

**AGENDA**  
**Planning and Zoning Commission**  
**April 17, 2024 – REGULAR MEETING**  
**5:30 PM**

The New Business items have been placed on the agenda in the order they were received. Please note that at 8:00 p.m., the Commission will evaluate the remainder of the agenda to determine if time constraints will permit the full agenda to be heard at this meeting. All items not heard at this meeting will be postponed to the next regularly scheduled PC/BOA meeting or to a special meeting scheduled by the Commission.

**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**

**1. ZOOM LINK FOR PUBLIC PARTICIPATION**

The Town reserves the right to close Public Comment via Zoom at any time. In-person comment will continue to be taken and written comments can always be submitted to the Planning Department at [planning@jacksonwy.gov](mailto:planning@jacksonwy.gov).

- I. To join, click link or copy it to your browser: <https://us02web.zoom.us/j/87635064944?pwd=UXJvUINkdHMxK0xEc0dDS09nMVMrUT09>  
Or join at zoom.com with Webinar ID: **876 3506 4944** and Password: **83001**

- 2. CALL TO ORDER
- 3. ROLL CALL
- 4. MATTERS FROM THE PUBLIC
- 5. APPROVAL OF MINUTES
  - I. April 3, 2024 Planning and Zoning Commission Regular Meeting
- 6. OLD BUSINESS
- 7. NEW BUSINESS
  - I. P23-204, 206, P24-007 PCJH Development Plan, PUD Amendment and CUP (Tyler Valentine)
  - II. P24-042 LDR Updates - Director Titles (Katelyn Page)
  - III. P24-043 LDR Updates - Noise (Katelyn Page)
  - IV. P24-044 LDR Updates - Findings of Approval (Katelyn Page)
- 8. BOARD OF ADJUSTMENT
- 9. PLANNING COMMISSION
- 10. MATTERS FROM THE COMMISSION
- 11. AGENDA FOLLOWUP
- 12. MATTERS FROM STAFF
- 13. ADJOURN

**MINUTES**  
**PLANNING AND ZONING COMMISSION**  
**TOWN OF JACKSON, WYOMING**  
**April 3, 2024**  
**UNAPPROVED**

The Planning and Zoning Commission met in a regular session on April 3, 2024, in the Town Council Chambers located at 150 E. Pearl in Jackson, at 5:37 pm. This meeting was held in-person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Anne Schuler, Thomas Smits, Laura Bonich, Stephanie Wise

STAFF: Paul Anthony, Tyler Valentine, Lynsey Lenamond

**MATTERS FROM THE PUBLIC:**

**APPROVAL of MINUTES:** A motion was made by Anne Schuler and seconded by Stephanie Wise to approve the March 20, 2024, regular meeting minutes. Katie Wilson called for the vote. The vote showed all in favor with Stephanie Wise and Laura Bonich abstaining. The motion carried.

**OLD BUSINESS:** None.

**PLANNING COMMISSION:**

**ITEM P24-002:** 335 N. Cache et al – Sketch Plan

**STAFF PRESENTATION:** Tyler Valentine

Staff reminded the Commission that their goal at this stage is to ensure the sketch plan adheres to the LDRs; staff has found that it does. Staff pointed out that an alley vacation has also been requested and that workforce housing will be off-site at The Loop. Staff requests that the Commission weigh in on those two items and the general architectural design of the project. The Design Review Committee reviewed it twice and recommended approval on March 13, 2024. Staff is recommending eleven conditions of approval.

**QUESTIONS FOR STAFF:**

Commission asked about deliveries in the alley, staff responded that large vehicles would set up from Perry Street and back up into the alley. Staff is asking for them to provide more space on their site for large vehicles/deliveries. Commission asked if Cache Creek guests can get out of their parking spaces without using the alley. Staff responded that if all spaces are full, the space in the alley would be needed for those vehicles to get out. Commission asked about a Public Access easement, staff said that they are thinking about it but are being cautious as to what they're asking for at this time. Staff is not recommending easements on courtyards at this time. Commission asked about 36 condos that will be sold and rented out. Staff confirmed that these units cannot be used as short-term rentals. Commission asked about housing mitigation, in regard to the overall requirement not addressing how many jobs will be created. It was felt that the LDRs are not being



specific enough in this area. Staff responded that staff looks at the layout and decides if a space such as a spa will function as a separate business. In hotels, the LDRs generally lump ancillary uses into the whole business. Staff said that there is still tweaking going on as far as the mitigation requirements. The applicant must speak to how the different spaces will be used. Staff will apply the same lens to this applicant's uses as they have to past projects. Commission feels this is a mixed-use building, not a hotel. Commission also asked about the affordable housing credits. Staff said they require the applicant to show them what is on the property, and they confirm with either records or the County assessor. Staff said they have gotten direction to eliminate the credit, but for now it still exists and applies to this applicant. Commission asked about parking, in regard to the mixed-use of the building, they feel that there's not nearly enough. Staff confirmed the lodging and residential trigger 182 spaces, applicant has provided 220. Staff is looking for more information from applicant on how parking will be managed. Commission asked for staff's opinion on off-site workforce housing. Staff said that they are not opposed to it and appreciate that the applicant is building the housing first before the commercial project. They have found that integrated housing in hotels doesn't typically work extremely well. Commission asked about criteria of the LDRs and doesn't understand how staff could say that the project meets the LDRs fully due to the alley vacation. Staff responded that Council wanted to see what the project would even look like before considering approval of the alley vacation.

**APPLICANT PRESENTATION:**

Brent Layton spoke on behalf of the applicant. He spoke to the applicant wanting to create a vibrant atmosphere. Applicant has worked on elevations, and complying with conditions that the Planning department has requested and recommended. The applicant has reached out to Cache Creek's lawyer to discuss the alley vacation. The intent is to leave the alley open and accessible to Cache Creek guests. Brag Wagstaff also spoke on behalf of the applicant and expressed appreciation to the Planning staff.

**QUESTIONS FOR APPLICANT:**

Commission asked about delivery trucks in the alley, and applicant responded that their plan is that drop-offs will be very quick but that they are studying this further. Their intent is provide a location for delivery trucks to pull off of alley. Commission asked if they've considered moving the entrance to Glenwood. Applicant said they've done a traffic analysis, and they and staff have felt the main entrance should be on Cache. Commission asked about employee parking, and applicant said they feel there's sufficient parking.

**PUBLIC COMMENT:** Mark Sullivan spoke on behalf of the Cache Creek Motel owners. Their main concern is the alley use. They would like to see the revised plan before they determine if it meets their concerns.

**COMMISSION DISCUSSION:**

Commission is largely concerned with the alley vacation and feels that access for Cache Creek guests should be constant. From a design perspective, they are not opposed to the vacation, but do wonder about fire and safety concerns. They are disappointed that Town decided not to address big buildings at this time. They feel that the street frontage needs to be broken up more. They feel that the building doesn't speak "Jackson" as far as scale or materiality. They would like a Public Use easement to be considered for the alley if it is vacated. They expressed interest in moving the entry/check in area to Glenwood. Commission overall doesn't mind the off-site housing but requests a deeper dive into the mitigation numbers. They think something to consider in the future with off-site housing is proximity. Commission is not happy about the massing of the project. They are not fans of the Moulton barn and feel the project is inconsistent overall. Commission pointed out that the applicant is doing what the LDRs require, but the LDRs are not working for this scale of building. Commission supports staff's findings and conditions. Commission wondered about underground parking and a loading dock underground. Commission asked for more information on the Benzene Plume and dewatering.

**MOTION:** A motion was made by Anne Schuler and seconded by Laura Bonich to recommend approval of Sketch Plan P24-002 for a new three-story, 290,000 sf mixed-use hotel and residential condominium building at the subject property based upon the findings presented in the staff report, the departmental reviews, and subject to the 11 conditions of approval recommended by staff. Katie Wilson called for the vote. The vote showed 4-1 with Thomas Smits opposed. The motion carried.

**MATTERS FROM COMMISSION:** Commission wants to remind Council that the big building discussion needs to happen. Katie Wilson suggested she will invite Councilmember Arne Jorgensen to the PC meeting on April 17<sup>th</sup>.

**MATTERS FROM STAFF:** Paul Anthony reminded Commission about the Special Joint Commission meeting on April 10<sup>th</sup> at 6pm. The Presbyterian Church project will be on the next PC/BOA agenda on April 17<sup>th</sup>.

**Adjourn:** A motion was made by Anne Schuler and seconded by Thomas Smits to adjourn the meeting. Katie Wilson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 7:50 pm.

minutes:ll

# STAFF REPORT



|                               |                                                                                                                                                                                                                     |                        |                     |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|---------------------|
| <b>Meeting Date:</b>          | April 17, 2024                                                                                                                                                                                                      | <b>Meeting Title:</b>  | Planning Commission |
| <b>Submitting Department:</b> | Planning Department                                                                                                                                                                                                 | <b>Presenter:</b>      | Tyler Valentine     |
| <b>Agenda Item:</b>           | Planned Unit Development Amendment, Development Plan, and Conditional Use Permit for the Presbyterian Church of Jackson Hole Housing Development at Parcel 1 along South Park Loop Road (P23-206, P23-204, P24-007) | <b>Public Comment:</b> | Yes                 |

## Purpose & Policy Considerations.

First, a Planned Unit Development (PUD) Amendment is required by Land Development Regulation (LDR) Section 8.2.13.D when previously approved PUDs, Planned Mixed-use Developments, or Complete Neighborhood Master Plans (CNMP) are proposed to be amended.

Second, a Development Plan is required in the PUD - Neighborhood Low Density-3 (PUD - NL-3) zoning district by the Town of Jackson LDRs for projects with a density of more than five units. The proposed project includes 21 townhome units.

Third, the proposed church "Fellowship" building is considered an "Institutional" use which requires a Conditional Use Permit (CUP). All three requests mentioned above require Planning Commission review and recommendation prior to the Town Council's final review and consideration.

## Requested Action.

The applicant, Jorgensen Associates, on behalf of the Presbyterian Church of Jackson Hole (PCJH) is requesting approval of a 21-unit workforce deed-restricted housing development with a church Fellowship building at an unaddressed 2.93-acre parcel (Parcel 1) located along South Park Loop Road directly south/southeast of the Presbyterian Church. The applicant is formally requesting approval of the following items:

**ITEM A (P23-206):** Approval of a PUD Amendment to amend the Cottonwood Park CNMP to allow 'Multi-family Residential' (i.e., condominiums, townhomes, apartments) and "Institutional" (i.e., church) as allowed uses on the subject property.

**ITEM B (P23-204):** Approval of a Development Plan for a two-phased development of 21- workforce deed-restricted townhome units totaling 25,466 sf of above-ground habitable.

**ITEM C (P24-007):** Approval of a CUP for a new Institutional use, specifically for a 1,500-sf ancillary church Fellowship building on the subject property.

## Recommendations.

**ITEM A (P23-206):** The Planning Director recommends **approval** of a PUD Amendment to the Cottonwood Park CNMP to allow "Multi-family Residential" (i.e., condominiums, townhomes, apartments) and "Institutional" (i.e., church) as allowed uses at the below-described parcel (Parcel 1), subject to the departmental reviews attached hereto, and this staff report.

**ITEM B (P23-204):** The Planning Director recommends **approval** of a Development Plan for 21 workforce deed-restricted townhome units at the below-described parcel (Parcel 1), subject to the departmental reviews attached hereto, this staff report and the following conditions:

1. A building permit for Phase 1 shall be submitted within two years of Development Plan approval. Upon completion of Phase 1, a building permit for Phase 2 shall be submitted within one year. Failure to not comply with these deadlines will cause the Development Plan to expire.
2. A shared parking agreement shall be recorded against the Presbyterian Church site (1251 South Park Loop Road) before the issuance of a building permit for Phase 1 dedicating at least 30 dedicated parking spaces for the benefit of Parcel 1.
3. At the time of building permit submittal, the site plan shall include a pedestrian connection from the bike path at the South Park Loop Road/Hi Country intersection to the Phase 2 parking lot.
4. Prior to Town Council review, the applicant shall identify which units need an exemption to the Workforce Deed Restriction approved by the Jackson/Teton County Housing Department to allow seasonal unpaid workers.
5. At the time of building permit submittal, the applicant shall demonstrate compliance with the EVSE parking requirements and provide 7 EV capable and 1 EV installed parking spaces.

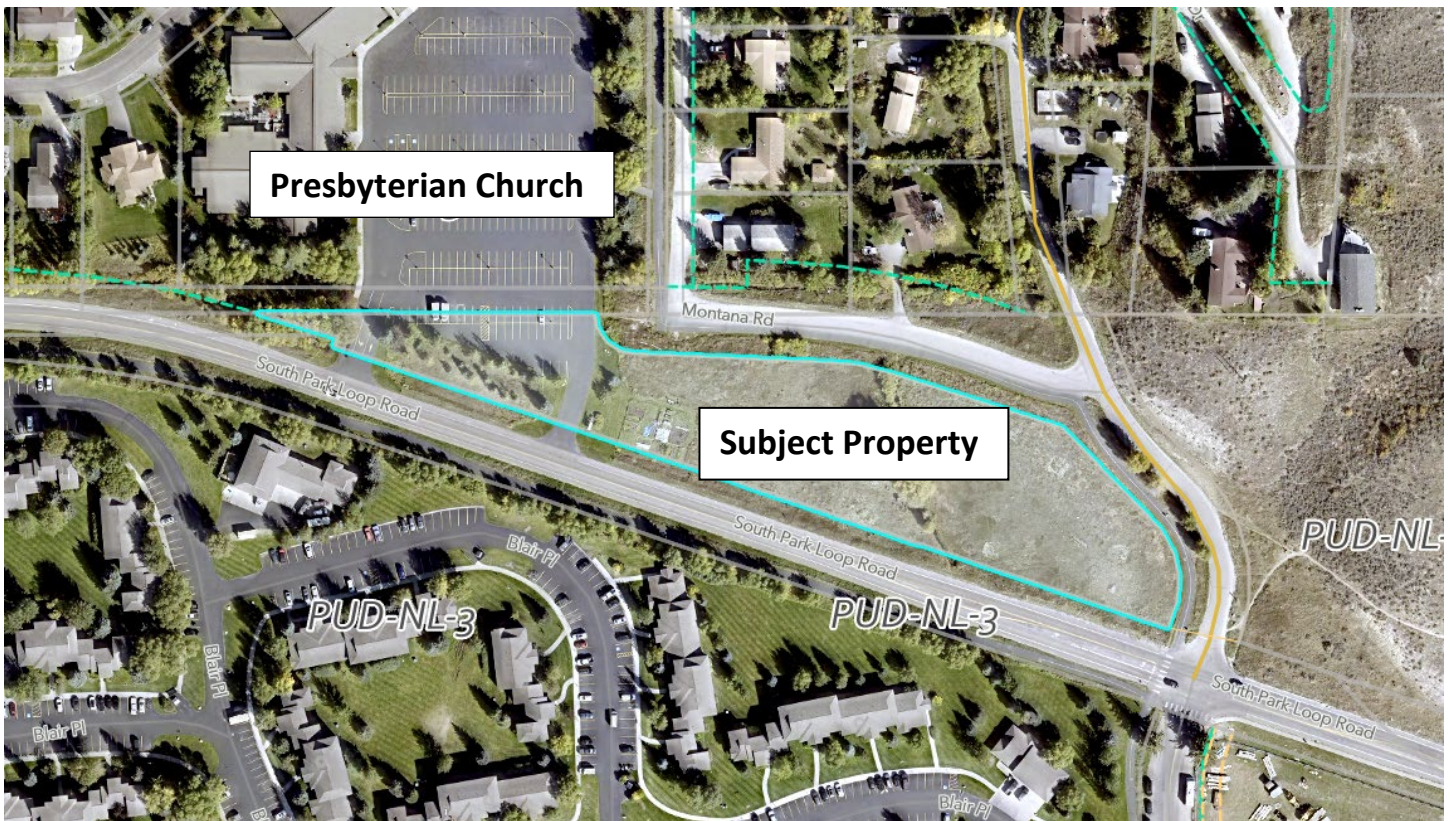
**ITEM C (P24-007):** The Planning Director recommends **approval** of a CUP for a new Institutional use, specifically a 1,500-sf ancillary church Fellowship building, at the below-described parcel (Parcel 1), subject to the departmental reviews attached hereto, and this staff report.

