be the responsibility of the developer and <u>in the case of a subdivision</u> shall be provided for in a Subdivision Improvements Agreement, which shall be approved with each plat. The Subdivision Improvements Agreement shall be provided in a manner which is consistent with adopted standards. No improvements shall be made until required plans, profiles, and specifications are submitted and approved for the following:
57	7.2.2.A.6	Electronic notice of inspection: This change clarifies an existing practice. Allow the Town Engineer to notify a developer electronically when inspecting subdivision improvements for public acceptance.	Subdivision Improvements. Acceptance. Upon receipt of a written request for acceptance from the subdivider, the Town Engineer will conduct a final inspection of the public improvements and will furnish a written list of any deficiencies noted. The Town Engineer will base the inspection on compliance with the approved construction plans, profiles and specifications, as required by the LDRs. Upon satisfactory completion of all construction in accordance with the approved plans, profiles, and specifications, as certified by a registered engineer in the State of Wyoming, and receipt of reproducible record drawings and satisfactory test results, the Town Engineer will notify the developer <u>in-writing</u> of the Town's approval of the public improvements and schedule the request for acceptance for review by the Town Council.

#	Section	Description of Change	Proposed Text
58	7.6.3.H	Pavement width and thickness: This change clarifies an existing practice. Purpose is to provide flexibility in design and compliance with the community streets plan, plus provide some additional clarity of existing standards and expectations.	See Appendix B.
60	7.6.4.M.4	Streets entering at opposite sides: This change clarifies an existing practice. The purpose is to clarify that alleys and parking lots are subject to the same rule.	Streets Entering at Opposite Sides. Streets, <u>alleys, and parking lots with more than 8 spaces</u> entering the opposite sides of a street shall either be directly across from each other or offset by at least 125 feet from centerline to centerline <u>to the degree practicable.</u>
61	7.6.4.M.6	Curb Corner Radii: This change clarifies an existing practice. Purpose is to provide for flexibility in design compatible with the community streets plan.	Curb Corner Radii. Curb corner radii at all intersections shall <u>be a minimum of 15 feet conform with Town adopted standards, or in the absence of a standard the current adopted Community Streets Plan, for the type of use and street cross-section,</u> and Curb ramps complying with the American Disabilities Act shall be provided at each corner. <u>At intersections with designated biking facilities protected intersections or other improvements may be required as determined by the Town Engineer.</u>
62	7.6.4.M.8	Pedestrian Crossings: This change clarifies an existing practice. Purpose is to provide priority to pedestrians on sidewalks crossing driveways, alleys, and side streets.	Pedestrian Crossings. Intersections shall provide for safe, visible, <u>ADA compliant,</u> and functional pedestrian crossings. <u>Sidewalks intersecting with driveways, alleys, and side streets shall remain elevated providing priority use to the pedestrian, unless otherwise approved by the Town Engineer.</u>
63	7.7.2.C	Reference, “current edition”: Clarify that the current edition of the Wyoming Public Works Standard Specifications is the applicable water system construction standard.	Construction to Meet State Standards. Water system construction shall be in conformance with the Wyoming Public Works Standard Specifications- <u>1993, as amended Current Edition.</u> Construction materials shall be approved by the Town Engineer.

#	Section	Description of Change	Proposed Text
64	7.8.2.A	Reference, Indicator Report: This change clarifies an existing practice. Section 7.8.2. regarding monitoring the pool of units available for the 2:1 bonus references tracking of allowed residential development as the first indicator in the annual Indicator Report. In the 2020 Comp Plan update the indicators were reordered and the numbering was removed. The proposed language aligns with the cleanup already done by the County.	The amount of residential development allowed in the Town and County is reported annually as <u>Indicator 1 of in</u> the Jackson/Teton County Comprehensive Plan Indicator Report. <u>Current and</u> past Indicator Reports can be found at www.jacksontetonplan.com .
65	8.2.2.F 8.3.1.F 8.3.2.F 8.3.3.F 8.3.4.F 8.3.5.G 8.3.6.E 8.4.1.E 8.4.2.E 8.4.3.E 8.4.4.E 8.5.3.F 8.5.5.F 8.5.6.E 8.6.2.E 8.6.3.F 8.7.2.D 8.7.3.D 8.7.4.G 8.8.2.F 8.8.3.F 8.8.4.G 8.8.5.G	Typo: The text mistakenly included the word “the”.	All steps and deadlines in the following chart are required unless noted otherwise. An applicant must complete the each step before moving to the step below.
66	8.2.11.A	Surety acceptance discretion: This change clarifies an existing practice. Sureties are intended to provide an applicant with a last resort option for completing requirements to receive a permit or application approval. In order to minimize the number of bonds staff tracks, this amendment would allow the Planning Director to determine when bonds are necessary.	A. Purpose. As a condition for issuing a permit or approval an applicant may be required to post a financial assurance that required construction or installation of improvements, performance of duties, or other financial duty is completed following the issuance. <u>The acceptance of a surety may be limited by the Planning Director or Town Engineer based on weather conditions or unique circumstances.</u>

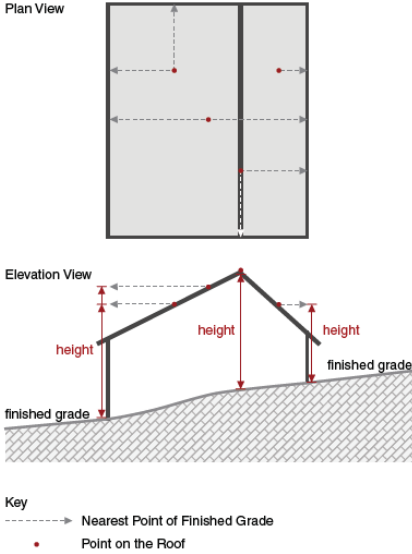
#	Section	Description of Change	Proposed Text
67	8.2.11.B 8.2.11.C	Sureties authority: This change clarifies an existing practice. Purpose is to clean up language around who and how sureties are accepted.	B. The financial assurance shall be at least 125% of the cost to complete the improvements, implement the plan, or complete other work approved as part of the permit or approval. The cost shall be identified in the form of an estimate approved by the Planning Director <u>and/or Town Engineer</u>. The Planning Director <u>and/or Town Engineer</u> may require that the estimate be prepared by a professional engineer, landscape architect, <u>contractor</u>, or other professional licensed or certified to practice in the State of Wyoming. The amount of the financial assurance required may be reviewed and adjusted from time to time by the Planning Director <u>and/or Town Engineer</u>. C. Acceptable Types of Financial Assurance. The applicant shall provide one of the following types of financial assurances in a form that is acceptable to the Planning Director <u>Town</u>. 1. Surety Bonds. A deposit with the Town Finance Director of a good and sufficient performance bond in a form made available by the Planning Director or otherwise determined acceptable by the Town Attorney. 2. Escrow Deposit of Cash or Certified Funds. A deposit with the Town Treasurer of cash or certified funds. 3. Irrevocable Letter of Credit. A deposit with the Town Treasurer of an irrevocable letter of credit in a form made available by the Planning Director <u>Town</u> or otherwise determined acceptable by the Town Attorney. 4. Other Types of Security. An applicant may provide other financial assurance by other methods or instruments as approved by the Town Attorney.
68	8.2.11.F	Surety expiration: This change clarifies an existing practice. Sureties should not be permitted to expire without approval of the Town of Jackson, otherwise they do not serve their purpose.	F. Duration. The financial assurance shall remain in effect until the Planning Director has determined the required action has been completed in accordance the financial assurance agreement or other terms of the assurance. If applicable, the financial assurance shall remain in effect through the warranty period. <u>A surety may have an expiration with automatic extension, but shall not have a final expiration and shall only be released by the Town.</u>

