

Regular Town Council Meeting

January 22, 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/85952942801?pwd=aENMZIN5R1EranFPRkkvSkVleFYQT09>

If the link does not work, join at zoom.com with Webinar ID **859 5294 2801** Password: **83001**

or join by phone **+1 253 215 8782** with Webinar ID **859 5294 2801** and Password: **83001**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Land Acknowledgement
- D. Announcements/Proclamations

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. January 8, 2024 Special Town Council Meeting
 - 2. January 8, 2024 Regular Town Council Meeting
- B. Disbursements
- C. December Municipal Court Report

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

- A. Administration
 - 1. Cooperative Agreement for Reconnaissance Report Urban Systems Funds for Willow & Gill Safe Streets (Charlotte Frei)
- B. Planning
 - 1. Partial Vacation without Replat at 80 E Karns (P23-211) (Katelyn Page)
 - 2. Subdivision Plat for Parkside at Benson Brown Station (P23-194) (Tyler Valentine) - *This item will be continued to 2/26.*

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.

VI. RESOLUTIONS

- A. Resolution 24-01: FY24 Budget Amendment #2 (Kelly Thompson & Tyler Sinclair)

VII. ORDINANCES

- A. Ordinances F-N: LDR Clean-up and Annual Update (P23-026) (Paul Anthony)
 - 1. Ordinance F: An Ordinance Amending the Land Development Regulations Regarding General Provisions (Second Reading)
 - 2. Ordinance G: An Ordinance Amending the Land Development Regulations Regarding Complete Neighborhood Zones (First Reading)
 - 3. Ordinance H: An Ordinance Amending the Land Development Regulations Regarding Rural Area Zones (Second Reading)
 - 4. Ordinance I: An Ordinance Amending the Land Development Regulations Regarding Special Purpose Zones (Second Reading)
 - 5. Ordinance J: An Ordinance Amending the Land Development Regulations Regarding Physical Development Standards Applicable in All Zones (Second Reading)
 - 6. Ordinance K: An Ordinance Amending the Land Development Regulations Regarding Use Standards Applicable in All Zones (Second Reading)
 - 7. Ordinance L: An Ordinance Amending the Land Development Regulations Regarding Development Option and Subdivision Standards Applicable in All Zones (Second Reading)
 - 8. Ordinance M: An Ordinance Amending Land Development Regulations Regarding Administrative Procedures (Second Reading)
 - 9. Ordinance N: An Ordinance Amending the Land Development Regulations Regarding Definitions (Second Reading)
- B. Ordinances X & O: Ordinances Updating Required Bicycle Parking (P23-016) (Katelyn Page)
 - 1. Ordinance X: An Ordinance Regarding Required Bicycle Parking (First Reading)
 - 2. Ordinance O: An Ordinance Adding Appendix A Regarding Required Bicycle Parking (First Reading)

VIII. MATTERS FROM MAYOR AND COUNCIL

IX. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

X. 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.

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JANUARY 8, 2024

JACKSON, WYOMING

The Jackson Town Council met in special session 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, and Jessica Sell Chambers.

STAFF: Tyler Sinclair, Lea Colasuonno, and Riley Taylor.

Adjourn to Executive Session. A motion was made by Jonathan Schechter and seconded by Jessica Sell Chambers to adjourn meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii). Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Publish JH News & Guide: January 17, 2023

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JANUARY 8, 2024

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, Johnny Ziem, Michelle Weber, Paul Anthony, Tanya Anderson, Susan Scarlata, and Riley Taylor.

Council recited the Pledge of Allegiance and Land Acknowledgement. Mayor Morton Levinson introduced Jason Pritchard and Joshua Cox.

Public Comment. There was no public comment.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to approve the consent calendar including items A-C as presented with the following motions:

- A. **Meeting Minutes.** To approve meeting minutes from December 11, 2023 Special Town Council Meeting, December 18, 2023 Regular Town Council Workshop, and December 18, 2023 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING \$96.00; ACE HARDWARE \$919.30; ADVANCED NETWORK MANAGEMENT, INC. \$52,887.14; AFFORDABLE ROAD AND DRIVE \$9,602.65; AFLAC \$2,399.87; ALLEGIANCE BENEFIT PLAN MANAGE, INC. \$192,834.83; ALPHAGRAPHICS \$28.61; AMAZON \$12,322.41; AMERICAN PUMP COMPANY \$1,244.99; ARCHITECTURAL BUILDING SUPPLY -\$3,687.96; ARISTORENAS, MARIA \$450.00; ARMSCOR CARTRIDGE INCORPORATED \$6,038.00; AT&T \$1,139.36; AUSTIN, CHRIS \$100.00; BADILLO, MARCELA \$450.00; BANK OF JACKSON HOLE \$45.00; BATCH PLANT PARTNERS LLC \$15,000.00; BERGMAN, PIERRE \$450.00; BIG R RANCH & HOME \$49.99; BLACK HAWK INDUSTRIAL \$250.96; BLUE SPRUCE CLEANERS, INC. \$73.08; BRIGGS, ERIC L \$150.80; BRIGHTLY \$18,580.80; BRISTOL, JAMES \$395.00; CARQUEST AUTO PARTS INC. \$141.02; CENTRALSQUARE \$5,627.87; CENTURYLINK \$2,424.72; CHARLIE'S PLUMBING OF JH \$748.00; CITY OF DRIGGS \$1,755.35; CONRAD & BISCHOFF INC. \$61,380.25; CONTROL SYSTEM TECHNOLOGY, INC. \$25,270.00; CORE & MAIN LP \$27,913.35; DAY, JEAN \$450.00; DELTA DENTAL PLAN OF WYOMING \$6,962.80; DICK ANDERSON CONSTRUCTION \$1,288,014.83; DIRECT AUTOMOTIVE DIST \$123.91; DIVISION OF CHILD SUPPORT ENFORCEMENT \$1,018.46; DOVER DRILLING \$253,196.65; DOYLE, MATTHEW \$100.00; DPC INDUSTRIES, INC. \$4,106.32; DUSTBUSTERS, INC \$10,161.20; DYNAMIC CONTROLS, LLC \$1,415.00; E.R. OFFICE EXPRESS \$802.10; ENERGY LABORATORIES INC. \$1,614.00; ESRI, INC \$550.00; EVANS CONSTRUCTION INC \$40,366.05; EVIDENT \$1,093.21; FALL RIVER PROPANE \$832.50; FALL RIVER RURAL ELECTIC \$101.02; FIRE SERVICES OF IDAHO \$280.00; FRITTS, JASON \$450.00; GILLIG LLC \$1,437.25; GM SHEET METAL LLC \$109.00; GRAND TARGHEE RESORT \$144,052.00; HERNANDEZ, BRANDON \$450.00; HIGH COUNTRY LINEN \$2,336.58; HOLDEN, SHAWN \$265.50; HUB INTERNATIONAL \$3,221.50; IDAHO CHILD SUPPORT RECEIPTING \$1,128.40; IDAHO STATE TAX COMMISSION \$7,526.00; IMMIGRANT HOPE \$2,000.00; INTERSTATE BATTERY \$397.85; JACKSON CURBSIDE INC. \$1,130.00; JACKSON DOWNTOWNER, LLC \$84,346.31; JACKSON GROUP LOCKBOX \$727.76; JACKSON HOLE CHILDRENS MUSEUM \$5,000.00; JACKSON HOLE CLIMATE ACTION COLLECTIVE \$2,500.00; JACKSON HOLE NEWS & GUIDE \$2,866.00; JACKSON LUMBER INC \$22.80; JACKSON PAINT AND GLASS, INC. \$666.10; JH20 WATER CONDITIONING & FILTRATION \$62.50; JORGENSEN ASSOCIATES, PC \$129,856.22; KAUFMAN'S OK TIRE \$40.00; KRUEGER, ERICA JADE \$450.00; LEGACY PHILANTHROPY WORKS \$2,500.00; LEPCO \$1,332.40; LOCAL GOV'T LIABILITY POOL \$1,000.00; MATEOSKY CONSTRUCTION \$16,000.00; MEAD & HUNT \$11,351.25; METROQUIP INC \$68.62; MID-AMERICA RESEARCH CHEMICAL \$728.95; MINUTEMAN SECURITY TECHNOLOGIES \$73,233.53; NAPA AUTO PARTS INC. \$598.93; NATIONAL ASSOCIATION OF CLEAN WATER AGNC \$800.00; NELSON ENGINEERING \$6,882.50; NOLAND, STACY \$450.00; ON SIGHT LAND SURVEYORS INC. \$300.00; ONE 22, INC. \$81,000.00; ONE CALL OF WYOMING \$231.00; PALAZZOLO, MICHAEL \$7,086.26; PITTS, JASON \$155.00; POLISEO, FLOREN \$41.00; PREMIER TRUCK- SALT LAKE CITY -\$957.97; PREMIER VEHICLE INSTALLATION, INC \$203.37; PROTERRA \$12,519.30; PRUETT, MICHAEL \$1,000.00; RAFTELIS \$540.00; RT1 INC \$22.52; SANCHEZ-MACHUCA,

ROSA \$450.00; SCHWARTZ, ANDY \$8,334.00; SENIOR CENTER OF JACKSON HOLE \$35,505.00; SHERWIN-WILLIAMS CO. \$52.24; SILVER CREEK SUPPLY \$499.93; SILVERSTAR \$2,696.44; SNAKE RIVER MEP COMPLETE, INC \$2,716.36; SNAKE RIVER ROASTING \$329.25; SNAKE RIVER TREE & SHRUB \$1,168.00; SNOW KING HOTEL \$460.13; SOSA'S JANITORIAL SERVICE \$8,640.00; SOUTH FORK SUPPLY, LLC \$215,030.00; SPECTRUM \$99.99; SPRING CREEK ANIMAL HOSPITAL \$4,342.17; STANDARD INSURANCE COMPANY \$10,301.77; SUBLETTE COUNTY SHERIFF'S OFFICE \$4,550.00; SUBURBAN PROPANE \$53.00; SUNRISE ENVIRONMENTAL \$2,811.90; SUSTAINABLE STRATEGIES DC, LLC \$7,500.00; TEAM LABORATORY CHEMICAL CORP \$1,248.50; TETON COUNTY CLERK \$556,482.33; TETON COUNTY INTEGRATED SOLID WASTE/RECY \$143.60; TETON COUNTY PUBLIC HEALTH \$200.00; TETON COUNTY PUBLIC WORKS \$28,053.71; TETON COUNTY-FUND 10 \$96,659.73; TETON COUNTY-FUND 13 \$1,511.10; TETON COUNTY-FUND 19 \$1,080,797.53; TETON MOTORS INC \$280.66; TETON ROPE ACCESS AND SERVICES, LLC \$517.50; THE CHILDREN'S LEARNING CENTER \$37,822.75; THE TIRE RACK, INC. \$1,001.72; TIMBERLINE CONCRETE \$4,894.50; TOP TIER TOOLS LLC \$388.50; UCM DIGITAL HEALTH, INC \$461.50; USA BLUE BOOK \$187.73; VALLEY OFFICE SYSTEMS \$663.43; VERIZON WIRELESS \$9,852.62; VISA \$31,937.87; VISION SERVICE PLAN - (WY) \$1,826.20; VOICES JACKSON HOLE \$5,842.50; WATTS STEAM STORE ROCKY MT. INC \$14,618.86; WEST COAST CODE CONSULTANTS \$3,880.00; WESTBANK SANITATION \$1,045.90; WESTERN STATE \$12,652.64; WILSON HARDWARE \$14.64; WRENCH IT PLUMBING & HEATING INC \$150.00; WSP USA ENVIRONMENT & INFRASTRUCTURE INC \$12,467.50; WY CHILD SUPPORT ENFORCEMENT \$138.44; WY WORKERS' SAFETY & COMP \$31,464.05; WYOMING ASSOC OF RURAL WATER S \$694.00; WYOMING DEPARTMENT OF ENVIRONMENTAL QUAL \$400.00; WYOMING FIRST AID & SAFETY \$94.55; WYOMING RETIREMENT SYSTEM \$249,053.59

C. **Official Depositories.** To designate Bank of Jackson Hole, a division of NBH Bank as the official depository for the Town of Jackson for 2024.

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.

EV Truck Purchase for the Water Division. Johnny Ziem made staff comment. There was no public comment. A motion was made by Jim Rooks and seconded by Jonathan Schechter 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. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Tree City Application. Andy Erskine 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 approve signature and submittal of Tree City USA application for the Town of Jackson. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Letter to State Legislators. Susan Scarlata and Andy Shwartz made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jessica Sell Chambers and seconded by Arne Jorgensen to approve the letter to our State Legislators, authorize the Mayor to execute it, and direct staff to send it, subject to minor changes. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Request for LDR Text Amendment to the Neighborhood High Density-1 Zone (P23-168). Tyler Valentine made staff comment. Kristi Malone made applicant comment. Daniel Ragsdale, Earl Lindale, Julien Hass, Alexis Weaver, and Judd Grossman made public comment. Council held discussion with staff.

Council recessed at 6:16pm and reconvened at 7:27pm.

A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers 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 below, the department reviews, and this staff report dated January 8, 2024:

1. Is consistent with the purposes and organization of the LDRs;
2. Improves the consistency of the LDRs with other provisions of the LDRs;
3. Provides flexibility for landowners within standards that clearly define desired character;

- 4. Is necessary to address changing conditions, public necessity, and/or state or federal legislation;
- 5. Improves implementation of the Comprehensive Plan; and
- 6. Is consistent with other adopted Town Ordinances.

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

Stilson Transit Center Facility Project General Contracting Service. Johnny Ziem and Tyler Sinclair 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:

- 1. 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. Approve the Pre-Construction services for the Stilson Transit Center Facility Project at a cost not to exceed \$55,550.00.

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

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

Ordinance F. An Ordinance Amending the Land Development Regulations Regarding General Provisions.

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:

Ordinance G. An Ordinance Amending the Land Development Regulations Regarding Complete Neighborhood Zones.

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:

Ordinance H. An Ordinance Amending the Land Development Regulations Regarding Rural Area Zones.

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:

Ordinance I. An Ordinance Amending the Land Development Regulations Regarding Special Purpose Zones.

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:

Ordinance J. An Ordinance Amending the Land Development Regulations Regarding Physical Development Standards Applicable in All Zones.

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:

Ordinance K. An Ordinance Amending the Land Development Regulations Regarding Use Standards Applicable in All Zones.

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:

Ordinance L. An Ordinance Amending the Land Development Regulations Regarding Development Option and Subdivision Standards Applicable in All Zones.

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:

Ordinance M. An Ordinance Amending Land Development Regulations Regarding Administrative Procedures.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1165, 1167, 1274, AND 1312; SECTION 2 TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTIONS 8, 9, AND 11 TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 8.8.2, 8.2.11, 8.2.13, 8.3.2 THROUGH 8.3.6, 8.4.2, 8.4.3, 8.5.3 THROUGH 8.5.6, 8.6.2, 8.6.3, 8.7.2, 8.7.3, 8.7.4, 8.8.2 THROUGH 8.8.5, 8.9.2, 8.10.5, AND 8.10.6 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING ADMINISTRATIVE PROCEDURES AND PROVIDING FOR AN EFFECTIVE DATE.

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

Ordinance N. An Ordinance Amending the Land Development Regulations Regarding Definitions.

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:

Paul Anthony made staff comment. RuthAnn Petroff made public comment. Council held discussion with staff. A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to approve ordinances F, G, H, I, J, K, L, M, and N on first reading with the following amendment items deleted:

- 4 – replacement of nonconforming structures
- 9 – fence standards
- 27 – landscaping bond
- 32 – residential unit definition
- 38 – guest parking
- 42 – ADA parking
- 46 – snow storage
- 71 – plat content
- 73
- 78 – residential architectural projections

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

Ordinance X. An Ordinance Updating Required Bicycle Parking. No action was taken.

