

Regular Town Council Meeting

January 8, 2024

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/86135819290?pwd=d3dCeWczYkpKQ2c1M1pSc085SlZrZz09>

If the link does not work, join at zoom.com with Webinar ID **861 3581 9290** Password: **83001**

or join by phone **+1 346 248 7799** with Webinar ID **861 3581 9290** and Password: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Land Acknowledgement
- D. Announcements/Proclamations
 - 1. Introduction of Jason Pritchard, Street Operator/Meter Reader and Joshua Cox, Police Officer

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. December 11, 2023 Special Town Council Meeting
 - 2. December 18, 2023 Regular Town Council Workshop
 - 3. December 18, 2023 Regular Town Council Meeting
- B. Disbursements
- C. Official Depositories (Kelly Thompson)
- D. EV Truck Purchase for the Water Division (Johnny Ziem)

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

- A. Community Development
 - 1. Letter to State Legislators (Susan Scarlata)
- B. Planning

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.

1. Request for LDR Text Amendment to the Neighborhood High Density-1 Zone (P23-168) (Tyler Valentine)
- C. Public Works
 1. Stilson Transit Center Facility Project General Contracting Service (Johnny Ziem)

VI. ORDINANCES

- A. Ordinances F-N: LDR Clean-up and Annual Update (P23-026) (First Reading)
 1. Ordinance F: An Ordinance Amending the Land Development Regulations Regarding General Provisions
 2. Ordinance G: An Ordinance Amending the Land Development Regulations Regarding Complete Neighborhood Zones
 3. Ordinance H: An Ordinance Amending the Land Development Regulations Regarding Rural Area Zones
 4. Ordinance I: An Ordinance Amending the Land Development Regulations Regarding Special Purpose Zones
 5. Ordinance J: An Ordinance Amending the Land Development Regulations Regarding Physical Development Standards Applicable in All Zones
 6. Ordinance K: An Ordinance Amending the Land Development Regulations Regarding Use Standards Applicable in All Zones
 7. Ordinance L: An Ordinance Amending the Land Development Regulations Regarding Development Option and Subdivision Standards Applicable in All Zones
 8. Ordinance M: An Ordinance Amending Land Development Regulations Regarding Administrative Procedures
 9. Ordinance N: An Ordinance Amending the Land Development Regulations Regarding Definitions
- B. Ordinance X: An Ordinance Updating Required Bicycle Parking (P23-016) - *This item will be continued to 1/22.*

VII. MATTERS FROM MAYOR AND COUNCIL

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.

Jason Pritchard

Public Works

Street Operator / Meter Reader

Jason Pritchard was raised in central Illinois and pursued a degree in Golf Course Management. His knowledge on golf courses allowed him to take care of some very nice courses in the Southeast for 20 years. He has spent the last year working for the Recreation and Parks Department in Sandy Springs, Georgia. He has a 19-year-old daughter enrolled at Coastal Carolina University and a 17-year-old who will soon be off to college too. They are already planning to visit in February to ski and come back in the summer to visit Grand Teton and Yellowstone National Parks. Jason's kids encouraged their dad to take this leap and go on a big new adventure because he has wanted to live in the mountains since a trip to Colorado in 1980 when he was 9 years old!

Joshua Cox

Police Officer

Josh is originally from Arizona, but spent the last 5 years in Texas where he served as a police officer for the city of Denison. He moved to Jackson with his wife and 3 boys. He enjoys hiking, camping, and anything outdoors.

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

DECEMBER 11, 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 9:00 A.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 Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Rooks.
Via Zoom: Jessica Sell Chambers.

STAFF: Tyler Sinclair, Lea Colasuonno, Floren Poliseo, Michelle Weber, Tony Matthews, Lynsey Lenamond, and Riley Taylor.

Public Hearing for New Bar & Grill Liquor Licenses. The Mayor opened the public hearing. Lynsey Lenamond and Lea Colasuonno made staff comment. Council held discussion with staff.

Tyler Davis with Movieworks, LLC dba Movieworks presented to Council.

Fred Peightal with 135 E. Broadway LLC dba Café Genevieve presented to Council.

Dan Janjigian with Kampai Holdings LLC dba Kampai presented to Council.

Kelcey Proctor and Haley Sisitki with Powder Keg Inc dba Kemo Sabe presented to Council.

Fred Peightal with Il Ferraio LLC dba Orsetto presented to Council.

Joe Hurd with JH Pizzeria LLC dba Yeah Buddy Pizza presented to Council.

Wendy Martinez, interpreting for Luiz Alberto Gomez Vazquez and Katherine Quintero Reina, with Just Juice LLC dba Kalu presented to Council.

The meeting recessed at 10:00am and reconvened at 10:12pm.

Vicki Garnick with Diamond G Theatrics LLC dba Jackson Hole Playhouse presented to Council.

There was no public comment. Council held discussion with staff. Lea Colasuonno and Lynsey Lenamond made staff comment. Having considered the Wyo. Stat. §12-4-104(b) and §12-4-413(j) statutory factors, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the issuance of a Bar and Grill liquor license to Movieworks LLC dba Moveworks, for the current license year terminating March 31, 2024, subject to the following conditions of approval:

- A. The Clerk shall not issue the liquor license until all required Town permits, licenses, and lease issues have been satisfied.
- B. The Clerk shall not issue the liquor license until all corrections deemed necessary by staff and the Wyoming Liquor Division have been made.
- C. The Clerk shall not issue the license until confirmation that these conditions of approval have been met within the timeframe set forth in Wyoming Statute §12-4-103(a)(iv).
- D. The licensee shall not make any significant changes to the plan of operations presented in the application and approved at this meeting by Council without prior Council approval.
- E. The licensee shall act in accordance with the letter addressing the relinquishment of the Retail license.

Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Having considered the Wyo. Stat. §12-4-104(b) and §12-4-413(j) statutory factors, a motion was made by Arne Jorgensen and seconded by Jonathan Schechter to approve the issuance of a Bar and Grill liquor license to Diamond G Theatrics dba Jackson Hole Playhouse, for the current license year terminating March 31, 2024, subject to the following conditions of approval:

- A. The Clerk shall not issue the liquor license until all required Town permits, licenses, and lease issues have been satisfied.
- B. The Clerk shall not issue the liquor license until all corrections deemed necessary by staff and the Wyoming Liquor Division have been made.
- C. The Clerk shall not issue the license until confirmation that these conditions of approval have been met within the timeframe set forth in Wyoming Statute §12-4-103(a)(iv).

D. The licensee shall not make any significant changes to the plan of operations presented in the application and approved at this meeting by Council without prior Council approval. Mayor Morton Levinson called for the vote. The vote showed 4-1 with Mayor Morton Levinson, Arne Jorgensen, Jessica Sell Chambers, and Jim Rooks in favor, and Jonathan Schechter opposed. The motion carried.

Having considered the Wyo. Stat. §12-4-104(b) and §12-4-413(j) statutory factors, a motion was made by Jim Rooks and seconded by Arne Jorgensen to approve the issuance of a Bar and Grill liquor license to Just Juice LLC dba Kalu, for the current license year terminating March 31, 2024, subject to the following conditions of approval:

- A. The Clerk shall not issue the liquor license until all required Town permits, licenses, and lease issues have been satisfied.
- B. The Clerk shall not issue the liquor license until all corrections deemed necessary by staff and the Wyoming Liquor Division have been made.
- C. The Clerk shall not issue the license until confirmation that these conditions of approval have been met within the timeframe set forth in Wyoming Statute §12-4-103(a)(iv).
- D. The licensee shall not make any significant changes to the plan of operations presented in the application and approved at this meeting by Council without prior Council approval.

Mayor Morton Levinson called for the vote. The vote showed 4-1 with Mayor Morton Levinson, Arne Jorgensen, Jessica Sell Chambers, and Jim Rooks in favor, and Jonathan Schechter opposed. The motion carried.

Having considered the Wyo. Stat. §12-4-104(b) and §12-4-413(j) statutory factors, a motion was made by Jim Rooks and seconded by Arne Jorgensen to approve the issuance of a Bar and Grill liquor license to Kampai Holdings LLC dba Kampai, for the current license year terminating March 31, 2024, subject to the following conditions of approval:

- A. The Clerk shall not issue the liquor license until all required Town permits, licenses, and lease issues have been satisfied.
- B. The Clerk shall not issue the liquor license until all corrections deemed necessary by staff and the Wyoming Liquor Division have been made.
- C. The Clerk shall not issue the license until confirmation that these conditions of approval have been met within the timeframe set forth in Wyoming Statute §12-4-103(a)(iv).
- D. The licensee shall not make any significant changes to the plan of operations presented in the application and approved at this meeting by Council without prior Council approval.

Mayor Morton Levinson called for the vote. The vote showed 3-2 with Mayor Morton Levinson, Jessica Sell Chambers, and Jim Rooks in favor, and Jonathan Schechter and Arne Jorgensen opposed. The motion carried.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to not accept any applications for Bar & Grill liquor licenses until so directed in the future by the Town Council, and further direct staff to come back to Council with a suggested timeline for a new application process for available Bar and Grill liquor licenses. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried unanimously.

The Mayor closed the public hearing.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 11:00 a.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

DECEMBER 18, 2023

JACKSON, WYOMING

The Jackson Town Council met in regular workshop in the Town Hall Council Chambers, located at 150 East Pearl in Jackson, at 1:30 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, Jim Rooks. Jessica Sell Chambers joined the meeting at 1:35 p.m.

STAFF: Tyler Sinclair, Lea Colasuonno, Johnny Ziem, Paul Anthony, Michelle Anderson, Tanya Anderson, Susan Scarlata, and Riley Taylor.

Announcements. Council introduced Kara Hobby, Police Department Administrative Coordinator.

Ecosystem Indicators. There was no public comment. Tanya Anderson made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to direct staff to track the ecosystem indicators recommended by staff in this meeting and to present the data to Council annually in an annual Ecosystem Health Report. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 2:55 p.m. and reconvened at 3:05 p.m.

Town Sustainability Plan. Margie Lynch, Cody Pitts, and David Limburg made public comment. Tanya Anderson made staff comment. Council held discussion with staff. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to direct staff to prepare a Town Sustainability Plan based upon the discussion today and to present that plan for Council consideration at a future Town Council meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to authorize Council travel to the upcoming CAST meeting in Crested Butte. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Arne Jorgensen discussed the Travel and Tourism Board’s Destination Management Council and general tourism management in the region.

Council Priorities and Upcoming Agendas. Tyler Sinclair reviewed Council’s Workplan Calendar and the upcoming January 8, 2023 agendas. Council held discussion with staff.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 4:24 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: December 27, 2023

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

DECEMBER 18, 2023

JACKSON, WYOMING

The Jackson Town Council met in regular session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 6:00 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Hailey Morton Levinson, Arne Jorgensen, Jonathan Schechter, Jim Rooks, and Jessica Sell Chambers.

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

Council recited the Pledge of Allegiance and Land Acknowledgement. Mayor Morton Levinson recognized Russ and Yvonne Wood for going the “extra mile.”

Public Comment. There was no public comment.

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

A. **Meeting Minutes.** To approve meeting minutes from the November 28, 2023 Special Town Council Meeting and the December 4, 2023 Regular Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. ACE EQUIPMENT & SUPPLY \$3,557.29; ACE HARDWARE \$1,125.44; ADVANCED NETWORK MANAGEMENT, INC. \$262,166.63; AIRGAS INTERMOUNTAIN INC. \$118.92; ALDER ENVIRONMENTAL LLC \$253.75; AMAZON \$1,379.23; AMERIWEST WATER SERVICES \$8,683.09; ANDERS GLASS AND TINT \$480.00; APPLE INC \$4,847.00; AT&T \$295.11; BEST BEST & KRIEGER \$953.00; BIG R RANCH & HOME \$2,113.26; BISON LUMBER \$395.20; BLACK HAWK INDUSTRIAL \$1,207.17; BLUE SPRUCE CLEANERS, INC \$335.02; BRIGGS, ERIC L \$301.15; BURKHOLDER, SHAWN \$1,942.50; CARQUEST AUTO PARTS INC. \$405.61; CASELLE INC. \$1,897.00; CDW-GOVERNMENT \$40,742.99; CENTURYLINK \$75.48; CHARLIE'S PLUMBING OF JH \$780.00; CONRAD & BISCHOFF INC. \$28,384.84; CONTROL SYSTEM TECHNOLOGY, INC. \$1,690.50; CORE & MAIN LP \$3,427.97; CUES \$443.51; CURLEAF CLUSTERS HOA \$8,693.10; DAY WIRELESS SYSTEMS \$54.40; DEAN'S PEST CONTROL LLC \$255.00; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$450.00; E.R. OFFICE EXPRESS \$68.32; ENERGY LABORATORIES INC. \$1,111.00; ETNA TRADE PARK LLC \$4,062.00; EVANS CONSTRUCTION INC - \$37,510.25; EVANS, SARA \$200.00; EVOLUTION CONCRETE CUTTING \$855.00; FERGUSON ENTERPRISES, INC \$57.74; FIRE SERVICES OF IDAHO \$11,202.19; FLEETPRIDE \$103.14; FREEDOM MAILING SERVICE INC. \$1,819.91; FURBER, WINSLOW \$194.84; GARCIA, ISRAEL \$40.00; GARCIA, VIRGINIA \$250.00; GE SOFTWARE \$80.00; GILLIG LLC \$4,295.11; GREENWAY PAINTING LLC \$5,312.00; HARMONY DESIGN, INC \$3,189.25; HD FOWLER COMPANY \$542.41; HEINER, ROBERT \$94.49; HIGH COUNTRY LINEN \$2,619.97; IDAHO CHILD SUPPORT RECEIPTING \$564.20; INTERNATIONAL CYBERNETICS COMPANY, LP \$6,750.00; IVY OUTDOOR SERVICES LLC \$6,243.75; JACKSON CURBSIDE INC. \$2,550.00; JACKSON GROUP LOCKBOX \$356.34; JACKSON HOLE GRAND EXPEDITIONS \$164.00; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$7,149.04; JACKSON LUMBER INC \$231.34; J-B MECHANICAL \$96.48; JH20 WATER CONDITIONING & FILTRATION \$75.00; JONES SIMKINS \$9,045.00; JORGENSEN ASSOCIATES, PC \$1,376.25; KENWORTH SALES COMPANY DEPT #1 \$1,907.40; LEGEND HYDROVACING, INC \$2,750.00; LEPCO \$3,328.46; LINTHICUM, BRANDON \$881.90; LOCAL GOV'T LIABILITY POOL \$1,000.00; LOWER VALLEY ENERGY INC \$40,904.57; MACEDA, VERONICA \$500.00; MARKMAN, JASON \$1,995.00; MEYER, TODD \$2,083.42; MID-AMERICA RESEARCH CHEMICAL \$393.49; MOBILITY FOREFRONT LLC \$35,000.00; MOUNTAIN X, LLC \$6,935.00; MSC INDUSTRIAL SUPPLY CO \$729.32; MUNGER MOUNTAIN SNOW REMOVAL \$640.00; NAPA AUTO PARTS INC. \$1,855.58; NELSON ENGINEERING \$15,522.25; PERFORM PRINTING LLC \$337.00; PORTER'S OFFICE PRODUCTS \$64.23; POWER ENGINEERING CO, INC \$250.00; PREMIER TRUCK- SALT LAKE CITY -\$1,148.80; QUINN, ELI \$2,100.00; ROBINSON, ROXANNE DEVRIES \$202.24; RUI INC. DBA VILLAGE GARDNER \$468.75; SAUNDERS RANCH COMPANY \$620.00; SCHWARTZ, WILLIAM \$2,000.00; SCHWARTZ, WILLIAM P \$2,000.00; SILVER CREEK SUPPLY \$183.80; SILVERSTAR \$3,566.15; SLUDER, KELLY \$52.40; SMITH PSYCHOLOGICAL SERVICES \$800.00; SMITH, MEGAN AMANDA \$4,850.00; SNAKE RIVER ROASTING \$47.00; SPRING CREEK ANIMAL HOSPITAL \$962.90; SPSC POA - SOUTH PARK SERVICES CTR POA \$301.38; STANDARD PLUMBING SUPPLY CO. \$660.02; STONE, KIRK \$2,940.00; STOUT, RICHARD D.

\$375.00; SUSTAINABLE STRATEGIES DC, LLC \$8,794.55; TETON COUNTY CLERK \$80,479.23; TETON COUNTY HISTORIC \$26,850.00; TETON COUNTY SHERIFF'S-JAIL \$648.00; TETON COUNTY TREASURER \$133,425.24; TETON COUNTY-FUND 10 \$33,534.06; TETON COUNTY-FUND 19 \$2,161,103.54; TETON MOTORS INC \$9,301.10; TETON TRASH REMOVAL, INC. \$103.00; TETON TRUST FOR HISTORIC PLACES \$12,500.00; TEXTMYGOV \$6,000.00; THE CONNOR E FIELD TRUST \$2,575.00; THE TIRE RACK, INC. \$1,561.52; THOMSON WEST \$954.15; TMSC LLC \$7,760.82; TRALIAN OPERATING, LLC \$4,620.00; UPPER CASE PRINTING INK \$190.74; US HOMES LLC \$1,560.00; VALLEY OFFICE SYSTEMS \$1,348.49; VANEENENAAM, JULI \$16,636.20; WESTBANK SANITATION \$97.46; WESTERN STATE \$2,436.04; WHITE GLOVE CLEANING, INC. \$5,011.60; WHITEFORD, TAYLOR & PRESTON LLP \$13,917.60; WILLIAMS, RILEY \$1,745.94; WILMA D SORSBY TRUST \$3,150.00; WILSON, JOHN \$2,200.00; WY CHILD SUPPORT ENFORCEMENT \$69.22; WYOMING ASSOC OF RURAL WATER S \$438.00; WYOMING FIRST AID & SAFETY \$179.12; WYOMING GARAGE DOOR, LLC \$10,595.00; WYOMING LAW ENFORCEMENT \$65.00; WYOMING LAW ENFORCEMENT ACADEMY \$1,553.00; WYOMING.COM INC \$5.00; YELLOW IRON EXCAVATION, LLC \$450.00

- C. **November Municipal Court Report.** To accept the November Municipal Court Report into record.
- D. **May Park Community Garden MOU.** To approve the Agreement Between Slow Food in the Tetons, the Town of Jackson, and Teton County/Jackson Parks & Recreation and authorize the Mayor to execute it, subject to minor changes by staff.
- E. **Amendments and Property Tax Sharing for Shared appreciation Mortgage.** To:
1. Approve Amendment No. 2 to the Shared Appreciation Mortgage that allows for a one-time refinance that has already been approved and has occurred and authorize the Mayor to execute the amendment and direct the Town Clerk to record the amendment with the County Clerk's office,
 2. Approve Amendment No. 3 to the Shared Appreciation Mortgage that provides for equal sharing in the property taxes for the property moving forward, and authorize the Mayor to execute the amendment and direct the Town Clerk to record the amendment with the County Clerk's office,
 3. Approve reimbursement to Michael Palazzolo for ½ of the taxes paid for calendar year 2023 with the exact dollar figure identified by the Town Finance Director, and
 4. Direct staff to include payment for 2023 and 2024 in the next budget amendment for the FY24 budget.
- F. **Animal Shelter Training Services Agreement.** To approve the Animal Training Services Agreement between the Town of Jackson and Puppy Hotail & Spa as presented in the attachments to this staff report and authorize the Mayor to execute the Agreement subject to minor changes by staff.

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

Mountain Towns 2030. Tanya Anderson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to direct staff to form a planning committee for the Mountain Towns 2030 Climate Solutions Summit with membership criteria as discussed in this meeting, including four representatives from the Town, and for Town staff to select the committee. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Consideration of an Amendment to the Kelly Place Workforce Housing Deed Restriction. April Norton made staff comment. Council held discussion with staff. Ruben Caldwell answered questions on behalf of the developer. Lea Colasuonno made staff comment. Clare Stumpf and Rick Howe made public comment. Tyler Sinclair made staff comment. Jim Rooks suggested continuing the item, but no motion was made to do so. A motion was made by Jessica Sell Chambers and seconded by Mayor Morton Levinson to direct staff to draft an amended and restated restriction for units 2, 11, and 12 at Kelly Place Condos and to bring the restrictions to Council for approval. The motion was amended as follows: to direct staff to draft an amended and restated restriction, which includes price maximums not to exceed current list prices, for units 2, 11, and 12 at Kelly Place Condos and to bring the restrictions to Council for consideration. Mayor Morton Levinson called for the vote on the motion, as

amended. The vote showed 3-2 with Jim Rooks, Jonathan Schechter, and Mayor Morton Levinson in favor, and Jonathan Schechter and Jessica Sell Chambers opposed. The motion carried.

Matters from Mayor and Council.

Joint Funding Committee Update. Arne Jorgensen and Jim Rooks provided a brief update.

Other Matters from Mayor and Council. Jessica Sell Chambers commented on Palestinian conflict.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained an update on the available Retail liquor license. A motion was made by Jessica Sell Chambers and seconded by Jonathan Schechter to approve the Town Manager’s Report. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 8:09 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: December 27, 2023