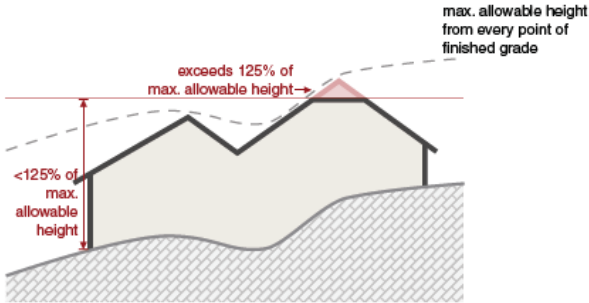
#	Section	Description of Change	Proposed Text
69	8.2.13.B.2	Minor Deviation: This change expands use of an existing provision. The existing minor deviation covers changes related only to unforeseen technical/engineering plans but staff finds that additional flexibility is necessary for minor changes to approvals that are requested by applicant simply to make a minor change or improvement to existing project (e.g., reorganize trees on landscaping plan, or build unit instead of paying housing fee). Such changes are becoming increasingly common and are a normal part of the development process but they usually do not warrant additional time-consuming public hearings in staff's opinion. No standards would be being relaxed through a minor deviation, just modified.	Minor Deviations. Authorized minor deviations from an approved physical development permit, use permit, or development option plan are changes that appear necessary in light of technical or engineering considerations <u>not previously known or for minor technical changes that do not warrant public review by the original approving entity, such as a landscape plan, provided LDR requirements are still met.</u> first discovered during development or use that were not reasonably anticipated during the initial approval process. A minor deviation may be approved by the Planning Director pursuant to the process for a Zoning Compliance Verification Sec. 8.6.2. upon finding that it:
70	8.3.4.F.1	Building Permit Pre-ap: This change clarifies an existing practice. Clarify that the plan level grading permit requirement for a pre-application conference trumps the building permit allowance for an optional pre-ap.	A pre-application conference is optional <u>except when plan level grading permit information is consolidated with the building permit.</u> See Sec. 8.2.1. for procedural standards.

#	Section	Description of Change	Proposed Text
71	8.5.4.D	Plat Content: This change clarifies an existing practice. The purpose of this cleanup is to clarify the standard language that we require on plats.	5. <u>A plat shall include:</u> a. <u>Notes stating that the water, sewer, and/or stormwater system are privately owned.</u> b. <u>For any lots served by Town of Jackson water and/or sewer services include the following statement in the Certificate of Owner: that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson</u> c. <u>For any lots created with direct access to Town of Jackson utilities that are not installed include a statement in the notes to the effect that: AT TIME OF PLAT WATER AND SEWER SERVICES TO LOT XX ARE NOT INSTALLED</u> d. <u>For any lot served by a road or drive Include the following statement in the Certificate of Owner: that access across the driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles.</u> e. <u>On all plats Include the following statement in the Certificate of Owner: that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight or of record, including but not limited to those shown hereon</u>
72	8.5.4.F.1	Condominium plat: This change clarifies an existing practice. In a subdivision of vacant land, the considerations of the subdivision need to be addressed prior to the formal platting process to divide the land. In the case of condominium subdivision of existing development there are no such considerations because a building permit has already been approved so a development plan is superfluous.	1. Development Plan. A plat application may only be submitted following approval of a development plan for the proposed subdivision <u>except in the case of condominium or townhouse subdivision of existing physical development where a building permit may serve as the required prior permit.</u>

#	Section	Description of Change	Proposed Text
74	8.9.2.	Existing violations: This is a new provision to match recent change in County LDRs. When a property has an unresolved or unmitigated violation, the Planning Director needs the ability to refuse to accept additional applications until the violation is remedied. In some cases a new application is the path to a remedy, in other cases the Planning Director's only leverage to achieve remedy is to not allow other development, use, or subdivision until the violation is addressed. The County has already adopted the proposed language. This would not apply to legal nonconformities, only unpermitted violations.	<u>G. At the discretion of the Planning Director, no new permits may be issued for a parcel until any existing violations associated with said parcel are remedied. The sole exception to this rule will be permits issued pursuant to 8.9.2.D.1 for the purposes of remedying the violation.</u>
75	8.10.5.C.1	DRC/PC/BOA Residency: This change modifies an existing requirement. Due to the recent loss of members on the PC and DRC to members moving out of Teton County, and then subsequent difficulty in refilling those vacancies, staff is asking the Council to consider expanding the residency requirements for these volunteer boards. The purpose of this change is to allow members on the DRC and Planning Commission/Board of Adjustment to live outside of Teton County, WY. The Planning Commission recommendation is to keep residency requirements the same but allow members to serve out their full term if they move to a neighboring Wyoming county (see redline), but then not be allowed to serve again unless they move back to Jackson. Staff agrees with the recommendation.	8.10.5.C.1 [DRC] Membership Qualifications. Members of the DRC shall be residents of the Town of Jackson or Teton County <u>upon appointment. An appointed member may complete their term while residing in Lincoln or Sublette Counties, Wyoming.</u> No member of the Town Council, Planning and Zoning Commission, Board of Adjustment, or Town Employees shall serve as a member. Although no certification is required for appointment, members shall be experienced or educated in architecture, landscape architecture, planning, and other design related fields. A diversity of members is encouraged from all professions and from a variety of design firms. 8.10.6.C.1 [Planning and Zoning Commission] Membership Qualifications. Members of the Planning and Zoning Commission shall be residents of and qualified electors of the Town for a minimum of 1 year prior to, <u>and at the time of,</u> appointment and shall be residents of for the entire duration of their term. <u>An appointed member may complete their term while residing in Teton, Lincoln, or Sublette Counties, Wyoming.</u> No member of the Town Council or Town employee shall serve on the Planning and Zoning Commission. Although no specific experience requirements shall be necessary as a prerequisite to appointment, special consideration shall be given to applicants who have experience or education in planning, law, architecture, natural resource management, real estate, and related fields.