Matters from Mayor and Council. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to direct staff to initiate a comprehensive and collaborative review of the Fire/EMS joint powers agreement between the Town of Jackson and Teton County, including but not limited to topics of leadership structure, oversight, and future funding. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jim Rooks and seconded by Jonathan Schechter to direct staff to initiate a collaborative exploration of a long-term lease extension beyond 2030 for the Teton County Fair and Rodeo Grounds. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to direct staff to work with council to develop, articulate, and include in all Joint Powers Agreements and similar agreements a description of why the town enters into Joint Powers Agreements in general, and in the case of each specific JPA (or similar agreement), why it is entering into that agreement in particular. Mayor Morton Levinson called for the vote. The vote showed 4-1 with Mayor Morton Levinson, Arne Jorgensen, Jonathan Schechter, and Jim Rooks in favor and Jessica Sell Chambers opposed. The motion carried.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on letters of support for ongoing START grant applications and temporary sign permits. A motion was made by Jonathan Schechter and seconded by Jim Rooks 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 9:25 p.m. Minutes: rt.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51	ACE HARDWARE	853089	MARKING FLAGS	12/26/2023	25.49	.00	
51	ACE HARDWARE	853132	HEX NUTS	12/26/2023	.36	.00	
51	ACE HARDWARE	853292	PAINT	12/27/2023	5.49	.00	
51	ACE HARDWARE	853363	ENTRY LOCK	12/28/2023	39.99	.00	
51	ACE HARDWARE	853515	PARTSW	12/29/2023	2.28	.00	
51	ACE HARDWARE	853521	PARTSW	12/29/2023	.60	.00	
51	ACE HARDWARE	853620	CLOROX	01/02/2024	19.48	.00	
51	ACE HARDWARE	853790	HEADLAMP	01/03/2024	74.98	.00	
51	ACE HARDWARE	853896	CAULK	01/03/2024	12.98	.00	
51	ACE HARDWARE	854035	SCREWS	01/04/2024	5.44	.00	
51	ACE HARDWARE	854067	KITCHEN FAUCET	01/05/2024	179.99	.00	
51	ACE HARDWARE	854104	TAPE	01/05/2024	7.49	.00	
Total 51:					374.57	.00	
6861	ADVANCED NETWORK MANAG	BD0061808	MODULE	12/29/2023	5,510.24	.00	
6861	ADVANCED NETWORK MANAG	BD0061824	FOUNDATION CARE	12/29/2023	830.00	.00	
6861	ADVANCED NETWORK MANAG	BD0061825	FOUNDATION CARE	12/29/2023	2,490.00	.00	
6861	ADVANCED NETWORK MANAG	BD0061939	MMF PERP	01/02/2024	7,045.38	.00	
6861	ADVANCED NETWORK MANAG	BD0061940	MMF PERP	01/02/2024	4,696.92	.00	
6861	ADVANCED NETWORK MANAG	BD0061980	ARUBA DWITCH PERP	01/03/2024	29,453.48	.00	
6861	ADVANCED NETWORK MANAG	BD0061981	SWITCH PERP	01/03/2024	9,112.96	.00	
6861	ADVANCED NETWORK MANAG	BD0061995	FOUNDATION CARE	01/04/2024	982.00	.00	
Total 6861:					60,120.98	.00	
6900	ALDER ENVIRONMENTAL LLC	4295	THAW WELL	01/03/2024	356.25	.00	
Total 6900:					356.25	.00	
6524	ALPHAGRAPHICS	JX-313065	SIGNAGE	12/20/2023	1,879.44	.00	
6524	ALPHAGRAPHICS	JX-355294	STICKETS	12/14/2023	1,263.14	.00	
Total 6524:					3,142.58	.00	
5726	AMAZON	13WY-WR9Y-1	MAGNETIC BASE	12/18/2023	159.98	.00	
5726	AMAZON	17MQ-YPGF-H	CREDIT	12/23/2023	13.99-	.00	
5726	AMAZON	1CCH-MJ14-D	HEATING PAD	01/05/2024	335.16	.00	
5726	AMAZON	1DTC-XTF7-9V	THREDLOCKER	01/04/2024	8.99	.00	
5726	AMAZON	1F7D-WWNY-	CONNECTORS	12/26/2023	9.49	.00	
5726	AMAZON	1M7W-JH1R-H	CREDIT	11/13/2023	9.99-	.00	
5726	AMAZON	1WK9-QKQG-	5TH WHEEL PINPULLER	12/20/2023	41.99	.00	
Total 5726:					531.63	.00	
383	ANTLER MOTEL, INC.	111623	MONTHLY LEASE	11/16/2023	18,135.00	.00	
383	ANTLER MOTEL, INC.	122223	MONTHLY LEASE	12/22/2023	18,135.00	.00	
Total 383:					36,270.00	.00	
3487	ARCHITECTURAL BUILDING SU	71499698	EXIT DEVICE	10/04/2023	1,850.27	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3487:					1,850.27	.00	
1783	AT&T	287279795460	MONTHLY ACCOUNT 287279795	12/19/2023	251.88	.00	
Total 1783:					251.88	.00	
6757	AXON ENTERPRISES, INC	INUS215594	INTERVIEW ROOM CAMERA	01/01/2024	9,500.99	.00	
Total 6757:					9,500.99	.00	
7170	BADURA, KYLE	122923	DOT PHYSICAL	12/29/2023	155.00	.00	
Total 7170:					155.00	.00	
1560	BLUE SPRUCE CLEANERS,INC	010124	DRY CLEANING PD	01/01/2024	136.37	.00	
Total 1560:					136.37	.00	
7394	BOLAND, ANITA	011124	DEPOSIT	01/11/2024	2,200.00	.00	
7394	BOLAND, ANITA	011124	JAN & FEB RENT	01/11/2024	4,400.00	.00	
Total 7394:					6,600.00	.00	
6727	BRIGGS, ERIC L	26318	TOOLS	12/28/2023	29.65	.00	
Total 6727:					29.65	.00	
7077	BURKHOLDER, SHAWN	011124	FEBRUARY RENT	01/11/2024	1,942.50	.00	
Total 7077:					1,942.50	.00	
6352	BUTTE WEST, LLC	2309	GUARDRAIL PEARL	12/21/2023	5,914.14	.00	
Total 6352:					5,914.14	.00	
4925	CARAHSOFT TECHNOLOGY CO	40257542INV	FLASHPOINT PLATFORM	01/05/2024	7,500.00	.00	
Total 4925:					7,500.00	.00	
102	CASELLE INC.	129907	CONTRACT SUPPORT	01/01/2024	1,897.00	.00	
Total 102:					1,897.00	.00	
6799	CHAMBERS, JESSICA	011524	REIMBURSE FOR TRAVEL	01/15/2024	365.45	.00	
Total 6799:					365.45	.00	
5967	CITY OF DRIGGS	BBSTART2024	BUS BARN LEASE	12/31/2023	2,107.86	.00	
Total 5967:					2,107.86	.00	
6114	CLIMB WYOMING	123123	2ND QUARTER	12/31/2023	1,531.25	.00	
Total 6114:					1,531.25	.00	
514	CONRAD & BISCHOFF INC.	IN-8617008-24	DEF BULK	01/05/2024	695.97	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 514:					695.97	.00	
4887	CONTROL SYSTEM TECHNOLO	11031	WATER SCADA	01/02/2024	300.00	.00	
4887	CONTROL SYSTEM TECHNOLO	11032	WWTP	01/02/2024	14,419.00	.00	
4887	CONTROL SYSTEM TECHNOLO	11033	WATER SCADA	01/02/2024	300.00	.00	
4887	CONTROL SYSTEM TECHNOLO	11045	THAW WELL #4	01/09/2024	2,467.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11053	WATER SCADA	01/15/2024	3,967.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11054	CONTROL SERVICES	01/15/2024	3,283.50	.00	
Total 4887:					24,737.50	.00	
1691	CORE & MAIN LP	T080813	BALL CORP	12/22/2023	1,310.64	.00	
Total 1691:					1,310.64	.00	
7395	CRAWLEY, DEBBIE	010824	REIMBURSEMENT	01/08/2024	898.66	.00	
Total 7395:					898.66	.00	
65	DELCON INC	2090	ENCLOSURE HEATER ON HYD	01/08/2024	1,641.85	.00	
Total 65:					1,641.85	.00	
2781	DIAMOND MANUFACTURING	39163	MODEL NV COMPLETE	11/15/2023	6,360.00	.00	
Total 2781:					6,360.00	.00	
6883	DIVISION OF CHILD SUPPORT	011124	DCSE CASE #0005405448	01/11/2024	509.23	509.23	01/11/2024
Total 6883:					509.23	509.23	
2175	DIVISION OF VICTIM SERVICES	010324	DECEMBER CRIME VICTIM SUR	01/03/2024	150.00	.00	
Total 2175:					150.00	.00	
3408	E.R. OFFICE EXPRESS	21853	Office Supplies	12/28/2023	59.99	.00	
3408	E.R. OFFICE EXPRESS	21853	Office Supplies	12/28/2023	15.36	.00	
3408	E.R. OFFICE EXPRESS	21860	PAPER	12/28/2023	59.99	.00	
3408	E.R. OFFICE EXPRESS	21861	PAPER	12/28/2023	59.99	.00	
3408	E.R. OFFICE EXPRESS	21867	ENVELOPES	12/28/2023	285.77	.00	
Total 3408:					481.10	.00	
1134	ENERGY LABORATORIES INC.	604709	INFLUENT AND EFFLUENT	01/02/2024	479.00	.00	
1134	ENERGY LABORATORIES INC.	605621	INFLUENT AND EFFLUENT	01/08/2024	479.00	.00	
Total 1134:					958.00	.00	
6753	ESRI, INC	94624935	ANNUAL SUBSCRIPTION	12/14/2023	1,100.00	.00	
Total 6753:					1,100.00	.00	
6552	ETNA TRADE PARK LLC	011124	FEB RENT	01/11/2024	4,062.00	.00	
Total 6552:					4,062.00	.00	
7228	EVANS, SARA	010324	RESTITUTION PAYMENT	01/03/2024	200.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7228:					200.00	.00	
6802	FALL RIVER PROPANE	2589869	PROPANE	01/15/2024	1,757.50	.00	
6802	FALL RIVER PROPANE	2594660	PROPANE	01/15/2024	365.56	.00	
6802	FALL RIVER PROPANE	2595009	PROPANE	01/15/2024	748.33	.00	
Total 6802:					2,871.39	.00	
3195	FERGUSON ENTERPRISES, IN	2176458	SIZZLE	12/29/2023	23.40	.00	
3195	FERGUSON ENTERPRISES, IN	2177806	REP KIT	12/29/2023	18.69	.00	
3195	FERGUSON ENTERPRISES, IN	2189007	SIZZLE	01/05/2024	46.81	.00	
Total 3195:					88.90	.00	
4294	FIRE SERVICES OF IDAHO	12533997	ALARM	10/24/2023	90.00	.00	
4294	FIRE SERVICES OF IDAHO	12540220	INSPECTION	12/18/2023	215.00	.00	
Total 4294:					305.00	.00	
7087	FIRST REPUBLIC BANK	010924	RETURN BOND b19-0571 DEMO	01/09/2024	1,000.00	.00	
7087	FIRST REPUBLIC BANK	010924	RETURN BONDB20-0456 UTILIT	01/09/2024	2,000.00	.00	
Total 7087:					3,000.00	.00	
4709	FLEETPRIDE	110664317	TOUGH COVE	08/23/2023	358.20	.00	
4709	FLEETPRIDE	110942761	STRAIGHT THREAD	09/05/2023	28.08	.00	
4709	FLEETPRIDE	111259395	REMAN AD	09/18/2023	789.60	.00	
4709	FLEETPRIDE	111564582	SWIVEL	09/29/2023	282.75	.00	
4709	FLEETPRIDE	111825416	TOUGH COVER	10/11/2023	833.50	.00	
4709	FLEETPRIDE	112370541	CHARGER	11/02/2023	848.39	.00	
4709	FLEETPRIDE	112541769	VALVE KIT	11/09/2023	136.14	.00	
4709	FLEETPRIDE	112951875	04MP	11/29/2023	23.46	.00	
4709	FLEETPRIDE	85194600 17	credit	05/26/2017	60.00-	.00	
4709	FLEETPRIDE	IDF01525	BALANCE SHAFT	09/22/2023	1,094.18	.00	
Total 4709:					4,334.30	.00	
7340	FLORES, JUANITA	011024	COURT TRANSLATION	01/10/2024	320.00	.00	
Total 7340:					320.00	.00	
6844	GE SOFTWARE	213944	FUEL SITE MODULE	12/31/2023	80.00	.00	
Total 6844:					80.00	.00	
324	GFOA	00018565	CAFR 2023	12/28/2023	460.00	.00	
Total 324:					460.00	.00	
4212	GILLIG LLC	41123029	ROTOR	12/28/2023	1,965.57	.00	
4212	GILLIG LLC	41123472	MOTOR ASM	12/29/2023	664.30	.00	
4212	GILLIG LLC	41124379	SPRING ARM	01/03/2024	203.10	.00	
4212	GILLIG LLC	41125407	WHEEL SEAL	01/05/2024	120.08	.00	
4212	GILLIG LLC	41125408	ELBOW COOLANT	01/05/2024	72.96	.00	
Total 4212:					3,026.01	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7390	GLICK, RENEE	010924	RETURN BOND B22-0465 80 RA	01/09/2024	2,000.00	.00	
Total 7390:					2,000.00	.00	
7393	GODFREY, AMY	011024	BAIL REFUND 23-09-0234	01/10/2024	1,500.00	1,500.00	01/10/2024
Total 7393:					1,500.00	1,500.00	
7342	HARMONY DESIGN, INC	23587	E-BIKE SAFETY IMPROVEMENT	12/13/2023	598.75	.00	
Total 7342:					598.75	.00	
96	HIGH COUNTRY LINEN	0412470	MATS @ WWTP	11/29/2023	64.80	.00	
96	HIGH COUNTRY LINEN	0415807	MATS @ SHELTER	12/20/2023	82.65	.00	
96	HIGH COUNTRY LINEN	0416593	MATS @ 155 E PEARL	12/25/2023	12.97	.00	
96	HIGH COUNTRY LINEN	0416598	MATS @ HOME RANCH	12/25/2023	24.56	.00	
96	HIGH COUNTRY LINEN	0416933	MATS @ WWTP	12/27/2023	64.80	.00	
96	HIGH COUNTRY LINEN	0417678	MATS @ START	01/01/2024	232.82	.00	
96	HIGH COUNTRY LINEN	0418123	MATS @ SHELTER	01/03/2024	82.65	.00	
96	HIGH COUNTRY LINEN	0418952	MATS @ 155 E PEARL	01/08/2024	12.97	.00	
96	HIGH COUNTRY LINEN	0418955	MATS @ HOME RANCH	01/08/2024	54.56	.00	
96	HIGH COUNTRY LINEN	S0412426	SUPPLIES @ TOWN HALL	11/28/2023	127.34	.00	
96	HIGH COUNTRY LINEN	S0416448	SUPPLIES @ TOWN HALL	12/22/2023	120.00	.00	
96	HIGH COUNTRY LINEN	S0417570	SUPPLIES @ TOWN HALL	12/29/2023	74.60	.00	
96	HIGH COUNTRY LINEN	S0418267	RAGS	01/03/2024	93.30	.00	
Total 96:					1,048.02	.00	
6041	HOLE FOOD RESCUE	122623	2ND QUARTER	12/26/2023	6,250.00	.00	
Total 6041:					6,250.00	.00	
4736	IDAHO CHILD SUPPORT RECEI	011124	case#426985	01/11/2024	564.20	564.20	01/11/2024
Total 4736:					564.20	564.20	
3407	INTERMOUNTAIN SWEEPER C	76698	CYLINDER RIDER	01/02/2024	20,715.00	.00	
3407	INTERMOUNTAIN SWEEPER C	76698	CYLINDER RIDER	01/02/2024	20,715.00	.00	
Total 3407:					41,430.00	.00	
106	INTERSTATE BATTERY	250000777	BATTERIES	12/27/2023	783.60	.00	
106	INTERSTATE BATTERY	250000864	BATTERIES	01/03/2024	751.75	.00	
Total 106:					1,535.35	.00	
6954	IVY OUTDOOR SERVICES LLC	0000062	TRASH ROUTE DECEMBER	01/01/2024	1,200.00	.00	
6954	IVY OUTDOOR SERVICES LLC	0000064	DOWNTOWN TRASH	01/01/2024	5,437.50	.00	
Total 6954:					6,637.50	.00	
7163	JACKSON GROUP LOCKBOX	658139IF	FILTER	12/28/2023	80.49	.00	
7163	JACKSON GROUP LOCKBOX	658346IF	FILTER	01/02/2024	134.15	.00	
Total 7163:					214.64	.00	
6474	JACKSON HOLE LAW, PC	2132	LEGAL SERVICES	12/31/2023	3,505.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6474:					3,505.00	.00	
131	JACKSON HOLE NEWS & GUID	356303	AD#420445	08/16/2023	711.00	.00	
131	JACKSON HOLE NEWS & GUID	356304	AD#420444	08/16/2023	54.00	.00	
131	JACKSON HOLE NEWS & GUID	357254	AD#421104	09/06/2023	408.80	.00	
131	JACKSON HOLE NEWS & GUID	357255	AD#420499	09/06/2023	408.80	.00	
131	JACKSON HOLE NEWS & GUID	357400	AD#420986	09/06/2023	228.00	.00	
131	JACKSON HOLE NEWS & GUID	357401	AD#420928	09/06/2023	638.40	.00	
131	JACKSON HOLE NEWS & GUID	358003	AD#421771	09/27/2023	144.00	.00	
131	JACKSON HOLE NEWS & GUID	359690	AD#423001	11/15/2023	121.50	.00	
131	JACKSON HOLE NEWS & GUID	360649	AD#423572	12/13/2023	288.80	.00	
131	JACKSON HOLE NEWS & GUID	361048	AD#424108	12/27/2023	36.00	.00	
131	JACKSON HOLE NEWS & GUID	361360	AD#424109	01/03/2024	81.00	.00	
131	JACKSON HOLE NEWS & GUID	361396	AD#424209	01/03/2024	37.00	.00	
131	JACKSON HOLE NEWS & GUID	361505	AD#424434	01/10/2024	240.00	.00	
Total 131:					3,397.30	.00	
7118	JONES SIMKINS	57938	AUDIT	12/31/2023	5,970.00	.00	
Total 7118:					5,970.00	.00	
139	JORGENSEN ASSOCIATES, PC	52857	19137 FLAT CREEK SEWER	01/02/2024	3,328.47	.00	
Total 139:					3,328.47	.00	
7375	LEADSONLINE LLC	409371	CELLHAWK SUBSCRIPTION	12/31/2023	4,995.00	.00	
Total 7375:					4,995.00	.00	
5729	LENOVO (UNITED STATES) INC.	6466710627	LAPTOPS	01/06/2024	1,831.68	.00	
Total 5729:					1,831.68	.00	
5691	LEPCO	55702	CHEM DELIVERY	01/10/2024	753.96	.00	
5691	LEPCO	55713	PARTS	01/10/2024	4,967.77	.00	
Total 5691:					5,721.73	.00	
156	LOWER VALLEY ENERGY INC	92050-002 12-	3150 S ADAMS CANYON DR, JA	12/29/2023	242.70	.00	
156	LOWER VALLEY ENERGY INC	92050-003 12-	SPRUCE DR PUMP HOUSE, JA	12/29/2023	210.15	.00	
156	LOWER VALLEY ENERGY INC	92050-005 12-	CACHE KUDAR LT, JACKSON,	12/29/2023	52.05	.00	
156	LOWER VALLEY ENERGY INC	92050-006 12-	N CACHE ST LIGHTING, JACKS	12/29/2023	29.29	.00	
156	LOWER VALLEY ENERGY INC	92050-008 12-	CEMETERY, JACKSON, WY 20	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-010 12-	ELY SPRINGS RD WELL 6,7,8, J	12/29/2023	850.81	.00	
156	LOWER VALLEY ENERGY INC	92050-014 12-	135 E BROADWAY AVE HEAT TA	12/29/2023	17.73	.00	
156	LOWER VALLEY ENERGY INC	92050-016 12-	210 N CACHE ST HOME RANCH	12/29/2023	44.55	.00	
156	LOWER VALLEY ENERGY INC	92050-017 12-	WASTE WATER TRTMT INTERM	12/29/2023	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-019 12-	RANGEVIEW DR LIFT PUMP CO	12/29/2023	74.61	.00	
156	LOWER VALLEY ENERGY INC	92050-020 12-	S HWY 89 PATHWAY TUNNEL LT	12/29/2023	28.91	.00	
156	LOWER VALLEY ENERGY INC	92050-021 12-	150 E PEARL AVE, JACKSON, W	12/29/2023	1,299.98	.00	
156	LOWER VALLEY ENERGY INC	92050-023 12-	RANGEVIEW DR LOTS 18,19 LT	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-024 12-	1605 BERGER LN SEWER LIFT	12/29/2023	26.27	.00	
156	LOWER VALLEY ENERGY INC	92050-025 12-	450 W SNOW KING AVE NEW S	12/29/2023	531.25	.00	
156	LOWER VALLEY ENERGY INC	92050-026 12-	450 W SNOW KING AVE SHOP, J	12/29/2023	292.88	.00	
156	LOWER VALLEY ENERGY INC	92050-027 12-	RANGEVIEW DR LOTS 20,21 LT	12/29/2023	18.31	.00	
156	LOWER VALLEY ENERGY INC	92050-028 12-	RANGEVIEW DR LOTS 26,27 LT	12/29/2023	18.12	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-030 12-	RANGEVIEW DR LOTS 95,96 LT	12/29/2023	18.05	.00	
156	LOWER VALLEY ENERGY INC	92050-031 12-	MOUNTAIN VIEW LN LOT 38,39	12/29/2023	18.12	.00	
156	LOWER VALLEY ENERGY INC	92050-032 12-	LILAC LN LOTS 88, 89 LTS, JAC	12/29/2023	18.05	.00	
156	LOWER VALLEY ENERGY INC	92050-034 12-	LILAC LN LOTS 80, 81 LTS, JAC	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-035 12-	RANGEVIEW DR LOTS 41,42 LT	12/29/2023	19.35	.00	
156	LOWER VALLEY ENERGY INC	92050-036 12-	RANGEVIEW DR LOTS 12,13 LT	12/29/2023	16.63	.00	
156	LOWER VALLEY ENERGY INC	92050-039 12-	LILAC LN LOTS 86, 87 LTS, JAC	12/29/2023	17.92	.00	
156	LOWER VALLEY ENERGY INC	92050-040 12-	CORNER CREEK & LILAC LOTS	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-041 12-	LILAC & DAISY LOTS 99, 101 LT	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-043 12-	CORNER CREEK LOTS 68,69 LT,	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-044 12-	SNOW KING ESTATES BOOSTE	12/29/2023	150.78	.00	
156	LOWER VALLEY ENERGY INC	92050-045 12-	TOWN SQUARE LIGHTS, JACKS	12/29/2023	106.73	.00	
156	LOWER VALLEY ENERGY INC	92050-047 12-	WASTE WATER TRTMT UV BLD	12/29/2023	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-049 12-	WASTE WATER TRTMT PTB 545	12/29/2023	6,853.74	.00	
156	LOWER VALLEY ENERGY INC	92050-050 12-	2 MG TANK, JACKSON, WY 200	12/29/2023	21.16	.00	
156	LOWER VALLEY ENERGY INC	92050-051 12-	WELL #5 KARNS MEADOW DR,	12/29/2023	2,230.16	.00	
156	LOWER VALLEY ENERGY INC	92050-052 12-	675 E BROADWAY AVE WELL #1	12/29/2023	1,371.16	.00	
156	LOWER VALLEY ENERGY INC	92050-053 12-	WELLS #2 & #3, JACKSON, WY	12/29/2023	2,656.10	.00	
156	LOWER VALLEY ENERGY INC	92050-054 12-	CITY WELL ELK REF 1, JACKSO	12/29/2023	81.73	.00	
156	LOWER VALLEY ENERGY INC	92050-055 12-	CITY WELL ELK REF 2, JACKSO	12/29/2023	50.69	.00	
156	LOWER VALLEY ENERGY INC	92050-059 12-	440 W SNOW KING AVE POLICE	12/29/2023	211.79	.00	
156	LOWER VALLEY ENERGY INC	92050-060 12-	400 W SNOW KING AVE S GAR,	12/29/2023	1,055.75	.00	
156	LOWER VALLEY ENERGY INC	92050-061 12-	400 W SNOW KING AVE PUBLIC	12/29/2023	1,162.18	.00	
156	LOWER VALLEY ENERGY INC	92050-074 12-	CRABTREE LN THAW WELL #2,	12/29/2023	87.73	.00	
156	LOWER VALLEY ENERGY INC	92050-075 12-	HIGH SCHOOL RD THAW WELL	12/29/2023	127.66	.00	
156	LOWER VALLEY ENERGY INC	92050-078 12-	145 W HANSEN AVE FRONT, JA	12/29/2023	74.11	.00	
156	LOWER VALLEY ENERGY INC	92050-079 12-	145 W HANSEN AVE BACK, JAC	12/29/2023	123.80	.00	
156	LOWER VALLEY ENERGY INC	92050-081 12-	IRR CONTROL & LTS PEARL ST,	12/29/2023	22.96	.00	
156	LOWER VALLEY ENERGY INC	92050-082 12-	400 W SNOW KING AVE E STOR	12/29/2023	161.54	.00	
156	LOWER VALLEY ENERGY INC	92050-090 12-	955 MAPLE WAY, JACKSON, WY	12/29/2023	138.42	.00	
156	LOWER VALLEY ENERGY INC	92050-092 12-	3150 S ADAMS CANYON DR ANI	12/29/2023	450.39	.00	
156	LOWER VALLEY ENERGY INC	92050-102 12-	145 W HANSEN AVE FRONT, JA	12/29/2023	80.25	.00	
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	10/31/2023	1,921.65	.00	
156	LOWER VALLEY ENERGY INC	92050-106 12-	940 SIMON LN, JACKSON, WY	12/29/2023	187.18	.00	
156	LOWER VALLEY ENERGY INC	92050-111 12-2	PEARL & WILLOW ST LTS, JACK	12/29/2023	18.56	.00	
156	LOWER VALLEY ENERGY INC	92050-114 12-2	210 N CACHE ST HOME RANCH	12/29/2023	326.48	.00	
156	LOWER VALLEY ENERGY INC	92050-126 12-	SPRING WATER LN LIFT STATIO	12/29/2023	28.23	.00	
156	LOWER VALLEY ENERGY INC	92050-127 12-	3337 S CODY CREEK DR LIFT S	12/29/2023	281.29	.00	
156	LOWER VALLEY ENERGY INC	92050-130 12-	3 CREEK RANCH AFFORDABLE	12/29/2023	23.03	.00	
156	LOWER VALLEY ENERGY INC	92050-131 12-	195 E DELONEY AVE RESTROO	12/29/2023	305.81	.00	
156	LOWER VALLEY ENERGY INC	92050-132 12-	160 S MILLWARD ST PARKING	12/29/2023	1,435.31	.00	
156	LOWER VALLEY ENERGY INC	92050-134 12-	160 S MILLWARD ST PARKING	12/29/2023	6.34	.00	
156	LOWER VALLEY ENERGY INC	92050-332 12-	185 N GLENWOOD ST LTS, JAC	12/29/2023	16.24	.00	
156	LOWER VALLEY ENERGY INC	92050-334 12-	JOSEPHINE LOOP LOT 15 LIFT	12/29/2023	100.60	.00	
156	LOWER VALLEY ENERGY INC	92050-336 12-	HIDDEN RANCH PATHWAY TUN	12/29/2023	20.32	.00	
156	LOWER VALLEY ENERGY INC	92050-341 12-	210 N CACHE ST HOME RANCH	12/29/2023	40.34	.00	
156	LOWER VALLEY ENERGY INC	92050-342 12-	25 S REDMOND ST LT PEDESTA	12/29/2023	31.50	.00	
156	LOWER VALLEY ENERGY INC	92050-345 12-	930 SIMON LN, JACKSON, WY	12/29/2023	130.43	.00	
156	LOWER VALLEY ENERGY INC	92050-353 12-	W DELONEY & BROADWAY LTS,	12/29/2023	74.35	.00	
156	LOWER VALLEY ENERGY INC	92050-355 12-	S CACHE SE OF CENTER ARTS	12/29/2023	66.27	.00	
156	LOWER VALLEY ENERGY INC	92050-356 12-	55 KARNS MEADOW DR START	12/29/2023	8,193.22	.00	
156	LOWER VALLEY ENERGY INC	92050-357 12-	55 KARNS MEADOW DR START	12/29/2023	3,210.85	.00	
156	LOWER VALLEY ENERGY INC	92050-358 12-	650 W BROADWAY PATHWAY LT	12/29/2023	65.49	.00	
156	LOWER VALLEY ENERGY INC	92050-359 12-	MILLER PARK PARKING LOT CH	12/29/2023	125.21	.00	
156	LOWER VALLEY ENERGY INC	92050-360 12-	1035 W BROADWAY AVE PATH	12/29/2023	29.56	.00	
156	LOWER VALLEY ENERGY INC	92050-361 12-	625 W BROADWAY AVE NEW P	12/29/2023	21.48	.00	
156	LOWER VALLEY ENERGY INC	92050-362 12-	STELLARIA LN/S HWY 89 LIGHT	12/29/2023	19.80	.00	
156	LOWER VALLEY ENERGY INC	92050-363 12-	455 VINE ST UTIL, JACKSON, W	12/29/2023	46.94	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-364 12-	65 VIRGINIAN LN #5, JACKSON,	12/29/2023	62.28	.00	
156	LOWER VALLEY ENERGY INC	92050-365 12-	65 VIRGINIAN LN #7, JACKSON,	12/29/2023	62.16	.00	
156	LOWER VALLEY ENERGY INC	92050-367 12-	455 VINE ST APT #3, JACKSON,	12/29/2023	52.49	.00	
156	LOWER VALLEY ENERGY INC	92050-368 12-	455 VINE ST APT #4, JACKSON,	12/29/2023	56.58	.00	
156	LOWER VALLEY ENERGY INC	92050-370 12-	2022 WILDFLOWER CT, JACKS	12/29/2023	121.63	.00	
156	LOWER VALLEY ENERGY INC	92050-371 12-	2022 WILDFLOWER CT, JACKS	12/29/2023	40.41	.00	
156	LOWER VALLEY ENERGY INC	92050-374 12-	455 VINE ST APT #1, JACKSON,	12/29/2023	77.15	.00	
156	LOWER VALLEY ENERGY INC	92050-375 12-	155 E PEARL AVE, JACKSON, W	12/29/2023	21.80	.00	
156	LOWER VALLEY ENERGY INC	92050-376 12-	149 E PEARL AVE, JACKSON, W	12/29/2023	127.41	.00	
156	LOWER VALLEY ENERGY INC	92050-378 12-	145 E PEARL AVE #A EAST, JAC	12/29/2023	78.62	.00	
156	LOWER VALLEY ENERGY INC	92050-382 12-	BUDGE DR LT SYSTEM, JACKS	12/29/2023	19.86	.00	
156	LOWER VALLEY ENERGY INC	92050-383 12-	SNOW KING DR WATER TANK C	12/29/2023	19.86	.00	
156	LOWER VALLEY ENERGY INC	92050-385 12-	85 N SPRING GULCH RD SPRIN	12/29/2023	217.81	.00	
156	LOWER VALLEY ENERGY INC	92050-388 12-	121 SHERWOOD CT BLDG 2 BU	12/29/2023	43.22	.00	
156	LOWER VALLEY ENERGY INC	92050-389 12-	1640 MARTIN LN LIFT STATION,	12/29/2023	25.16	.00	
156	LOWER VALLEY ENERGY INC	92050-390 12-	400 W SNOW KING AVE HOUSI	12/29/2023	220.66	.00	
156	LOWER VALLEY ENERGY INC	92050-391 12-	400 W SNOW KING AVE PARK M	12/29/2023	767.53	.00	
156	LOWER VALLEY ENERGY INC	92050-392 12-	400 W SNOW KING AVE ADMIN,	12/29/2023	471.27	.00	
156	LOWER VALLEY ENERGY INC	92050-393 12-	400 W SNOW KING AVE EMPLO	12/29/2023	641.91	.00	
156	LOWER VALLEY ENERGY INC	92050-395 12-	145 E PEARL AVE #C LOFT, JAC	12/29/2023	71.70	.00	
156	LOWER VALLEY ENERGY INC	92050-396 12-	145 E PEARL AVE HSE/CMN, JA	12/29/2023	65.56	.00	
156	LOWER VALLEY ENERGY INC	92050-397 12-	145 E PEARL AVE #B WEST, JA	12/29/2023	62.20	.00	
156	LOWER VALLEY ENERGY INC	92050-398 12-	155 E PEARL AVE, JACKSON, W	12/29/2023	83.94	.00	
156	LOWER VALLEY ENERGY INC	92050-399 12-	155 E PEARL AVE, JACKSON, W	12/29/2023	86.48	.00	
156	LOWER VALLEY ENERGY INC	92050-401 12-	455 VINE ST APT #2, JACKSON,	12/29/2023	95.29	.00	
156	LOWER VALLEY ENERGY INC	92050-405 12-	3585 S CANADIAN DR, JACKSO	12/29/2023	86.14	.00	
156	LOWER VALLEY ENERGY INC	92050-406 12-	3585 S CANADIAN DR, JACKSO	12/29/2023	85.35	.00	
156	LOWER VALLEY ENERGY INC	92050-407 12-	130 E KELLY AVE #23, JACKSO	12/29/2023	52.37	.00	
156	LOWER VALLEY ENERGY INC	92050-409 12-	6905 W HWY 22 RENTAL, WILS	12/29/2023	129.59	.00	
156	LOWER VALLEY ENERGY INC	92050-413 12-	76 E CIRCLE DR, THAYNE, WY	12/29/2023	87.23	.00	
Total 156:					41,954.14	.00	
677	MACY'S SERVICES	38601	CAMERA LINES	11/30/2023	370.00	.00	
677	MACY'S SERVICES	38605	PUMP TRUCK	11/30/2023	1,750.00	.00	
Total 677:					2,120.00	.00	
7112	MARKMAN, JASON	011124	FEB RENT	01/11/2024	1,995.00	.00	
Total 7112:					1,995.00	.00	
7325	MICROSOFT	E0400PJ0GE	CREDIT	11/04/2023	2,905.44-	.00	
7325	MICROSOFT	E0400QAB7B	ONLINE SERVICES	01/04/2023	2,418.02	.00	
Total 7325:					487.42-	.00	
6188	MINUTEMAN SECURITY TECHN	104948	MOBILE CITY SYSTEMS	01/02/2024	360.00	.00	
Total 6188:					360.00	.00	
6770	MOBILITY FOREFRONT LLC	MFFINV0231	BATTERY LEASE	01/01/2024	35,000.00	.00	
Total 6770:					35,000.00	.00	
6766	MOHROR, SCOTT	010924	DAPA CONFERENCE	01/09/2024	1,258.06	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6766:					1,258.06	.00	
3633	MOTOR COACH INDUSTRIES	7812	DIAGONOSITC TOOL	12/22/2023	234.82	.00	
3633	MOTOR COACH INDUSTRIES	7813	DRAW BAR	12/22/2023	324.01	.00	
Total 3633:					558.83	.00	
7046	MOVIEWORKS, LLC	00200	PRE-SHOW AD	12/27/2023	4,032.00	.00	
Total 7046:					4,032.00	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6609548001	PARTS	12/07/2023	124.00	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6609579001	PARTS	12/07/2023	379.37	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6642708001	PARTS	12/26/2023	514.99	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6642714001	WHEEL WIGHT	12/22/2023	339.71	.00	
Total 4623:					1,358.07	.00	
7371	MUNGER MOUNTAIN SNOW RE	2155	SNOW REMOVAL	01/05/2024	640.00	.00	
Total 7371:					640.00	.00	
257	NAPA AUTO PARTS INC.	176308	FUNNEL	10/16/2023	9.29	.00	
257	NAPA AUTO PARTS INC.	180198	LOCK WASHERS	11/01/2023	4.93	.00	
257	NAPA AUTO PARTS INC.	181156	SENSOR	11/06/2023	8.09	.00	
257	NAPA AUTO PARTS INC.	181303	VVT SOLENOID	11/06/2023	102.57	.00	
257	NAPA AUTO PARTS INC.	181380	INJECTOR	11/07/2023	17.08	.00	
257	NAPA AUTO PARTS INC.	181686	CREDIT	11/08/2023	46.78-	.00	
257	NAPA AUTO PARTS INC.	181721	SOLENOID	11/08/2023	53.90	.00	
257	NAPA AUTO PARTS INC.	181970	GASKET	11/09/2023	74.69	.00	
257	NAPA AUTO PARTS INC.	182726	sCREW	11/13/2023	18.20	.00	
257	NAPA AUTO PARTS INC.	183649	CP SCREWS	11/17/2023	56.52	.00	
257	NAPA AUTO PARTS INC.	186247	AIRBAGS	12/01/2023	569.99	.00	
257	NAPA AUTO PARTS INC.	187297	BELTS	12/06/2023	42.91	.00	
257	NAPA AUTO PARTS INC.	190339	CONNECTORS	12/20/2023	23.39	.00	
257	NAPA AUTO PARTS INC.	190352	MULTI FUNCTION	12/20/2023	50.59	.00	
257	NAPA AUTO PARTS INC.	191113	SUPPORTS	12/26/2023	173.96	.00	
257	NAPA AUTO PARTS INC.	191357	FORCE BLADES	12/27/2023	170.59	.00	
257	NAPA AUTO PARTS INC.	191505	ATF	12/28/2023	106.71	.00	
257	NAPA AUTO PARTS INC.	192239	BATTERY	01/02/2024	240.80	.00	
257	NAPA AUTO PARTS INC.	192423	FILTERS	01/03/2024	119.91	.00	
257	NAPA AUTO PARTS INC.	192438	HOSE CLAMP	01/03/2024	16.14	.00	
257	NAPA AUTO PARTS INC.	192637	CREDIT	01/03/2024	18.00-	.00	
257	NAPA AUTO PARTS INC.	192659	OIL FILER	01/04/2024	11.16	.00	
257	NAPA AUTO PARTS INC.	192669	HOSE CLAMP	01/04/2024	5.38	.00	
257	NAPA AUTO PARTS INC.	192921	V-BELT	01/05/2024	22.08	.00	
257	NAPA AUTO PARTS INC.	192988	SILICONE	01/05/2024	15.58	.00	
257	NAPA AUTO PARTS INC.	193340	FILTERS	01/08/2024	35.94	.00	
257	NAPA AUTO PARTS INC.	193508	lamps	01/08/2024	9.90	.00	
Total 257:					1,895.52	.00	
187	NELSON ENGINEERING	63373	23-302-01 TOJ WELL 10	12/31/2023	9,104.75	.00	
187	NELSON ENGINEERING	63452	PROJECT 22-278	12/31/2023	1,186.50	.00	
187	NELSON ENGINEERING	63453	21-060-01 THAW WELL	12/31/2023	616.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 187:					10,907.25	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B19-0339 PRO	01/09/2024	1,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B20-0080 275	01/09/2024	5,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B22-0746 470	01/09/2024	625.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BONDB18-0634 UTILT	01/09/2024	6,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B20-0577 TEM	01/09/2024	1,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B23-0082 849	01/09/2024	6,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B19-0435 UTIL	01/09/2024	4,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B21-0878 PRO	01/09/2024	2,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BONDB19-0340 605 E	01/09/2024	1,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B21-0029 GRA	01/09/2024	1,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B18-0314 UTILI	01/09/2024	8,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B20-0081 225	01/09/2024	5,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B22-0770 275	01/09/2024	6,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B1-0450 DEMO	01/09/2024	5,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B21-0029+ ABA	01/09/2024	5,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B20-0545 PRO	01/09/2024	1,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B22-0729 510	01/09/2024	2,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B20 175 S GLE	01/09/2024	4,000.00	.00	
6213	New West Building Company Inc.	010924	RELEASE BOND B22-0708 175	01/09/2024	2,000.00	.00	
Total 6213:					65,625.00	.00	
1504	ONE CALL OF WYOMING	69729	DECEMBER TICKETS	01/05/2024	43.13	.00	
1504	ONE CALL OF WYOMING	69729	DECEMBER TICKETS	01/05/2024	43.12	.00	
Total 1504:					86.25	.00	
7392	PEREZ, GUSTAVO	011024	BAIL REFUND 23-11-0028	01/10/2024	1,500.00	1,500.00	01/10/2024
Total 7392:					1,500.00	1,500.00	
6483	PREMIER TRUCK- SALT LAKE C	775534133	sensor	09/12/2023	127.33	.00	
6483	PREMIER TRUCK- SALT LAKE C	775544449	FUEL [PUMP	10/17/2023	136.69	.00	
6483	PREMIER TRUCK- SALT LAKE C	775551184	module	11/29/2023	2,837.08	.00	
6483	PREMIER TRUCK- SALT LAKE C	775552525	BRAKE PADS	11/13/2023	905.25	.00	
6483	PREMIER TRUCK- SALT LAKE C	775563986	KIT	12/28/2023	645.60	.00	
6483	PREMIER TRUCK- SALT LAKE C	775564126	SPL	01/03/2024	570.60	.00	
6483	PREMIER TRUCK- SALT LAKE C	775564854	CRANKCASE	01/02/2024	992.69	.00	
6483	PREMIER TRUCK- SALT LAKE C	775565571	GASKET	01/04/2024	43.08	.00	
Total 6483:					6,258.32	.00	
6613	QUADIENT FINANCE USA, INV	790004408054	POSTAGE	12/31/2023	2,105.36	.00	
Total 6613:					2,105.36	.00	
532	QUICK BROWN FOX LLC	4045	MONTHLY PASSES	12/27/2023	550.00	.00	
Total 532:					550.00	.00	
7066	R & A SAFETY LLC	43302	POST ACCIDENT TEST	11/07/2023	115.50	.00	
7066	R & A SAFETY LLC	43346	PRE EMPLOY	11/10/2023	90.50	.00	
7066	R & A SAFETY LLC	43347	PRE EMPLOY	11/14/2023	90.50	.00	
7066	R & A SAFETY LLC	43369	DOT RANDOM	11/16/2023	90.50	.00	
7066	R & A SAFETY LLC	43370	PRE EMPLOY	11/17/2023	90.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7066	R & A SAFETY LLC	43397	DOT RANDOM	11/21/2023	90.50	.00	
7066	R & A SAFETY LLC	43401	DOT RANDOM	11/21/2023	115.50	.00	
7066	R & A SAFETY LLC	43408	PRE-EMPLOY	11/17/2023	90.50	.00	
7066	R & A SAFETY LLC	43417	PRE EMPLOY	11/27/2023	90.50	.00	
7066	R & A SAFETY LLC	43429	PRE EMPLOY	11/30/2023	90.50	.00	
Total 7066:					955.00	.00	
1839	RAFTER J IMPROV/SERV DIST	4720	Quarterly Billing	10/01/2023	146.43	.00	
1839	RAFTER J IMPROV/SERV DIST	4730	Quarterly Billing	01/01/2024	146.43	.00	
Total 1839:					292.86	.00	
7391	RODECK, MALCOM	1007	STREET DEPARTMENT ORDER	11/24/2023	1,000.00	.00	
7391	RODECK, MALCOM	1008	V-PLOW NOSE CONE	11/24/2023	1,950.00	.00	
Total 7391:					2,950.00	.00	
13	SAFETY SUPPLY & SIGN CO., I	186602	SIGNAGE	09/18/2023	1,704.72	.00	
13	SAFETY SUPPLY & SIGN CO., I	186621	SIGNAGE	09/20/2023	159.89	.00	
13	SAFETY SUPPLY & SIGN CO., I	187384	SIGNAGE	11/10/2023	655.57	.00	
13	SAFETY SUPPLY & SIGN CO., I	187646	SIGNAGE	12/04/2023	90.65	.00	
Total 13:					2,610.83	.00	
7240	SERENITY DEVELOPMENT	010924	E23-0167 PROW 295 WEST PEA	01/09/2024	4,500.00	.00	
7240	SERENITY DEVELOPMENT	010924	RELEASE BOND B18-0178 STO	01/09/2024	4,000.00	.00	
7240	SERENITY DEVELOPMENT	010924	RELEASE BOND B16-0379 160	01/09/2024	6,000.00	.00	
Total 7240:					14,500.00	.00	
4720	SILVERSTAR	654791 0124	MONTHLY SERVICES	01/01/2024	869.73	.00	
Total 4720:					869.73	.00	
5632	SNAKE RIVER MEP COMPLETE,	8833	PRODUCT SAMPLES	01/09/2024	390.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	8847	SERVICE CALL PW	01/09/2024	255.00	.00	
Total 5632:					645.00	.00	
4699	SNAKE RIVER ROASTING	803255	COFFEE	01/04/2024	47.00	.00	
Total 4699:					47.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620214	ANIMAL CARE	12/26/2023	91.83	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620215	ANIMAL CARE	12/26/2023	98.37	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620754	ANIMAL CARE	01/08/2024	46.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620755	ANIMAL CARE	01/08/2024	63.20	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620756	ANIMAL CARE	01/08/2024	196.71	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620758	ANIMAL CARE	01/08/2024	46.94	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620759	ANIMAL CARE	01/08/2024	22.35	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620760	ANIMAL CARE	01/08/2024	32.88	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334620761	ANIMAL CARE	01/08/2024	469.00	.00	
Total 1505:					1,068.22	.00	
6838	SPSC POA - South Park Services	123123	WATER LOT FEE	12/31/2023	303.82	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6838:					303.82	.00	
3989	STINKY PRINTS, INC	73178	SiGNAGE	01/03/2024	18.75	.00	
Total 3989:					18.75	.00	
7088	STONE, KIRK	011124	FEB RENT	01/11/2024	2,940.00	.00	
Total 7088:					2,940.00	.00	
7076	SUSTAINABLE STRATEGIES DC	3743	GRANT SERVICES	01/01/2024	7,500.00	.00	
Total 7076:					7,500.00	.00	
581	TETON COUNTY INTEGRATED	629818	ROAD KILL	08/03/2023	68.00	.00	
581	TETON COUNTY INTEGRATED	9265	CARBOARD PICKUP	01/01/2024	345.00	.00	
Total 581:					413.00	.00	
2362	TETON COUNTY PUBLIC HEALT	24-1955	water testing	01/05/2024	200.00	.00	
Total 2362:					200.00	.00	
6902	TETON COUNTY PUBLIC WORK	2024-5	BUILT GRANT	01/03/2024	51,600.16	.00	
Total 6902:					51,600.16	.00	
268	TETON MOTORS INC	5108297	SERVICE	11/16/2023	2,021.09	.00	
268	TETON MOTORS INC	5108544	TRIM	12/13/2023	568.33	.00	
268	TETON MOTORS INC	5108570	KEY	12/15/2023	16.00	.00	
268	TETON MOTORS INC	5108629	TRANS	12/21/2023	6,555.29	.00	
268	TETON MOTORS INC	5108683	CREDIT	12/28/2023	2,000.00-	.00	
268	TETON MOTORS INC	5108784	CREDIT	01/08/2024	45.49-	.00	
268	TETON MOTORS INC	5108786	CREDIT	01/08/2024	1,241.08-	.00	
Total 268:					5,874.14	.00	
3162	TETON TRASH REMOVAL, INC.	24 JAN 516	145 HANSEN TRASH	01/01/2024	103.00	.00	
Total 3162:					103.00	.00	
6941	THE CONNOR E FIELD TRUST	011124	FEB RENT	01/11/2024	2,575.00	.00	
Total 6941:					2,575.00	.00	
3955	THOMSON WEST	849494397	SUBSCRIPTION CHARGES	01/01/2024	465.07	.00	
3955	THOMSON WEST	849494397	SUBSCRIPTION CHARGES	01/01/2024	465.08	.00	
Total 3955:					930.15	.00	
70	THYSSEN KRUPP ELEVATOR C	3007669622	MAINTENANCE AGREEMENT	01/01/2024	3,424.41	.00	
70	THYSSEN KRUPP ELEVATOR C	5002331230	ELEVATOR SERVICE	12/14/2023	1,781.00	.00	
Total 70:					5,205.41	.00	
6579	TITLE 22 CONSULTANTS	23-0057	COPIES	12/26/2023	516.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6579:					516.09	.00	
6591	T-MOBILE	967529416 012	MONTHLY SERVICE	01/13/2024	24.84	.00	
Total 6591:					24.84	.00	
5038	TREFONAS LAW, P.C.	010424	LEGAL SERVICES	01/04/2024	285.00	.00	
Total 5038:					285.00	.00	
5058	UHL, ANTHONY	010524	DOT PHYSICAL	01/05/2024	155.00	.00	
Total 5058:					155.00	.00	
777	UPPER CASE PRINTING INK	1289	WATER RATES	01/03/2024	238.21	.00	
777	UPPER CASE PRINTING INK	1289	WATER RATES	01/03/2024	238.21	.00	
Total 777:					476.42	.00	
706	USA BLUE BOOK	INV00231544	WATER RINSE POUCHES	12/28/2023	59.10	.00	
706	USA BLUE BOOK	INV00235242	BOTTLE RACK	01/03/2024	255.33	.00	
706	USA BLUE BOOK	INV00235393	BOTTLES	01/03/2024	570.01	.00	
Total 706:					884.44	.00	
3881	VALLEY OFFICE SYSTEMS	AR1247929	CONTRACT	12/27/2023	72.90	.00	
Total 3881:					72.90	.00	
7176	VICTOR VILLAGE, LLC	011124	FEBRUARY RENT	01/11/2024	1,560.00	.00	
Total 7176:					1,560.00	.00	
563	WESTBANK SANITATION	4425632T022	WWTP trash	01/01/2024	1,045.90	.00	
563	WESTBANK SANITATION	4427574T022	940 Simon Lane	01/01/2024	74.02	.00	
563	WESTBANK SANITATION	4428354T022	3585 CANADIAN DR	01/01/2024	104.89	.00	
Total 563:					1,224.81	.00	
472	WHITE GLOVE CLEANING, INC.	1698B	SK HOUSING CLEANING	12/30/2023	111.38	.00	
472	WHITE GLOVE CLEANING, INC.	1707B	SK UNIT 1	12/30/2023	198.00	.00	
472	WHITE GLOVE CLEANING, INC.	1721B	UNIT 24	01/02/2024	49.50	.00	
472	WHITE GLOVE CLEANING, INC.	9340	SNOW KING HOUSING	12/31/2023	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	9341	PUBLIC WORKS	12/31/2023	1,500.00	.00	
472	WHITE GLOVE CLEANING, INC.	9342	PARKING GARAGE	12/31/2023	250.00	.00	
472	WHITE GLOVE CLEANING, INC.	9344	BUNK HOUSE	12/31/2023	125.00	.00	
Total 472:					2,633.88	.00	
7081	WILMA D SORSBY TRUST	011124	FEB RENT	01/11/2024	3,150.00	.00	
Total 7081:					3,150.00	.00	
6117	WILSON, JOHN	011124	FEB RENT	01/11/2024	2,200.00	.00	
Total 6117:					2,200.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6704	WSP USA ENVIRONMENT & INF	S67133046	STORMWATER MGM PHASE 2	01/09/2024	6,614.00	.00	
Total 6704:					6,614.00	.00	
3619	WY CHILD SUPPORT ENFORCE	011124	case#223669	01/11/2024	34.61	34.61	01/11/2024
3619	WY CHILD SUPPORT ENFORCE	011124	case#223670	01/11/2024	34.61	34.61	01/11/2024
Total 3619:					69.22	69.22	
479	WYOMING ASSOC OF CHIEFS	001 0124	MEMBERSHIP 31- 40 SWORN O	01/01/2024	400.00	.00	
Total 479:					400.00	.00	
4900	WYOMING ASSOCIATION OF R	18774	VOTING MEMBERSHIP	11/21/2023	118.75	.00	
4900	WYOMING ASSOCIATION OF R	18774	VOTING MEMBERSHIP	11/21/2023	118.75	.00	
4900	WYOMING ASSOCIATION OF R	18774	VOTING MEMBERSHIP	11/21/2023	237.50	.00	
4900	WYOMING ASSOCIATION OF R	19094	MINI CONFERENCE REGISTRA	11/28/2023	219.00	.00	
4900	WYOMING ASSOCIATION OF R	19109	MINI CONFERENCE REGISTRA	12/04/2023	219.00	.00	
Total 4900:					913.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2707	SERVICE CALL	01/15/2024	387.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2708	SERVICE CALL	01/11/2024	597.50	.00	
5788	WYOMING GARAGE DOOR, LLC	2709	SPRINGS	01/10/2024	268.00	.00	
Total 5788:					1,252.50	.00	
1764	WYOMING.COM INC	2187866	DOMAIN HOSTING	01/05/2024	5.00	.00	
Total 1764:					5.00	.00	
2842	YELLOW IRON EXCAVATION, LL	92893	455 VINE	12/31/2023	80.00	.00	
2842	YELLOW IRON EXCAVATION, LL	93107	155 E PEARL	12/31/2023	140.00	.00	
2842	YELLOW IRON EXCAVATION, LL	93108	TRASH @ SHELTER	12/31/2023	225.00	.00	
2842	YELLOW IRON EXCAVATION, LL	93109	SNOW KING HOUSING	12/31/2023	640.00	.00	
Total 2842:					1,085.00	.00	
Grand Totals:					591,537.11	4,142.65	