#### **Key Issues/Questions.**

1. Does Four Lazy F Ranch, Inc. have the legal right to transfer 18 development rights to the applicant's property? This question is part of the larger issue of determining which person(s) or entity(ies) own the unbuilt and unassigned 55 units still remaining within the Cottonwood Park CNMP. The original property owner and developer, Four Lazy F Ranch, Inc., has claimed ownership of all unused dwelling units and the ability to sell/transfer 18 of those units to the Presbyterian Church assuming the proper permits are approved by the Town.
2. Is the proposed density increase from three units to 21 units appropriate at this location?

#### **Project Location.**

The property is located at PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1 which is an unaddressed parcel along South Park Loop Road directly south/southeast of the Presbyterian Church. An aerial photo is shown below and on the following page:



## Background/Project Description

### Background

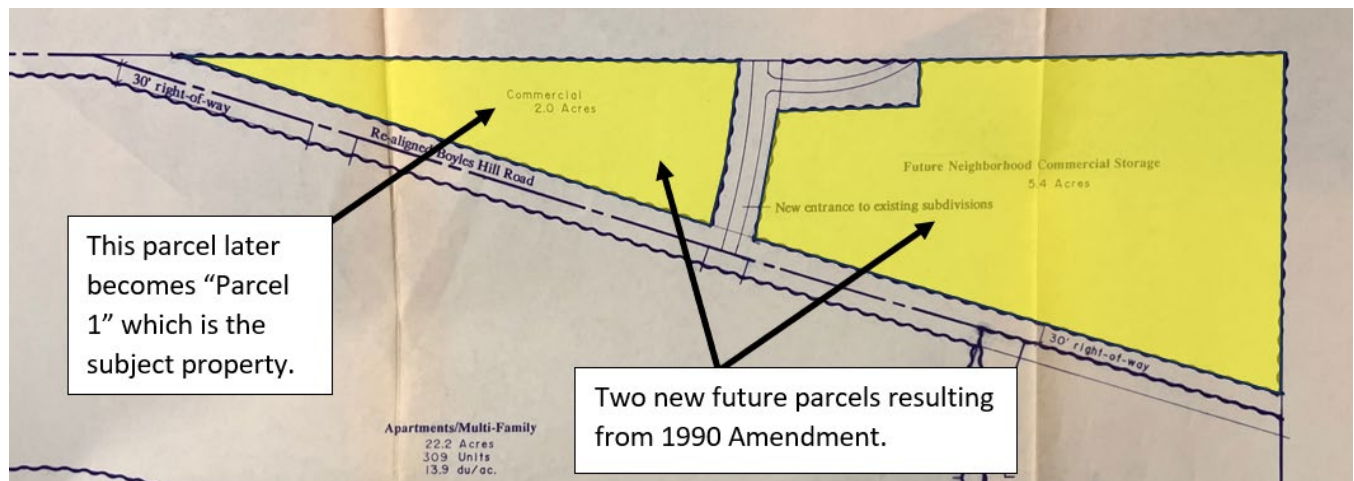
The subject site is 2.93 acres (127,630 sf) and located on the north side of South Park Loop Road just west of the South Park Loop Road/Hi Country Drive intersection. The property is zoned PUD – NL-3 and located within the Cottonwood Park CNMP. The surrounding properties to the east, west, south, and northwest are also zoned PUD – NL-3, and the properties to the northeast within the Hi Country subdivision are zoned Residential-3 and located within the County. The subject property, which is vacant with no structures, is owned by the Presbyterian Church of Jackson Hole and spans roughly 1,100 linear feet of South Park Loop Road. The western third of the site currently serves as the main two vehicular access points to the Presbyterian Church as well as an extension of their parking lot. The only site features east of these improvements are some garden plots for the church and an irrigation ditch that runs down the middle of the eastern two-thirds of the property. Below is a summary of the main historical approvals related to the applicant's requests:

- **1983 - Cottonwood Park CNMP Approval** - The Cottonwood Park CNMP, 148.61 acres in total, was adopted by Teton County in 1983. The original landowner and developer was Four Lazy Ranch Inc. represented by Todd Oliver. Over the course of the development of the CNMP, numerous amendments have been made. One thing that hasn't changed is the CNMP's total approved and vested density of 785 dwelling units in the form of detached single-family and multi-family dwelling units (i.e., apartments, townhomes, and condominiums). In general, the CNMP is broken up into four quadrants: Corner Creek in the southeast corner, Rangeview in the southwest corner, Cottonwood Creek in the northwest corner, and Homestead in the northeast corner. The subject property is within the Homestead section and was originally a +/-7.4 acre parcel located adjacent to Boyle's Hill Road (later renamed to South Park Loop Road) and had a use designation of "Future Neighborhood Commercial Storage". The potential future uses of this site included a transportation/maintenance facility for the



school district, boat/RV/trailer storage for Cottonwood residents, and neighborhood-scale facilities and services. None of these uses ever came to fruition.

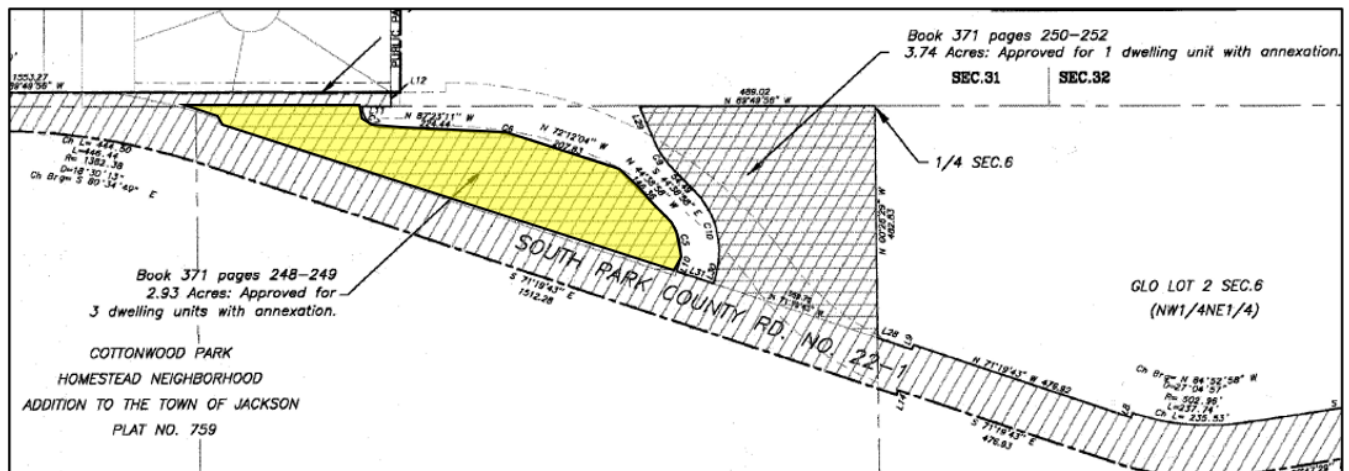
- **1990 - Amendment and Road Alignment** - The Cottonwood Park CNMP was amended which shifted higher densities to the northern portions of CNMP's overall site (generally where Blair Place Apartments is located) and approved the realignment of Boyle's Hill Road (later renamed to South Park Loop Road). The road realignment shifted Boyle's Hill Road south creating a physical separation of the subject property from the rest of the land within the CNMP. The 1990 amendment did not change the use of the subject property but did modify the configuration of the original parcel into two parcels (one of which is now the subject parcel "Parcel 1" and the other is the XXX parcel on the west side of Hi-Country Drive) that are separated by a new access road that leads to the Hi Country subdivision to the north. The image below shows the general location of the realigned road and two new future parcels. Please note that the parcels shown below were approved with the CNMP amendment and the final configurations and sizes were later approved in 2001 when they were annexed into Town.



- **1990 CNMP Annexation into Town** – The Cottonwood Park CNMP is annexed into Town corporate limits but did not include the subject property for reasons unknown. One potential reason is that the road realignment created a physical land barrier separating the subject property from the rest of the CNMP and likely the Town annexed the majority of contiguous land within the CNMP knowing that the subject parcel would eventually be annexed into Town after the road realignment land exchange was finalized, and the land was conveyed to the appropriate parties which eventually happened. Staff notes that various documents and approvals after the 1990 annexation refer to the two parcels north of Boyle's Hill Road as still being part of the CNMP.
- **1993 - Land Exchange Agreement** – A land Exchange agreement between Teton County and Four Lazy Ranch was approved which would 1) transfer four acres of land from Four Lazy Ranch to the County for the road realignment, 2) transfer 1.57 acres of land from the County to Four Lazy Ranch for abandoning the existing road, and 3) transfer two acres of off-site land in Adams Canyon (south of Town) from the County to the Cottonwood Park Homeowner's Association (HOA) for the specific use of storing recreational vehicles and trailers. Staff concludes that the commercial use designation on Parcel 1 was likely removed from the subject parcel by this 1993 land exchange. For example, the 1993 land exchange specifically assigned a use & density (i.e., three single-family dwelling units) to Parcel 1 with no mention of an existing or future commercial designation. Staff concludes that the two acres of

additional commercial property obtained in Adams Canyon by the Four Lazy Ranch was in exchange for the commercial uses originally shown in the CNMP at Parcel 1. Regardless, from this date forward, neither commercial use nor mixed-use is mentioned in any map, plat, agreement, or other documentation related to Parcel 1 as far as Staff can tell. Instead, only the three residential units are mentioned.

- 2001 - Annexation of Parcel 1 into Town** – Parcel 1 is annexed into Town corporate limits via T-Map (T-312C). This resulted in the subject property (Parcel 1) being 2.93 acres with a designation of three detached single-family dwelling units. Similar to staff's conclusion above with the land exchange, the exclusion of commercial use was, importantly, reflected in the 2001 annexation documents (as best the record can be determined). Annexation documents typically state explicitly the proposed new zoning and/or allowed uses of annexed land as required by State law. Thus, the fact that the Parcel was rezoned to Neighborhood Conservation – Planned Unit Development (NC-PUD), and that the accompanying annexation map stated that Parcel 1 was "Approved for 3 dwelling units with annexation," are persuasive evidence that no other uses, including commercial, were intended or allowed (i.e., whatever commercial uses that may have arguably remained prior to this annexation were extinguished by the annexation agreement to which the landowner of Parcel 1 both petitioned and consented). The subject parcel (Parcel 1) that was annexed is highlighted below in yellow.



- 2016 – Zoning Compliance Verification (ZCV)** – A ZCV was submitted by Y2 Consultants (P16-093) and confirmed, among other things, that 726 of the originally 785 approved units have been built leaving 59 undeveloped units in the CNMP.
- 2021 – ZCV** – A ZCV was submitted by the Presbyterian Church (P22-290) confirming 1) the subject property is located with the CNMP, 2) the approved 785 units have not all been developed and there are 59 undeveloped units in the CNMP, four of which already belong to the Presbyterian church, and 3) the process to request to use of any leftover unused density is through a PUD Amendment and Development Plan. This ZCV ultimately led to the applicant applying for these applications.