#	Section	Description of Change	Proposed Text
76	9.4.8	Setbacks extend below grade: This change clarifies an existing practice. Requests for basements that do not meet setbacks are becoming more common. Allowing such development invites requests for later above grade additions that do not meet setbacks and potential issues with the surface and use of surface above the basement. Staff has interpreted setbacks as extending below grade and proposes to clarify that interpretation.	A setback is a measure of the shortest horizontal distance between a physical development or use and the feature from which it is being set back. <u>A setback extends vertically above and below ground.</u>
77	9.4.8.A	Setback parallel curves: This change clarifies an existing practice. Clarify that a setback parallels a feature even when that feature is curved.	A required setback shall be applied parallel to the length of the feature from which the setback is required <u>following any curves and angles in that feature.</u>
78	9.4.8.J.1	Residential architectural projections: This change clarifies existing practices. The LDR section allowing projections into residential setbacks needs a series for clarification. The first is to clarify that the projections should be functional and not purely decorative. The second section is to clarify that the 6' encroachment in the front setback and 4' encroachment in the side setback only applies to structures that meet the primary structure setback and does not apply with a structure that is already taking advantage of a reduced accessory structure setback. The third is to define a bay window for the purposes of this section. Finally, this cleanup would allow for extensions into the side and rear yard that are above grade but less than 4 feet in height.	a. Front Setback. Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys and similar architectural features <u>that are not decorative</u> may encroach into a front yard by not more than 6 feet. b. Side and Rear Setback. Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, <u>exterior stairs, attached utilities (e.g. air conditioner),</u> and similar architectural features <u>that are not decorative</u> may encroach into a side/rear yard by not more than 4 feet. Patios, <u>planters, retaining walls, and similar features under four feet in height which are at grade</u> may extend to any portion of a side or rear yard but not closer than 1 foot from a property line. The allowances in this subsection b. apply only to <u>structures that meet the primary structure setback</u> and do not apply to <u>structures ARUs or utilizing the accessory structure setback.</u> c. <u>For the purpose of this exemption a bay window shall be a minimum of 20" above the floor, a minimum of 12" below the ceiling, and cannot be wider than 10 feet.</u>

#	Section	Description of Change	Proposed Text
79	9.4.8.K	Public art setback exemption: This change clarifies an existing practice. The LDRs fail to fully address the needs of public art, including flexibility on setbacks. Many public art pieces and small placemaking items meet the definition of a structure – over 4 feet in height – but are intended to be located in front setbacks on private property where they can be seen by the public but do not interfere with the public way. This cleanup would allow the Planning Director to approve such items in the setback.	<u>Public Art Exemption. Public art and small placemaking items such as book exchanges may be exempted from setbacks by the Planning Director. In determining whether items are public art the Planning Director may consider factors such as approval by the Public Art Taskforce</u>
80	9.4.9.A	Height definition graphic: This change clarifies an existing practice and matches recent change in County LDRs. Several cleanups are needed to the height definition. In subsection A the graphic needs to be updated to the picture at right. The County cleaned up this graphic in a past cleanup of theirs and it better shows how height is measured.	 Plan View Elevation View height height height finished grade finished grade Key -----> Nearest Point of Finished Grade • Point on the Roof

#	Section	Description of Change	Proposed Text
81	9.4.9.B	Height on a sloped site: This change clarifies an existing problem and matches recent changes in County LDRs. The proposal is increase the additional height increase from 10% to 25% for structures that “step up” a steep hillside. The current 10% allowance provides only 3 additional feet on a 30’ tall structure and is essentially useless. The 25% allowance will provide design flexibility that can actually be used to good effect. The County has made the same change. The proposal also clarifies that this flexibility (and limit) applies only to the steeper hillside areas around Town and not to the flatter commercial and residential areas in Town, something that is not clear under the current LDRs. Thus, the proposed change is to remove the step limit in all zones except the NL-1, NL-2, NL-3, and Rural, where steep slopes occur. This will remove confusion in flatter zones in core Town areas. The County’s example has been added for further clarity and consistency.	Overall Height of a Stepped <u>Maximum Stepping of a Structure.</u> In addition, on a sloped site <u>On a site in the NL-1, NL-2, NL-3, or Rural zones</u> where the height of the structure is stepped up the <u>with the</u> slope in compliance with Sec. 9.4.9.A, the vertical dimension measured from the overall highest point of the building or structure to the overall lowest point of finished grade adjacent to the structure shall not exceed 110% <u>125%</u> of the maximum allowable height. <u>EXAMPLE: The diagram below shows a stepped structure that is compliant with maximum allowable height, as measured from any point on the roof, but is in violation of the overall height limit for a stepped structure (125% of the maximum allowable height, as measured from the highest point of the building to the lowest point of finished grade). Both measurements of height apply.</u> 
82	9.4.9.C.1	Height exceptions – Rooftop elevators/stairwell: This change clarifies an oversight. This change is to clarify that the stairwell exception was intended to apply only to commercial zones, not to residential zones where the additional visual and character impact would be too great.	1. Structures used exclusively for elevator or stairway access to a roof <u>in a commercial zone</u>, provided they do not exceed the maximum height by more than 10 feet, do not occupy more than 20% of the roof area, and are not visible from ground level view from a contiguous street.
83	9.4.9.C.2	Typo: The text mistakenly omitted the word “as”.	Chimneys, vents, and roof-top mechanical equipment such <u>as</u> HVAC systems, provided that the maximum height is not exceeded by more than 4 feet;