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

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

- Detail report.
- Invoices with totals above \$0 included.
- Paid and unpaid invoices included.

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY REPORT FOR DECEMBER 2023**

During the month of December, the Court received \$23,809 in fines, costs, and fees.

40 cases were dismissed: 32 parking violations.

462 charges were filed: 431 parking violations, 31 summons.

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

CLOSED CASES (Non-Parking only)

<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
03754L	Animals at Large	BF	100
99084N	Animals: Rabies vaccination required	BF	100
99481N	Dog bite causing wound	BF	100
99083N	Dog bite causing wound	BF	100
99145N	Failure to stop at a red light	BF	140
99506N	Interference with Police Department	BF	250
99683N	Limitations on Backing	BF	100
99146N	MPH over limit Bond 44/25	BF	111.5
99148N	Passing a school Bus	BF	440
99505N	Public intoxication	BF	150
19323K	Public intoxication	BF	135
99312N	Public intoxication	BF	135
99144N	Speeding urban - 50/30 mph zone	BF	230
99642N	Speeding urban - 51/30 mph zone	BF	267
99338N	Speeding urban - 53/30 mph zone	BF	281
99141N	Valid license plate/temp permit required	BF	70
99142N	Valid license plate/temp permit required	BF	70
99143N	Valid license plate/temp permit required	BF	140
99335N	Valid license plate/temp permit required	BF	140
98537N	Yield to pedestrian within crosswalk	BF	90
99456N	Dog bite causing wound	D- Per Town's Motion	0
98629N	Drive/control veh under infl of a controlled substance	D- Per Town's Motion	0
99313N	Marijuana: use and/or possession	D- Per Town's Motion	0
98123N	MPH over limit Bond 40/30	D- Per Town's Motion	0
98699N	state statute 31-7-106	D- Per Town's Motion	0
99643N	Compulsory Auto Insurance	D- Provided Valid Information	0
99644N	Compulsory Auto Insurance	D- Provided Valid Information	0
99638N	Speeding urban - 46/30 mph zone	D- TS	0
186004314AC	1st off win 10 years-Drive/control veh under infl alcohol concentration 0.08% or more	DA - In accordance with WS 7-13-301	0
186003968AC	1st off win 10 years-Drive/control veh under infl alcohol concentration 0.08% or more	GP	810

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Regular Council Meeting
Submitting Department:	County Administration/Urban Systems	Presenter:	Charlotte Frei
Agenda Item:	Cooperative Agreement for Reconnaissance Report Urban Systems Funds for Willow & Gill Safe Streets	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Town Council to enter into a cooperative agreement with WYDOT to initiate a reconnaissance report to spend Federal aid Urban Systems funds to pay for Willow and Gill Safe Streets Projects. In June, the JIM endorsed a letter from the Jackson Urban Systems Committee requesting a funds distribution from WYDOT to pay for design and eventually construction of Willow and Gill Safe Streets Projects.

Requested Action.

Staff recommends Council review and consider signing the cooperative agreement.

Recommendations.

The Urban Systems Committee recommends Council sign the cooperative agreement.

Background

Jackson participates in the Urban Systems (US) program through the Wyoming DOT, which provides access to Surface Transportation Program -Urban (STP-U) funds through WYDOT for roadways classified as a collector or higher. The Urban Systems Committee operates under by-laws and an operating policy administered by WYDOT.

Per the Urban Systems operating policy, the Urban Systems committee can adopt a prioritized list of projects on roadways that qualify for Urban Systems funds. The highest priority project for the committee is the completion of Willow and Gill Safe Streets. These projects were in the Town of Jackson FY2024 Capital Improvement Program, however, they were deferred to a future year. Prior to their deferral, the design process had been initiated. For these reasons, the Urban Systems Committee voted to request funds from WYDOT to advance the design and construction of "Safe Streets" also referred to as complete streets, on Willow and Gill, which generally will involve pedestrian and bicycle treatments and traffic calming measures intended to make the street safer for all users; specific treatments will be determined through the design process.

Per the Urban Systems operating policy, the Urban Systems Committee initiated the process by writing a letter to the Statewide Planning Engineer (Mark Wingate). Town Council and the Board of County Commissioners endorsed this letter at the June 2023 JIM to demonstrate a unified voice for our community's adopted transportation priorities. Because the project is entirely within Town limits, the Town of Jackson is being asked to enter into a cooperative agreement to fund the 9.51% local match so that WYDOT can assign the reconnaissance report task to an on-call engineering firm to evaluate the project corridor. The general scope of the reconnaissance effort includes existing conditions and safety analysis of the subject streets. Through the cooperative agreement, WYDOT will assign an on-call engineering consultant to write a Draft Reconnaissance Report for the project to document field inspection, summarize the review of existing conditions, make recommendations on the intent of work, list alternatives to be considered, and identify engineering and environmental studies required. The report should provide a clear understanding of the project intent, the alternatives, the problems to be corrected, and the project surroundings, as well as estimated construction, construction engineering, and preliminary engineering costs. A Final Reconnaissance Report will incorporate revisions and comments from Town staff. The reconnaissance report is required to initiate design and construction using Urban Systems funds.

The cooperative agreement requires in Section 4E that should the Town abandon the project or not complete the

project within three (3) years of the design being completed, the Town will be required to pay back the Federal portion. Thus, the fiscal impact of the complete project should be considered. Through Urban Systems, WYDOT will pay for 90.49% of total costs of the reconnaissance report, design, and construction using the federal fund balance (\$1,258,560 is the current balance of Federal funds). Designs that result from the reconnaissance report can be phased to remain under the total Urban Systems fund balance (*i.e.*, staff can phase the design and construction of Willow and/or Gill segments pending the results of the reconnaissance report). The total design and construction costs are not known; staff is not able to provide a 'per block' cost estimate.

Because the design and construction phases will also be funded using federal aid, there will be amendments to the cooperative agreement to initiate those phases. The Town's cost share will be 9.51% of total cost for each of those phases.

Analysis.

The Regional Transportation Planning Administrator conferred with the Town Legal Department and Town Public Works. All parties find the document attached to this staff report appropriate. The Cooperative Agreement has been signed by the Wyoming Attorney General's Office.

Comprehensive Plan & Priority Alignment.

The guiding vision and chapter goal for Multimodal Transportation (Chapter 7) of the Comprehensive Plan is:

Travel by walk, bike, carpool, or transit will be more convenient than travel by single-occupancy vehicle.

Chapter 7 of the Comprehensive Plan Principles include:

"Principle 7.1 – Meet future transportation demand with walk, bike, carpool, transit and micromobility infrastructure", and

"Principle 7.2 – Reduce greenhouse gases from vehicles to below 2012 levels"

Completing design and construction the Willow and Gill Safe Streets will support travelers who choose to walk, bike or use micro-mobility per Principle 7.1. A safer walking environment in these corridors can also support transit use. Shifting travel from cars to walking and biking also reduces GHG emissions of those trips per Principle 7.2.

Fiscal Impact.

The Town of Jackson will be responsible for 9.51%, *i.e.* up to \$2,111 of reconnaissance project costs funded through the STP-U program. Design and construction estimates are to be determined; the cooperative agreement being considered will require up to a \$2,111 match from the Town Pathways Planning/Capital Funds. If the total cost of the reconnaissance report and WYDOT's overhead exceeds \$22,200, the Town shall reimburse WYDOT for 9.51% of the costs (per Section 4 of the agreement). Staff anticipates a high likelihood that the total cost of the reconnaissance report will be near or under the \$22,000 total cost listed in the Cooperative Agreement. Once the reconnaissance report is complete, the Town can initiate design and construction. The Town will be responsible for 9.51% of the total cost for both design and construction.

Staff Impact.

The amount of staff time to review the Cooperative Agreement, coordinate with WYDOT and Town staff, write a JIM staff report and then rewrite the staff report for a Town Council meeting was approximately 12 hours. Moving forward, the Town Public Works Director, Pathways Coordinator and RTPA will be the primary staff involved. These projects were in the FY2024 CIP (but deferred for funding reasons). Thus, the staff impact was anticipated in the FY2024 work plans. Future design and construction will be accounted for in staff work plans for appropriate fiscal years.

Attachments or Links.

Cooperative Agreement Between the Wyoming Department of Transportation and the Town of Jackson
June 5, 2022 Letter to Mark Wingate requesting process initiation

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

I move to **approve** the Cooperative Agreement between the Wyoming Department of Transportation and Town of Jackson and authorize the Mayor to execute the necessary document(s), subject to minor changes by staff.

Federal Award Information - Required by 2 CFR § 200.331

Subrecipient Name: Town of Jackson

Subrecipient UEI: WA5GF6TWEKS8

Assistance Listing No.: 20.205

Assistance Listing Title:
Highway Planning and Construction

Federal Award Identification Number (FAIN): TBD

Federal Award Date: TBD

Federal Award this Agreement: \$20,000.00

Total Federal Award to Subrecipient: \$20,000.00

Total Federal Award for FAIN: \$20,000.00

Awarding Federal Agency: Federal Highway Administration

Pass-through Agency: Wyoming Department of Transportation (WYDOT)

Federal Highway Administration
Telephone: (307) 7713-2941
Email: richard.duran@dot.gov

Subaward Period of Performance:
11/30/2023 – 11/30/2026

Subaward Budget Period:
11/30/2023 – 11/30/2026

WYDOT Program Mgr.: Julianne Monahan
Telephone: 307-777-4178
Email: julianne.monahan@wyo.gov

WYDOT Contact for Confirmation of Funds:
Financial Services
Telephone: (307) 777-4469
Email: dotrevenue@wyo.gov

Indirect Cost Rate (ICAP): 11%

Recipient County: Teton

Project Name: Willow and Gill Safe Streets

Project No.: CN22039

Project Description: Reconnaissance Study

Agreement No.: 70964

Total Project Budget: \$22,200.00

Budget Period: 11/30/2023 – 11/30/2026

**COOPERATIVE AGREEMENT
BETWEEN THE
WYOMING DEPARTMENT OF TRANSPORTATION
AND THE
TOWN OF JACKSON**

Federal Project STPU-JA CN22039
Willow and Gill Safe Streets
Teton County

1. **Parties.** The parties to this Cooperative Agreement (Agreement) are the Wyoming Department of Transportation (WYDOT), whose address is 5300 Bishop Boulevard, Cheyenne, Wyoming 82009, and the Town of Jackson (Town), whose address is PO Box 1687, Jackson, Wyoming 83001.
2. **Purpose of Agreement.** The Town and WYDOT desire to participate in the funding and preparation of a Reconnaissance Report for the federally funded WYDOT-administered Surface Transportation Urban Program. WYDOT has heretofore designated the location and the Town has approved the location for a study to be made of North Willow Street and East Gill Avenue in the Town of Jackson, as shown on the Exhibit A, Location Map, dated June 27, 2023, which is attached to and incorporated into this Agreement by this reference. WYDOT and the Town will derive a benefit and advantage by reason of having a Reconnaissance Report prepared describing the work to be performed upon the approved corridor.
3. **Term of Agreement.** This Agreement is effective when all parties have executed it (Effective Date). The term of the Agreement is from Effective Date through completion of the Reconnaissance Report. All services shall be completed during this term.
4. **Participation of Costs.**
 - A. WYDOT agrees to pay a consultant to develop the Reconnaissance Report. It is understood and agreed by the parties that ninety and forty-nine hundredths percent (90.49%) of the cost to develop the Reconnaissance Report will be paid with federal aid funds, estimated at twenty thousand, eighty-nine dollars (\$20,089.00). The Town agrees to reimburse WYDOT for nine and fifty-one hundredths percent (9.51%) of the total cost to develop the Reconnaissance Report estimated at two thousand, one hundred eleven dollars (\$2,111.00).
 - B. It is understood by the parties that the percentages specified in Subsection A may vary slightly during the life of this Agreement, as dictated by *Federal Notices on Sliding Scale Rates of Federal Aid Participation in Public Lands States*. It is further understood by the parties that the estimated Total Costs as shown in Exhibit B, Summary of Estimated Costs, attached to and incorporated into this Agreement by this reference, may vary as the reconnaissance inspection is completed, and that any such escalation in cost, and the respective parties' responsibilities to pay for

such escalation, shall be in accordance with the percentages set forth in Section 4.A. The Town shall reimburse WYDOT for the total amount not paid with federal aid funds.