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	842012024	PAYROLL DEDUCTIONS	01/21/2023	96.00	96.00	12/29/2023
Total 328:					96.00	96.00	
51	ACE HARDWARE	848531	SUPPLIES	11/16/2023	49.10	.00	
51	ACE HARDWARE	848936	MARKING PAINT	11/20/2023	35.97	.00	
51	ACE HARDWARE	848988	BARRIER TAPE	11/21/2023	5.99	.00	
51	ACE HARDWARE	849089	BROOM	11/21/2023	14.99	.00	
51	ACE HARDWARE	849673	POWER STRIP	11/28/2023	11.99	.00	
51	ACE HARDWARE	849694	SUPPLIES	11/28/2023	56.46	.00	
51	ACE HARDWARE	850188	SUPPLIES	12/01/2023	112.94	.00	
51	ACE HARDWARE	850302	CAT LITTER	12/18/2023	19.98	.00	
51	ACE HARDWARE	850638	TAPCUBE	12/05/2023	8.99	.00	
51	ACE HARDWARE	850721	5 GALLON BUCKET	12/05/2023	29.96	.00	
51	ACE HARDWARE	850766	LID	12/05/2023	19.85	.00	
51	ACE HARDWARE	851044	HOLE SAW	12/07/2023	32.48	.00	
51	ACE HARDWARE	851045	KEYS	12/07/2023	4.49	.00	
51	ACE HARDWARE	851180	LIGHT BULBS	12/08/2023	23.97	.00	
51	ACE HARDWARE	851363	DRAIN CLEANER	12/10/2023	39.99	.00	
51	ACE HARDWARE	851389	SUPPLIES	12/11/2023	49.83	.00	
51	ACE HARDWARE	851404	SOCKETS	12/11/2023	24.67	.00	
51	ACE HARDWARE	851627	STORAGE BAGS	12/12/2023	7.49	.00	
51	ACE HARDWARE	851817	WHITE VINAGER	12/13/2023	8.99	.00	
51	ACE HARDWARE	852048	LIQUID PLUMBER	12/15/2023	21.97	.00	
51	ACE HARDWARE	852085	BOLTS	12/15/2023	8.64	.00	
51	ACE HARDWARE	852432	THERMOMETER	12/19/2023	39.96	.00	
51	ACE HARDWARE	852510	CAT LITTER AND SMOKE ALAR	12/19/2023	71.45	.00	
51	ACE HARDWARE	852535	LEVER	12/19/2023	29.98	.00	
51	ACE HARDWARE	852569	MASKING TAPE AND MARKERS	12/19/2023	72.42	.00	
51	ACE HARDWARE	852570	CARPENTER APRON	12/19/2023	7.99	.00	
51	ACE HARDWARE	852601	PAINT PAIL LINERS	12/20/2023	2.49	.00	
51	ACE HARDWARE	852810	PAINT PAIL	12/21/2023	9.99	.00	
51	ACE HARDWARE	852850	RAGS	12/21/2023	11.98	.00	
51	ACE HARDWARE	852863	PLUG	12/21/2023	3.00	.00	
51	ACE HARDWARE	852878	SEC BIT SET	12/21/2023	9.99	.00	
51	ACE HARDWARE	852911	WASHERS	12/22/2023	17.83	.00	
51	ACE HARDWARE	852921	TAPe	12/22/2023	47.48	.00	
51	ACE HARDWARE	852922	SCREWS	12/22/2023	6.00	.00	
Total 51:					919.30	.00	
6861	ADVANCED NETWORK MANAG	BD0061577	CATALYST	12/26/2023	6,526.83	.00	
6861	ADVANCED NETWORK MANAG	BD0061649	VDI UPGRADE	12/27/2023	6,006.12	.00	
6861	ADVANCED NETWORK MANAG	BD0061756	ARUBA SWITCH	12/28/2023	10,206.86	.00	
6861	ADVANCED NETWORK MANAG	BD0061759	ARUBA SWITCH	12/28/2023	28,722.97	.00	
6861	ADVANCED NETWORK MANAG	BD0061770	ARUBA POWER	12/28/2023	1,424.36	.00	
Total 6861:					52,887.14	.00	
7343	AFFORDABLE ROAD AND DRIV	112823	PAY APP #2 2023 FALL PATCHIN	11/28/2023	9,602.65	.00	
Total 7343:					9,602.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2269	AFLAC	423559	ACCOUNT #y9599	12/25/2023	2,399.87	2,399.87	12/29/2023
Total 2269:					2,399.87	2,399.87	
6686	Allegiance Benefit Plan Manage, I	120123	December Premium	12/01/2023	91,412.24	91,412.24	12/18/2023
6686	Allegiance Benefit Plan Manage, I	120723	claims	12/07/2023	19,629.26	19,629.26	12/18/2023
6686	Allegiance Benefit Plan Manage, I	121423	claims	12/14/2023	59,977.11	59,977.11	12/18/2023
6686	Allegiance Benefit Plan Manage, I	122123	claims	12/21/2023	21,816.22	21,816.22	12/26/2023
Total 6686:					192,834.83	192,834.83	
6524	ALPHAGRAPHS	JX-354148	PHOTOS	12/06/2023	28.61	.00	
Total 6524:					28.61	.00	
5726	AMAZON	112-5218278-9	SIGNAGE	09/19/2023	30.98	.00	
5726	AMAZON	112-583-6030-1	PLAQUES	09/19/2023	18.98	.00	
5726	AMAZON	112823	credit	11/28/2023	2,529.89-	.00	
5726	AMAZON	112823	credit	11/28/2023	178.99-	.00	
5726	AMAZON	112823	credit	11/28/2023	78.99-	.00	
5726	AMAZON	112823	credit	11/28/2023	1,890.42-	.00	
5726	AMAZON	112823	credit	11/28/2023	414.68-	.00	
5726	AMAZON	113-5607238-6	lysol wipes	01/23/2023	9.75	.00	
5726	AMAZON	11P7-Y4V6-1V	LOGITECH FOR CREATERS	12/18/2023	59.97	.00	
5726	AMAZON	13GG-H4VC-P	OWL MICS	12/17/2023	3,149.00	.00	
5726	AMAZON	179N-PLDD-QJ	CABLES	12/17/2023	223.66	.00	
5726	AMAZON	17YT-FWMK-1	OWL LABS EXTENSION	12/18/2023	3,149.00	.00	
5726	AMAZON	19CW-4C66-F	CHALK HOLDERS	12/12/2023	25.47	.00	
5726	AMAZON	1FDW-3GDJ-9	CREDIT	12/19/2023	18.18-	.00	
5726	AMAZON	1LG1-MKYJ-7	SHIPPING BOX	12/19/2023	79.65	.00	
5726	AMAZON	1MH3-L3TP-1Y	MEETING OWL	12/18/2023	3,286.60	.00	
5726	AMAZON	1N69-QW3F-1	OWL EXTENSION	12/18/2023	3,149.00	.00	
5726	AMAZON	1NHV-QKMM-	PIPE CLEANERS	12/09/2023	32.56	.00	
5726	AMAZON	1Q6C-CJVC-R	HAND COUNTERS	12/10/2023	84.33	.00	
5726	AMAZON	1RKR-X9MD-R	ICE CLEATS	12/10/2023	462.68	.00	
5726	AMAZON	1XC1-PYXP-7	ELGATE HD60	12/19/2023	169.98	.00	
5726	AMAZON	1XLR-4PJV-3C	CALDIGIT PORT HUB	12/11/2023	2,271.19	.00	
5726	AMAZON	1YD9-9LHX-3Y	TONERS	12/20/2023	1,230.76	.00	
Total 5726:					12,322.41	.00	
660	AMERICAN PUMP COMPANY	107268	MOTOR REPAIR	12/13/2023	1,244.99	.00	
Total 660:					1,244.99	.00	
3487	ARCHITECTURAL BUILDING SU	71512052C	DOUBLE BILLED CREDIT	11/08/2023	3,687.96-	.00	
Total 3487:					3,687.96-	.00	
7027	ARISTORENAS, MARIA	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7027:					450.00	.00	
5226	ARMSCOR CARTRIDGE INCOR	17571	AMMUNITION	12/12/2023	6,038.00	.00	
Total 5226:					6,038.00	.00	
1783	AT&T	287259163099	charges for account 25725916309	12/08/2023	1,096.13	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1783	AT&T	287272169264	MONTHLY ACCOUNT 287272169	12/12/2023	43.23	.00	
Total 1783:					1,139.36	.00	
6994	AUSTIN, CHRIS	121723	BOOTS	12/17/2023	100.00	.00	
Total 6994:					100.00	.00	
7028	BADILLO, MARCELA	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7028:					450.00	.00	
4466	BANK OF JACKSON HOLE	121523	SAFETY DEPOSIT BOX 16-5177	12/15/2023	45.00	.00	
Total 4466:					45.00	.00	
7346	BATCH PLANT PARTNERS LLC	122823	release bond 317 batch plant b19-	12/28/2023	15,000.00	.00	
Total 7346:					15,000.00	.00	
7033	BERGMAN, PIERRE	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7033:					450.00	.00	
4774	BIG R RANCH & HOME	1648806	UNIFORM PANTS	12/07/2023	49.99	.00	
Total 4774:					49.99	.00	
21	BLACK HAWK INDUSTRIAL	5285567	SENSOR	11/30/2023	250.96	.00	
Total 21:					250.96	.00	
1560	BLUE SPRUCE CLEANERS,INC	113023	SAM JEWISON LAUNDRY	11/30/2023	73.08	.00	
Total 1560:					73.08	.00	
6727	BRIGGS, ERIC L	26062	GREASE INJECTOR	12/14/2023	9.95	.00	
6727	BRIGGS, ERIC L	26228	hood prop	12/21/2023	72.95	.00	
6727	BRIGGS, ERIC L	26231	tools	12/21/2023	67.90	.00	
Total 6727:					150.80	.00	
5996	BRIGHTLY	INV-219628	SMARTGOV	07/27/2023	18,580.80	.00	
Total 5996:					18,580.80	.00	
3303	BRISTOL, JAMES	6677	ENVELOPES	12/13/2023	395.00	.00	
Total 3303:					395.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-636644	WGT	12/08/2023	141.02	.00	
Total 5:					141.02	.00	
6769	CENTRALSQUARE	392129	FIELD OPS SUBSCRIPTION	09/19/2023	5,627.87	.00	
Total 6769:					5,627.87	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
544	CENTURYLINK	307-111-5050-2	307-111-5050 246m	12/07/2023	2,178.52	.00	
544	CENTURYLINK	307-733-3106	307-733-3106 742B	12/13/2023	48.71	.00	
544	CENTURYLINK	668850591	Monthly bill for account 75912352	12/20/2023	197.49	.00	
Total 544:					2,424.72	.00	
7089	CHARLIE'S PLUMBING OF JH	10961	DRAINS	12/05/2023	523.00	.00	
7089	CHARLIE'S PLUMBING OF JH	11060	DRAINS	12/11/2023	225.00	.00	
Total 7089:					748.00	.00	
5967	CITY OF DRIGGS	BBSTART2023	BUS BARN RENT	11/30/2023	1,755.35	.00	
Total 5967:					1,755.35	.00	
514	CONRAD & BISCHOFF INC.	IN-818909-23	DIESEL FUEL AND GAS	12/06/2023	30,942.95	.00	
514	CONRAD & BISCHOFF INC.	IN-836679-23	DEF BULK	12/18/2023	712.14	.00	
514	CONRAD & BISCHOFF INC.	IN-837969-23	DEF BULK	12/05/2023	749.85	.00	
514	CONRAD & BISCHOFF INC.	IN-844191-23	FUEL	12/21/2023	28,975.31	.00	
Total 514:					61,380.25	.00	
4887	CONTROL SYSTEM TECHNOLO	11015	THAW WELL	12/04/2023	25,270.00	.00	
Total 4887:					25,270.00	.00	
1691	CORE & MAIN LP	T606966	PROCODER MTR	12/06/2023	27,913.35	.00	
Total 1691:					27,913.35	.00	
7030	DAY, JEAN	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7030:					450.00	.00	
708	DELTA DENTAL PLAN OF WYOM	120123	NOVEMBER CLAIMS	12/01/2023	6,297.20	6,297.20	12/21/2023
708	DELTA DENTAL PLAN OF WYOM	120123	ADMIN FEE	12/01/2023	665.60	665.60	12/21/2023
Total 708:					6,962.80	6,962.80	
7037	DICK ANDERSON CONSTRUCTI	122123	START OFFICE	12/21/2023	66,556.02	.00	
7037	DICK ANDERSON CONSTRUCTI	122123	CORE FACILITY	12/21/2023	1,221,458.81	.00	
Total 7037:					1,288,014.83	.00	
7372	DIRECT AUTOMOTIVE DIST	06HI1385	ICE MELT	11/30/2023	123.91	.00	
Total 7372:					123.91	.00	
6883	DIVISION OF CHILD SUPPORT	121423	DCSE CASE #0005405448	12/14/2023	509.23	509.23	12/14/2023
6883	DIVISION OF CHILD SUPPORT	122823	DCSE CASE #0005405448	12/28/2023	509.23	509.23	12/28/2023
Total 6883:					1,018.46	1,018.46	
7167	DOVER DRILLING	121823	PAY APP #2 THAW WELL #4	12/18/2023	253,196.65	.00	
Total 7167:					253,196.65	.00	
7038	DOYLE, MATTHEW	121723	BOOTS	12/17/2023	100.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7038:					100.00	.00	
2798	DPC INDUSTRIES, INC.	737004547-23	chlorine	11/30/2023	4,106.32	.00	
Total 2798:					4,106.32	.00	
6311	DUSTBUSTERS, INC	78169	SALT	11/21/2023	10,161.20	.00	
Total 6311:					10,161.20	.00	
6939	DYNAMIC CONTROLS, LLC	37599	MOBILE CLIENT LICENSE	12/13/2023	1,415.00	.00	
Total 6939:					1,415.00	.00	
3408	E.R. OFFICE EXPRESS	21813	TAX FORMS AND ENVELOPES	12/04/2023	763.40	.00	
3408	E.R. OFFICE EXPRESS	21837	Office Supplies	12/13/2023	38.70	.00	
Total 3408:					802.10	.00	
1134	ENERGY LABORATORIES INC.	600735	INFLUENT AND EFFLUENT	12/12/2023	479.00	.00	
1134	ENERGY LABORATORIES INC.	600736	BEFORE LIGHTS, BARROW PO	12/12/2023	177.00	.00	
1134	ENERGY LABORATORIES INC.	602103	INFLUENT AND EFFLUENT	12/19/2023	479.00	.00	
1134	ENERGY LABORATORIES INC.	602800	INFLUENT AND EFFLUENT	12/26/2023	479.00	.00	
Total 1134:					1,614.00	.00	
6753	ESRI, INC	94620851	SUBSCRIPTION	12/08/2023	550.00	.00	
Total 6753:					550.00	.00	
81	EVANS CONSTRUCTION INC	121523	CORE FACILITY BUILDING	12/15/2023	18,618.00	.00	
81	EVANS CONSTRUCTION INC	8551	SAND	12/13/2023	21,748.05	.00	
Total 81:					40,366.05	.00	
3885	EVIDENT	234880A	TESTS	09/20/2023	1,093.21	.00	
Total 3885:					1,093.21	.00	
6802	FALL RIVER PROPANE	11796	PROPANE	12/14/2023	832.50	.00	
Total 6802:					832.50	.00	
7168	FALL RIVER RURAL ELECTIC	51773001 1223	ELECTRIC CHATHAM LOOP	12/20/2023	101.02	.00	
Total 7168:					101.02	.00	
4294	FIRE SERVICES OF IDAHO	12538647	SI FERRIN	11/30/2023	280.00	.00	
Total 4294:					280.00	.00	
7034	FRITTS, JASON	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7034:					450.00	.00	
4212	GILLIG LLC	41118966	ELBOW	12/14/2023	178.25	.00	
4212	GILLIG LLC	41120089	LAMP FAIREBOX	12/18/2023	71.94	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4212	GILLIG LLC	41120587	HANDLE	12/19/2023	525.00	.00	
4212	GILLIG LLC	41121630	WHEEL SEAL	12/21/2023	399.56	.00	
4212	GILLIG LLC	41122062	HANDLEs	12/22/2023	262.50	.00	
Total 4212:					1,437.25	.00	
5009	GM SHEET METAL LLC	121523	IRON	12/15/2023	109.00	.00	
Total 5009:					109.00	.00	
4271	GRAND TARGHEE RESORT	121223	NOV 22 - MARCH 23 REIMBURS	12/12/2023	144,052.00	.00	
Total 4271:					144,052.00	.00	
7031	HERNANDEZ, BRANDON	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7031:					450.00	.00	
96	HIGH COUNTRY LINEN	0409724	BUILD MAINT	11/09/2023	18.54	.00	
96	HIGH COUNTRY LINEN	0409724	WWTP	11/09/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0409724	WATER	11/09/2023	22.71	.00	
96	HIGH COUNTRY LINEN	0409724	SHOP SUPPLIES	11/09/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0409724	fACILITY	11/09/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0409724	FLEET	11/09/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0409724	ADMIN	11/09/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0409724	ADMIN	11/09/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0409724	sTREET	11/09/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0409724	SEWER	11/09/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0410670	BUILD MAINT	11/16/2023	168.91	.00	
96	HIGH COUNTRY LINEN	0410670	WWTP	11/16/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0410670	WATER	11/16/2023	22.70	.00	
96	HIGH COUNTRY LINEN	0410670	SHOP SUPPLIES	11/16/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0410670	FACILITY	11/16/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0410670	FLEET	11/16/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0410670	ADMIN	11/16/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0410670	ADMIN	11/16/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0410670	STREET	11/16/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0410670	SEWER	11/16/2023	14.68	.00	
96	HIGH COUNTRY LINEN	0411688	STREET	11/23/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0411688	ADMIN	11/23/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0411688	FLEET	11/23/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0411688	WATER	11/23/2023	22.71	.00	
96	HIGH COUNTRY LINEN	0411688	BUILDING MAINT	11/23/2023	18.54	.00	
96	HIGH COUNTRY LINEN	0411688	WWTP	11/23/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0411688	SHOP SUPPLIES	11/23/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0411688	bUILD MAINT	11/23/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0411688	SEWER	11/23/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0411688	ADMIN	11/23/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0412689	SEWER	11/30/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0412689	SHOP SUPPLIES	11/30/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0412689	FACILITY	11/30/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0412689	WATER	11/30/2023	22.71	.00	
96	HIGH COUNTRY LINEN	0412689	ADMIN	11/30/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0412689	STREET	11/30/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0412689	FLEET	11/30/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0412689	ADMIN	11/30/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0412689	BUILD MAINT	11/30/2023	32.14	.00	
96	HIGH COUNTRY LINEN	0412689	WWTP	11/30/2023	13.30	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0413773	ADMIN	12/07/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0413773	WWTP	12/07/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0413773	ADMIN	12/07/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0413773	SHOP SUPPLIES	12/07/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0413773	FACILITY	12/07/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0413773	SEWER	12/07/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0413773	WATER	12/07/2023	22.71	.00	
96	HIGH COUNTRY LINEN	0413773	BUILD MAINT	12/07/2023	18.54	.00	
96	HIGH COUNTRY LINEN	0413773	FLEET	12/07/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0413773	sTREET	12/07/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0414296	MATS @ 155 E PEARL	12/11/2023	12.97	.00	
96	HIGH COUNTRY LINEN	0414299	MATS @ HOME RANCH	12/11/2023	54.56	.00	
96	HIGH COUNTRY LINEN	0414883	ADMIN	12/14/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0414883	BUILDING MAINT	12/14/2023	169.31	.00	
96	HIGH COUNTRY LINEN	0414883	WWTP	12/14/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0414883	SEWER	12/14/2023	14.68	.00	
96	HIGH COUNTRY LINEN	0414883	ADMIN	12/14/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0414883	WATER	12/14/2023	22.70	.00	
96	HIGH COUNTRY LINEN	0414883	STREET	12/14/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0414883	shoP SUPPLIES	12/14/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0414883	FACILITY	12/14/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0414883	FLEET	12/14/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0415700	MATS @ TOWN HALL	12/19/2023	264.04	.00	
96	HIGH COUNTRY LINEN	0416049	SHOP SUPPLIES	12/21/2023	51.85	.00	
96	HIGH COUNTRY LINEN	0416049	fACILITY	12/21/2023	6.65	.00	
96	HIGH COUNTRY LINEN	0416049	STREET	12/21/2023	34.62	.00	
96	HIGH COUNTRY LINEN	0416049	ADMIN	12/21/2023	3.33	.00	
96	HIGH COUNTRY LINEN	0416049	BUILD MAINT	12/21/2023	18.54	.00	
96	HIGH COUNTRY LINEN	0416049	WWTP	12/21/2023	13.30	.00	
96	HIGH COUNTRY LINEN	0416049	ADMIN	12/21/2023	3.32	.00	
96	HIGH COUNTRY LINEN	0416049	SEWER	12/21/2023	14.67	.00	
96	HIGH COUNTRY LINEN	0416049	FLEET	12/21/2023	30.79	.00	
96	HIGH COUNTRY LINEN	0416049	WATER	12/21/2023	22.71	.00	
96	HIGH COUNTRY LINEN	S0413965	SUPPLIES FOR TOWN HALL	12/07/2023	213.20	.00	
96	HIGH COUNTRY LINEN	S0415477	MOP HEAD	12/18/2023	38.71	.00	
Total 96:					2,336.58	.00	
7358	HOLDEN, SHAWN	121923	TRAVEL EXPENSES	12/19/2023	265.50	.00	
Total 7358:					265.50	.00	
7064	HUB INTERNATIONAL	122123	ADMIN FEES AUG - OCT 23	12/21/2023	3,221.50	3,221.50	12/21/2023
Total 7064:					3,221.50	3,221.50	
4736	IDAHO CHILD SUPPORT RECEI	121423	case#426985	12/14/2023	564.20	564.20	12/14/2023
4736	IDAHO CHILD SUPPORT RECEI	122823	case#426985	12/28/2023	564.20	564.20	12/28/2023
Total 4736:					1,128.40	1,128.40	
36	IDAHO STATE TAX COMMISSIO	122923	DECEMBER WITHHOLDINGS	12/29/2023	7,526.00	7,526.00	12/29/2023
Total 36:					7,526.00	7,526.00	
6720	IMMIGRANT HOPE	122623	CONTRACT	12/26/2023	2,000.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6720:					2,000.00	.00	
106	INTERSTATE BATTERY	250000518	BATTERIES	12/05/2023	110.95	.00	
106	INTERSTATE BATTERY	250000695	BATTERIES	12/19/2023	286.90	.00	
Total 106:					397.85	.00	
2	JACKSON CURBSIDE INC.	00031521	DOWNTOWN RECYCLING	12/10/2023	1,130.00	.00	
Total 2:					1,130.00	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1028	START ON DEMAND	12/08/2023	84,346.31	.00	
Total 6931:					84,346.31	.00	
7163	JACKSON GROUP LOCKBOX	656951IF	FILTERS	12/07/2023	460.26	.00	
7163	JACKSON GROUP LOCKBOX	657208IF	GLVOES	12/12/2023	30.34	.00	
7163	JACKSON GROUP LOCKBOX	657371IF	FILTER	12/13/2023	160.98	.00	
7163	JACKSON GROUP LOCKBOX	657765IF	FILTERS	12/19/2023	76.18	.00	
Total 7163:					727.76	.00	
6477	Jackson Hole Childrens Museum	220	CONTRACT	12/08/2023	5,000.00	.00	
Total 6477:					5,000.00	.00	
7331	JACKSON HOLE CLIMATE ACTI	2023-2	CONTRACT	12/18/2023	2,500.00	.00	
Total 7331:					2,500.00	.00	
131	JACKSON HOLE NEWS & GUID	360565	AD#423688	12/13/2023	1,071.00	.00	
131	JACKSON HOLE NEWS & GUID	360624	AD#423689	12/13/2023	31.50	.00	
131	JACKSON HOLE NEWS & GUID	360625	AD#423690	12/13/2023	31.50	.00	
131	JACKSON HOLE NEWS & GUID	360648	AD#423630	12/13/2023	433.20	.00	
131	JACKSON HOLE NEWS & GUID	360824	AD#423944	12/20/2023	288.00	.00	
131	JACKSON HOLE NEWS & GUID	361076	424029	12/27/2023	577.60	.00	
131	JACKSON HOLE NEWS & GUID	361077	AD#424136	12/27/2023	433.20	.00	
Total 131:					2,866.00	.00	
114	JACKSON LUMBER INC	0000950013-0	BOLTS	12/19/2023	22.80	.00	
Total 114:					22.80	.00	
115	JACKSON PAINT AND GLASS, I	120823	OUTSTANDING CREDIT	12/08/2023	713.90-	.00	
115	JACKSON PAINT AND GLASS, I	1132143	WINDSHIELD	10/04/2023	500.00	.00	
115	JACKSON PAINT AND GLASS, I	1132577	WINDSHIELD	11/10/2023	880.00	.00	
Total 115:					666.10	.00	
239	JH20 WATER CONDITIONING &	1382	BOTTLE DELONIZED WATER, DI	12/20/2023	62.50	.00	
Total 239:					62.50	.00	
139	JORGENSEN ASSOCIATES, PC	52669	22182 MILLWARD WATER LINE	11/29/2023	1,017.50-	.00	
139	JORGENSEN ASSOCIATES, PC	52669	22182 MILLWARD WATER LINE	11/29/2023	1,017.50	.00	
139	JORGENSEN ASSOCIATES, PC	52669	22182 MILLWARD WATER LINE	11/29/2023	1,017.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
139	JORGENSEN ASSOCIATES, PC	52792	START OFFICE REMODEL	12/21/2023	2,530.00	.00	
139	JORGENSEN ASSOCIATES, PC	52792	CORE FACILITY PROJECT	12/21/2023	126,308.72	.00	
Total 139:					129,856.22	.00	
6615	KAUFMAN'S OK TIRE	37647	INSTALL SPARE TIRE	12/13/2023	40.00	.00	
Total 6615:					40.00	.00	
7029	KRUEGER, ERICA JADE	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7029:					450.00	.00	
6926	LEGACY PHILANTHROPY WOR	TOJ2023-4 RE	MEMBERSHIP FEES	07/25/2023	2,500.00	.00	
Total 6926:					2,500.00	.00	
5691	LEPCO	55409	CHEMICAL DELIVERY	12/18/2023	753.96	.00	
5691	LEPCO	55472	SERVICE CALL	12/21/2023	385.00	.00	
5691	LEPCO	55474	CHEM DELIVERY	12/21/2023	193.44	.00	
Total 5691:					1,332.40	.00	
2224	LOCAL GOV'T LIABILITY POOL	14878	DEDUCTIBLE AA240019	11/16/2023	1,000.00	.00	
Total 2224:					1,000.00	.00	
6881	MATEOSKY CONSTRUCTION	122623	RELEASE BOND 75 N GROS V	12/26/2023	8,000.00	.00	
6881	MATEOSKY CONSTRUCTION	122723	RELEASE BOND 115 NELSON D	12/27/2023	2,000.00	.00	
6881	MATEOSKY CONSTRUCTION	122823	BOND RELEASE B21-0724 430	12/28/2023	2,000.00	.00	
6881	MATEOSKY CONSTRUCTION	122923	BOND RELEASE 75 N GROS VE	12/29/2023	2,000.00	.00	
6881	MATEOSKY CONSTRUCTION	122923B	RELEASE BOND E23-0268 620	12/29/2023	2,000.00	.00	
Total 6881:					16,000.00	.00	
7230	MEAD & HUNT	357756	JAC SHUTTLE PILOT STUDY	11/13/2023	7,552.50	.00	
7230	MEAD & HUNT	358970	JAC SHUTTLE PILOT STUDY	12/12/2023	3,798.75	.00	
Total 7230:					11,351.25	.00	
998	METROQUIP INC	P24697	BATT ACCESS	12/20/2023	68.62	.00	
Total 998:					68.62	.00	
7388	MID-AMERICA RESEARCH CHE	0804154-IN	SPEED WIPES AND CLEANERS	10/27/2023	728.95	.00	
Total 7388:					728.95	.00	
6188	MINUTEMAN SECURITY TECHN	95624	MANAGED SERVICES	07/23/2023	73,233.53	.00	
Total 6188:					73,233.53	.00	
257	NAPAAUTO PARTS INC.	185942	SWITCH	11/30/2023	167.39	.00	
257	NAPAAUTO PARTS INC.	187377	LAMP	12/06/2023	52.55	.00	
257	NAPAAUTO PARTS INC.	187925	wHEEL WIGHT	12/08/2023	35.99	.00	
257	NAPAAUTO PARTS INC.	188053	FILTERS	12/09/2023	13.32	.00	
257	NAPAAUTO PARTS INC.	188212	FILTERS	12/11/2023	153.95	.00	
257	NAPAAUTO PARTS INC.	188342	EARTH	12/11/2023	47.96	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPAAUTO PARTS INC.	188739	LAMP	12/13/2023	25.04	.00	
257	NAPAAUTO PARTS INC.	188758	AIR FILTER	12/13/2023	64.74	.00	
257	NAPAAUTO PARTS INC.	189016	REPAIR KIT	12/14/2023	37.99	.00	
Total 257:					598.93	.00	
6500	NATIONAL ASSOCIATION OF CL	78976	MEMBERSHIP DUES	09/07/2023	133.33	.00	
6500	NATIONAL ASSOCIATION OF CL	78976	MEMBERSHIP DUES	09/07/2023	266.67	.00	
6500	NATIONAL ASSOCIATION OF CL	78976	MEMBERSHIP DUES	09/07/2023	266.67	.00	
6500	NATIONAL ASSOCIATION OF CL	78976	MEMBERSHIP DUES	09/07/2023	133.33	.00	
Total 6500:					800.00	.00	
187	NELSON ENGINEERING	63193	23-302-01 TOJ WELL 10	11/30/2023	1,245.00	.00	
187	NELSON ENGINEERING	63256	MAPLE WAY	11/30/2023	4,242.50	.00	
187	NELSON ENGINEERING	63257	SCOTT LANE PLANNING	11/30/2023	1,395.00	.00	
Total 187:					6,882.50	.00	
7035	NOLAND, STACY	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7035:					450.00	.00	
513	ON SIGHT LAND SURVEYORS I	121023	P23-211 E KARNS	12/10/2023	300.00	.00	
Total 513:					300.00	.00	
5870	ONE 22, INC.	5130	3RD AND 4TH QUARTER	12/18/2023	81,000.00	.00	
Total 5870:					81,000.00	.00	
1504	ONE CALL OF WYOMING	69391	NOVEMBER TICKETS	12/07/2023	115.50	.00	
1504	ONE CALL OF WYOMING	69391	NOVEMBER TICKETS	12/07/2023	115.50	.00	
Total 1504:					231.00	.00	
4398	PALAZZOLO, MICHAEL	122923	PROPERTY TAX REIMBURSE	12/29/2023	7,086.26	.00	
Total 4398:					7,086.26	.00	
7052	PITTS, JASON	121923	REIMBURSE FOR DOT PHYSIC	12/19/2023	155.00	.00	
Total 7052:					155.00	.00	
6260	POLISEO, FLOREN	121123	TRAVEL EXPENSES	12/11/2023	41.00	.00	
Total 6260:					41.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775558295	EXH KIT	12/07/2023	1,615.54	.00	
6483	PREMIER TRUCK- SALT LAKE C	775559257	MANIFOLD	12/07/2023	957.90	.00	
6483	PREMIER TRUCK- SALT LAKE C	775560553	GASKETS	12/12/2023	210.68	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775531337	CREDIT	12/11/2023	14.96-	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775556715	CREDIT	12/19/2023	2,794.23-	.00	
6483	PREMIER TRUCK- SALT LAKE C	CM775559257	MANIFOLD CREDITS	12/22/2023	932.90-	.00	
Total 6483:					957.97-	.00	
4922	PREMIER VEHICLE INSTALLATI	42892	SPOTLIGHT	12/07/2023	203.37	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4922:					203.37	.00	
6594	PROTERRA	1066292	GEARBOX	09/26/2023	6,825.30	.00	
6594	PROTERRA	1069308	HANDRAIL	12/13/2023	700.00	.00	
6594	PROTERRA	1069313	WINDSHIELD	12/13/2023	4,994.00	.00	
Total 6594:					12,519.30	.00	
7389	PRUETT, MICHAEL	122823	RELEASE BOND 130 WEST BR	12/28/2023	1,000.00	.00	
Total 7389:					1,000.00	.00	
6069	RAFTELIS	31441	WATER REVIEW 2023	12/11/2023	270.00	.00	
6069	RAFTELIS	31441	WATER REVIEW 2023	12/11/2023	270.00	.00	
Total 6069:					540.00	.00	
2850	RT1 INC	247851	SHIPPING CHARGES	12/15/2023	22.52	.00	
Total 2850:					22.52	.00	
7032	SANCHEZ-MACHUCA, ROSA	121523	EQUITY TASK FORCE	12/15/2023	450.00	.00	
Total 7032:					450.00	.00	
7203	SCHWARTZ, ANDY	113023	LOBBY SERVICES	11/30/2023	4,167.00	.00	
7203	SCHWARTZ, ANDY	122823	LOBBY SERVICES	12/28/2023	4,167.00	.00	
Total 7203:					8,334.00	.00	
201	SENIOR CENTER OF JACKSON	17562	2ND QUARTER PAYMENT	12/06/2023	35,505.00	.00	
Total 201:					35,505.00	.00	
4359	SHERWIN-WILLIAMS CO.	3443-7	paint	12/20/2023	52.24	.00	
Total 4359:					52.24	.00	
4548	SILVER CREEK SUPPLY	0013631984-0	DOOR SENSOR	12/04/2023	423.28	.00	
4548	SILVER CREEK SUPPLY	0013634083-0	COUPLERS	12/04/2023	76.65	.00	
Total 4548:					499.93	.00	
4720	SILVERSTAR	54639 0124	MONTHLY SERVICES ACCOUNT	01/01/2024	2,696.44	.00	
Total 4720:					2,696.44	.00	
5632	SNAKE RIVER MEP COMPLETE,	5712	START BARN BOILER	12/21/2023	2,716.36	.00	
Total 5632:					2,716.36	.00	
4699	SNAKE RIVER ROASTING	803015	COFFEE	12/13/2023	47.00	.00	
4699	SNAKE RIVER ROASTING	803037	COFFEE	12/13/2023	227.80	.00	
4699	SNAKE RIVER ROASTING	803140	COFFEE	12/20/2023	54.45	.00	
Total 4699:					329.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7110	SNAKE RIVER TREE & SHRUB	13695	SPRING TREATMENT	05/27/2023	1,168.00	.00	
Total 7110:					1,168.00	.00	
4931	SNOW KING HOTEL	13556 1223	CHRISTMAS LUNCHEON	12/19/2023	460.13	.00	
Total 4931:					460.13	.00	
7050	SOSA'S JANITORIAL SERVICE	122723	TOWN HALL CLEANING DECEM	12/27/2023	8,640.00	.00	
Total 7050:					8,640.00	.00	
7244	SOUTH FORK SUPPLY, LLC	23-110	CORE FACILITY	12/09/2023	215,030.00	.00	
Total 7244:					215,030.00	.00	
3961	SPECTRUM	173067801120	MONTHLY SERVICES	12/07/2023	99.99	.00	
Total 3961:					99.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334610538	ANIMAL CARE	06/08/2023	25.10	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614040	ANIMAL CARE	08/17/2023	7.10	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614041	ANIMAL CARE	08/17/2023	12.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614042	ANIMAL CARE	08/17/2023	84.43	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614043	ANIMAL CARE	08/17/2023	92.28	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614208	ANIMAL CARE	08/21/2023	34.54	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614211	ANIMAL CARE	08/21/2023	52.63	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614213	ANIMAL CARE	08/21/2023	177.73	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614214	ANIMAL CARE	08/21/2023	177.73	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334614340	ANIMAL CARE	08/22/2023	166.38	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616055	ANIMAL CARE	09/25/2023	68.07	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616056	ANIMAL CARE	09/25/2023	52.79	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616057	ANIMAL CARE	09/25/2023	153.14	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616058	ANIMAL CARE	09/25/2023	89.28	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616059	ANIMAL CARE	09/25/2023	194.90	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616060	ANIMAL CARE	09/25/2023	31.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616752	ANIMAL CARE	10/09/2023	115.01	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616753	ANIMAL CARE	10/09/2023	45.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616754	ANIMAL CARE	10/09/2023	87.28	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616755	ANIMAL CARE	10/09/2023	45.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616756	ANIMAL CARE	10/09/2023	288.73	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616757	ANIMAL CARE	10/09/2023	145.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616758	ANIMAL CARE	10/09/2023	46.06	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616759	ANIMAL CARE	10/09/2023	145.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616760	ANIMAL CARE	10/09/2023	45.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616840	ANIMAL CARE	10/10/2023	46.77	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334616902	ANIMAL CARE	10/11/2023	39.08	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334617300	ANIMAL CARE	10/19/2023	126.76	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334617301	ANIMAL CARE	10/19/2023	31.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334617426	ANIMAL CARE	10/23/2023	24.19	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618098	ANIMAL CARE	11/06/2023	25.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618100	ANIMAL CARE	11/06/2023	141.93	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618101	ANIMAL CARE	11/06/2023	145.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618102	ANIMAL CARE	11/06/2023	45.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618103	ANIMAL CARE	11/06/2023	45.26	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334618408	ANIMAL CARE	11/13/2023	313.75	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619561	ANIMAL CARE	12/11/2023	146.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619562	ANIMAL CARE	12/11/2023	117.60	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
1505	SPRING CREEK ANIMAL HOSPI	5334619563	ANIMAL CARE	12/11/2023	31.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619885	ANIMAL CARE	12/18/2023	23.56	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619886	ANIMAL CARE	12/18/2023	66.88	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334619901	ANIMAL CARE	12/18/2023	369.43	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620008	ANIMAL CARE	12/20/2023	26.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620012	ANIMAL CARE	12/20/2023	26.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620013	ANIMAL CARE	12/20/2023	26.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620014	ANIMAL CARE	12/20/2023	22.63	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620031	ANIMAL CARE	12/21/2023	46.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	55334614212	ANIMAL CARE	08/21/2023	65.52	.00	
Total 1505:					4,342.17	.00	
6871	STANDARD INSURANCE COMP	122123	DECEMBER VOLUNTARY POLIC	12/21/2023	2,030.74	2,030.74	12/21/2023
6871	STANDARD INSURANCE COMP	122123	DECEMBER VOLUNTARY LIFE	12/21/2023	1,092.25	1,092.25	12/21/2023
6871	STANDARD INSURANCE COMP	122123	DECEMBER LTD, STD AND LIFE	12/21/2023	7,178.78	7,178.78	12/21/2023
Total 6871:					10,301.77	10,301.77	
6660	SUBLETTE COUNTY SHERIFF'S	1420	JACKSON HOLE AIRPORT	12/21/2023	4,550.00	.00	
Total 6660:					4,550.00	.00	
245	SUBURBAN PROPANE	1438-051251	PROPANE	12/14/2023	53.00	.00	
Total 245:					53.00	.00	
1054	SUNRISE ENVIRONMENTAL	143121	RELEASE 212	12/01/2023	2,811.90	.00	
Total 1054:					2,811.90	.00	
7076	SUSTAINABLE STRATEGIES DC	3702	CONSULTING	12/01/2023	7,500.00	.00	
Total 7076:					7,500.00	.00	
4514	TEAM LABORATORY CHEMICAL	INV0039127	ROAD PATCH	12/14/2023	1,248.50	.00	
Total 4514:					1,248.50	.00	
1443	TETON COUNTY CLERK	122723FE	FIRE / EMS	12/27/2023	270,467.92	.00	
1443	TETON COUNTY CLERK	122723H	HOUSING	12/27/2023	46,582.08	.00	
1443	TETON COUNTY CLERK	122723PR	PARK AND REC	12/27/2023	239,432.33	.00	
Total 1443:					556,482.33	.00	
581	TETON COUNTY INTEGRATED	652419	DUMP FEES	12/12/2023	86.00	.00	
581	TETON COUNTY INTEGRATED	652561	dim lumber	12/13/2023	44.00	.00	
581	TETON COUNTY INTEGRATED	9088	BULB DISPOSAL	12/07/2023	13.60	.00	
Total 581:					143.60	.00	
2362	TETON COUNTY PUBLIC HEALT	24-1792	water testing	12/11/2023	200.00	.00	
Total 2362:					200.00	.00	
6902	TETON COUNTY PUBLIC WORK	2024-4	BUILD GRANT	12/13/2023	28,053.71	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6902:					28,053.71	.00	
1614	TETON COUNTY-FUND 10	122623D	DECEMBER DISPATCH	12/26/2023	58,261.45	.00	
1614	TETON COUNTY-FUND 10	122623EM	DECEMBER EMERGENCY MAN	12/26/2023	12,055.51	.00	
1614	TETON COUNTY-FUND 10	122623P	DECEMBER PATHWAYS	12/26/2023	9,408.76	.00	
1614	TETON COUNTY-FUND 10	122623PLAN	DECEMBER PLANNING	12/26/2023	7,150.56	.00	
1614	TETON COUNTY-FUND 10	122623PLAN	DECEMBER PLANNING	12/26/2023	9,783.45	.00	
Total 1614:					96,659.73	.00	
3027	TETON COUNTY-FUND 13	122623C	DECEMBER 2023 CAPITAL	12/26/2023	1,511.10	.00	
Total 3027:					1,511.10	.00	
166	TETON COUNTY-FUND 19	122623C	DECEMBER CAPITAL	12/26/2023	1,080,797.53	.00	
Total 166:					1,080,797.53	.00	
268	TETON MOTORS INC	5108566	MODULE	12/14/2023	280.66	.00	
Total 268:					280.66	.00	
6992	TETON ROPE ACCESS AND SE	1106	SERVICE	12/19/2023	517.50	.00	
Total 6992:					517.50	.00	
154	THE CHILDREN'S LEARNING C	121123	3RD QUARTER CONTRACT	12/11/2023	37,822.75	.00	
Total 154:					37,822.75	.00	
6810	THE TIRE RACK, INC.	LH84838	TIRES	10/27/2023	1,001.72	.00	
Total 6810:					1,001.72	.00	
4046	TIMBERLINE CONCRETE	110223	CORE FACILITY	11/02/2023	4,894.50	.00	
Total 4046:					4,894.50	.00	
7311	TOP TIER TOOLS LLC	CEP36117370	TOOLS	12/12/2023	388.50	.00	
Total 7311:					388.50	.00	
7284	UCM DIGITAL HEALTH, INC	34918	DECEMBER PREMIUM	12/01/2023	461.50	461.50	12/21/2023
Total 7284:					461.50	461.50	
706	USA BLUE BOOK	INV00222528	FLAGS	12/14/2023	128.63	.00	
706	USA BLUE BOOK	INV00222950	WATER RINSE POUCHES	12/15/2023	59.10	.00	
Total 706:					187.73	.00	
3881	VALLEY OFFICE SYSTEMS	AR1245867	CONTRACT COPIER	12/20/2023	663.43	.00	
Total 3881:					663.43	.00	
1949	VERIZON WIRELESS	9950702570	MONTHLY SERVICES	12/01/2023	9,852.62	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1949:					9,852.62	.00	
3420	VISA	Admin 2963 11/	PLATETIZEN-PERSONNEL/TOW	11/23/2023	149.95	149.95	12/26/2023
3420	VISA	Admin 2963 11/	DOLLAR STORE-PERSONNEL/T	11/23/2023	7.42	7.42	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PUBLIC WORKS ADMIN	11/23/2023	128.81	128.81	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-START	11/23/2023	140.70	140.70	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-START	11/23/2023	131.70	131.70	12/26/2023
3420	VISA	Admin 2963 11/	PEARL STREET BAGELS-PERS	11/23/2023	127.56	127.56	12/26/2023
3420	VISA	Admin 2963 11/	PLAQUE MAKER-MAYOR & TO	11/23/2023	28.90	28.90	12/26/2023
3420	VISA	Admin 2963 11/	SMITHS-TOWN-WIDE SERVICE	11/23/2023	600.67	600.67	12/26/2023
3420	VISA	Admin 2963 11/	TJ MAXX-TOWN-WIDE SERVICE	11/23/2023	4.20	4.20	12/26/2023
3420	VISA	Admin 2963 11/	COOLWORKS-START	11/23/2023	159.00	159.00	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PUBLIC WORKS ADMIN	11/23/2023	246.07	246.07	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PUBLIC WORKS ADMIN	11/23/2023	282.37	282.37	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-START	11/23/2023	46.76	46.76	12/26/2023
3420	VISA	Admin 2963 11/	AMERICAN PLANNING-PERSON	11/23/2023	395.00	395.00	12/26/2023
3420	VISA	Admin 2963 11/	CREDIT-PERSONNEL/TOWN CL	11/23/2023	31.15-	31.15-	12/26/2023
3420	VISA	Admin 2963 11/	DAYS INN-PERSONNEL/TOWN	11/23/2023	196.00	196.00	12/26/2023
3420	VISA	Admin 2963 11/	COOLWORKS-PUBLIC WORKS	11/23/2023	256.06	256.06	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PERSONNEL/TOWN CL	11/23/2023	86.63	86.63	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PERSONNEL/TOWN CL	11/23/2023	65.03	65.03	12/26/2023
3420	VISA	Admin 2963 11/	NATGEO-PERSONNEL/TOWN C	11/23/2023	199.00	199.00	12/26/2023
3420	VISA	Admin 2963 11/	SMITHS-TOWN-WIDE SERVICE	11/23/2023	54.90	54.90	12/26/2023
3420	VISA	Admin 2963 11/	PEARL STREET BAGELS-PERS	11/23/2023	25.00	25.00	12/26/2023
3420	VISA	Admin 2963 11/	COOLWORKS-START	11/23/2023	105.22	105.22	12/26/2023
3420	VISA	Admin 2963 11/	INDEED-PERSONNEL/TOWN CL	11/23/2023	116.91	116.91	12/26/2023
3420	VISA	Admin 2963 11/	ALBERTSONS-TOWN-WIDE SE	11/23/2023	130.04	130.04	12/26/2023
3420	VISA	Admin 2963 11/	EXXON-PERSONNEL/TOWN CL	11/23/2023	31.97	31.97	12/26/2023
3420	VISA	Admin 2963 11/	COOLWORKS-PERSONNEL/TO	11/23/2023	139.17	139.17	12/26/2023
3420	VISA	Admin 6864 11/	BIG D-ADMINISTRATION	11/23/2023	47.46	47.46	12/26/2023
3420	VISA	Admin 6864 11/	SUBWAY-ADMINISTRATION	11/23/2023	8.00	8.00	12/26/2023
3420	VISA	Admin 6864 11/	WAM-ADMINISTRATION	11/23/2023	250.00	250.00	12/26/2023
3420	VISA	Admin 6864 11/	LITTLE AMERICA CHEYENNE-A	11/23/2023	166.80	166.80	12/26/2023
3420	VISA	Admin 6864 11/	CHECKR-ADMINISTRATION	11/23/2023	295.15	295.15	12/26/2023
3420	VISA	Animal 2344 11	STAPLES-ANIMAL SHELTER/CO	11/23/2023	98.92	98.92	12/26/2023
3420	VISA	Animal 2344 11	SMITHS-ANIMAL SHELTER/CON	11/23/2023	101.08	101.08	12/26/2023
3420	VISA	Animal 2344 11	TETON TAILS-ANIMAL SHELTER	11/23/2023	45.58	45.58	12/26/2023
3420	VISA	Animal 2344 11	ALBERTSONS-ANIMAL SHELTE	11/23/2023	57.96	57.96	12/26/2023
3420	VISA	Animal 2344 11	SMITHS-ANIMAL SHELTER/CON	11/23/2023	34.98	34.98	12/26/2023
3420	VISA	Animal 2344 11	CHEWY-ANIMAL SHELTER/CON	11/23/2023	283.90	283.90	12/26/2023
3420	VISA	Animal 2344 11	DOLLAR TREE-ANIMAL SHELTE	11/23/2023	15.00	15.00	12/26/2023
3420	VISA	Animal 2344 11	TETON TAILS-ANIMAL SHELTER	11/23/2023	97.39	97.39	12/26/2023
3420	VISA	Animal 2344 11	ALBERTSONS-ANIMAL SHELTE	11/23/2023	76.31	76.31	12/26/2023
3420	VISA	Animal 2344 11	SMITHS-ANIMAL SHELTER/CON	11/23/2023	89.33	89.33	12/26/2023
3420	VISA	CD 1016 11/23/	MAILCHIMP-COMMUNITY DEVE	11/23/2023	69.00	69.00	12/26/2023
3420	VISA	CD 1016 11/23/	CASPER STAR TRIBUNE-COMM	11/23/2023	26.99	26.99	12/26/2023
3420	VISA	CD 1016 11/23/	STAPLES-COMMUNITY DEVELO	11/23/2023	74.81	74.81	12/26/2023
3420	VISA	CD 1016 11/23/	PEARL STREET BAGELS-COMM	11/23/2023	43.00	43.00	12/26/2023
3420	VISA	CD 1016 11/23/	PERSEPHONE BAKERY-COMM	11/23/2023	33.64	33.64	12/26/2023
3420	VISA	CD 1016 11/23/	PEARL STREET BAGELS-COMM	11/23/2023	39.00	39.00	12/26/2023
3420	VISA	CD 1016 11/23/	PERSEPHONE BAKERY-PERSO	11/23/2023	80.14	80.14	12/26/2023
3420	VISA	Council 6593 1	PEARL STREET BAGELS-TOWN	11/23/2023	40.00	40.00	12/26/2023
3420	VISA	IT 6908 11/23/2	BELLROY-INFORMATION TECH	11/23/2023	104.24	104.24	12/26/2023
3420	VISA	IT 6908 11/23/2	DISH NETWORK-TOWN-WIDE S	11/23/2023	144.74	144.74	12/26/2023
3420	VISA	IT 6908 11/23/2	OMNI CHARGE-INFORMATION	11/23/2023	399.00	399.00	12/26/2023
3420	VISA	IT 6908 11/23/2	SPECTRUM-INFORMATION TEC	11/23/2023	139.99	139.99	12/26/2023
3420	VISA	IT 6908 11/23/2	UPS-INFORMATION TECHNOLO	11/23/2023	14.28	14.28	12/26/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		IT 6908 11/23/2	PEARL STREET BAGEL-INFOR	11/23/2023	47.00	47.00	12/26/2023
3420 VISA		IT 6908 11/23/2	IPHONE -INFORMATION TECHN	11/23/2023	4.48-	4.48-	12/26/2023
3420 VISA		IT 6908 11/23/2	DYSON-INFORMATION TECHN	11/23/2023	2,331.98	2,331.98	12/26/2023
3420 VISA		IT 6908 11/23/2	GO DADDY-INFORMATION TEC	11/23/2023	300.93	300.93	12/26/2023
3420 VISA		IT 6908 11/23/2	IPHONE -INFORMATION TECHN	11/23/2023	69.50	69.50	12/26/2023
3420 VISA		IT 6908 11/23/2	SPECTRUM-INFORMATION TEC	11/23/2023	99.99	99.99	12/26/2023
3420 VISA		IT 6908 11/23/2	AMAZON-INFORMATION TECHN	11/23/2023	78.99	78.99	12/26/2023
3420 VISA		IT 6908 11/23/2	CLEVERBRIDGE-INFORMATION	11/23/2023	21.19	21.19	12/26/2023
3420 VISA		IT 6908 11/23/2	PADDLE.COM-INFORMATION T	11/23/2023	44.71-	44.71-	12/26/2023
3420 VISA		IT 6908 11/23/2	STACK SOCIAL-INFORMATION	11/23/2023	201.39	201.39	12/26/2023
3420 VISA		IT 6908 11/23/2	WHOLE FOODS-INFORMATION	11/23/2023	19.36	19.36	12/26/2023
3420 VISA		IT 6908 11/23/2	NETGEAR-INFORMATION TECH	11/23/2023	978.98	978.98	12/26/2023
3420 VISA		IT 6908 11/23/2	OHSNAP-INFORMATION TECHN	11/23/2023	111.27	111.27	12/26/2023
3420 VISA		IT 6908 11/23/2	IPHONE -INFORMATION TECHN	11/23/2023	69.50	69.50	12/26/2023
3420 VISA		IT 6908 11/23/2	BLY SKY APP-INFORMATION TE	11/23/2023	191.88	191.88	12/26/2023
3420 VISA		IT 6908 11/23/2	GARMIN-INFORMATION TECHN	11/23/2023	64.95	64.95	12/26/2023
3420 VISA		IT 6908 11/23/2	GO DADDY-INFORMATION TEC	11/23/2023	35.16	35.16	12/26/2023
3420 VISA		IT 6908 11/23/2	IPHONE -INFORMATION TECHN	11/23/2023	69.50	69.50	12/26/2023
3420 VISA		IT 6908 11/23/2	STACK SOCIAL-INFORMATION	11/23/2023	805.56	805.56	12/26/2023
3420 VISA		IT 6908 11/23/2	PADDLE.COM-INFORMATION T	11/23/2023	34.95	34.95	12/26/2023
3420 VISA		IT 6908 11/23/2	IPHONE -INFORMATION TECHN	11/23/2023	69.50	69.50	12/26/2023
3420 VISA		P&B 6098 11/2	DOLLAR STORE-PERSONNEL/T	11/23/2023	7.95	7.95	12/26/2023
3420 VISA		P&B 6098 11/2	SILVER DOLLAR-PERSONNEL/T	11/23/2023	172.00	172.00	12/26/2023
3420 VISA		P&B 6098 11/2	THE BISTRO-PERSONNEL/TOW	11/23/2023	196.24	196.24	12/26/2023
3420 VISA		P&B 6098 11/2	ALBERTSONS-PERSONNEL/TO	11/23/2023	94.39	94.39	12/26/2023
3420 VISA		PD 0355 11/23/	GALLS-POLICE - PATROL	11/23/2023	162.19	162.19	12/26/2023
3420 VISA		PD 0355 11/23/	FRFIRST-POLICE - COMMUNITY	11/23/2023	175.00	175.00	12/26/2023
3420 VISA		PD 0355 11/23/	ANERICULE-POLICE SPECIAL O	11/23/2023	99.42	99.42	12/26/2023
3420 VISA		PD 0355 11/23/	GALLS-POLICE - PATROL	11/23/2023	722.40	722.40	12/26/2023
3420 VISA		PD 0355 11/23/	STIMPLY STAMPS-POLICE - PAT	11/23/2023	95.32	95.32	12/26/2023
3420 VISA		PD 0355 11/23/	ALBERTSONS-POLICE - PATRO	11/23/2023	14.28	14.28	12/26/2023
3420 VISA		PD 0355 11/23/	UPS-POLICE - PATROL	11/23/2023	11.64	11.64	12/26/2023
3420 VISA		PD 0355 11/23/	UPS-POLICE - PATROL	11/23/2023	11.64	11.64	12/26/2023
3420 VISA		PD 0355 11/23/	USPS-POLICE - INVESTIGATION	11/23/2023	11.64	11.64	12/26/2023
3420 VISA		PD 0355 11/23/	HSGI-POLICE - PATROL	11/23/2023	419.92	419.92	12/26/2023
3420 VISA		PD 0355 11/23/	HYATT-POLICE - PATROL	11/23/2023	507.90	507.90	12/26/2023
3420 VISA		PD 0355 11/23/	TAC GEAR-POLICE - PATROL	11/23/2023	79.90	79.90	12/26/2023
3420 VISA		PD 1064 11/23/	COPQUEST-POLICE - PATROL	11/23/2023	47.80	47.80	12/26/2023
3420 VISA		PD 1064 11/23/	CONDOR RETAIL-POLICE - PAT	11/23/2023	347.70	347.70	12/26/2023
3420 VISA		PD 1064 11/23/	TAC GEAR-POLICE - PATROL	11/23/2023	12.99	12.99	12/26/2023
3420 VISA		PD 1064 11/23/	PILOT-POLICE - ADMINISTRATI	11/23/2023	47.65	47.65	12/26/2023
3420 VISA		PD 1064 11/23/	SIDEWINDERS-PERSONNEL/TO	11/23/2023	121.54	121.54	12/26/2023
3420 VISA		PD 1064 11/23/	CONDOR RETAIL-POLICE - PAT	11/23/2023	293.70	293.70	12/26/2023
3420 VISA		PD 1064 11/23/	TARGET-POLICE - PATROL	11/23/2023	63.57	63.57	12/26/2023
3420 VISA		PD 1064 11/23/	JIMMY JOHNS-POLICE - ADMINI	11/23/2023	13.28	13.28	12/26/2023
3420 VISA		PD 1064 11/23/	GOOD EARTH-POLICE - ADMINI	11/23/2023	14.58	14.58	12/26/2023
3420 VISA		PD 1064 11/23/	GALLS-POLICE - PATROL	11/23/2023	18.88	18.88	12/26/2023
3420 VISA		PD 1064 11/23/	HYATT-POLICE - ADMINISTRATI	11/23/2023	356.74	356.74	12/26/2023
3420 VISA		PD 1064 11/23/	PILOT-POLICE - ADMINISTRATI	11/23/2023	39.79	39.79	12/26/2023
3420 VISA		PD 1064 11/23/	MARKET STREET-POLICE - AD	11/23/2023	33.04	33.04	12/26/2023
3420 VISA		PD 1115 11/23/	AMAZON-POLICE - PATROL	11/23/2023	243.92	243.92	12/26/2023
3420 VISA		PD 1115 11/23/	EXXON-POLICE - ADMINISTRAT	11/23/2023	70.06	70.06	12/26/2023
3420 VISA		PD 1115 11/23/	FIREROCK STEAKHOUSE-POLI	11/23/2023	268.60	268.60	12/26/2023
3420 VISA		PD 1115 11/23/	SAMS CLUB-POLICE - PATROL	11/23/2023	441.37	441.37	12/26/2023
3420 VISA		PD 1115 11/23/	STARBUCKS-POLICE - ADMINIS	11/23/2023	16.07	16.07	12/26/2023
3420 VISA		PD 1115 11/23/	SAMS CLUB-POLICE - ADMINIS	11/23/2023	168.98	168.98	12/26/2023
3420 VISA		PD 1115 11/23/	EXXON-POLICE - ADMINISTRAT	11/23/2023	39.55	39.55	12/26/2023
3420 VISA		PD 1255 11/23/	TARGET-POLICE - INVESTIGATI	11/23/2023	3.59	3.59	12/26/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		PD 1255 11/23/	GOLDEN NUGGET HOTEL-POLI	11/23/2023	98.82	98.82	12/26/2023
3420 VISA		PD 1255 11/23/	IAPE-POLICE - INVESTIGATION	11/23/2023	765.00	765.00	12/26/2023
3420 VISA		PD 1255 11/23/	TARGET-POLICE - ADMINISTRA	11/23/2023	23.76	23.76	12/26/2023
3420 VISA		PD 6825 11/23/	BUBBA'S-PERSONNEL/TOWN C	11/23/2023	49.44	49.44	12/26/2023
3420 VISA		PW 4142 11/23	GUAGE-SEWER DEPARTMENT	11/23/2023	20.00	20.00	12/26/2023
3420 VISA		PW 4142 11/23	HOME DEPOT-PUBLIC WORKS	11/23/2023	758.94	758.94	12/26/2023
3420 VISA		PW 4142 11/23	APWA-FLEET SHOP	11/23/2023	150.00	150.00	12/26/2023
3420 VISA		PW 4142 11/23	AMAZON-SEWER DEPARTMEN	11/23/2023	16.99	16.99	12/26/2023
3420 VISA		PW 4142 11/23	OFFICE OF WATER PROGRAMS	11/23/2023	214.00	214.00	12/26/2023
3420 VISA		PW 4142 11/23	LOWES-PUBLIC WORKS	11/23/2023	380.52	380.52	12/26/2023
3420 VISA		PW 4142 11/23	RAMKOTA HOTEL-SEWER DEP	11/23/2023	302.40	302.40	12/26/2023
3420 VISA		PW 4142 11/23	AMAZON-SEWER DEPARTMEN	11/23/2023	106.22	106.22	12/26/2023
3420 VISA		PW 4142 11/23	LOWES-PUBLIC WORKS	11/23/2023	227.35	227.35	12/26/2023
3420 VISA		PW 4142 11/23	AMAZON-SEWER DEPARTMEN	11/23/2023	11.49	11.49	12/26/2023
3420 VISA		PW 4142 11/23	SUSTAINABLE-PUBLIC WORKS	11/23/2023	50.00	50.00	12/26/2023
3420 VISA		PW 4142 11/23	EXXON-SEWER DEPARTMENT	11/23/2023	28.41	28.41	12/26/2023
3420 VISA		PW 4142 11/23	LOWES-PUBLIC WORKS	11/23/2023	717.18	717.18	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	121.98	121.98	12/26/2023
3420 VISA		PW 4704 11/23	ALBERTSONS-SEWER DEPART	11/23/2023	20.85	20.85	12/26/2023
3420 VISA		PW 4704 11/23	LOWES-PUBLIC WORKS	11/23/2023	3,219.56	3,219.56	12/26/2023
3420 VISA		PW 4704 11/23	USPS-WATER DEPARTMENT	11/23/2023	58.45	58.45	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	19.58	19.58	12/26/2023
3420 VISA		PW 4704 11/23	THE VIRGINIAN-STREET	11/23/2023	161.99	161.99	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	47.86	47.86	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-FLEET SHOP	11/23/2023	183.31	183.31	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	59.49	59.49	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	198.96	198.96	12/26/2023
3420 VISA		PW 4704 11/23	CUTTYS-STREET	11/23/2023	179.68	179.68	12/26/2023
3420 VISA		PW 4704 11/23	AUSTIN HARDWARE-FLEET SH	11/23/2023	80.43	80.43	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	135.23	135.23	12/26/2023
3420 VISA		PW 4704 11/23	AMAZON-PUBLIC WORKS	11/23/2023	995.68	995.68	12/26/2023
3420 VISA		START 1214 11	STAPLES-START	11/23/2023	26.49	26.49	12/26/2023
3420 VISA		START 1214 11	STAPLES-START	11/23/2023	26.49	26.49	12/26/2023
3420 VISA		START 1214 11	4IMPRINT-START	11/23/2023	1,598.05	1,598.05	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	39.71	39.71	12/26/2023
3420 VISA		START 4100 11	QUALITY LOGO PRODUCTS-ST	11/23/2023	730.06	730.06	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	21.71	21.71	12/26/2023
3420 VISA		START 4100 11	RADIO ENGINEERING-START	11/23/2023	73.16	73.16	12/26/2023
3420 VISA		START 4100 11	ALBERTSONS-START	11/23/2023	20.98	20.98	12/26/2023
3420 VISA		START 4100 11	ALBERTSONS-START	11/23/2023	115.54	115.54	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	123.14	123.14	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	82.97	82.97	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	52.89	52.89	12/26/2023
3420 VISA		START 4100 11	ALBERTSONS-START	11/23/2023	241.56	241.56	12/26/2023
3420 VISA		START 4100 11	ALBERTSONS-START	11/23/2023	241.35	241.35	12/26/2023
3420 VISA		START 4100 11	STAPLES-START	11/23/2023	48.18	48.18	12/26/2023
3420 VISA		START 4100 11	PEARL STREET BAGELS-START	11/23/2023	42.00	42.00	12/26/2023
3420 VISA		START 4100 11	USPS-START	11/23/2023	13.20	13.20	12/26/2023
3420 VISA		START 4100 11	USPS-START	11/23/2023	11.00	11.00	12/26/2023
3420 VISA		START 4100 11	PEARL STREET BAGELS-START	11/23/2023	84.00	84.00	12/26/2023
3420 VISA		START 4100 11	COMMUNITY TRANSPORTATIO	11/23/2023	25.00	25.00	12/26/2023
3420 VISA		START 4100 11	COMMUNITY TRANSPORTATIO	11/23/2023	25.00	25.00	12/26/2023
3420 VISA		START 4100 11	ALBERTSONS-START	11/23/2023	168.00	168.00	12/26/2023
3420 VISA		Victim 9126 11/	COCA COLA-VICTIM SERVICES	11/23/2023	2.13	2.13	12/26/2023
3420 VISA		Victim 9126 11/	ALBERTSONS-VICTIM SERVICE	11/23/2023	50.96	50.96	12/26/2023
3420 VISA		Victim 9126 11/	AMAZON-VICTIM SERVICES	11/23/2023	50.94	50.94	12/26/2023
3420 VISA		Victim 9126 11/	WHOLE FOODS-VICTIM SERVIC	11/23/2023	42.36	42.36	12/26/2023
3420 VISA		Victim 9126 11/	STAPLES-VICTIM SERVICES	11/23/2023	178.74	178.74	12/26/2023