#	Section	Description of Change	Proposed Text
84	9.4.9.C.5	Height exceptions – rooftop decks: This change adds new standards to address a common problem. Because the railings for rooftop decks count against height limits, they are often not allowed when there are options to mitigate the massing issues to protect neighbors while providing reasonable landowner flexibility. The proposal is allow railing to exceed the height limit (as we do for mechanical equipment, chimneys, etc.) provided the railing is at least 75% transparent and set back 4’ from the edge of the roof. Additional standards are proposed to address rooftop furniture and ensure long-term maintenance of transparency.	C. Exceptions. No part of any building or structure may exceed the maximum allowable height except for the following: <u>5. Rooftop deck furniture and railings provided that:</u> <u>a. The railing is set back four feet from the edge of the building, except for the railing associated with an access stairwell;</u> <u>b. The railing does not exceed the maximum height by more than four feet;</u> <u>c. The railing is 75% transparent and this transparency level is maintained at all times (e.g., not reduced by movable planters, furniture, or other similar items); and</u> <u>d. The rooftop furniture is movable and not fixed to the structure (e.g., an umbrella, table, or chair is allowed, an event tent is not).</u>
85	9.5.A	Accessory structure separation: This change clarifies an existing practice. Residential zones have different setbacks for accessory structures. These setbacks create flexibility, but also incentives for creative interpretations to take advantage of the flexibility. This definition clarification will ensure accessory structures taking advantage of lesser setbacks remain detached.	Accessory Structure. An accessory structure is a separate structure that is secondary and subordinate to another structure on the same property. <u>An accessory structure shall be separated by at least 10 feet from another structure and shall not be connected by an enclosed walkway.</u>
86	9.5.H	Habitable floor area definition: This change clarifies an existing practice. Outdoor space that has been enclosed and conditioned to the point that it can be used year-round should be counted as habitable floor area in LDR calculations.	Habitable Floor Area. Habitable floor area is the floor area that can be used for living purposes, usually having access to heat, plumbing, and electricity. <u>A space that is fully enclosed, conditioned, and can be used for more than 6 months in a year is habitable.</u> Habitable floor area includes studios, exercise rooms, offices, and similar spaces. It also includes foyers, hallways, restrooms, storage, and other common areas within a building. Habitable floor area does not include barns, garages, or unfinished attic space.

Appendix A, #53

6.4.1.C. Vehicle and Equipment Storage - Vacant Property

1. General. The storage of any vehicle on vacant property in a residential zone for more than 3 consecutive days is prohibited. This includes boats, rafts, trailers, snowmobiles, campers, RVs and similar vehicles, and equipment. For the purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence. [Note: this is existing text but relocated for organizational purposes]

2. Construction Staging Site. A residential property may be used as a temporary construction staging site provided it obtains a use permit per Section 6.1.12.G (Temporary Uses). ~~This also includes heavy equipment, construction equipment, and construction materials. Nothing herein shall be construed to prohibit the storage of vehicles and equipment for temporary construction, provided the storage area is fenced, well marked, and posted. For purposes of this provision, lots which are normally kept and maintained as yard area for an adjacent residence shall not be considered vacant property, provided the vehicles, equipment, and materials stored thereon are owned, supervised, and controlled by an occupant of the adjacent residence.~~

6.1.12.G: Temporary Construction Staging

1. Definition: Temporary construction staging means the use of a residentially zoned property for the temporary storage of construction vehicles, construction materials, or snow associated with an off-site project under construction.

2. Standards. A temporary construction staging site shall meet all of the following requirements:

- a. The property shall be used only to store equipment and materials associated with an off-site project that has an active physical development permit (e.g., building permit, grading permit, etc.);
- b. The Basic Use Permit (BUP) for the construction staging site shall expire when the associated off-site physical development permit is completed;
- c. A BUP for a temporary construction staging site shall not be approved on the same property within three years of expiration of any previous BUP;
- d. All construction equipment and materials must be screened by an opaque fence 6' in height;
- e. The hours of operation shall be limited to 7am to 7pm for all days of the week;
- f. All neighbors within 200 feet shall be noticed per Section 8.2.14.C.2;
- g. The BUP property shall be located within .5 miles of the associated off-site project;
- h. All activities allowed by the BUP are subject to the noise limitations and exceptions in Municipal Code 9.44.010 (Excessive Noise); and
- i. A grading permit on the applicant's site may be required per Division 5.7 concurrent with the BUP depending on the extent of land disturbance.

6.1.1.F. Use Schedule

Use Schedule: Town Character Zones									
	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	Def/Std
Temporary Uses									
<u>Construction Staging</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>B</u>	<u>6.1.12.G</u>

NL, NM, and NH-1 zones

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Div. 6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)

<u>Construction Staging (6.1.12.G)</u>	<u>B</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	<u>n/a</u>
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Appendix B, #59

7.6.3.H. Pavement Widths and Thickness

1. Widths. Street widths shall be designed in accordance with the Town Standards, Community Streets Plan, and Teton County Fire Resolution considering use and site constraints. Where other standards do not apply reference table below in accordance with the table below.
 - a. Alleys. Alleys shall have a minimum pavement width of 20 feet be paved to the maximum width practical up to 20 feet. Where more than four parking spaces access an alley the alley shall be paved at least the length of the property accessing.
 - b. Off-Street Pedestrian Ways (Sidewalks). Off-street pedestrian ways shall have minimum ~~pavement~~ widths of 5 feet for detached sidewalks and 7 feet for attached sidewalks. Where inadequate right-of-way or obstructions exist, narrower widths may be approved by the Town Engineer. To the extent possible, all new and reconstructed pedestrian ways will be constructed as detached sidewalks.
 - c. Turning, Acceleration, and Deceleration Lanes. Street turn-lanes provided at intersections and acceleration/deceleration lanes shall be minimum 10 feet wide and where possible match the traveled lane widths.
 - d. Pathways. Bicycle ways shall be designed in accordance with the adopted Community Streets plan. For separate facilities, bicycle ways shall have a minimum pavement width of 8 feet. Where bicycles and pedestrian paths are combined, the minimum width is 10 feet.
 - e. Variations. Variations in ~~paving~~ widths, parking, bicycle and pedestrian frontages are given to provide flexibility, ~~reduce costs~~ and reduce pavement areas by designing the public way for its intended uses and constraints. However, consistency within a continuous right-of-way is required.
2. ~~Parking Lane Required. A parking lane is required on each side of the travel way on collector and local streets. When a variance to remove a parking lane is granted by the Town Council, the paved shoulder width shall apply~~ Parking lanes shall be provided based on the available right of way and intended street use. Parking may be reduced to allocate space for bicycle, pedestrian, and frontage facilities.
3. ~~Thickness Design By Registered Engineer.~~ The street structural section shall be designed by a registered engineer based on the physical characteristics of the soils upon which the street is to be constructed and the projected future traffic volumes for the street. Unless otherwise determined acceptable, minimum thickness for flexible pavements shall be 4 inches for town streets, 2.5 inches for alleys and private roads, and 2 inches for parking lots.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: December 4, 2023

RE: Town Manager's Report

Catering Permit Compliance

After recent discussions with the Wyoming Liquor Division regarding the Town's process and understanding of the issuance of 24-Hour Catering Permits, staff learned the Division has concerns regarding how the Town Clerk's Office issues and oversees these permits.