- C. The Town agrees to pay its portion of indirect costs through the current Indirect Cost Allocation Plan (ICAP) rate as approved by the Federal Highway Administration (FHWA), within forty-five (45) days after submission of invoice pursuant to Wyo. Stat. § 16-6-602 for the preparation of the Reconnaissance Report for this project as these costs are not eligible for federal aid funds. ICAP is a rate built into WYDOT's accounting system for overhead expenditures for administering a project. The ICAP rate is developed by WYDOT and approved by the FHWA, with the new rate taking effect immediately. The current rate of eleven percent (11%) is effective until September 30, 2024 at which time the rate is subject to change based on FHWA approval. The ICAP rate will be charged on total direct costs on this project. WYDOT will bill on a monthly basis unless otherwise agreed upon between the parties.
 - D. The costs shown on the Exhibit B are estimates only and the Town understands that the final costs may be higher or lower. Rates may vary for the life of this project based on federal reviews and approval. If the actual costs go over by twenty percent (20%) of the total estimated costs, both parties must agree upon and sign an amendment for the additional costs.
 - E. Should the Town abandon the project at any time, or if the project is not designed within three (3) years of the completion of the design or prior to the completion, due to the delay or actions by the Town, the Town shall reimburse WYDOT for the entire cost, including any federal aid portion of the work completed at the time of abandonment.
5. **Reimbursement.** The Town shall reimburse WYDOT for its share of actual costs incurred to the project, less previous payments, within forty-five (45) days after billing.
6. **Responsibilities of the Town.** The Town shall:
- A. Pay WYDOT in accordance with Sections 4 and 5 above.
 - B. Provide nine and fifty-one hundredths percent (9.51%) of project estimated at two thousand one hundred eleven dollars (\$2,111.00) in local funds for the completion of this study.
 - C. Incur any costs beyond the maximum amount of federal aid funding allocated to the project.

7. **Responsibilities of WYDOT.** WYDOT will:

- A. WYDOT, or their consultant, will prepare a Reconnaissance Report which will describe the work necessary for the development of contract plans, work activities schedule, anticipated costs including construction, preliminary and construction engineering, right-of-way and utilities at the location shown in Exhibit A. The report will be submitted to the Town and WYDOT's Highway Development and District Engineers for their review, comments and approval. The approved Reconnaissance Report will be the document for issuing Phase 2 Preliminary Engineering.
- B. Provide ninety and forty-nine hundredths percent (**90.49%**) of project costs up to the maximum of twenty thousand eighty-nine dollars (**\$20,089.00**) in federal aid funds for the completion of this study.

8. **Special Provisions.**

- A. **Administration of Federal Funds.** The Town agrees its use of the funds administered herein is subject to the Uniform Administrative Requirements of 2 CFR Part 200, *et seq.*; any additional requirements set forth by the federal funding agency; all applicable regulations published in the Code of Federal Regulations; and other program guidance as provided to it by WYDOT.
- B. **Assumption of Risk.** The Town shall assume the risk of any loss of state or federal funding, either administrative or program dollars, due to the Town's failure to comply with state or federal requirements. WYDOT shall notify the Town of any state or federal determination of noncompliance.
- C. **Conflict of interest.** Per 2 CFR 200.112, the Town must disclose in writing any potential conflict of interest to WYDOT including financial or other personal interests.
- D. **Copyright License and Patent Rights.** The Town acknowledges that federal grantor, the State of Wyoming, and WYDOT reserve a royalty-free, nonexclusive, unlimited, and irrevocable license to reproduce, publish, or otherwise use, and to authorize others to use, for federal and state government purposes: (1) the copyright in any work developed under this Agreement; and (2) any rights of copyright to which the Town purchases ownership using funds awarded under this Agreement. The Town must consult with WYDOT regarding any patent rights that arise from, or are purchased with, funds awarded under this Agreement.
- E. **Environmental Policy Acts.** The Town agrees all activities under this Agreement will comply with the Clean Air Act, the Clean Water Act, the National Environmental Policy Act, and other related provisions of federal environmental protection laws, rules or regulations.

- F. Federal Audit Requirements.** The Town agrees that if it expends an aggregate amount of seven hundred fifty thousand dollars (\$750,000.00) or more in federal funds during its fiscal year, it must undergo an organization-wide financial and compliance single audit. The Town agrees to comply with the audit requirements of the U.S. General Accounting Office Government Auditing Standards and Audit Requirements of 2 CFR Part 200, Subpart F. If findings are made which cover any part of this Agreement, the Town shall provide one (1) copy of the audit report to WYDOT and require the release of the audit report by its auditor be held until adjusting entries are disclosed and made to WYDOT's records.
- G. Human Trafficking.** As required by 22 U.S.C. § 7104(g) and 2 CFR Part 175, this Agreement may be terminated without penalty if a private entity that receives funds under this Agreement:
- (i) Engages in severe forms of trafficking in persons during the period of time that the award is in effect;
 - (ii) Procures a commercial sex act during the period of time that the award is in effect; or
 - (iii) Uses forced labor in the performance of the award or subawards under the award.
- H. Kickbacks.** The Town certifies and warrants that no gratuities, kickbacks, or contingency fees were paid in connection with this Agreement, nor were any fees, commissions, gifts, or other considerations made contingent upon the award of this Agreement. If the Town breaches or violates this warranty, WYDOT may, at its discretion, terminate this Agreement without liability to WYDOT, or deduct from the agreed upon price or consideration, or otherwise recover, the full amount of any commission, percentage, brokerage, or contingency fee.
- I. Limitations on Lobbying Activities.** By signing this Agreement, the Town certifies and agrees that, in accordance with P.L. 101-121, payments made from a federal grant shall not be utilized by the Town or its subcontractors in connection with lobbying member(s) of Congress, or any federal agency in connection with the award of a federal grant, contract, cooperative agreement, or loan.
- J. Mandatory Disclosures.** Per 2CFR 200.113, the Town must disclose, in a timely manner, in writing to WYDOT all violations of federal criminal law involving fraud, bribery, or gratuity violations potentially affecting this award. Failure to make required disclosures can result in remedies for noncompliance including suspension or debarment.
- K. Monitoring Activities.** WYDOT shall have the right to monitor all activities related to this Agreement that are performed by the Town or its subcontractors. This shall include, but not be limited to, the right to make site inspections at any time and with reasonable notice; to bring experts and consultants on site to examine

or evaluate completed work or work in progress; to examine the books, ledgers, documents, papers, and records pertinent to this Agreement; and to observe personnel in every phase of performance of Agreement related work.

- L. **No Finder's Fees:** No finder's fee, employment agency fee, or other such fee related to the procurement of this Agreement, shall be paid by either party.
- M. **Non-Supplanting Certification.** The Town hereby affirms that federal grant funds shall be used to supplement existing funds, and shall not replace (supplant) funds that have been appropriated for the same purpose. The Town should be able to document that any reduction in non-federal resources occurred for reasons other than the receipt or expected receipt of federal funds under this Agreement.
- N. **Nondiscrimination.** The Town shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105, *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Agreement.
- O. **Program Income.** The Town shall not deposit grant funds in an interest bearing account without prior approval of WYDOT. Any income attributable to the grant funds distributed under this Agreement must be used to increase the scope of the program or returned to WYDOT.
- P. **Publicity.** Any publicity given to the projects, programs, or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for the Town and related to the services and work to be performed under this Agreement, shall identify WYDOT and the Federal Highway Administration as the sponsoring agency and shall not be released without prior written approval of WYDOT.
- Q. **Suspension and Debarment.** By signing this Agreement, the Town certifies that neither it nor its principals/agents are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction or from receiving federal financial or nonfinancial assistance, nor are any of the participants involved in the execution of this Agreement suspended, debarred, or voluntarily excluded by any federal department or agency in accordance with Executive Order 12549 (Debarment and Suspension), 44 CFR Part 17, or 2 CFR Part 180, or are on the debarred, or otherwise ineligible, vendors lists maintained by the federal government. Further, the Town agrees to notify WYDOT by certified mail should it or any of its principals/agents become ineligible for payment, debarred, suspended, or voluntarily excluded from receiving federal funds during the term of this Agreement.

9. **General Provisions.** Pursuant to the State's written notice to proceed, the Town agrees to undertake and prosecute the work hereunder in accordance with the schedule of conditions set forth herein.

- A. **Amendments.** Any changes, modifications, revisions or amendments to this Agreement which are mutually agreed upon by the parties to this Agreement shall be incorporated by written instrument, executed by all parties to this Agreement.
- B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Agreement as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.
- C. **Assignment Prohibited and Agreement Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Agreement without the prior written consent of the other party. The Town shall not use this Agreement, or any portion thereof, for collateral for any financial obligation without the prior written permission of WYDOT.
- D. **Auditing and Access to Records.** WYDOT and its representatives shall have access to any books, documents, papers, electronic data, and records of the Town which are pertinent to this Agreement. All records relevant to this Agreement are subject to audit, including the assessment of the Town's overall accounting and internal control system.
- E. **Availability of Funds.** Each payment obligation of WYDOT is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for the continued performance of the Agreement, the Agreement may be terminated by WYDOT at the end of the period for which the funds are available. WYDOT shall notify the Town at the earliest possible time of the services which will or may be affected by a shortage of funds. No penalty shall accrue to WYDOT in the event this provision is exercised, and WYDOT shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.

This provision shall not be construed to permit the State to terminate this Agreement to acquire similar services from another party.

- F. **Award of Related Contracts.** WYDOT may undertake or award supplemental or successor agreements for work related to this Agreement or may award agreements

to other contractors for work related to this Agreement. The Town shall cooperate fully with other contractors and WYDOT in all such cases.

- G. Compliance with Laws.** The Town shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Agreement.
- H. Confidentiality of Information.** Except when disclosure is required by the Wyoming Public Records Act or court order, all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Town in the performance of this Agreement shall be kept confidential by the Town unless written permission is granted by WYDOT for its release. If and when the Town receives a request for information subject to this Agreement, the Town shall notify WYDOT within ten (10) days of such request.
- I. Entirety of Agreement.** This Agreement, consisting of twelve (12) pages; Exhibit A, Location Map, consisting of one (1) page; and Exhibit B, Summary of Estimated Costs, consisting of one (1) page, represent the entire and integrated Agreement between the parties and supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Agreement and the language of any attachment, exhibit, or document incorporated by reference, the language of this Agreement shall control.
- J. Ethics.** The Town shall keep informed of and comply with the Wyoming Ethics and Disclosure Act (W.S. § 9-13-101, *et seq.*), and any and all ethical standards governing the Town's profession.
- K. Extensions.** Nothing in this Agreement shall be interpreted or deemed to create an expectation that this Agreement will be extended beyond the term described herein.
- L. Force Majeure.** Neither party shall be liable for failure to perform under this Agreement if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.
- M. Indemnification.** Each party to this Agreement shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend or indemnify the other.

- N. Independent Contractor.** The Town shall function as an independent contractor for the purposes of this Agreement and shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Agreement, the Town shall be free from control or direction over the details of the performance of services under this Agreement. The Town shall assume sole responsibility for any debts or liabilities that may be incurred by the Town in fulfilling the terms of this Agreement and shall be solely responsible for the payment of all federal, state, and local taxes which may accrue because of this Agreement. Nothing in this Agreement shall be interpreted as authorizing the Town or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or WYDOT, or to incur any obligation of any kind on the behalf of the State of Wyoming or WYDOT. The Town agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance, or similar benefits available to State of Wyoming employees will inure to the benefit of the Town or the Town's agents or employees as a result of this Agreement.
- O. Insurance Requirements.** The Town is protected by the Wyoming Governmental Claims Act, Wyo. Stat. § 1-39-101, *et seq.*, and certifies that it is a member of the Wyoming Association of Risk Management (WARM) pool or the Local Government Liability Pool (LGLP), Wyo. Stat. § 1-42-201, *et seq.*, and shall provide a letter verifying its participation in the WARM or LGLP to WYDOT.
- P. Notices.** All notices arising out of, or from, the provisions of this Agreement shall be in writing either by regular mail or delivery in person at the addresses provided under this Agreement.
- Q. Ownership and Return of Documents and Information.** WYDOT is the official custodian and owns all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Town in the performance of this Agreement. Upon termination of services, for any reason, the Town agrees to return all such original and derivative information and documents to WYDOT in a useable format. In the case of electronic transmission, such transmission shall be secured.
- R. Patent or Copyright Protection.** The Town recognizes that certain proprietary matters or techniques may be subject to patent, trademark, copyright, license, or other similar restrictions, and warrants that no work performed by the Town or its Consultants shall violate any such restriction. The Town shall defend and indemnify WYDOT for any infringement or alleged infringement of such patent, trademark, copyright, license, or other restrictions.
- S. Prior Approval.** This Agreement shall not be binding upon either party, no services shall be performed, and the Wyoming State Auditor shall not draw warrants for payment, until this Agreement has been fully executed, approved as to form by the Office of the Attorney General, filed with and approved by A&I

Procurement, and approved by the Governor of the State of Wyoming, or his designee, if required by Wyo. Stat. § 9-2-3204(b)(iv).

- T. Severability.** Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and either party may renegotiate the terms affected by the severance.
- U. Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming and WYDOT expressly reserve sovereign immunity by entering into this Agreement and the Town expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereign or governmental entities pursuant to Wyo. Stat. § 1-39-101, *et seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Agreement shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.
- V. Taxes.** The Town shall pay all taxes and other such amounts required by federal, state, and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.
- W. Termination of Agreement.** This Agreement may be terminated, without cause, by either party, upon thirty (30) days written notice, which notice shall be delivered by hand or certified mail. If the Town terminates this Agreement prior to project completion then the Town will reimburse WYDOT for all federal-aid funds expended. This Agreement may be terminated by WYDOT immediately for cause if the Town fails to perform in accordance with the terms of this Agreement.
- X. Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement.
- Y. Time is of the Essence.** Time is of the essence in all provisions of this Agreement.
- Z. Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Agreement.

- AA. Waiver.** The waiver of any breach of any term or condition in this Agreement shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.
- BB. Counterparts.** This Agreement may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Agreement. Delivery by the Town of an originally signed counterpart of this Agreement by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to WYDOT.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

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

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

TOWN OF JACKSON, WYOMING

ATTEST:

Riley Taylor, Town Clerk

Hailey Morton Levinson, Mayor

(SEAL)

Date

ATTEST:

**WYOMING DEPARTMENT
OF TRANSPORTATION**

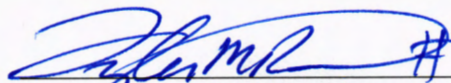
Caitlin Casner, Secretary
Transportation Commission of Wyoming

Mark J. Gillett, P.E., Chief Engineer

(SEAL)

Date

Approved as to form:

 # 234446

Tyler M. Renner, Supervising Attorney General
State of Wyoming

11-17-2023
Date



Jackson Urban System's desire project limits for the Reconnaissance Report are shown above in blue.

- Willow Street from the intersection with Gill Ave. to 25 feet south of Willow/Broadway intersection
- Gill Avenue from the intersection with N Cache Street to the western edge of King Street

The yellow section (Gill St. from King St. intersection to western edge of Willow) is currently being designed (paid for by Town of Jackson).

Summary of Estimated Project Costs

Federal Project STPU-JA CN22039

Willow and Gill Safe Streets

Teton County

September 14, 2023

Costs were prepared by WYDOT using 2023 costs.

<u>Item</u>		<u>Cost</u>
Estimated Reconnaissance Cost	=	\$20,000.00
11% WYDOT ICAP/Overhead costs		\$ 2,200.00
Total Estimated cost of Reconnaissance	=	<u>\$ 22,200.00</u>

Funding Breakdown:

Federal fund share (\$22,200.00 x .9049)	=	\$20,089.00
Town's Match Portion (\$22,200.00 x 0.0951)	=	\$2,111.00
Total Funding	=	\$22,200.00

- NOTE:
- 1) All costs shown are rounded to the nearest even dollar.
 - 2) The above figures are for estimating purposes only and are subject to revision throughout the life of this project.

June 5, 2022

Mr. Mark Wingate, PE
WYDOT Systems Planning Engineer
5300 Bishop Blvd.
Cheyenne, WY 82009

Re: Initiating a reconnaissance report and State Transportation Improvement Program (STIP) inclusion for Urban Systems priority project

Dear Mr. Wingate:

On April 28, the Jackson Urban Systems committee voted to advance a priority Urban Systems project titled "Willow & Gill Safe Streets." We would like to move forward with negotiating a cooperative agreement with the Wyoming Department of Transportation (WYDOT) to use Surface Transportation Program-Urban (a.k.a. Urban Systems or STPU) funds for design and possibly construction of this corridor.

The figure below indicates the extent of the project area. Areas that need to be designed and included in a reconnaissance report include the following (both indicated in blue):

- Willow Street from Deloney to Gill, including the entire intersection east of Gill Ave. Design will include stormwater and water infrastructure.
- Gill Avenue from N Cache Street to King St.

In addition, E Gill Avenue between King St and N Willow Street has already been designed (indicated below in yellow), but we request that WYDOT's reconnaissance efforts include a review of the design plans and





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Natalia Macker, Vice Chair
Greg Epstein
Wes Gardner
Mark Newcomb

Town Council

Hailey Morton Levinson, Mayor
Arne Jorgensen, Vice Mayor
Jessica Chambers
Jim Rooks
Jonathan Schechter

cost estimates to prepare bid documents for this section. N Willow St and E Gill Ave are both classified as Minor Collectors.

The Jackson Urban Systems Committee may seek to use STPU funds for design and construction in Federal Fiscal Year 2024 beginning October 1, 2024. Depending on the timing of the cooperative agreement and the 9.51% local match dollar availability, we would potentially instead need to seek STPU funds for construction of these segments in FY2025 or FY2026. These projects may also be "phased" so design/construction funding spans multiple fiscal years as portions of match funding become available until the Urban Systems funding is expended.

We understand from WYDOT's Design Manual that Urban Streets (1) must have a minimum 10-foot width and (2) the gutter provides sufficient shoulder width. We also understand that the existing posted speed of 25 mph on Willow and Gill is permissible in WYDOT's Design Manual (Tables 2 and 7). Our design plans for both Gill and Willow will maintain the existing posted speed. On both Gill and Willow, current designs call for street widths of 10 or 11 feet depending on the section. There will be a 2' gutter in some segments and an 8' bike lane and gutter in other segments. It is our understanding that these design values are permissible and that the reconnaissance report process could provide concurrence with our design plans.

Our understanding of the Urban Systems Operating Policy is that this project must also be listed in the State Transportation Improvement Program (STIP) while the study report and cooperative agreement are being developed. We have copied John Eddins and Peter Stinchcomb to initiate that process within District 3's STIP.

Sincerely,

Jackson Urban Systems Committee

A handwritten signature in dark ink, appearing to read "Tyler Sinclair", written over a horizontal line.

Tyler Sinclair

Committee Chair, Jackson Urban Systems Committee



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Jessica Chambers
Jim Rooks
Jonathan Schechter

Endorsed by:

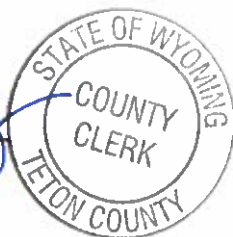
TETON COUNTY, WYOMING

Luther Propst

Chair, Teton County Board of County Commissioners

Attest: Maureen E. Murphy

Teton County Clerk



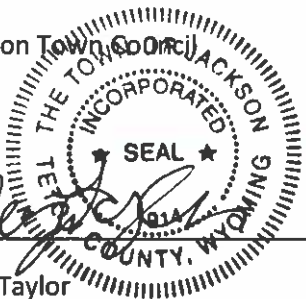
CITY OF JACKSON, WYOMING

Hailey Morton Levinson

Mayor, Jackson Town Council

Attest: Riley Taylor

Town Clerk



CC: Julianne Monahan, WYDOT Planning & Policy Analyst; John Eddins, District Engineer; and Pete Stinchcomb, District 3 Construction Engineer.

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Council Regular Meeting – Consent
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P23-211 Partial Vacation without Replat 80 E Karns Avenue	Public Comment:	Yes

Purpose & Policy Considerations.

Partial Vacations without Replat, according to the Town of Jackson Land Development Regulations (LDR) Section 8.2.13.C.5, require acknowledgement by the Town Council.

Requested Action.

The applicant requests Town Council acknowledgement of a Partial Vacation without Replat at the property addressed 80 E Karns Avenue legally known LOTS 1 & 2, BLK. 6, MEADOWLAND Addition to the Town of Jackson.

Specifically, the applicant requests acknowledgement to vacate the interior lot line between Lot 1 and Lot 2.

Recommendation.

The Planning Director recommends that Town Council **acknowledge** the Partial Vacation without Replat at the property addressed as 80 E Karns Avenue legally known LOTS 1 & 2, BLK. 6, MEADOWLAND Addition to the Town of Jackson.

Background.

The property addressed as 80 E. Karns Avenue is owned by the Teton County Hospital District, is located within the Neighborhood High Density-1 (NH-1) zone.

An aerial image of the properties is shown on the following page:



Analysis & Key Policy Questions.

The Meadowland subdivision is a recorded plat that may be amended through the vacation process as authorized by state statutes. The Partial Vacation without Replat process requires applications to meet the below standards of LDR Section 8.2.13.C.5 including a statement that the proposed partial vacation does not “abridge or destroy any rights and privileges of other proprietors in the plat.”

The request to vacate the interior lot line is being made for the building, currently under construction at the property, to meet the International Building Code (IBC) prior to issuance of final certificate of completion. Under the IBC structures may not span multiple lot lines.

Staff confirms that the applicant’s request for a Partial Vacation without Replat meets the required standards as outlined below. A draft affidavit to be signed by the Planning Director – serving as the required “instrument” for the Partial Vacation without Replat – is attached hereto.

Section 8.2.13.C.5. Partial Vacation without Replat. Vacation of one or more building envelopes, notes, a lot line for the purpose of combining one or more lots, or a private road or utility easement does not require a new plat provided the following standards are met:

- a) **Instrument Required** - An instrument shall be filed with the County Clerk stating that the proposed partial vacation does not abridge or destroy any rights and privileges of other proprietors in the plat, and it shall include an acknowledgement by all parties affected by the vacation and an acknowledgement by Town Council;

Complies. The applicant has provided an appropriate instrument to be recorded with the County Clerk that the proposed vacation should not have any significant or adverse impact on the other lots in the subdivisions. Staff agrees that the submitted instrument meets the requirements of Sec. 8.2.13.C.5.a.

- b) **Annotation** - If approved, the County Clerk shall make the appropriate annotation on the plat referencing the vacated notations and shall also include on said plat, the volume and page in which the instrument of partial vacation is recorded;

Complies. The applicant's instrument and accompanying exhibit provide direction to the County Clerk to make the necessary changes to the plat to affect the described vacation.

- c) **Building Envelope Vacation** - a map may need to be provided for a building envelope vacation;

Not Applicable. Staff finds that a map exhibit with building envelope is not needed to communicate the requested vacation and the provided instrument will sufficiently advise the County Clerk to make the necessary edits to the plat.

- d) **Lot Combination** - For a lot combination, language shall be included in the partial vacation instrument that states that the combined lots shall be treated as one lot for purposes of the LDRs and cannot be re-subdivided without further approval from the Town.

Complies. Staff finds the applicant has provided an appropriate instrument to be recorded with the County Clerk that includes the language as outlined above. Minor updates required of the applicant have been included in Department Reviews.

Alternatives (Optional).

N/A

Fiscal Impact.

None.

Staff Impact.

Staff impact for this project including review, drafting staff report, and recording documents is estimated at 10 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Draft Acknowledgement Instrument

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

I move to **acknowledge** a Partial Vacation without Replat for LOTS 1 & 2, BLK. 6, MEADOWLAND Addition to the Town of Jackson, subject to the Town LDRs, the departmental reviews, minor changes by staff, and this staff report dated January 22, 2024.



PERMIT NOTES

Report Run On: Thursday, 11 January
2024 11:48

Permit # P23-211
Site Address: 80 E KARNS AVENUE
Project Name: 80 E KARNS AVE - Partial Vacation without Replat

Parcel # : 22-41-16-34-2-38-001

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		Prior to review by Town Council, applicant shall submit revised map "Exhibit A" showing the following changes: (1) title the map "Exhibit A" in order to correspond to affidavit text; (2) per survey review, exhibit must be prepared and stamped by a the exhibit must be prepared by a Wyoming Licensed Land Surveyor and not a Professional Engineer; (3) per survey review, change map orientation to portrait view rather than landscape view; (4) remove "General Notes" number 2-4 from map exhibit. Final affidavit instrument for recordation, to be signed by the Planning Director, shall meet the satisfaction of the Town Attorney.	KPAGE@JACKS ONWY.GOV	12/19/23	1/11/24
CONDITIONS		In my opinion the instrument complies with the requirements of WS31-12-106 Vacations and the LDR 8.2.13-C-5 Partial Vacation Without Replat. However, I would recommend that instead of a map showing the lot combination as currently proposed, the instrument should include an exhibit of the identical size sheet as the affidavit so that the map/exhibit and affidavit can be recorded together as a single document. As this lot combination falls under the category of Professional Land Surveying as defined in WS 33-29-201 Definitions (a) (viii) "Practice of Professional Land Surveying", the exhibit must be prepared by a Wyoming Licensed Land Surveyor and not a Professional Engineer. Regards, Todd Cedarholm PLS County Surveyor, Teton County Wyoming 307-413-1219	KPAGE@JACKS ONWY.GOV	12/10/23	12/10/23
GENERAL		I don't see any issues from a title standpoint (the main issue is not to attempt to re-name or re-number the lots, which could only be accomplished via a replat, and it does not appear that the parties are trying to do that here).	CHOLDEN@JAC KSONWY.GOV	12/08/23	



PERMIT NOTES

Report Run On: Thursday, 11 January
2024 11:48

Note Type	Note Code	Text	Created By	Begin Date	End Date
GENERAL		BOUNDARY ADJUSTMENT REVIEW COMMENTS P23-211 Vacate Adjoining Lot Line ADDRESS: 80 E Karns Avenue OWNER: Teton County Hospital District APPLICANT: Sean Ryan 11/29/2023 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 11/20/2023 DATE OF MATERIALS: 11/17/2023 REVISION NO.: 00 The Engineering Division has reviewed your application for a BOUNDARY ADJUSTMENT submitted on and with application materials as dated above. ENGINEERING REVIEW COMMENTS: AFFIDAVIT AFFECTING TITLE 1. Paragraph No. 7 refers that the combined lots should be referred to as Combined Lots 1 and 2 of Blk 6. SCG sheet C1 titled Lot Line Vacation notes the combined lots to be referred to as Lot 17. SCG SHEET C1 LOT LINE VACATION 2. General Note 2 lists an incorrect date for the original plat. Revise the date to February 9, 1939. 3. General Note 4 states said parcel shall be referred to as Lot 17 of Block 6 The Affidavit Affecting Title document refers the combined lots as Combined Lots 1 and 2 of Block 6 Verify correct description and amend the appropriate documents. 4. Drawing Title: Lot Line Vacation. Add Exhibit A to the title. The Affidavit Affecting Title references this sheet as Exhibit A. 5. Parcel description in the plan view described as Lot 17, BLK 6, Meadowland. See note 3 above and revise if necessary.	SMOHROR@JA CKSONWY.GOV	11/29/23	
GENERAL		I viewed the document and noticed there is not a signature line for the Town Planning Director. Also, is the map the Exhibit A? There is no Exhibit A attached.	CHOLDEN@JAC KSONWY.GOV	11/29/23	



PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | www.townofjackson.com
Jackson, WY 83001

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: _____
Physical Address: _____
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

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

APPLICANT/AGENT.

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

DESIGNATED PRIMARY CONTACT.