## Project Description

The applicant is requesting approval of the following three items:

- 1) PUD Amendment to the Cottonwood Park CNMP:** The applicant is requesting to amend the Cottonwood CNMP to add two new allowed uses to Parcel 1 which requires a PUD Amendment under the LDRs. Specifically, the applicant is seeking to add both “Multi-Family Residential” (i.e., condominiums, townhomes, apartments) and “Institutional” (i.e., ancillary church use) as allowed uses to the subject parcel in addition to the current allowed use of “Single Family Detached”. Allowing these two new uses permits the applicant to apply for a Development Plan and CUP which are both described below. This request also proposes to transfer 18 unused dwelling units from the overall CNMP to the subject property, which combined with the existing three units vested on Parcel 1, would allow up to 21 dwelling units.
- 2) Development Plan:** The applicant is also requesting approval for a two-phased Development Plan for a 21-unit workforce deed-restricted townhome development that includes two sevenplexes, one fourplex, and one triplex for a total of 25,466 sf of above-ground habitable. The unit mix is two 1-bedrooms (695-760 sf each), fourteen 2-bedrooms (952-1,090 sf each), and five 4-bedrooms (1,955 sf each) for a total of 50 bedrooms. All units are two stories and under 30’ tall. Basements are proposed underneath portions of the sevenplexes and fourplex for storage needs including bike storage. Primary vehicular access is proposed to the north from Montana Drive which is a county road that leads to 23 on-site parking spaces. An additional 10 parking spaces will be provided at the PCJH church site through a shared parking agreement for a total of 33 spaces. The applicant has provided a landscaping plan that shows plantings throughout the site and along the perimeters. A bike path is shown as a potential new pathway along South Park Loop Road that eventually merges into the existing pathway that runs along Montana Drive. Also, a new START bus pullout has been shown on the plans in the southeast corner of the site along South Park Loop Road as a potential new bus stop should START desire an additional bus stop in this location. The proposed exterior materials for the residential units are vertical wood siding and corten steel siding and roof. For the Fellowship building the applicant proposes full-depth stone veneer, reclaimed wood siding, corten steel roof, and timber posts.
  - **Phase 1** of development is proposed within the western half of the site (west of the irrigation ditch) and consists of 10 units (2 one-beds, 5 three-beds, & 3 four-beds) within one seven-plex and one triplex totaling 12,386 sf of habitable. Phase 1 also includes the Fellowship building, 10 parking spaces (7 surface and 3 garaged), a trash enclosure, outdoor gathering spaces, a community garden, and internal sidewalks throughout. The applicant is requesting a two-year expiration date on the Development Plan instead of the 18 months ordinarily required by the LDRs.
  - **Phase 2** of development is proposed within the eastern half of the site (east of the irrigation ditch) and consists of 11 units (9 two-beds & 2 four-beds) within one seven-plex and one fourplex totaling 13,080 sf of habitable. Phase 2 also includes 13 parking spaces, a trash enclosure, and internal sidewalks throughout.
- 3) CUP:** The applicant is requesting a CUP to allow for a small-scale, church gathering building referred to as the Fellowship building. Church-related uses are considered Institutional use in the LDRs and require a CUP in all zones. As proposed, the church building, referred to as the Fellowship building, is 1,500 sf,



26' tall, single-story, and will serve as a space for bible study classes and other classroom activities, a fellowship hall for youth to gather for social activities, and meetings associated with the Presbyterian Church. The building will also serve the residents in the new units. An additional 20 parking spaces will be provided at the PCJH church site through a shared parking agreement.

### **Staff Analysis.**

#### Amending Existing PUDs and Other Special Projects (i.e., PMDs, CNMPs, etc.)

CNMPs historically existed up until the 1994 LDRs as a form of master site planning similar to PMDs and PUDs. Even though CNMPs are no longer an option for new development, existing CNMPs such as Cottonwood Park are vested under their original approval and are not considered nonconforming regardless of their compliance with these LDRs according to LDR Section 1.8.2.C. When amending an existing CNMP, PUD, or PMD, the following LDR sections provide direction on process and standards:

- **LDR Section 4.4.1.F - Amendment of an Existing PUD or Other Special Project**

An amendment to an existing PUD or other special project listed in 1.8.2.C. shall be reviewed and approved pursuant to 8.2.13.D.

***Staff Response:** The Cottonwood Park CNMP is a special project listed in LDR Section 1.8.2.C and is being reviewed pursuant to LDR Section 8.2.13.D via the PUD Amendment request.*

- **LDR Section 4.4.1.D - Development of a PUD**

1. The development standards for each PUD are established by the approved PUD master plan. All physical development, use, and subdivision under the PUD shall comply with the master plan.
2. Where development standards are not addressed or established in the approved PUD master plan, the development standards of the underlying zoning district shall apply.
3. PUD approval does not permit actual physical development or use of a site. All appropriate permits and approvals shall be obtained under the administrative procedures of these LDRs prior to any physical development, use, or subdivision of land allowed by the PUD.

***Staff Response:** As conditioned, the proposed PUD Amendment complies with all relevant standards in the CNMP and the underlying NL-3 zoning. In addition, the applicant has applied for a Development Plan and CUP which are the required permits needed to process and review the proposed physical development and use of the site.*

- **LDR Section 8.2.13.D.1. - PUD Option No Longer Available**

PUD Option No Longer Available. An amendment to an existing PUD or other special project identified in 1.8.2.C. for which the original PUD option is no longer available shall:

- a. Improve the implementation of the desired future character of the area identified in the Jackson/Teton County Comprehensive Plan;
- b. Comply with the requirements of the underlying base zoning to the maximum extent practicable;
- c. Complies with the standards of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable; and
- d. Not adversely impact public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.

***Staff Response:*** *Staff is able to make all of the above findings as described below in the Comprehensive Plan & Priority Alignment section.*

#### Remaining Density with CNMP

The Town has issued two ZCVs which both confirmed that the Cottonwood Park CNMP has an approved and vested overall density of 785 units and to date and that only 726 units have been built. Of the remaining unbuilt 59 units, four are vested to the Presbyterian Church lots (Parcel 1 and Parcel 2) and three are vested to the Community Bible College. This leaves 52 units that do not appear to be assigned to or approved for any particular property or geographic area of the CNMP. If the applicant's request to transfer 18 units to Parcel 1 is approved, 34 units would be left remaining.

The fundamental question that the planning records fail to provide clarity on is who owns these leftover units. Generally speaking, development rights, such as density, run with the land. For example, if the Town approved a Development Plan for ten units on a property, those ten development rights would stay with the land even if the developer only built eight of the overall units or sold the property. However, master plans and PUDs are usually handled differently in that the original development approval is typically approved for an overall density but developed in phases over time and it is common for the master plan to be amended many times to relocate density, change uses, reconfigure roads, etc., to better meet future conditions and changing ownership goals before the development is built out. Also, importantly, development entitlements in master plans and PUDs do not expire unless specific expiration requirements are included in the approval. Thus, because there were no expiration requirements in the general CNMP requirements in the previous LDRs and no specific expiration requirements in the Cottonwood Master Plan, staff's conclusion is that all unused development rights are still valid and potentially available for development.

Returning to the question of who might own the unused 55 residential development rights, that is a fact-specific analysis that can only be determined by a close review of the 40-year public record. The purpose of this staff report, however, is not to provide a comprehensive legal analysis of the ownership claims on all 55 unused rights but to determine, at minimum, whether it is reasonable to conclude that Four Lazy F Ranch, Inc., has legal control over the 18 unused development rights that the applicant is proposing to transfer to Parcel 1. On this more limited issue, staff finds that Four Lazy F Ranch, Inc., has sufficiently demonstrated that it owns 18 of the unused development rights and so can seek to transfer those rights through the proper procedures to the applicant's Parcel 1.

This conclusion is based on the fact that Four Lazy Ranch (through Todd Oliver) was the original owner of the entire property within the CNMP, that it was the developer of record for all phases of the development up to this point, and so has the clearest case that it still owns 18 of the unused development rights. Mr. Oliver, who represents 4 Lazy Ranch, Inc., has provided a signed and notarized letter to the Presbyterian Church (attached) stating their ownership of the remaining leftover units and their intention to sell and transfer 18 of them to the church. Additionally, John Graham, an attorney representing 4 Lazy Ranch, Inc., provided an email correspondence to the Town (attached) that further justifies the claim that the remaining unbuilt units belong to 4 Lazy Ranch Inc. At this time nobody else has claimed rights to these units and the sensible owner would be 4 Lazy Ranch who happens to be the original owner and developer. the Cottonwood Park CNMP, densities have historically been shifted around and transferred from one site or geographic area to another.

#### Development Plan Overview

The purpose of a Development Plan is to review a physical development that is large and complex enough to benefit from a public review. After reviewing the applicant's submittal, staff finds that, as conditioned, the

proposed project complies with the LDR requirements of the Neighborhood Low-Density Residential – 3 (NL-3) zone and CNMP. Please refer to the LDR/CNMP Compliance table below:

| <b>LDR / CNMP Compliance Table</b><br><b>Neighborhood Low Density Residential – 3 (NL-3)</b> |                                                                                                                                                             |                                                                                                                                                                                                               |                    |
|----------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------|
| <b>LDR Standard</b>                                                                          | <b>Required</b>                                                                                                                                             | <b>Proposed</b>                                                                                                                                                                                               | <b>Complies</b>    |
| FAR (max)                                                                                    | 0.40 or 51,052 sf                                                                                                                                           | 0.21 or 26,966 sf                                                                                                                                                                                             | Yes                |
| Landscape Surface Ration (LSR) (min)                                                         | 0.45 or 57,434 sf                                                                                                                                           | 0.52 or 66,020 sf                                                                                                                                                                                             | Yes                |
| Plant Units (min)                                                                            | 1 per lot x 21 future lots = 21 plant units required                                                                                                        | 21                                                                                                                                                                                                            | Yes                |
| Minimum Lot Area                                                                             | N/A                                                                                                                                                         | 2.93 acres or 127,631 sf                                                                                                                                                                                      | Yes                |
| Primary Street Setback (Montana Drive)                                                       | 20'                                                                                                                                                         | 20'                                                                                                                                                                                                           | Yes                |
| Secondary Street Setback (Hi Country Drive/South Park Loop Road)                             | Varied setback (per CNMP)                                                                                                                                   | 10'-50'                                                                                                                                                                                                       | Yes                |
| Side Setback                                                                                 | 10'                                                                                                                                                         | 10'                                                                                                                                                                                                           | Yes                |
| Ditch Setback                                                                                | 15'                                                                                                                                                         | 15'                                                                                                                                                                                                           | Yes                |
| Building Height                                                                              | 28' (per CNMP)                                                                                                                                              | 27'2" for residential<br>20'2" for church                                                                                                                                                                     | Yes                |
| Stories                                                                                      | 2 max (per CNMP)                                                                                                                                            | 2                                                                                                                                                                                                             | Yes                |
| Parking Spaces                                                                               | 1 or 1.5 per multi-family unit + Independent calc for Institutional<br><br>21 x 1.5 = 32 spaces required for multi-family + 20 more for Fellowship building | 53 provided (2 are ADA):<br><ul style="list-style-type: none"> <li>• 30 provided at the PCJH site via shared parking agreement</li> <li>• 10 provided in Phase 1</li> <li>• 13 provided in Phase 2</li> </ul> | Yes as conditioned |
| Bike Parking                                                                                 | 1 per 10 parking spaces = 3 bike parking spaces required                                                                                                    | 48 bike parking spaces provided (24 long-term + 24 short-term)                                                                                                                                                | Yes                |
| Use Designation                                                                              | <ul style="list-style-type: none"> <li>• Single-Family Residential</li> </ul>                                                                               | <ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Multi-Family Residential</li> <li>• Institutional</li> </ul>                                                                    | Yes                |
| Affordable Housing                                                                           | 1.007 units required                                                                                                                                        | Voluntary Workforce restriction                                                                                                                                                                               | Yes                |
| Trash/Refuse                                                                                 | Required                                                                                                                                                    | Provided                                                                                                                                                                                                      | Yes                |

### CUP Overview

The purpose of a CUP is to individually and publicly review the configuration, density, and intensity of a use that is generally considered by the LDRs to be compatible with the character of a zone, but may require additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone. With regard to the applicant's request, it is clear that the proposed Fellowship building is intended to function as a small-scale accessory space for the main Presbyterian church at 1251 South Park Loop Road (referred to as the "main church"). However, because the main church is on a separate property within a different master planned area (i.e., Tribal Trails PUD), the Fellowship building needs its own CUP even though

all of the activities proposed within the Fellowship building already occur within the main church. These uses include bible study classes and other classroom activities, a fellowship hall for youth to gather for social activities, meetings associated with the main church, and a gathering space for the new residents of the 21 units. The main church building will continue as the primary location for activities, bible studies, community events, and large functions.

Staff finds that from an intensity and use standpoint, the Fellowship building will not result in any significant negative impacts such as noise, visual, operational nuisances, etc. The space will be used for small gatherings that already take place at the main church building but also provide the residents of the 21 units a place to gather for study, leisure, fellowship, dining, etc. In some sense, the Fellowship building is also an ancillary building serving the new residents similar to a community park or community building. Compared to a full-scale church, the Fellowship building will have negligible impacts. Staff also find the Fellowship building to be an appropriate use within the CNMP and will be the second church-related use next to the Community Bible College.

#### Conformance with the Comprehensive Plan

The subject property is located within Subarea 5.5 – West Jackson Residential which states:

*“This residential, STABLE Subarea provides much of the community’s workforce housing in a wide variety of housing types, including single family, duplex, tri-plex and multifamily. In the future, effort should be made to ensure that this neighborhood retains its vitality, cohesiveness, and accessibility for the local workforce. An important goal of the subarea will be to maintain a strong sense of ownership and community in the area.”*

Staff finds that the proposed project is in conformance with the above-mentioned vision. Cottonwood Park in general provides housing for many working members of the community through a variety of housing types and the applicant’s proposal for 21 workforce deed-restricted townhomes is no exception. In addition, the proposed development is designed with moderately sized units at a scale that fits into the surrounding neighborhood. Furthermore, the proposal would maintain a strong sense of ownership as the proposed units will be owned by a local organization and rented to the local workforce.

#### Conformance with the Cottonwood CNMP

When it comes to the subject property, the CNMP has few applicable physical development standards. The only three standards that staff has identified are 1) townhomes are limited to two stories, 2) townhomes are limited to 28’ in height, and 3) the perimeter of the overall CNMP, which in this case would be South Park Loop Road, did not require a standard 20’ setback but rather provided flexibility by allowing varied perimeter setbacks. This is seen in the most recent development of Cottonwood Flats which shows buildings 10’-20’ from the street property lines. As proposed, all buildings are two stories and under 28’ tall, and the setbacks along South Park Loop Road vary from 10’ to 50’ which complies with the CNMP. All other physical development standards such as FAR, LSR, parking, etc. fall to the underlying NL-3 zone with which the proposal complies, as conditioned.

Regarding allowed uses, the records indicate that previous amendments to the CNMP were approved which changed the allowed uses of certain properties or geographic areas. One of the most notable amendments that resulted in a change of use was the Cottonwood Flats area which was changed from commercial to multi-family townhomes. In addition, as mentioned above in the Background section, the subject property has already gone through a change in use from future commercial storage to single-family detached which occurred after the property was annexed into the Town. So, with regard to the applicant’s request, the proposed uses for the subject property are consistent with the overall allowed uses within the CNMP. Staff

also finds that the proposed uses are appropriate based on the location of the property along the perimeter of the CNMP. In looking at the overall perimeter of the CNMP, the majority of developments along the outskirts are multi-family developments, including the Community Bible Church, while most single-family detached homes are located within the interior of the CNMP. In addition, a large stretch of South Park Loop Road was rezoned to CR-3 in 2018 allowing larger and denser projects in this general area signifying that this general area was appropriate for additional density. Furthermore, the school district is moving forward on a 24-unit workforce housing development along South Park Loop Road and has plans for additional density in the future. In summary, staff finds that the applicant's proposal is consistent with the CNMP from the standpoint of use and overall development pattern.