Specifically, the Wyoming Liquor Division noted 1) the sale, serving, or giving away of alcohol under a Catering Permit must be performed by employees of the Retail or Resort Liquor Licensee holding the Permit or by the event organizer the event is for pursuant to a contract with the Licensee; 2) every person performing the sale, serving, or giving away of alcohol must have T.I.P.S. training, whether they are an employee of the Retail or Resort Licensee employee or the event organizer; and 3) Catering Permits cannot be used by a certain person, company, etc. at a frequency that they are effectively being used to operate a business. The Town needs to alter its Catering Permit process to ensure these statutory rules are being followed.

In the coming months, the Town will conduct an educational meeting for all Retail and Resort Licensees and the entities that frequently host events where Catering Permits are issued to clarify the statutory rules and compliance efforts that will be occurring. A representative from the Wyoming Liquor Division will be at the educational meeting to answer questions and provide support for the Town on these issues. As a result these required changes to the Catering Permit process, it is likely fewer Permits will be issued by the Town, which may lead to more entities being interested in applying for a Bar and Grill Liquor License. Staff thus recommends Council not issue all four Bar and Grill licenses at the public hearing on December 11 and open a second application/issuance process.

2023 Parklet Update

Attached to the Town Manager's report is a synopsis of the 7 parklets approved and successfully operated in 2023. Please reach out to Aaron Carillo if you have any specific questions.

Temporary Sign Permits

Staff is working on an amendment to the Land Development Regulations (LDRs) that will allow approval of Temporary Sign Permits at the Planning Department staff level rather than requiring Council approval. This will reduce time staff currently spends preparing staff reports for temporary signs that can efficiently be handled at the staff level.

Until that amendment is processed, Council will see Temporary Sign Permits authorized by Section 5.6.1.C.4.c of the LDRs included in the Town Manager's report for consideration. The Temporary Sign Permits for Council consideration at this Meeting are:

- ✓ JH Nordic requests one temporary banner at 50 E. Broadway (JD High Country Outfitters) from December 24, 2023 – January 7, 2024, to advertise their annual ski, fat tire, and snowshoe day. (Item P23-185)
- ✓ Teton Slow Foods requests one temporary banner at 105 Buffalo Way (Albertson's) to advertise multiple "winter people's market" events. Requested dates are December 10-16, 2023, January 14-20, 2024, February 18-24, 2024, and March 10-16, 2024. (Item P23-199)

Staff recommends approval of both requests and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permits as requested.

Wyoming Energy Authority Grant Update

The Wyoming Energy Authority State Energy Program has awarded the Town of Jackson \$15,000 to go towards improving the efficiency of lighting in Town Hall. A 10% match of \$1500 is required and is accounted for in the FY24 budget. Town Council approved pursuing this grant opportunity on July 26, 2023. The grant contract is attached to this report. Upon approval of the Town Manager's report, staff will proceed with obtaining the Mayor's signature and submitting the grant contract.



2023 Town of Jackson Parklet Program

This year, the Town received seven applications for the 2023 Parklet Program. All applications were internally reviewed, and all applicant businesses were issued an approval to operate parklet through October 30, 2023. All businesses successfully operated a parklet this summer, and all had removed related structures on or before the October 30 deadline.

2023 APPLICANTS BY PERMIT TYPE		
Permit Length	Permit Fee	Number of Applicants
1-Year Permit	\$3,500.00 (per permit)	4 Applicants
2-Year Permit	\$7,000.00 (per permit)	1 Applicant
3-Year Permit	\$10,500.00 (per permit)	2 Applicants

APPROVED PARKLETS & FEES DUE					
#	Business/ Establishment Name:	Permit Length Requested:	Fees Paid:	Method of Payment:	Permit Expiration:
1.	Jackson Drug	3 Years	\$10,500	Check	10.30.2025
2.	Jackson Hole Playhouse	1 Year	\$3,500	Check	10.30.2023 / EXPIRED
3.	Gather	3 Years	\$10,500	Card	10.30.2025
4.	Roadhouse Pub & Eatery	1 Year	\$3,500	Check	10.30.2023 / EXPIRED
5.	Trio	1 Year	\$3,500	Check	10.30.2023 / EXPIRED
6.	Pearl Street Bagels	2 Years	\$7,000	Card	10.30.2024
7.	Teton Tiger	1 Year	\$3,500	Check	10.30.2023 / EXPIRED
Total:			\$42,000		

Fees Collected: \$42,000 was collected for parklet permits in 2023.

N.B. This amount will most likely be less in 2024 since some businesses were issued 2 or 3-year parklet permits.

**ATTACHMENT A
ENERGY RETROFIT
GRANT CONTRACT BETWEEN THE WYOMING ENERGY AUTHORITY
AND
TOWN OF JACKSON, WYOMING**

DESCRIPTION OF RETROFITS	Retrofit Grant Amount	Match 10% Cash	Project Total
Upgrade to LED Lighting	\$15,000	\$1,500	\$16,500
Total Project Cost	\$15,000	\$1,500	\$16,500

The Grantee may receive the maximum sum of fifteen thousand dollars (\$15,000).

Grantee will use the funds to perform the following retrofit projects covered by this Grant Contract.

Location	Address	Retrofit
Town Hall	150 East Pearl Ave. Jackson, WY 83001	Upgrade to LED Lighting

This project is more fully described in the Local Government Energy Improvement Retrofit Grant Application, received by the Wyoming Energy Authority dated September 2023.

Invoice reimbursement will be incrementally funded as costs are incurred and invoices are received and approved by the Wyoming Energy Authority. If actual costs of the project are more than the projected budget, Grantee agrees to pay the difference.