_____ Property Owner _____ Applicant/Agent

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

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

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

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

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

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

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

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

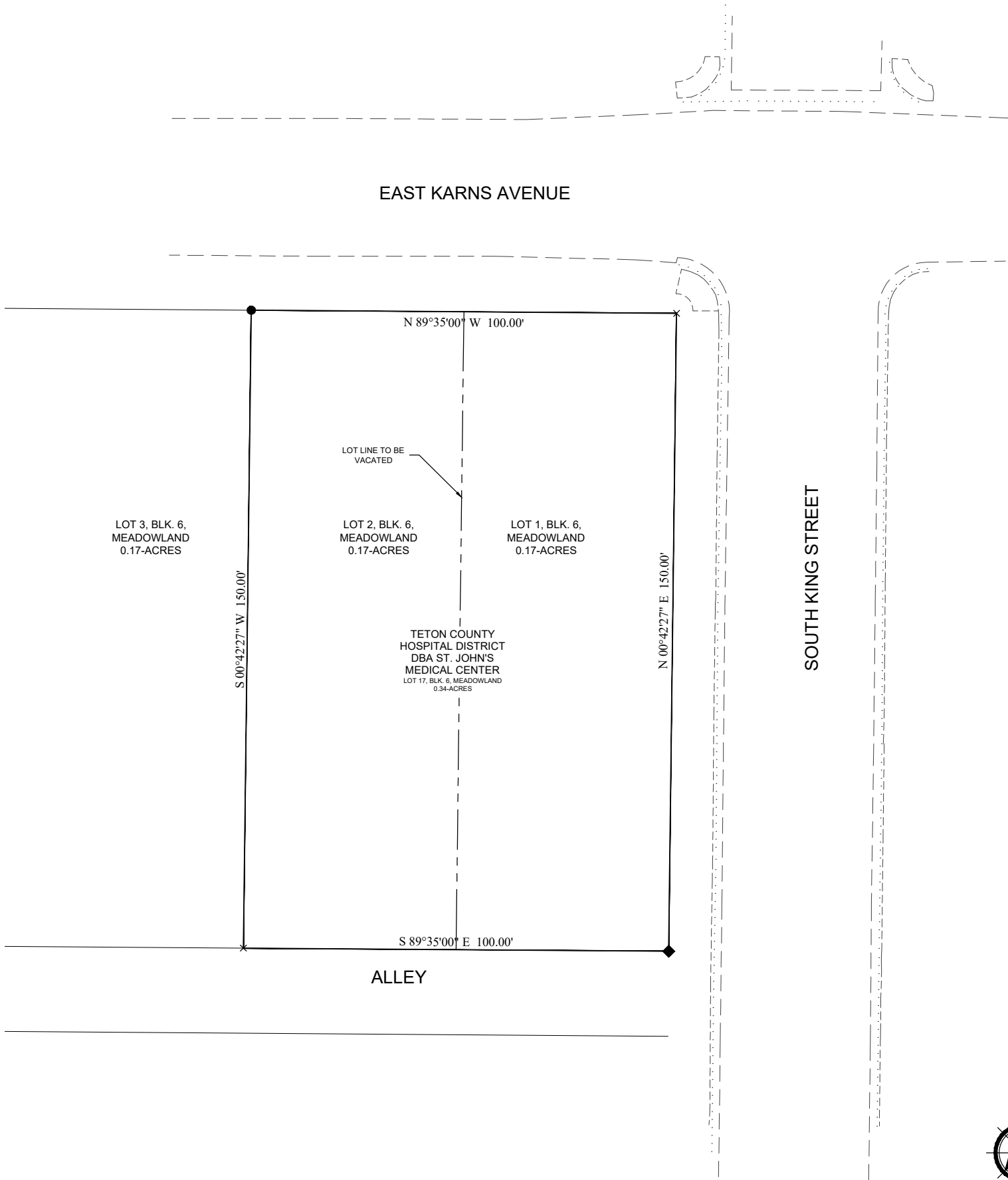
Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application,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

Signature of Property Owner or Authorized Applicant/Agent

Date

Name Printed

Title



GENERAL NOTES:

1. PARCELS CONTAIN 0.34 ACRES+/- AND IS IDENTIFIED PER TETON COUNTY WYOMING TAX RECORDS AS PARCEL NUMBER 22-41-16-34-2-38-001.
2. ORIGINAL PROPERTY CONTAINED LOTS 1 AND 2 OF BLOCK 6 AS DEFINED ON THE PLAT OF MEADOWLAND ADDITION TO THE TOWN OF JACKSON, WYOMING (PLAT No. 127, FEBRUARY 16, 1939).
3. THIS MAP HEREBY VACATES THE LOT LINES COMMON TO LOT 1 AND 2 AND COMBINES THE TWO LOTS INTO ONE PARCEL OF REAL PROPERTY.
4. SAID PARCEL SHALL BE REFERRED TO AS LOT 17 OF BLOCK 6, BEING THE COMBINATION OF LOTS 1 AND 2, BLOCK 6, MEADOWLAND ADDITION TO THE TOWN OF JACKSON.

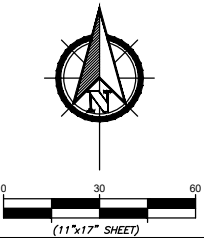
LEGEND

SOME LINE TYPES MAY NOT APPEAR ON MAP

- BOUNDARY LINE
- ADJOINING BOUNDARY LINE
- EDGE OF ASPHALT
- EDGE OF CONCRETE
- FLOW LINE

SURVEY NOTES

1. FIELD WORK WAS PERFORMED ON OCTOBER 24, 2020 AND MAY NOT REFLECT CHANGES AFTER THAT DATE.
2. BOUNDARY INFORMATION SHOWN IS TAKEN FROM MEADOWLAND ADDITION TO THE TOWN OF JACKSON, PLAT NO. 127 RECORDED IN THE OFFICE OF THE CLERK, TETON COUNTY WYOMING.
3. THE BASIS OF BEARING IS GRIND NORTH WYOMING WEST STATE PLANE NAD 83 SCALED TO GROUND.
4. VERTICAL DATUM IS NAVD88.



Summit Consulting Group

SCG

Civil + Geotechnical Engineering,
Geology, Groundwater,
and Construction Administration
P.O. Box 6462 • 2100 Wilson Road
Jackson, WY 83002 • Jackson, WY 83001
www.scgengineering.com • 307.413.4399

PROJECT TITLE:
80 E KARN'S HOUSING
LOT 1&2 BLK 6 MEADOWLAND
80 E KARN'S AVE
TOWN OF JACKSON, WY

DRAWING TITLE:
LOT LINE
VACATION

REV.	DESCRIPTION:	BY:	DATE:
A	MIDDLE LOT LINE VACATION	RS	10/24/23

CHECKED BY: RS
PROJECT NO. 147-22-1

SCALE:
1"=30'
(11"x17" SHEET)

SHEET NO.
C1

AFFIDAVIT AFFECTING TITLE

STATE OF)
) ss.
COUNTY OF)

I, _____, ("Affiant") being duly sworn, and upon oath deposes and states: as follows:

1. This Affidavit is made with respect to real property known and situation at 80 E Karns Avenue Jackson, WY 83001, which is legally described as Lots 1 and 2, BLK 6 Meadowland Addition to the Town of Jackson, Plat No. 127 as recorded in the Office of the Teton County, Wyoming Clerk on February 16, 1939, with the PIDN 22-41-16-34-2-38-001 ("Property").
2. As of the record date of this Affidavit, the record owner(s) of the Property is Teton County Hospital District.
3. On November 20, 2023, the record owner(s) requested the vacation of the Lot Line between Lot 1 and 2 of the Property.
4. On January 22, 2024, the Jackson Town Council met to consider a request to vacate the Lot Line between Lot 1 and 2 of the Property.
5. On January 22, 2024, the Jackson Town Council acknowledged the requested vacation/lot combination does not abridge or destroy any of the rights and privileges of the other proprietors in the said plat.
6. As a result, the Teton County Clerk shall write, "Vacated" across the lot line between Lot 1 and Lot 2 as shown on Exhibit A attached hereto, and make a reference of said plat of the book and page in which this instrument of partial vacation has been recorded.
7. As a result, the combined lots should be referred to as "Combined Lots 1 and 2, BLK 6 Meadowland Addition to the Town of Jackson, Plat No. 127 as recorded in the Office of the Teton County, Wyoming Clerk on February 16, 1939 with the PIDN 22-41-16-34-2-38-001 recorded in the Office of the Teton County Clerk on _____ as Plat No. 127" subject to that Partial Vacation of Plat and Lot Combination recorded in the Office of the Teton County Clerk as Document Number _____.
8. As a result, the combined lots cannot be re-subdivided without first receiving subdivision approval from the Town of Jackson, the combination of lots shall be treated as one for all purposes under the Town of Jackson Land Development Regulations in effect at that time, and the combined lots shall be treated as one lot for all purposes under the Town of Jackson Land Development Regulations.

FURTHER AFFIANT SAYETH NAUGHT.

Dated: _____,

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

The foregoing instrument was acknowledged before me by _____, Town of Jackson Planning
Director, on this ____ day of _____, 20__.

WITNESS, my hand and official seal.

Notary Public

My Commission Expires:

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Regular Council Meeting
Submitting Department:	Planning	Presenter:	Tyler Valentine
Agenda Item:	Request for a Subdivision Plat for the Parkside Townhome Addition at the property addressed at 445 E. Kelly Avenue (Item P23-194)	Public Comment:	Yes

Purpose & Policy Considerations.

All subdivision plats must be reviewed and approved by the Town Council at a public hearing per Section 8.5.4 of the Town of Jackson Land Development Regulations (LDRs).

Requested Action.

The applicant, Habitat for Humanity, is requesting approval of a Subdivision Plat for the Parkside at Benson Brown Station Townhome Addition at the property addressed at 445 E. Kelly Avenue (existing Lots 1-6). Specifically, the request seeks to subdivide 6 lots each with 3 townhomes and a common area lot (18 townhomes total) and create a separate lot for the historic Benson Home.

The applicant has requested a one-time continuance allowed by the LDRs to continue this item to the regularly scheduled Town Council meeting on February 26, 2024.

Recommendations.

The Planning Director recommends **continuing** item P23-194 to the regularly scheduled Town Council meeting on February 26, 2024.

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

I move to **continue** the request for a Subdivision Plat for the Parkside at Benson Brown Station Town Home Addition (P23-194) to the regularly scheduled Town Council meeting on February 26, 2024.

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Regular Meeting
Submitting Department:	Administration & Finance	Presenter:	Kelly Thompson & Tyler Sinclair
Agenda Item:	Fiscal Year 2024 Budget - Amendment #2	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to consider approval of a resolution adopting amendments to the Town of Jackson's fiscal year 2024 budget.

Requested Action.

Staff requests that the Mayor & Council approve the attached resolution.

Recommendations.

Staff recommends that the Mayor & Council approve the attached resolution.

Background.

The annual adoption of the fiscal year budget, and subsequent amendments, are critical to the Town's ability to accomplish its purpose and mission. The budget is a vehicle for the Council to address strategic priorities and give staff resources to provide core services.

Analysis & Key Policy Questions.

The attached resolution proposes modifications to the Town's current FY2024 budget. The resolution represents the 2024 amended budget divided into budget divisions. There are increased expenditures of \$871,395, of this, \$442,624 are items not previously presented to Council shown in blue below. There are increased revenues of \$1,888,105 assigned to specific funds. Excluding Joint Department items previously discussed, new expenditures make up most of this amount including the following:

- \$265,171 for Cache Creek stormwater treatment unit associated with the King Street Extension project (Recreation Center).
 - This will be partially funded with a DEQ grant (60%) with the remaining balance coming from the Town and Teton County.
- \$247,000 for START Village Express contracted service.
 - This may be partially offset with salary, fuel, parts and maintenance savings from driver and bus shortage.
- \$165,149 for King Street sewer line related to Recreation Center project.
 - This will be funded with Sewer Fund reserves.
- \$135,060 for START employee hotel rooms.
 - There will be revenue offset from employee occupied rooms. Unoccupied rooms will be funded with START Fund reserves.
- \$13,656 for new employee housing lease.
 - There will be revenue offset from employee lease payments. Vacancies will be funded with Employee Housing Fund reserves.
- \$8,383 for IT van and PD motorcycle purchase.
 - This will be funded with Central Equipment Fund reserve.

- \$8,223 for Town Attorney contract.
 - o This will be funded with General Fund reserve.
- \$7,086 for shared appreciation mortgage amendment.
 - o This will be funded with Employee Housing Fund reserve.
- \$6,392 for Animal Shelter rebranding including supplies and publication.
 - o This will be funded with Old Bill's funds.
- \$5,912 to expend Old Bills contributions for Victim Services
 - o This will be funded with Old Bill's funds.
- \$1,500,000 State Loan and Investment Board grant revenue to fund zone three, west Jackson water supply.

Question #1: Does Council have any edits to the staff recommended amendments?

Possible Alternatives.

Council may amend as deemed necessary.

Comprehensive Plan & Priority Alignment.

Common Value #3 - Quality of Life, Section 8. Quality Community Service Provision

- Principle 8.1- Maintain current, coordinated service delivery
 - Policy 8.1.e: Budget for service delivery
- Principle 8.2 - Coordinate the provision of infrastructure and facilities needed for service delivery
 - Policy 8.1.S.1: Use budgeting to affirm desired service levels from government service providers that address all policies of Principle 8.1.

Fiscal Impact.

The proposed budget adjustments in the attached resolution include only the updates where current division estimates vary significantly from the FY24 budget. The proposed budget adjustments do not address small and relatively immaterial variances between expectations and budget.

Staff Impact.

Town Manager and Directors spend about 20 hours a month reviewing the budget.

Attachments or Links.

Resolution 24-01 adopting amendments to the Fiscal Year 2024 Budget.

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

I move to approve Resolution 24-01 adopting amendments to the fiscal year 2024 budget.

RESOLUTION 24-01

A RESOLUTION ADOPTING AMENDMENTS TO THE FISCAL YEAR 2024 BUDGET
OF THE TOWN OF JACKSON.

WHEREAS, pursuant to Wyoming Statutes, the governing body of the Town of Jackson is empowered to control the finances of the Town including adopting and amending the annual budget; and

WHEREAS, the specific statutory requirements for budgeting procedures are stipulated in the Uniform Municipal Fiscal Procedures Act (W.S. 16-4-101 through 16-4-124); and

NOW THEREFORE BE IT RESOLVED by the Town Council of the Town of Jackson that the fiscal year 2024 budget is hereby amended as follows:

EXPENDITURES AND OTHER USES	Approved Budget	Increase (Decrease)	Amended Budget
Mayor & Town Council	422,348	-	422,348
Town Attorney	731,370	8,223	739,593
Municipal Judge	318,646	-	318,646
Administration	471,737	-	471,737
Town Clerk & Personnel	1,016,974	-	1,016,974
Finance	800,802	-	800,802
Community Development	808,144	-	808,144
Information Technology	1,114,240	-	1,114,240
Planning	1,429,741	-	1,429,741
Town-Wide Services	379,902	-	379,902
Town Facilities	958,863	-	958,863
Police - Administration	774,541	-	774,541
Police - Investigations	822,630	-	822,630
Police - Patrol	4,105,145	-	4,105,145
Police - Community Service	743,273	-	743,273
Police - Special Operations	26,623	-	26,623
Victim Services	434,227	5,912	440,139
Animal Shelter/Control	461,778	6,392	468,170
Building Inspections	528,455	-	528,455
Public Works Administration	473,740	-	473,740
Streets	2,262,403	-	2,262,403
Engineering	791,825	-	791,825
Yard Operations	58,862	-	58,862
Cemetery	34,493	-	34,493
Social Services	1,471,900	-	1,471,900
Community Initiatives	455,675	-	455,675
County-Budgeted Joint Programs	6,564,526	-	6,564,526
Transfers Out	9,502,098	-	9,502,098
Total General Fund	37,964,961	20,527	37,985,488
Affordable Housing	2,598,303	-	2,598,303
Total Affordable Housing Fund	2,598,303	-	2,598,303
Parking Exactions Fund	5,000	-	5,000
Total Parking Exactions Fund	5,000	-	5,000
Parks Exactions	522,000	-	522,000
Total Park Exactions	522,000	-	522,000
Employee Housing Fund	630,811	20,743	549,773
Transfers out	101,781	-	101,781
Total Employee Housing Fund	732,592	20,743	753,335
Animal Care Fund	-	-	-
Transfers Out	55,000	6,392	61,392
Total Animal Care Fund	55,000	6,392	61,392
Lodging Tax Fund	550,000	-	550,000
Transfers Out	1,541,779	-	1,541,779
Total Lodging Tax Fund	2,091,779	-	2,091,779
START Administration	2,036,743	158,078	2,194,821
START Operations	7,679,508	247,000	7,926,508
START Capital	10,694,738	-	10,694,738
START Transfers	135,952	-	135,952
Total START Fund Expenditures	20,546,941	405,078	20,952,019
Capital Outlay	22,707,803	265,171	22,972,974
Transfers Out	523,550	-	523,550
Total Capital Projects Fund	23,231,353	265,171	23,496,524

	Approved Budget	Increase (Decrease)	Amended Budget
EXPENDITURES AND OTHER USES			
Capital Outlay	255,384	-	255,384
Total 2006 SPET	255,384	-	255,384
Capital Outlay	-	-	-
Total 2010 SPET	-	-	-
Capital Outlay	510,000	-	510,000
Total 2014 SPET	510,000	-	510,000
Capital Outlay	20,000	-	20,000
Total 2016 SPET	20,000	-	20,000
Capital Outlay	4,338,473	-	4,338,473
Total 2019 SPET	4,338,473	-	4,338,473
Water Maintenance & Operation	1,354,315	-	1,354,315
Water Wells	348,171	-	348,171
Water Billing & Accounting	325,864	-	325,864
Water Capital Outlay & Improvements	3,359,665	-	3,359,665
Water Debt Service	66,970	-	66,970
Water Transfers Out	2,641,278	-	2,641,278
Sewage Plant Operations	1,040,456	-	1,040,456
Sewage Maint. & Operations	645,375	-	645,375
Sewage Billing & Accounting	204,422	-	204,422
Sewage Capital Outlay & Improvements	1,654,442	165,149	1,819,591
Sewage Transfers Out	2,641,278	-	2,641,278
Total Enterprise Funds	14,282,236	165,149	14,447,385
Employee Insurance	3,502,497	-	3,502,497
Total Insurance Fund	3,502,497	-	3,502,497
Fleet Expenditures	2,443,971	-	2,443,971
Total Fleet Management Fund	2,443,971	-	2,443,971
Central Equipment Expenses	1,506,310	8,383	1,514,693
Total Central Equipment Fund	1,506,310	8,383	1,514,693
IT Services	2,206,985	-	2,206,985
Total IT Service Fund	2,206,985	-	2,206,985
REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Taxes	12,512,280	-	12,512,280
Licenses & Permits	1,461,623	-	1,461,623
Intergovernmental Revenue	15,410,435	-	15,410,435
Charges for Services	812,558	-	812,558
Fines & Forfeitures	385,000	-	385,000
Miscellaneous Revenue	894,012	5,912	899,924
Transfers In	2,064,578	6,392	2,070,970
Total General Fund	33,540,486	12,304	33,552,790
Licenses & Permits	500,000	-	500,000
Miscellaneous Revenue	69,700	-	69,700
Transfers In	1,598,303	-	1,598,303
Total Affordable Housing Fund	2,168,003	-	2,168,003
Licenses & Permits	317,000	-	317,000
Miscellaneous Revenue	36,300	-	36,300
Transfers In	-	-	-
Total Parking Exactions	353,300	-	353,300
Licenses & Permits	50,000	-	50,000
Miscellaneous Revenue	14,200	-	14,200
Total Park Exactions	64,200	-	64,200
Miscellaneous Revenue	676,701	-	676,701
Transfers In	-	-	-
Total Employee Housing Fund	676,701	-	676,701

REVENUES AND OTHER SOURCES	Approved Budget	Increase (Decrease)	Amended Budget
Miscellaneous Revenue	60,200	6,392	66,592
Total Animal Care Fund	60,200	6,392	66,592
Taxes	1,425,211	-	1,425,211
Intergovernmental Revenue	-	-	-
Miscellaneous Revenue	35,200	-	35,200
Total Lodging Tax Fund	1,460,411	-	1,460,411
Intergovernmental Revenue	15,008,954	-	15,008,954
Charges for Services	2,364,300	-	2,364,300
Miscellaneous Revenue	27,000	154,237	181,237
Transfers In	3,010,736	-	3,010,736
Total START Fund Revenues	20,410,990	154,237	20,565,227
Intergovernmental	5,198,358	221,564	5,419,922
Miscellaneous Revenue	382,744	-	382,744
Transfers In	10,036,486	-	10,036,486
Total Capital Projects Fund	15,617,588	221,564	15,839,152
Miscellaneous Revenue	-	-	-
Total 2006 SPET	-	-	-
Miscellaneous Revenue	3,500	-	3,500
Total 2010 SPET	3,500	-	3,500
Miscellaneous	80,100	-	80,100
Total 2014 SPET	80,100	-	80,100
Miscellaneous	8,700	-	8,700
Total 2016 SPET	8,700	-	8,700
Taxes	7,000,000	-	7,000,000
Intergovernmental	170,575	-	170,575
Miscellaneous	150,000	-	150,000
Total 2019 SPET	7,320,575	-	7,320,575
Taxes	3,000,000	-	3,000,000
Miscellaneous	45,000	-	45,000
Total 2022 SPET	3,045,000	-	3,045,000
Water Intergovernmental	-	1,500,000	1,500,000
Water Charges for Services	3,367,348	-	3,367,348
Water Miscellaneous	250,400	-	250,400
Water Transfers In	61,275	-	61,275
Sewage Intergovernmental	-	-	-
Sewage Charges for Services	3,027,207	-	3,027,207
Sewage Miscellaneous	180,880	-	180,880
Sewage Transfers In	61,275	-	61,275
Total Enterprise Funds	6,948,385	1,500,000	8,448,385
Charges for Services	2,895,795	-	2,895,795
Miscellaneous Revenue	74,500	-	74,500
Total Employee Insurance Fund	2,970,295	-	2,970,295
Charges for Services	2,428,671	-	2,428,671
Miscellaneous Revenue	(3,500)	-	(3,500)
Transfers In	-	-	-
Total Fleet Management Fund	2,425,171	-	2,425,171
Charges for Services	702,500	-	702,500
Miscellaneous Revenue	17,600	-	17,600
Total Central Equipment Fund	1,121,100	-	1,121,100
Charges for Services	1,412,742	-	1,412,742
Miscellaneous Revenue	33,000	-	33,000
Total IT Service Fund	1,445,742	-	1,445,742

CHANGE OF FUND BALANCE	Approved Budget	Increase (Decrease)	Amended Budget
General Fund	(4,424,475)	(8,223)	(4,432,698)
Affordable Housing	(430,300)	-	(430,300)
Parking Exactions Fund	348,300	-	348,300
Park Exactions Fund	(457,800)	-	(457,800)
Employee Housing Fund	(55,891)	(20,743)	(76,634)
Animal Care Fund	5,200	-	5,200
Lodging Tax Fund	(631,368)	-	(631,368)
Start Fund	(135,951)	(250,841)	(386,792)
Capital Projects	(7,613,765)	(43,607)	(7,657,372)
2006 SPET	(255,384)	-	(255,384)
2010 SPET	3,500	-	3,500
2014 SPET	(429,900)	-	(429,900)
2016 SPET	(11,300)	-	(11,300)
2019 SPET	2,982,102	-	2,982,102
2022 SPET	3,045,000	-	3,045,000
Enterprise Funds	(7,333,851)	1,334,851	(5,999,000)
Employee Insurance Fund	(532,202)	-	(532,202)
Fleet Management Fund	(18,800)	-	(18,800)
Central Equipment Fund	(385,210)	(8,383)	(393,593)
IT Services Fund	(761,243)	-	(761,243)

PASSED, APPROVED, & ADOPTED this 22nd day of January , 2024

Town of Jackson

By: _____
Hailey Morton Levinson
Mayor

ATTEST:

By: _____
Riley Taylor
Town Clerk

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Regular Town Council
Submitting Department:	Community Development	Presenter:	Paul Anthony
Agenda Item:	SUBJECT: First Reading Ordinance G; Second Reading Ordinances F, H, I, J, K, M and N (P23-026)	Public Comment:	Yes

Purpose & Policy Considerations.

To approve at First Reading Ordinance G and Second Reading Ordinances F, H, I, J, K, L, M, and N to amend the Town of Jackson's Land Development Regulations (LDRs) to "clean up" and improve clarity of various sections of the LDRs.

Requested Action.

Staff requests consideration of Ordinances F, G, H, I, J, K, L, M, and N to approve approximately 76 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 initially approved the proposed amendments and directed staff to prepare an Ordinance to amend the LDRs as presented. The Council then heard this item at first reading on December 4, 2023, and January 8, 2024 where it approved the amendments for first reading but with the removal of the following amendment items:

1. Item #4: Replacement of Nonconforming Structures;
2. Item #9: Fence Standards;
3. Item #27: Landscape Bond;
4. Item #32: Residential Unit Definition;
5. Item #38: Guest Parking;
6. Item #42: ADA Parking;
7. Item #46: Snow Storage;
8. Item #71: Plat Content;
9. Item #73: LDR Amendments [item already deleted in March, 2023]
10. Item #78: Residential Architectural Projections.

The Council directed staff to possibly bring back these amendments to the Council in the future with more comprehensive explanations of their need and impact. The staff report of the January 8, 2024, meeting is attached.

In addition, after the January 8, 2024, Council meeting, staff discovered that there was a transcription error made by staff regarding Item #15 (Sketch Plan thresholds in TS Zones) approved by the Council at the May 15, 2023, meeting. The error was neglecting to include the same increase to the Sketch Plan thresholds for both the Town Square – 1 and Town Square – 2 Zones as was clearly approved and intended – i.e., the redline version

presented to Council at first reading included the threshold change only for the TS-1 zone and not the TS-2 zone. See below for the text that was originally approved by Council in May 2023.

15	2.2.16.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.				
	2.2.17.B.9		Physical Development	Sketch Plan (Sec. 8.3.2.)	Dev. Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)
	Floor Area <u>(Habitable including basement)</u>					
	≤ 10,000 sf				X	
	10,001 – <u>30,000</u> <u>20,000</u> sf				X	
			> <u>30,000</u> 20,000 sf	X	X	X

Because of this oversight, Ordinance G will remain at first reading while the other ordinances will be reviewed for second reading. The intent is to sync all the ordinances by third reading.

Factors for Consideration

Below are the factors that the Council considered at a regular meeting on January 8, 2024.

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

Ordinances F, H, I, J, K, L, M, and N Combined
Ordinance G
January 8, 2024, Council staff report

SUGGESTED MOTION

I move to approve Ordinances G on first reading.

I move to approve Ordinances F, H, I, J, K, L, M, and N on second reading.

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, AND 1338; 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, and 1338; 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

...

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, 2024; 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

...

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, 2024; 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

...

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, 2024; Ord. 1348 § 5, 2023; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016)

2.2.5. NL-4: Neighborhood Low Density-4.

...

B. Physical Development.

...

2. Vehicle Access Standards

Access		
Driveway width in primary /secondary street setback (min-max)	10'-20'	
Parking Setbacks		
Primary street (min)	0'	A
Secondary street (min)	0'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear (min)	2'	D

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.	
Scale of Development	(Sec. 9.4.13)
Individual building (max habitable floor area above grade)	10,000 sf

...

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, 2024; 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
>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

...

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
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...

(Ord. ____ § 1, 2024; 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.

...

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'	ⓑ
Parking Setbacks				
Primary street (min)	0'	0'	0'	ⓒ
Secondary street (min)	0'	0'	0'	ⓓ
Side interior (min)	5'	5'	5'	ⓔ
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	ⓕ

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

...