Regarding allowed densities, the records indicate that various amendments to the CNMP were approved which shifted/transferred densities from one site or geographic area. As mentioned above in the Background section, the subject property has already gone through a density transfer as part of the 1993 land exchange agreement which transferred three detached dwelling units from the overall approved density of the CNMP to the subject property. Concerning the applicant's request, transferring 18 units additional units to the subject property is consistent with the CNMP because the requested density is within the 785 total dwelling units approved for Cottonwood Park. In addition, the CNMP approved a range of multi-family densities from 3.7 dwelling units per acre (du/ac) to 11.8 du/ac. As proposed, the resulting density would be 7.2 du/ac which is well within the approved density range. Below is a table comparing the densities of several Cottonwood Park developments:

| <b>Development</b>        | <b>Density</b>   |
|---------------------------|------------------|
| Ellingwood Condominiums   | 10.9 du/ac       |
| Cottonwood Flats          | 10.2 du/ac       |
| Corner Creek Phase I      | 9.5 du/ac        |
| Blair Apartments          | 10.2 du/ac       |
| Rangeview Subdivision     | 2.3 du/ac        |
| Total, Cottonwood Park    | 5.5 du/ac        |
| <b>Proposed Amendment</b> | <b>7.2 du/ac</b> |

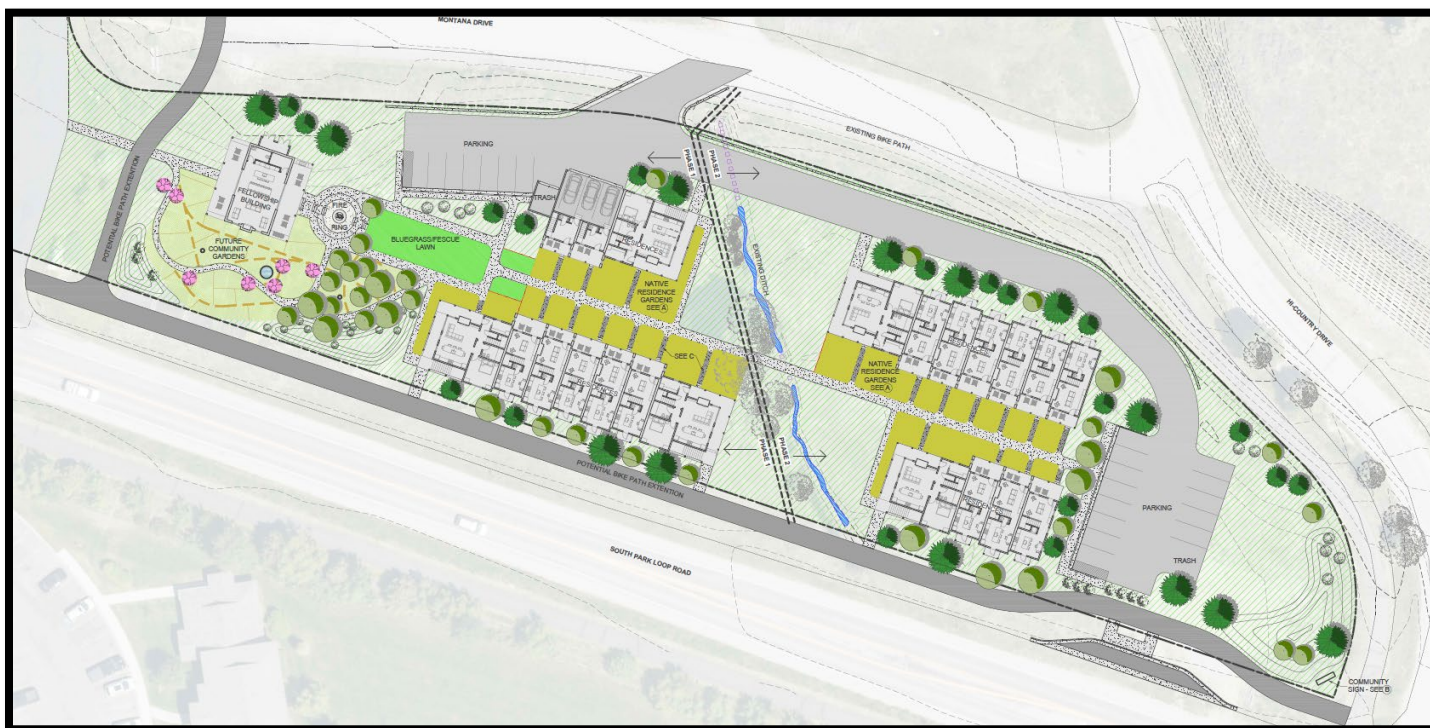
#### Building and Site Design

As mentioned above in the LDR/CNMP Compliance Table, staff finds that the site layout, building location, and building sizes comply with all applicable standards and are compatible with the CNMP which in itself includes a variety of unit/building types and sizes. As proposed, all buildings are two stories, within the 28' height limit, and are broken up into a variety of building densities which helps spread out the massing versus putting all of the units into one or two larger buildings. In addition, the applicant is only using only about half of their allowed FAR and is providing moderately sized units which further reduces the overall size of the project. Finally, the architecture and materials are relevant to the character of the CNMP through the use of traditional architecture, pitched roofs, outdoor covered porches, and materials such as natural wood siding and rusted corrugated metal. The design pattern for each building is the same in that the materials alternative from wood to corrugated metal for each unit. Below on the following page is a visual of the sevenplex located along South Park Loop Road:





Staff also finds that the site is thoughtfully designed as it provides an ample amount of open space, adequate landscaping, various internal sidewalks, and several internal gathering spaces that go beyond what is typically seen in most recent developments that otherwise maximize site development, floor area, and density. Aside from the Phase 2 parking lot at the corner of Hi Country and South Park Loop Road, staff commends the applicant for not locating the internal driveway and Phase 1 parking lot in a visible location directly up against South Park Loop Road. To help screen the Phase 2 parking lot, the applicant proposes a berm and landscaping at the corner which will help reduce the public's view of the parking lot at this prominent corner. Below is a rendering of the proposed site plan:



### Vehicular Access/Circulation

Vehicular access to the site is provided through a new 20'-wide, 2-way driveway that enters from Montana Drive (a county road) on the northern side of the property. This access location complies with a condition of the 1993 land exchange between the County Commissioners and Four Lazy F Ranch that created the new South Park Loop Road alignment. The applicant will be required to work with Teton County to obtain any required access permits. Upon entering the site, the access driveway runs east and west along the northern portion of the property and dead ends at both the Phase 1 and Phase 2 parking lots. The elevation along Montana Drive is slightly higher than the proposed driveway which will require retaining walls along the northern property line to accommodate the new access driveway. Visually, the change in grade will reduce the visibility of the new driveway from the properties to the north. Overall, staff does not have any concerns over the proposed access and circulation plan, especially considering there are no new curb cuts proposed along South Park Loop Road.

### Traffic Analysis

Typically, traffic studies are either required by the Town Engineer or voluntarily provided by the applicant in anticipation of some future impact. In this case, The Town Engineer did not require a Traffic Impact Study (TIS) but the applicant voluntarily provided one to review the project's impact on traffic. Although the LDRs have no specific standards for how to process a TIS, often the TIS is used in part to determine if certain required LDR findings can be made before approving an application. In this case, both the Development Plan and CUP have a finding that requires the project and/or proposed use to minimize adverse impacts on public facilities, such as traffic impacts on public roads. Given these important findings, a TIS is the best way for an applicant to help Town decision-makers determine that the findings related to impacts on public facilities have been met. Below are a few of the primary conclusions from the 2023 TIS prepared by Jorgensen Associates:

- The South Park Loop Road/Blair Drive intersection currently operates at a satisfactory Level of Service (LOS) B. However, by the year 2035, the LOS of the intersection is expected to decrease to LOS E. This is due to the LOS of the eastbound through lane on South Park Loop Road currently operating at LOS C. This specific lane would fail in 2035 with or without the proposed development if the transportation network and circulation remain as is.
- The proposed development would result in minimal impact to the transportation network along South Park Loop Road and the South Park Loop Road/Blair Drive intersection at the time of the facility's opening.

In conclusion, the proposed development is anticipated to have minimal impacts on LOS and overall traffic on South Park Loop Road. Although adding 21 units may have the perception of making LOS or traffic worse, the study TIS says otherwise. In addition, the proposed housing is located directly adjacent to the main church who will employ 100% of the residents which further reduces daily trips to and from work and enables residents to walk to work. Based on the 2023 TIS conclusions, and the proposal to place housing directly next to the place of employment, staff is able to make the findings that the proposed project minimizes adverse impacts on public facilities.

### Parking

Attached single-family units such as townhomes require 1.5 parking spaces per unit if the unit is larger than 500 sf. Since all proposed units are larger than 500 sf, 32 parking spaces are required. The applicant plans to provide 23 spaces on-site (10 in Phase 1 & 13 in Phase 2) and 10 spaces off-site at the Presbyterian Church's

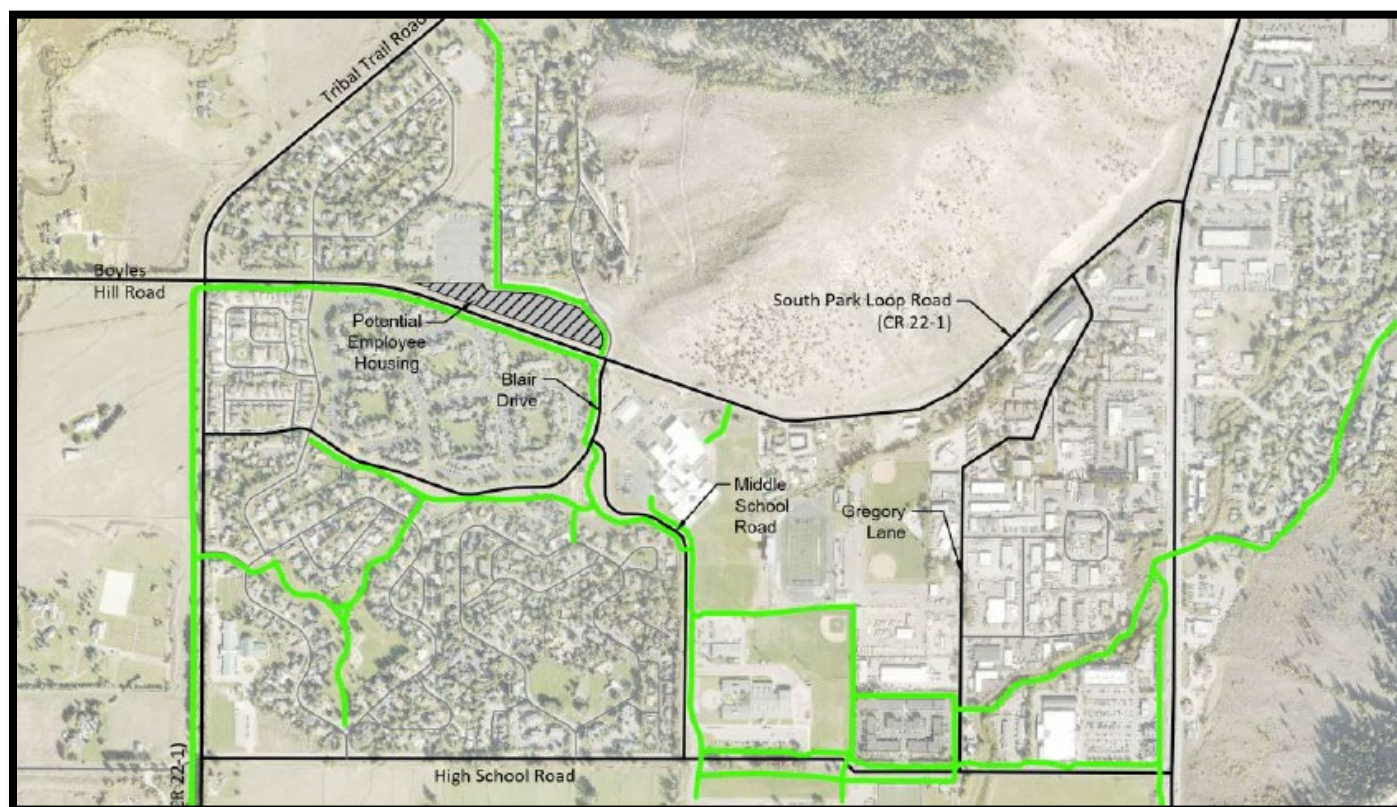


existing 251-space parking lot adjacent to the subject property. A shared parking agreement will be recorded to ensure these off-site spaces are provided in perpetuity.

Regarding the Fellowship building, Institutional uses call for an independent calculation to determine the required amount of parking. The applicant, who happens to own the adjacent 251-space parking lot, states that the majority of traffic generated by the Fellowship building will already be served by the main church parking since the Fellowship building is intended to provide a gathering space for uses/activities that already exist within the main church. In response to any concerns about potential new parking demands generated by the Fellowship building, the applicant has offered to increase the amount of dedicated off-site parking from 10 to 30 spaces. Staff agrees with the applicant's justification and does not find that additional parking is needed for the Fellowship building based on the fact that the church owns and manages both properties and has ample parking to accommodate any small gatherings at the Fellowship building. Shared parking agreements such as these are encouraged because they reduce unnecessary parking lots that often sit vacant and underutilized. Staff has added a condition of approval requiring that a shared parking agreement be recorded on the Presbyterian Church property that dedicates at least 30 parking spaces for the benefit of the subject property.

### Pedestrian Improvements

Unlike many other zones in Town that have a specific LDR-required pedestrian frontage, such as Trees in Lawn or Trees in Grates, the NL-3 zone has no such standard. Currently, the only pedestrian improvement on the north side of South Park Loop Road is an unprotected bike lane that connects South Highway 89 to Tribal Trails Road. There is however an unprotected bike path that runs along the north side of the subject property adjacent to Hi Country Drive and Montana Drive that continues north of the subject property connecting to Tribal Trails Road and continues south of the subject property meandering through the school district and CNMP connecting to both Blair Drive and High School Road. There is also a protected bike path along the southern side of South Park Loop Road that connects Blair Drive to the South Park Loop Road/Tribal Trails intersection. Below is a map of the currently constructed bike paths for this area of west Jackson:



Currently, the applicant is showing a potential future 8' - 10' bike path along the north side of South Park Loop Road which would connect to the existing bike path that runs along the northern property line. Although Pathways is supportive of this plan, there is no approved or conceptual road design for this section of South Park Loop Road, and thus instead of building a pathway now and hoping it lines up properly with a future Capital Improvement Plan, Planning staff is recommending that the bike path not be built now but that adequate space be reserved to one in the future. This is similar to how other projects were treated along South Park Loop (i.e., The Loop). The applicant has demonstrated that enough room in the public right-of-way (ROW) exists for a future bike path and staff finds this to be sufficient at this time, especially considering that a bike path already exists along the northern property line. Staff is requiring that the Phase 2 parking lot provide a direct pedestrian connection to the existing bike path at the South Park Loop Road/Hi Country Intersection.