**ENERGY RETROFIT
GRANT CONTRACT BETWEEN THE WYOMING ENERGY AUTHORITY
AND
TOWN OF JACKSON, WYOMING**

1. **Parties.** The parties to this Grant Contract (Contract) are the Wyoming Energy Authority, State Energy Program (Wyoming Energy Authority), whose address is: 1912 Capitol Ave, Suite 305, Cheyenne, WY 82001 and Town of Jackson, Wyoming (Grantee), whose address is: PO Box 1687, Jackson, WY 83001 (UEI# WA5GF6TWEKS8).
2. **Purpose of Contract.** The purpose of this Contract is to set forth the terms and conditions by which the Grantee shall use Federal Energy Program Funds (Grant) (CFDA 81.041) for energy conservation measures identified in the WyLite Energy Engineering Study (Project) at their facilities located at 150 East Pearl Ave. Jackson, WY 83001, as described in Section 5, below and in Attachment A, which is attached to and incorporated into this Contract by this reference. Performance by Grantee (and any Subgrantee hereunder) of the requirements of this Contract and compliance with all U.S. Department of Energy (DOE) program rules and regulations is a condition to Grantee's receipt of monies hereunder (Federal Award Identification Number (FAIN) DE-EE0010053, dated June 21, 2022).
3. **Term of Grant.** This Contract is effective when all parties have executed it (Effective Date). The term of the Contract is from the Effective Date through September 30, 2024. All services shall be completed during this term.
4. **Payment.**
 - A. Wyoming Energy Authority agrees to pay the Grantee for the Project, as invoices are submitted for work done in connection with the Project, and completed in accordance with the requirements of this Contract. The total Grant amount shall not exceed fifteen thousand dollars (\$15,000). The Grantee will receive a reimbursement of ninety percent (90%) of retrofit activities as identified in the WyLite Energy Engineering Study. Payment will be made to Grantee upon submission of a completed Taxpayer ID Form, copies of paid invoices, and proof of payment. Payment will be made after sufficient documentation detailing the services performed in connection with the Contract. Payment shall be made from the Wyoming Energy Authority's Exxon Petroleum Violation Escrow Fund budget. The monetary proceeds of the Grant are specifically for the program specified in this Contract and shall not be used for any lobbying efforts. Payment shall be made within forty-five (45) days after submission of invoice pursuant to Wyo. Stat. § 16-6-602. Grantee shall submit invoices in sufficient detail to ensure that payments may be made in conformance with this Contract.
 - B. No payment shall be made for work performed before the Effective Date of this Contract. Should the Grantee fail to perform in a manner consistent with the terms and conditions set forth in this Contract, payment under this Contract may be withheld until such time as the Grantee performs its duties and responsibilities to

the satisfaction of the Wyoming Energy Authority.

5. **Responsibilities of Grantee.** Grantee agrees to:

- A. Use the funds for retrofits identified in the WyLite Energy Engineering Study at the facility located 150 East Pearl Ave. Jackson, WY 83001. Eligible retrofits are described in Attachment A.
- B. Return this signed Contract to the Wyoming Energy Authority within thirty (30) days of receipt or forfeit all claims to monies.
- C. Provide the Wyoming Energy Authority with one (1) year of required energy savings data once retrofits are completed per Department of Energy requirements.

6. **Responsibilities of the Wyoming Energy Authority.** The Wyoming Energy Authority agrees to:

- A. Pay Grantee in accordance with section 4 above.

7. **Special Provisions.**

- A. **Administration of Federal Funds.** Grantee agrees its use of the funds awarded herein is subject to the Uniform Administrative Requirements of 2 CFR Part 200 *et seq.*, any additional requirements set forth by the federal funding agency; all applicable regulations published in the Code of Federal Regulations; and other program guidance as provided to it by the Wyoming Energy Authority.
- B. **Assumption of Risk.** Grantee shall assume the risk of any loss of state or federal funding, either administrative or program dollars, due to Grantee's failure to comply with state or federal requirements. The Wyoming Energy Authority shall notify the Grantee of any state or federal determination of noncompliance.
- C. **Copyright License and Patent Rights.** Grantee acknowledges that the Department of Energy, the State of Wyoming, and the Wyoming Energy Authority reserve a royalty-free, nonexclusive, unlimited, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, for federal and state government purposes: (1) the copyright in any work developed under this Contract; and (2) any rights of copyright to which Grantee purchases ownership using funds awarded under this Contract. Grantee must consult with the Wyoming Energy Authority regarding any patent rights that arise from, or are purchased with, funds awarded under this Contract.
- D. **Decontamination and/or Decommissioning (D&D) Costs.** Notwithstanding any other provision of this Contract, the Wyoming Energy Authority and Department of Energy shall not be responsible for or have any obligation to the recipient for D&D of any of the Grantee's facilities, or any costs which may be incurred by the

Grantee in connection with the D&D of any of its facilities due to the performance of the work under this Contract, whether said work was performed prior to or subsequent to the effective date of this Grant.

E. Default and Remedies. In the event Grantee or any Subgrantee of Grantee under this Contract defaults or is deficient in the performance of any term of the Grant or any requirements of the Department of Energy program rules and regulations, then the Wyoming Energy Authority and/or Department of Energy shall have the right to exercise all remedies provided by law or in equity, including without limitation:

- (i) Immediately terminating this Contract without further liability or obligation of the Wyoming Energy Authority;
- (ii) Issuing a letter or warning advising Grantee of the deficiency and putting the Grantee on notice that additional action will be taken if the deficiency is not corrected or is repeated;
- (iii) Recommending, or requesting Grantee to submit proposals for corrective actions, including the correction or removal of the causes of the deficiency;
- (iv) Taking enforcement action as described in 2 CFR Part 200.338.

F. Environmental Policy Acts. Grantee agrees all activities under this Contract will comply with the Clean Air Act, the Clean Water Act, the National Environmental Policy Act, and other related provisions of federal environmental protection laws, rules or regulations.

G. Federal Audit Requirements. Grantee agrees that if it expends an aggregate amount of seven hundred fifty thousand dollars (\$750,000.00) or more in federal funds during its fiscal year, it must undergo an organization-wide financial and compliance single audit. Grantee agrees to comply with the audit requirements of U.S. General Accounting Office Government Auditing Standards and Audit Requirements of 2 CFR Part 200, Subpart F. If findings are made which cover any part of this Contract, Grantee shall provide one (1) copy of the audit report to the Wyoming Energy Authority and require the release of the audit report by its auditor be held until adjusting entries are disclosed and made to the Wyoming Energy Authority's records.

H. Federal Stewardship. The Department of Energy will exercise normal Federal stewardship in overseeing the project activities performed under this award. Stewardship activities include, but are not limited to, conducting site visits; reviewing performance and financial reports; providing technical assistance and/or temporary intervention in unusual circumstances to correct deficiencies which develop during the project; assuring compliance with terms and conditions;

and reviewing technical performance after project completion to ensure that the award objectives have been accomplished.