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, 2024; 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)	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

...

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

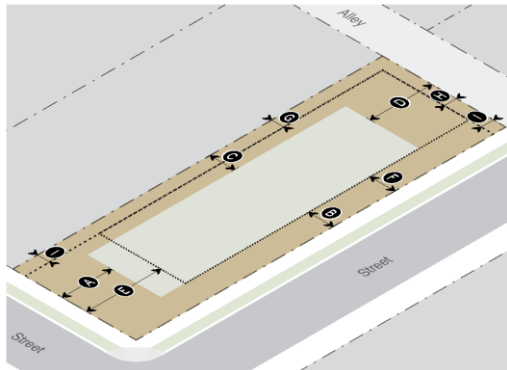
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(Ord. ____ § 1, 2024; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

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)

...

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;	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$

Attached Dwelling (6.1.4.C)(E.1)	B	(E.1)	excluding basement	otherwise, 1.5/DU	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

...

(Ord. ____ § 1, 2024; Ord. 1348 § 10, 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	
Access	
Curb cut width (max)	20'

...

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)							
< 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)

< 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)

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	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

• • •

(Ord. _____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1149 § 2, 2016)

2.2.12. CR-2: Commercial Residential-2.

• • •

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

< 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	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

...

(Ord. ____ § 1, 2024; 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.

...

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	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.

(Ord. ____ § 1, 2024; 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.

...

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	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

...

(Ord. ____ § 1, 2024; 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.

...

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)
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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	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

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1149 § 2, 2016)

2.2.16. TS-1: Town Square-1.

...

B. Physical Development.

...

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, 2024; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.2.17. TS-2: Town Square-2.

• • •

B. Physical Development.

...

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)
10,000—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, 2024; 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 5 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

...

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, 2024; 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

...

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, 2024; 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 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, AND 1338; 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, and 1338; 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 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 gross habitable floor area above grade)	10,000 sf

...

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
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					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. _____ § 1, 2024; 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

...

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					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2024; 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 (<u>min</u> -max)	<u>10'</u> - 20'	B
Parking Setbacks		
Primary street* (min)	<u>20'</u> <u>0'</u>	C
Secondary street* (min)	<u>10'</u> <u>0'</u>	D
Side interior (min)	5'	E
Rear (min)	5'	F
* <u>Excludes 20' max driveway allowed in primary/secondary street setback</u>		

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)
The Design Guidelines apply to all residential and nonresidential development of <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)
Individual building (max <u>gross-habitable</u> floor area <u>above grade</u>)	<u>n/a</u> <u>10,000 sf</u>

...

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, 2024; Ord. 1348 § 5, 2023; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2016; Ord. 1149 § 2, 2016)

2.2.5. NL-4: Neighborhood Low Density-4.

...

B. Physical Development.

...

2. Vehicle Access Standards		
Access		
Driveway width in primary /secondary street setback (min -max)	10'-20'	
Parking Setbacks		
Primary street [*] (min)	20'-0'	A
Secondary street [*] (min)	10'-0'	B
Side interior (min)	5'	C
Rear (min)	5'	
Rear (min)	2'	D
* Excludes 20' max driveway allowed in primary/ secondary street setback		

3. Bulk & Mass Standards	
Design Guidelines	(Division 5.8)

The Design Guidelines apply to all residential and nonresidential development of ~~three~~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 <u>habitable</u> floor area <u>above grade</u>)	n/a <u>10,000 sf</u>

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 (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, 2024; 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/ <u>rear</u> (min)	5'	G <u>H</u>
—Rear (min)	5'	H
<u>>14 feet in height</u>	<u>10'</u>	
<u>≤14 feet in height</u>	<u>5'</u>	
<u>Second floor deck</u>	<u>10'</u>	

2. Vehicle Access Standards			
Access			
Driveway width in primary /secondary street setback (<u>min</u> -max)	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'*	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 <u>three</u> <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 <u>gross-habitable</u> floor area <u>above grade</u>)	10,000 sf

...

10. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.5)
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					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2024; 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.

...

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)	20'-0'*	20'-0'*	20'-0'*	C
Secondary street (min)	10'-0'	10'-0'*	10'-0'*	D
Side interior (min)	5'	5'	5'	E
Rear (min)	5'	5'	5'	
Rear alley (min)	2'	2'	2'	F
* Excludes 20' max driveway allowed in primary/secondary street setback				

3. Bulk & Mass Standards		
Design Guidelines	(Division 5.8)	
The Design Guidelines apply to all residential and nonresidential development of three-four attached units or greater, except where exempted by Planning Director for additions of 20% or less that are consistent with existing architecture.		
Scale of Development	(Sec. 9.4.13)	
Individual building (max habitable floor area above grade)	10,000 sf	10,000 sf

...

C. Allowed Uses and Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Density (max)	Individual Use (max)	Parking (min) (Division 6.2	Affordable Workforce Housing Units (min) (Division 6.3
Residential					
Detached Dwelling (6.1.4.B)	Y	(E.1)	8,000 sf habitable excluding basement	2/DU	$0.000017(sf) + (Exp(-15.49 + 1.59*Ln(sf)))/2.176$
Attached Dwelling (6.1.4.B)	B	<u>1-2</u> unit per lot		1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Apartment (6.1.4.D)(E.1)	B	(E.1)			$0.000017(sf) + (Exp(-14.17 + 1.59*Ln(sf)))/2.176$
Temporary Uses					
Construction Staging (6.1.12.G)	B	n/a	n/a	n/a	n/a

...

(Ord. ____ § 1, 2024; 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' <u>10'</u>	D
Landscaping		(Division 5.5)
Plant units (min)		

Detached Dwelling and Duplex <u>1,2,3-Unit Residential</u>	1 per unit <u>lot</u>
---	----------------------------------

2. Vehicle Access Standards		
Access		
Driveway width in primary/secondary street setback (<u>min</u> -max)	<u>10'</u> -20'	
Parking Setbacks		
Primary street* (min)	<u>20'</u> <u>0'</u>	A
Secondary street* (min)	<u>20'</u> <u>0'</u>	B
Side interior (min)	1'	C
Rear (min)	5'	
Rear alley (min)	0'	D
* Excludes 20' max driveway allowed in primary/secondary street setback		

3. Bulk & Mass Standards	
<u>Design Guidelines</u>	<u>(Division 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>	
Scale of Development	(Sec. 9.4.13)
Floor area ratio (FAR max)	
— Individual building — (max <u>gross-habitable</u> floor area <u>above grade</u>)	10,000 sf

...

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

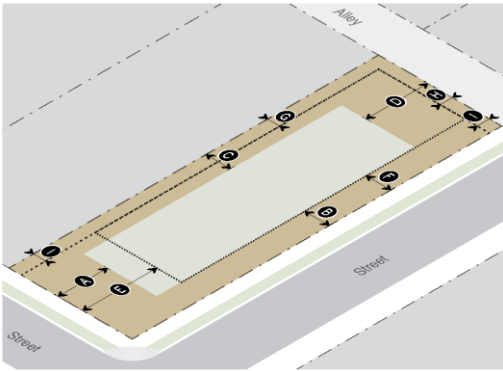
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(Ord. _____ § 1, 2024; Ord. 1348 § 9, 2023; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1149 § 2, 2016)

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 (min -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 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

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	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

...

(Ord. ____ § 1, 2024; Ord. 1348 § 10, 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	
Access	
Curb cut width (max)	24'-20'

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
Dwelling Unit Floor Area (Hhabitable 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	X 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	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

...

(Ord. ____ § 1, 2024; 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..

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit

Dwelling Unit Floor Area (H habitable including basement)							
< 9,750 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
9,750—19,500 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 19,500 sf for only residential use	Optional	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

C. Use Standards.

1. Allowed Uses				2. Use Requirements	
Use	Permit	Individual Use (max)	Density (max)	Parking (min) (Division 6.2)	Affordable Workforce Housing Units (min) (Division 6.3)
Residential					
Attached Dwelling (6.1.4.C)	B	8,000 sf habitable excluding basement	n/a	1/DU if < 2 bedrooms and < 500 sf; otherwise, 1.5/DU	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

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1149 § 2, 2016)

2.2.12. CR-2: Commercial Residential-2.

...

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</u> (H 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	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

...

(Ord. ____ § 1, 2024; 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.

...

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>							
< 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	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.

- 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.](#)

(Ord. ____ § 1, 2024; 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.

...

10. Physical Development Permits Required							
Physical Development	Sketch Plan (Sec. 8.3.2)	Development Plan (Sec. 8.3.3)	Building Permit (Sec. 8.3.4)	DRC Review (Sec. 8.2.6)	Sign Permit (Sec. 8.3.6)	Grading Permit (Sec. 8.3.6)	Floodplain Permit
Dwelling Unit Floor Area (H abitable 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	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	3.37 2.25/1,000 sf	independent calculation

...

(Ord. _____ § 1, 2024; 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.

...

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 Permit
Dwelling Unit Floor Area (H 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)
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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	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	3.372.25/1,000 sf	independent calculation

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2020; Ord. 1149 § 2, 2016)

2.2.16. TS-1: Town Square-1.

...

B. Physical Development.

...

2. Bulk Standards	
Scale of Development	
Single building size (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
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Dwelling Unit Floor Area (Hhabitable including basement)

≤ 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, 2024; Ord. 1149 § 2, 2016; Ord. 1278 § 1, 2020)

2.2.17. TS-2: Town Square-2.

...

B. Physical Development.

...

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 Permit <u>Permit</u>
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Dwelling Unit Floor Area (Hhabitable including basement)

< 10,000 sf			X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
10,000— 320 ,000 sf		X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)
> 320 ,000 sf	X	X	X	X		(Sec. 5.7.1)	(Sec. 5.4.4)

...

(Ord. ____ § 1, 2024; 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 5 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

...

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) <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)

...

(Ord. ____ § 1, 2024; 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

...

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.~~

~~b2.~~ Existing Mobile Home Parks. Existing mobile home parks within the MHP zone shall be allowed to continue, expand, and redevelop, provided the standards in this Subsection are met.

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

~~ib.~~ Area. Each mobile home within an expansion area or redeveloped park shall have a lot or pad land area that equals or exceeds the average size of a mobile home lot or pad in the existing mobile home park, not including open space areas clearly heretofore undeveloped. Land that typically serves as yard area between mobile homes shall be included in the existing land area per individual mobile homes, unless the area between two particular mobile homes is clearly in excess of the average, to the extent that another mobile home could be located there.

~~ic.~~ Impervious Surface. The impervious coverage per mobile home lot or pad in the expansion area or redeveloped park shall be equal to or less than the average amount of impervious coverage per mobile home lot or pad in the existing park.

~~id.~~ Yards. Each mobile home within the expansion area or redeveloped park shall have yards that equal or exceed the average yards for the mobile homes in the existing park. Front, side, and rear yards in the expansion area or redeveloped park shall equal or exceed the average front, side, and rear yards respectively.

~~e. Size. A mobile home can be replaced with a larger mobile home.~~

~~f. Yards. A relocated mobile home shall be set back a minimum of 5 feet from the mobile home park property line.~~

(Ord. ____ § 1, 2024; 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 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, 2024)

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, 2024)

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**

...

(Ord. ____ § 1, 2024; 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, 2024; Ord. 1313, § 1, 2022; Ord. 1158 § 3, 2017; Ord. 1115 § 1, 2016)

• • •

- • •

SECTION II.

SECTION III.

SECTION IV.

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

...

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, 2024; 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, 2024)

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, 2024; 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, 2024; 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, 5.7.2, 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, 5.7.2, 5.7.4, and 5.8.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

...

5.4.3. Faults.

- A. Comply with Building Code - All structures shall comply with the currently adopted Building Code.
- B. Notification on Development Plan/Final Plat. A note shall be placed on all development plans and plats stating that none, all, or specific lots could be impacted by a fault line potentially subject to movement existing on or in the proximity of the site. Fault lines shall be identified from fault line maps for the area.
- C. Review by Town Engineer. All proposed physical development in proximity to a fault potentially subject to movement shall be prepared by a professional engineer registered in the State of Wyoming.

...

(Ord. _____ § 1, 2024)

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
CR-1	—	—	—	1 per 12 spaces
CR-2	—	—	—	1 per 12 spaces
CR-3	—	—	—	1 per 12 spaces
OR	—	—	—	1 per 12 spaces
P/SP	—	—	—	1 per 8 spaces

...

E. Standard Plant Unit.

...

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, 2024; 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, 2024; Ord. 1151 § 2, 2016; Ord. No. 1124 § 2, 2016)

5.7.2. Grading Standards.

...

B. Grading Standards.

...

4. Retaining Walls and Facings. Retaining walls for residential projects shall comply with the International Residential Code as adopted. Retaining walls for commercial projects shall comply with the International Building Code as adopted. Retaining walls shall be designed by a professional engineer registered in the State of Wyoming.

...

11. Building Codes. Site grading shall comply with the International Residential and Building Codes as adopted.

(Ord. § 1, 2024)

...

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, 2024)

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, 2024; 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, AND 1313; 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, 6.1.6, 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, and 1313; 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, 6.1.6, 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, 2024; 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)

6.1.6. 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, 2024; 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, 2024)

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, 2024)

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%

...

(Ord. ____ § 1, 2024; 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.

...

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, 2024; 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, 2024; 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, 2024)

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, 2024)

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, 2024; 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. 1153, 1197, 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 7.1.2 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. 1153, 1197, 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 7.1.2, 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 7.2. 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, 2024; 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, 2024; 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	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, 2024; 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, 2024)

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, 2024; 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); SECTION 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 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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

8.5.4. Subdivision Plat.

...

- 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, 2024)

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, 2024)

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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024; 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, 2024)

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, 1198, AND 1277; 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.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, AND 1277; 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.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.

...

2. Commercial Buildings.

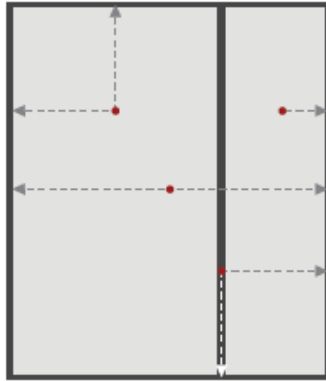
- a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.
- K. **Public Art Exemption.** Public art and small placemaking items such as book exchanges may be exempted from setbacks by the Planning Director. In determining whether items are public art the Planning Director may consider factors such as approval by the Public Art Taskforce.

(Ord. ____ § 1, 2024; Ord. 1166 § 3, 2017; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

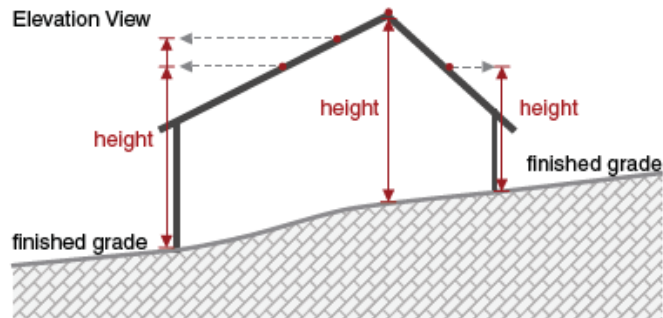
9.4.9. Building Height.

- 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.

Plan View



Elevation View



Key

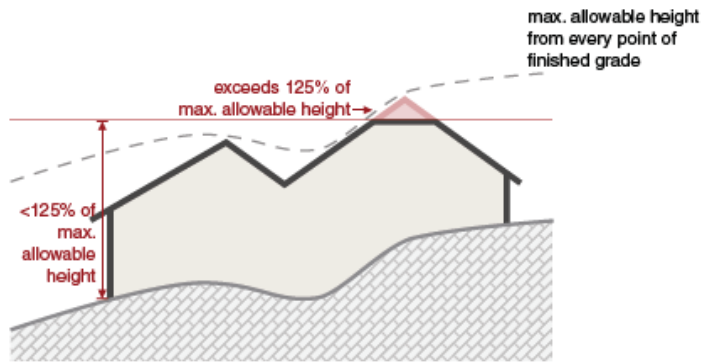
- > Nearest Point of Finished Grade
- Point on the Roof

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, 2024; 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, 2024)

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 five 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.

...

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, 2024; 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, 2024)

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, 2024)

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.** ~~These~~ standards shall not limit expansion of a building that is nonconforming with one or more of the following standards.

...

- v. **Setback Range**

...

(Ord. ____ § 1, 2024; 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, 2024; 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, 2024; 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 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

...

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, 2024; 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 (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, 2024)

4.2.2. Park and Open Space—Town (P)

...

B. Physical Development.

...

12. Required Physical Development Permits						
Physical Development	Sketch Plan (Sec. 8.3.2	Development Plan (Sec. 8.3.3	Building Permit (Sec. 8.3.4	DRC Review (Sec. 8.2.6	Sign Permit (Sec. 8.3.6	Grading Permit (Sec. 8.3.5

Nonresidential Floor Area (H habitable including basement)						
≤ 5,000 sf			X	X		(Sec. 5.7.1)
5,001—15,000 sf		X	X	X		(Sec. 5.7.1)
> 15,000 sf	X	X	X	X		(Sec. 5.7.1)

C. Use Standards.

1.Allowed Uses				2.Use Requirements	
Use	Permit	BSA (min)	Density (max)	Parking (min) (Div. 6.2)	Affordable Workforce Housing Units (min) (Div. 6.3)
<u>Amusement/Recreation</u>					
— Developed Recreation (6.1.6.D)	<u>C</u>	<u>0 sf</u>	<u>n/a</u>	<u>4.5/1,000 sf</u>	<u>independent calculation</u>

...

(Ord. ____ § 1, 2024; 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, 2024; 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, 5.7.2, 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, 5.7.2, 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, 2024)

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

~~3.3.7~~ 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
UG	—	—	—	1 per 12 spaces
TS	—	—	—	0
DC	—	—	—	0
TS-1	—	—	—	—
TS-2	—	—	—	—
DC-1	—	—	—	—
DC-2	—	—	—	—
CR-1	—	—	—	1 per 12 spaces
CR-2	—	—	—	1 per 12 spaces
CR-3	—	—	—	1 per 12 spaces
OR	—	—	—	1 per 12 spaces
P/SP	—	—	—	1 per eight <u>8</u> spaces

...

E. Standard Plant Unit.

...

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, 2024; 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, 2024; Ord. 1151 § 2, 2016; Ord. No. 1124 § 2, 2016)

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, 2024)

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, 2024)

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, 2024; 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, AND 1313; 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, 6.1.6, 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, and 1313; 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, 6.1.6, 6.1.11, 6.1.12, 6.2.2, 6.2.5, 6.3.3, 6.3.5, 6.4.1, and 6.4.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted read as follows:

6.1.1. Use Schedule.

...

F. Use Schedule.

Use Schedule: Town Character Zones															
USE CATEGORY	Complete Neighborhood Zones													Rural Area Zones	Def/Std
Specific Use	NL-1	NL-2	NL-3	NL-4	NL-5	NM-1	NM-2	NH-1	DC	CR-1	CR-2	CR-3	OR	n/a	
Temporary Uses															6.1.12
Construction Staging	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

^z = 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
<u>Construction Staging</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, 2024; 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)

6.1.6. 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 ~~C~~ode 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 ~~C~~ode such as sewer fees.

...

(Ord. ____ § 1, 2024; 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, 2024)

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, 2024)

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~~ thea 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 nonlodging , nonresidential uses	100%	20%

...

(Ord. ____ § 1, 2024; 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.

...

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, 2024; 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, 2024; 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, 2024)

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, 2024)

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, 2024; 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. 1153, 1197, 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 7.1.2 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. 1153, 1197, 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 7.1.2, 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 7.2. 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, 2024; 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. SubdivisionImprovements.

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, 2024; 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	Paved Lane	Parking	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 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, 2024; 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, 2024)

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, 2024; 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); SECTION 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 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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

8.5.4. Subdivision Plat.

...
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, 2024)

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, 2024)

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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024; 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, 2024)

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, 2024)

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, 2024)

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, 2024)

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, 2024)

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 ~~fields~~ firms.

...

(Ord. ____ § 1, 2024; 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, 2024)

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, 1198, AND 1277; 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.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, AND 1277; 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.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.

...

2. Commercial Buildings.

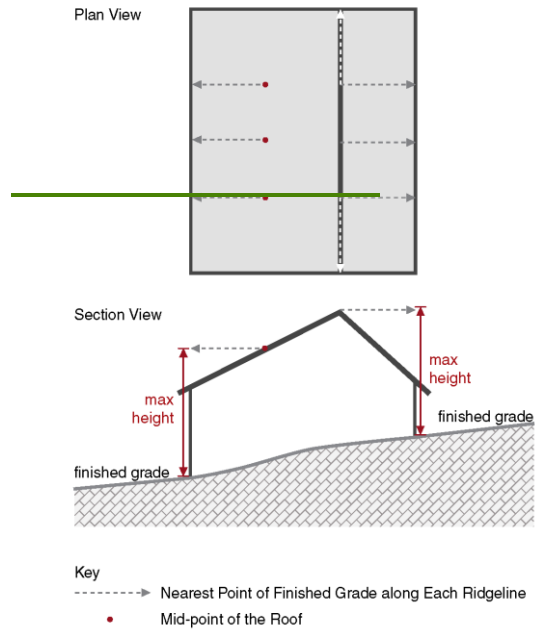
- a. Architectural encroachments are not permitted in any setback in a commercial zones/buildings.

K. ~~Public Art~~ **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.

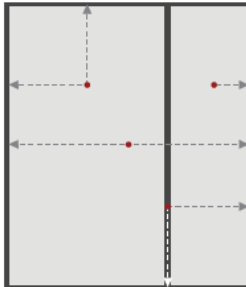
(Ord. ____ § 1, 2024; ~~Ord. 1197 § 1, 2018;~~ Ord. 1166 § 3, 2017; Ord. 1155 § 1, 2016; Ord. 1128 § 1, 2016)

9.4.9. Building Height.

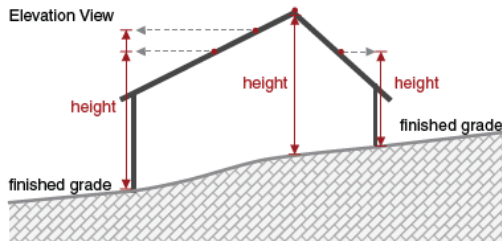
- A. **Height of Any Point.** The height of a building or structure is the vertical dimension measured from any point on the exterior of the building or structure to the nearest point of finished grade.



Plan View



Elevation View



Key

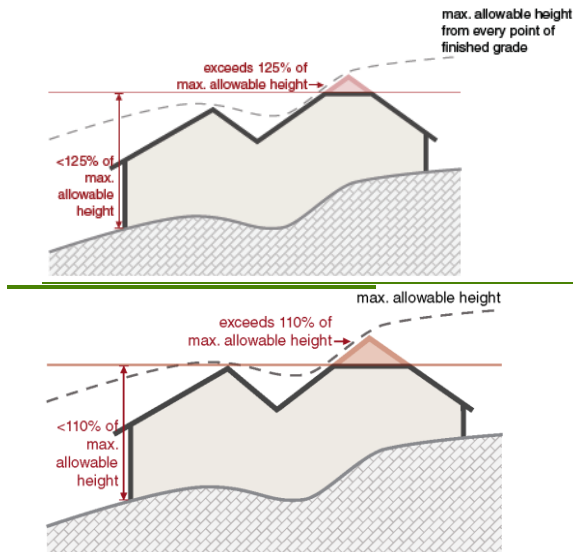
- > Nearest Point of Finished Grade
- Point on the Roof

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, 2024; 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, 2024)

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~~ five feet from another structure and shall not be connected by an enclosed walkway.

Commented [PA1]: Please change "ten" to "five" as this is what the Council approved.

...

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.

...

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, 2024; 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:	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.

STAFF REPORT



Meeting Date:	January 22, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Community Development Department	Presenter:	Katelyn Page
Agenda Item:	First Reading Ordinance X and Ordinance O updating Required Bicycle Parking (P23-016)	Public Comment:	Yes

Purpose & Policy Considerations.

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

Requested Action.

Request to approve at First Reading Ordinance X and Ordinance O 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)

Ordinance O would add the following appendix to the LDRs:

8. LDR Appendix A – Short-term Bicycle Parking Specifications and Installation Standards

Recommendation.

The Community Development Director recommends approval of the proposed Ordinance X and Ordinance O as presented.

Background.

Staff from the Pathways Department and the Planning Department have collaboratively worked to identify bicycle parking standards and incorporate the standards into a proposed Text Amendment.

At the July 17, 2023, Regular Council meeting, staff presented to Council a proposed LDR Text Amendment brought forth by the Pathways and Planning Departments for updates to required bicycle parking standards. Council directed staff to draft an ordinance for first reading at the next available opportunity.

At the September 11, 2023, Special Council meeting, staff presented Ordinance X for Council review. Council considered the item and continued the item for further discussion. Primary feedback from Council to staff during the September 11, 2023, meeting included sharing site plan examples of proposed bicycle requirements, considering reduction of the overall proposed requirements by 10-15%, and explaining potential tradeoffs

between bicycle parking and other site development elements such as housing density, vehicle parking, and landscaping.

At the November 13, 2023, Council Workshop Meeting, Council requested staff present a fee-in-lieu option for consideration at first reading. Staff has incorporated the above comments and now presents Ordinance X at first reading. Staff reports from previous Council meetings referencing P23-016 are attached hereto.

Changes since November 13, 2023, Town Council Workshop.

There have been four changes since the November 13, 2023, meeting. The first is to adopt the bicycle parking installation and specifications standards as an Appendix to the LDRs rather than by Resolution to best enforce the installation standards. Adoption of this Appendix is now proposed as Ordinance O to be read in tandem with Ordinance X.

The second change combines multiple subsections of text describing long-term bicycle parking into one subsection for clarity.

The third change removes a reference LDR Sec. 5.5.4.A which allows durable surfaces required for bicycle parking to count towards required landscape surface ratio. While informative, this reference is duplicative and unnecessary.