START Bus presently provides service along South Park Loop Road with stops just east of Blair Drive and just east of Gregory Lane. The applicant has shown a potential new bus stop and turnout adjacent to their site just west of Hi Country Drive. In speaking with START, this could be a potential future bus stop location but there are no formal plans at this time. Although there appears to be ample room in the ROW for a turnout and bus stop, START requested that the applicant grant an easement to the Town of Jackson for any future public improvements that would run through a portion of the applicant's property. Being that START is not confident that this is even the right location for a future bus stop and the future roadway design is unknown, staff does not recommend securing an easement from the property owner as that would be premature based on the limited information we have. In conclusion, staff is not recommending that a new bus stop, or easement for future improvements be required.

#### Lighting

At this time a lighting plan has not been developed and thus staff is unable to verify full compliance with LDR Section 5.3.1 (Exterior Lighting Standards). Lighting plans typically are not fully developed until building permit submittal. However, the applicant is aware that all future lighting will be required to be dark sky compliant.

#### Landscaping

The NL-3 zoning district requires that 1 plant unit per lot be provided, and since there will be 21 townhome lots, a minimum of 21 plant units is required. The applicant is proposing 21 plant units as demonstrated on their landscape plan. Amongst the total requirement, the LDRs give credit toward existing vegetation and there are 44 existing trees and 5 existing shrubs, mostly in the western portion of the parcel, that will be maintained. The additional trees and shrubs proposed have been placed around the perimeter of the site to help soften and screen the parking and buildings. Staff finds that the proposed plan complies with the LDRs and the intention of the landscaping section which seeks to screen and soften parking and physical development from public streets and adjacent properties.

#### Irrigation Ditch & Wetlands

The subject property has an existing irrigation ditch bifurcating the property down the middle. The LDRs require a 15' ditch setback which the applicant is adhering to. In the Aquatic Resources Inventory analysis done by Biota, linear emergent wetlands are shown along the fringe of the irrigation ditch that are a result of the ditch itself and staff does not find these to qualify as wetlands. Wetlands are typically influenced by natural groundwater. In checking with Teton County on how they would address this situation, they also confirmed that only a 15' ditch setback would apply and not the 30' wetlands setback.

### Affordable/Workforce Housing

The applicant has stated that the proposed residential portion of the development is exempt from affordable housing requirements because the Cottonwood Park CNMP was approved prior to any affordable housing regulations. Although staff agrees that the CNMP was approved before the housing regulations were adopted, LDR Section 6.3.2.B.1 states that an employee generating development approved before December 18, 1995, which has not yet been developed shall be subject to the affordable housing rules upon submittal of any required application to complete the development. Thus, staff finds that the LDRs require 1.007 affordable units (i.e., one affordable unit and a small fee-in-lieu) for the proposed 21 townhome units.

Instead of meeting the affordable housing requirement of 1.007 units leaving the remaining 20 units as market units, the applicant is proposing to voluntarily deed-restrict all 21 units with a workforce deed restriction. The applicant states that the overall intention behind this development is to house the existing full-time year-round employees of the Presbyterian Church in addition to seasonal program directors and workers. The applicant also states that all year-round church employees and any non-church employees will fully meet the definition of "employee" and their occupancy will comply with the terms of the workforce rental deed restriction. However, because the applicant plans to allow some seasonal program directors and other seasonal workers to live in the housing rent-free and for less than six months, the church plans to pursue modifications to the minimum six-month lease term that ordinarily is required in the deed restriction. The applicant is also proposing to voluntarily restrict all 21 units to take advantage of the down-payment assistance program through the Housing Department.

Staff acknowledges that the Housing Department Rules and Regulations provide a procedure to request exceptions to certain terms of the deed restrictions, such as the six-month lease term. The Housing Department states that they support the voluntary restriction of all units but have expressed general concerns over potentially having to process numerous exemption requests from the applicant. The intention behind the standardization of restrictions is to ensure consistency and to avoid specialized restrictions that make it more challenging for the Housing Department to enforce. The Housing Department has also expressed concerns that having seasonal unpaid tenants living in the units is not consistent with the overall intention of the workforce restriction. The intention is to serve those who work and live in Teton County full-time year-round. With that being said, the applicant's proposal does not violate any particular rule or standard in the LDRs but does assume that future exemptions from the Housing Authority will be approved which are vital to the church's operation as it relates to seasonal unpaid workers. An important question posed by staff is whether it is more beneficial to the Town to gain 21 workforce-restricted units knowing that the Housing Department will likely need to accommodate the church's special needs or is it better to gain only one affordable unit.

At this time Planning staff is supportive of the proposed housing plan to restrict more units rather than the minimum 1.007 unit requirement. The result is the Town gets a total of 21 units at a lesser affordability rather than one unit at a higher affordability. The last project that proposed a similar housing plan was Westview Townhomes which provided 16 workforce-restricted units instead of four affordable units. Staff's understanding is that not all units need a special exemption from the deed restriction for seasonal unpaid workers. If this is true, then staff recommends that the applicant identify upfront which units will house seasonal workers versus those units that will not. This will help reduce the number of exemption requests for the Housing Authority but still provide flexibility to the applicant. Ultimately the Town Council makes the final decision on whether the proposed housing plan is acceptable. If the Town Council does not accept the housing plan, the applicant will be required to provide one affordable unit but may still voluntarily restrict the remaining 20 units to take advantage of the downpayment assistance program.

Regarding the Fellowship building, Institutional uses require an independent calculation wherein the applicant justifies and explains the amount of employee generation associated with the new use, if any. The applicant

states that the Fellowship building will serve as an accessory building/use to both the new residential units and the main church and therefore will generate no new jobs or employees. Additionally, the applicant states that the use of the Fellowship building will essentially provide an alternative location for activities that are already occurring on the main church campus and that any employees who may staff these church-related activities are already employed by the main church. After considering the applicant's justification, staff concludes that the Fellowship building does not generate any new employees because it will serve as an accessory gathering space for the main church and the use itself is not creating the need for new staff to operate and maintain it.

#### Bicycle Parking

This application was deemed sufficient under the previous (i.e., prior to recent LDR amendment increasing bike parking requirements) bike parking standards which required 1 bike parking space per 10 parking spaces which requires 3 bike parking spaces. However, the applicant has provided a total of 48 bike parking spaces, which is well beyond the minimum standard. Phase 1 proposes 12 spaces in 6 long-term bike lockers and 12 short-term spaces via 6 racks with space for two bikes each. Phase 2 proposes an additional 24 spaces, 6 bike lockers with space for two bikes each, and 6 bike racks also with space for two bikes each. All long-term bike storage will be accommodated in a shared basement space underneath the unit blocks and will be accessible to guests and residents via a staircase and door at the east end of the Phase 1 units and the west end of Phase 2 units. Staff finds that the proposed bike parking exceeds the minimum requirements of both the previous and newly adopted bike parking standards LDRs.

#### Noise / Visual

As part of the CUP for the Fellowship building, the LDRs require consideration of whether the proposed use will have adverse noise and visual impacts. Staff finds that from a visual standpoint, there will not be any significant negative impacts beyond what is typical of a church. The building is only 1,500 square feet and 20' tall which is smaller than most single-family homes. The building is also setback roughly 80' from South Park Loop Road and over 100' away from the nearest property to the north in the Hi Country subdivision. In addition, the building is situated in the westernmost part of the site close to the main church building where the vast majority of church activity already occurs. Furthermore, ample landscaping is being proposed to the south of the building which will help screen it from public view along South Park Loop Road.

Staff finds that from a noise standpoint, there will not be any significant negative impacts beyond what is typical of a church. In fact, the Fellowship building is an ancillary small-scale church gathering space and will not function as a primary church service building. It will be limited to smaller gatherings, bible studies, dinners, meetings, etc., that will occur within the building itself. Once the Fellowship building is built and operating, it will fall under the same noise ordinance regulations as surrounding properties which limit noise to 55 decibels from 7:00 AM to 7:00 PM, and 50 decibels from 7:00 PM to 7:00 AM.

Staff finds that the proposed Fellowship building minimizes noise and visual impacts.

#### Design Review Committee (DRC)

On March 13, 2024, the DRC conceptually reviewed the Presbyterian Church's proposed development and was generally supportive of the design, layout, and architecture. The DRC provided some initial feedback on the landscaping garden, the use of the corten metal, the need for additional 3D perspectives, and or minor suggestions about the architecture. The DRC later reviewed the project on April 10, 2024, and unanimously recommended approval to Town Council with the following suggestions:

1. Consider moving the entry sign closer to the actual entrance of the development.
2. If a fence is built due to bear regulations the DRC would like to review it.

## Public Comment

Public comment has been received and is attached to this staff report.

## Comprehensive Plan & Priority Alignment.

**ITEM A:** LDR Section 8.2.13.D.3 states that an amendment to an existing PUD or other special project identified in 1.8.2. C. for which the original PUD option is no longer available shall:

- a) *Improve the implementation of the desired future character of the area identified in the Jackson/Teton Comprehensive Plan.*

**Complies.** Staff finds that the proposed PUD Amendment complies with the desired future character for Subarea 5.5 – West Jackson Residential which acknowledges this area provides much of the community's workforce housing in a wide variety of housing types, including single-family, duplex, triplex and multifamily. This subarea also calls for efforts to be made to ensure that this neighborhood retains its vitality, cohesiveness, and accessibility for the local workforce which aligns with the proposed use of this development. An important goal of the subarea is to maintain a strong sense of ownership and community in the area which further aligns with the idea behind this amendment which is to provide workforce deed-restricted housing for the Presbyterian Church.

- b) *Comply with the requirements of the underlying base zoning to the maximum extent practicable.*

**Complies.** As conditioned, staff finds that the proposed development and use of the subject property complies with the underlying NL-3 zone to the greatest extent possible.

- c) *Complies with the standards of the Natural Resource Overlay (NRO) and Scenic Resource Overlay (SRO), if applicable, and*

**Not applicable.** The property is not within the NRO or SRO.

- d) *Not adversely impact public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

**Complies.** Staff finds that as conditioned the PUD Amendment does not adversely impact public facilities. The Cottonwood Park CNMP historically contemplated a total of 785 dwelling units and the applicant is not seeking to go beyond that total number. Also, the majority living at the proposed development will be associated with the Presbyterian Church which is within walking distance from the church which further reduces impacts on transportation. Furthermore, the TIS states that the addition of the 21 units results in minimal impact on the transportation network at the time of the facility's opening and that the South Park Loop Road/Hi Country Drive intersection approach will remain at a LOS A to B range and experience a minimal increase in delay.

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

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

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



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

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

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

**Complies.** Staff finds that as conditioned the project does not adversely impact public facilities. The Cottonwood Park CNMP historically contemplated a total of 785 dwelling units and the applicant is not seeking to go beyond that total number. Also, the majority living at the proposed development will be associated with the Presbyterian Church which is within walking distance from the church which further reduces impacts on transportation. Furthermore, the TIS states that the addition of the 21 units results in minimal impact on the transportation network at the time of the facility's opening and that the South Park Loop Road/Hi Country Drive intersection approach will remain at a LOS A to B range and experience a minimal increase in delay.

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

**Complies.** The DRC reviewed and recommended approval of this project as presented on April 10, 2024, finding that the project complies with the Design Guidelines.

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

**Complies.** As conditioned, staff finds that the application meets all standards of the LDRs and other Town Ordinances.

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

**Complies.** Staff finds that the proposed project is in substantial conformance with the allowed density, allowed uses, and physical development standards found within the Cottonwood Park CNMP.

**ITEM C:** All Conditional Use Permit proposals may be approved only if all of the following findings are made:

1. *The proposed project is compatible with the desired future character of the area.*

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

2. *The proposed project complies with the use-specific standards.*

**Complies.** Staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Institutional use is an allowed use within the Cottonwood Park CNMP with the approval of a Conditional Use Permit.

3. *The proposed project minimizes adverse visual impacts.*

**Complies.** As conditioned, staff finds that the proposed project will minimize the visual impact on adjacent lands. The Fellowship Building is located well over 100' from adjacent residential development in any direction and will be adequately screened with landscaping. In addition, the size and height of the building is not only compatible with surrounding development, it is actually smaller than most buildings and single-family homes in the immediate vicinity.

4. *The proposed project minimizes adverse environmental impacts.*

**Complies.** Staff finds that the proposed use will not have an adverse environmental impact. The project will be developed on either side of an open irrigation ditch and will adhere to the 15' ditch setback required for all structures. The irrigation ditch will be culverted underground in two locations beneath the access driveway along the northern property line and the internal pathway that connects Phase 1 to Phase 2. In addition, the site is not located within the NRO and SRO, and all proposed use and operations will be required to comply with the Town's sewer and stormwater standards typical of any development.

5. *The proposed project minimizes adverse impacts from nuisances.*

**Complies.** Staff finds that the proposed use minimizes adverse impacts on nuisances because all uses and operations that will occur within the Fellowship building already occur at the adjacent main church campus.

6. *The proposed project minimizes adverse impacts on public facilities.*

**Does not comply.** Staff finds that as conditioned the project does not adversely impact public facilities. The Fellowship building is viewed as an accessory building to the main church and all proposed uses of the new building already occur at the main church site. In addition, the TIS states that's the addition of the 21 units results in minimal impact on the transportation network and will not degrade the LOS at the nearby intersection at South Park Loop Road and Hi Country Drive.

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

**Complies.** As conditioned, staff finds that the proposed use and building improvements comply with the provisions of the LDRs and with all other Town Ordinances.

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

**Complies.** Staff finds that the proposed project is in substantial conformance with the allowed uses and physical development standards found within the Cottonwood Park CNMP.

**Fiscal Impact.**

No fiscal impact has been identified at this time.

**Staff Impact.**

The amount of staff time to review this Development Plan, PUD Amendment, CUP, meet with department staff and applicants, and report drafting is approximately 100-120 hours.