- I. Historic Preservation.** Grantee will, in connection with its performance of environmental assessments under National Environmental Policy Act (NEPA), comply with Section 106 of the National Historic Preservation Act of 1966, (16 U.S.C. § 470); Executive Order 11593 (Protection and Enhancement of the Cultural Environment), and 36 CFR Part 800 by consulting with the Wyoming State Historic Preservation Office to identify properties listed in or eligible for inclusion in the National Register of Historic Places that are subject to adverse effects by the proposed activity.
- J. Human Trafficking.** As required by 22 U.S.C. § 7104(g) and 2 CFR Part 175, this Contract may be terminated without penalty if a private entity that receives funds under this Contract:

 - (i) Engages in severe forms of trafficking in persons during the period of time that the award is in effect;
 - (ii) Procures a commercial sex act during the period of time that the award is in effect; or
 - (iii) Uses forced labor in the performance of the award or sub-awards under the award.
- K. Indirect Costs.** There is no indirect cost rate for this Contract and Wyoming Energy Authority will not reimburse Grantee for indirect costs.
- L. Kickbacks.** Grantee certifies and warrants that no gratuities, kickbacks, or contingency fees were paid in connection with this Contract, nor were any fees, commissions, gifts, or other considerations made contingent upon the award of this Contract. If Grantee breaches or violates this warranty, the Wyoming Energy Authority may, at its discretion, terminate this Contract without liability to the Wyoming Energy Authority, or deduct from the agreed upon price or consideration, or otherwise recover, the full amount of any commission, percentage, brokerage, or contingency fee.
- M. Labor Standards Requirements.** Grantee will administer and enforce the labor standards requirements set forth in the Davis-Bacon Act (40 U.S.C. § 276a), the Contract Work Hours and Safety Standards Act (40 U.S.C. § 327 *et seq.*), and regulations issued to implement such requirements, as each may be amended from time to time.
- N. Limitations on Lobbying Activities.** By signing this Contract, Grantee certifies and agrees that, in accordance with P.L. 101-121, payments made from a federal grant shall not be utilized by Grantee or its subcontractors in connection with

lobbying member(s) of Congress, or any other federal agency in connection with the award of a federal grant, contract, cooperative agreement, or loan.

- O. Monitoring Activities.** The Wyoming Energy Authority, State, Comptroller General of the United States, and the Department of Energy shall have the right to monitor all activities related to this Contract that are performed by Grantee or its subcontractors. This shall include, but not be limited to, the right to make site inspections at any time and with reasonable notice; to bring experts and consultants on site to examine or evaluate completed work or work in progress; to examine the books, ledgers, documents, papers, and records pertinent to this Contract; and to observe personnel in every phase of performance of Contract related work.
- P. No Finder's Fees.** No finder's fee, employment agency fee, or other such fee related to the procurement of this Contract, shall be paid by either party.
- Q. Nondiscrimination.** The Grantee shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105 *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual or entity on the grounds of age, sex, sexual orientation, sexual identity or preference, creed, color, race, religion, national origin, ancestry, pregnancy, or disability in connection with the performance under this Contract.
- R. Non-Supplanting Certification.** Grantee hereby affirms that federal grant funds shall be used to supplement existing funds, and shall not replace (supplant) funds that have been appropriated for the same purpose. Grantee should be able to document that any reduction in non-federal resources occurred for reasons other than the receipt or expected receipt of federal funds under this Contract.
- S. Program Income.** Grantee shall not deposit grant funds in an interest bearing account without prior approval of the Wyoming Energy Authority. Any income attributable to the grant funds distributed under this Contract must be used to increase the scope of the program or returned to the Wyoming Energy Authority.
- T. Publicity.** Any publicity given to the projects, programs, or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for Grantee and related to the services and work to be performed under this Contract, shall identify the Wyoming Energy Authority and/or Department of Energy as the sponsoring agency and shall not be released without prior written approval of the Wyoming Energy Authority.
- U. Purchase of American-Made Equipment and Products.** To the greatest extent practicable, all equipment and products purchased with funds made available under this Contract should be American-made.

- V. Records Retention.** Grantee agrees to retain all records related to this Contract for a minimum of three (3) years after all payments have been made and all other pending matters have been closed.
- W. Reporting Requirements.** During the Term of this Contract, Grantee shall furnish the Wyoming Energy Authority with a monthly written progress report. Each progress report shall set forth, in narrative form; the work accomplished under the Contract during the month and shall include a financial status report. At the end of the term, Grantee shall furnish the Wyoming Energy Authority with a comprehensive report of the accomplishments pursuant to the Grant. Grantee shall likewise furnish the Wyoming Energy Authority with a cumulative financial statement, reflecting total expenditures pursuant to this Contract. At the completion of the Project, Grantee will furnish the Wyoming Energy Authority with required monthly energy savings reports for a period of one (1) year per Department of Energy requirements.
- X. Suspension and Debarment.** By signing this Contract, Grantee certifies that neither it nor its principals/agents are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction or from receiving federal financial or non-financial assistance, nor are any of the participants involved in the execution of this Contract suspended, debarred, or voluntarily excluded by any federal department or agency in accordance with Executive Order 12549 (Debarment and Suspension) 44 CFR Part 17, or 2 CFR Part 180, or are on the debarred, or otherwise ineligible, vendors lists maintained by the federal government. Further, Grantee agrees to notify the Wyoming Energy Authority by certified mail should it or any of its principals/agents become ineligible for payment, debarred, suspended, or voluntarily excluded from receiving federal funds during the term of this Contract.

8. General Provisions.

- A. Amendments.** Any changes, modifications, revisions, or amendments to this Contract which are mutually agreed upon by the parties to this Contract shall be incorporated by written instrument, executed by all parties to this Contract.
- B. Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Contract shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Contract as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Contract and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.
- C. Assignment Prohibited and Contract Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the

duties set out in this Contract without the prior written consent of the other party. The Grantee shall not use this Contract, or any portion thereof, for collateral for any financial obligation without the prior written permission of the Wyoming Energy Authority.

- D. Availability of Funds.** Each payment obligation of the Wyoming Energy Authority is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for continued performance of the Contract, the Contract may be terminated by the Wyoming Energy Authority at the end of the period for which the funds are available. The Wyoming Energy Authority shall notify the Grantee at the earliest possible time of the services, which will or may be affected by a shortage of funds. No penalty shall accrue to the Wyoming Energy Authority in the event this provision is exercised, and the Wyoming Energy Authority shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.
- E. Award of Related Contract.** The Wyoming Energy Authority may award supplemental or successor contracts for work related to this Contract or may award contracts to other contractors for work related to this Contract. The Grantee shall cooperate fully with other contractors and the Wyoming Energy Authority in all such cases.
- F. Compliance with Laws.** The Grantee shall keep informed of and comply with all applicable federal, state, and local laws and regulations, and all federal grant requirements and executive orders in the performance of this Contract.
- G. Confidentiality of Information.** Except when disclosure is required by the Wyoming Public Records Act or court order, all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Grantee in the performance of this Contract shall be kept confidential by the Grantee unless written permission is granted by the Wyoming Energy Authority for its release. If and when Grantee receives a request for information subject to this Contract, Grantee shall notify the Wyoming Energy Authority within ten (10) days of such request and shall not release such information to a third party unless directed to do so by the Wyoming Energy Authority.
- H. Counterparts.** This Contract may be executed in counterparts which, when taken together with other signed counterparts, shall constitute one Contract, binding and effective as to all Parties. The Parties agree that signatures by electronic transmission or PDF copies of signatures, either made by reliable means, shall be deemed valid and binding, as well as an original of this Contract.