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420	VISA	Victim 9126 11/	AMAZON-VICTIM SERVICES	11/23/2023	59.95	59.95	12/26/2023
3420	VISA	Victim 9126 11/	STAPLES-VICTIM SERVICES	11/23/2023	40.98	40.98	12/26/2023
3420	VISA	Victim 9126 11/	SMITHS-VICTIM SERVICES	11/23/2023	59.26	59.26	12/26/2023
3420	VISA	Victim 9126 11/	AMAZON-VICTIM SERVICES	11/23/2023	162.65	162.65	12/26/2023
3420	VISA	Victim 9126 11/	LODGE @ JH-VICTIM SERVICE	11/23/2023	366.00	366.00	12/26/2023
3420	VISA	Victim 9126 11/	USPS-VICTIM SERVICES	11/23/2023	11.65	11.65	12/26/2023
Total 3420:					31,937.87	31,937.87	
5022	VISION SERVICE PLAN - (WY)	819225371	DECEMBER PREMIUM	11/17/2023	1,826.20	1,826.20	12/21/2023
Total 5022:					1,826.20	1,826.20	
7330	VOICES JACKSON HOLE	TOJ 2023-1	INCLUSION GROUP	12/14/2023	5,842.50	.00	
Total 7330:					5,842.50	.00	
244	WATTS STEAM STORE ROCKY	7127629	PRESSURE WASHER	10/06/2023	14,556.31	.00	
244	WATTS STEAM STORE ROCKY	7148272	PARTS	12/11/2023	62.55	.00	
Total 244:					14,618.86	.00	
6226	WEST COAST CODE CONSULT	UT23-579-012	PLAN REVIEWS	12/05/2023	3,880.00	.00	
Total 6226:					3,880.00	.00	
563	WESTBANK SANITATION	4406100T022	TRASH PICK UP @ WWTP-	12/01/2023	1,045.90	.00	
Total 563:					1,045.90	.00	
1640	WESTERN STATE	IN002630374	ELEMENT	12/15/2023	263.54	.00	
1640	WESTERN STATE	IN002634798	COUPLING	12/20/2023	12,389.10	.00	
Total 1640:					12,652.64	.00	
4012	WILSON HARDWARE	437052	BATTERIES AND SOCKET	12/08/2023	14.64	.00	
Total 4012:					14.64	.00	
5489	WRENCH IT PLUMBING & HEATI	11353	HOME RANCH RESTROOMS	12/18/2023	150.00	.00	
Total 5489:					150.00	.00	
6704	WSP USA ENVIRONMENT & INF	S67132988	STORMWATER MANAGEMENT	12/26/2023	12,467.50	.00	
Total 6704:					12,467.50	.00	
3619	WY CHILD SUPPORT ENFORCE	121423	case #223670	12/14/2023	34.61	34.61	12/14/2023
3619	WY CHILD SUPPORT ENFORCE	121423	case 223669	12/14/2023	34.61	34.61	12/14/2023
3619	WY CHILD SUPPORT ENFORCE	122823	case 223669	12/28/2023	34.61	34.61	12/28/2023
3619	WY CHILD SUPPORT ENFORCE	122823	case 223670	12/28/2023	34.61	34.61	12/28/2023
Total 3619:					138.44	138.44	
575	WYOMING ASSOC OF RURAL W	18774	MEMBER REGISTRATION	11/21/2023	237.50	.00	
575	WYOMING ASSOC OF RURAL W	18774	MEMBER REGISTRATION	11/21/2023	237.50	.00	
575	WYOMING ASSOC OF RURAL W	19109	CONFERENCE REGISTRATION	12/04/2023	219.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 575:					694.00	.00	
7071	WYOMING DEPARTMENT OF E	2079 1223	YEARLY TANK FEES	12/13/2023	400.00	.00	
Total 7071:					400.00	.00	
4198	WYOMING FIRST AID & SAFETY	80005276	first aid kit resupply	12/12/2023	94.55	.00	
Total 4198:					94.55	.00	
329	WYOMING RETIREMENT SYST	3100966961	DECEMBER CONTRIBUTIONS	12/29/2023	249,053.59	249,053.59	12/29/2023
Total 329:					249,053.59	249,053.59	
Grand Totals:					5,117,922.15	508,907.23	

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:	January 8, 2024	Meeting Title:	Regular Meeting - Consent
Submitting Department:	Finance	Presenter:	Kelly Thompson
Agenda Item:	Naming Official Depositories 2024	Public Comment:	Yes

Purpose & Policy Considerations.

Each year, the Town Council names local banks as official depositories for the Town of Jackson.

Requested Action.

For the Town Council to name Bank of Jackson Hole, a division of NBH Bank as the official depository for the Town of Jackson during 2024.

Recommendations.

Staff recommends the Town Council name Bank of Jackson Hole, a division of NBH Bank as official depository for the Town of Jackson during 2024.

Background.

The Town Council has annually named local banks as official depositories pursuant to Wyoming State Statute 9-4-817 (b) (ii). Once the Council has named them, the bank's Board of Directors submits a resolution pursuant to state statute 9-4-806 ensuring that they can guarantee the funds and they are federally insured.

Analysis.

The Town issued a Request for Proposals (RFP) and selected Bank of Jackson Hole (BOJH) in 2009. BOJH merged with NBH Bank in December 2022 and still operates under the BOJH name. The Town has maintained bank accounts with BOJH since 2009. The Town is charged minimal transaction fees, no administration fees and receives competitive interest rates on account balances. Staff finds great value in this tenured relationship. Staff work daily with the BOJH Treasury Management team, and the BOJH online platform. This system interacts with our accounting system, has multiple internal control functions and processes tens of thousands of transactions annually. BOJH staff are on call for any issues that arise. Based upon the quality of the BOJH software and expertise of the BOJH team staff recommend continuing this relationship.

The Town manages operating cash utilizing pooled cash, a cash management system that consolidates all the Town's twenty-two fund balances into a single account. This system improves efficiency and our internal control system. Given we utilize one pool of cash, staff is recommending we continue banking operations with only one external bank.

Possible Alternatives.

Council could direct staff to release a RFP for solicitation of bids from other banks.

Comprehensive Plan & Priority Alignment.

This is a Wyoming State Statute.

Fiscal Impact.

None.

Staff Impact.

Finance Department and Clerk's office spend approximately 3 hours completing this item.

Attachments or Links.

None.

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

I move to designate Bank of Jackson Hole, a division of NBH Bank as the official depository for the Town of Jackson for 2024.

STAFF REPORT



Meeting Date:	January 8, 2024	Meeting Title:	Regular - Consent
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	EV Truck Purchase for the Water Division	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to approve the purchase of a used Ford Lightning All-Electric (EV) truck for the Water Division.

Requested Action.

To approve the purchase of a used Ford Lightning All-Electric (EV) truck for the Water Division.

Recommendations.

Staff is requesting that Council review and approve the purchase of a used Ford Lightning All-Electric (EV) truck for the Water Division.

Background.

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

Analysis & Key Policy Questions.

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 fuel efficiency gains when making new vehicle purchases (when possible).

This truck will be purchased for and used by the Water Division of the Public Works Department. This division is responsible for providing clean, safe, and efficient conveyance of potable water to our community. The Water Division needs a truck to assist in responding to emergency calls and for providing general operation and maintenance to the Town-owned water system. Public Works and the Water Division recommend using an EV truck for the increased exterior space (bed) for hauling equipment, all-wheel drive capabilities, and the ability to reduce the carbon footprint of the Water Division and Public Works.

This purchase may qualify for the Inflation Reduction Act (IRA) direct pay program available to local governments. This non-competitive rebate program provides up to \$7500 for each qualified Electric Vehicle purchase. It will likely take at least one year from the date of purchase before rebates are received.

Possible Alternatives.

Possible alternatives for this item include:

1. Not approving this purchase
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.

Since this truck is used (2,200 miles), state statute does not require a formal bid process and the vehicle can be purchased outright. The cost of the used Ford Lightning All-Electric (EV) truck is \$48,500. For FY24, we show a budget of \$37,000 for the purchase of this vehicle. When the FY24 budget was proposed, staff was unaware at the time that this type of EV truck would be available for purchase this fiscal year. Therefore, staff planned on purchasing a typical gasoline truck for the Water Division. Public Works staff reached out to multiple vendors to ascertain the availability of purchasing an EV truck and found this used one with incredibly low mileage. If approved by Council, this purchase would require a budget amendment of \$11,500 to the Water Division Capital Fund.

Staff Impact.

This item required roughly 3 hours of staff time reaching out to vendors and test driving the used EV truck. Public Works will be impacted by additional labor hours, which are estimated to be 4 hours to prepare the new truck for use by the Water Division.

Attachments or Links.

- Used Ford 2023 Lightning All-Electric (EV) quote

Suggested Motion.

I move to approve the purchase of a used Ford Lightning All-Electric (EV) truck in an amount not to exceed \$48,500 and direct staff to include the budget overage of \$11,500 to the Water Fund in the next budget amendment.

REV-009189

WY

9-NORMAL, NB, 109189, PG261

10171

120230808

8707

ULC CERT CERT CERT TRD RAMP BUMP CAMP BOOK EXPL ROTA

015188

528/1530

1FTVW1E14

PWG22380 NB

VU12



ford.com

VEHICLE DESCRIPTION

F-150 LIGHTNING

PW G22380

2023 F-150 4X4 SUPERCREW
145" WHEELBASE
DUAL MOTOR STANDARD BATTERY
SINGLE SPEED TRANSMISSION

EXTERIOR
• OXFORD WHITE
INTERIOR
• MED DARK SLATE VINYL BUCKET

STANDARD EQUIPMENT INCLUDED AT NO EXTRA CHARGE

EXTERIOR

- DAYTIME RUNNING LAMPS
- FULLY BOXED STEEL FRAME
- HEADLAMPS - AUTO HIGH BEAM
- HEADLAMPS - AUTOLAMP (ON/OFF)
- LARGE FRONT TRUNK AREA
- LED PROJECTOR W/ DYNAMIC BENDING HEADLAMPS
- LOCKING REMOVABLE TAILGATE WITH TAILGATE ASSIST
- PICKUP BOX TIE DOWN HOOKS
- POWER UP/DOWN FRONT HOOD
- REAR PRIVACY GLASS
- TRAILER SWAY CONTROL

INTERIOR

- 12" PRODUCTIVITY SCREEN
- 1 TOUCH UP/DOWN DR/PASS WIN
- 60/40 FOLD-UP REAR BENCH
- A/C W/DUAL CLIMATE CONTROL
- AUTO-DIM REARVIEW MIRROR
- DOOR LOCKS - POWER
- DUAL VISOR VANITY MIRRORS
- FRONT ROW HEATED SEATS
- MESSAGE CTR: OUTSIDE TEMP, COMPASS, TRIP COMPUTER
- POWERPOINT - 2 120V
- TILT/TELESCOPE STR COLUMN

FUNCTIONAL

- AUTO HOLD
- BLIS W/CROSS-TRAFFIC ALERT
- CLASS IV TRAILER HITCH
- COIL SPRINGS FRONT & REAR
- FORDPASS CONNECT™ 4G
- HOTSPOT TELEMATICS MODEM
- LANE-KEEPING SYSTEM
- POST-COLLISION BRAKING
- PRE-COLLISION ASSIST W/AEB
- REAR ELOCKING AXLE
- REVERSE BRAKE ASSIST
- REVERSE SENSING AND REAR VIEW CAMERA
- SELECTABLE DRIVE MODES
- SYNC®4 W/EVR & 12" SCREEN

SAFETY/SECURITY

- ADVANCETRAC™ WITH RSC®
- AIRBAGS - FRONT SEAT MOUNTED SIDE IMPACT
- AIRBAGS - SAFETY CANOPY®
- LED CTR HIGH MNT STOP LAMP
- PERIMETER ALARM
- SOS POST-CRASH ALERT SYS™

WARRANTY

- 3YR/36,000 BUMPER / BUMPER
- 5YR/60,000 POWERTRAIN
- 5YR/60,000 ROADSIDE ASSIST
- 5YR/60,000 SAFETY RESTRAINT SYS
- 8YR/100,000 ELECTRIC VEHICLE COMPONENTS

INCLUDED ON THIS VEHICLE

(MSRP)

EQUIPMENT GROUP 110A

•PRO SERIES

OPTIONAL EQUIPMENT/OTHER

- 18" MACH BLACK HIGH GLOSS WHL
- ZERO EMISSIONS VEHICLE
- 275/65R18 BSW ALL-TERRAIN TIR
- ELECTRIC DRIVE E-LOCK RR AXLE
- 8250# GVWR PACKAGE
- FRONT LICENSE PLATE BRACKET
- PRO POWER ONBOARD - 8.6 KW

NO CHARGE
1,200.00

PRICE INFORMATION

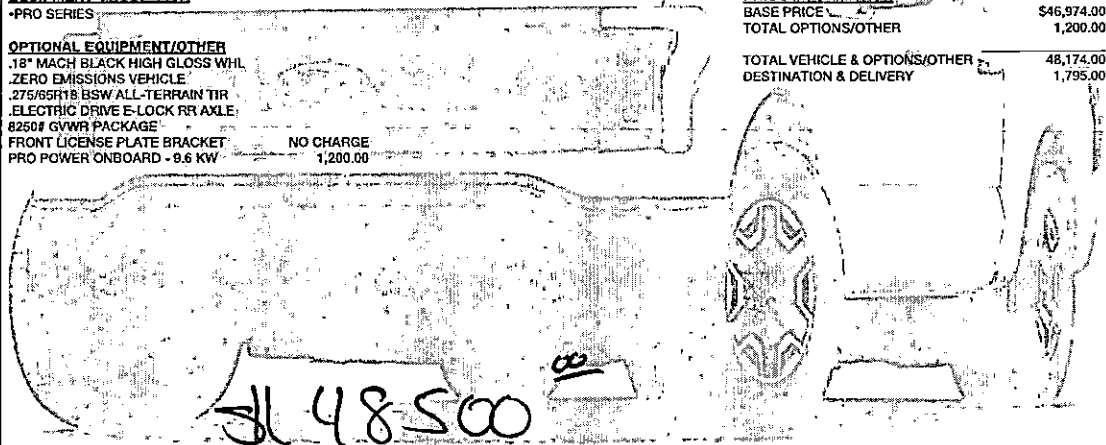
BASE PRICE
TOTAL OPTIONS/OTHER

\$46,974.00
1,200.00

TOTAL VEHICLE & OPTIONS/OTHER
DESTINATION & DELIVERY

48,174.00
1,795.00

(MSRP)



TOTAL MSRP \$49,969.00



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SPECIAL ORDER

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Fuel Economy and Environment



Electric Vehicle

Fuel Economy

68 MPGe

76 61 49

combined city/hwy

city

highway

kW-hrs per 100 miles

Driving Range

When fully fueled, vehicle can travel about...

0 40 80 120 160 200 240 miles

Charge Time: 11.9 hours (240V)

Standard Pickup Trucks range from 12 to 70 MPGe. The best vehicle rates 132 MPGe.

You save

\$2,750

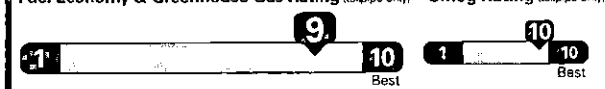
in fuel costs
over 5 years
compared to the
average new vehicle.

Annual fuel cost

\$1,050

Fuel Economy & Greenhouse Gas Rating (tailpipe only)

Smog Rating (tailpipe only)



This vehicle emits 0 grams CO₂ per mile. The best emits 0 grams per mile (tailpipe only). Does not include emissions from generating electricity. Learn more at fuelconomy.gov.

Actual results will vary for many reasons, including driving conditions and how you drive and maintain your vehicle. The average new vehicle gets 28 MPG and costs \$8,000 to fuel over 5 years. Cost estimates are based on 15,000 miles per year at \$3.14 per kW-hr. MPGe is miles per gasoline gallon equivalent. Vehicle emissions are a significant cause of climate change and smog.

fuelconomy.gov

Calculate personalized estimates and compare vehicles

Smartphone QR Code



GOVERNMENT 5-STAR SAFETY RATINGS

Overall Vehicle Score

Not Rated

Based on the combined ratings of frontal, side and rollover. Should ONLY be compared to other vehicles of similar size and weight.

Frontal
CrashDriver
PassengerNot Rated
Not Rated

Based on the risk of injury in a frontal impact. Should ONLY be compared to other vehicles of similar size and weight.

Side
CrashFront seat
Rear seatNot Rated
Not Rated

Based on the risk of injury in a side impact.

Rollover

★★★★

Based on the risk of rollover in a single-vehicle crash.

Star ratings range from 1 to 5 stars (★★★★★), with 5 being the highest.

Source: National Highway Traffic Safety Administration (NHTSA).

www.safercar.gov or 1-888-327-4236



The FordPass Connect™ modem is active and sending vehicle data (e.g., diagnostics) to Ford. See in-vehicle Settings for connectivity options.

FordPass Connect™ service and FordPass™ App required for certain remote features (see App Terms for more information). Connected service and related feature functionality is subject to compatible AT&T-network availability. Evolving technology / cellular networks may affect functionality and availability, or continued provision of some features, prohibiting them from functioning. Message and data rates may apply. See your local Ford website for our privacy policy.



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1FTVW1E14PWG22380



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For more information go to www.P65Warnings.ca.gov/passenger-vehicle.

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STAFF REPORT



Meeting Date:	January 8, 2024	Meeting Title:	Regular
Submitting Department:	Community Development	Presenter:	Susan Scarlata
Agenda Item:	Letter to State Legislators & Legislative Update	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to review a letter to Jackson and Teton County's State Legislators about Wyoming Association of Municipalities' (WAM's) Resolutions, to request their support for potential areas of focus or bills during the upcoming Legislative Session, and to listen to a brief update on one other legislative item.

Requested Action.

Staff requests that Council approve and direct staff to send a letter to State Legislators.

Recommendations.

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

Background.

At its November 13 Special Meeting, Council directed staff to write a letter to the Town's state legislators regarding support for WAM Resolutions and potential bills or focal points during the upcoming Legislative Session. At that meeting, staff proposed writing a letter to state legislators about resolutions the Town of Jackson submitted. Town Council shifted that to include both resolutions we submitted and those from other municipalities to demonstrate continued support for our fellow cities and towns. The attached letter puts forth this request that Jackson/Teton County's state legislators, "Support resolutions passed by WAM in the summer of 2023." The letter provides background about WAM's Summer Convention for those who are not familiar with it, and details the resolutions ratified in June of 2023, which include the following.

- A Resolution amending State Statute to Set Fees for Retail Liquor Licenses at Fair Market Value.
- A Resolution Supporting Allowance of a Real Estate Transfer Tax.
- A Resolution Urging WAM to Continue Work on Statewide Efforts on Workforce Housing.
- A Resolution requesting Legislative Action to Allow Municipalities with Small Systems and Limited Populations to Subsidize Water and Sewer System Costs.
- A Resolution Advocating for Legislation to Clarify the Lien and Assessment Process by which Municipal Expenses for Abating Nuisances and Dangerous Buildings may be Recovered.
- A Resolution to Grant Municipalities the Authority to Condemn Abandoned Property on Private Real Property.

The three Resolutions the Town of Jackson submitted focus on retail liquor licenses, workforce housing, and a real estate transfer tax. The letter also highlights that all Councilmembers plan to be present for some time during the Legislative Session and that the Town will host a dinner in Cheyenne during WAM's Winter Conference there between February 21 and 23, which our state legislators will be invited to attend.

Leading up to and during the Legislative Session, the Town will continue working with our Legislative Advisor to monitor bills, support WAM, and watch for items related to the above resolutions. This will be a Budget Session, which means during the threshold of votes needed for bills to be introduced is higher than during general sessions. For introduction, bills need affirmative votes from 2/3 of the legislators in either the House or the Senate. Due to this high threshold, the Town's Legislative Approach is generally to focus less on proactive legislation during Budget Session years. This said, many bills will still be introduced, discussed, and passed in 2024 so we will track, monitor, and work to advance and halt bills that either support or detract from the Town's interests.

Regulatory Reduction Task Force

One topic the Town continues to monitor is the Regulatory Reduction Task Force (RRTF) created by the Legislature's Management Council at its March 23 meeting. The original goal of this Task Force was to consider statutes or other areas to reduce the regulatory burden on Wyoming's businesses and citizens to foster growth in the state's economy. One of Jackson/Teton County's Senators, Mike Gierau, Co-Chairs this Task Force with Representative Bob Nicholas from Cheyenne. At its first meeting on June 19, the Task Force voted to establish three Subcommittees focused on Energy, Agriculture, and Housing. The Housing Subcommittee has had a number of discussions that relate directly to Jackson and Teton County. Task Force members requested that legislative staff draft the following bills.

- [24LSO-0280 Accessory residential units \(ARU\)-permits](#)
- [24LSO-0286 Property development Exactions](#)
- [24LSO-0287 Building permit notice requirements](#)

The RRTF met in October in Lander, which Town staff, a Councilmember, and our Legislative Advisor attended. Jackson's Town Manager and the Jackson/Teton County Housing Director were both asked to provide testimony and did so for the Task Force. On November 9 the RRTF met again, remotely, and the bill related to ARUs was voted on to move forward. It seems this bill will be considered by the House Appropriations Committee. If it continues through the legislative process, Town Manager and Planner, Tyler Sinclair, may join the Wyoming Association of Planners to write a letter supporting this bill and suggesting certain changes to improve upon the current draft.

At the December 21 Management Council meeting, Chair Gierau provided an update about the Regulatory Reduction Task Force's progress thus far and requested that it be permitted to continue its work in the next Interim Session, after the Legislative Session ends in March. This request was granted, so the Town will continue to follow and monitor the RRTF with specific attention to its Housing Subcommittee.

Analysis & Key Policy Questions.

The Resolutions ratified at WAM's Summer Convention represent interests of municipalities across Wyoming. Staff has recommended, and Council supports sending a letter to our State Legislators that highlights the work WAM does during the interim session to draft, vote on, and ratify various resolutions. The intent of sending this letter is to ensure our State Legislators are aware of this work and can consider it if related items arise as bills or topics during the Legislative Session.

Key Question: Does Council approve and direct staff to send the attached letter to State Legislators?

Possible Alternatives.

Town Council could choose not to send a letter.

Comprehensive Plan & Priority Alignment.

Engagement with the State Legislature 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.

The Town's Legislative Advisor is being paid a flat, annual rate of \$50,000 for 12 months of services. Additional expenses will be incurred for Councilmembers and staff to travel to and spend time in Cheyenne during the Legislative Session.

Staff Impact.

The Community Engagement Specialist has approximately 100 hours of time allotted to focus on Legislative Policy work with a third of those hours falling during the Legislative Session. The Town Manager has allocated 40 hours to work on Legislative Policy. 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 needed.

Attachments or Links.

Letter to State Legislators.

Suggested Motion.

I move to approve the letter to our State Legislators, authorize the Mayor to execute it, and direct staff to send it, subject to minor changes.



TOWN COUNCIL

Representative Mike Yin
Wyoming Legislative Service Office
200 West 24th Street
Cheyenne, WY 82002

Dear Representative Yin,

I am writing on behalf of Jackson's Town Council to request that you support resolutions passed by the Wyoming Association of Municipalities (WAM) in the summer of 2023. Each year the ninety-nine incorporated cities and towns in WAM come together for a Summer Convention and discuss various resolutions submitted by cities and towns from across Wyoming. Each resolution is considered and voted on and some are ratified by the Association. Those with affirmative votes define various focal points for WAM during the upcoming Legislative Session. To continue open lines of communication, Jackson's Town Council is now informing our legislative delegation about WAM's resolutions, which include the following.

- A Resolution amending State Statute to Set Fees for Retail Liquor Licenses at Fair Market Value.
- A Resolution Supporting Allowance of a Real Estate Transfer Tax.
- A Resolution Urging WAM to Continue Work on Statewide Efforts on Workforce Housing.
- A Resolution requesting Legislative Action to Allow Municipalities with Small Systems and Limited Populations to Subsidize Water and Sewer System Costs.
- A Resolution Advocating for Legislation to Clarify the Lien and Assessment Process by which Municipal Expenses for Abating Nuisances and Dangerous Buildings may be Recovered.
- A Resolution to Grant Municipalities the Authority to Condemn Abandoned Property on Private Real Property.

We formally request that you keep all of the above items in mind as you prepare for and engage in the 68th Legislative Session and should related bills be brought forth, the Town asks that you consider supporting them. The three Resolutions the Town of Jackson submitted focus on retail liquor licenses, workforce housing, and a real estate transfer tax. The Town will continue to work with our Legislative Advisor and WAM to monitor bills and support items related to these resolutions.

Various Councilmembers plan to be in Cheyenne for different parts of the Legislative Session and a number will be there for WAM's Conference on February 21-23. The Town will also host a dinner on one of those dates and we hope you can join us. Please watch for an invitation for that later this month.

Thank you for your continued service and dedication to our state and local community. Let us know if you have related questions or if we can help in any way leading up to or during the Legislative Session.

Sincerely,

Mayor Hailey Morton Levinson
Town of Jackson



STAFF REPORT



Meeting Date:	January 8, 2024	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

Recommendation.

The Planning Director and Planning Commission recommend approval of LDR Text Amendment P23-168 to allow a 4th story and height bonus in the NH-1 zone, subject to this staff report and the department reviews attached hereto.

Background.

In 2018, the NH-1 zone was created and used to replace multiple zones in certain parts of Town, namely the Urban Residential (UR) zone, Auto-Urban Residential (AR) zone, Neighborhood Conservation (NC) zone, and Business Conservation (BC) zone. The NH-1 zone is the residential zone with the highest allowed density and the only zone to have a minimum density requirement of 17.4 units per acre which is intended to discourage “underdevelopment” of properties that are optimally located to accommodate higher-density housing instead of typical single-family homes. This approach aligns with the Comprehensive Plan goal of building denser residential projects in Transitional subareas that house our workforce close to services and jobs.

Early in 2023, the Town Council and County Commissioners expressed interest in purchasing the 5.15-acre Virginian Recreational Vehicle (RV) Park at 90 Virginian Lane for the purpose of developing it for workforce housing. The property went under contract in April 2023 and was purchased several months later. During Joint Information Meeting (JIM) discussions surrounding the purchase, the Town Council and County Commissioners directed staff to bring back an LDR Text Amendment to the NH-1 zone that would maximize the allowed density (i.e., a 4th story workforce housing bonus) and provide flexibility to allow limited Local Convenience Commercial uses (this was later removed from the application). The idea of the 4th story height bonus and Local Convenience Commercial in NH-1 comes from two existing zones, Office Residential (OR) and Commercial Residential – 3 (CR-3) zones, which already have very similar allowances.

Later at the November 6, 2023, JIM meeting, which occurred before the Town Council had a chance to formally review the NH-1 Text Amendment, both County Commissioners and Town Councilors changed their original

position on Local Convenience Commercial and agreed that it should not be included in the Virginian project. No changes were proposed regarding the 4th story bonus. As a result, the applicant revised their application to remove Local Convenience Commercial from the text amendment which was a significant enough change and required another review by the Planning Commission (PC). A summary of the PC's review and recommendation of the revised application can be found below under **Staff Analysis**.

Background on 4th Story Bonus - In 2015, the Town Council approved an amendment to the LDRs to allow additional height up to 48' (where the limit was 35') and a 4th story in the Urban Residential (UR) zone if the property was at least 2 acres in size, the additional floor area on the 4th story (or an equivalent) was deed restricted for the workforce, and if other criteria were met (criteria below). This amendment was proposed by the Jackson Hole Mountain Resort (JHMR) as a tool that was intended to apply to their Powderhorn Planned Unit Development (PUD) dormitory development. It is important to note that the UR zone no longer exists in the LDRs but that the same height and 4th story bonus option now exists only in the CR-3 zone using the same criteria. Since the adoption of the 4th story bonus, the Powderhorn PUD, Sagebrush Apartments, and The Loop are the only developments to use the tool. Below is a summarized version of the site-specific criteria for the CR-3 zone to get the 4th Story Bonus:

- A development site shall be at least 2 contiguous acres.
- The additional floor area applied may be distributed throughout the structure.
- The additional floor area applied needs to be deed-restricted and on-site.
- Building needs to be setback from and building height step down to small-scale development.
- The site shall be served by transit within 1/4 mile.
- The site shall be within 1/4 mile walking distance from numerous commercial services.
- The additional building height shall not decrease the required open space.

Proposed Amendment.

The applicant, Jackson Teton County Housing Authority, is requesting approval of an LDR Text Amendments to add a Workforce Housing Incentive to the Neighborhood High Density-1 (NH-1) zoning district by allowing a 4th story and 48' height bonus (existing height limit is 35' – 39' depending on roof pitch) for sites that meet the following criteria (summarized version):

- A development site shall be at least 2 contiguous acres.
- The additional floor area applied may be distributed throughout the structure.
- The additional floor area applied needs to be deed-restricted and on-site.
- Building needs to be setback from and building height step down to small-scale development.
- The site shall be served by transit within 1/4 mile.
- The site shall be within 1/4 mile walking distance from numerous commercial services.
- The additional building height shall not decrease the required open space.
- Fourth story may be used for parking that serves the added deed-restricted units.
- 40% of the fourth story shall be stepped-back 10' along all streets.