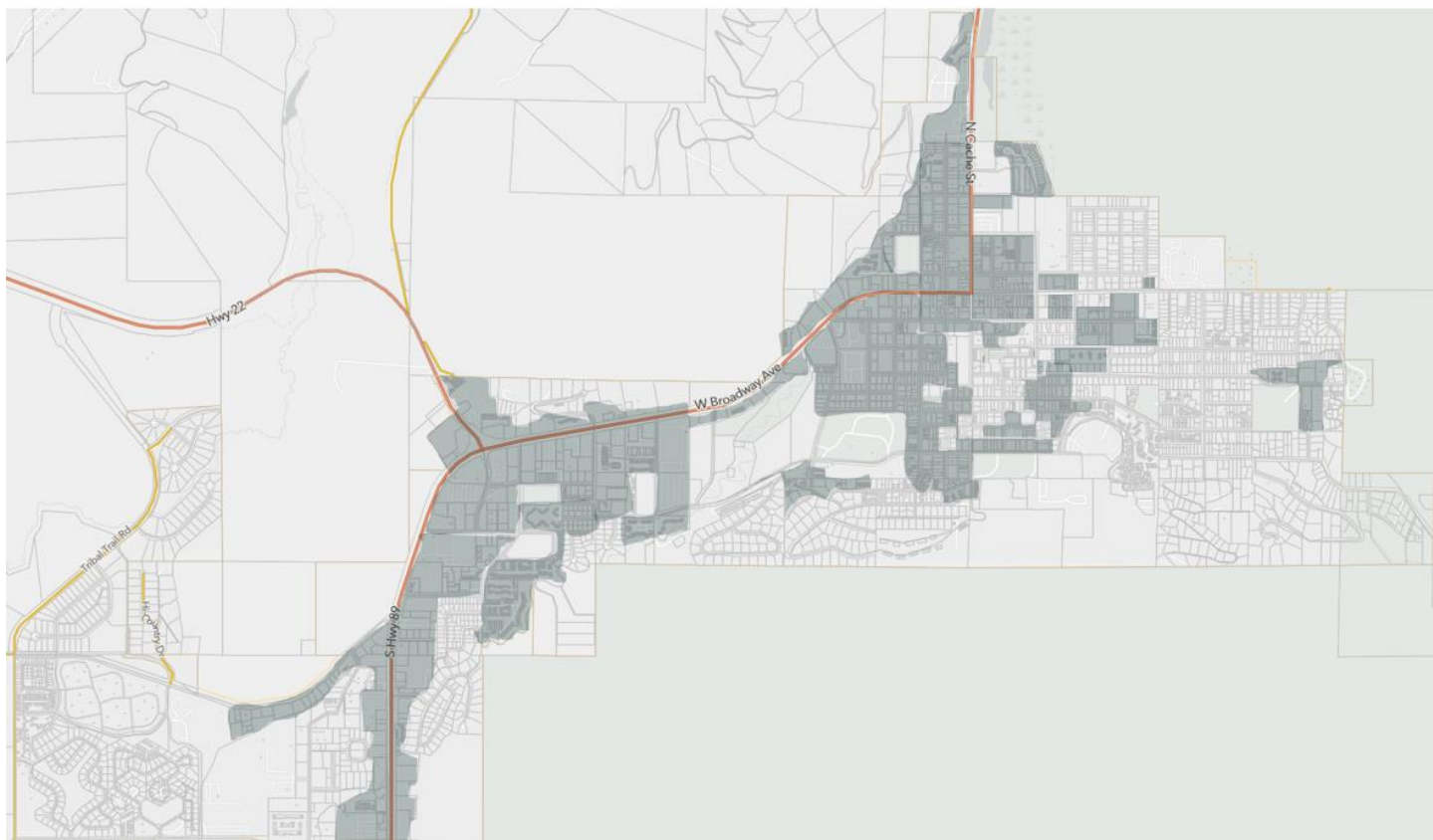
The fourth change proposes a fee-in-lieu option for short-term bicycle parking at a cost of \$200 per space adopted via Resolution by updating the Town's fee schedule.

The fee-in-lieu option (Section 6.2.2.D.5) sets forth the purpose, amount, location, fee, and assignment of credits applicable to fee-in-lieu bicycle parking. Projects located in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones would be allowed to pay a fee-in-lieu to replace up to 50% of the required short-term parking. A map showing the location of these zones (proposed eligible fee-in-lieu area) is included on the following page. These zones represent commercial and higher density residential zones where site constraints hindering bicycle parking are more probable. The fee option is applicable to short-term bicycle parking either on private property or within the Town's public right of way. Like the Town's established fee-in-lieu program for vehicle parking, funds collected by the bicycle parking fee-in-lieu option will accrue in a dedicated fund to be used exclusively for the provision and maintenance of short-term bicycle parking facilities within the above specified zones. Said fees collected by the Town Clerk would be assigned a budget "line item" and accrue until a time when the Town utilizes the funds for the provision and maintenance of short-term bicycle parking facilities. Ultimately, the Town is responsible for spending funds generated by a fee-in-lieu provision but in consultation with the Pathways Director to help identify appropriate projects.

There is no fee-in-lieu option proposed for long-term bicycle parking. The cost of long-term bicycle parking is highly variable and dependent on a wide range of factors like property location, project scope, building design and rack design making selection of, and rationale for, a fair fee-in-lieu rate for long-term bicycle parking problematic. Additionally, staff research on the topic found that long-term bicycle parking is often excluded when communities establish a fee-in-lieu program for bicycle parking. Lastly, as the Town would be responsible for implementing bicycle parking with the resulting fee-in-lieu funds, staff feel it is an appropriate first step to limit the fee-in-lieu option to short-term bicycle parking at this time.

Proposed Fee-in-Lieu Bicycle Parking Area

■ TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones



Factors for Consideration.

Below are the factors that the Council considered at a regular meeting on July 17, 2023.

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 purposes of the LDRs per Division 1.3 are generally to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the community. Staff finds the proposed amendment is supportive of our community's comprehensive plan goals and is consistent with the purpose and organization of the LDRs.

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

Complies. The amendment proposes more detailed, use-specific standards for bicycle parking consistent with provisions of the broader Required Parking and Loading Standards (Section 6.2.2), including vehicle and disability parking requirements.

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

Complies. The amendment defines a minimum standard for bicycle parking while offering flexibility for alternative compliance if, when strictly applied, the proposed standard would result in specific constraints or unforeseen circumstances.

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

Complies. The amendment proposes more detailed, use specific standards for bicycle parking aimed at increasing the availability and occurrence of bicycle parking infrastructure. This infrastructure is supportive of a broader network of bicycle infrastructure, including paths and multi-modal facilities, which foster alternative modes of transportation for visitors and residents.

5. Improves implementation of the Comprehensive Plan; and

Not Applicable. Per Wyoming State statute.

6. Is consistent with other adopted Town Ordinances.

Complies. As conditioned, the proposed amendment does not conflict with any other Town Ordinances.

Fiscal Impact.

Staff does not have an estimate for the amount of fees that will be generated by this Text Amendment. Whatever funds collected by the fee-in-lieu option will accrue in a dedicated fund to be used exclusively for the provision and maintenance of short-term bicycle parking facilities within the Town of Jackson zones eligible for the fee-in-lieu program.

Staff Impact.

The amount of staff time to review this proposed Text Amendment, including research, and drafting of staff reports and the ordinances is approximately 55 hours.

Additionally, staff estimates 15 hours per year of staff time will be dedicated to provision and maintenance of bicycle parking facilities funded by a fee-in-lieu program.

Attachments.

Ordinance X Blackline

Ordinance X Redline

Ordinance O

Staff Report P23-016 dated July 17, 2023

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

I move to approve Ordinance X on first reading.

I move to approve Ordinance O on first reading.

ORDINANCE X

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1198, 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074, 1125, 1152 AND 1170; SECTION 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.2.2, 6.2.3, 6.2.4, 6.2.5, AND 8.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING REQUIRED BICYCLE PARKING.

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. 1196, 1198, and 1313; Section 2 of Town of Jackson Ordinance Nos. 1074, 1125, 1152 and 1170; Section 10 of Town of Jackson Ordinance No. 1163; and Sections 6.2.2, 6.2.3, 6.2.4, 6.2.5, and 8.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.2.2. Required Parking and Loading.

- A. **Required Vehicle Parking.** The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Planning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

...

1. **Administrative Adjustment.** The Planning Director may establish a lesser vehicle 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 alternative transportation services available.

...

- B. **Shared Vehicle Parking.** If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

...

- D. **Required Bicycle Parking.** All new and expanded uses that generate off street parking shall provide parking for bicycles as set forth below unless otherwise exempt by this subsection.

1. **Requirement.** The table below establishes the minimum required bicycle parking spaces that shall be provided for each use. Calculations that reference floor area shall be based on the gross floor area.

Required Bicycle Parking			
Use	Standard	Short-term Parking	Long-term Parking
Open Spaces Uses			
Agriculture	n/a	n/a	n/a
Outdoor Recreation	Independent calculation	Independent calculation	Independent calculation

Residential Uses			
Fewer than 5 units per lot	n/a	n/a	n/a
5 or more units per lot	.75 per bedroom	25%	75%
Mobile Home	n/a	n/a	n/a
Group Home	Independent calculation	Independent calculation	Independent calculation
Lodging Uses			
Conventional Lodging	1 per 11 lodging units	50%	50%
Short-term Rental (applies within Lodging Overlay only)	.75 per bedroom	n/a	100%

Required Bicycle Parking

Use	Standard	Short-term Parking	Long-term Parking
Commercial Uses			
Office	1 per 1,650sf	50%	50%
Retail	1 per 1,100sf	70%	30%
Service	1 per 1,650sf	50%	50%
Restaurant/Bar	1 per 22 seats	Remainder	First 3 spaces
Heavy Retail/Service	3.6 per business	75%	25%
Mini-Storage Warehouse	1.8 per business	n/a	100%
Nursery	1.8 per business	n/a	100%
Amusement/Recreation			
Amusement	1 per 1,100sf	75%	25%
Developed Recreation	Independent calculation	Independent calculation	Independent calculation
Outfitter / Tour Operator	3.6 per business	25%	75%
Adult Entertainment Business	1 per 1,100sf	90%	10%
Institutional			
Assembly	1 per 2,200sf	75%	25%
Education (does not apply to daycare use)	4.5 per classroom for elementary school and higher grades	75%	25%
Industrial			
Light Industry	1.8 per business	100%	n/a
Heavy Industry	1.8 per business	100%	n/a
Disposal	1.8 per business	100%	n/a

Required Bicycle Parking			
Use	Standard	Short-term Parking	Long-term Parking
Transportation / Infrastructure			
Parking	18% of vehicle spaces provided	50%	50%
All other Transportation / Infrastructure	n/a	n/a	n/a
Accessory Uses			
Accessory Residential Unit (where residential unit density is 5 or more units per lot)	1 per unit	n/a	100%
Bed and Breakfast	.75 per 2 guest rooms	n/a	100%
All other Accessory Uses	n/a	n/a	n/a
Temporary Uses	n/a	n/a	n/a

2. Standards and Installation Guidelines.

a. Short-term parking

- i. Shall be designed for parking of two hours or less and is targeted to visitors, customers, and other short-term users.
- ii. Shall be located in a visible, publicly accessible space within 50' of a pedestrian entrance to the uses served by the required bicycle parking.
- iii. Shall be provided on-site or within the adjacent public right-of-way (e.g., furnishing zone) with Town approval.
- iv. Shall be designed to allow for two points of contact between the bicycle and the rack, one of which includes the frame, and must be designed so that the bicycle frame and one wheel can be locked to a secure portion of the rack with a U-lock without necessitating removal of any wheel. Wave, ribbon, loop, and other serpentine-style racks are not permitted.
- v. A minimum of 25% of the required short-term parking must accommodate larger and alternative bicycles, including cargo bicycles, bicycles with trailers, tricycles, handcycles, tandems, and electric motor assisted bicycles.
- vi. The required dimensions and installation standards are established and set forth in Appendix A (Short Term Bicycle Parking Specifications and Installation Standards) of these LDRs.

b. Long-term parking

- i. Shall be designed for parking of two hours or more and is targeted towards those who will be leaving their bicycles unattended for long periods of time.
- ii. Shall be provided on the same property as the building or use for which such spaces are required.
- iii. Shall be secure, conveniently accessed from a pedestrian entrance, well-lit, and covered to protect bicycles from precipitation and theft. Acceptable forms of long-term parking include a secure, monitored location, a locked enclosure, or dedicated space within a building such as clustered inverted-racks, wall racks, or individual bike lockers.

- iv. A minimum of 25% of the required long-term bicycle parking spaces must accommodate larger and alternative bicycles, including cargo bicycles, bicycles with trailers, tricycles, handcycles, tandems, and electric motor assisted bicycles.
- 3. **Alternative Compliance.** The Planning Director may approve replacing up to 10% of required off-street vehicle parking spaces with at least the same number of additional off-street long-term bicycle parking spaces.
- 4. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.
- 5. **Fee-In-Lieu.** Properties in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones may meet required short-term bicycle parking requirements in Section 6.2.2.D.1 through the Town's in-lieu fee program pursuant to the following standards.
 - a. **Purpose.** Applicant shall demonstrate that provision of all required short-term bicycle parking would create a significant design challenge or cost burden, such as negatively impacting access, pedestrian circulation, snow removal, landscaping, or a similar issue.
 - b. **Long-term excluded.** In-lieu fees cannot be paid to meet long-term bicycle parking requirements.
 - c. **Amount.** Fee in-lieu amount is limited to no more than 50% of the required short-term parking requirement.
 - d. **Fee.** The fee shall be a one-time fee commensurate with the approximate cost of providing short-term bicycle parking facilities and shall be used exclusively by the Town for provision and maintenance of short-term bicycle parking facilities within the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth in the Town's Fee Resolution.
 - e. **Assignment of Credits.** Bicycle parking credits purchased by fee-in-lieu run with the land and are not transferable.

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 2, 2017; Ord. 1163 § 10, 2017; Ord. 1152 § 2, 2016; Ord. 1125 § 2, 2016)

6.2.3. Location of Required Vehicle Parking.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

6.2.4. Maintenance of Off-Street Vehicle Parking and Loading.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

6.2.5. Off-Street Vehicle Parking and Loading Design Standards.

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1074 § 2, 2015)

8.8.2. Administrative Adjustment.

...

10. Sign standards may be adjusted as allowed by subsection 5.6.1.B.2.
11. Vehicle parking requirement may be adjusted as allowed by subsection 6.2.2.A.1.
12. Bicycle parking requirement may be adjusted as allowed by 6.2.2.D.4.
13. Pedestrian frontage standards may be adjusted as allowed by subsection 2.2.1.C.
14. A third-story setback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Section 5.9.6.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE ____ DAY OF _____, 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 X

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1198, 1313; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074, 1125, 1152 AND 1170; SECTION 10 OF TOWN OF JACKSON ORDINANCE NO. 1163; AND SECTIONS 6.2.2, 6.2.3, 6.2.4, 6.2.5, AND 8.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING REQUIRED BICYCLE PARKING.

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. 1196, 1198, and 1313; Section 2 of Town of Jackson Ordinance Nos. 1074, 1125, 1152 and 1170; Section 10 of Town of Jackson Ordinance No. 1163; and Sections 6.2.2, 6.2.3, 6.2.4, 6.2.5, and 8.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

6.2.2. Required Parking and Loading.

- A. **Required ~~Vehicle~~ Parking.** The table below establishes the minimum required parking spaces that shall be provided for each use in these LDRs, unless otherwise specified in Subsection C.2 of a specific zone. Where a minimum requirement is not listed in the table it shall be determined by the Planning Director upon finding the proposed use has need for parking. Calculations that reference floor area shall be based on the gross floor area. Calculations that reference employees shall be based on the maximum number of employees normally on duty at any one time.

...

1. **Administrative Adjustment.** The Planning Director may establish a lesser ~~vehicle~~ 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 alternative transportation services available.

...

- B. **Shared ~~Vehicle~~ Parking.** If two or more uses occupy a site or structure, the required parking, queuing and loading shall be the additive total for each individual use unless the Planning Director determines uses are compatible for sharing parking based on the following standards.

...

- D. **Required Bicycle Parking.** ~~All nonresidential uses shall provide on-site parking spaces for use by non-motorized vehicles.~~ **All new and expanded uses that generate off street parking shall provide parking for bicycles as set forth below unless otherwise exempt by this subsection.**

1. ~~**Standard.** One bicycle parking space shall be provided for every ten vehicle spaces required.~~
2. ~~**Required Facilities.** Bicycle parking requirements shall be fulfilled through the installation of lockers, racks, or equivalent structures in or upon which a bicycle may be locked by the user. All racks shall be securely anchored to the ground or building surface. Racks shall be designed to accommodate U-shaped locks.~~

3. ~~**Location.** Bicycle parking shall be located in a clearly designated, safe and convenient location. A safe parking location is defined as a location whereby activity around bicycle parking is easily observable, conveniently located to the bicyclist's destination, and adequately separated from motor vehicles and pedestrians. Surfaces around bicycle parking facilities shall be maintained, mud, and dust free.~~

1. Requirement. The table below establishes the minimum required bicycle parking spaces that shall be provided for each use. Calculations that reference floor area shall be based on the gross floor area.

Required Bicycle Parking			
Use	Standard	Short-term Parking	Long-term Parking
Open Spaces Uses			
Agriculture	n/a	n/a	n/a
Outdoor Recreation	Independent calculation	Independent calculation	Independent calculation
Residential Uses			
Fewer than 5 units per lot	n/a	n/a	n/a
5 or more units per lot	.75 per bedroom	25%	75%
Mobile Home	n/a	n/a	n/a
Group Home	Independent calculation	Independent calculation	Independent calculation
Lodging Uses			
Conventional Lodging	1 per 11 lodging units	50%	50%
Short-term Rental (applies within Lodging Overlay only)	.75 per bedroom	n/a	100%

Required Bicycle Parking			
Use	Standard	Short-term Parking	Long-term Parking
Commercial Uses			
Office	1 per 1,650sf	50%	50%
Retail	1 per 1,100sf	70%	30%
Service	1 per 1,650sf	50%	50%
Restaurant/Bar	1 per 22 seats	Remainder	First 3 spaces
Heavy Retail/Service	3.6 per business	75%	25%
Mini-Storage Warehouse	1.8 per business	n/a	100%
Nursery	1.8 per business	n/a	100%
Amusement/Recreation			
Amusement	1 per 1,100sf	75%	25%
Developed Recreation	Independent calculation	Independent calculation	Independent calculation
Outfitter / Tour Operator	3.6 per business	25%	75%
Adult Entertainment Business	1 per 1,100sf	90%	10%
Institutional			
Assembly	1 per 2,200sf	75%	25%
Education (does not apply to daycare use)	4.5 per classroom for elementary school and higher grades	75%	25%
Industrial			
Light Industry	1.8 per business	100%	n/a
Heavy Industry	1.8 per business	100%	n/a
Disposal	1.8 per business	100%	n/a

Required Bicycle Parking			
Use	Standard	Short-term Parking	Long-term Parking
Transportation / Infrastructure			
Parking	18% of vehicle spaces provided	50%	50%
All other Transportation / Infrastructure	n/a	n/a	n/a
Accessory Uses			
Accessory Residential Unit (where residential unit density is 5 or more units per lot)	1 per unit	n/a	100%
Bed and Breakfast	.75 per 2 guest rooms	n/a	100%
All other Accessory Uses	n/a	n/a	n/a
Temporary Uses	n/a	n/a	n/a

2. Standards and Installation Guidelines.

a. Short-term parking

- i. Shall be designed for parking of two hours or less and is targeted to visitors, customers, and other short-term users.
- ii. Shall be located in a visible, publicly accessible space within 50' of a pedestrian entrance to the uses served by the required bicycle parking.
- iii. Shall be provided on-site or within the adjacent public right-of-way (e.g., furnishing zone) with Town approval.
- iv. Shall be designed to allow for two points of contact between the bicycle and the rack, one of which includes the frame, and must be designed so that the bicycle frame and one wheel can be locked to a secure portion of the rack with a U-lock without necessitating removal of any wheel. Wave, ribbon, loop, and other serpentine-style racks are not permitted.
- v. A minimum of 25% of the required short-term parking must accommodate larger and alternative bicycles, including cargo bicycles, bicycles with trailers, tricycles, handcycles, tandems, and electric motor assisted bicycles.
- vi. The required dimensions and installation standards are established and set forth in Appendix A (Short Term Bicycle Parking Specifications and Installation Standards) of these LDRs.

b. Long-term parking

- i. Shall be designed for parking of two hours or more and is targeted towards those who will be leaving their bicycles unattended for long periods of time.

- ii. Shall be provided on the same property as the building or use for which such spaces are required.
 - iii. Shall be secure, conveniently accessed from a pedestrian entrance, well-lit, and covered to protect bicycles from precipitation and theft. Acceptable forms of long-term parking include a secure, monitored location, a locked enclosure, or dedicated space within a building such as clustered inverted-racks, wall racks, or individual bike lockers.
 - iv. A minimum of 25% of the required long-term bicycle parking spaces must accommodate larger and alternative bicycles, including cargo bicycles, bicycles with trailers, tricycles, handcycles, tandems, and electric motor assisted bicycles.
- 3. **Alternative Compliance.** The Planning Director may approve replacing up to 10% of required off-street vehicle parking spaces with at least the same number of additional off-street long-term bicycle parking spaces.
- 4. **Administrative Adjustment.** The Planning Director may establish a lesser parking requirement pursuant to the procedure of Sec. 8.8.2 based on information from reliable sources that demonstrates a lesser standard is workable due to anticipated parking demand and alternative transportation services available.
- 5. **Fee-In-Lieu.** Properties in the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones may meet required short-term bicycle parking requirements in Section 6.2.2.D.1 through the Town's in-lieu fee program pursuant to the following standards.
 - a. **Purpose.** Applicant shall demonstrate that provision of all required short-term bicycle parking would create a significant design challenge or cost burden, such as negatively impacting access, pedestrian circulation, snow removal, landscaping, or a similar issue.
 - b. **Long-term excluded.** In-lieu fees cannot be paid to meet long-term bicycle parking requirements.
 - c. **Amount.** Fee in-lieu amount is limited to no more than 50% of the required short-term parking requirement.
 - d. **Fee.** The fee shall be a one-time fee commensurate with the approximate cost of providing short-term bicycle parking facilities and shall be used exclusively by the Town for provision and maintenance of short-term bicycle parking facilities within the TS-1, TS-2, DC-1, DC-2, CR-1, CR-2, CR-3, NM-2, and NH-1 zones. The Town Clerk shall accept fees in accordance with the parking fee schedule set forth in the Town's Fee Resolution.
 - e. **Assignment of Credits.** Bicycle parking credits purchased by fee-in-lieu run with the land and are not transferable.

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 2, 2017; Ord. 1163 § 10, 2017; Ord. 1152 § 2, 2016; Ord. 1125 § 2, 2016)

6.2.3. Location of Required **Vehicle** Parking.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

6.2.4. Maintenance of Off-Street **Vehicle** Parking and Loading.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

6.2.5. Off-Street **Vehicle** Parking and Loading Design Standards.

...

(Ord. ____ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1074 § 2, 2015)

8.8.2. Administrative Adjustment.

...

10. Sign standards may be adjusted as allowed by subsection 5.6.1.B.2.
11. **Vehicle** parking requirement may be adjusted as allowed by subsection 6.2.2.A.1.
12. **Bicycle parking requirement may be adjusted as allowed by 6.2.2.D.4.**
13. ~~12.~~ Pedestrian frontage standards may be adjusted as allowed by subsection 2.2.1.C.
14. ~~13.~~ A third-story stepback may be reduced or waived to accommodate a building design that uses an historic preservation incentive provided in Section 5.9.6.

...

(Ord. ____ § 1, 2024; Ord. 1074 § 2, 2015)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE ____ DAY OF _____, 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 O

AN ORDINANCE ADDING APPENDIX A TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING REQUIRED BICYCLE PARKING.

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

SECTION I.

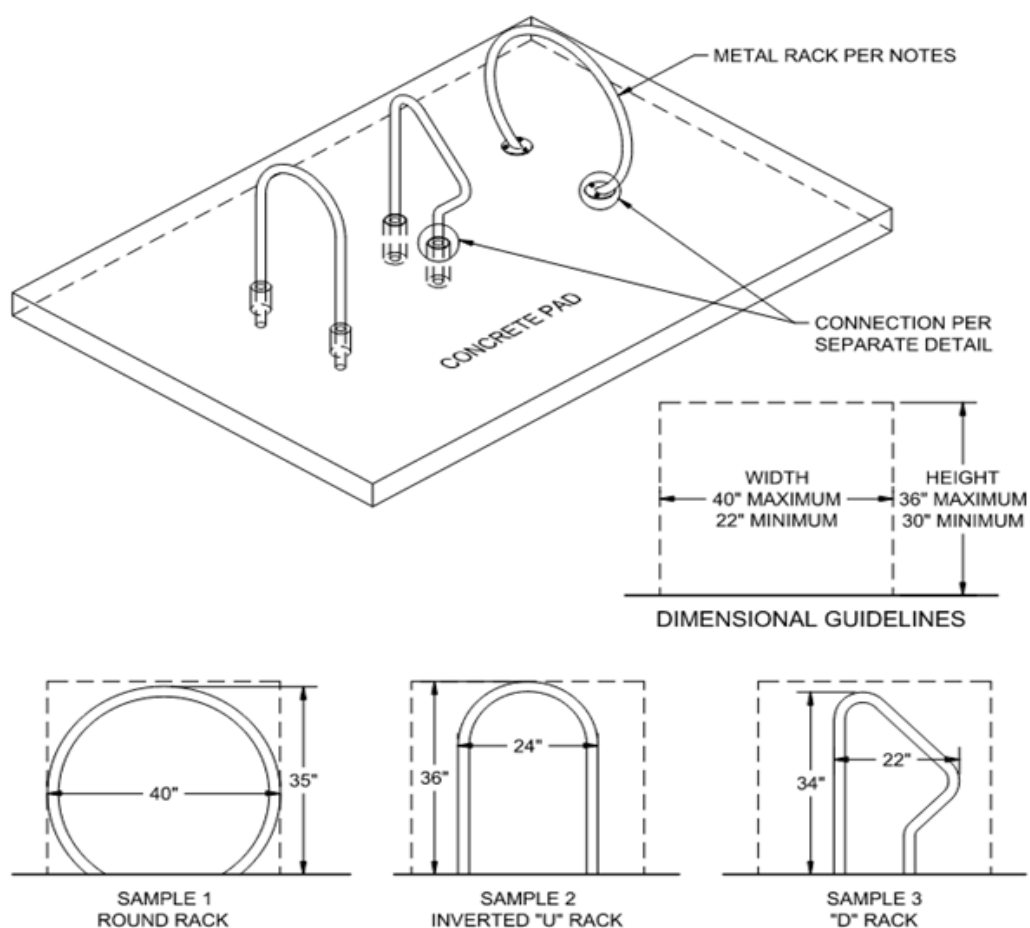
The heading of Appendix A to the Town of Jackson Land Development Regulations is hereby added to read as follows:

APPENDIX A – Short-Term Bicycle Parking Specifications and Installation Standards

SECTION II.