- I. Entirety of Contract.** This Contract, consisting of eleven (11) pages; and Attachment A, Energy Efficient Eligible Retrofit Activities, consisting of one (1) page, represent the entire and integrated Contract between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Contract and the language of any attachment or document incorporated by reference, the language of this Contract shall control.
- J. Ethics.** Grantee shall keep informed of and comply with the Wyoming Ethics and Disclosure Act (Wyo. Stat. § 9-13-101, *et seq.*) and any and all ethical standards governing Grantee's profession.
- K. Extensions.** Nothing in this Contract shall be interpreted or deemed to create an expectation that this Contract will be extended beyond the term described herein.
- L. Force Majeure.** Neither party shall be liable for failure to perform under this Contract if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.
- M. Indemnification.** Each party to this Contract shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.
- N. Independent Contractor.** The Grantee shall function as an independent contractor for the purposes of this Contract and shall not be considered an employee of the State of Wyoming or the Wyoming Energy Authority for any purpose. Consistent with the express terms of this Contract, the Grantee shall be free from control or direction over the details of the performance of services under this Contract. The Grantee shall assume sole responsibility for any debts or liabilities that may be incurred by the Grantee in fulfilling the terms of this Contract and shall be solely responsible for the payment of all federal, state, and local taxes, which may accrue because of this Contract. Nothing in this Contract shall be interpreted as authorizing the Grantee or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or the Wyoming Energy Authority or to incur any obligation of any kind on behalf of the State of Wyoming or the Wyoming Energy Authority. The Grantee agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance, or similar benefits available to State of Wyoming or Wyoming Energy Authority employees will insure to the benefit of the Grantee or the Grantee's agents or employees as a result of this Contract.

- O. Insurance Requirements.** Grantee is protected by the Wyoming Governmental Claims Act, Wyo. Stat. § 1-39-101, *et seq.*, and certifies that it is a member of the Wyoming Association of Risk Management (WARM) pool or the Local Government Liability Pool (LGLP), Wyo. Stat. § 1-42-201, *et seq.*, and shall provide a letter verifying its participation in the WARM or LGLP to the Wyoming Energy Authority.
- P. Notices.** All notices arising out of, or from, the provisions of this Contract shall be in writing either by regular mail or delivery in person at the addresses provided under this Contract.
- Q. Ownership and Destruction of Documents and Information.** The Wyoming Energy Authority owns all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Grantee in the performance of this Contract. Upon termination of services, for any reason, Grantee agrees to return all such original and derivative information and documents to the Wyoming Energy Authority in a useable format. In the case of electronic transmission, such transmission shall be secured. The return of information by any other means shall be by a parcel service that utilizes tracking numbers. Upon the Wyoming Energy Authority's verified receipt of such information, Grantee agrees to physically and electronically destroy any residual Wyoming Energy Authority-owned data, regardless of format, and any other storage media or areas containing such information. Grantee agrees to provide written notice to Wyoming Energy Authority confirming the destruction of any such residual Wyoming Energy Authority-owned data.
- R. Patent or Copyright Protection.** The Grantee recognizes that certain proprietary matters or techniques may be subject to patent, trademark, copyright, license, or other similar restrictions, and warrants that no work performed by the Grantee or its subcontractors will violate any such restriction. The Grantee shall defend and indemnify the Wyoming Energy Authority for any infringement or alleged infringement of such patent, trademark, copyright, license, or other restrictions.
- S. Prior Approval.** This Contract shall not be binding upon either party, no services shall be performed, and the Wyoming State Auditor shall not draw warrants for payment, until this Contract has been fully executed, and approved as to form by the Wyoming Energy Authority's legal counsel.
- T. Severability.** Should any portion of this Contract be judicially determined to be illegal or unenforceable, the remainder of the Contract shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.
- U. Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming and Wyoming Energy Authority expressly reserve sovereign immunity by entering into this Contract and the Grantee expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereigns or governmental entities pursuant to

Wyo. Stat. § 1-39-101, *et seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming and the Wyoming Energy Authority have sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Contract shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.

- V. **Subgrantee(s).** The grantee shall include the requirements of this Contract in any such agreement or contract, and shall ensure that Subgrantee(s) complies with the terms hereof as if he or it were the Grantee hereunder.
- W. **Taxes.** The Grantee shall pay all taxes and other such amounts required by federal, state, and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.
- X. **Termination of Contract.** This Contract may be terminated, without cause, by the Wyoming Energy Authority upon thirty (30) days written notice. This Contract may be terminated by the Wyoming Energy Authority immediately for cause if the Grantee fails to perform in accordance with the terms of this Contract.
- Y. **Third Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third party beneficiary, and this Contract shall not be construed so as to create such status. The rights, duties, and obligations contained in this Contract shall operate only between the parties to this Contract and shall inure solely to the benefit of the parties to this Contract. The provisions of this Contract are intended only to assist the parties in determining and performing their obligations under this Contract.
- Z. **Time is of the Essence.** Time is of the essence in all provisions of this Contract.
- AA. **Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Contract.
- BB. **Unused/Misused Funds.** The Wyoming Energy Authority shall be entitled to recover from the Grantee any full or partial payment made under this Contract for: 1) any payments used for purposes not authorized, or performed outside this Contract, 2) any payments for services the Grantee is unable to provide, 3) any payments for services the Grantee did not provide but was required to provide under the terms of this Contract.
- CC. **Waiver.** The waiver of any breach of any term or condition in this Contract shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.

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

The Effective Date of this Contract is the date of the signature last affixed to this page

**ENERGY RETROFIT
GRANT CONTRACT BETWEEN THE WYOMING ENERGY AUTHORITY
AND
TOWN OF JACKSON, WYOMING**

Rob Creager, Executive Director

Date

Wyoming Energy Authority Legal Counsel

Date

Grantee
TOWN OF JACKSON, WYOMING

Tyler Sinclair, Town Manager

Date

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