As proposed, if a site meets the above criteria, a 4th story and 48' building height would be allowed provided the floor area dedicated to the 4th story is 100% deed restricted. In addition, the floor area of the 4th story would be exempt from the maximum Floor Area Ratio (FAR) and the review thresholds in the NH-1 zone. Use of the 4th story bonus would not exempt a developer from complying with other LDR requirements such as setback, landscaping, parking, etc. The criteria proposed for NH-1 are nearly the same as the criteria for a 4th story in the CR-3 zone, with the main difference being that the 4th story bonus in NH-1 can be used for parking serving deed-

restricted units of the project and portions of the 4th story need to be stepped back from the street. Please refer to the language in red below for a full list of the specified criteria.

Aside from the Town Council and County Commissioner's direction to bring this text amendment forward, the applicant states that the primary objective for this amendment is to incentivize the production of deed-restricted affordable and workforce homes via access to additional development potential in the form of a 4th story allowance in the NH-1 zone. Below on the next page are the LDR sections affected by this text amendment with the proposed language in red type:

LDR Section 2.2.9.A – General Intent Section

A. Intent.

1. General Intent: The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. Buildings: Buildings of three or more attached units can be up to three stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof **pitch, design, and on certain sites a 4th story workforce housing bonus.**
3. Parking: Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. Land Use: The full spectrum from a detached home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. Comprehensive Plan: Based primarily on Subarea 3.2 in the Comprehensive Plan.

LDR Section 2.2.9.E. Additional Zone-specific Standards

[1. Minimum Density]

2. **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.**
 - i. **It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;**
 - ii. **It may have an employment and/or price restriction.**
 - iii. **It shall be exempt from the calculation of affordable housing required but shall not be used to meet the affordable housing requirement for the project.**

- iv. Fourth story may be used for parking that serves the deed restricted residential units.
- b. The project shall provide the affordable housing required by Div. 6.3. on site.
- c. The site shall be at least two contiguous acres to provide opportunity for sufficient setback from and building height step down to small scale development.
- d. The site shall be served by transit within 1/4 mile.
- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
- f. The additional building height shall not increase the floor area allowance or decrease the required open space.
- g. For all street facades, the 4th story shall be stepped back a minimum of 10' for at least 40% of the overall façade width. Roofs above the stepped-back portions may encroach a maximum of 3' into the 10' setback.

Staff Analysis.

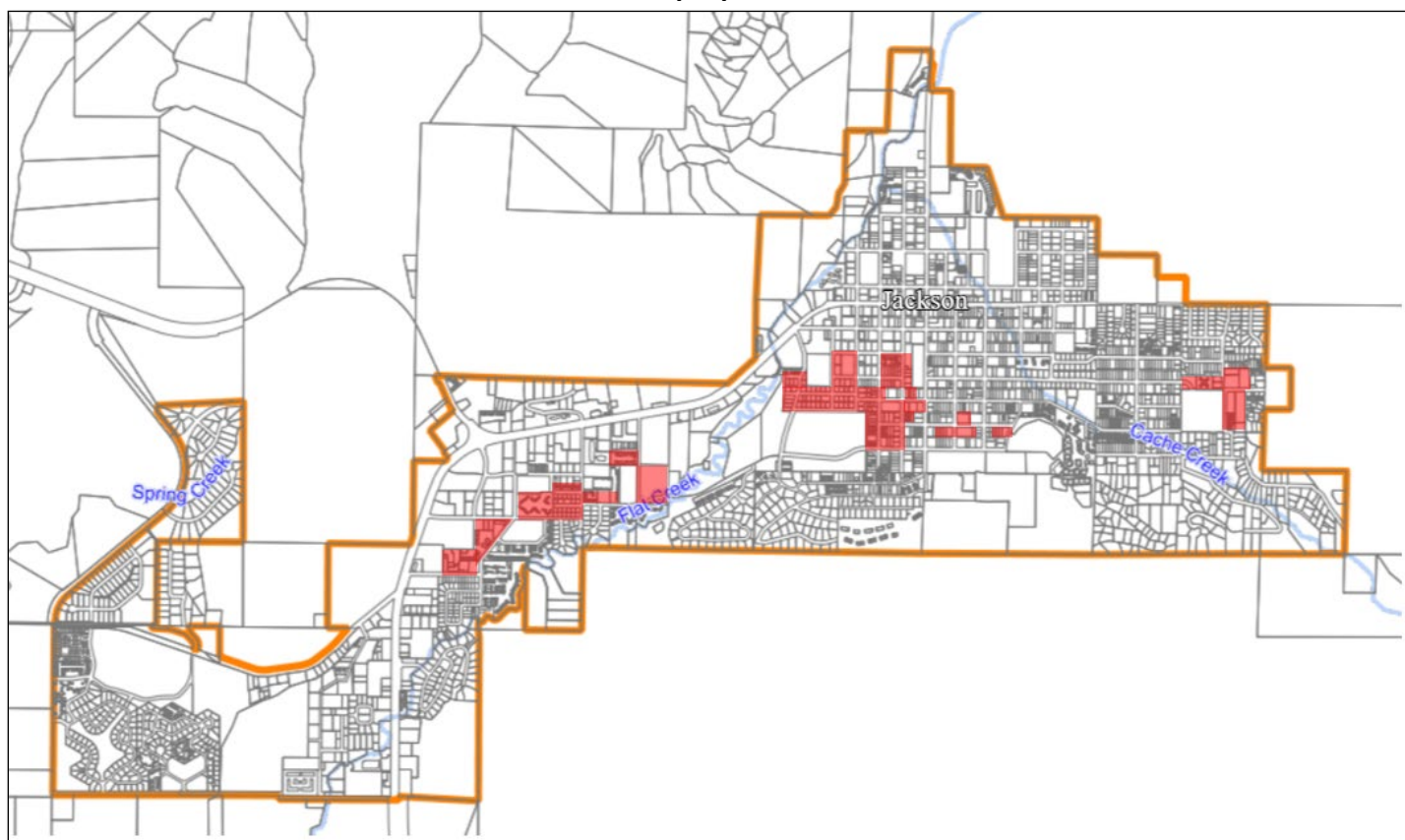
After reviewing the proposed text amendment, staff finds that it complies with the general intent of the NH-1 zone and the general purpose and organization of the LDRs. The NH-1 zone is a Transitional zone that encourages high-density workforce housing, allows a variety of housing types, allows development up to 3 stories and 39' in height, and allows the use of the 2:1 workforce housing bonus. Since the NH-1 zone already encourages workforce housing and allows the highest residential densities among all the residential zones, staff finds that NH-1 zone is an appropriate zone for the 4th story bonus. In addition, since the proposed bonus applies to a limited number of properties in town due to the 2-acre minimum site rule, staff does not find that the tool will significantly impact the zone. Furthermore, as stated in the findings section below, removing barriers to housing and encouraging denser workforce housing projects is a primary goal of the Comprehensive Plan and the 4th story bonus incentive provides a tool for larger sites to achieve our housing objectives.

As previously stated, the proposed 4th story bonus is a tool that already exists in the CR-3 zone and was essentially walked over to the NH-1 zone with some minor changes. The first change allows the 4th story bonus to be used for parking that serves deed-restricted units of the project. This means that if a project utilizes the 4th story bonus, an attached or detached 4-story parking garage can be built to park the deed-restricted units. The general idea behind adding this provision was to provide developers with flexibility in designing their parking, whether it be underground, structured, surface, or stand-alone. Staff finds that if we are going to allow a 4th story for housing units, then allowing it for structured parking to serve those units makes practical sense, although staff would encourage such parking structures to be screened from public view as much as possible. All parking would still need to comply with all physical development standards for the NH-1 zone.

The second change adds a standard (criteria "g") that requires a 10' street setback for 40% of the 4th story on all street frontages where the existing CR-3 bonus requires no such setback. Street setbacks are very common in all of the Town's commercial/mixed-used zones and were added to help offset the visual impact of the increased heights allowed by the adoption in 2016 of the new form-based standards. The existing 4th story bonus in the CR-3 already has criteria "c" that requires 4 story buildings to be setback and stepped down to adjacent smaller development which addresses how the building relates to its neighbors. However, criteria "g" was added to the NH-1 amendment to better address the massing as viewed from the street. Staff is aware that setbacks play a small role in breaking up the bulk and scale of larger buildings and that ultimately good design and architecture are the key contributing factors to a successful building whether large or not. Staff and the applicant find that criteria "g" is not overly restrictive and help in small ways to address the bulk and scale of larger buildings.

In terms of impact, there are over 170 properties zoned NH-1. However, staff estimates the proposed changes would apply to less than 6% of the NH-1 zone, or about 10 sites (i.e., 2 or more contiguous acres of land). However, among those sites with 2 or more acres, only about 3 of them are under common ownership and the others are under some form of Homeowner's Association (condos or townhomes), such as Elk Run or Creekside Condominiums. The degree to which this subset of properties could take advantage of the proposed changes is not known but staff does not anticipate much participation since nearly all applicable properties regardless of ownership status are already developed and it is unlikely these sites would be scraped for redevelopment or have existing space to expand. However, despite the small number of NH-1 sites with 2 acres or more of contiguous land, there is the possibility that a developer could aggregate multiple properties into a larger site to obtain the two-acre minimum site area. As an example, someone could purchase 12 contiguous Town lots (7,500 sf each) to create a 2-acre site. Lot aggregation has most recently occurred as part of The Loop project. It also does not preclude a property owner of a differently zoned property from requesting and being approved for a zone change to NH-1. However, even though such outcomes are possible, staff finds that the likelihood of successful aggregation of rezoning is relatively small and not a major concern. The map on the following page shows all NH-1 zoned properties in red:

NH-1 zoned properties in red:



Planning Commission.

At the regularly scheduled meeting on November 1, 2023, the Planning Commission (PC) reviewed an LDR Text Amendment, which at that time proposed both a 4th story bonus and Local Convenience Commercial use (this was later removed from the application) to the NH-1 zone. The PC unanimously recommended denial to the Town Council as they were not able to make Factors #1, #2, & #5. In general, the PC struggled to find that a

zone-wide text amendment was the appropriate way to achieve a site-specific project goal for the Virginian property.

The PC later reviewed this item again on December 12, 2023, after the Town Council and County Commissioners directed staff to remove Local Convenience Commercial from the text amendment. At this meeting, the PC recommended approval (3-1 vote) to the Town Council. Although the PC acknowledged that this request is essentially a zone-wide approach to achieving a project-specific goal at the Virginian site, the majority of Commissioners were supportive of a 4th story bonus option in the NH-1 zone because it created an incentive for additional workforce housing and would likely impact only a small number of qualified sites. The one dissenting vote also vocally expressed support for additional workforce housing but held the opinion that a rezone of the Virginian property would be the most appropriate way to achieve a site-specific project goal versus a text amendment.

Factors for Consideration.

Pursuant to Section 8.7.2 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 primary purpose of the LDRs is to implement the goals expressed in the Comprehensive Plan and promote the health, safety, and general welfare of present and future generations. Staff finds that the text amendment meets numerous Comprehensive Plan goals and objectives. Generally speaking, the 4th story bonus allows more opportunity for deed-restricted housing allowing access to stable housing which protects the welfare of our community. This amendment also allows additional housing to be built in complete neighborhoods near services which reduces single-vehicle trips supporting the goals within two of the major Common Values of Community Character: Ecosystem Stewardship and Growth Management. In addition, the 4th story bonus criteria are consistent with the organization of the LDRs as they provide predictable standards similar to those that are already in place in the LDRs, specifically the CR-3 zoning district.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies. Staff finds that the proposed text amendment improves the consistency with other provisions of the LDRs by allowing incentives that are already allowed in other zones such as CR-3. These incentives are consistent with the various efforts made in the 2018 town-wide rezone that also allowed and encouraged higher densities and housing bonuses. Since the LDRs already allow similar incentives, staff find that the proposed text amendment is consistent with the current tools available to provide flexibility for building workforce housing.

3. *Provides flexibility for landowners within standards that clearly define desired character;*

Complies. Staff finds that the proposed text amendment provides flexibility for certain landowners who qualify for the specified criteria to build additional workforce-restricted housing. As with any bonus, the proposed amendments would allow owners to develop new projects or develop incrementally within an existing development provided they comply with the NH-1 standards and addition criteria. In addition, since these changes are optional and do not apply to all NH-1 zoned properties, staff does not find that there will be a significant impact on the overall character of the zone. Finally, the criteria applicable to these text amendments are clearly defined and do not conflict with other applicable standards.

4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation;*

Complies. Staff finds that the proposed text amendment is necessary to address a public necessity. With rising living costs, limited land to develop, and a limited housing supply, the need for stable workforce housing in Jackson is at the forefront of public necessity. The 4th story bonus, which is already active in the CR-3 zone, is just one of many existing incentives in place geared at reducing barriers to housing and encouraging denser workforce housing developments. The 4th story bonus incentive will help address the housing needs sooner rather than later while being built within criteria that are appropriate for the desired character of the area.

5. *Improves implementation of the Comprehensive Plan; and*

Not applicable per WY state statute.

6. *Is consistent with other adopted Town Ordinances.*

Complies. The proposed amendment does not conflict with any other Town Ordinances.

Staff Impact.

Staff has spent approximately 50 hours completing research on this topic and preparing this staff report.

Attachments or Links.

Application packet
Departmental reviews

Suggested Motion.

I move to **approve** an LDR Text Amendment (P23-168) to the NH-1 zone, specifically to allow a 4th story and height bonus for workforce housing, based upon factors 1-6 as presented in this staff report, the department reviews, and this staff report dated January 8, 2024.



Jackson/Teton County Affordable Housing Department

Kristi Malone

Housing Supply Specialist

kristi.malone@tetoncountywy.gov

P: 307.732.8571

November 27, 2023

RE: Revision to Request for Land Development Regulation Text Amendments to the NH-1 Zone (P23-168)

Dear Tyler,

Thank you for your attentive review of the Housing Department's application for amendment to the NH-1 zone of the Town of Jackson Land Development Regulations (LDRs). We also very much appreciate the thoughtful feedback provided from the Planning Commission review earlier this month. We have since revised this application to highlight our primary request to add the Workforce Housing Incentive for Additional Height by eliminating the request for allowance of Accessory Local Convenience Commercial uses. Please see the attached revised application materials and contact me with any questions.

Attachments to this letter:

1. Revised Application Narrative
2. Revised Draft LDR Amendment Redline

Sincerely,

Kristi Malone

Kristi Malone

EXISTING TEXT TO BE AMENDED

This application requests amendment to the Town of Jackson Land Development Regulations (LDRs) to add the Workforce Housing Incentive for Additional Height option to the NH-1 zone-specific standards for development sites that meet specified criteria.

The existing LDR text to be amended is:

- Adding 2.2.9.E.2 Workforce Housing Incentive for Additional Height to NH-1 Zone-specific Standards
- Ensuring continuity of the above amendment with the intent of the NH-1 zone described in Section 2.2.9.A

A redline version of the proposed text amendment is included in this application.

NARRATIVE DESCRIPTION OF THE OBJECTIVE

The primary objective of the proposed text amendment is to:

1. incentivize the production of deed restricted affordable and workforce homes via access to additional development potential in the form of a fourth story allowance in the NH-1 zone for sites meeting specific criteria

FACTORS FOR CONSIDERATION

1. Is consistent with the purposes and organization of the LDRs;

Complies. The **purpose** of the LDRs is “to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future inhabitants of the community...” Allowing greater opportunity for deed restricted affordable and workforce housing within an appropriate contextual scale and density setting improves access to safe, stable housing, thereby protecting the welfare of our community. A complete analysis of how the proposed LDR amendment will implement the Jackson/Teton County Comprehensive Plan is included in section 5, below.

Consistency with the **organization** of the LDRs is supported by both integrating and modeling the proposed text amendment to match the formatting and language of relevant existing sections of the LDRs. The proposed language to add a fourth story restricted housing option to sites meeting specific criteria in the NH-1 zone was replicated from the same language currently in the CR-3 zone for this fourth-floor option. Minor edits from the existing CR-3 text are proposed for inclusion in the NH-1 zone to clarify that, 1) a fourth story may be used for parking; 2) that qualifying sites must contiguously be 2 acres in size; and 3) that stepback design features are required.

2. Improves the consistency of the LDRs with other provisions of the LDRs;

Complies. The proposed text amendment builds on the form-based, housing-priority elements of the 2018 Town-wide zoning update. Consistent with other prominent zones in the Midtown

district, like CR-3, this text amendment would introduce options for additional housing incentives in the NH-1 zone, but within a limited context defined by a neighborhood-scale site size and with primary residential uses as the foundation of the zone.

3. Provides flexibility for landowners within standards that clearly define desired character;

Complies. With clear physical development and use standards integrated into the proposed text amendment, singular or collective landowners of 2+ acre sites can flexibly employ the deed-restricted 4th floor housing option to varying degrees as these elements support the unique design, needs and qualities of individual projects. According to the current Town of Jackson Official Zoning Map, existing sites in which the NH-1 zone is applied to 2 or more contiguous acres of land area and to which the proposed fourth story bonus may be applied are:

- Webster Laplant Homestead (approximately 4.5 acres)
- The Clusters (approximately 4+ acres)
- Jackson Hole Meadows (approximately 3.5 acres)
- Scott & Snow King Condo Addition + Jackson Hole Distributing Site (approximately 2 acres)
- 90 Virginian Lane (5.15 acres)
- Trumpeter Swan Condos + Hawks View Townhomes (approximately 2 acres)
- Meadowbrook Village (approximately 3.5 acres)
- Karns 1st, 2nd, 3rd, 4th, 5th, 6th & 7th Additions + West Hansen Townhouses + Kelly Place Condos + Wort 2nd Addition, Ski Hill Townhouses Addition, Indian Summer Townhouses, Alpine Mountain Townhomes, Millward Townhomes, Glenwood Townhomes (approximately 35 acres)
- Meadowland (approximately 3+ acres)
- High Teton Condos, Senior Center, Cedar Creek apartments, Pioneer Homestead Apartments, Buffalo Head Townhomes, Beesley Subdivision, Shadowtree Townhomes (approximately 11 acres)

Of the sites listed, only 90 Virginian Lane, Webster Laplant apartments, and Pioneer Homestead apartments sites contain over 2 contiguous acres of NH-1 land under single entity ownership (per review of the Teton County Clerk's records). If approved, use of the fourth story option presented in this text amendment will be evaluated for implementation at 90 Virginian Lane for affordable and workforce housing.

4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;

Complies. The proposed text amendment is necessary to address public necessity. The Town Council is empowered to promote the health, safety, and general welfare of the present and future inhabitants of the community. Access to stable workforce and affordable housing is a public necessity directly linked to the individual and collective health, safety and welfare of

people working and residing locally. The recently completed Teton Region Housing Needs Assessment identifies significant gaps in access to affordable workforce housing and even more dire projections for future need. With timeliness paramount, it is important to make diverse housing incentive tools available to all appropriate Town locations so that, as redevelopment occurs, permanently deed restricted housing can be expediently incorporated. Application of the 4th floor housing bonus option to large (2+ acre) NH-1 sites incentivizes the production of units restricted for workforce occupancy.

5. Improves implementation of the Comprehensive Plan; and

Complies. Implementation of the following applicable Goals, Principles, and Policies is improved by the proposed LDR text amendment.

Increasing development potential options in the NH-1 zone maintains the community's goal to preserve and protect habitat, habitat connections, scenery, and open space by directing growth into Complete Neighborhoods.

- *Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery Goal: Maintain healthy populations of all native species and preserve the ability of future generations to enjoy the quality natural, scenic, and agricultural resources that largely define our community character.*

Increasing local housing options for local workers reduces both commuter and local car dependence, decreasing GHG emissions. Adding density to infill/redevelopment sites uses less energy than greenfield development.

- *Chapter 2. Climate Sustainability Goal: Emit less greenhouse gases than we did in 2012.*
 - *Principle 2.1— Reduce consumption of non-renewable energy.*
 - *Policy 2.1.a: Shift community energy consumption behavior*
 - *Principle 2.2— Reduce greenhouse gas emissions through land use.*
 - *Policy 2.2.a: Enhance suitable locations as Complete Neighborhoods*
 - *Policy 2.2.b: Direct growth out of habitat, scenery, and open space*
 - *Policy 2.2.c: Improve air quality*
 - *Principle 2.3— Reduce greenhouse gas emissions through transportation.*
 - *Policy 2.3.a: Meet future transportation demand through the use of alternative modes*
 - *Policy 2.3.b: Create a safe, efficient, interconnected multimodal transportation network*

Within the community-wide growth management context directed by the Comprehensive Plan, offering additional locational application of an existing housing bonus option ensures that the amount of development potential is not increased (bonus units built are pulled from finite resource pool), development is in the most suitable location (Town Complete Neighborhood), and is the best type to support our community (permanently deed restricted housing).

- *Chapter 3. Responsible Growth Management Goal: Direct at least 60% of future growth into Complete Neighborhoods to preserve habitat, scenery and open space and provide workforce housing opportunities.*
 - *Principle 3.1—Direct growth out of habitat, scenery, and open space.*
 - *Policy 3.1.a: Ensure there is no net increase in development potential*
 - *Policy 3.1.b: Direct development toward suitable Complete Neighborhood subareas*
 - *Principle 3.2—Enhance suitable locations as Complete Neighborhoods.*
 - *Policy 3.2.a: Enhance the quality, desirability, and integrity of Complete Neighborhoods*
 - *Policy 3.2.d: Emphasize a variety of housing types*
 - *Principle 3.3—Manage growth predictably and locally.*
 - *Policy 3.3.a: Make land use decisions based on Plan framework and policies*
 - *Policy 3.3.d: Strive not to export impacts to other jurisdictions in the region*

Increasing options for development potential in a Town Complete Neighborhood Character Zone supports Town as the Heart of the Region. This proposed development potential is tied to permanent, year-round workforce. Adding this option only to NH-1 with specific site criteria focuses development potential on Transitional Subareas and additional deed-restricted homes.

- *Chapter 4. Town as the Heart of the Region-The Central Complete Neighborhood Goal: The Town of Jackson will continue to be the primary location for jobs, housing, shopping, educational and cultural activities.*
 - *Principle 4.1—Maintain Town as the central Complete Neighborhood.*
 - *Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing*
 - *Policy 4.1.c: Promote compatible infill and redevelopment that fits Jackson's neighborhoods*
 - *Principle 4.3—Develop desirable residential neighborhoods.*
 - *Policy 4.3.b: Develop Transitional Subareas*
- *Chapter 5. Local Workforce Housing Goal: Ensure a variety of workforce housing opportunities exist so that at least 65% of those employed locally also live locally.*
 - *Principle 5.1—Maintain a diverse population by providing workforce housing.*
 - *Policy 5.1.a: House at least 65% of the workforce locally*
 - *Principle 5.2—Strategically locate a variety of housing types.*
 - *Policy 5.2.a: Provide a variety of housing options*
 - *Policy 5.2.b: Housing will be consistent with Character Districts*
 - *Principle 5.3—Reduce the shortage of housing that is affordable to the workforce.*
 - *Policy 5.3.c: Create workforce housing to address remaining shortages*

- *Principle 5.4—Use a balanced set of tools to meet our housing goal.*
 - *Policy 5.4.d: Provide incentives for the provision of workforce housing*
- *Chapter 6. A Diverse and Balanced Economy Goal: Develop a sustainable, vibrant, stable and diversified local economy.*
 - *Principle 6.3—Create a positive atmosphere for economic development.*
 - *Policy 6.3.a: Ensure year-round economic viability*
 - *Policy 6.3.e: Balance housing, nonresidential development, and civic uses*
- *Chapter 7. Multimodal Transportation Goal: Travel by walk, bike, carpool, or transit will be more convenient than travel by single- occupancy vehicle.*
 - *Principle 7.1—Meet future transportation demand with walk, bike, carpool, transit, and micromobility infrastructure*
 - *Policy 7.1.a: Increase the capacity for walking, biking, carpooling and riding transit*

Locationally, the NH-1 zone is applied to Transitional Subareas. LDR Section 2.2.9 for the NH1 zone states, “This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.” Implementation of the proposed text amendment in the NH-1 zone is summarized in Comp Plan Policy 4.3.b: Develop Transitional Subareas:

*“Future development should provide a variety of housing types that **create additional workforce housing**, including multiple family owner-occupied and rental housing....Character will be defined less by the existing development pattern and more by the future Vision for the subarea. Developers are encouraged to utilize the allowances and incentives because these transitional subareas are the desired location of growth. Impactful investments in public infrastructure and housing will help to bolster these subareas and support efforts to promote quality of life.”*

6. Is consistent with the other adopted Town Ordinances.

Complies. Adopted Town Ordinances support the legislative discretion of the Jackson Town Council to administer and amend the Town of Jackson Land Development Regulations.

WORKFORCE HOUSING INCENTIVE FOR ADDITIONAL HEIGHT

2.2.9.A. Intent

1. **General Intent:** The intent of the Neighborhood High Density 1 (NH-1) zone is to provide for high density residential development and to promote workforce housing types using a broad range of attached residential types in a pedestrian-oriented environment. The size of individual buildings will be limited by the application of required dimensional standards, such as FAR, setbacks, and parking, and not by a prescribed standard. Care will be given to ensure that new development respects and enhances the character and cohesiveness of existing residential neighborhoods. This zone is intended for Transitional neighborhoods where increased residential density and workforce housing are intended.
2. **Buildings:** Buildings of three or more attached units can be up to three stories in height. Single or multiple detached buildings, each building with multiple units, on a site is common. Incentives are provided to encourage variety in roof pitch, ~~and~~ design, and on certain sites a fourth story workforce housing bonus.
3. **Parking:** Parking is provided primarily on-site in surface or underground garages or with surface parking. Parking is typically accessed from a primary street or alley if present.
4. **Land Use:** The full spectrum from a detached home to whatever size building can fit the site based on the minimum required density (17.4 units/acre) and the dimensional limitations, such as FAR, setbacks, and parking. Apartments take the place of ARUs because they provide greater flexibility.
5. **Comprehensive Plan:** Based primarily on Subarea 3.2 in the Comprehensive Plan.

2.2.9.E. Additional Zone-specific Standards

The following standards apply in addition to all other standards applicable in the NH-1 zone.

[1. Minimum Density]

2. 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.
 - i. It shall be deed restricted workforce, affordable, or employee housing with an occupancy restriction;
 - ii. It may have an employment and/or price restriction.
 - iii. It shall be exempt from the calculation of affordable housing required but shall not be used to meet the affordable housing requirement for the project.
 - iv. The fourth story may be used for parking that serves the deed restricted residential units.

- b. The project shall provide the affordable housing required by Div. 6.3. on site.
- c. The site shall be at least 2 contiguous acres to provide opportunity for sufficient setback from, and building height step down to small scale development.
- d. The site shall be served by transit within 1/4 mile.
- e. The site shall be within 1/4 mile walking distance from numerous commercial services routinely needed by residents.
- f. The additional building height shall not increase the floor area allowance or decrease the required open space.
- g. For all street facades, the fourth story shall be stepped back a minimum of 10' for at least 40% of the overall façade width. Roofs above the stepped-back portions may encroach a maximum of 3' into the 10' stepback.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-168		ENGINEERING DEPARTMENT COMMENTS	LDR TEXT AMENDMENT - Approved P23-168 ADDRESS: n/a OWNER: n/a APPLICANT: Jackson/Teton County Housing Department 10/18/2023 Matthew Doyle, 733-3079 DATE OF SUBMITTAL: 9/14/2023 DATE OF MATERIALS: 9/11/2023 (Application) REVISION NO.: 00 The engineering division has reviewed your application for an LDR TEXT AMENDMENT submitted on and with application materials as dated above. NO COMMENT NO FEES		
P23-168		PLANNING DEPARTMENT COMMENTS	Staff recommends adding a 4th story stepback requirement similar to other commercial/mixed-use zones and modifying the "Intent" section for the NH-1 zone to include language about potential 4-story buildings and potential accessory commercial uses for certain large sites.		
	09/14/2023	PC PUBLIC NOTICE		ALANGLEY@JACKSONWY.GOV	
	09/14/2023	TOWN COUNCIL 3RD READING		KPAGE@JACKSONWY.GOV	09/14/2023
	10/18/2023	TC PUBLIC NOTICE		MDOYLE@JACKSONWY.GOV	10/18/2023
	10/27/2023	TOWN COUNCIL 1ST READING		TVALENTINE@JACKSONWY.GOV	10/27/2023
		TOWN COUNCIL MEETING			
		FIRE DEPARTMENT COMMENTS			
		COMPLETE REPORT			
		COMPLETENESS REVIEW			
		DETERMINATION OF SUFFICIENCY			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			
		PC KEY ISSUES			
		FINAL LETTER			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATIO N			
		TOWN COUNCIL 2ND READING			
		PC ROUGH DRAFT			
		BUILDING DEPARTMENT COMMENTS			
		INITIAL REPORT			
		PC FINAL DRAFT			
		LEGAL DEPARTMENT COMMENTS			
		JOINT HOUSING DEPARTMENT COMMENTS			
		FINAL REPORT			
		START DEPARTMENT COMMENTS			

STAFF REPORT



Meeting Date:	January 8, 2024	Meeting Title:	Regular
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Stilson Transit Center Facility Project General Contracting Services	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to approve a Construction Management General Contracting Services contract for the Stilson Transit Center Facility Project.

Requested Action.

Staff requests Council approval of the Construction Management General Contracting Services contract for the Stilson Transit Center Facility Project.

Recommendations.

Staff recommends approval of the Construction Management General Contracting Services contract for the Stilson Transit Center Facility Project.

Background.

Teton County, Wyoming is the direct recipient of a federal BUILD (Better Utilizing Investments to Leverage Development) transportation grant from the U.S. Department of Transportation (USDOT) for the Teton Mobility Corridor Improvements (TMCI) project. The TMCI project comprises 13 components in the Greater Yellowstone Region of Idaho and Wyoming, spanning over 30 miles from Driggs, ID to Jackson, WY through the Teton Mountain Range along the WY-22/ID-33 transportation corridor. The Town of Jackson, the City of Driggs, Teton County, Idaho and the Idaho Transportation Department are sub-recipients of the BUILD Grant funds.

The last time the Council discussed this item was at the June 5, 2023, JIM meeting, at which staff presented the 30% Engineer's Estimate and requested JIM consideration of additive design options to the Stilson Transit Center Facility. The additive design options approved included: solar panel installation, geothermal heating/cooling, bike amenities, public art, and parking lot paving.

The Stilson Transit Center Facility Project will consist of a new 2,600 sq. foot facility, an approximately 400 space lit parking lot, stormwater drainage systems, water and wastewater infrastructure, and a realignment/reconstruction of Beckley Park Way.

Analysis & Key Policy Questions.

The Stilson Transit Facility Project is slated to begin construction in the spring of 2025 with an estimated completion date in the fall of 2026. To begin the construction process, staff utilized a Request for Proposal (RFP) process for Pre-Construction and Construction Manager/General Contractor (CMGC) Services. The CMGC was selected because it will produce a more collaborative partnership that will include the construction manager's involvement at the design stage, with consideration given to scheduling, procurement, budgeting, and project phasing.

As part of the CMGC contract, the construction manager's scope of work will include:

1. Pre-construction professional services
2. Development of a Guaranteed Maximum Price (GMP) for the construction of the Stilson Transit Facility
3. Construction Management and General Contracting Services to construct the Stilson Transit Facility Project

For today's presentation, Council will be approving the CMGC contract and the cost to perform the pre-construction services. Once the GMP is finalized, Council will then have the option of approving an amendment to the CMGC contract which will include the GMP in the final contract documents. Staff anticipates presenting the GMP to Council in the summer of 2024.

The RFP advertisement was published in the weekly edition of the Jackson Hole News and Guide on September 20th, September 27th, and October 4th, 2023. The RFP proposed scope of work included pre-construction services and future construction management services for the Stilson Transit Facility. Staff received two proposals, one from Dick Anderson Construction and one from Aufderheide Construction Management (ACM). Once staff received the two RFP proposals, a Town/County review committee was formed to score each of the two RFP proposals. Each proposal was scored based on the scoring criteria below:

		Possible Points
Criteria 1	Company Information	5
Criteria 2	Project Team and Local Seasonal Knowledge	10
Criteria 3	Challenges and Change Orders	10
Criteria 4	Bonding Capability	Y/N
Criteria 5	Safety	5
Criteria 6	Project Cost Information	
	6a. Pre-Construction Fee	20
	6b. CMGC Fees and Rates	20
Criteria 7	Schedule and Approach	20
Criteria 8	Special Considerations	10

Dick Anderson Construction scored the highest overall score at 344.5, compared to ACM's overall score of 321.5.

Key Question: Does Council wish to award the Pre-Construction and CMGC Services contract to Dick Anderson Construction?

Possible Alternatives.

Possible alternatives for this item include:

1. Not awarding the Pre-Construction and CMGC Services contract to Dick Anderson and directing staff to re-advertise the RFP for the Stilson Transit Center Facility Project.
2. Other.

Comprehensive Plan & Priority Alignment.

- Chapter 1. Stewardship of Wildlife, Natural Resources and Scenery
 - Principle 1.2 – Preserve and enhance surface water and groundwater quality
 - Policy 1.2.b – Require filtration of runoff
- Chapter 2. Climate Sustainability
 - Principle 2.1 – Reduce consumption of non-renewable energy
 - Policy 2.1.d – Allow and encourage onsite renewable energy generation
 - Principle 2.3 – Reduce greenhouse gas emissions through transportation
 - Policy 2.3.a – Meet future transportation demand through the use of alternative modes
 - Policy 2.3.b – create a safe, efficient, interconnected multimodal transportation network
 - Principle 2.4.a – Increase energy efficiency in buildings

- Policy 2.4.a – Construct energy efficient buildings
- Chapter 7. Multimodal Transportation
 - Principle 7.1 – Meet future transportation demand with walk, bike, carpool, transit, and micro mobility infrastructure
 - Policy 7.1.c – Interconnect all modes of transportation
 - Principle 7.2 – Reduce greenhouse gases from vehicles to below 2012 levels

Fiscal Impact.

Fiscal impact for Dick Anderson Construction to perform the pre-construction services is \$55,550.00. The FY24 START Bus Capital Budget has appropriated \$1,279,250 for the Stilson Transit Center Facility Project, which has offsetting revenues from both Teton County and the BUILD grant (federal). A portion of this budget (\$500,000) was allocated to begin construction in FY24, but was pushed back due to easement finalization, ongoing design, and property transfer of the Stilson site. As a result, the current FY24 START Budget has adequate funds to cover the \$55,550.00 cost of pre-construction services for the Stilson Transit Center Facility Project.

Staff Impact.

Staff impact for this item included roughly 20 hours preparing the draft contract, RFP proposals, and time allotted to scoring each proposal. In addition, there was roughly 8 hours of Legal time spent reviewing the contract, and 1 hour of Administration time spent reviewing this staff report.

Attachments or Links.

- Dick Anderson Construction RFP Proposal
- A133 Agreement Contract
- Stilson Transit Center Facility Project Review Committee Scores

Suggested Motions.

1. I move to award the Pre-Construction and Construction Manager/General Contractor Services for the construction of the Stilson Transit Center Facility Project to Dick Anderson Construction of Jackson, Wyoming, and authorize the Mayor to execute all necessary documents, subject to minor changes by staff.
2. I move to approve the Pre-Construction services for the Stilson Transit Center Facility Project at a cost not to exceed \$55,550.00.



**DICK ANDERSON
CONSTRUCTION**

Stilson Transportation Center

Proposal for Preconstruction & GC/CM Services

October 13, 2023





October 13, 2023

Town of Jackson
Johnny Ziem
Public Works Director
150 Pearl Avenue
Jackson, WY 83001

RE: Stilson Transportation Center - Dick Anderson Construction Proposal

Dear Johnny Ziem,

Dick Anderson Construction herein presents its proposal for the Stilson Transportation Center Pre-Construction and Construction Manager/General Contractor Services located in Jackson, WY. We comprehend and value the significance of this project and the benefit it will bring to the Jackson community and surrounding areas.

Our company establishes benchmarks on each project that we undertake to ensure consistency and quality in the products that we deliver to our clients. Some of these benchmarks include:

- Working with the entire project team of clients, designers, and construction professionals to work in harmony to achieve a result of which all parties are proud.
- Working with the entire Team to establish a budget at various stages of design, and then have the budget be met with a Design Build Contract.
- Working with the entire Project Team to develop a comprehensive schedule that incorporates the Owner's important milestone dates, designer production schedule, and field fabrication and delivery dates.
- Working with all parties to ensure that we can deliver the project safely and securely for the Client, their users, and all construction Team members.

We would welcome an opportunity to meet and discuss your project. During this discussion, we will further demonstrate our qualifications, and reinforce DAC's project approach that will help you reach your goals.

DAC has the resources to be of consequential value to your project through the entire process of planning and project execution. We come to the table ready to provide expertise and suggestions to expedite, value engineer, and phase this project. Our promise is to "Always be part of the Solution".

Sincerely,

A handwritten signature in blue ink, appearing to read 'Duncan Tyler', with a stylized flourish at the end.

Duncan Tyler
Division Manager - Jackson



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Firm Background

Founded in Helena, MT in 1975, Dick Anderson Construction, Inc. (DAC) has grown from a small, private client company to a regional general construction and contracting industry leader. This structured growth and success are the direct result of our quality work and client relationships.

As the construction market has expanded and diversified over the past 47+ years, DAC has remained at the forefront of innovative delivery. Partnering, collaborative problem-solving, and shared risk management have been core elements of our project delivery for decades.

We have seven offices across Montana and Wyoming with a market-leading portfolio of commercial construction, GC/CM, and Design-Build projects. DAC continues to provide clients and design teams with best-practice knowledge to optimize budgets, maximize programming value, and realize project goals.

For the past seven years, Engineering News Record (ENR) has recognized DAC as one of the Top 400 Contractors in the nation. This recognition by the most respected publication in the construction industry represents DAC's capacity and success as an innovative construction delivery leader.



In 2019, Dick Anderson received the Helena Area Chamber of Commerce's annual Boss of the Year Award. With great leadership, DAC attracts top talent in the Montana market and gives its team members the tools to thrive in the industry. Our team is the key to the success of the company.