Bicycle Rack Styles construction standards of Appendix A to the Town of Jackson Land Development Regulations are hereby added to read as follows:

Bicycle Rack Styles



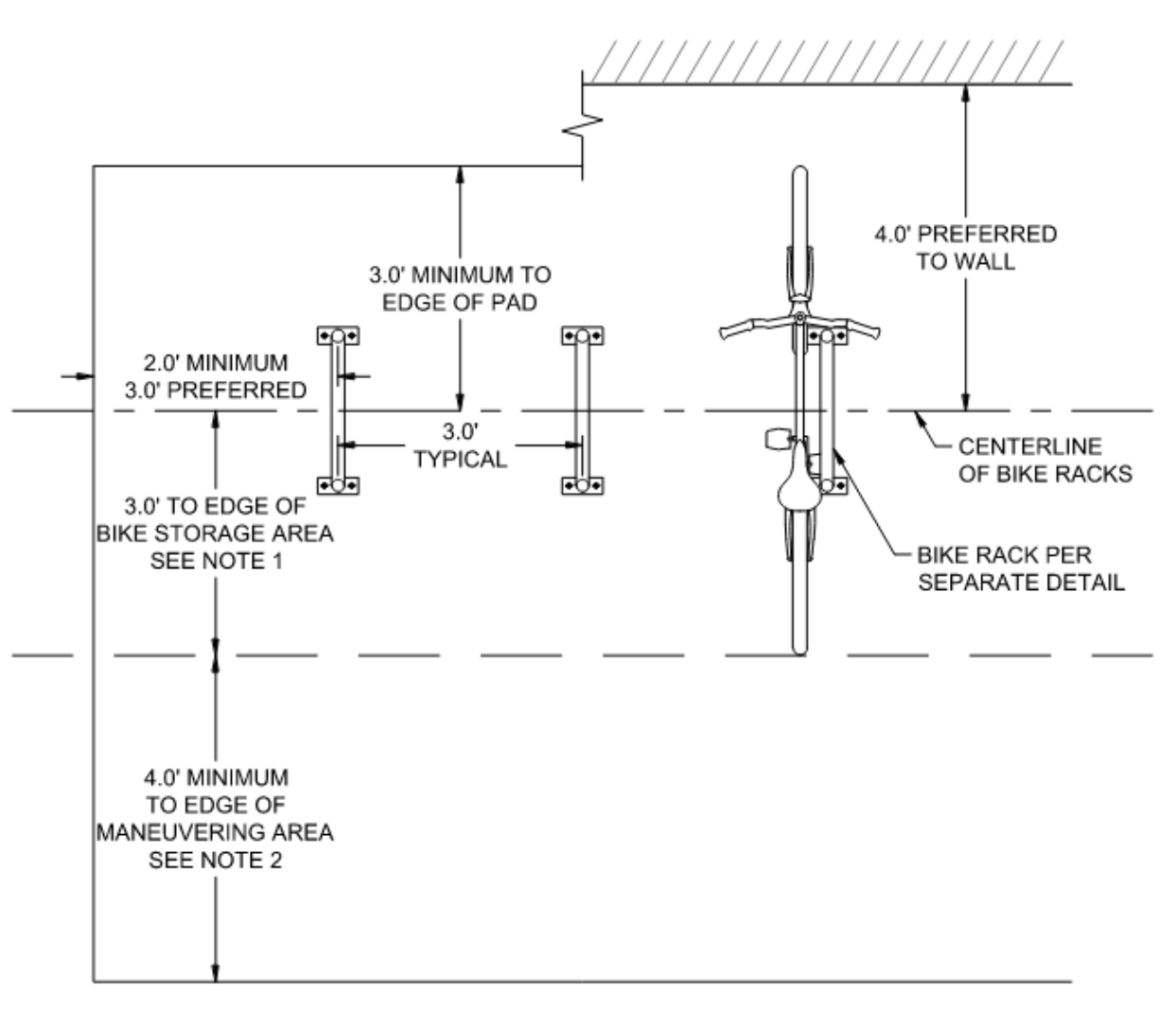
Requirements:

1. All bicycle racks must comply with the following standards. Additional styles note listed in this detail may be approved by the Planning Director.
 - a. Bicycle racks shall be securely anchored to a permanent foundation.
 - b. Bicycle racks shall be metal tube with a minimum diameter of 1.5"
 - c. Allowable finishes are galvanized, stainless steel, powder coat and thermoplastic or vinyl paint.
 - d. Bicycle racks must provide support to bicycle frame in two places.
 - e. Bicycle rack must provide space to secure the frame and one or both wheels to the rack with a cable, chain or U-lock.
2. Bicycle racks that require wheels to be lifted off the ground are not allowed.
3. Images are not to scale.

SECTION III.

Bicycle Rack Spacing construction standards of Appendix A to the Town of Jackson Land Development Regulations are hereby added to read as follows:

Bicycle Rack Spacing



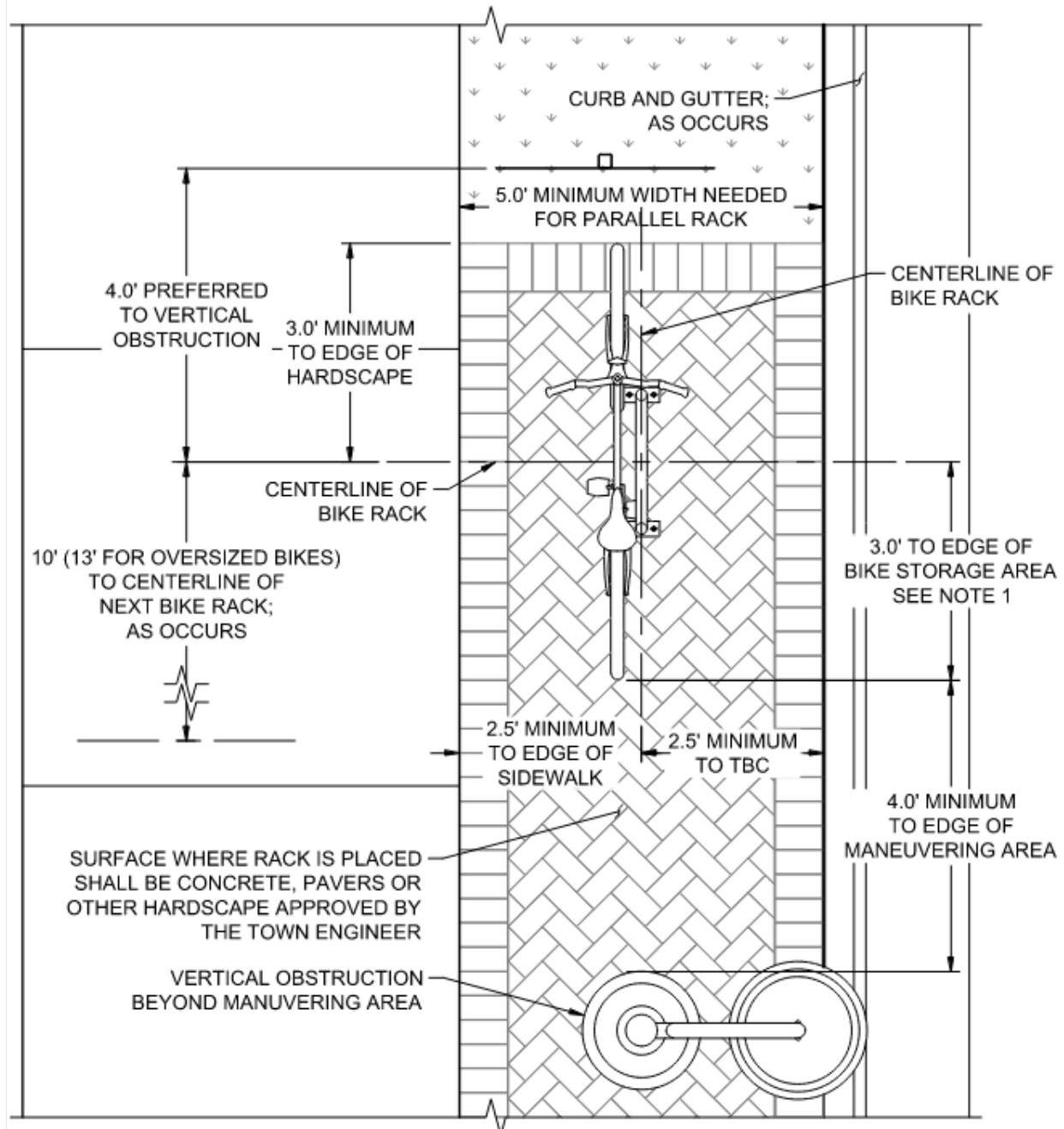
Requirements:

1. For oversized bicycles this dimension shall be increased to 6'.
2. The maneuvering area may be any traversable surface including sidewalk, pathways, or other hardscape. This area may not include vertical obstructions, streets, or vehicle parking stalls.
3. Images are not to scale.

SECTION IV.

Parallel Bicycle Rack Placement construction standards of Appendix A to the Town of Jackson Land Development Regulations are hereby added to read as follows:

Parallel Bicycle Rack Placement



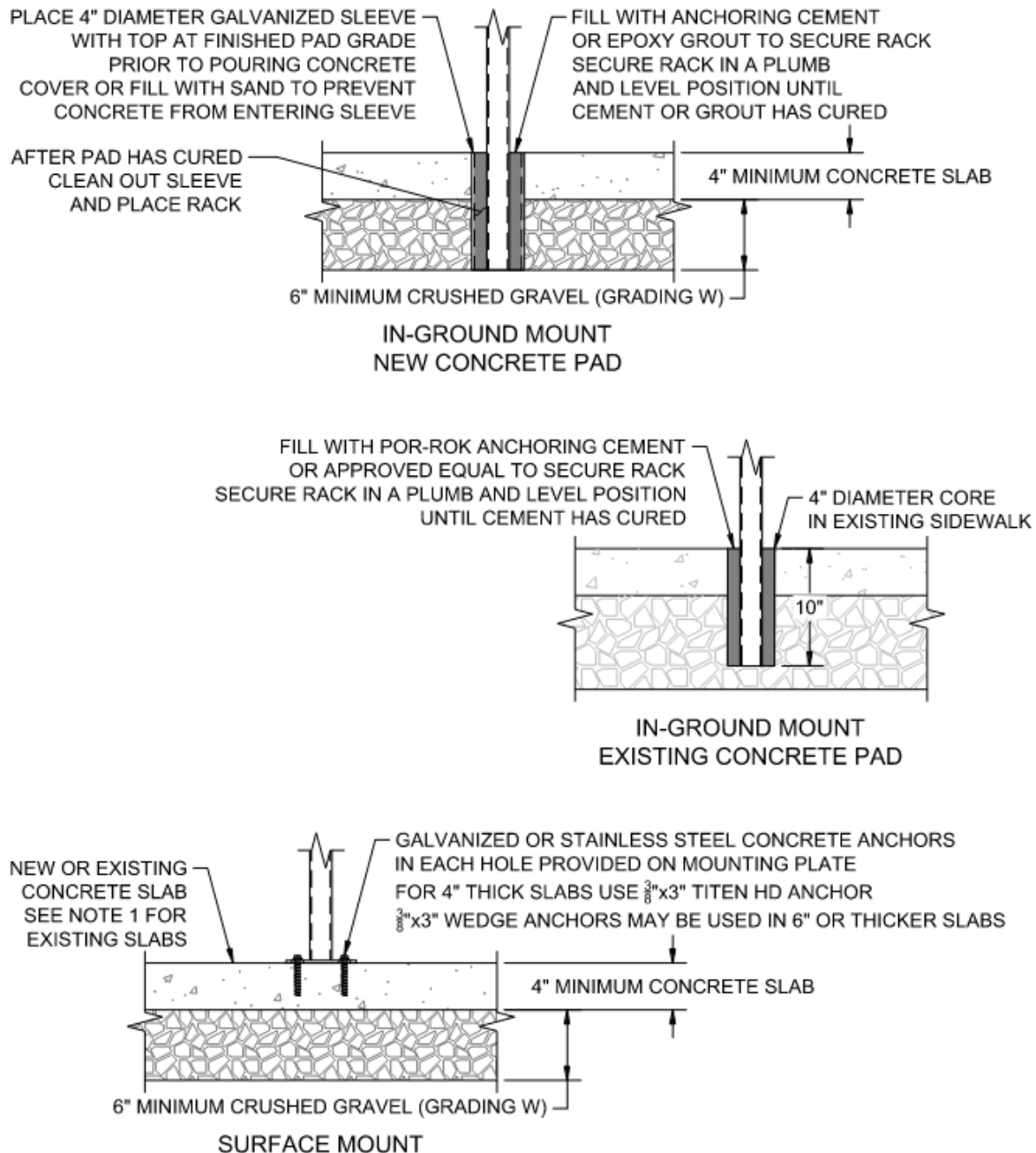
Requirements:

1. For oversized bicycles this dimension shall be increased to 6'.
2. The maneuvering area may be any traversable surface including sidewalk, pathways, or other hardscape. This area may not include vertical obstructions, streets, or vehicle parking stalls.
3. Images are not to scale.

SECTION V.

Bicycle Rack Mounting construction standards of Appendix A to the Town of Jackson Land Development Regulations are hereby added to read as follows:

Bicycle Rack Mounting



Requirements:

1. Surface mounted racks may be placed on existing concrete slabs provided they do not have excessive cracking and have a minimum thickness of 4".
2. Multiple racks may be mounted on rails provided the rail is securely anchored to a permanent foundation.
3. Images are not to scale.

SECTION VI.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION VII.

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 IX.

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.

STAFF REPORT



Meeting Date:	July 17, 2023	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P23-016: Request for a Land Development Regulation (LDR) Text Amendment to the Parking and Loading Standards Relating to Bicycle Parking	Public Comment:	Yes

Purpose & Policy Considerations.

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

Requested Action.

The applicant, Jackson Hole Community Pathways ("Pathways"), is proposing an LDR Text Amendment to the Town of Jackson's Parking and Loading Standards relating to bicycle parking requirements.

The proposed text amendment would modify LDR Section 6.2.2.D – Required Bicycle Parking and LDR Section 6.2.2.A.1 – Administrative Adjustment (Required Parking)

Staff is requesting Council make a determination on whether to move forward with this requested amendment.

Recommendation.

The Community Development Director recommends Council direct staff to prepare an ordinance for consideration for LDR Text Amendment P23-016 and present that ordinance for first reading at the next available meeting.

Background.

The Pathways Department is a joint department of Jackson/Teton County which works to advance alternative transportation goals adopted by the Jackson/Teton County Community.

The Jackson/Teton County Comprehensive Plan includes the following principles and policies that were established in support of multimodal transportation including:

- Policy 2.3a to Meet future transportation demand through the use of alternative modes;
- Policy 2.3b to Create a safe, efficient, interconnected multimodal transportation network;
- Principle 7.1 to Meet future transportation demand with walk, bike, carpool, transit, and micro-mobility infrastructure; and
- Policy 7.1.c to Interconnect all modes of transportation.

The Jackson Hole Pathways Master Plan was initially adopted in 2007 to guide the development of bicycle, pedestrian and supporting multimodal infrastructure including off-road facilities. Since at least 2016, the annual workplan for the Town of Jackson and Teton County Pathways program has included an item to "develop bicycle-parking regulations for adoption into Town and County land development regulations." The workplan also includes an item to develop community street design guidelines and standards for new construction or

reconstruction of sidewalks and pathways. Though some workplan items remained unaddressed for many years due to insufficient staff capacity, Pathways has revisited strategic planning for the above workplan items starting in May 2022.

According to the Pathways Department, the purpose of establishing new bicycle parking requirements is primarily to promote bicycling as a viable transportation option as directed by the Comprehensive Plan, Pathways Master Plan, and Integrated Transportation Plan. Access to convenient, secure bicycle parking and other “end of ride” facilities is one of several components key to encouraging people to ride and increasing bicycle mode share (along with the provision of safe bicycling facilities such as protected bike lanes, access to bicycles, and connections between bike facilities and transit). Bicycle parking also encourages stopping and spending time and resources at local businesses, and by encouraging more people to ride, makes cycling safer.

For many years, the Pathways Department has noted that existing bike parking requirements have been insufficient to meet the demand for bike parking—the quantity requirements have failed to generate enough bike parking supply, and the design standards have not met the basic rack or parking layout guidelines necessary to make bike parking convenient and secure. As a result, staff has had to spend considerable time requesting and/or negotiating for improved bike parking during development reviews. This has unnecessarily consumed staff time and has frequently failed to produce a better outcome, as staff suggestions to meet a higher standard are rarely taken into consideration. Improved bike parking standards will help the Town (and County) achieve their transportation goals by encouraging more people to bike, shifting trips away from single occupancy vehicles and to other more efficient modes.

Existing Requirement

The Town’s existing standard for bicycle parking requires that all nonresidential uses provide on-site parking spaces for use by non-motorized vehicles at a ratio of 1 bicycle parking space for every 10 vehicle spaces required by a use and further specifies location and facility requirements (Section 6.2.2.D). Notably, the current standard does not apply to any residential use, including multi-unit residential buildings or residential uses within a mixed-use building. In addition, the current standard does not distinguish between short-term and long-term bicycle parking, thus all bike parking has been provided as short-term parking facilities.

Proposed Amendment

Per the applicant, the proposed text amendment seeks to clarify and improve the existing bicycle parking standards to better meet the alternative transportation goals adopted by the Jackson/Teton County Community. In addition, the proposed amendment seeks to provide support to codify bicycle parking requests commonly made by the Pathways Coordinator to developers during project review. The proposal also introduces engineering guidelines for allowed bicycle rack designs and installation requirements to be added as an exhibit to the Town of Jackson Utility Standards. Changes to the current utility standards would be accomplished via Resolution and approved by Town Council.

The proposed text amendment includes provision for long-term and short-term bicycle parking spaces to both residential and nonresidential uses with the amount of required spaces varying by use. Short-term parking is generally designed for use of two hours or less, is targeted toward visitors or customers, and is provided in a

visible location near a building's entrance or along the street frontage. Long-term parking is intended for those users leaving their bicycles unattended for long periods of time such as at places of employment, a transit hub, or overnight at a residence. Long-term parking is typically provided in an enclosed and secure area to protect from weather exposure and theft. Some developments in Town currently provide enclosed, long-term bicycle parking in order to meet owner or market demand. However, the introduction of required long-term bicycle parking represents the most significant change due to their higher cost and greater potential to impact site design.

A draft table of proposed bicycle parking requirement by use is attached to this staff report. Should Council direct Staff to draft an ordinance to increase and clarify bicycle standards, Staff would present a more comprehensive version of the text amendment at a future Council date for First Reading.

The proposed amendment would introduce a long-term bicycle parking requirement for residential uses of 3 or more units per lot and most nonresidential uses would see an increased requirement for bicycle parking based on floor area, rather than vehicle parking spaces, to be split between long-term and short-term bicycle parking. Long-term bicycle parking would be provided on private property and not within the public right of way.

The proposed amendment would also introduce flexibility in applying the bicycle parking requirement, to be approved by the Planning Director, for a reduction of required vehicle spaces in exchange for bicycle parking spaces and for converting existing vehicle parking spaces to bicycle spaces.

Planning Commission Workshop

This proposed text amendment appeared before the Planning Commission in a workshop format at the April 5, 2023, meeting. Commission feedback during the workshop meeting was in general support of the proposed amendment for increased and clarified standards. The Commission was also in general support of allowing bicycle parking to fulfill some level of vehicle parking requirement or replace some amount of existing vehicle parking but stressed that specific maximums or "guardrails" should be in place to ensure such incentives do not result in "under parking" sites that may result in spill-over impacts to neighboring properties.

In response to department reviews from staff and feedback from Planning Commission during the April 5, 2023, workshop, the applicant made some minor revisions to their proposed text amendment. These revisions include updating applicable use categories to better match use categories established in the Town's LDRs, removing occupancy as a basis of measurement for required bicycle parking, and adjusting the 'alternative compliance' option available to the Planning Director to replace up to 10% rather than 25% of required vehicle parking with bicycle parking.

Planning Commission

Next, this proposed text amendment appeared before a Planning Commission regular meeting on June 7, 2023. Discussion mirrored that of the original workshop, including that incentives for reduction or replacement of any level of vehicle parking requirement for bicycle parking should include maximums or "guardrails" to ensure those incentives do not result in "under parking" sites or produce spill-over impacts to neighboring properties. Additionally, Planning Commission clarified that their workshop discussion on bicycle requirement for

residential uses was intended to introduce a per unit basis such 3 or more units per lot rather than a configuration basis such as 3 attached or 3 detached units. The table proposed below reflects that discussion and clarification.

Analysis.

The text amendment changes will effectively set higher standards for bicycle parking facilities in most new development and align with the goals of the following Comprehensive Plan language:

Policy 2.3.a (Meet future transportation demand through the use of alternative modes)

Policy 2.1.c (Create a safe, efficient, interconnected multimodal transportation network)

Principle 7.1 (Meet future transportation demand with walk, bike, carpool, transit, and micromobility infrastructure) which states: If the fastest way to travel around the community and region is by walking, biking, carpooling or taking transit, residents, and visitors will move in a way that benefits the environment, their pocketbook, and their health. To achieve this goal, capital investment in transportation must be focused on walking, biking, carpooling, and transit. Single occupancy vehicle solutions have the most significant environmental footprint while providing transportation access to a limited portion of the population. Increasingly, the transportation network will be an interconnection of walking, biking, carpool, and transit infrastructure that makes the single-occupancy vehicle the least convenient mode of travel.

Policy 7.1.c (Interconnect all modes of transportation) which states: Our alternative transportation system will provide a means to connect all modes of travel. Park 'n' Rides, last-mile solutions, bicycle parking, complete streets, transit, micro-transit, and pathways will be incorporated into an integrated transportation system. A system of trails to connect our parklands and trailheads should be considered as part of the transportation system. The Town and County will work jointly to identify opportunities for connections between various transportation modes to make walking, biking, carpooling, and transit the quickest way to move around the community. Our new pathways should be modeled to accommodate new changes in transportation technology.

Notably, LDR text amendments focusing on a specific, individual Section of text often have “rippling” implications on other LDR sections that require minor updates to correct section numbering, cross-references, or conflicts. Should Council direct Staff to move forward with this requested amendment, Staff will present any such minor changes at the time of ordinance reading.

Key Policy Question.

The primary policy question is whether Council would like to increase and clarify the Town’s existing bicycle parking requirements.

The second key policy question is whether Council concurs with the amount of bicycle parking required by use as proposed in draft table attached hereto.

The third key policy question is whether Council supports a reduction in vehicle parking spaces by Planning Director as mentioned above.

Subsequent questions for consideration are whether the proposed amendment strikes the right balance between improving bike facilities for the community with the increased costs to developers (e.g., long-term bicycle storage), especially for providers of affordable housing in the community and whether the proposed amendment appropriately requires bicycle parking on both public and private properties.

Public Comment.

No public comment has been received by Staff at the time of this report.

Staff Findings.

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 purposes of the LDRs per Division 1.3 are generally to implement the Comprehensive Plan and to promote the health, safety, and general welfare of the present and future inhabitants of the community. Staff finds the proposed amendment is supportive of our community's comprehensive plan goals and is consistent with the purpose and organization of the LDRs.

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

Complies. The amendment proposes more detailed, use-specific standards for bicycle parking consistent with provisions of the broader Required Parking and Loading Standards (Section 6.2.2), including vehicle and disability parking requirements.

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

Complies. The amendment defines a minimum standard for bicycle parking while offering flexibility for alternative compliance if, when strictly applied, the proposed standard results in specific constraints or unforeseen circumstances.

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

Complies. The amendment proposes more detailed, use specific standards for bicycle parking aimed at increasing the availability and occurrence of bicycle parking infrastructure. This infrastructure is supportive of a broader network of bicycle infrastructure, including paths and multi-modal facilities, which foster alternative modes of transportation for visitors and residents.

5. Improves implementation of the Comprehensive Plan; and

Not Applicable. Per Wyoming State statute.

6. Is consistent with other adopted Town Ordinances.

Complies. As conditioned, the proposed amendment does not conflict with any other Town Ordinances.

Fiscal Impact.

None.

Staff Impact.

The amount of Staff time to review this Conditional Use Permit, including research and report drafting is approximately 30 hours. Preparing the ordinance for presentation at an upcoming meeting is estimated at 5 additional hours of staff time.

Attachments or Links.

Draft Table of Proposed Bicycle Parking Requirement

Department Reviews

Applicant Submittal

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

I move to direct staff to prepare an ordinance for LDR Text Amendment P23-016 as directed by Council and based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated July 17, 2023, and present that ordinance for first reading at the next available opportunity.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: January 22, 2024

RE: Town Manager's Report

Catering Permits

As noted in the December 2023 Town Manager's Report, staff conducted an educational meeting for all Retail and Resort Licensees and invited entities that frequently host events where Catering Permits are issued to clarify the statutory rules, compliance efforts that will be occurring, inform attendees that a new Catering Permit application will be forthcoming, and to go through scenarios to provide information about when Catering Permits are needed. The Wyoming Liquor Division noted 1) the sale, serving, or giving away of alcohol under a Catering Permit must be performed by employees of the Retail or Resort Liquor Licensee holding the Permit or by the event organizer under a contract with the Licensee; 2) every person performing the sale, serving, or giving away of alcohol must have T.I.P.S. training, whether they are an employee of the Retail or Resort Licensee employee or the event organizer; and 3) Catering Permits cannot be used by a certain person, company, etc. at a frequency that they are effectively being used to operate a continuing business. Jason Allen from the Wyoming Liquor Division attended the meeting remotely and presented the information and Lynsey Lenamond helped answer questions regarding the role of the Town as the local licensing authority including compliance checks. The meeting was well attended, was live streamed, and was also recorded to allow viewing by those not able to attend.

The Town is currently in the process of summarizing the information presented at the meeting and working on finalizing the updated Catering Permit application form. Once those are completed, the information will be sent out along with the updated Catering Permit application, and the new application and process will take effect 30 days later. The updated application form will have a list of 10-15 questions to help the Town make a determination for each applicant as to whether the permit being issued is effectively being used to operate a continuing business.

Staffing Update

Staff continues to recruit to fill all vacancies in the organization. The Public Works team has added several staff members recently and we are currently recruiting to fill 1 remaining position on the plow crew for the winter that is shared with utility locates for the water and sewer team in the summer. We do have an experienced, local, variable hour plow driver on call for this winter when the need arises to assist with this critical service and we are thankful for that assistance. Our facilities team is focusing on contracting out some project work as well as more involved

maintenance and repair work while still utilizing the services of a past full time employee doing some variable hour remote work for fixed asset database management, energy audit contracting, and simple layout plans for maintenance bays.

Our senior law enforcement team is working on training several new hires in the organization, one of which is a lateral officer, and we are currently in the process of conducting background checks on 3 candidates that have accepted conditional offers from the Town. We have a testing process coming up in February to recruit 1 additional candidate to backfill an upcoming vacancy and we are very pleased with the results of the recruitment efforts these past 6 months.

We continue to seek out a Principal Planner candidate that will complement our already talented team while still considering several applicants from previous rounds of recruitment. The Town also has a signed conditional offer from a candidate to fill the HR Specialist position to take over Carl Pelletier's duties.

Overall, we have been fortunate to bring on some very positive and talented employees to join our organization and we continue to look for new additions to help continue moving the organization forward.

Town Council Retreat

Just a reminder about the Town Council retreat coming up on January 29th and 30th at the Wort Hotel. The retreat begins on January 29th at 9:00 AM and Heather Bergman of Peak Facilitation Group will be joining us to facilitate this retreat. Staff looks forward to spending quality time with the Town Council focusing on our workplan and priorities across the organization.

Volkswagen Settlement Funds Application

The Town of Jackson has been evaluating our vehicle replacements that may qualify for settlement funds from Volkswagen, and we do have qualifying vehicles that are on the replacement list in the next few upcoming fiscal years. Volkswagen settlement funds pay up to 100% of the cost for replacement of pre-2009 diesel-fueled heavy vehicles and equipment. If the Town determines that replacing a piece of equipment or heavy-duty vehicle with an electric version is appropriate (i.e., we are able to procure and service that vehicle), we will apply for this funding by January 31, 2024. Upon approval of the Town Manager's report, staff will apply for settlement funds for the replacement of any staff-selected pre-2009 class 4-8 vehicles.

Bureau of Land Management Wyoming Wildlife Program Grant Application

The Wyoming Bureau of Land Management (BLM) has \$2 million dollars available for projects that improve the management of wildlife and their habitats and is accepting project applications ranging from \$20,000 to \$900,000. Staff are investigating whether the purchase of bear resistant trash containers within the Town of Jackson will qualify for these funds. If it qualifies, Sustainable Strategies (S2) is willing to help the Town of Jackson pursue approximately \$200,000 in funding to replace trash containers in the downtown core, bus stops, and Town parks with bear resistant ones. The Town of Jackson has utilized the maximum number of grants allowable under our contract with S2 this fiscal year; support with this grant application will cost an additional \$8,500.

With the approval of the Town Manager's report, staff will proceed with the expenditure of \$8,500 for S2 to work on this grant and this amount will be included with the next budget amendment for FY24.