**Attachments or Links.**

Department Reviews  
Applicant Submittal  
Public Comment

**Suggested Motion.**

**ITEM A:** I move to **recommend approval** of PUD Amendment P23-206 to amend the Cottonwood Park CNMP to allow “Multi-family Residential” (i.e., condominiums, townhomes, apartments) and “Institutional” (i.e., church) as allowed uses on the subject property based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024.

**ITEM B:** I move to **recommend approval** of Development Plan P23-204 for a two-phased development of 21-Workforce deed-restricted townhomes totaling 25,466 sf of above-ground habitable based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024.

**ITEM C:** I move to **recommend approval of** Conditional Use Permit P24-007 for a new Institutional use, specifically for a 1,500 sf ancillary church building, based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated April 17, 2024.

# Workflow Notes

| Permit Number | Begin Date | Step Type                          | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Created By | End Date |
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| P23-204       |            | BUILDING<br>DEPARTMENT<br>COMMENTS | Structures must meet the most current adopted building codes at the time of permitting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |            |          |
| P23-204       |            | DETERMINATION<br>OF SUFFICIENCY    | <p>1. This PUD Amendment seeks to add new uses, densities, and development processes. The application needs to clearly provide a new development table and allowed uses table showing existing and proposed. For example, a use table needs to be proposed that shows Detached Single Family as an allowed use along with Apartment or Attached Single Family as proposed uses. Staff recommends taking the entire NL-3 zone and redlining it specific to this property so that it is clear what can and cannot be built.</p> <p>2. More details on the use and management of the fellowship building are needed. Currently, the property is residentially zoned and any church-related uses or gatherings are considered Institutional which requires a Conditional Use Permit (CUP). The application provides very little information on this building which leaves the question open as to who uses it on a daily, weekly, monthly, or yearly basis. Town Staff, neighbors, and the Council will want to know its full potential and use. Please provide details on this building, how it is managed, who approves when it can be used, hours of its operation, etc. Staff recommends that the applicant provide these details before re-submitting so that staff can determine whether a CUP is required or not.</p> <p>3. Please provide dimensions for all drive aisles, parking spaces, back-out distances, etc. Also, Both South Park Loop Road and Montana Road are considered primary streets which require a 20 building setback for primary structures and 30 for accessory structures. Please show this change in the application and on the site plans.</p> <p>4. During the reapplication conference it was presented, and understood, that the 1-unit of density on Parcel 2 would be transferred to Parcel 1. The idea was to shift and cluster all density onto the flatter development site (Parcel 1) to reduce disturbance near the hillside (Parcel 2). Transferring the unit was also part of the trade-off of staff supporting additional density being transferred to Parcel 1 from the overall unused Master Plan units. The application needs to address this density transfer as it was, and still is, part of staffs consideration of this request.</p> <p>5. The Housing Mitigation section needs more details and at minimum needs to show what the base housing requirement is (i.e., the calculator). This development may already be 100% mitigated since these units were approved well before the housing program was created in 1994. However, the applicant needs to provide more details on what their required housing is and how they intend to comply. Also, if the idea is to propose an exemption to the standard workforce restriction, now is the time to provide some of the details on who will be living in these units, the demand for year-round/seasonal workers, etc.</p> <p>6. 2D elevations of all buildings are required. Please include callouts of the proposed materials on the elevations.</p> <p>7. The application mentions an Administrative Adjustment or shared parking agreement to comply with the parking requirement. Which one is it? If an Administrative Adjustment is requested, that needs to be checked on the planning application and requires a separate fee. If a shared parking agreement is proposed, which makes the most sense since the church has plenty of extra parking, the application needs to state how it plans to manage it, sign it, and ensure in perpetuity that the</p> |            |          |

Workflow Notes

| Permit Number | Begin Date | Step Type                       | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Created By | End Date |
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|               |            |                                 | necessary parking remains on Parcel 1 in the event Parcel 1 is sold or subdivided into townhomes or condominiums.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |          |
| P23-204       |            | ENGINEERING DEPARTMENT COMMENTS | <p>Development Plan - APPROVED with Conditions</p> <p>P23-204 Development Plan<br/>ADDRESS: 1251 South Park Loop Road<br/>OWNER: Presbyterian Church of Jackson Hole<br/>APPLICANT: Jorgensen Associates</p> <p>3/5/2024<br/>Jeff Silliman and Brian Lenz, 733-3079</p> <p>DATE OF SUBMITTAL: 11/10/2023<br/>DATE OF MATERIALS: Plans, 10/10/2023<br/>REVISION NO.:</p> <p>The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above.</p> <p>*The following comments are being provided for use in preparation of future applications and are required for sufficiency.</p> <p>CONDITIONS OF APPROVAL<br/>A)The water, sewer, and storm systems shall be privately owned and operated.<br/>B)The domestic water shall be master metered and backflow protected in a building or an above grade all weather enclosure.</p> <p>PROJECT SPECIFIC COMMENTS<br/>GENERAL<br/>1)The project should provide for on-site mail delivery.<br/>SEWER<br/>2)For accurate wastewater metering and billing a meter should be installed on the wastewater force main.<br/>Sheet C1.0<br/>3)Clarify the purpose of the manhole shown adjacent to the prospective bus stop on the SE portion of the project. What if any pipes are connected to this structure?<br/>4)The proposed sewer main routing is past several trees that may pose a problem for root infiltration, access, and maintenance of the sewer line. Consider routing through the parking lot.<br/>5)Clarify if lift station is needed where proposed sewer bends 90 degrees to the west at the NE corner of the project. A lift station in this location will be difficult to operate and maintain. Review and revise accordingly.</p> |            |          |

## Workflow Notes

| Permit Number | Begin Date | Step Type                | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Created By | End Date |
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|               |            |                          | 6)Our records show that the sewer line in Seneca Lane flows to the south and the proposed connection is in the up stream direction. Review and revise accordingly.<br>7)Provide a plan for flushing the water main with each phase.<br>8)Provide hydrants for fire protection and water main flushing and maintenance.<br>9)Engineers report states 6 domestic and 6 fire line. A single 6 line shown on plans. Only one tap for the property will be allowed unless hydraulically justified. Review and revise accordingly.<br>10)The intersection with Montana road should be perpendicular to Montana. Westbound interior radius is tight. Slopes and having a max grade of 5% approaching the road should be reviewed; or as approved by the county access permit. Provide a note that the stormwater infiltration requires WYDEQ 5D2 permit.<br>Sheet C3.0<br>11)Remove detail X/CX.X for 1.5 and 2 inch water services. This detail is out of date and should not be used as galvanized pipe is not allowed. Clarify which services are this size. Review and Revise accordingly.<br>12)Fire Service Entry Detail: This does not match the Engineers report. Residential units with compliant 13D residential systems (water filled, not fire department connections) do not require separate domestic and fire entries. Review and revise.<br>13)Service Connection Thaw Wire Detail: No galvanized pipe allowed. Thaw wire may be used on copper pipe. Review and revise.<br>14)For valves within the right of way, no Concrete Collar for water valve lids. Use HMA or UPM cold mix note.<br>Sheet C3.2<br>15)Town is revising the standard for manholes to eliminate steps in order to reduce the potential for unauthorized entry. Standard Manhole Detail: Eliminate built in steps.<br>16)Manhole Collar: Eliminate concrete collar and use a hot mix collar.<br>Sheet C3.3<br>17)Sanitary Sewer Service and Building Cleanout Detail: Check compatibility of SCH40 PVC services with ASTM D3034/D312 specs for rubber gasketed bell and spigot from testing tee to elbows.<br>18)Confirm if storm pipe will be SCH40 PVC and sanitary pipe will be SDR 35.<br>Sheet A-02<br>19)Fellowship cabin requires grease mitigation on the sewer line. |            |          |
| P23-204       |            | FIRE DEPARTMENT COMMENTS | Project must meet the requirements of the current International Fire Code (IFC) including but not limited to fire department access and an approved automatic sprinkler system.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |            |          |
|               |            |                          | The applicant is requesting approval of a Development Plan, PUD Amendment (the Cottonwood Park Complete Neighborhood Master Plan), and Conditional Use Permit for the development of 21 residential units adjacent to the Presbyterian Church on South Park Loop Road.<br>Affordable Workforce Housing Standards:<br>The applicant proposes that no housing mitigation is required for the 21 residential units, citing two different exemption standards:<br>1.Town of Jackson Land Development Regulations (LDRs) Section 1.8 Transitional Provisions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |          |



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|               |            |           | <p>This section speaks to approved permits and approvals, including PUDs, and states that they shall remain valid and shall not be considered nonconforming regardless of their compliance with these LDRs and that, The standards of the PUD shall apply except where the PUD is silent, in which case the standards of the underlying zoning shall apply. This application provides that, since the Cottonwood master plan was approved prior to the existence of affordable housing regulations, this development is exempt from any housing mitigation requirement. However, it is not clear if the exemption is a standard of the master plan, or if the master plan is silent on housing mitigation and thereby development should be subject to the underlying NL-3 zone standards on housing mitigation. Additionally, LDR Section 6.3.2.B states that, Employee generating development approved prior to December 18, 1995 which has not yet been developed shall also be subject to this division [Division 6.3 Affordable Workforce Housing Standards] upon submittal of any required application to complete the development. It is not clear from the application if the 21 proposed townhomes were previously included in a development approval after December 18, 1995 where housing mitigation was contemplated and either exempted or satisfied. Portions of Development Plan staff reports from 2008 are included in Attachment 6 of this application (starting on page 204 of the pdf) and show that housing mitigation was required for a previous 65-unit townhome development (Cottonwood Flats), but it is not clear if this supporting material is meant to show that the proposed 21 townhomes are related to a development approval since 1995 or if this material should convey precedent that entitled undeveloped residential units in the Cottonwood PUD are not exempt from housing mitigation standards at time of development. If this mitigation exemption is found not to be applicable to proposed development, mitigation will be due prior to Building Permit issuance. Under current standards, the 21 attached homes, unrestricted, would generate the following mitigation requirement:</p> <p>This requirement could be satisfied by restricting one 2-bedroom unit as an 80-120% Median Family Income Affordable home and paying a fee-in-lieu for the partial 0.007 unit.</p> <p>2.LDR Section 6.3.2.C Exemptions, 1. Housing Department Unit. Considering the applicants proposal to voluntarily restrict homes as Workforce housing, if all proposed residential units are subject to a deed restriction administered by the Housing Department, the mitigation exemption referenced may apply. The application explains that, although Workforce deed restriction of all homes is proposed, a portion of the homes will likely be used seasonally and may not meet minimum lease period or qualified household requirements of the Housing Department Rules and Regulations. The landowner must either seek approval of deed restrictions amended from the effective Workforce restriction template from the Jackson Town Council prior to recordation on each unit/land, or seek approval of an exception to specific standards of the recorded template Workforce restriction prior to occupancy by a household that does not meet the restriction standards. Applications for consideration of exceptions to the Rules &amp; Regulations are accepted by the Housing Department according to the procedures of Section 8-3 but approval is not guaranteed.</p> <p>A 1,500 square foot community building is also proposed as an Institutional use on the site, but</p> |            |          |

# Workflow Notes

| Permit Number | Begin Date | Step Type | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Created By | End Date |
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|               |            |           | <p>there is no mention of associated housing mitigation included in section 2.G Housing Mitigation Plan, Deed Restrictions of the application narrative. Institutional uses are assessed for housing mitigation requirements via an independent calculation.</p> <p>The Town Planning Department is responsible for assessing applicable LDR standards related to the amount of housing mitigation obligation from employee generating development, so the above LDR excerpts are only highlighted to assist Planning Staff in making a determination. Housing Staff takes responsibility for ensuring that the required housing mitigation amount is satisfied through acceptable methods and follows long-term compliance requirements.</p> <p>Livability Standards:</p> <p>Each restricted Affordable or Workforce housing unit shall include, at a minimum, the components of livability required by the Housing Department Rules and Regulations. Based on my initial review of the plans provided in this application, all proposed housing units meet Livability Standards required by the Housing Department Rules &amp; Regulations, with the following exceptions that must be addressed by the applicant prior to finalizing building plans for a Building Permit:</p> <p>1-bed, 695sf (1 unit)</p> <ul style="list-style-type: none"><li>oMinimum of 5 lienal upper cabinets required in kitchen</li><li>oMinimum 3 continuous kitchen counter space required</li><li>oMinimum 30 kitchen sink width required</li><li>oMinimum 30 range/oven width required</li><li>oEating/dining area for at least two people required</li><li>oMinimum 30" wide, 7.5' high, 26" deep linen closet required</li><li>oMinimum 4sf bathroom storage required (may be under sink/in vanity)</li><li>oBedroom closet is undersized minimum is 6' wide, 7.5' high, 26" deep (13sf) and 3'7" wide x 3' deep (10.75sf) is proposed</li></ul> <p>1-bed, 760sf (1 unit)</p> <ul style="list-style-type: none"><li>oMinimum of 5 lienal upper cabinets required in kitchen</li><li>oMinimum 3 continuous kitchen counter space required</li><li>oMinimum 30 kitchen sink width required</li><li>oMinimum 30 range/oven width required</li><li>oEating/dining area for at least two people required</li><li>oMinimum 30" wide, 7.5' high, 26" deep linen closet required</li><li>oMinimum 4sf bathroom storage required (may be under sink/in vanity)</li><li>oBedroom closet is undersized minimum is 6' wide, 7.5' high, 26" deep (13sf) and 3'7" wide x 3' deep (10.75sf) is proposed</li></ul> <p>2-bed, 962sf (8 units)</p> <ul style="list-style-type: none"><li>oMinimum of 6 lienal upper cabinets required in kitchen</li><li>oMinimum 3 continuous kitchen counter space required</li><li>oMinimum 32 kitchen sink width required</li><li>oEntryway must include closet or hooks/space for coats and boots</li><li>oMinimum 4sf bathroom storage required (may be under sink/in vanity)</li><li>oMinimum 40sf additional storage for large/outdoor items required</li></ul> |            |          |