Stability in the Construction Market

DAC has grown with the economy while maintaining a healthy amount of retained earnings. We are debt-free and have grown to seven offices in two states. We are not dependent on any one market segment by virtue of our civil division, bridge division, renewable energy division, and general building division.



Employee Retention & Longevity

The positive work environment at DAC is a major factor in our success. The sharing of rewards in our company has helped us create and retain highly motivated and creative staff. Our retention and longevity are second to none in our industry.



Internal Resources

We are consistently one of the largest employers of craftspeople in the region. The development of our employees to perform many of the required skilled trades has been key to our production and ability to meet schedules. Our financial strength has allowed us to buy competitively, take volume discounts, and pay suppliers and subcontractors ahead of schedule resulting in the consistent loyalty of respective subcontractors.



Backlog of Work

We have always been able to sustain steady controllable growth even in times of economic uncertainty. We are grateful for all of the opportunities we have been given over the years to serve and help better our local communities.





Bonding Company

CNA Surety
 Gabe Longoria
 206.799.4072
 gabriel.longoria@cna surety.com

Continental Casualty Company is our exclusive source for bonds. Dick Anderson Construction has used Continental Casualty Company for bonds since 1981.

Bonding Agent:

PayneWest Insurance
 Tyler McIntyre
 406.498.3960
 tmcintyre@paynewest.com

Bonding Limit Per Project:

\$200,000,000+

Bonding Capacity:

\$500,000,000+



"I am writing to express our high regard for Dick Anderson Construction, and without hesitation, would highly recommend them as a contractor of choice.... The technical aspects of this project and unforeseen challenges the team at Dick Anderson had to manage were numerous. However, their team exhibited extraordinary leadership, professionalism, and commitment to excellence throughout the entire project.... If you are looking for a firm that comes to the table highly prepared, that focuses on detail, and who makes your project their own, Dick Anderson Construction is an excellent choice."

Andrew Davidson
D.A. Davidson Companies



Number of Employees - 418

In the last five (5) years:

- DAC has **not** had a settled or pending claim against our payment or performance bond.
- DAC has **not** had a contract terminated for default on a project.
- DAC has been assessed liquidated damages for late delivery of a project. In 2021, DAC was assessed liquidated damages for delayed completion of the Merin and AC Marriott Hotel constructed in Bozeman, Montana, and for the delayed completion of the Mountain Modern Motel in Jackson, Wyoming.
- DAC has **not** taken legal action or dispute resolution proceedings against an Owner other than for an Owner's failure to pay.
- DAC has **not** failed to deliver a project from preconstruction or construction.

For more than 40 years, Dick Anderson Construction has built strong relationships with clients in Montana, Wyoming, and the mountain West. Throughout the years, we have developed a strong team of employees, who bring unmatched experience, skill, and work ethic to each and every project we undertake. We are extremely proud of our reputation for construction excellence and believe our work speaks for itself.





Special Qualifications

With almost 50 years of company roots in the mountain west, Dick Anderson Construction has created a culture that focuses on more than just building, but rather on impacting our community. This impact is evident, as it would be difficult to miss our DAC logo scattered across job sites throughout the region.

Our team is backed with experience in all areas of construction and will use that knowledge to deliver a project that goes above and beyond our client's expectations. In recent years, DAC has seen rapid growth in both the size of our team and the size of our projects, but we have ensured we do not compromise the foundation and principles that our company was built upon. Our decades worth of experience, skill, and building connections in the region are what makes DAC stand out from the rest.

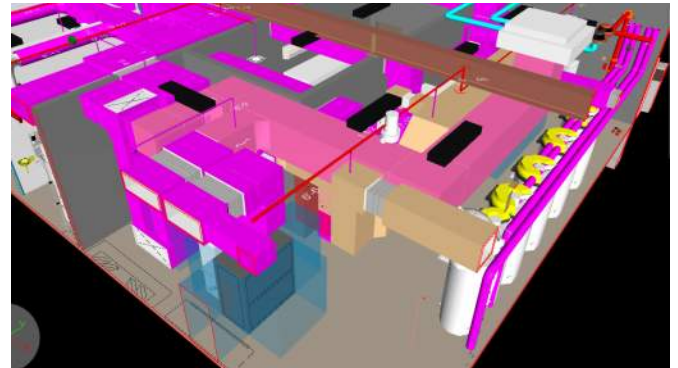


Leader in Implementing the Latest Technology

DAC believes in educating our workforce and providing up-to-date tools and technology to our entire team. We excel at providing real-time information through iPads and field information centers that are accessible to the entire construction team.

BIM COORDINATION & 3D MODELING

Dick Anderson Construction leverages 3D models at nearly all stage of construction. We will track the design evolution as it passes through development for budgeting purposes, and we will host an intensive coordination early in construction to resolve conflict. Moreover, we will ensure the models are in the hands of the men and women on the job doing the actual work. The use of models is being pushed to all corners of DAC job sites and its value is realized in increased efficiencies of installation and the accurate coordination of the many complicated systems.



LASER SCANNING REALITY CAPTURE & USE AS QUALITY CONTROL

Our use of laser scanning and reality capture has increased dramatically in the very recent past. What used to be a super specialized tool for specific projects, has become a commonplace DAC workflow. The ability to instantly compare a 3D scan of an installed condition to a digital design document has allowed us to quickly QC underground plumbing rough-in, immediately identify the smallest variations in a freshly poured slab and confirm steel embed placement.

Local Workforces/Subcontractor Relationships

Our commitment to Cloud Peak Counseling is to think local and utilize craftsman, subcontractors and suppliers from the area. We have a strong team working out of our Sheridan office and the ability to bring many more resources as needed. We've taken the time to develop strong relationships with local subcontractors but also have the relationships to pull resources from our other offices when it's the best option for the project.



Our Experts

DAC has selected our most qualified team to help make the Stilson Transportation Center project a success. Our collaborative delivery process ensures that the team remains the same from preconstruction through construction; thus each team member will be involved in some capacity during pre-construction and construction phases, maintaining continuity throughout the project. Our team works closely together to develop relationships and foster an atmosphere of teamwork with the Owner and Design team that will be carried forward into construction



John Danby
Project Manager

Preconstruction Time Commitment
50%

Construction Time Commitment
50%

As the project manager, John is responsible for the overall execution of the project. With 25 years of construction experience, Mr. Danby has worked his way to Project Manager, learning the parts and pieces of each role along the way. Drawing on experience, John is adept at leading his team through any challenges that may arise. He firmly believes in the four pillars of construction: safety, quality, time & cost and strives for excellence in each. He is an excellent collaborator and adept at working with others to find solutions to the inevitable challenges faced in a project. John loves to see the end result, from what started as an idea that transformed into a tangible product.



Wayne Cooper
Project Superintendent

Preconstruction Time Commitment
20%

Construction Time Commitment
100%

As the superintendent, Wayne will lead the construction effort on site. Wayne has overseen rehabilitation, modification, renovation, repair and new construction projects throughout the course of his 35+ years in construction. He has proven his ability to manage a wide range of project scopes from the earliest conceptual stage to facility operations and continually provides effective oversight of project teams. He has successfully phased each project throughout his career, ensuring the integrity of project schedules and quality control of the project he has been involved with.



Connor McCaffrey
Project Engineer

Preconstruction Time Commitment
10%

Construction Time Commitment
100%

Connor was introduced to construction during his college summers, working as a masonry laborer while home in Virginia. After graduation from WVU, he started working for a large HVAC/Plumbing subcontractor, working on large commercial projects. After two years of working and living in his hometown of Richmond, Virginia, and a trip out west, he decided to pursue a career in the Jackson area. He joined a local General Contractor as a project engineer and gained experience working on a high-end residential project with luxury finishes, which he found to be a unique and fulfilling addition to his commercial project experience.



Shane Flohr
Preconstruction Director

Preconstruction Time Commitment
25%

As the Preconstruction Director, Shane brings years of experience and expertise to the team. Having the unique opportunity to work both in the field and office, Shane's knowledge of constructability, scheduling, bid package development, field management and project management/estimating has molded him into a well-rounded construction industry leader. Shane has spent the last 10 years with Dick Anderson Construction and has developed strong relationships with subcontractors, suppliers and owners that will last a lifetime.



Duncan Tyler
Project Executive

Preconstruction Time Commitment
15%

Construction Time Commitment
15%

As Project Executive, Duncan will oversee the contract negotiations and hold the Team accountable for maintaining a healthy project by overseeing the schedule, budget, and positive Owner and Design Team relations. A Wyoming native, Duncan graduated from BYU – Idaho with a Construction Management Degree with clusters emphasizing Business and Construction. Duncan has a wealth of knowledge in commercial construction and focuses heavily on developing processes to make projects more efficient and teams more productive. He believes customer service and relationships built on honesty and integrity weather the storms of time better than anything.



John Danby

Project Manager

25 Years Construction Experience

Professional Summary

As project manager, John is responsible for the overall execution of the project. During the preconstruction phase he will lead the DAC Team in constructibility reviews, cost estimating, bid pack preparation and coordinating the final project procurement. As the project moves into construction, John will be responsible for the overall management of the project, contract control, and budget management, including subcontractor contracts, submittals, RFI's, ASI's, etc. Additionally he will lead the DAC Team in all owner progress meetings and monitor the overall project schedule. John is the main office point of contact for the duration of the project.

References

Jim Walter
Crystal Creek Capital, LLC
307.733.4733

Education

Brigham Young University
Bachelor of Science Construction Management
Minor in Business



Relevant Project Experience

- ✓ **Core Services Vehicle Maintenance Facility** | Jackson, WY
This project includes the construction of a 31,346 sf vehicle maintenance facility and 249,600 sf of site improvements that will service and maintain critical response and general use vehicles of Teton County and the Town of Jackson.
- ✓ **The Cloudveil** | Jackson, WY
This project is a 125,000 SF, 3-story hotel in the heart of downtown Jackson, WY. The project is a 4-diamond, Marriott Autograph Hotel with 100 guest rooms, underground parking garage, restaurant tenant-improvement, and roof-top terraces valued at \$44.7M.
- ✓ **Mountain Modern Motel** | Jackson, WY
This \$8.5M design-build project includes the renovation of the existing Jackson Hole Lodge campus consisting of a lodge, fitness center, fifty five (55) renovated guest rooms spread over three (3) buildings, renovation of the Mountain Modern Lobby and addition of four (4) guestrooms on the Mountain Modern Phase 1 Campus.
- ✓ **Amangani Homes Jackson** | Jackson, WY
- ✓ **Wells Fargo** | Jackson, WY
- ✓ **Children's Learning Center** | Jackson, WY
- ✓ **Teton Village Fire Department** | Teton Village, WY

Employment History

Dick Anderson Construction
Project Manager
2021 - Present

Big-D Construction
Project Manager/Field Manager
2004 - 2021

Jacobsen Construction
Estimator/Field Engineer
1999 - 2004

David Weekley Homes
Estimator
1998 - 1999

Wayne Cooper

Superintendent

36 Years Construction Experience

2 Years with DAC

Project Responsibilities

As the Superintendent, Wayne will lead the construction on-site. During the pre-construction phase, he will contribute to conversations regarding the project's constructability, proposed material selections and building systems, allowing for a smooth and efficient flow of the work. During the construction phase Wayne will coordinate subcontractor and manpower requirements, ensure jobsite organization and proper layout through quality control procedures and inspections, pre-installation meetings and regular safety meetings.

Employment History

Dick Anderson Construction Superintendent 2022 - Present	Independent Superintendent 2016 - 2022	Big-D Construction Superintendent 2006 - 2015	Jacobsen Construction Superintendent 1996 - 2006	JRW & Associates Superintendent 1988 - 1996
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Representative Project Experience

- ✓ **Core Services Vehicle Maintenance Facility** | Jackson, WY
This project includes the construction of a 31,346 sf vehicle maintenance facility and 249,600 sf of site improvements that will service and maintain critical response and general use vehicles of Teton County and the Town of Jackson.
- ▶ **Parcel 1 Crescent H Residence** | Jackson, WY
- ▶ **Amangani House** | Jackson, WY
- ▶ **Jackson Hole Resort Office & Maintenance Facility** | Jackson, WY
- ▶ **BYU Idaho Multi-Use Building** | Rexburg, ID
- ▶ **Walk Festival Hall Renovation** | Teton Village, WY
- ▶ **Teton Village Fire Station** | Teton Village, WY
- ▶ **Center for Advanced Energy Studies** | Idaho Falls, ID



Connor McCaffrey

Project Engineer

4 Years Construction Experience

Project Responsibilities

As the Project Engineer, Connor will be responsible for creating the submittal log and managing the submittal process. In addition, he will be responsible for developing, communicating, and overseeing the project's quality control plan. Connor will assist the project manager and superintendent with schedule maintenance and distribution to team members.

References

Nathan Bowman
Northworks Architects
315.382.7834
nbowman@nwks.com

Nick Orthman
Bear Development
262.308.2656
northmann@beardevelopment.com

Alex Beekman
Edge Construction Specialties
303.828.6726
alex@edgeconstructionspecialties.com

Education

West Virginia University
Bachelor Degree of Science: Aerospace
Engineering. Bachelor Degree of
Science: Mechanical Engineering



Project Experience

- ✓ **Core Services Vehicle Maintenance Facility** | Jackson, WY
This project includes the construction of a 31,346 sf vehicle maintenance facility and 249,600 sf of site improvements that will service and maintain critical response and general use vehicles of Teton County and the Town of Jackson.
- ✓ **Mountain Modern Motel** | Jackson, WY
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- ✓ **The Glenwood** | Jackson, WY
The Glenwood is a roughly \$50 million dollar project consisting of 21 luxury townhomes in Jackson, Wyoming, including four workforce units. The units are 5 levels and include below grade parking and laundry/mud rooms, 3 levels of luxury living space, and rooftop patio including BBQ, Fire Pit, and Hot Tubs. Half of the units are equipped with personal elevators.

Employment History

Dick Anderson Construction
Project Engineer
2022 - Present

Shaw Construction
Project Engineer
2020 - 2022

Hunnicut & Stevens
Laborer
2020 - 2020

ColonialWebb Contractors
Project Engineer
2018 - 2020



Shane Flohr

Director of Pre-Construction Services

25 Years Construction Experience

10 Years with DAC

Project Responsibilities

Shane has an extensive background in leading Pre-Construction Services for complex projects that are time and budget sensitive. His ability to pull a budget together from conceptual drawings will provide a jump start to your project during preconstruction. Shane brings specific budget, scheduling and constructability knowledge to the entire team when it is the most valuable to the project. He will be the lead preconstruction estimator responsible for establishing project budgets, value engineering ideas, constructability reviews and establishing the GMP.

References

Joe Easton
Coca-Cola Bottling Company High Country
406.239.8888

Scott Reiter, Executive Director of Facilities Services
Billings School District #2
406.855.2892

Education

Montana State University 2001
Bachelor of Science Construction
Engineering Technology

Representative Project Experience

► Core Services Vehicle Maintenance Facility | Jackson, WY

This project includes the construction of a 31,346 sf vehicle maintenance facility and 249,600 sf of site improvements that will service and maintain critical response and general use vehicles of Teton County and the Town of Jackson.

► Coca-Cola Bottling Company High Country | Billings, MT

The main facility consists of a 160,000-sf precast concrete building broken into 80,000-sf for bottling/manufacturing and 80,000-sf of warehouse. 15,000-sf of new office space is attached to the facility that includes a large training space and multiple conference rooms.

► ExxonMobil Billings Refinery Office & Lab Building | Billings, MT

This 28,500-sf single story building is predominately office space but also includes a 5,000-sf new lab facility. The structure of the building is steel columns and beams with roof joist and metal decking. A majority of the steel columns and cross bracing were left exposed in the building to create an industrial feel. The exterior of the building is a combination of vertical metal siding, horizontal metal siding and masonry. The new lab facility contains a state of the art exhaust system and handles the refineries testing procedures for quality control.



Employment History

Dick Anderson Construction
Shareholder / Vice-President
2013 - Present

High Tech Construction
Vice-President
2011 - 2013

High Tech Construction
Project Manager
2008 - 2011

Story Construction
Project Manager
1998 - 2007



Duncan Tyler

Project Executive

19 Years Construction Experience

Professional Summary

Duncan is a Wyoming native who grew up in the Star Valley area. Some of his earliest memories come from cleaning up job sites in Jackson on his dad's construction projects. He worked his way through college doing construction related jobs and obtained a degree in Construction Management from Brigham Young University-Idaho. He then spent six years living in Texas, managing commercial projects and developing clients all over the United States. The flat land, heat, and constant travel didn't suit him or his family life so he opted to move back to the mountains in early 2019. Duncan has focused heavily on developing processes to make projects more efficient and make teams more productive. He believes customer service and relationships built on honesty and integrity weather the storms of time better than anything.

References

David Case
DDRM Partners
435.218.1118
dcase@ddrmpartners.com

Kirk Hogan
Ridgeline Excavation
307.699.9393
kirk@ridgelineexcavation.com

Jason MacKinnon
Design Associates
307.264.9070
jmackinnon@dajh.com

Education

Brigham Young University Idaho
Bachelors Degree in Construction
Management with clusters
emphasizing Business & Construction

Project Experience

- ✓ **Mountain Modern Motel** | Jackson, WY
The Mountain Modern Motel project included a remodel of four buildings, with a total of 59 rooms and a lobby, along with landscaping and hardscape improvements with a Mountain Modern feel. This project was full of surprises in every dirt hole and behind each wall. Despite those challenges the Dick Anderson Construction team completed this project just in time for the Jackson Hole winter season.
- ✓ **South Park Loop Housing** | Jackson, WY
26 Unit apartment complex in Jackson, WY built as employee housing for a project in Teton Village. \$6.4 Million contract value. Project was turned over a month ahead of schedule during a strenuous pandemic supply chain crisis.
- ✓ **The Jackson Home Company** | Jackson, WY
Built three houses for the Jackson Home Company totalling \$2.5 million each and oversaw the development and design management for a dozen projects being built consecutively in Jackson, WY.

Employment History

Dick Anderson Construction Division Manager 2022 - Present	Orion Companies Senior Vice President 2021 - 2022	New West Building Companies Senior Project Manager 2019 - 2021	Parkway Construction Project Manager 2013 - 2019	BYU-I Design & Construction Asst. Project Coordinator 2012 - 2012	
BYU-I Construction Dept. Teachers Aid 2010 - 2012	D&R Renovations Vice President/Owner 2011 - 2013	Fazzolari Custom Homes CM Intern 2011 - 2011	Jenkins Glass Installation Tech 2010 - 2010	The Village Apartments Maintenance Supervisor 2010 - 2009	Dan Tyler Const. Framing Foreman 2006 - 2003



Maintaining Project Schedules

DAC strives to always deliver our projects on schedule. DAC has a proven track record of consistently maintaining these schedules and delivering successful projects. While all of the projects referenced throughout this proposal have been completed on time, the following are a couple of additional projects that have successfully maintained the project schedule.



Story Creek Elementary School

Contract Amount: \$16,464,555
 Project Start: March 2020
 Required Completion: July 2021
 Actual Completion: June 2021
 Time Extensions: 0

Architect:

A&E Architects
 Kris Koessl
 406.698.2388

Client:

Belgrade School District #44
 Bryan Tate
 406.599.9648



Manhattan School Addition

Contract Amount: \$20,111,062
 Project Start: March 2017
 Required Completion: August 2018
 Actual Completion: August 2018
 Time Extensions: 0

Architect:

Slate Architecture
 Scott Cromwell
 406.457.0360

Client:

Manhattan School District
 Karen Hedglin
 406.570.4304

Firm's Workload

If selected, we will manage the Stilson Transportation Center out of our Jackson, Wyoming office. Below is a list of projects currently under contract in this office. The projects listed are well within our normal workload amounts and will not affect our capability to perform and complete your project on time and within budget.

Project	Location	Contract	Completion
Jackson Core Services Project	Jackson, WY	\$30 million	Feb '24
Wyoming Game and Fish - Jackson Region Employee Housing	Jackson, WY	\$12.5 million	Oct '24
One22	Jackson, WY	\$180,000	Jan '24

We are a regional contractor with a deep, talented workforce. In addition to our Jackson office, we have 6 more offices across Wyoming and Montana that we are able to draw manpower and equipment resources from if the need arises. We own and operate a large selection of equipment ranging from skid steers, backhoes, excavators, dozers, cranes, man lifts and scissor lifts.



The Cloudveil

Jackson, Wyoming

The Cloudveil is a 100-room, Marriott Autograph Hotel located just off the Town Square in the heart of Jackson Hole, Wyoming. The Cloudveil is 3-stories and delivers 125,300 SF between two (2) towers tied together via a full glass connector/ entrance capped with a 2nd-level connector roof-top patio. The Cloudveil provides a 22,400 SF underground, valet parking level delivering seventy-nine (79) parking stalls utilizing hydraulic vehicle-lifts to increase parking count beyond available floor area. The underground level contains an additional 7,500 SF of hotel administrative offices, housekeeping/laundry/linen services, food-storage and mechanical/ electrical/IT equipment rooms.

The Hotel's Main Level features a 3,881 SF Lobby with timber, iron and leather accents. The Hotel Lobby provides entrance to a 4,200 SF, full-service bar and grill with an outdoor patio. The Main Level's West Tower features six (6) guest-rooms and public restrooms. The Main Level's East Tower features fifteen (15) guest-rooms, a 763 SF fitness room, pool and spa restrooms and a 550 SF retail space accessed from Deloney Street.

The Hotel's Second Level offers a 3,168 SF Meeting Room venue, a pre-function meeting and gathering space complete with a full-service pre-function kitchen. The two (2) towers are connected on this level with a roof-top lounge featuring outdoor seating gathered around two (2) outdoor fireplaces overlooking the pool deck. The Second Level's West Tower features fifteen (15) guest-rooms, six (6) with outdoor balconies overlooking Center Street. The Second Level's East Tower features twenty-six (25) guest-rooms and a porte-cochere overhanging the Hotel's entry drive.

The Hotel's Third Level unveils an impressive 5,500 SF, multi-level rooftop terrace/patio spanning over the top of an adjacent bank building. The rooftop terrace also offers a large, heated, 3-season shade structure with motorized wall and roof panels presenting an open or closed environment surrounded by landscaping to compliment Jackson's natural aura. The Third Level's West Tower features fifteen (15) guest-rooms, six (6) with outdoor balconies providing stunning mountain views. The Third Level's East Tower features twenty four (24) guest-rooms, two (2) with outdoor balconies featuring view to Snow King Ski Resort.

Project Size:

125,300 SF

Contract Value:

\$49,071,427

Duration:

April 2019 - May 2021

Project Team:

Project Manager: Brian Bolton
Project Engineer: Robert McCorkle
Superintendents: Leonard Strobbe
Joe Robbins
Mike Shaner

Method of Construction:

GC/CM

Client:

Crystal Creek Capital, LLC
Jim Walter
307.733.4733

Architect:

IBI Architects
Peter Pillman
801.532.4233





Mountain Modern Motel

Jackson, Wyoming

This project was a collaborative effort between Truexcullins and Dick Anderson Construction to remodel the existing Jackson Hole Lodge and bring it up to new standards and rebrand it as the Mountain Modern Motel. The team took four existing buildings and renovated them inside and out to give them a mountain modern feel.

Dick Anderson was involved throughout the design and building process to ensure that the project was turned over successfully. Although experiencing many jurisdictional and technical issues along the way, the project was completed in fall of 2022 and is currently in operation. Site logistics were also challenging due to its location on Broadway and Pearl in the heart of Jackson Hole.



Client:

Crystal Creek Capital, LLC
Adrian Barton
307.733.4733

Architect:

Truexcullins
Kim Deetjen
802.658.2775

Method of Construction:

Design-Build

Contract Value:

\$9,029,206

Duration:

January 2021 - September 2022

Jackson Core Services

Jackson, Wyoming

This project involves the construction of a 30,000 square foot addition to the existing START Bus Facility. This expansion will include essential features such as wash bays and vehicle lifts, which will significantly enhance the town's ability to maintain its existing fleet of municipal vehicles.

Dick Anderson is actively managing this project as the Construction Manager at Risk (CMAR), leveraging their expertise to ensure its successful execution. As of now, the project is proceeding on schedule and is anticipated to be completed with a target finish date in early 2024.

Client:

Town of Jackson
Johnny Zeim
307-733-3079

Architect:

Stantec Architecture, Inc.
Fritz Gale
303.575.8595

Method of Construction:

GCCM

Contract Value:

\$30 million

Duration:

September 2022 - February 2024

Throughout this endeavor, the Town of Jackson has proven to be an exemplary client, fostering a collaborative atmosphere. Together, the town and Dick Anderson Construction have effectively addressed unforeseen challenges, demonstrating their unwavering commitment to the project's success.

The expansion of the START Bus Facility represents a significant milestone in the partnership between Dick Anderson Construction and the Town of Jackson. This project not only enhances the facility's capabilities but also underscores the dedication of all parties involved in overcoming obstacles and delivering a project of enduring value.





Wyoming Game and Fish Jackson Region Employee Housing

Jackson, Wyoming

The Wyoming Game and Fish Jackson Region Employee Housing project is a GCCM project that started as a Construction Manager at Risk project. We worked closely with the engineers and architects at the beginning of the project to coordinate constructability and assist in the planning phases. The majority of this project is a modular design, so we worked early on with the Wyoming Game and Fish to select a suitable supplier for those modules. We also worked to develop a plan of execution on-site. Much of the coordination of this job was done months in advance of starting the project and has been a highly collaborative effort to make sure we were meeting the needs of the local region while also considering the natural resources adjacent to the job site. The public eye of scrutiny has followed this project and we have successfully navigated difficult local situations to commence this project on the right foot. It has a scheduled turnover of October 2024.



Client:

Wyoming Game and Fish
Loren Woodin
307.777.4582

Architect:

Krikor Architects
Greg Mason
307.413.6874

Jorgensen Engineering
Brian Barney
307.733.5150

Method of Construction:

CMAR/GCCM

Contract Value:

\$12.5 million

Duration:

August 2023 - October 2024

Quartz Flats Rest Area

Mile Marker 58 - 1-90 | Superior, Montana

The Quartz Flats Rest Area project was a complete Turn Key Design Build delivery method. The project consisted of the complete removal and replacement of the existing rest area facilities and sewage treatment with a complete self sufficient treatment system.

In more detail the project consisted of separate West Bound and East Bound building structures, each consisting of a common entrance vestibule, interior lobby, and (8) individual room restrooms for complete privacy during usage by the public. The Lobby and adjoining restrooms have the open air feel with tall Floor to Ceiling windows and privacy Kalwall panels allowing light into the individual restrooms.

Client:

Montana Dept. of Transportation
John Schmidt

Architect:

CWG Architects

Method of Construction:

Design-Build

Contract Value:

\$9 million

Duration:

March 2021 - May 2022

The site consisted of complete clear and grubbing, regrading the entire site, installation of a redundant treatment system and piping for each building (WB & EB). The parking areas were increased in size and capacity to upgrade the facility to facilitate the current day usage and planned usage for years to come.





Greatest Challenges

The DAC Team believes the greatest challenge to the project is the labor and material resource availability within the Jackson market. While we have reached out to several subcontractors who have expressed sincere interest in the project, Teton County continues to struggle with labor and material availability. These challenges can be mitigated through detailed short-term and long-term scheduling and regular communication with subcontractors and suppliers.

Additionally, this project is adjacent to several natural resources and a migration corridor for a wide range of wildlife. It is critical to this project that all efforts are made to minimize impacts on these resources.

Finally, managing the impact on the public will be an important aspect of the execution of the project. Stilson lot currently provides 850 parking spaces for winter transportation to Teton Village. As such, work on the transit center must be scheduled to allow as much parking as possible to be available during the winter months. Public impacts in the summer must also be managed as the public has become accustomed to using the space for ridesharing, recreation, and other short-term parking.



Change Order Management

DAC will Minimize and Manage Change Orders by:

- Tracking and reviewing weekly
- Collaborating with the Stilson Transportation Team to make quick decisions to minimize increases in cost.
- Limiting scope gap by thoroughly reviewing the documents while compiling the bid packages to ensure every item is complete.
 - Scope gaps often occur with smaller incidentals such as miscellaneous steel. Many steel fabricators and erectors exclude smaller pieces of steel; however, we will ensure these pieces are specified in their respective bid packages, eliminating the possibility of a change order.
- Communicating on a regular basis to ensure items are not overlooked.
- Analyzing plans during design to ensure the constructability of the project.
- If the need for a change order arises, DAC will provide the Stilson Transportation Team with a detailed cost breakdown of the work involved and, if necessary, negotiate on behalf of the owner for the best value

The screenshot displays the Primavera P6 'Activities' window. The left-hand 'Planning Explorer' pane shows a hierarchical tree of activities. Under the 'Engineering works' category, several sub-activities are listed, including 'Design', 'Procurement', 'Construction of Substation', and 'Commissioning'. The main workspace shows a Gantt chart for the 'Engineering works' activity. The timeline spans from Q1 2014 to Q3 2014. The Gantt chart displays task bars for 'Design', 'Procurement', 'Construction', and 'Commissioning'. The 'Design' task is highlighted in blue, and the 'Procurement' task is highlighted in yellow. The 'Construction' task is highlighted in green, and the 'Commissioning' task is highlighted in red. The Gantt chart also shows a 'Summary' task bar at the bottom. The right-hand pane displays a 'Summary' table with columns for 'Task Name', 'Start', 'Finish', and 'Duration'. The table lists the following tasks:

Task Name	Start	Finish	Duration
Design	01/01/14	31/03/14	90
Procurement	01/04/14	31/05/14	60
Construction	01/06/14	31/08/14	90
Commissioning	01/09/14	31/10/14	60
Summary	01/01/14	31/10/14	300

- Jason Davis, AIA, NCARB
President, SMA Architecture +
Design



601 Union Street Suite 1601, Seattle, WA 98101

Gabriel Longoria
Underwriting Director
T: 206-587-7622
F: 312-894-5217
Gabriel.Longoria@cnaSurety.com

October 13, 2023

Town of Jackson, WY
150 E. Pearl Ave
Jackson, WY 83001

RE: RFP – Stilson Transportation Center
GC/CM - Dick Anderson Construction

To Whom It May Concern:

We are providing this information at the request of our principal, Dick Anderson Construction.

We have been providing surety bonds for Dick Anderson Construction since 1981. Bonding for Dick Anderson Construction is through Continental Casualty Company, which is Treasury listed and has an AM Best rating of "A," with a size rating of XV.

We understand that Dick Anderson Construction is submitting its proposal for the Stilson Transit Center Project with an estimated GMP of up to \$20 million. This letter is to advise that we have previously approved Dick Anderson on single projects in excess of \$200 million and they qualify for work programs in the \$600 million range. Dick Anderson currently has sufficient bonding capacity for this project.

As always, Continental Casualty Company reserves the right to perform normal underwriting at the time of any bond request, including, but not limited to review and approval of relevant contract documents, bond forms, and project financing. Any arrangement to provide final bonds is a matter between Continental Casualty Company and Dick Anderson Construction and we assume no liability to you or third parties if we do not execute such bonds.

Should you have any further questions, please do not hesitate to call.

Sincerely,

Gabriel Longoria
Underwriting Director

Safety

DAC is dedicated to the concept that all injuries are preventable. Accordingly, we are committed to achieving and sustaining "Zero Injury Performance" through continuous improvement practices.

Objectives

- Demonstrate that ZERO Injuries and Illnesses is an achievable goal.
- Strive to work each day incident free.
- Work toward eliminating all injuries and incidents through continuous improvement.
- Promote environmental, safety, and health objectives as a constant value in designing, planning, training, and executing work.
- Promote line management ownership and involvement in the safety and health process.
- Enhance employee awareness and involvement in our plan implementation.

PRIOR YEARS STATS	BUREAU OF LABOR STATS (NATIONAL)	2022	2021	2020
Recordable Incident Rate	3	0.97	1.65	0.8
MOD Rate	1	0.69	0.71	0.74
Lost Work Day Cases	1.2	0	0	0
Loss Ratio	N/A	4.7%	9.5%	13%
Lost Time Incident Rate	1.8	0.0	0.0	0.0
Total Hours Worked		823,114	738,325	751,136
Average of Employees (BLS)		400	362	380
OSHA/MHSA Recorable Claims		4	6	4



Goals

One of the unifying goals of DAC is to perform all jobs in an accident-free environment. In keeping with our Zero Accident Philosophy, DAC has established performance measures focusing on the critical drivers of safety performance. By focusing on the program elements that create and promote an accident-free workplace, the management team can identify and correct future problems before they become past failures. This allows DAC to develop leadership behaviors and actions that positively impact safety performance.

All accidents, no matter how minor, shall be reported promptly to the immediate supervisor for evaluation/investigation. Since every accident includes a sequence of contributing causes, it is possible to avoid a repeat performance of the first event by recognizing and eliminating these causes. The removal of just a single cause can prevent a recurrence. During the supervisor's evaluation, they must determine the possible consequences that could take place if the situation is not corrected and take appropriate action based on those findings.

236220 NAICS Code

412 Firm's average number of employees

0 OSHA Violations or Penalties in the last 5 years

NUMBER ONE IN ALL WE DO!

At Dick Anderson Construction our goal is not only to be the best contractor in the industry, but to have a world class safety program that will set us apart from our peers. **Our safety culture doesn't start or stop only at the jobsite;** it's taking this mindset home to our families and ensuring we are all making safety a family business.



Pre-Construction Services

<u>Key Personnel Hourly Rate</u>				
Project Executive			\$150.00	/Hour
Pre-Construction Director			\$150.00	/Hour
Project Manager / Estimator			\$120.00	/Hour
Superintendent			\$120.00	/Hour
Project Engineer			\$90.00	/Hour

<u>Estimated Cost for Preconstruction Services</u>				
Constructability Review 90%			20	Man Hours
Final Document Review 100%			20	Man Hours
Pre-GMP Cost Estimate			150	Man Hours
Final GMP Cost Estimate			150	Man Hours
Estimated Weighted Hours				
Project Executive			25.0	Hours
Pre-Construction Director			50.0	Hours
Project Manager / Estimator			265.0	Hours
Description		Est. Hours	Cost / Hour	Est. Cost
Project Executive		25.0	150	\$3,750.00
Pre-Construction Director		50.0	150	\$7,500.00
Project Manager / Estimator		265.0	120	\$31,800.00
Allowance for Reimbursable (travel expenses, plan printing, etc.)				\$10,000.00
Misc				\$2,500.00
Total Estimated MAXIMUM Preconstruction Costs to GMP				\$55,550.00



CM/GC Construction Services

DAC Construction Fee:

5.0%

Daily General Conditions Rate:

\$3,143



Labor Rates and Schedule of Key Personnel

In lieu of the Contractor compiling and submitting payroll and cost information regarding its actual labor costs, the Owner agrees to compensate the Contractor for its labor costs based on the personnel categories and at the rates for such personnel categories outlined in the schedule below.

Classification	Labor Rate	Classification	Employee
Laborer	\$70.00/Hour	Project Executive	Duncan Tyler
Carpenter	\$75.00/Hour	Preconstruction Director	Shane Flohr
Foreman	\$87.50/Hour	Project Manager/Estimator	John Danby
Operator	\$77.50/Hour	Superintendent	Wayne Cooper
Painter	\$75.00/Hour	Project Engineer	Connor McCaffrey
Project Assistant	\$75.00/Hour		
Project Engineer	\$90.00/Hour		
Superintendent	\$120.00/Hour		
Project Manager/Estimator	\$120.00/Hour		

The listed labor rates are burdened labor (base labor rate per worker classification including taxes and insurance but excluding overhead and profit). Additionally, these labor rates do not include costs associated with travel, per diem and/or lodging.



Self-performed Work

DAC has a strong self-performance capacity and has been historically competitive when bidding against market subcontractors. We pursue a best-value approach to provide the lowest-cost combination of self-performance and subcontracted work.

Scopes that we intend to self-perform include:

- Foundation Damp proofing
- Rough Carpentry
- Finish Carpentry
- Doors/Hardware/Specialties
- Painting
- Sheetrock
- Concrete
- Siding
- Heavy Timbers

Inflation Considerations

We have seen inflation rates of 5-6% historically, and foresee a similar inflation rate moving forward.



Schedule Scenario 1

Begin grading and sitework in May 2024 with a focus to complete at least 50% of the parking prior to the 2024 ski season. This scenario requires release of sitework package ahead of building permit.

Depending on the weather, some site activities may progress after phase 1 paving. This scenario also assumes that sitework operations will be suspended on or about November 14, 2024 and recommence on or about April 14, 2025.

This schedule assumes the building permit will not be provided until April of 2025 and therefore the transit building will not start until that time.

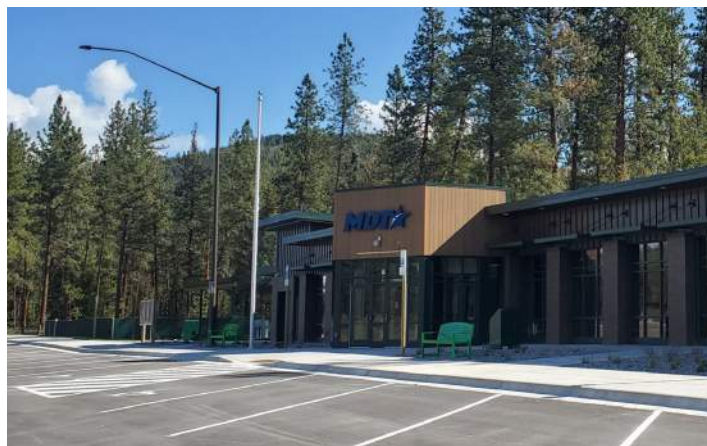
Complete project in September of 2025

Advantages:

- Less likely to have disruptions to the 2024/25 ski season.
- More control with long lead items for the building. Starting later allows for more procurement time.
- More opportunities to resolve coordination issues ahead of starting construction of transit building.

Disadvantages

- Work is compressed to the back end of the timeline, putting overall schedule completion at risk.
- More risk for cost escalation due to later building start.
- Results in a three to five month suspension of any construction activities dependent on the winter weather.
- Schedule requires more time than originally planned.



Schedule Scenario 2

Begin grading and sitework in May 2024 with a focus to complete at least 50% of the parking prior to the 2024 ski season. This scenario requires release of sitework package ahead of building permit.

Depending on the weather, some site activities may progress after phase 1 paving. This scenario also assumes that sitework operations will be suspended on or about November 14, 2024 and recommence on or about April 14, 2025.

This schedule assumes the building permit will be provided in October of 2024 and therefore the transit building will start earlier than Scenario 1.

Complete balance of sitework in the summer of 2025

Advantages:

- Work is front loaded on the schedule.
- Shorter overall timeline reducing general conditions costs.
- More control with long lead items for the building. Starting later allows for more procurement time.
- Better control of the escalation with earlier buyout of sub-contractors.

Disadvantages

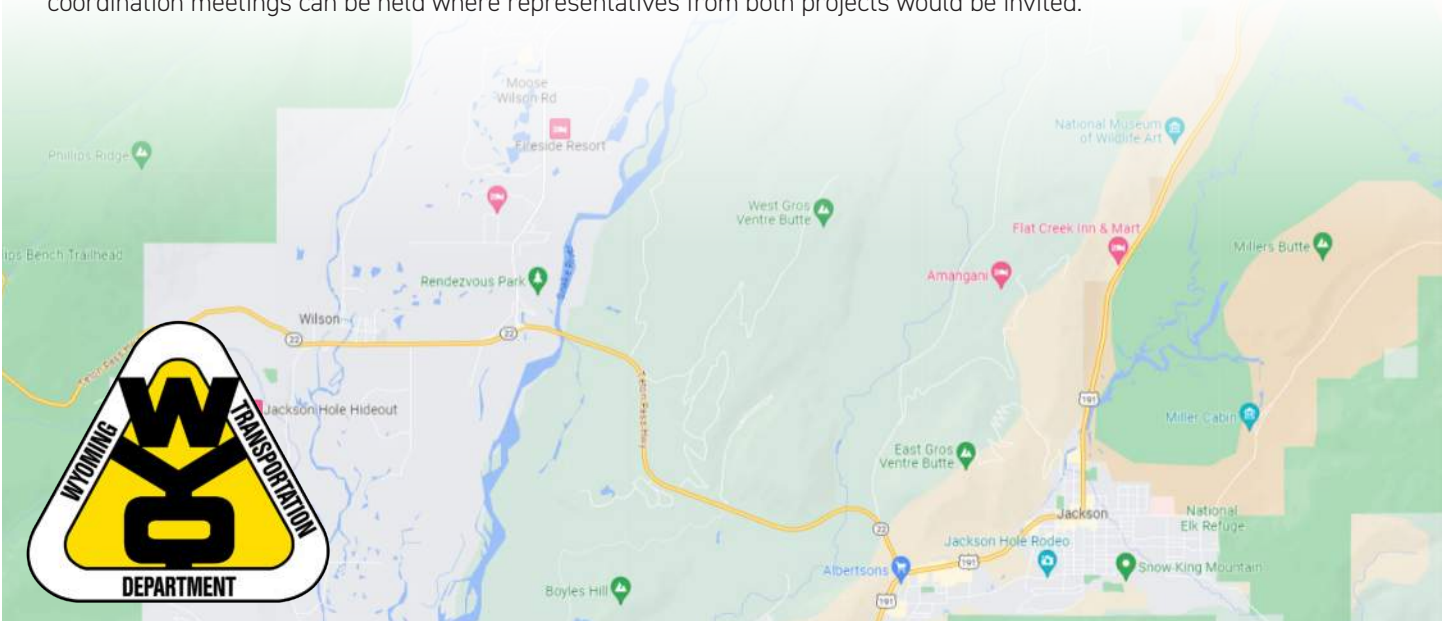
- Building start is wholly dependent upon receipt of building permit.



Adjacent WYDOT Projects

In our conversation with WYDOT representatives we have learned the following:

- Cattle guards on Beckley Drive at both ends have been installed by WYDOT. In addition, the pathway along the south side of Beckley Drive has also been completed. The completion of that work provides better isolation of the activities for this project and the adjacent highway project.
- The work at the intersection of Wyoming 22 & 390 will continue through next summer but the controlling factor for the highway project is the new bridge over the Snake River. That bridge will not be completed until Spring/Summer 2025. That will mean that the work on the Stilson Transportation project could potentially be impacted by traffic delays on the adjacent project. Fundamental to the success of this project is the regular coordination of major construction activities on the Stilson project with scheduled road closures and interruptions on the WYDOT project. Specific major activities in the Stilson project include excavation export import activities, Asphalt placement, curb & gutter placement, and building foundation pours. That coordination will be achieved by regular communication with stakeholders between both projects. Where necessary, specific coordination meetings can be held where representatives from both projects would be invited.



Dick Anderson Construction from start to finish is an incredible team player. Having them at the table early in design was very beneficial to the district. They communicate well and bring creative solutions and ideas to reduce costs. I cannot say enough about their professionalism, knowledge, experience and a proven record of accomplishments.

Dick Anderson Construction has not only been solid before and during construction. They have also been very dependable once construction is complete, addressing all warranty issues in a timely manner."

- Burley McWilliams, Director of Operation & Maintenance
Missoula County Public Schools



ALWAYS PART OF THE SOLUTION

Dick Anderson Construction strives to build long lasting relationships with our owners. We are not just another construction company that constructs buildings. We take pride in every job we do and want to become part of your TEAM.

A strong TEAM builds a successful project.



DRAFT AIA® Document A133™ – 2019

Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price

AGREEMENT made as of the day of in the year 2024
(In words, indicate day, month, and year.)

BETWEEN the Owner:

Johnny Ziem, Assistant Public Works Director, Owner
The Town of Jackson, Wyoming
P.O. Box 1687
Jackson, WY 83001

and the Construction Manager:

Dick Anderson Construction
1135 Maple Way #3
Jackson, WY
83001

for the following Project:

Stilson Transit Center Facility Project
1455 North Beckley Park Way
Teton County, WY

The Engineer:

Jorgensen Associates (Engineer)
P.O. Box 9550
270 E. Simpson Ave.
Jackson, WY 83002

The Owner and Construction Manager agree as follows.

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™-2017, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

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EXHIBIT A GUARANTEED MAXIMUM PRICE

EXHIBIT B INSURANCE AND BONDS

ARTICLE 1 INITIAL INFORMATION

§ 1.1 This Agreement is based on the Initial Information set forth in this Section 1.1.

(For each item in this section, insert the information or a statement such as "not applicable" or "unknown at time of execution.")

§ 1.1.1 The Owner's program for the Project, as described in Section 4.1.1:

The project consists of a new transit center building. The building will contain a climate-controlled waiting space in one section of the building, a breezeway between ADA accessible toilet rooms, and mechanical/electrical spaces. Building materials include metal stud bearing walls and exposed treated structural wood columns. Exterior finishes include a combination of exposed concrete walls, artificial stone finishes, aluminum storefront glazing, pre-finished metal siding and trim, and a single ply membrane roof. Interior finishes include drywall finishes, painting, flooring, and plumbing fixtures. Construction includes, but is not limited to, concrete foundations and stem walls, steel framing, aluminum glazed windows and future sliding door, porcelain tile finishes, and public art. Beckley Parkway Road construction, site utility work,

domestic water well system, landscaping, bike storage building, asphalt parking lot with lighting, and future electric charging stations.

§ 1.1.2 The Project's physical characteristics:

The total developed site size is approximately 6-acres.

§ 1.1.3 The Owner's budget for the Guaranteed Maximum Price, as defined in Article 6:

The Owner's budget is \$14,000,000 dollars.

§ 1.1.4 The Owner's anticipated design and construction milestone dates:

.1 Design phase milestone dates, if any:

- Jan. 5, 2024 – Pre-GMP work
- June 3, 2024 – GMP work
- Sept. 3, 2024 – GMP First Amendment

.2 Construction commencement date:

The construction commencement date shall be fixed in a Notice to Proceed issued by Owner after approval of the GMP First Amendment

.3 Substantial Completion date or dates:

July 24, 2026

.4 Final Completion date or dates:

September 4, 2026

§ 1.1.5 The Owner's requirements for accelerated or fast-track scheduling, or phased construction, are set forth below:

The Owner will consider accelerated or fast-track scheduling and phased construction.

§ 1.1.6 The Owner's anticipated Sustainable Objective for the Project:

No Sustainable Objective.

§ 1.1.6.1 Reserved.

§ 1.1.7 Other Project information:

As a federally funded project the following will be made part of this contract, see below and Exhibit E:

- Performance and payment bonds
- Davis Bacon prevailing wages certification

- Protest procedures
- FTA third party contract clauses
- Federal certifications
- Federal contract provisions

§ 1.1.8 The Owner identifies the following representative in accordance with Section 4.2:

Johnny Ziem, Assistant Public Works Director, Owner's Representative
The Town of Jackson, Wyoming
P.O. Box 1687
Jackson, WY 83001

§ 1.1.9 The persons or entities, in addition to the Owner's representative, who are required to review the Construction Manager's submittals to the Owner are as follows:

Jorgensen Associates (Engineer)
P.O. Box 9550
270 E. Simpson Ave.
Jackson, WY 83002

§ 1.1.10 The Owner shall retain the following consultants and contractors:

To be determined later on GMP First Amendment

§ 1.1.11 The Owner's representative:

Kevin Meagher
Jorgensen Associates
P.O. Box 9550
270 E. Simpson Ave.
Jackson, WY 83002

§ 1.1.12 The Construction Manager identifies the following representative in accordance with Article 3:

John Danby
Project Manager
2675 Heartland Drive
Sheridan, WY 82801

§ 1.1.13 The Owner's requirements for the Construction Manager's staffing plan for Preconstruction Services, as required under Section 3.1.9:

As indicated in Statement of Proposal for Preconstruction and GC/CM Services, for the Stilson Transportation Center, as prepared by Dick Anderson Construction, dated October 13, 2023.

§ 1.1.14 The Owner's requirements for subcontractor procurement for the performance of the Work:

- Subcontractors are bound by the same terms as the prime contractors' agreement.

- Subcontractors must be publicly and competitively advertised for bid solicitations.

§ 1.1.15 Other Initial Information on which this Agreement is based:

See Article 15 Scope of the Agreement below.

§ 1.2 The Owner and Construction Manager may rely on the Initial Information. Both parties, however, recognize that such information may materially change, and, in that event, the Owner and the Construction Manager shall appropriately adjust the Project schedule, the Construction Manager's services, and the Construction Manager's compensation. The Owner shall adjust the Owner's budget for the Guaranteed Maximum Price and the Owner's anticipated design and construction milestones, as necessary, to accommodate material changes in the Initial Information.

§ 1.3 Neither the Owner's nor the Construction Manager's representative shall be changed without ten days' prior notice to the other party.

ARTICLE 2 GENERAL PROVISIONS

§ 2.1 The Contract Documents

The Contract Documents consist of this Agreement, Conditions of the Contract (General, Supplementary, and other Conditions), Drawings, Specifications, Addenda issued prior to execution of this Agreement, other documents listed in this Agreement, and Modifications issued after execution of this Agreement, all of which form the Contract and are as fully a part of the Contract as if attached to this Agreement or repeated herein. Upon the Owner's acceptance of the Construction Manager's Guaranteed Maximum Price First Amendment, the Contract Documents will also include the documents described in Section 3.2.3 and identified in the Guaranteed Maximum Price and revisions prepared by the Engineer and furnished by the Owner as described in Section 3.2.8. The Contract represents the entire and integrated agreement between the parties hereto and supersedes prior negotiations, representations or agreements, either written or oral. If anything in the other Contract Documents, other than a Modification, is inconsistent with this Agreement, this Agreement shall govern. An enumeration of the Contract Documents, other than a Modification, appears in Article 15.

§ 2.2 Relationship of the Parties

The Construction Manager accepts the relationship of trust and confidence established by this Agreement and covenants with the Owner to cooperate with the Engineer and exercise the Construction Manager's skill and judgment in furthering the interests of the Owner to furnish efficient construction administration, management services, and supervision; to furnish at all times an adequate supply of workers and materials; and to perform the Work in an professional, expeditious, and economical manner consistent with the Owner's interests. The Owner agrees to furnish or approve, in a timely manner, information required by the Construction Manager and to make payments to the Construction Manager in accordance with the requirements of the Contract Documents.

§ 2.3 General Conditions

§ 2.3.1 For the Preconstruction Phase, AIA Document A201™–2017, General Conditions of the Contract for Construction, shall apply as follows: Section 1.5, Ownership and Use of Documents; Section 1.7, Digital Data Use and Transmission; Section 1.8, Building Information Model Use and Reliance; Section 2.2.4, Confidential Information; Section 3.12.10, Professional Services; Section 10.3, Hazardous Materials; Section 13.1, Governing Law. The term "Contractor" as used in A201–2017 shall mean the Construction Manager.

§ 2.3.2 For the Construction Phase, the General Conditions of the Contract shall be as set forth in A201–2017, which document is incorporated herein by reference. The term “Contractor” as used in A201–2017 shall mean the Construction Manager.

ARTICLE 3 CONSTRUCTION MANAGER’S RESPONSIBILITIES

The Construction Manager’s Preconstruction Phase responsibilities are set forth in Sections 3.1 and 3.2, and in the applicable provisions of A201-2017 referenced in Section 2.3.1. The Construction Manager’s Construction Phase responsibilities are set forth in Section 3.3. The Owner and Construction Manager may agree, in consultation with the Engineer, for the Construction Phase to commence prior to completion of the Preconstruction Phase, in which case, both phases will proceed concurrently. The Construction Manager shall identify a representative authorized to act on behalf of the Construction Manager with respect to the Project.

§ 3.1 Preconstruction Phase

§ 3.1.1 Extent of Responsibility

The Construction Manager shall exercise reasonable care in performing its Preconstruction Services. The Owner and Engineer shall be entitled to rely on, and shall not be responsible for, the accuracy, completeness, and timeliness of services and information furnished by the Construction Manager. The Construction Manager, however, does not warrant or guarantee estimates and schedules except as may be included as part of the Guaranteed Maximum Price. The Construction Manager is not required to ascertain that the Drawings and Specifications are in accordance with applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of public authorities, but the Construction Manager shall promptly report to the Engineer and Owner any nonconformity discovered during the preconstruction phase by or made known to the Construction Manager as a request for information in such form as the Engineer may require. See Exhibit C Dick Anderson Construction Proposal for Preconstruction and GC/CM Services and Exhibit D Request for Proposals for full extent of preconstruction services.

§ 3.1.2 The Construction Manager shall provide a preliminary evaluation of the Owner’s program, schedule and construction budget requirements, each in terms of the other.

§ 3.1.3 Consultation

§ 3.1.3.1 The Construction Manager shall schedule and conduct Bi-Weekly meetings with the Engineer and Owner to discuss such matters as procedures, progress, coordination, and scheduling of the Work.

§ 3.1.3.2 The Construction Manager shall advise the Owner and Engineer on proposed site use and improvements, selection of materials, building systems, and equipment. The Construction Manager shall also provide recommendations to the Owner and Engineer, consistent with the Project requirements, on constructability; availability of materials and labor; time requirements for procurement, installation and construction; prefabrication; and factors related to construction cost including, but not limited to, costs of alternative designs or materials, preliminary budgets, life-cycle data, and possible cost reductions. The Construction Manager shall consult with the Engineer and Owner regarding professional services to be provided by the Construction Manager during the Construction Phase.

§ 3.1.3.3 The Construction Manager shall assist the Owner and Engineer in establishing building information modeling and digital data protocols for the Project, using Jorgensen’s Electronic Exchange Agreement, to establish the protocols for the development, use, transmission, and exchange of digital data.

§ 3.1.4 Project Schedule

When Project requirements in Section 4.1.1 have been sufficiently identified, the Construction Manager shall prepare and periodically update a Project schedule for the Engineer’s review and the Owner’s acceptance. The Construction Manager shall obtain the Engineer’s approval for the portion of the Project schedule relating to

the performance of the Engineer's services. The Project schedule shall coordinate and integrate the Construction Manager's services, the Engineer's services, other Owner consultants' services, and the Owner's responsibilities; and identify items that affect the Project's timely completion. The updated Project schedule shall include the following: submission of the Guaranteed Maximum Price First Amendment; components of the Work; times of commencement and completion required of each Subcontractor; ordering and delivery of products, including those that must be ordered in advance of construction; and the occupancy requirements of the Owner.

§ 3.1.5 Phased Construction

The Construction Manager, in consultation with the Engineer and Owner, shall provide recommendations with regard to accelerated or fast-track scheduling, procurement, and sequencing for phased construction. The Construction Manager shall take into consideration cost reductions, cost information, constructability, provisions for temporary facilities, and procurement and construction scheduling issues.

§ 3.1.6 Cost Estimates

§ 3.1.6.1 Based on the most current design and other design criteria prepared by the Engineer, the Construction Manager shall prepare, for the Engineer's review and the Owner's approval, preliminary estimates of the Cost of the Work. If the Engineer or Construction Manager suggests alternative materials and systems, the Construction Manager shall provide cost evaluations of those alternative materials and systems.

§ 3.1.6.2 The Construction Manager shall prepare and update, at appropriate intervals agreed to by the Owner, Construction Manager and Engineer, an estimate of the Cost of the Work with increasing detail and refinement. The Construction Manager shall include in the estimate those costs to allow for the further development of the design, price escalation, and market conditions, until such time as the Owner and Construction Manager agree on a Guaranteed Maximum Price for the Work. The estimate shall be provided for the Engineer's review and the Owner's approval. The Construction Manager shall inform the Owner and Engineer in the event that the estimate of the Cost of the Work exceeds the latest approved Project budget and make recommendations for corrective action.

§ 3.1.6.3 If the Engineer is providing cost estimating services as a Supplemental Service, and a discrepancy exists between the Construction Manager's cost estimates and the Engineer's cost estimates, the Construction Manager and the Engineer shall work together to reconcile the cost estimates.

§ 3.1.7 The Construction Manager shall consult with the Owner and Engineer and make recommendations regarding constructability and schedules, for the Engineer's review and the Owner's approval.

§ 3.1.8 The Construction Manager shall provide recommendations and information to the Owner and Engineer regarding equipment, materials, services, and temporary Project facilities.

§ 3.1.9 The Construction Manager shall provide a staffing plan for Preconstruction Phase services for the Engineer's and Owner's review and approval.

§ 3.1.10. The Construction Manager will support, coordinate, and integrate Public Art, the artistic team, and physical artwork into the construction process. Construction Manager will install artwork with support of Jackson Hole Public Art (artistic team).

§ 3.1.11 Subcontractors and Suppliers

§ 3.1.11.1 If the Owner has provided requirements for subcontractor procurement in section 1.1.14, the Construction Manager shall provide a subcontracting plan, addressing the Owner's requirements, for the Owner's review and approval.

§ 3.1.11.2 The Construction Manager shall develop bidders' interest in the Project by publicly advertising bid sections and groups of common work.

§ 3.1.11.3 The processes described in Article 9 shall apply if bid packages will be issued during the Preconstruction Phase.

§ 3.1.12 Procurement

The Construction Manager shall prepare, for the Engineer's review and the Owner's acceptance, a procurement schedule for items that must be ordered in advance of construction. The Construction Manager shall expedite and coordinate the ordering and delivery of materials that must be ordered in advance of construction. If the Owner agrees to procure any items prior to the establishment of the Guaranteed Maximum Price, the Owner shall procure the items on terms and conditions acceptable to the Construction Manager. Upon the establishment of the Guaranteed Maximum Price, the Owner shall assign all contracts for items to the Construction Manager and the Construction Manager shall thereafter accept responsibility and warranty for them.

§ 3.1.13 Compliance with Laws

The Construction Manager shall comply with all applicable laws, statutes, ordinances, codes, rules and regulations, and lawful orders of public authorities applicable to its performance under this Contract, and with equal employment opportunity programs, and other programs as may be required by governmental and quasi-governmental authorities.

§ 3.1.14 Other Preconstruction Services

Insert a description of any other Preconstruction Phase services to be provided by the Construction Manager:

- Exhibit C: Dick Anderson Construction's Stilton Transportation Center Proposal for Preconstruction & GC/CM Services, dated October 13, 2023
- Exhibit D: Request for Proposals

§ 3.2 Guaranteed Maximum Price First Amendment

§ 3.2.1 At a time to be mutually agreed upon by the Owner and the Construction Manager, the Construction Manager shall prepare a Guaranteed Maximum Price First Amendment for the Owner's and Engineer's review, and the Owner's acceptance. The Guaranteed Maximum Price First Amendment shall be the sum of the Construction Manager's estimate of the Cost of the Work, the Construction Manager's contingency described in Section 3.2.4, and the Construction Manager's Fee described in Section 6.1.2.

§ 3.2.2 To the extent that the Contract Documents are anticipated to require further development, the Guaranteed Maximum Price includes the costs attributable to such further development consistent with the Contract Documents and reasonably inferable therefrom. Such further development does not include changes in scope, systems, kinds and quality of materials, finishes, or equipment, all of which, if required, shall be incorporated by an Engineer and Owner approved Change Order.

§ 3.2.3 The Construction Manager shall include with the Guaranteed Maximum Price First Amendment a written statement of its basis, which shall include the following:

- .1 A list of the Drawings and Specifications, including all Addenda thereto, and the Conditions of the Contract;
- .2 A list of the clarifications and assumptions made by the Construction Manager in the preparation of the Guaranteed Maximum Price First Amendment, including assumptions under Section 3.2.2;

- .3 A statement of the proposed Guaranteed Maximum Price, including a statement of the estimated Cost of the Work organized by trade categories or systems, including allowances; the Construction Manager's contingency set forth in Section 3.2.4; and the Construction Manager's Fee as set forth in Section 6.1.2;
- .4 The anticipated date of Substantial Completion and Final Completion upon which the proposed Guaranteed Maximum Price is based.
- .5 A date by which the Owner may accept the Guaranteed Maximum Price.

§ 3.2.4 In preparing the Construction Manager's Guaranteed Maximum Price First Amendment, the Construction Manager shall include a contingency for the Construction Manager's exclusive use to cover those costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order. The Construction Manager's contingency, which is a sum mutually agreed to by Construction Manager and Owner to cover additional development of plans and specifications and unforeseen costs which are properly reimbursable as Cost of the Work but which are not the basis for a Change Order or are not a cost for which Construction Manager is entitled to an equitable adjustment to the GMP under this Agreement. The contingency may be used by Construction Manager for such reasons as scope gap, costs to expedite materials or accelerate performance to make up for unforeseen delays that are the responsibility of Construction Manager, unforeseen general conditions expense, subcontractor buy-out errors by Construction Manager, subcontractor default and liens, or other reason or cause unrelated to a Change in the Work or unrelated to an event for which Construction Manager is entitled to an equitable adjustment to the GMP under this Agreement. Construction Manager will not be required to use its contingency for items that are the basis for a Change Order or for a cost for which Construction Manager is entitled to an equitable adjustment to the GMP under this Agreement, including (without limitation) Owner-directed changes, insufficient coordination of or deficiencies in design documents that are the responsibility of the Owner, liquidated damages, unforeseen or differing site conditions that are the responsibility of the Owner, tariffs, unforeseen delay events beyond the control of Construction Manager (per § 8.3.1 of the General Conditions), increased costs due to unforeseen federal, state, local, health orders as it relates to epidemics/pandemics, increased costs due to a declared state of emergency, and failure of subcontractors or suppliers to honor quotes during the buy-out process. Any contingency remaining at the end of the Project shall be returned to the Owner.

§ 3.2.5 The Construction Manager shall meet with the Owner and Engineer to review the Guaranteed Maximum Price proposal. In the event that the Owner or Engineer discover any inconsistencies or inaccuracies in the information presented, they shall promptly notify the Construction Manager, who shall make appropriate adjustments to the Guaranteed Maximum Price proposal, its basis, or both.

§ 3.2.6 If the Owner notifies the Construction Manager that the Owner has accepted the Guaranteed Maximum Price proposal in writing before the date specified in the Guaranteed Maximum Price proposal, the Guaranteed Maximum Price proposal shall be deemed effective without further acceptance from the Construction Manager. Following acceptance of a Guaranteed Maximum Price, the Owner and Construction Manager shall execute the Guaranteed Maximum Price First Amendment, Exhibit A, amending this Agreement, a copy of which the Owner shall provide to the Engineer. The Guaranteed Maximum Price First Amendment shall set forth the agreed upon Guaranteed Maximum Price with the information and assumptions upon which it is based.

§ 3.2.7 The Construction Manager shall not incur any cost to be reimbursed as part of the Cost of the Work prior to the execution of the Guaranteed Maximum Price unless the Owner provides prior written authorization for such costs.

§ 3.2.8 The Owner shall authorize preparation of revisions to the Contract Documents that incorporate the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price. The Owner shall

promptly furnish such revised Contract Documents to the Construction Manager. The Construction Manager shall notify the Owner and Engineer of any inconsistencies between the agreed-upon assumptions and clarifications contained in the Guaranteed Maximum Price and the revised Contract Documents.

§ 3.2.9 The Construction Manager shall include in the Guaranteed Maximum Price all sales, consumer, use and similar taxes, except for provisions made in section 3.6.1 of the Supplementary Conditions, for the Work provided by the Construction Manager that are legally enacted, whether or not yet effective, at the time the Guaranteed Maximum Price is executed.

§ 3.3 Construction Phase

§ 3.3.1 General

§ 3.3.1.1 For purposes of Section 8.1.2 of A201–2017, the date of commencement of the Work shall mean the date of commencement of the Construction Phase.

§ 3.3.1.2 The Construction Phase shall commence upon the Owner’s execution of the Guaranteed Maximum Price First Amendment or, prior to acceptance of the Guaranteed Maximum Price proposal, by written agreement of the parties. The written agreement shall set forth a description of the Work to be performed by the Construction Manager, and any insurance and bond requirements for Work performed prior to execution of the Guaranteed Maximum Price.

§ 3.3.2 Administration

§ 3.3.2.1 The Construction Manager shall schedule and conduct weekly meetings to discuss such matters as procedures, progress, coordination, scheduling, and status of the Work. The Construction Manager shall prepare and promptly distribute agenda and minutes of the meetings to the Owner and Engineer.

§ 3.3.2.2 Upon the execution of the Guaranteed Maximum Price, the Construction Manager shall prepare and submit to the Owner and Engineer a construction schedule for the Work and a submittal schedule in accordance with Section 3.10 Contractor’s Construction and Submittal Schedules of A201–2017.

§ 3.3.2.3 Monthly Report

The Construction Manager shall record the progress of the Project. On a monthly basis, or otherwise as agreed to by the Owner, the Construction Manager shall submit written monthly progress reports to the Owner and Engineer, showing percentages of completion and other information required by the Owner.

§ 3.3.2.4 Daily Logs

The Construction Manager shall keep, and make available to the Owner and Engineer, a daily log containing a record for each day of weather, portions of the Work in progress, number of workers on site, identification of equipment on site, problems that might affect progress of the Work, accidents, injuries, and other information required by the Owner.

§ 3.3.2.5 Cost Control

The Construction Manager shall develop a system of cost control for the Work, including regular monitoring of actual costs for activities in progress, estimates for uncompleted tasks, and proposed changes. The Construction Manager shall identify variances between actual and estimated costs and report the variances to the Owner and Engineer and shall provide this information in its monthly reports to the Owner and Engineer, in accordance with Section 3.3.2.3 above.

§ 3.3.2.6 Testing

The Contractor shall furnish independent tests, inspections, and reports required by law and as otherwise agreed to by the parties, such as structural, mechanical, and chemical tests, tests for air and water pollution, and tests for hazardous materials.

§ 3.3.2.7 Surveying

The Contractor shall furnish surveys describing physical characteristics, legal limitations and utility locations for the site of the Project, and a written legal description of the site. The surveys and legal information shall include, as applicable, grades and lines of streets, alleys, pavements, and adjoining property and structures; designated wetlands; adjacent drainage; rights-of-way, restrictions, easements, encroachments, zoning, deed restrictions, boundaries and contours of the site; locations, dimensions and other necessary data with respect to existing buildings, other improvements, and trees; and information concerning available utility services and lines, both public and private, above and below grade, including inverts and depths. All the information on the survey shall be referenced to a Project benchmark.

ARTICLE 4 OWNER'S RESPONSIBILITIES

§ 4.1 Information and Services Required of the Owner

§ 4.1.1 The Owner shall provide information with reasonable promptness, regarding requirements for and limitations on the Project, including a written program which shall set forth the Owner's objectives, constraints, and criteria, including schedule, space requirements and relationships, flexibility and expandability, special equipment, systems, sustainability, and site requirements.

§ 4.1.2 Prior to the execution of the Guaranteed Maximum Price, the Construction Manager may request in writing that the Owner provide reasonable evidence that the Owner has made financial arrangements to fulfill the Owner's obligations under the Contract. After execution of the Guaranteed Maximum Price, the Construction Manager may request such information as set forth in A201-2017 Section 2.2.

§ 4.1.3 The Owner shall establish and periodically update the Owner's budget for the Project, including (1) the budget for the Cost of the Work as defined in Article 7, (2) the Owner's other costs, and (3) reasonable contingencies related to all of these costs. If the Owner significantly increases or decreases the Owner's budget for the Cost of the Work, the Owner shall notify the Construction Manager and Engineer. The Owner and the Engineer, in consultation with the Construction Manager, shall thereafter agree to a corresponding change in the Project's scope and quality.

§ 4.1.4 Structural and Environmental Tests, Surveys and Reports. During the Preconstruction Phase, the Owner shall furnish the following information or services with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services. The Construction Manager shall be entitled to rely on the accuracy of information and services furnished by the Owner but shall exercise proper precautions relating to the safe performance of the Work.

§ 4.1.4.1 Intentionally blank.

§ 4.1.4.2 Intentionally blank.

§ 4.1.4.3 The Owner, when such services are requested, shall furnish services of geotechnical engineers, which may include test borings, test pits, determinations of soil bearing values, percolation tests, evaluations of hazardous materials, seismic evaluation, ground corrosion tests and resistivity tests, including necessary operations for anticipating subsoil conditions, with written reports and appropriate recommendations.

§ 4.1.5 During the Construction Phase, the Owner shall furnish information or services required of the Owner by the Contract Documents with reasonable promptness. The Owner shall also furnish any other information or services under the Owner's control and relevant to the Construction Manager's performance of the Work with reasonable promptness after receiving the Construction Manager's written request for such information or services.

§ 4.1.6 Intentionally Blank.

§ 4.2 Owner's Designated Representative

The Owner identifies Jorgensen Associates as the representative authorized to act on behalf of the Owner with respect to the Project. The Owner's representative shall render decisions promptly and furnish information expeditiously, so as to avoid unreasonable delay in the services or Work of the Construction Manager. Except as otherwise provided in Section 4.2.1 of A201-2017, the Engineer does not have such authority. The term "Owner" means the Owner or the Owner's authorized representative.

§ 4.2.1 **Legal Requirements.** The Owner shall furnish all legal, insurance, and accounting services, including auditing services, that may be reasonably necessary at any time for the Project to meet the Owner's needs and interests.

§ 4.3 Engineer

The Owner shall retain Jorgensen Associates as the Engineer to provide services, duties, and responsibilities as described in the executed Agreement Between Owner and Engineer, Construction Manager as Constructor Edition, including any additional services requested by the Construction Manager that are necessary for the Preconstruction and Construction Phase services under this Agreement. The Owner shall provide the Construction Manager with a copy of the scope of services in the executed agreement between the Owner and the Engineer, and any further modifications to the Engineer's scope of services in the agreement.

ARTICLE 5 COMPENSATION AND PAYMENTS FOR PRECONSTRUCTION PHASE SERVICES

§ 5.1 Compensation

§ 5.1.1 For the Construction Manager's Preconstruction Phase services described in Sections 3.1 and 3.2, the Owner shall compensate the Construction Manager as follows:

Task 3.1 and Task 3.2 Pre-Construction Phase Fee: \$55,550.00 (Fifty-Five Thousand Five Hundred and Fifty Dollars)

§ 5.1.2 The hourly billing rates for Preconstruction Phase services of the Construction Manager's labor rates and schedule for key personnel, if any, are set forth below by Exhibit C attached to Agreement.

Individual or Position

Rate

§ 5.1.2.1 Hourly billing rates for Preconstruction Phase services include all costs to be paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, and shall remain unchanged unless the parties execute a Modification.

§ 5.1.3 If the Preconstruction Phase services covered by this Agreement have not been completed within Eight (8) months of the date of this Agreement, through no fault of the Construction Manager or Owner, the Construction Manager's compensation for Preconstruction Phase shall not be increased.

§ 5.2 Payments

§ 5.2.1 Unless otherwise agreed, payments for services shall be invoiced monthly in proportion to services performed.

§ 5.2.2 Payments due and unpaid under the Contract Documents shall bear interest from the date payment is due at the rate of 3% for each thirty (30) day period after the due date.

ARTICLE 6 COMPENSATION FOR CONSTRUCTION PHASE SERVICES

§ 6.1 Contract Sum

§ 6.1.1 The Owner shall pay the Construction Manager the Contract Sum in current funds for the Construction Manager's performance of the Contract after execution of the Guaranteed Maximum Price First Amendment. The Contract Sum is the Cost of the Work as defined in Article 7 plus the Construction Manager's Fee.

§ 6.1.2 The Construction Manager's Fee:

Task 3.3 Construction Phase Services: Five Percent (5.0%) of the cost of the Work.

§ 6.1.3 Intentionally Blank.

§ 6.1.4 Limitations, if any, on a Subcontractor's overhead and profit for increases in the cost of its portion of the Work:

§ 6.1.5 The Construction Manager's Daily General Conditions Rate:

Task 3.3 Construction Phase Services: \$3,143 Daily General Conditions Rate

§ 6.1.6 Liquidated damages, if any:

If the Construction Manager fails to achieve Substantial Completion of the Work in TBD Later upon acceptance of GMP First Amendment calendar days from date of commencement or fails to achieve any of the contract milestones, the Construction Manager agrees to pay the Owner \$4,000.00 per day as liquidated damages to cover losses, expenses, and damages of the Owner for each calendar day which the Construction Manager fails to achieve Substantial Completion of the entire project, subject to the following limitation: (i) liquidated damages are in lieu of all liability for all extra costs, losses, expenses, claims, penalties, and any other damages of any nature incurred by the Owner resulting from not attaining the Substantial Completion date. Furthermore, in the event of partial occupancy, the Construction Manager shall also be entitled to a pro rata reduction in liquidated damages, if any, based on the per day square footage of the Project being occupied divided by the total square footage of the entire Project.

Note: Substantial Completion of the Work calendar days To Be Determined upon approval of GMP First Amendment.

§ 6.1.7 Intentionally Blank.

§ 6.2 Guaranteed Maximum Price

§ 6.2.1 The Construction Manager guarantees that the Contract Sum shall not exceed the Guaranteed Maximum Price set forth in the Guaranteed Maximum Price, subject to additions and deductions by Change Order as provided in the Contract Documents. Costs which would cause the Guaranteed Maximum Price to be exceeded shall be paid by the Construction Manager without reimbursement by the Owner.

§ 6.2.2 Intentionally Blank.

§ 6.2.3 The GMP is based on commencing work no later than the date set forth in Exhibit A, Guaranteed Maximum Price First Amendment. If the Construction Manager is unable to commence work by the date set forth in Exhibit A, through no fault of its own nor the fault of the Owner, the Construction Manager will be entitled to an adjustment in the Contract Time for any costs increases or delays attributable to the delay in commencement, as well as a daily extended duration fees set forth in Exhibit C, page 19 of the Dick Anderson Construction Stilson Transportation Proposal for Preconstruction & GC/CM Services

§ 6.3 Changes in the Work

§ 6.3.1 The Owner may, without invalidating the Contract, order changes in the Work within the general scope of the Contract consisting of additions, deletions, or other revisions. The Owner shall issue such changes in writing. The Construction Manager may be entitled to an equitable adjustment in the Contract Time as a result of changes in the Work.

§ 6.3.1.1 The Engineer may order minor changes in the Work as provided in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.2 Adjustments to the Guaranteed Maximum Price on account of changes in the Work subsequent to the execution of the Guaranteed Maximum Price First Amendment may be determined by any of the methods listed in Article 7 of AIA Document A201–2017, General Conditions of the Contract for Construction.

§ 6.3.3 Adjustments to subcontracts awarded on the basis of a stipulated sum shall be determined in accordance with Article 7 of A201–2017, as they refer to “cost” and “fee,” and not by Articles 6 and 7 of this Agreement. Adjustments to subcontracts awarded with the Owner’s prior written consent on the basis of cost plus a fee shall be calculated in accordance with the terms of those subcontracts.

§ 6.3.4 In calculating adjustments to the Guaranteed Maximum Price, the terms “cost” and “costs” as used in Article 7 of AIA Document A201–2017 shall mean the Cost of the Work as defined in Article 7 of this Agreement and the term “fee” shall mean the Construction Manager’s Fee as defined in Section 6.1.2 of this Agreement.

§ 6.3.5 Intentionally Blank.

ARTICLE 7 COST OF THE WORK FOR CONSTRUCTION PHASE

§ 7.1 Costs to Be Reimbursed

§ 7.1.1 The term Cost of the Work shall mean costs necessarily incurred by the Construction Manager in the proper performance of the Work. The Cost of the Work shall include only the items set forth in Sections 7.1 through 7.7.

§ 7.1.2 Where, pursuant to the Contract Documents, any cost is subject to the Owner’s prior approval, the Construction Manager shall obtain such approval in writing prior to incurring the cost.

§ 7.1.3 Costs shall be at rates not higher than the standard rates paid at the place of the Project, except with prior approval of the Owner.

§ 7.2 Labor Costs

§ 7.2.1 Wages or salaries of construction workers directly employed by the Construction Manager to perform the construction of the Work at the site or, with the Owner's prior approval, at off-site workshops.

§ 7.2.2 Wages or salaries of the Construction Manager's supervisory and administrative personnel when stationed at the site and performing Work, with the Owner's prior approval.

§ 7.2.2.1 Wages or salaries of the Construction Manager's supervisory and administrative personnel when performing Work and stationed at a location other than the site, but only for that portion of time required for the Work, and limited to the personnel and activities listed below:

(Identify the personnel, type of activity and, if applicable, any agreed upon percentage of time to be devoted to the Work.)

100% of John Danby's (project manager) Project Management Duties while stationed at DAC's Jackson, WY Office.