Workflow Notes

| Permit Number | Begin Date | Step Type                               | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Created By | End Date |
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| P23-204       |            | JOINT HOUSING<br>DEPARTMENT<br>COMMENTS | <p>2-bed, 1090sf (6 units)</p> <p>oMinimum of 6 lienal upper cabinets required in kitchen</p> <p>oMinimum 32 kitchen sink width required</p> <p>oEntryway must include closet or hooks/space for coats and boots</p> <p>oMinimum 4sf bathroom storage required (may be under sink/in vanity)</p> <p>oMinimum 40sf additional storage for large/outdoor items required</p> <p>4-bed, 1955sf (5 units)</p> <p>oMinimum of 7 lienal upper cabinets required in kitchen</p> <p>oMinimum 32 kitchen sink width required</p> <p>oMinimum 4sf bathroom storage required (may be under sink/in vanity)</p> <p>oCloset space in the first floor must meet minimum size standards</p> <p>oMinimum 50sf additional storage for large/outdoor items required</p> <p>All Units</p> <p>oMaterials and finishes:</p> <p>Countertops must be new, durable and cleanable material.</p> <p>Flooring must be new carpet, wood, tile, vinyl, linoleum or concrete with 10-year warranty. Water resistant (no carpet) flooring required in kitchen and bathrooms.</p> <p>Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use.</p> <p>Appropriate noise mitigation material must be installed in shared walls, ceilings and floors.</p> <p>Confirm that windows can open for ventilation and access to outside air.</p> <p>Where ped/vehicle access adjacent top-down window coverings required to be installed</p> <p>oAppliances:</p> <p>Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units and 25 cubic feet in 2 and 4-bedroom units.</p> <p>Dishwasher must be full-sized (24 wide minimum)</p> <p>New, Energy Star, UL-listed with 1-year warranty.</p> <p>Include ventilation fan over range.</p> <p>Garbage disposals are required in restricted units if they are included in market (unrestricted) units.</p> <p>Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty.</p> <p>oShared Parking:</p> <p>Parking provided for restricted units must be equivalent to parking provided for market units in the development.</p> <p>Must be numbered/designated with at least one space accessible per restricted housing unit.</p> <p>Assignment/use must be codified in writing (resident lease or CC&amp;Rs, etc.)</p> <p>Process &amp; Conditions of Approval:</p> <p>The following conditions of approval are recommended by the Housing Department to be included</p> |            |          |

## Workflow Notes

| Permit Number | Begin Date | Step Type                    | Text                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Created By           | End Date   |
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|               |            |                              | <p>upon approval of the Development Plan.</p> <p>1.Required components of livability. Restricted housing units shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.</p> <p>Prior to applicants submittal of Building Permit, the Livability Standards Questionnaire (<a href="https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive">https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive</a>) shall be completed for each unit and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.</p> <p>a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.</p> <p>a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.</p> <p>Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure restricted units were built to approved Livability Standards.</p> <p>2.Deed Restriction. To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules &amp; Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department.</p> <p>Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the unit/property. The applicant will be responsible for payment of recording fees.</p> <p>the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.</p> <p>Thank you for the opportunity to review this Development Plan. Please contact me with any questions.</p> |                      |            |
| P23-204       |            | PATHWAYS DEPARTMENT COMMENTS | <p>Bike parking looks good. Pathway alignment looks good.</p> <p>One suggestion is to create a pedestrian link between the Phase 2 parking area and the pathway behind the bus shelter. It is likely that residents who are biking to the development and planning to park their bikes at the racks in the Phase 2 rack area would opt for the shorter route from the pathway by the bus shelter (even if it involves going over the dirt for a short distance) rather than going around on Hi-Country and Montana and then backtracking to the bike racks. Staff recommends paving a short connector to the parking lot or the residents will likely just pack in a "desire trail" anyway.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                      |            |
|               | 11/20/2023 | INITIAL REPORT               |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | LPOTZ@JACKSON WY.GOV | 11/20/2023 |

Workflow Notes

| Permit Number | Begin Date | Step Type                                     | Text | Created By               | End Date   |
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|               | 11/28/2023 | PC ROUGH DRAFT                                |      | TVALENTINE@JACKSONWY.GOV | 01/26/2024 |
|               | 12/08/2023 | COMPLETE REPORT                               |      | BSCHILLING@JACKSONWY.GOV |            |
|               | 02/14/2024 | PC FINAL DRAFT                                |      | KSLUDER@JACKSONWY.GOV    | 02/14/2024 |
|               | 03/04/2024 | START DEPARTMENT COMMENTS                     |      | JSILLIMAN@JACKSONWY.GOV  | 03/04/2024 |
|               | 03/11/2024 | FINAL LETTER                                  |      | KMALONE@JACKSONWY.GOV    | 03/19/2024 |
|               |            | POLICE DEPARTMENT COMMENTS                    |      |                          |            |
|               |            | PLANNING COMMISSION REVIEW AND RECOMMENDATION |      |                          |            |
|               |            | DETERMINATION OF SUFFICIENCY                  |      |                          |            |
|               |            | COMPLETENESS REVIEW                           |      |                          |            |
|               |            | PLANNING DEPARTMENT COMMENTS                  |      |                          |            |
|               |            | PARKS AND RECREATION DEPARTMENT COMMENTS      |      |                          |            |
|               |            | LEGAL DEPARTMENT COMMENTS                     |      |                          |            |
|               |            | FINAL REPORT                                  |      |                          |            |
|               |            | TOWN COUNCIL MEETING                          |      |                          |            |
|               |            | TC PUBLIC NOTICE                              |      |                          |            |
|               |            | PC PUBLIC NOTICE                              |      |                          |            |
|               |            | PC KEY ISSUES                                 |      |                          |            |



PO Box 9550 | 1315 HWY 89 S., Ste. 201  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

January 12, 2024

Tyler Valentine  
Town of Jackson Planning Department  
PO Box 1687  
Jackson WY 83001

**RE: P23-204 and P23-206 Presbyterian Church of Jackson Hole Workforce Housing Development**

Tyler,

We are including a revised narrative and site plan for the applications previously submitted on behalf of the Presbyterian Church of Jackson Hole requesting Master Plan Amendment and Development Plan approvals. We are adding a Conditional Use Permit request to this proposal, contained herein. The site plan has been updated with a few changes, and the sheets attached to this e-mail should replace the previous submittal.

Please also see attached for our responses to the insufficiencies in regards to the original two applications. We are always available for further questions or discussion.

Thank you for your consideration.

Sincerely,

JORGENSEN ASSOCIATES

Mila Dunbar-Irwin  
Deputy Planning Manager

1. ***This PUD Amendment seeks to add new uses, densities, and development processes. The application needs to clearly provide a new development table and allowed uses table showing existing and proposed. For example, a use table needs to be proposed that shows “Detached Single Family” as an allowed use along with “Apartment” or “Attached Single Family” as proposed uses. Staff recommends taking the entire NL-3 zone and redlining it specific to this property so that it is clear what can and cannot be built.***

See revised narrative Section 2.L. Redlining of the entire NL-3 zone was determined not to be required in conversation with Town staff.

2. ***More details on the use and management of the fellowship building are needed. Currently, the property is residentially zoned and any church-related uses or gatherings are considered “Institutional” which requires a Conditional Use Permit (CUP). The application provides very little information on this building which leaves the question open as to who uses it on a daily, weekly, monthly, or yearly basis. Town Staff, neighbors, and the Council will want to know its full potential and use. Please provide details on this building, how it is managed, who approves when it can be used, hours of its operation, etc. Staff recommends that the applicant provide these details before re-submitting so that staff can determine whether a CUP is required or not.***

See Section 2.A, footnote 1 of the revised narrative.

3. ***Please provide dimensions for all drive aisles, parking spaces, back-out distances, etc. Also, both South Park Loop Rd and Montana Rd are considered primary streets which require a 20’ building setback for primary structures and 30’ for accessory structures. Please show this change in the application and on the site plans.***

See revised site plan included with this letter.

4. ***During the preapplication conference it was presented, and understood, that the 1-unit of density on Parcel 2 would be transferred to Parcel 1. The idea was to shift and cluster all density onto the flatter development site (Parcel 1) to reduce disturbance near the hillside (Parcel 2). Transferring the unit was also part of the trade-off of staff supporting additional density being transferred to Parcel 1 from the overall unused Master Plan units. The application needs to address this density transfer as it was, and still is, part of staff’s consideration of this request.***

“Parcel 2” is not contemplated in this application and the density transfer is not listed as a requirement for development on the PreApp Checklists from 8/17/22 and updated 11/10/22.

5. ***The Housing Mitigation section needs more details and at minimum needs to show what the base housing requirement is (i.e. the calculator). This development may already be 100% mitigated since these units were approved well before the housing program was created in 1994. However, the applicant needs to provide more details on what their required housing is and how they intend to comply. Also, if the idea is to propose an exemption to the standard workforce restriction, now is the time to provide some of the details on who will be living in these units, the demand for year-round / seasonal workers, etc.***

See Section 2.G in the revised narrative.



6. ***2D elevation of all buildings are required. Please include callouts of the proposed materials on the elevations.***

Requested elevations are included with this submittal.

7. ***The application mentions an Administrative Adjustment or shared parking agreement to comply with the parking requirement. Which one is it? If an administrative adjustment is requested, that needs to be checked on the planning application and requires a separate fee. If a shared parking agreement is proposed, which makes the most sense since the church has plenty of extra parking, the application needs to state how it plans to manage it, sign it, and ensure in perpetuity that the necessary parking remains on Parcel 1 in the event Parcel 1 is sold or subdivided into townhomes or condominiums.***

See Section 2.M in the revised narrative for parking discussion. A draft shared parking agreement is in process and will be provided as soon as possible.



January 18, 2023

Tyler Valentine  
Town of Jackson Planning  
150 E Pearl Ave  
PO Box 1687  
Jackson, Wyoming 83001

**RE: Presbyterian Church of Jackson Hole Workforce Housing Development Fee Waiver Request**

Dear Tyler,

On behalf of our clients, the Presbyterian Church of Jackson Hole (PCJH), we are requesting a partial or full fee waiver for the fees associated with the Development Plan and Master Plan Amendment (submitted concurrently with this letter). The project proposed is for a voluntary deed-restricted workforce housing development to house employees of PCJH and other qualified individuals. PCJH is a registered 501c(3) non-profit and provides many community programs including preschool, summer programs, and hosting covid vaccination clinics. The workforce housing development is essential to maintaining staff for their programs and will provide much-needed housing to other qualified Teton County residents. This is not a for-profit housing development.

This application is subject to the following fees:

| Application            | Fee            |
|------------------------|----------------|
| DEV                    | \$3,198        |
| Master Plan Amendment  | \$1,919        |
| Conditional Use Permit | \$640          |
| <b>TOTAL</b>           | <b>\$5,757</b> |

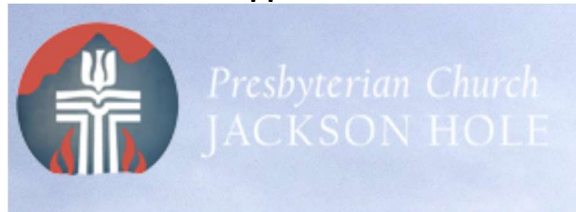
Should you have any questions or require additional information, please do not hesitate to contact me at our office. Thank you for your assistance.

Sincerely,  
**JORGENSEN ASSOCIATES, INC.**

Mila Dunbar-Irwin  
Deputy Planning Manager

**MASTER PLAN AMENDMENT,  
DEVELOPMENT PLAN  
and CONDITIONAL USE PERMIT  
for  
PRESBYTERIAN CHURCH of JACKSON HOLE  
WORKFORCE HOUSING DEVELOPMENT**

**Applicant:**



Presbyterian Church of Jackson Hole  
1251 South Park Loop Rd  
Jackson WY 83001

**Prepared by:**



**Jorgensen Associates, Inc.**  
Engineering, Surveying, and  
Planning  
1315 Highway 89 South,  
Suites 201 & 203  
P.O. Box 9550  
Jackson, WY 83002  
307.733.5150



**Collins Planning Associates**  
Planning and Strategy  
740 East Pearl Ave  
Jackson WY 83002  
307.690.4436



**GreenSpur**  
Architects and  
Designers  
929 West Broad Street  
Suite 200  
Falls Church VA 22046  
202.483.3794

**Town of Jackson**  
**Initial Submittal Date: November 10, 2023**  
**Re-submittal Date: January 18<sup>th</sup>, 2023**  
Jorgensen Associates, Inc.  
Project No. 22072

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## **SECTION 1 - PROJECT PROPOSALS, BACKGROUND, AND HISTORY**

### **A. REQUESTED ACTIONS**

The Presbyterian Church of Jackson Hole submits this application to build 21 workforce housing units and it triggers the need for three approvals by the Town of Jackson.

- One approval amends the Cottonwood Park Complete Neighborhood Master Plan (CNMP).
- The second approval entitles a development plan to build 21 deed restricted townhouses in two phases.
- The third approval grants a Conditional Use Permit (CUP) to allow an Institutional use of a small accessory building.

The property is zoned PUD NL-3. When the NL-3 is a stand-alone zoning district, it allows detached single family residential units. However, PUD zoning is applied because the property is in the Cottonwood Park CNMP and the master plan overrides the NL-3 standards.

This CNMP was approved in 1983 to allow 785 dwelling units in various types of housing. All but 59 of these units have been built and this requested amendment assigns 18 of the unbuilt units to the Church property, to be combined with three units already assigned to the property for a total of 21 residential units. This amendment also allows townhouse units on the Church property when the underlying NL-3 zone ordinarily only allows detached single family units. Finally, this application further amends the CNMP to allow an Institutional use on the housing parcel to allow Church related activities in the accessory building. The file on the master plan does not contain evidence that Institutional uses are allowed but another church (not PCJH) was approved, constructed, and currently operates in the CNMP. The CNMP and the amendments are discussed in greater detail below.

The second decision approves a development plan for 21 dwelling units, all of which will be deed restricted as workforce housing. These 21 units can be developed as unrestricted free-market houses, and because the CNMP was approved before any affordable housing requirements were adopted, they would not trigger a housing mitigation requirement. However, the Church proposes to voluntarily deed restrict all 21 units. This housing proposal is discussed in greater detail below.

Thirdly, this application requests a CUP for the Institutional use of the accessory building on the housing parcel. It is uncertain if this approval is necessary given the authority and status of the CNMP. But in the interest of clarity, a CUP is included in this request. The accessory building and its intended use are discussed in detail below.