§ 7.2.3 Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged at factories, workshops, or while traveling, in expediting the production or transportation of materials or equipment required for the Work, but only for that portion of their time required for the Work.

§ 7.2.4 Costs paid or incurred by the Construction Manager, as required by law or collective bargaining agreements, for taxes, insurance, contributions, assessments and benefits and, for personnel not covered by collective bargaining agreements, customary benefits such as sick leave, medical and health benefits, holidays, vacations and pensions, provided such costs are based on wages and salaries included in the Cost of the Work under Sections 7.2.1 through 7.2.3.

§ 7.2.5 Agreed rates for labor costs, in lieu of actual costs, are provided in this Agreement, the rates shall remain unchanged throughout the duration of this Agreement, unless the parties execute a Modification. These labor rates shall comply with the Davis Bacon Wage Rates.

§ 7.2.6 Labor cost reimbursement shall not apply to labor furnished to perform bid package work awarded to Construction Manager as a Subcontractor, pursuant to Section 7.8 of this Agreement, compensation for which is paid on a lump sum basis for the bid package award.

§ 7.3 Subcontract Costs

Payments made by the Construction Manager to Subcontractors in accordance with the requirements of the subcontracts and this Agreement including payments made for invoices submitted by Construction Manager for bid package work performed as a Subcontractor.

§ 7.4 Costs of Materials and Equipment Incorporated in the Completed Construction

§ 7.4.1 Costs, including transportation and storage at the site, of materials and equipment incorporated, or to be incorporated, in the completed construction.

§ 7.4.2 Costs of materials described in the preceding Section 7.4.1 in excess of those actually installed to allow for reasonable waste and spoilage. Unused excess materials, if any, shall become the Owner's property at the completion of the Work or, at the Owner's option, shall be sold by the Construction Manager. Any amounts realized from such sales shall be credited to the Owner as a deduction from the Cost of the Work.

§ 7.5 Costs of Other Materials and Equipment, Temporary Facilities and Related Items

§ 7.5.1 Costs of transportation, storage, installation, dismantling, maintenance, and removal of materials, supplies, temporary facilities, machinery, equipment and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site and fully consumed in the performance of the Work. Costs of materials, supplies, temporary facilities, machinery, equipment, and tools, that are not fully consumed, shall be based on the cost or value of the item at the time it is first used on the Project site less the value of the item when it is no longer used at the Project site. Costs for items not fully consumed by the Construction Manager shall mean fair market value.

§ 7.5.2 Rental charges for temporary facilities, machinery, equipment, and hand tools not customarily owned by construction workers that are provided by the Construction Manager at the site, and the costs of transportation, installation, dismantling, minor repairs, and removal of such temporary facilities, machinery, equipment, and hand tools. Rates and quantities of equipment owned by the Construction Manager, or a related party as defined in Section 7.8, shall be subject to the Owner's prior approval. The total rental cost of any such equipment may not exceed the purchase price of any comparable item.

§ 7.5.3 Costs of removal of debris from the site of the Work and its proper and legal disposal.

§ 7.5.4 Costs of the Construction Manager's site office, including general office equipment and supplies.

§ 7.5.5 Costs of materials and equipment suitably stored off the site at a mutually acceptable location, subject to the Owner's prior approval.

§ 7.6 Miscellaneous Costs

§ 7.6.1 Premiums for that portion of insurance and bonds required by the Contract Documents that can be directly attributed to this Contract, including premiums for bonds determined by the Construction Manager, in its sole discretion, to be required with respect to any Subcontractors.

§ 7.6.1.1 Intentionally Blank.

§ 7.6.1.2 Intentionally Blank.

§ 7.6.2 Sales, use, or similar taxes, imposed by a governmental authority, that are related to the Work and for which the Construction Manager is liable.

§ 7.6.3 Fees and assessments for the building permit, and for other permits, licenses, and inspections, for which the Construction Manager is required by the Contract Documents to pay.

§ 7.6.4 Fees of laboratories for tests required by the Contract Documents; except those related to defective or nonconforming Work for which reimbursement is excluded under Article 13 of AIA Document A201–2017 or by other provisions of the Contract Documents, and which do not fall within the scope of Section 7.7.3.

§ 7.6.5 Royalties and license fees paid for the use of a particular design, process, or product, required by the Contract Documents.

§ 7.6.5.1 Intentionally Blank.

§ 7.6.6 Costs for communications services, electronic equipment, and software, directly related to the Work and located at the site, with the Owner's prior approval.

§ 7.6.7 Costs of document reproductions and delivery charges.

§ 7.6.8 Deposits lost for causes other than the Construction Manager's negligence or failure to fulfill a specific responsibility in the Contract Documents.

§ 7.6.9 Intentionally Blank.

§ 7.6.10 Expenses incurred in accordance with the Construction Manager's standard written personnel policy for relocation and temporary living allowances of the Construction Manager's personnel required for the Work, with the Owner's prior approval.

§ 7.6.11 That portion of the reasonable expenses of the Construction Manager's supervisory or administrative personnel incurred while traveling in discharge of duties connected with the Work.

§ 7.7 Other Costs and Emergencies

§ 7.7.1 Intentionally Blank.

§ 7.7.2 Costs incurred in taking action to prevent threatened damage, injury, or loss, in case of an emergency affecting the safety of persons and property directly related to the Work, as provided in Article 10 of AIA Document A201–2017.

§ 7.7.3 Costs of repairing or correcting damaged or nonconforming Work executed by the Construction Manager, Subcontractors, or suppliers, provided that such damaged or nonconforming Work was not caused by the negligence of, or failure to fulfill a specific responsibility by, the Construction Manager, and only to the extent that the cost of repair or correction is not recovered by the Construction Manager from insurance, sureties, Subcontractors, suppliers, or others.

§ 7.7.4 The costs described in Sections 7.1 through 7.7 shall be included in the Cost of the Work, notwithstanding any provision of AIA Document A201–2017 or other Conditions of the Contract which may require the Construction Manager to pay such costs, unless such costs are excluded by the provisions of Section 7.9.

§ 7.8 Related Party Transactions

§ 7.8.1 For purposes of this Section 7.8, the term "related party" shall mean (1) Construction Manager, a parent, subsidiary, affiliate, or other entity having common ownership of, or sharing common management with, the Construction Manager; (2) any entity in which any stockholder in, or management employee of, the Construction Manager holds an equity interest in excess of ten percent in the aggregate; (3) any entity which has the right to control the business or affairs of the Construction Manager; or (4) any person, or any member of the immediate family of any person, who has the right to control the business or affairs of the Construction Manager.

§ 7.8.2 If any of the costs to be reimbursed arise from a transaction between the Construction Manager and a related party, the Construction Manager shall notify the Owner of the specific nature of the contemplated transaction, including the identity of the related party and the anticipated cost to be incurred, before any such transaction is consummated, or cost incurred. If the Owner, after such notification, authorizes the proposed transaction in writing, then the cost incurred shall be included as a cost to be reimbursed, and the Construction Manager shall procure the Work, equipment, goods, or service, from the related party, as a Subcontractor, according to the terms of Article 9. If the Owner fails to authorize the transaction in writing, the Construction Manager shall procure the Work, equipment, goods, or service from some person or entity other than a related party according to the terms of Article 9. In the event Construction Manager is awarded a bid package scope

of work, with Owner's written approval, Construction Manager's compensation for the bid package work shall be on the basis of the lump sum price approved by Owner for the bid package. Construction Manager shall invoice for any such bid package work as a Subcontractor, and payment to Construction Manager by Owner for such bid package work shall be based on Construction Manager's invoices as a Subcontractor.

§ 7.9 Costs Not To Be Reimbursed

§ 7.9.1 The Cost of the Work shall not include the items listed below:

- .1 Salaries and other compensation of the Construction Manager's personnel stationed at the Construction Manager's principal office or offices other than the site office, except as specifically provided in Section 7.2, or as may be provided in Article 14;
- .2 Bonuses, profit sharing, incentive compensation, and any other discretionary payments, paid to anyone hired by the Construction Manager or paid to any Subcontractor or vendor, unless the Owner has provided prior written approval;
- .3 Expenses of the Construction Manager's principal office and offices other than the site office;
- .4 Overhead and general expenses, except as may be expressly included in Sections 7.1 to 7.7;
- .5 The Construction Manager's capital expenses, including interest on the Construction Manager's capital employed for the Work;
- .6 Except as provided in Section 7.7.3 of this Agreement, costs due to the negligence of, or failure to fulfill a specific responsibility of the Contract by, the Construction Manager, Subcontractors, and suppliers, or anyone directly or indirectly employed by any of them or for whose acts any of them may be liable;
- .7 Any cost not specifically and expressly described in Sections 7.1 to 7.7;
- .8 Costs, other than costs included in Change Orders approved by the Owner, that would cause the Guaranteed Maximum Price to be exceeded; and
- .9 Costs for services incurred during the Preconstruction Phase.

ARTICLE 8 DISCOUNTS, REBATES, AND REFUNDS

§ 8.1 Cash discounts obtained on payments made by the Construction Manager shall accrue to the Owner if (1) before making the payment, the Construction Manager included the amount to be paid, less such discount, in an Application for Payment and received payment from the Owner, or (2) the Owner has deposited funds with the Construction Manager with which to make payments; otherwise, cash discounts shall accrue to the Construction Manager. Trade discounts, rebates, refunds, and amounts received from sales of surplus materials and equipment shall accrue to the Owner, and the Construction Manager shall make provisions so that they can be obtained.

§ 8.2 Amounts that accrue to the Owner in accordance with the provisions of Section 8.1 shall be credited to the Owner as a deduction from the Cost of the Work.

ARTICLE 9 SUBCONTRACTS AND OTHER AGREEMENTS

§ 9.1 Those portions of the Work that the Construction Manager does not customarily perform with the Construction Manager's own personnel shall be performed under subcontracts or other appropriate agreements with the Construction Manager. In addition to the Publicly Advertised sub-contractor solicitations noted as a requirement in Section 1.1.14, the Owner may also recommend known entities to solicit bids from. The Construction Manager shall obtain bids from Subcontractors, and from suppliers of materials or equipment fabricated especially for the Work, who are qualified to perform that portion of the Work in accordance with the requirements of the Contract Documents. The Construction Manager shall deliver such bids to the Engineer and Owner with an indication as to which bids the Construction Manager intends to accept. The Owner then has the right to review the Construction Manager's list of proposed subcontractors and suppliers in consultation with the Engineer and, subject to Section 9.1.1, to object to any subcontractor or supplier. Any advice from the Engineer, or approval or objection by the Owner, shall not relieve the

Construction Manager of its responsibility to perform the Work in accordance with the Contract Documents. The Construction Manager shall not be required to contract with anyone to whom the Construction Manager has reasonable objection.

§ 9.1.1 When a specific subcontractor or supplier (1) is recommended to the Owner by the Construction Manager; (2) is qualified to perform that portion of the Work; and (3) has submitted a bid that conforms to the requirements of the Contract Documents without reservations or exceptions, but the Owner requests that another bid be accepted, then the Construction Manager may require that a Change Order be issued to adjust the Guaranteed Maximum Price by the difference between the bid of the person or entity recommended to the Owner by the Construction Manager and the amount of the subcontract or other agreement actually signed with the person or entity designated by the Owner.

§ 9.2 Subcontracts or other agreements shall conform to the applicable payment provisions of this Agreement and shall not be awarded on the basis of cost plus a fee without the Owner's prior written approval. If a subcontract is awarded on the basis of cost plus a fee, the Construction Manager shall provide in the subcontract for the Owner to receive the same audit rights with regard to the Subcontractor as the Owner receives with regard to the Construction Manager in Article 10.

ARTICLE 10 ACCOUNTING RECORDS

The Construction Manager shall keep full and detailed records and accounts related to the Cost of the Work and exercise such controls as may be necessary for proper financial management under this Contract and to substantiate all costs incurred. The accounting and control systems shall be satisfactory to the Owner. The Owner and the Owner's auditors shall, during regular business hours and upon reasonable notice, be afforded access to, and shall be permitted to audit and copy, the Construction Manager's records and accounts, including complete documentation supporting accounting entries, books, job cost reports, correspondence, instructions, drawings, receipts, subcontracts, Subcontractor's proposals, Subcontractor's invoices, purchase orders, vouchers, memoranda, and other data relating to this Contract. The Construction Manager shall preserve these records for a period of three years after final payment, or for such longer period as may be required by law.

ARTICLE 11 PAYMENTS FOR CONSTRUCTION PHASE SERVICES

§ 11.1 Progress Payments

§ 11.1.1 Based upon Applications for Payment submitted to the Engineer by the Construction Manager, and Certificates for Payment issued by the Engineer, the Owner shall make progress payments on account of the Contract Sum, to the Construction Manager, as provided below and elsewhere in the Contract Documents.

§ 11.1.2 The period covered by each Application for Payment shall be one calendar month ending on the last day of the month.

§ 11.1.3 Provided that an Application for Payment is received by the Engineer not later than the last day of a month, the Owner shall make payment of the amount certified to the Construction Manager not later than the last day of the following month. If an Application for Payment is received by the Engineer after the application date fixed above, payment of the amount certified shall be made by the Owner not later than Thirty (30) days after the Engineer receives the Application for Payment.

§ 11.1.4 With each Application for Payment, the Construction Manager shall submit payrolls, petty cash accounts, receipted invoices or invoices with check vouchers attached, and any other evidence required by the Owner or Engineer to demonstrate that payments already made by the Construction Manager on account of the Cost of the Work equal or exceed progress payments already received by the Construction Manager, plus payrolls for the

period covered by the present Application for Payment, less that portion of the progress payments attributable to the Construction Manager's Fee.

§ 11.1.5 Each Application for Payment shall be based on the most recent schedule of values submitted by the Construction Manager in accordance with the Contract Documents. The schedule of values shall allocate the entire Guaranteed Maximum Price among: (1) the various portions of the Work; (2) any contingency for costs that are included in the Guaranteed Maximum Price but not otherwise allocated to another line item or included in a Change Order; and (3) the Construction Manager's Fee. Any amount identified in a line item in the schedule of values is not a guaranteed amount for that line item, and any overrun or underrun in a line item may be balanced against an overrun or underrun in another line item, as long as the total of the schedule of values remain within the GMP.

§ 11.1.5.1 The schedule of values shall be prepared in such form and supported by such data to substantiate its accuracy as the Engineer may require. The schedule of values shall be used as a basis for reviewing the Construction Manager's Applications for Payment.

§ 11.1.5.2 The allocation of the Guaranteed Maximum Price under this Section 11.1.5 shall not constitute a separate guaranteed maximum price for the Cost of the Work of each individual line item in the schedule of values.

§ 11.1.5.3 When the Construction Manager allocates costs from a contingency to another line item in the schedule of values, the Construction Manager shall submit supporting documentation to the Engineer and Owner.

§ 11.1.6 Applications for Payment shall show the percentage of completion and/or unit pricing of each portion of the Work as of the end of the period covered by the Application for Payment. The percentage of completion shall be the lesser of (1) the percentage of that portion of the Work which has actually been completed, or (2) the percentage obtained by dividing (a) the expense that has actually been incurred by the Construction Manager on account of that portion of the Work and for which the Construction Manager has made payment or intends to make payment prior to the next Application for Payment, by (b) the share of the Guaranteed Maximum Price allocated to that portion of the Work in the schedule of values.

§ 11.1.7 In accordance with AIA Document A201–2017 and subject to other provisions of the Contract Documents, the amount of each progress payment shall be computed as follows:

§ 11.1.7.1 The amount of each progress payment shall first include:

- .1 That portion of the Guaranteed Maximum Price properly allocable to completed Work as determined by multiplying the percentage of completion of each portion of the Work by the share of the Guaranteed Maximum Price allocated to that portion of the Work in the most recent schedule of values;
- .2 That portion of the Guaranteed Maximum Price properly allocable to materials and equipment delivered and suitably stored at the site for subsequent incorporation in the completed construction or, if approved in writing in advance by the Owner, suitably stored off the site at a location agreed upon in writing;
- .3 That portion of Construction Change Directives that the Engineer determines, in the Engineer's professional judgment, to be reasonably justified; and
- .4 The Construction Manager's Fee, computed upon the Cost of the Work described in the preceding Sections 11.1.7.1.1 and 11.1.7.1.2 at the rate stated in Section 6.1.2 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the

same ratio to that fixed-sum fee as the Cost of the Work included in Sections 11.1.7.1.1 and 11.1.7.1.2 bears to a reasonable estimate of the probable Cost of the Work upon its completion.

§ 11.1.7.2 The amount of each progress payment shall then be reduced by:

- .1 The aggregate of any amounts previously paid by the Owner;
- .2 The amount, if any, for Work that remains uncorrected and for which the Engineer has previously withheld a Certificate for Payment as provided in Article 9 of AIA Document A201–2017;
- .3 Any amount for which the Construction Manager does not intend to pay a Subcontractor or material supplier, unless the Work has been performed by others the Construction Manager intends to pay;
- .4 For Work performed or defects discovered since the last payment application, any amount for which the Engineer may withhold payment, or nullify a Certificate of Payment in whole or in part, as provided in Article 9 of AIA Document A201–2017;
- .5 The shortfall, if any, indicated by the Construction Manager in the documentation required by Section 11.1.4 to substantiate prior Applications for Payment, or resulting from errors subsequently discovered by the Owner’s auditors in such documentation; and
- .6 Retainage withheld pursuant to Section 11.1.8.

§ 11.1.8 Retainage

§ 11.1.8.1 For each progress payment made prior to Substantial Completion of the Work, the Owner shall withhold the following amount, as retainage, from the payment otherwise due:

Five percent (5%).

§ 11.1.8.1.1 The following items are not subject to retainage:

Contractor’s insurance and bonds.

§ 11.1.8.2 Reduction or limitation of retainage, if any, shall be as follows:

None.

§ 11.1.8.3 Except as set forth in this Section 11.1.8.3, upon Final Completion of the Work, the Construction Manager may submit an Application for Payment that includes the retainage withheld from prior Applications for Payment pursuant to this Section 11.1.8.

§ 11.1.9 If Final Completion of the Work is materially delayed through no fault of the Construction Manager, the Owner shall pay the Construction Manager any additional amounts in accordance with Article 9 of AIA Document A201–2017.

§ 11.1.10 Except with the Owner’s prior written approval, the Construction Manager shall not make advance payments to suppliers for materials or equipment which have not been delivered and suitably stored at the site.

§ 11.1.11 The Owner and the Construction Manager shall agree upon a mutually acceptable procedure for review and approval of payments to Subcontractors, and the percentage of retainage held on Subcontracts, and the Construction Manager shall execute subcontracts in accordance with those agreements.

§ 11.1.12 In taking action on the Construction Manager’s Applications for Payment the Engineer shall be entitled to rely on the accuracy and completeness of the information furnished by the Construction Manager,

and such action shall not be deemed to be a representation that (1) the Engineer has made a detailed examination, audit, or arithmetic verification, of the documentation submitted in accordance with Section 11.1.4 or other supporting data; (2) that the Engineer has made exhaustive or continuous on-site inspections; or (3) that the Engineer has made examinations to ascertain how or for what purposes the Construction Manager has used amounts previously paid on account of the Contract. Such examinations, audits, and verifications, if required by the Owner, will be performed by the Owner's auditors acting in the sole interest of the Owner.

§ 11.2 Final Payment

§ 11.2.1 Final payment, constituting the entire unpaid balance of the Contract Sum, shall be made by the Owner to the Construction Manager when

- .1 the Construction Manager has fully performed the Contract, except for the Construction Manager's responsibility to correct Work as provided in Article 12 of AIA Document A201–2017, and to satisfy other requirements, if any, which extend beyond final payment;
- .2 the Construction Manager has submitted a final accounting for the Cost of the Work and a final Application for Payment; and
- .3 a final Certificate for Payment has been issued by the Engineer in accordance with Section 11.2.2.2.

§ 11.2.2 Within 30 days of the Owner's receipt of the Construction Manager's final accounting for the Cost of the Work, the Owner shall conduct an audit of the Cost of the Work or notify the Engineer that it will not conduct an audit.

§ 11.2.2.1 If the Owner conducts an audit of the Cost of the Work, the Owner shall, within 10 days after completion of the audit, submit a written report based upon the auditors' findings to the Engineer.

§ 11.2.2.2 Within seven days after receipt of the written report described in Section 11.2.2.1, or receipt of notice that the Owner will not conduct an audit, and provided that the other conditions of Section 11.2.1 have been met, the Engineer will either issue to the Owner a final Certificate for Payment with a copy to the Construction Manager, or notify the Construction Manager and Owner in writing of the Engineer's reasons for withholding a certificate as provided in Article 9 of AIA Document A201–2017. The time periods stated in this Section 11.2.2 supersede those stated in Article 9 of AIA Document A201–2017. The Engineer is not responsible for verifying the accuracy of the Construction Manager's final accounting.

§ 11.2.2.3 If the Owner's auditors' report concludes that the Cost of the Work, as substantiated by the Construction Manager's final accounting, is less than claimed by the Construction Manager, the Construction Manager shall be entitled to request mediation of the disputed amount without seeking an initial decision pursuant to Article 15 of AIA Document A201–2017. A request for mediation shall be made by the Construction Manager within 30 days after the Construction Manager's receipt of a copy of the Engineer's final Certificate for Payment. Failure to request mediation within this 30-day period shall result in the substantiated amount reported by the Owner's auditors becoming binding on the Construction Manager. Pending a final resolution of the disputed amount, the Owner shall pay the Construction Manager the amount certified in the Engineer's final Certificate for Payment.

§ 11.2.3 The Owner's Final Payment to the Construction Manager shall be made no later than 41 days after the issuance of the Engineer's final Certificate for Payment.

§ 11.2.4 If, subsequent to Final Payment, and at the Owner's request, the Construction Manager incurs costs, described in Sections 7.1 through 7.7, and not excluded by Section 7.9, to correct defective or nonconforming

Work, the Owner shall not reimburse the Construction Manager for such costs nor pay the Daily General Conditions Rate or Construction Manager's Fee applicable thereto.

§ 11.3 Interest

Payments due and unpaid under the Contract shall bear interest from the date payment is due at the rate stated below, or in the absence thereof, at the legal rate prevailing from time to time at the place where the Project is located.

Three Percent (3%).

ARTICLE 12 DISPUTE RESOLUTION

§ 12.1 Initial Decision Maker

§ 12.1.1 Any Claim between the Owner and Construction Manager shall be resolved in accordance with the provisions set forth in this Article 12 and Article 15 of A201–2017. However, for Claims arising from or relating to the Construction Manager's Preconstruction Phase services, no decision by the Initial Decision Maker shall be required as a condition precedent to mediation or binding dispute resolution, and Section 12.1.2 of this Agreement shall not apply.

§ 12.1.2 The Engineer will serve as the Initial Decision Maker pursuant to Article 15 of AIA Document A201–2017 for Claims arising from or relating to the Construction Manager's Construction Phase services, unless the parties appoint below another individual, not a party to the Agreement, to serve as the Initial Decision Maker.

None.

§ 12.2 Binding Dispute Resolution

For any Claim subject to, but not resolved by mediation pursuant to Article 15 of AIA Document A201–2017, the method of binding dispute resolution shall be as follows:

Litigation in a court of competent jurisdiction.

If the Owner and Construction Manager do not select a method of binding dispute resolution, or do not subsequently agree in writing to a binding dispute resolution method other than litigation, Claims will be resolved by litigation in a court of competent jurisdiction.

ARTICLE 13 TERMINATION OR SUSPENSION

§ 13.1 Termination Prior to Execution of the Guaranteed Maximum Price

§ 13.1.1 If the Owner and the Construction Manager do not reach an agreement on the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner.

§ 13.1.2 In the event of termination of this Agreement pursuant to Section 13.1.1, the Construction Manager shall be compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination, in accordance with the terms of this Agreement. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.3 Prior to the execution of the Guaranteed Maximum Price, the Owner may terminate this Agreement upon not less than seven days' written notice to the Construction Manager for the Owner's convenience and without cause, and the Construction Manager may terminate this Agreement, upon not less than seven days' written notice to the Owner, for the reasons set forth in Article 14 of A201–2017.

§ 13.1.4 In the event of termination of this Agreement pursuant to Section 13.1.3, the Construction Manager shall be equitably compensated for Preconstruction Phase services and Work performed prior to receipt of a notice of termination. In no event shall the Construction Manager's compensation under this Section exceed the compensation set forth in Section 5.1.

§ 13.1.5 If the Owner terminates the Contract pursuant to Section 13.1.3 after the commencement of the Construction Phase but prior to the execution of the Guaranteed Maximum Price, the Owner shall pay to the Construction Manager an amount calculated as follows, which amount shall be in addition to any compensation paid to the Construction Manager under Section 13.1.4:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;
- .2 Add the Construction Manager's Fee computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion; and
- .3 Subtract the aggregate of previous payments made by the Owner for Construction Phase services.

§ 13.1.6 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.1.5.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders. All Subcontracts, purchase orders and rental agreements entered into by the Construction Manager will contain provisions allowing for assignment to the Owner as described above.

§ 13.1.6.1 If the Owner accepts assignment of subcontracts, purchase orders or rental agreements as described above, the Owner will reimburse or indemnify the Construction Manager for all costs arising under the subcontract, purchase order or rental agreement, if those costs would have been reimbursable as Cost of the Work if the contract had not been terminated. If the Owner chooses not to accept assignment of any subcontract, purchase order or rental agreement that would have constituted a Cost of the Work had this agreement not been terminated, the Construction Manager will terminate the subcontract, purchase order or rental agreement and the Owner will pay the Construction Manager the costs necessarily incurred by the Construction Manager because of such termination.

§ 13.2 Termination or Suspension Following Execution of the Guaranteed Maximum Price

§ 13.2.1 Termination

The Contract may be terminated by the Owner or the Construction Manager as provided in Article 14 of AIA Document A201–2017.

§ 13.2.2 Termination by the Owner for Cause

§ 13.2.2.1 If the Owner terminates the Contract for cause as provided in Article 14 of AIA Document A201–2017, the amount, if any, to be paid to the Construction Manager under Article 14 of AIA Document A201–2017 shall not cause the Guaranteed Maximum Price to be exceeded, nor shall it exceed an amount calculated as follows:

- .1 Take the Cost of the Work incurred by the Construction Manager to the date of termination;

- .2 Add the Construction Manager's Fee, computed upon the Cost of the Work to the date of termination at the rate stated in Section 6.1 or, if the Construction Manager's Fee is stated as a fixed sum in that Section, an amount that bears the same ratio to that fixed-sum Fee as the Cost of the Work at the time of termination bears to a reasonable estimate of the probable Cost of the Work upon its completion;
- .3 Subtract the aggregate of previous payments made by the Owner; and
- .4 Subtract the costs and damages incurred, or to be incurred, by the Owner under Article 14 of AIA Document A201–2017.

§ 13.2.2.2 The Owner shall also pay the Construction Manager fair compensation, either by purchase or rental at the election of the Owner, for any equipment owned by the Construction Manager that the Owner elects to retain and that is not otherwise included in the Cost of the Work under Section 13.2.2.1.1. To the extent that the Owner elects to take legal assignment of subcontracts and purchase orders (including rental agreements), the Construction Manager shall, as a condition of receiving the payments referred to in this Article 13, execute and deliver all such papers and take all such steps, including the legal assignment of such subcontracts and other contractual rights of the Construction Manager, as the Owner may require for the purpose of fully vesting in the Owner the rights and benefits of the Construction Manager under such subcontracts or purchase orders.

§ 13.2.3 Termination by the Owner for Convenience

If the Owner terminates the Contract for convenience in accordance with Article 14 of AIA Document A201–2017, then the Owner shall pay the Construction Manager a termination fee as follows:

None – no termination fee shall be applied, and Owner is not responsible for any such fee.

§ 13.3 Suspension

The Work may be suspended by the Owner as provided in Article 14 of AIA Document A201–2017; in such case, the Guaranteed Maximum Price and Contract Time shall be increased as provided in Article 14 of AIA Document A201–2017, except that the term “profit” shall be understood to mean the Construction Manager's Fee as described in Sections 6.1 and 6.3.5 of this Agreement.

ARTICLE 14 MISCELLANEOUS PROVISIONS

§ 14.1 Terms in this Agreement shall have the same meaning as those in A201–2017. Where reference is made in this Agreement to a provision of AIA Document A201–2017 or another Contract Document, the reference refers to that provision as amended or supplemented by other provisions of the Contract Documents.

§ 14.2 Successors and Assigns

§ 14.2.1 The Owner and Construction Manager, respectively, bind themselves, their partners, successors, assigns and legal representatives to covenants, agreements, and obligations contained in the Contract Documents. Except as provided in Section 14.2.2 of this Agreement, and in Section 13.2.2 of A201–2017, neither party to the Contract shall assign the Contract as a whole without written consent of the other. If either party attempts to make an assignment without such consent, that party shall nevertheless remain legally responsible for all obligations under the Contract.

§ 14.2.2 The Owner may, without consent of the Construction Manager, assign the Contract to a lender providing construction financing for the Project, if the lender assumes the Owner's rights and obligations under the Contract Documents. The Construction Manager shall execute all consents reasonably required to facilitate the assignment.

§ 14.3 Insurance and Bonds

§ 14.3.1 Preconstruction Phase

The Construction Manager shall maintain the following insurance for the duration of the Preconstruction Services performed under this Agreement.

§ 14.3.1.1 Commercial General Liability with policy limits of not less than one million dollars (\$1,000,000) for each occurrence and three million dollars (\$3,000,000) in the aggregate for bodily injury and policy limits of not less than one million dollars (\$1,000,000) for each occurrence and two million dollars (\$2,000,000) in the aggregate for property damage.

§ 14.3.1.2 Automobile Liability covering vehicles owned, and non-owned vehicles used, by the Construction Manager with policy limits of not less than one million dollars (\$ 1,000,000) per person and two million dollars (\$2,000,000) per occurrence for bodily injury, death of any person, and property damage arising out of the ownership, maintenance and use of those motor vehicles, along with any other statutorily required automobile coverage.

§ 14.3.1.3 The Construction Manager may achieve the required limits and coverage for Commercial General Liability and Automobile Liability through a combination of primary and excess or umbrella liability insurance, provided that such primary and excess or umbrella liability insurance policies result in the same or greater coverage as the coverages required under Sections 14.3.1.1 and 14.3.1.2, and in no event shall any excess or umbrella liability insurance provide narrower coverage than the primary policy. The excess policy shall not require the exhaustion of the underlying limits only through the actual payment by the underlying insurers.

§ 14.3.1.4 Workers' Compensation at statutory minimum or higher and Employers Liability at statutory minimum or higher.

§ 14.3.1.5 Professional Liability covering negligent acts, errors and omissions in the performance of professional services, with policy limits of not less than **Five Million (\$5,000,000)** per claim and **Five Million (\$5,000,000)** in the aggregate.

§ 14.3.1.6 Other Insurance

Intentionally Blank.

§ 14.3.1.7 Additional Insured Obligations. To the fullest extent permitted by law, the Construction Manager shall cause the primary and excess or umbrella policies for Commercial General Liability and Automobile Liability to include the Owner as an additional insured for claims caused in whole or in part by the Construction Manager's negligent acts or omissions. The additional insured coverage shall be primary and non-contributory to any of the Owner's insurance policies and shall apply to both ongoing and completed operations.

§ 14.3.1.8 The Construction Manager shall provide certificates of insurance to the Owner that evidence compliance with the requirements in this Section 14.3.1.

§ 14.3.2 Construction Phase

After execution of the Guaranteed Maximum Price, the Owner and the Construction Manager shall purchase and maintain insurance as set forth in AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price, Exhibit B, Insurance and Bonds, and elsewhere in the Contract Documents.

§ 14.3.2.1 The Construction Manager shall provide bonds as set forth in AIA Document A133™–2019 Exhibit B, and elsewhere in the Contract Documents.

§ 14.4 Notice in electronic format, pursuant to Article 1 of AIA Document A201–2017, may be given in accordance with Jorgensen Electronic Exchange Agreement, or as otherwise set forth below:

By email transmission to Owner and Engineer as a digitally signed PDF and signed paper copy, or as mutually agreed to by Owner, Engineer, and Construction Manager.

§ 14.5 Other provisions:

§ 14.5.1 BINDING EFFECT OF AGREEMENT. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto.

§ 14.5.2 MODIFICATIONS AND WAIVER. No modification of the terms of this Agreement shall be valid unless in writing and executed with the same formality as this Agreement, 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.

§ 14.5.3 AUTHORITY. Contractor warrants having full power and authority to enter into this Agreement.

§ 14.5.4 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.

§ 14.5.5 INTEGRATION. The parties intend this statement of their agreement, including all Contract Documents, 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.

§ 14.5.6 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.

§ 14.5.7 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.

§ 14.5.8 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.

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

ARTICLE 15 SCOPE OF THE AGREEMENT

§ 15.1 This Agreement represents the entire and integrated agreement between the Owner and the Construction Manager and supersedes all prior negotiations, representations or agreements, either written or oral. This Agreement may be amended only by written instrument signed by both Owner and Construction Manager.

§ 15.2 The following documents comprise the Agreement:

- .1 AIA Document A133™–2019, Standard Form of Agreement Between Owner and Construction Manager as Constructor where the basis of payment is the Cost of the Work Plus a Fee with a Guaranteed Maximum Price
- .2 AIA Document A133™–2019, Exhibit A, Guaranteed Maximum Price First Amendment – Phase 1, to be executed at a later date.
- .3 AIA Document A133™–2019, Exhibit B, Insurance and Bonds
- .4
- .4 AIA Document A201™–2017, General Conditions of the Contract for Construction
- .5 00 73 00 Supplemental Conditions of the Contract
- .6 Jorgensen Electronic Exchange Agreement
- .7 Drawings: See the following:

DRAWINGS;

To Be Approved upon Approval of GMP First Amendment

- .7 Specifications: See the following:
To Be Approved upon approval of GMP First Amendment

- .8 Other Exhibits:

The below exhibits will be included with the GMP Amendment executed at a later date:

Exhibit C: Dick Anderson Constructions’ Stilson Transportation Center Proposal dated Oct. 13, 2023

Exhibit D: Request for Proposals Pre-Construction and CM/GC Services

Exhibit E:

- a) Federal Contract Provisions
- b) Davis Bacon Wages
- c) Federal Certifications
- e) FTA Contract Clauses

Exhibit F: Protest Procedures

Exhibit G: Digital Information File Terms and Conditions

Supplementary and other Conditions of the Contract: See PROJECT MANUAL Section 00 73 00 -

SUPPLEMENTARY CONDITIONS

.9 Other documents, if any, listed below:

Unknown at time of execution.

This Agreement is entered into as of the day and year first written above.

OWNER *(Signature)*

Hailey Morton Levinson
Mayor, Town of Jackson

CONSTRUCTION MANAGER *(Signature)*

Tyler Duncan
Vice President, Dick Anderson Construction

ATTEST

Riley Taylor, Town Clerk

Stilson Transit Center Facility Project Selection Results



Project Description

Stilson Transit Center CM/GC

Schedule

Advertisement Dates: September 20, September 27, and October 4, 2023 - Published using Jackson Hole News & Guide and Quest Link

Response Deadline Date/Time: October 13, 2023, 4:00 PM MST

Selection Date/Time November 3, 2023, 1:00 PM MST

Four companies ask for more info: DAC, ACM, Ormond Builders, New West Construction

Two companies submitted RFP's:

DAC: 10/13/2023 at 1:32 pm via email

ACM: 10/13/2023 at 11:58 am via email

Final Selection

<u>Firm</u>	<u>Rank</u>
Dick Anderson Construction	1
ACM	2

Selection Committee Members

	<u>SCORES</u>	
	<u>ACM</u>	<u>DAC</u>
Johnny Ziem, Town of Jackson	79	87
Win Furber, Town of Jackson	79	84
Heather Overholser, Teton County	76.5	85.5
Sarah Mann, Teton County	87	88
Total:	321.5	344.5

SIGNED: _____

DATE: 11/7/2023

Johnny Ziem, Selection Committee Chair

STAFF REPORT



Meeting Date:	January 8, 2024	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 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.

NOTE: This staff report is a continuation of the Council's review of this item on December 4, 2023. The staff report is the same except for new information provided in the "Analysis" section below.

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>). 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)

Analysis (this is new information)

The Council continued this item from its December 4, 2023, meeting. The main reason was to have staff provide more context on the potential impacts that the more “substantive” changes might have on, in particular, the redevelopment of single-family homes and the development of higher-density housing. These concerns were also raised in public comments from Destin Peters and Jackson Hole Working provided to the Council before the previous hearing. Since the December 4 meeting, staff has met with Mr. Peters about his comments and with Ruth Ann Petroff and Jessica Jaubert of JH Working to further understand their concerns. In both cases, many of the issues raised are concerns/ideas that could be potentially addressed in future LDR updates with additional analysis by staff.

However, based on these meetings, as well as to respond to public comments provided at the December 4 hearing, staff is proposing the following changes for the first reading ordinances:

1. **Bay Window:** Modified definition to lower the seat height by 2” (from 20” to 18”) and set a maximum exterior area for the window at 70 sf, which is essentially the same size as already proposed. *Response to Destin Peters comment.*
2. **Construction staging areas in residential zone:** Reduced the hours of operation for a construction staging area by one hour from 7am – 7pm to 7am – 6pm to better protect residential character. *Response to George Putnam comment.*
3. **Separation distance for accessory structures:** Changed separation distance from 10’ to 5’ for accessory structures. *Response to JH Working comment.*
4. **Timing of affordable housing mitigation.** Delete proposed change to require housing mitigation/deed restrictions be done prior to issuance of building permit back to current rule which is prior to Certificate of Occupancy. Thus no change to existing LDRs is proposed. *Response to JH Working comment.*
5. **Applicable floor area for housing mitigation:** Changed proposed text from “including incidental structures” to “including accessory structures.” *Response to JH Working comment.*
6. **“Setback Range” exempt from nonconforming expansion rules:** This proposed change would add “setback range” to the list of form-based standards that are exempt from the 20% expansion limit for nonconforming structures (Sec. 1.9.2.B.3.d). This change addresses an oversight made in 2016 when the Town adopted new form-based standards but staff neglected to include “setback range” in the exemption list. The purpose of this list is to reduce barriers to redevelopment of existing structures and avoid demolition of good structures that owners are trying to keep and that are not harming the community or neighbors. Staff added this change.

To address the Council’s concerns expressed at the December 4 meeting, staff has provided the below summary table that includes the main “substantive” items in this LDR update that staff believes the Council may want more information on. Staff is happy to discuss any other items as well. This table also provides a quick analysis of the potential impact each change might have on single family-home redevelopment (and ARUs) and on higher-density housing projects by using green to indicate a change that staff deems

beneficial, blue if impact is neutral, and yellow/orange/red to indicate a potential minimal/modest/major negative impact.

Change	Reason for change	Impact on Single Family Home (SF) / Accessory Residential Unit (ARU) redevelopment	Impact on high-density housing (e.g., multi-family housing or condos)
Landscape area. Add limited flexibility for planters and other more urban amenities to count as landscape area. (Ordinance J)	To allow landowners to replace small patches of turf grass with public amenities where space is constrained and/or to provide flexibility within clear limits.	Increases flexibility and options for SF homeowners and for redevelopment.	Increases flexibility and options for MF housing.
Replacement of nonconforming structures (Ordinance F)	Proposed change clarifies existing policy that adding structural support to nonconforming parts of a structure constitutes "replacement" and so cannot be done.	None. Proposed changes codifies existing practice. Will give designers better notice of rule so they can avoid surprises later in process.	None. Rarely, if ever, applies to MF buildings
Allow parking in front setback (i.e., driveways) to count as required parking (Ordinance G)	Current rule is that parking located in front setback, (usually first 20' of property) cannot count as required parking. However, this part of driveway works well for parking, is sometimes the only parking available for older homes, and can be used to help park ARUs and apartments for workforce.	Increases flexibility and development potential for both new and existing homes.	None. This change does not impact MF developments.
Factors for determining existence of residential unit (Ordinance K)	The proposed list of factors for the Planning Director to consider add clarity and transparency by telling landowners and designers the factors that will be used to determine whether a residential unit is present. No change or increase in Planning Director's authority is proposed.	None. Clarifies existing requirements for owners/developers so they can properly design projects with factors in mind rather than finding out there are problems later after they submit for building permit.	None. Not likely to apply to MF projects.
Add guest parking requirements for	To require guest parking for multi-family projects (1 guest space / 15 spaces) to	None. Applies only to developments with 15 or more parking spaces.	Modest increase in parking requirement. Could slightly reduce bedroom

Change	Reason for change	Impact on Single Family Home (SF) / Accessory Residential Unit (ARU) redevelopment	Impact on high-density housing (e.g., multi-family housing or condos)
larger multi-family projects (Ordinance K)	reduce parking conflicts (both internal and external to site) and increase livability for residents.		count or number of units on large projects.
ADA parking does not count as parking (Ordinance K)	To ensure that all residential units have at least one parking space (i.e., not leaving a unit with only an ADA space that they cannot use if they are not disabled).	None. Does not apply to SF homes or ARUs.	Minimal since staff already tries to ensure all units in MF have parking space. Council recently affirmed this interpretation for the Millward Apartments project on the truck route.
Increase snow storage requirements from 2.5% to 10% (Ordinance K)	Existing standard is not adequate to store snow. Can cause parking, sidewalks, drive areas, and landscape areas to be blocked or compromised in winter, sometimes causing safety concerns (walking and driving).	Minimal since SF zones usually have adequate yard areas for storage. Could be tighter off alleys.	Minimal to modest impact because better site design should be able to incorporate additional locations for snow storage.
Require paved parking for SF homes (not gravel) (Ordinance K)	Gravel parking can negatively impact adjacent sidewalks and roads with mud, dirt, and gravel getting into public way. Creates defined parking area so people do not park in grass in front yard. Typical requirement for most towns our size.	Minimal. Only impacts few landowners/developers who choose gravel parking for new SF/ARU development.	None. Parking for MF projects already required to be paved.
New permit for construction staging sites in residential zones (Ordinance K)	To limit use of residential properties for construction storage activities and provide clear standards.	None.	None.
Modified definition for “kitchen” by narrowing definition of a “wet bar” . (Ordinance N)	Current definition of a “wet bar” allows for nearly a full kitchen that frequently gets converted illegally into full kitchen creating an illegal additional unit. Staff spends much time arguing with applicants (often innocent buyers who bought the	None to minimal. While the proposed change limits the extent of what can count as a “wet bar” the general rules are the same: 1) only one kitchen is allowed per residential unit and 2) any independent living area with a kitchen is a residential unit.	None. This issue applies only to SF home properties.

Change	Reason for change	Impact on Single Family Home (SF) / Accessory Residential Unit (ARU) redevelopment	Impact on high-density housing (e.g., multi-family housing or condos)
	illegal unit) about what constitutes a full kitchen and consequences of having an additional unit on the site.		
Clarify rules for outdoor seating related to housing mitigation, parking, and sere fees. (Ordinance K)	This change adds no burdens or advantages to existing commercial development – it simply clarifies the existing rules staff applies to outdoor seating related to impact fees.	None. This applies to commercial development only. Regardless, it merely codifies existing rules for impact fees for outdoor seating.	None. This applies to commercial development only. Regardless, it merely codifies existing rules for impact fees for outdoor seating.
Expanded criteria for Minor Deviation review (Ordinance M)	Intent is to streamline review of requests for minor technical changes to an approved permit (landscape plan, housing mitigation plan) to avoid unnecessary and lengthy Council hearings for minor technical matters.	None. If anything, helps to streamline building permit review process.	None. If anything, helps to streamline building permit review process.
Modified residency requirements for PC and DRC members (Ordinance M)	Intent is to clarify what happens when PC or DRC members quits mid-term because they moved outside of Jackson/Teton County.	None. Change has nothing to do with development requirements.	None. Change has nothing to do with development requirements.
Increased hillside height bonus from 10% to 25% on steep lots (Ordinance N)	Made the 25% height bonus on hillsides the same as in County. Current 10% bonus is too small to be useable	Will increase flexibility for remodels and new SF homes on hillsides.	Will increase flexibility for MF homes on hillsides.
Added “setback range” to list of nonconforming exceptions in Sec. 1.9.2.B.3.d. (Ordinance F) PROPOSED NEW BY STAFF	To reduce barriers to redevelopment of existing structures and avoid unnecessary and unwanted demolition of structures in good condition.	Will increase flexibility for redevelopment and remodels of SF homes.	Will increase flexibility for redevelopment and remodels of MF projects.

Please be aware that changes to LDRs are analyzed by staff based on their impacts beyond the two factors provided in the summary table, such as clarity to the public, predictability, transparency, ease of implementation, fairness to not only landowners but neighbors, environmental impacts, functional practicality, and other important variables. LDR changes often require balancing many competing goals and interests, staff attempts to not maximize one goal to the exclusion of all other considerations.

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

Public comment since the December 4, 2023, Council meeting

SUGGESTED MOTION

I move to approve Ordinances 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.

...

- d. **Nonconforming Bulk and Form Standards.** These standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.

...

- v. **Setback Range**

...

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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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
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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.

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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.

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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 (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

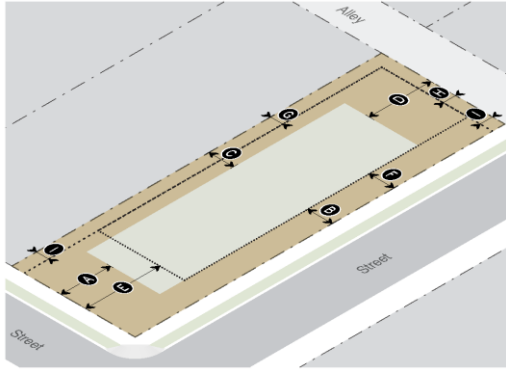
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(Ord. ____ § 1, 2023; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.9. NH-1: Neighborhood High Density 1.

...

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	1/DU if < 2 bedrooms and < 500 sf;	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$

< 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.

...

5. **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)	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)							
< 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.

...

- 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)	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.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. 1220 § 1, 2019; Ord. 1198 § 1, 2018; Ord. No. 1149 § 2, 2016)

2.2.13. CR-3: Commercial Residential-3.

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B. Physical Development.

...

4. Fencing/Walls
Height (max)
Anywhere in street yard 4'
Anywhere in side yard 6'
Setback (min)
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
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.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.

...

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.

...

- 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)	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)							
< 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.

...

- 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 Permit
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)

...

(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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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.
- 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.

- 1. 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 eight <u>8</u> spaces

...

E. Standard Plant Unit.

...

4. 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.

...

B. 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 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 _____, 2024.

PASSED 2ND READING THE __ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
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 (including snow storage) 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 6pm 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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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 Travel Way Lane	Paved Parking Lane	Paved Shoulder (no pkg)	Graded Shoulder (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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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 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)

8.5.4. 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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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).

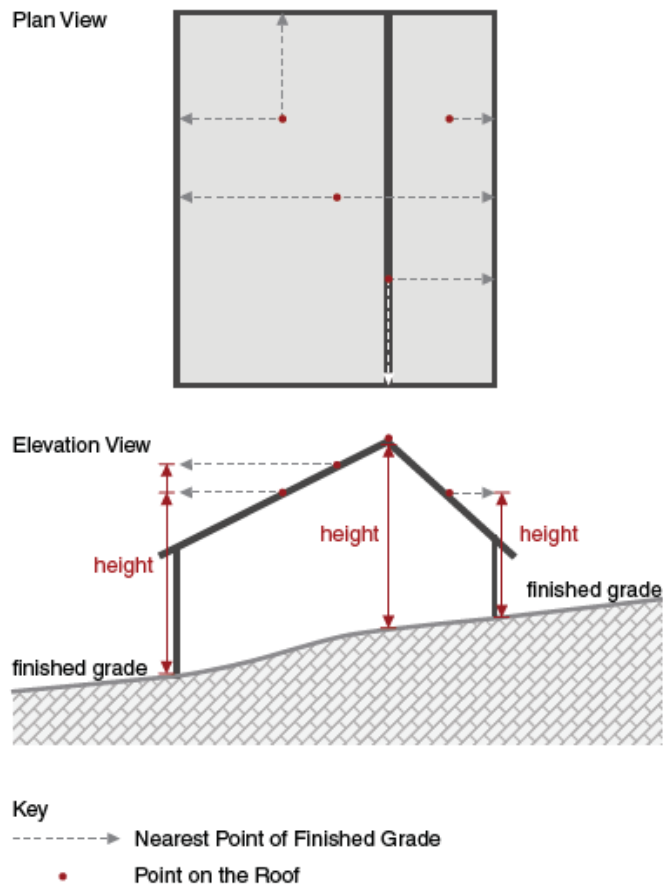
- a. **Front Setback.** Cornices, canopies, eaves, decks (covered and uncovered), porches, balconies, bay windows, chimneys, and similar architectural features that are not decorative may encroach into a front yard by not more than six feet.
- b. **Side and Rear Setback.** Cornices, canopies, eaves, 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 18 inches above the interior floor height, and cannot be more than 70 square feet in exterior dimension.

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.

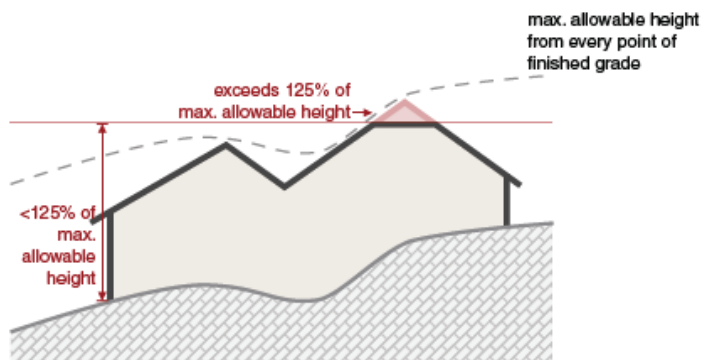


EXAMPLE: In the diagram below the nearest point of finished grade is indicated by the white or gray arrows. Note the examples of points that are equidistant to finished grade on two sides of the house; height of such a point will be determined by the lower finished grade.

...

- 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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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.

...

- d. Nonconforming Bulk and Form Standards. The ~~these~~ standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.

...

v. Setback Range

...

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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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)	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 <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 habitable floor area <u>above grade</u>)	10,000 sf

4. Fencing/Walls
Height (max)
<u>Anywhere in in street yard</u> 4'
<u>Anywhere in in side or rear yard</u> 6'
Setback (min)
<u>Primary or secondary street/sidewalk (min)</u> <u>Street lot line (sidewalk if sidewalk within lot)</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

...

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> <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)

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 § 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)	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 above grade)	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'
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 (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. 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 § 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.

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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)	20' <u>0'</u>	C
Secondary street* (min)	10' <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.	
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>

4. Fencing/Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear <u>yard</u> yard 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

...

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.

...

B. Physical Development.

...

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'-0'</u>	A
Secondary street* (min)	<u>10'-0'</u>	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear (min)	2'	D
<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>)	n/a <u>10,000 sf</u>

4. Fencing/ <u>Walls</u>

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

...

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.

...

B. Physical Development.

1. Lot Standards		
Accessory Structure Setbacks	(Sec. 9.4.8)	
Side interior/ rear (min)	5'	G H
—Rear (min)	5'	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)	20' 0'	20' 0'*	A

Secondary street (min)	10' 0'	10'0" 0"	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/Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear year <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)

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 § 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 (<u>min</u> -max)	Not allowed	<u>10'-20'</u>	<u>10'- 20'</u>	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
<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 <u>three-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)
<u>Individual building</u> (max habitable floor area above grade)	<u>10,000 sf</u>	<u>10,000</u> sf

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

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	1 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					
<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 § 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.

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 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

...

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					
<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>

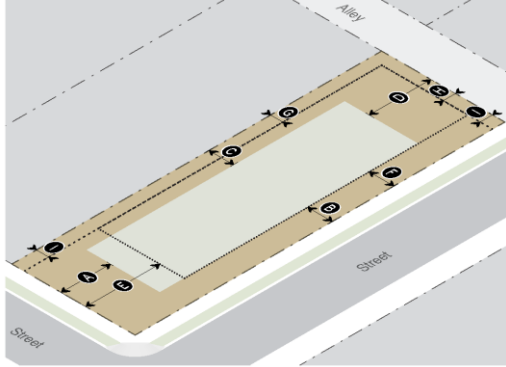
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(Ord. ____ § 1, 2023; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

2.2.9. NH-1: Neighborhood High Density 1.

...

B. Physical Development.

1. Lot Standards		
		
Primary Building Setbacks		(Sec. 9.4.8)
Rear (min)	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)	10'-20'		
Parking Setbacks			
Primary street* (min)	20' <u>0'</u>	A	
Secondary street* (min)	20' <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 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

...

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.

...

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.

...

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>

...

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	
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.5</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

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E. Additional Zone-specific Standards.

...

5. **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 <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>	

...

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
<u>Dwelling Unit Floor Area (H)habitable including basement)</u>							
< 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 (<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. 1219 § 1, 2019; Ord. 1149 § 2, 2016)

2.2.12. CR-2: Commercial Residential-2.

...

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>	

...

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 (H) (habitable 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)
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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. 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 Perit
Dwelling Unit Floor Area (Hhabitable 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	0.25/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.

...

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 (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	3,372.25 /1,000 sf	independent calculation
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...

E. Additional Zone-specific Standards.

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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 <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)	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 (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	3.372 . <u>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	
<u>Fencing/Walls</u>	
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)	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)
10,001— 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	
<u>Fencing/Walls</u>	
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)
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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 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/Walls
Height (max)
In Anywhere in street yard 4'
In Anywhere in side or rear yard 6'
Setback (min)
Front lot line /R.O.W./Sidewalk <u>(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

...

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 (min)
Front lot line (sidewalk if sidewalk within lot) /R.O.W./Sidewalk 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 (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.

~~i~~a. **Density.** The number of units in an existing mobile home park in the MHP zone shall not be limited.

~~ii~~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.

iii.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.

iv.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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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/Walls	
Height (max)	
	In Anywhere in street yard 4'
	In Anywhere in side or rear yard 6'
Setback (min)	
	Front lot line (sidewalk if sidewalk within lot)/R.O.W./Sidewalk 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 (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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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 (Hhabitable 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 (<u>Nonhabitable 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)

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>					
<u>—Developed Recreation (6.1.6.D)</u>	<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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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.

1. 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
<u>TS-1</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>TS-2</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>DC-1</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
<u>DC-2</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>
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.

...

4. 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.

...

- B. 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 _____, 2024.

PASSED 2ND READING THE __ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
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																
<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>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</u>	<u>—</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 ~~M~~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 ~~m~~Municipal ~~e~~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 (including snow storage) 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 6~~7~~pm 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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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.
- ~~Density.~~ The number of units in an existing mobile home park in the MHP shall not be limited.
 - ~~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.
 - ~~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.
 - ~~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	Paved (no pkg)	Shoulder	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**~~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~~in 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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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 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)

8.5.4. 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 _____, 2024.

PASSED 2ND READING THE ____ DAY OF _____, 2024.

PASSED AND APPROVED THE ____ DAY OF _____, 2024.

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 _____, 2024.

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~~ structures utilizing accessory structure setbacks.
- c. **Bay Windows.** For the purpose of this exemption, a bay window shall be a minimum of 2018 inches above the interior floor height, a minimum of 12 inches below the ceiling, and cannot be wider than ten feet more than 70 square feet in exterior dimension.

2. Commercial Buildings.

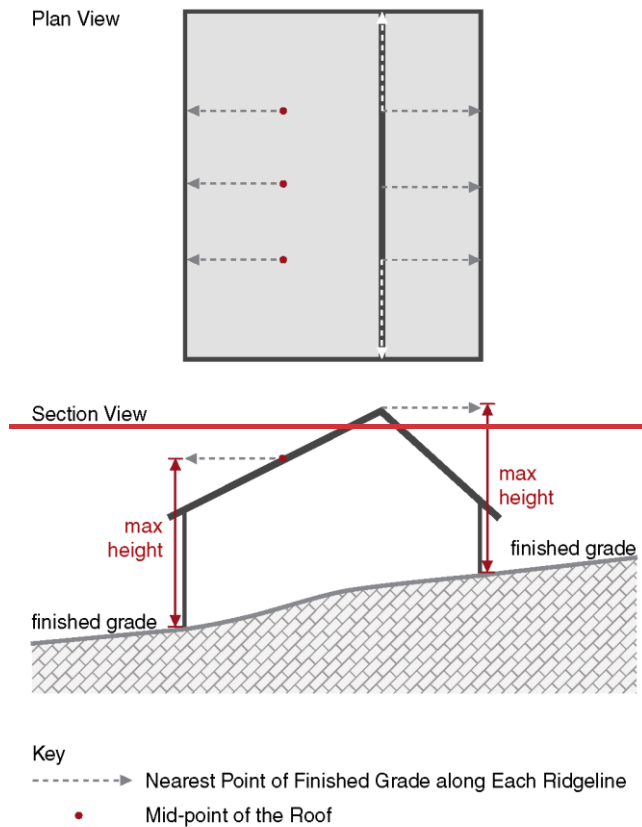
- a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.

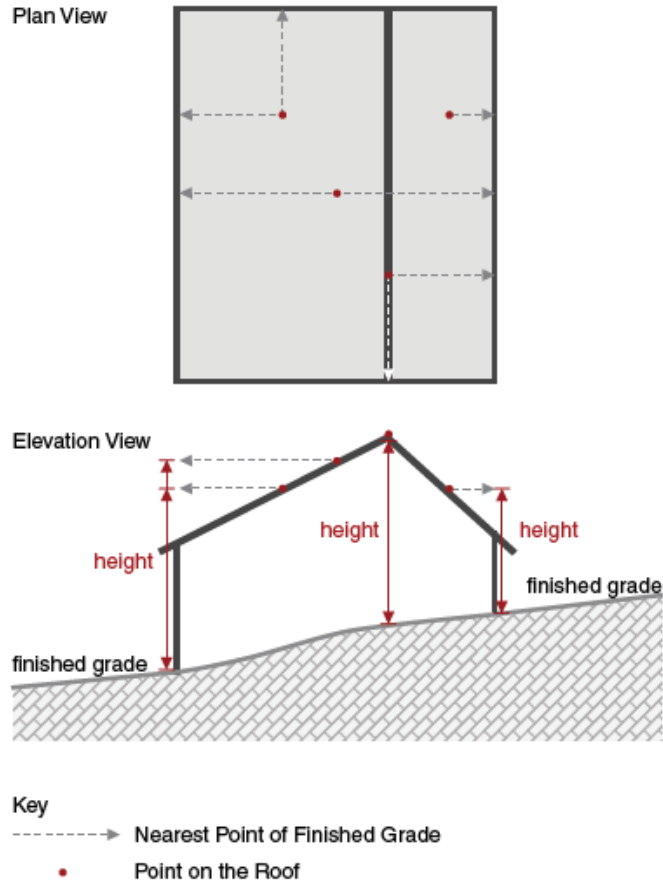
K. **Public Art Exemption.** Public art and small placemaking items such as book exchanges may be exempted from setbacks by the Planning Director. In determining whether items are public art the Planning Director may consider factors such as approval by the Public Art Taskforce.

(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.



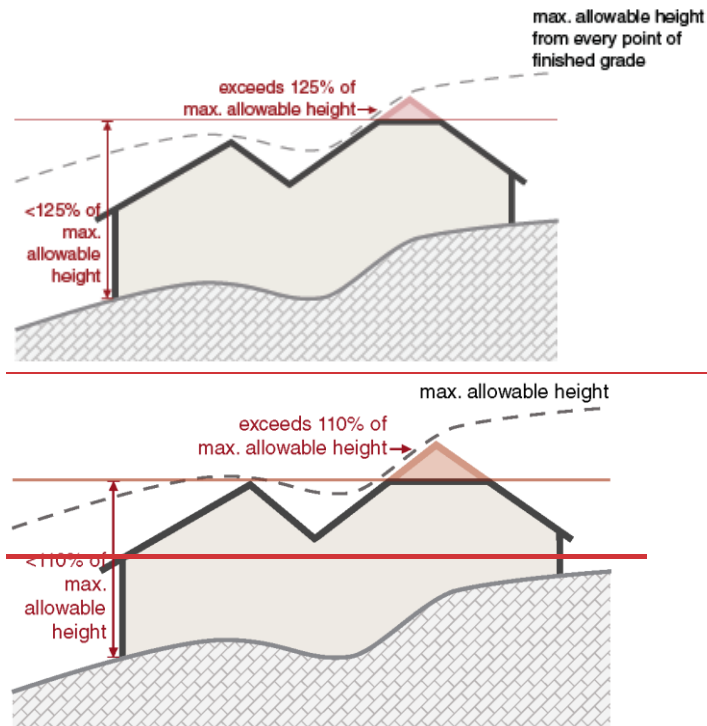


EXAMPLE: In the diagram below the nearest point of finished grade is indicated by the white or gray arrows. Note the examples of points that are equidistant to finished grade on two sides of the house; height of such a point will be determined by the lower finished grade.

...

- 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~~ 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 _____, 2024.

PASSED 2ND READING THE _____ DAY OF _____, 2024.

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

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 _____, 2024.

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><th colspan="2">Accessory Structure Setbacks</th></tr><tr><td>Side interior/rear (min)</td><td><u>5'</u></td></tr><tr><td><u>>14 feet in height</u></td><td><u>10'</u></td></tr><tr><td><u>≤14 feet in height</u></td><td><u>5'</u></td></tr><tr><td><u>Second floor deck</u></td><td><u>10'</u></td></tr></table> <table><tr><th colspan="2">Accessory Structure Height</th></tr><tr><td><u>Accessory residential unit (max)</u></td><td><u>2 stories not to exceed 26'</u></td></tr></table>	Accessory Structure Setbacks		Side interior/rear (min)	<u>5'</u>	<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>	Accessory Structure Height		<u>Accessory residential unit (max)</u>	<u>2 stories not to exceed 26'</u>				
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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><th colspan="2">Scale of Development</th></tr><tr><td>Individual building (max gross <u>habitable</u> floor area <u>above grade</u>)</td><td>10,000 sf</td></tr></table> TS zones <table><tr><th colspan="2">Scale of Development</th></tr><tr><td>Single building size (max <u>habitable</u> <u>above grade</u>)</td><td>15,000 sf</td></tr></table> BP, MHP, Rural, P/SP, Park zones <table><tr><th colspan="2">Maximum Scale of Development</th></tr><tr><td>Individual Building (gross floor area) (max <u>habitable above grade</u>)</td><td></td></tr><tr><td>Single building</td><td>* sf</td></tr></table> NH-1 zone <table><tr><th colspan="2">Scale of Development</th></tr><tr><td>Individual building (max floor area)</td><td>10,000 sf</td></tr></table>	Scale of Development		Individual building (max gross <u>habitable</u> floor area <u>above grade</u>)	10,000 sf	Scale of Development		Single building size (max <u>habitable</u> <u>above grade</u>)	15,000 sf	Maximum Scale of Development		Individual Building (gross floor area) (max <u>habitable above grade</u>)		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		Anywhere in street yard 4'
	2.2.6.B.4		Anywhere in side or rear yard 6'
	2.2.7.B.4		Setback (min)
	2.2.8.B.4		Primary or side Street lot line (Sidewalk if sidewalk within lot)/sidewalk (min) 1'
	2.2.9.B.4		Alley 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 anywhere in any street or side yard* *
	2.2.16.B.1		Height anywhere in any rear yard (max) 6'
	2.2.17.B.1		Setback from pedestrian frontage (min) *
	2.3.10.B.6		Setback from alley (min) 2'
	2.3.13.B.6		Setback from side or rear lot line (min) 0'
	3.3.1.B.6		The finished side of the fence shall face out to the neighbor, posts and supports shall face in to the owner
		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.	BP-ToJ, MHP-ToJ, R-ToJ
			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)/ ROW / Sidewalk 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
		There are no fence standards in the P/SP or Park zones.	

#	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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#	Section	Description of Change	Proposed Text			
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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	P-ToJ																				
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><td colspan="2">Landscaping (Div. 5.5)</td></tr><tr><td colspan="2">Plant Units (min)</td></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><td colspan="2">5. Landscaping (Div. 5.5)</td></tr><tr><td colspan="2">Plant Units (min)</td></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 border="1"><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	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												
	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														
			Driveway width in primary/secondary street setback (<u>min</u>-max) 10'-20' Parking Setbacks <table><tr><td>Primary street* (min)</td><td>0' 20'</td><td>C</td></tr><tr><td>Secondary street* (min)</td><td>0' 15'</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> * Excludes 20' max driveway allowed in primary/secondary street setback	Primary street* (min)	0' 20'	C	Secondary street* (min)	0' 15'	D	Side interior (min)	5'	E	Rear (min)	5'	F
Primary street* (min)	0' 20'	C													
Secondary street* (min)	0' 15'	D													
Side interior (min)	5'	E													
Rear (min)	5'	F													
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%														
Crested Butte, CO															
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>

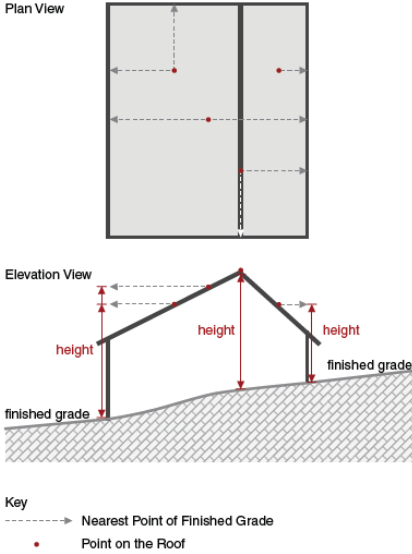
#	Section	Description of Change	Proposed Text
67	8.2.11.B 8.2.11.C	Sureties authority: This change clarifies an existing practice. Purpose is to clean up language around who and how sureties are accepted.	B. The financial assurance shall be at least 125% of the cost to complete the improvements, implement 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>

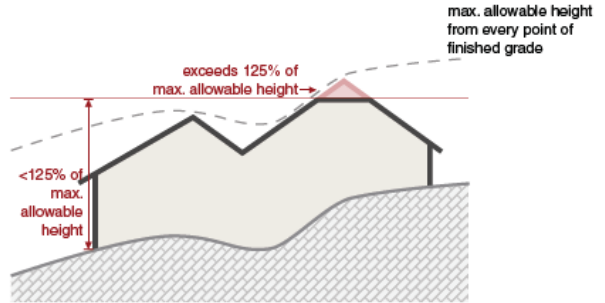
#	Section	Description of Change	Proposed Text
69	8.2.13.B.2	Minor Deviation: This change expands use of an existing provision. The existing minor deviation covers changes related only to unforeseen technical/engineering plans but staff finds that additional flexibility is necessary for minor changes 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%125% 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.

December 20, 2023

Town of Jackson Planning Department
Paul Anthony, Director
150 E Pearl Avenue
PO Box 1687
Jackson, WY 83001

Dear Paul,

Many thanks, again, for meeting with JH Working about our comments to the LDR changes. The LDR updates have a number of changes that create more flexibility and clarification. Thank you for your responsiveness to feedback.

We understand the challenge of balancing regulations to prevent undesired outcomes, while still maintaining flexibility. We believe the items highlighted below sacrifice too much of that flexibility, particularly related to existing buildings. We encourage the council to err on the side of flexibility and allowing creative solutions.

- #4 1.9.2.B.4 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. **While we understand this change is intended to curb the practice of essentially rebuilding current non-conforming aspects, an easy interpretation could mean one cannot replace a header or shore up structural support in a wall that sits 1' into a setback. We recommend not passing this amendment.**
- #9 This change adds an alley setback of 2' for fencing. (current side street setback is 1', side and back yard 0') This change is to accommodate snowplowing and while we understand that parking spaces off the alley are required to be 22' instead of 20', the parking setback off the alley is 0', meaning vehicles can be parked to the alley lot line. **Perhaps this could be 1' to mirror side streets?**
- #12 DRC Review thresholds. **We agree with this update changing the threshold from 3 units to 4 units.** We recommend a future discussion of what DRC review thresholds should be, clarifying the role of the DRC, and providing more guidance to how standards apply to different sizes and types of development.

- #27 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 Sec. 8.2.11. for installation of the landscaping. **The landscape bond amount shall cover the cost of plant material, irrigation, and installation.** Our concern is the addition of 'in non-planting months'. This is an enabling LDR, meaning a logical interpretation could be the planning director does **not** have the ability to allow occupancy in June if a landscaper is not available until July, or does **not** have the ability to allow occupancy in September if a landscaper is not available until the following season. **We recommend deleting 'in non-planting months'.**
- #32 Residential Unit Definition.
This is part of a much larger discussion. We are seeing living situations change, such as local residents with older parents moving in. The Council has already gone in the direction of giving flexibility to the definition of a household and limiting occupancy numbers by square footage. Thanks to these efforts, the only reasons remaining to strictly define kitchen/living areas are (a) for the purpose of determining which square footage is subject to housing mitigation vs. which square footage is subject to occupancy restriction (b) for the purpose of determining mitigation rate (attached dwellings are a higher rate than detached dwellings) (c) for the purpose of dividing which square footage is ARU vs. Single Family Dwelling (attached ARUs don't change the status of Single Family Dwelling) We have specific suggestions about whole the whole situation can be simplified, but in the short term, we believe maximum flexibility is desirable. **We recommend not passing #32 and future discussion about how flexible living situations can be accommodated without impacting neighborhood character.**
- #38 + #42 Guest parking and ADA parking.
We encourage the most flexibility possible for parking for maximum affordability. Higher end developments will be more likely to include guest parking. In the case of #42, if all spaces are assigned to units – ie no guest parking provided – it shouldn't matter if ADA spaces are assigned to units who do not need ADA. If a resident needs an ADA space permanently or temporarily, simply switching the assigned spaces should solve the issue. **We recommend not passing #38 + #42.**

#46

Snow Storage.

This change proposes a 4x increase in onsite snow storage requirements. There is a provision in C.2.5.C.2 that exempts the snow storage requirement if off-site snow storage is used. Many snowplowing companies hired by residents use off-site snow storage. **If this provision is passed, we encourage strengthening the language exempting for off-site storage. Perhaps C.2.5.C.2.d. Off-site storage may be used to meet this requirement, including through snow removal service providers.**

#50

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, **including incidental structures.**

There is a definition in the LDRs for ‘incidental uses’, but not for ‘incidental structures’. This may create more confusion. For instance, is a tool shed an incidental structure? **We aren’t opposed to the concept, but suggest using defined language to include and exclude the intended structures.**

#51

d. Timing. The in-lieu fee shall be paid prior to the granting of the applicable ~~certificate of occupancy~~ **building permit** or use permit for the employee generating development, whichever occurs first.

‘Employee generation’ primarily doesn’t occur until project is built. We understand the planning department has had issues with applicants being unaware or forgetting that a fee is due and that applicants have complained to the department and to elected officials. **We suggest not tying up an applicant’s funds until the C of O or Use Permit is issued and if clarification is helpful, include a reminder of the fee amount on the issued building permit.**

#71

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.

This section adds required plat language. We would like to better understand what is mean by ‘including, but not limited to’ in 8.5.4.D.e. Does this open the applicant to easements, restrictions and conditions not previously agreed upon?

#75 Planning Commission/DRC Makeup.

We ideally prefer Jackson or Teton County, WY residents on the Planning Commission and Design Review Committee. If the proposed change is made, we suggest language that clarifies members not residing in Teton County, WY be employed full time in Teton County, WY.

#78 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 6 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 4 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 1 foot from a property line. The allowances in this subsection b. apply only to **structures that meet** the primary structure setback and do not apply to **structures ARUs or utilizing the** accessory structure setback.

c. 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.

Under a. and b., the **'that are not decorative'** language modifies all the listed items (ie only if a bay window or eave is not decorative may it encroach into a front yard...). **We aren't sure specifically what the language is trying to prevent, but we think it has potential unintended applications.**

Is c. necessary? This feature can be the difference in making smaller units more livable, providing a window seat, or banquette seating for dining. **We suggest deleting c. to leave flexibility for these elements.**

- #85 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 10 feet from another structure and shall not be connected by an enclosed walkway.**
- We understand this is intended to prevent property owners from adding an enclosure between buildings after-the-fact. Our concern is flexibility when an existing dwelling may be set on a building site in a way that leaves limited options for an ARU or other accessory structure. Existing Code allows structures to be closer than 10' if certain conditions are met (a combination of fire ratings, sprinklers, etc) with an 'imaginary property line'. **We recommend deleting 'an accessory structure shall be separated by at least 10' from another structure and' and leaving 'shall not be connected by an enclosed walkway'.**

Other small corrections:

- | | |
|-----------|---|
| #47 | Spelling of "Alley" in the LDRs and proposed Cleanup |
| 6.1.4.B.1 | It appears 'detached dwelling' definition was not updated to replace 'one family' with 'one household unit'. |
| NM1 | ARUs in town are all limited to 26', except NL5 (which might be changed with this update) and NM1, which is listed as 28'. Assuming this is a typo. |
| NM1 | Lists ARUs as ADUs in a couple of places |
| 8.8.2.B.2 | Refers to 5.9.6.C.1.6. Should refer to 5.9.6.C.2.b |
| 8.8.2.B.3 | Same as above |

Thank you, again, for taking the time to listen to our concerns. Please reach out if we can clarify any of the points above.

Respectfully,

Jackson Hole Working

STAFF REPORT



Meeting Date:	January 08, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Community Development Department	Presenter:	Katelyn Page
Agenda Item:	First Reading Ordinance X updating Required Bicycle Parking (P23-016)	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance X to update the Town of Jackson's Land Development Regulations (LDRs), specifically required bicycle parking standards.

Requested Action.

Request to approve at First Reading Ordinance X which would modify the Town of Jackson's standards relating to bicycle parking. Ordinance X would modify the following sections of the LDRs:

1. LDR Section 6.2.2.A – Required Vehicle Parking
2. LDR Section 6.2.2.B – Shared Vehicle Parking
3. LDR Section 6.2.2.D – Required Bicycle Parking
4. LDR Section 6.2.3 – Location of Required Vehicle Parking
5. LDR Section 6.2.4 – Maintenance of Off-Street Vehicle Parking and Loading
6. LDR Section 6.2.5 – Off-Street Vehicle Parking and Loading Design Standards
7. LDR Section 8.8.2.B – Applicability (Administrative Adjustment)

Staff request to continue this item to the regularly scheduled Town Council meeting on January 22, 2024.

Suggested Motion.

I move to continue First Reading of Ordinance X to the regularly scheduled Town Council meeting on January 22, 2024.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: January 8, 2024

RE: Town Manager's Report

Letters of Support for Ongoing START Grant Applications

START will be submitting two grant applications in the near future to Idaho Transportation Department (ITD). These grant applications are for ITD funding for the Grand Targhee shuttle; and ITD funding to support START commuter services to Teton Valley, ID. These services are currently in place and the ongoing grant funding supports the provision of these services. The draft letter is attached to the Town Manager's Report and will be finalized, executed and sent upon approval of the Town Manager's Report.

Temporary Sign Permits

The Temporary Sign Permit for Council consideration under Section 5.6.1.C.4.c of the Land Development Regulations is:

- ✓ KHOL requests one temporary banner at 105 Buffalo Way (Albertson's) from January 9, 2024 – January 13, 2024, to advertise their annual membership drive. (Item P23-221)

Staff recommends approval of this request and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permit as requested.

December 28, 2023

Mr. Sam Carroll
ITD- Public Transportation Office
PO Box 7129
Boise ID 83707

Re: Southern Teton Area Rapid Transit (START) Section 5311 grant applications

Dear Mr. Carroll,

On behalf of the Town of Jackson, I am pleased to submit this letter of support for START's grant applications for FTA Section 5311 funding to support the provision of public transit services in the greater Teton Valley community. These grant applications are to request funding to support the continuing operation of:

- START commuter bus service between Teton County, Idaho and Jackson, Wyoming; and
- START support for the continued operation of the Grand Targhee Shuttle between the cities of Driggs, ID and Victor, ID and the Grand Targhee Resort in Alta, Wyoming.

These services provide important connections between major residential communities and major employment centers in the region. These services support the economic vitality of the area and allow people to live, work and recreate in the greater Teton Valley community. The continued provision of these valuable public transit services is integral to the continued economic vitality of the region.

I strongly encourage ITD Public Transportation and the Board to support these important funding applications.

Sincerely,

Hailey Morton Levinson
Mayor