## **B. OWNER & PROJECT TEAM INFORMATION**

### **APPLICANT & PROPERTY OWNER:**

Presbyterian Church of Jackson Hole  
1251 South Park Loop Rd  
Jackson WY 83001

### **LAND USE PLANNING, SURVEYING & ENGINEERING**

Jorgensen Associates, Inc.  
1315 Highway 89 South, Suites 201 & 203  
P.O. Box 9550  
Jackson, Wyoming 83002  
307-733-5150

### **LAND USE PLANNING**

Collins Planning Associates  
740 East Pearl Ave  
Jackson WY 83002  
307.690.4436

### **DESIGN**

GreenSpur  
Architects and Designers  
929 West Broad Street Suite 200  
Falls Church VA 22046  
202.483.3794

### **LANDSCAPE DESIGN**

Teton Heritage Landscaping  
PO Box 1748  
Wilson WY 83014

## **C. PROPERTY DESCRIPTION and PRIOR APPROVALS**

### **I. Location**

The subject property is part of the Presbyterian Church campus and is located on the north side of South Park Loop Road, immediately west of the intersection with Hi-Country Drive. It is bordered on the north by Montana Drive, and by 295 Blair Place apartments immediately south of the property, on the opposite side of South Park Loop Road. The property generally is triangular in shape. Two driveways to the Church and about two dozen parking spaces in the Church parking lot occupy the western extremity of the property, which is the narrow part of the triangular shape.



The subject property is a 2.93-acre metes and bounds parcel that was created when South Park Loop Road was relocated. It is not in a platted subdivision. The County Commissioners and Four Lazy F Ranch executed a land exchange in 1993 that shifted the road to its present alignment. This 2.93-acre parcel, and another 3.74-acre parcel that is east of Hi-Country Drive, were created by the land exchange. In the land records, the subject parcel is depicted on map T-312C.

## **II. Ownership**

Presbyterian Church of Jackson Hole purchased both the subject 2.93-acre parcel and the 3.74-acre parcel from the Four Lazy F Ranch in 1999. The Church also owns the adjoining 5.15 acres where the Church building and parking lot are located.

## **III. Zoning and Existing Assigned Density**

The property is zoned PUD NL-3 and was assigned three density units by the County Commissioners as part of a land exchange with Four Lazy F Ranch. The land exchange provided Teton County land for the current alignment of South Park Loop Road and the County conveyed the subject parcel to Four Lazy F. A thorough review of the CNMP file did not reveal the basis for the choice of three units, but it is possible this number simply established a land value that allowed the exchange to go forward. In a letter describing the exchange, the Commissioners stated that the three density units would come from the 785 units approved in CNMP.

The NL-3, when standing alone and not coupled with a PUD zone, is a low density neighborhood zone intending to recognize existing residential neighborhoods. The NL-3 ordinarily permits detached single family dwelling units.

The PUD designation recognizes the long standing Cottonwood Park CNMP which has been developed over several decades and includes the subject property. The Land Development Regulations describe PUD zones as applying to large or complex developments that are planned as a single, continuous project. PUD zones allow greater design flexibility and variations from the strict application of underlying zoning district, when the variations achieve specific community goals that enhance implementation of the Jackson/Teton County Comprehensive Plan.

History of the Cottonwood Park CNMP is detailed below. It was approved in 1983 by both the County Commissioners and the Town of Jackson. Both jurisdictions approved numerous blanket variances (in the county) and PUD style variations (in the town). Among these variations were internal and external setbacks, thereby allowing alternative setbacks for the CNMP developments. Another variation allowed some buildings to be as tall as 38 feet in height. The Church's proposal uses one of the variations by proposing a 10 foot setback from South Park Loop Road when 20 feet is ordinarily required. There also is a potential need to take advantage of the building height variation to allow an historic building to be located on the site as the accessory community building. Both variations are described more fully below.

#### **IV. Comprehensive Plan**

The property is in Character District 5.5, West Jackson Residential, as defined in the Jackson/Teton County Comprehensive Plan. The workforce housing proposed by the Church exactly matches the “desired future character” for District 5.5 as described in the Comprehensive Plan. The Plan calls out the following elements of “desired future character” for the area that contains the Church property:

- “This subarea provides much of the community’s workforce housing in a wide variety of housing types, including single family, duplex, tri-plex and multifamily.”
- “In the future, effort should be made to ensure that this neighborhood retains its vitality, cohesiveness and accessibility for the local workforce.”
- “An important goal of the subarea will be to maintain a strong sense of ownership and community in the area.”

The Church proposal checks all these elements of the desired future character.

- ✓ The Church proposes 21 deed restricted workforce housing units in an area where the Comprehensive Plan prioritizes workforce housing.
- ✓ The Church plays a major role in building and maintaining a sense of community. It provides services, programs and activities for people of all ages. Church facilities are used for a wide variety of community purposes, including
  - hosting COVID vaccinations,
  - housing community residents during power outages,
  - hosting weekly community dinners,
  - conducting numerous programs for the community’s youth, and
  - accommodating community meetings.

The Church faces the difficult challenge of staffing the numerous community-serving programs, and has an immediate need for 10 workforce housing units. The remaining 11 units will be built in a future, and unscheduled, phase 2. The 10 phase 1 housing units address an essential need of the Church, and without the ability to house employees and program directors, the Church may not be able to continue its role in the community.

The Church will retain ownership of the housing and provide it to employees, program directors and others who work for the Church. If funding allows a faster development pace than anticipated and the phase 2 units can be built ahead of Church need, these units will be rented to other churches and non-profit organizations for an interim period, until the time when PCJH personnel will occupy them.

## **V. Cottonwood Park Complete Neighborhood Master Plan**

The subject parcel is in the Cottonwood Park CNMP, a plan that was approved in 1983 and included 785 housing units and about 12 acres of commercial uses on approximately 158 acres. (Recent CNMP amendments have converted the commercial uses to residential uses.) The CNMP contains all phases of Cottonwood Park, Rangeview Park, Community Bible College, Ellenwood, Cottonwood Flats and Blair Place apartments. The CNMP was approved to include single-family houses, duplexes, attached clustered homes and townhouses, and a range of densities with highest density being 18.42 units per acre. The average density for the overall plan was approved at 8.93 units per acre. The current zoning applies the PUD designation to the entire CNMP area, including the Church property, to recognize the CNMP and enable its continued development.

The CNMP was proposed in 1983 for land in the unincorporated county that was zoned RPJ, a zoning district applied to land that was suitable for development and expected to be annexed into the town. (The subject property was annexed in 2006). This Master Plan was approved by the County Commissioners and, even though it was in the unincorporated county, there was broad expectation that the CNMP would be annexed and therefore the town approved it at the same time.

PUD and CNMP are master plans for large areas, and they may vary from county and town zoning standards to accomplish community goals. The Commissioners approved blanket variances for building heights, setbacks from exterior and interior property lines, separation between buildings, impervious surfaces, building lengths, parking requirements, street standards and rights-of-way width. The town approved the same list of variations using PUD type criteria that allow variations from the regularly applied zoning rules.

The CNMP has been developed over the last four decades, and now the only vacant parcels remaining in the Master Plan area are two parcels owned by the Church. (The two parcels created by the road relocation.) Of the 785 residential units that were approved in 1983, 59 remain unbuilt. Four of these units have been allocated to the Church's two parcels (three to the subject 2.93-acre parcel and one unit to the 3.74-acre parcel). The 3.74-acre parcel and its one density unit are not a part of this application. The CNMP has been amended at least a half dozen times over the years; this application proposes further amending the CNMP to allocate 18 of the unbuilt units to the subject property, to be added to three units already assigned to the parcel, for a total of 21 units. The CNMP amendment also permits townhouses on the subject property when the NL-3 zone, when standing alone and not coupled with a PUD zone, permits only single family dwellings. This application also amends the CNMP to permit the Institutional use of the accessory building on the housing parcel.

## **VI. Prior Approvals**

This workforce housing site adjoins a separate parcel that contains the Church building and parking lot. A development plan approved in 1999 allowed the Church and parking lot to be built on 5.15 acres, land that originally was platted as six Indian Trails house lots and a street cul-de-

sac. A subsequent approval in 2006 authorized a 14,000-square-foot expansion to the Church. This 5.15-acre site is within the Indian Trails subdivision and is not in the CNMP.

The subject workforce housing parcel was not included in either the initial approval that allowed construction of the Church or in the second approval that permitted the expansion. However, the two driveways into the Church parking lot, and several parking spaces, occupy the western most part of the subject housing parcel.

#### **VII. Natural Resources, Hazards**

The property is essentially devoid of any significant natural resource. It is relatively flat, and the ground cover is labeled as introduced grasses, sagebrush and transitional ground cover. The most significant vegetation on the parcel are the blue spruce and aspen trees the Church planted between the two existing driveways to the Church parking lot. An irrigation ditch flows through the center of the property and will be protected by 15-foot setbacks on each side. No natural hazards exist on the site. Neither the Natural Resources Overlay nor the Scenic Resources Overlay apply to the property.

## SECTION 2 – DEVELOPMENT PROPOSAL & FINDINGS

### A. DEVELOPMENT PROGRAM

The Church proposes to develop 21 deed restricted townhomes on the 2.93-acre parcel in two phases as detailed below. All units will be deed restricted as workforce housing.

| TABLE 1                                           |        |             |
|---------------------------------------------------|--------|-------------|
| Phase One                                         |        |             |
| Unit Type                                         | Number | Square Feet |
| One – Bedroom                                     | 2      | 695, 760    |
| Two – Bedrooms                                    | 3      | 962         |
| Two – Bedrooms                                    | 2      | 1,090       |
| Four – Bedrooms                                   | 3      | 1,955       |
| Community Building <sup>1</sup>                   | 1      | 1,500       |
| Total Res. Units, Sq. Footage                     | 10     | 13,886      |
| Covered Parking Spaces                            | 10     |             |
| Phase Two                                         |        |             |
| Two – Bedrooms                                    | 5      | 962         |
| Two – Bedrooms                                    | 4      | 1,090       |
| Four – Bedrooms                                   | 2      | 1,955       |
| Total Res. Units, Sq. Footage                     | 11     | 13,080      |
| Covered Parking Spaces                            | 14     |             |
| Phase Three                                       |        |             |
| East end of site – reserved for future Church use |        |             |

1. Phase 1 will include a small community building located west of the housing units as an amenity for residents of the property. The Church also wishes to have the flexibility to use this building for Church related activities, and therefore a CUP for an Institutional use is included in this application.

Foreseeable uses by the on-site residents include the following.

- Residents of the small units reserving the space to host friends and dinners,
- Recreational and social gatherings, and
- Neighborhood meetings.

Foreseeable uses by the Church include the following.

- Bible study classes and other classroom activities,
- A fellowship hall for youth to gather for social activities, and
- Meetings.

The main Church building will continue as the primary location for activities, community events and large functions. Opportunities to relocate an historic structure onto the property for the community building are being explored. Two such structures are possible candidates.

A vacant land area on the eastern end of the property will be reserved for future Church use. There is no known use for this ground at the present time and any use of it will be in the distant future. This reservation simply avoids precluding use of this land area in the future.

## **B. PHASING**

Timing of development is dependent on a fundraising campaign, but projections foresee phase 1 construction commencing within two years of approval. The church requests added flexibility of two years to commence construction instead of 18 months as ordinarily required by the LDR.

The timing of phase 2 construction is unknown but there will be efforts to build as soon as possible after completion of phase 1. Any future use of the eastern end of the property is unscheduled and expected to be many years away.

## **C. WATER, SEWER AND UTILITIES**

See Engineer's Report. Sanitary sewer will be connected at existing Town of Jackson infrastructure in Seneca Lane. Water will be connected through an existing distribution system in South Park Loop Road. Communication lines will enter the site from an existing pedestal on the SE corner of the Church lot, and power will be provided from a new electrical vault to be installed in a similar location.

## **D. ACCESS, CIRCULATION**

Access to the units and their parking will be provided by a driveway that enters from Montana Drive on the northern side of the property. This access location complies with a condition of the 1993 land exchange between the County Commissioners and Four Lazy F Ranch that created the new South Park Loop Road alignment. (See written agreement in Section 4.) A public pathway currently wraps around the property passing along the northern boundary. It has been proposed to be relocated to run along the southern edge of the property before turning north and crossing the site and connecting with the existing path in Montana Drive, and the site plan accommodates this change, however, it is not planned as part of this application.

## **E. BIKE STORAGE**

All bike storage will be accommodated in a shared basement space underneath the unit blocks. It will be accessible to guests and residents via a staircase and door at the east end of the Phase One units and the west end of Phase Two units. Both long term and short term bike parking is proposed, built in accordance with each Phase. Phase One proposes 12 spaces in 6 long-term bike lockers (dimensions 33"W x 77.5"L x 50.25"H – 2 bikes per locker), and 12 short-term spaces via 6 racks with space for two bikes each. Phase Two proposes an additional 23 spaces, 6 bike lockers with space for two bikes each, and 6 bike racks also with space for two bikes each.

## **F. LANDSCAPING**

A landscaping plan has been provided (see appendix), prepared by a licensed Landscape Architect, to comply with the Town of Jackson regulations. It depicts and quantifies the significant landscaping currently on the site that will be retained (46 trees, 5 shrubs, 2 bike racks). The landscaping plan also illustrates the 21 plant units that are proposed.

## **G. HOUSING MITIGATION PLAN, DEED RESTRICTIONS**

The proposed development is exempt from affordable housing requirements in two ways, but all 21 units will be deed restricted as workforce housing, nonetheless.

The Cottonwood Park CNMP was approved prior to any affordable housing regulations, and per the Section 1.8, Transitional Provisions, the CNMP is exempt from affordable housing requirements. The Church's proposed development also is exempt from affordable housing requirements per Section 6.3.2.C. 2, as a voluntarily deed restricted development.

The units will be occupied by a full time year round employees of the Church and by seasonal program directors and workers. Urgent housing needs are expected to fill the 10 units in phase 1. If fundraising successes allow an early construction of phase 2, ahead of the Church's ability to house additional employees, units will be leased to other churches or non-profit organizations for an interim period of time. Notably, these residential units will house employees who already occupy existing jobs, rather than housing employees in new jobs created by new development.

All year round Church employees, and any non-PCJH employees will fully meet the definition of "employee" and their occupancy will comply with the terms of the workforce rental deed restriction. Seasonal program directors and other seasonal workers may live in the housing rent free and may occupy units for less than six months, and therefore PCJH likely will pursue modifications to the minimum six month lease term that ordinarily is required in the deed restriction.

Housing Department Rules and Regulations provide a procedure to request exceptions from certain detailed terms of the deed restrictions. The Church most likely will seek exceptions to match the atypical employment needs of their seasonal program directors. It also is foreseeable

that some Church personnel will occupy units with no lease or rent payment. This may require an exception from the required six-month minimum lease period .

#### **H. LIGHTING, FENCING, OPERATIONAL STANDARDS, SUBDIVISION, DEVELOPMENT OPTION**

Lighting across the site and on the buildings is shown on sheet A07 of the Architectural Drawing Set. All lighting will be downcast and will comply with the dark sky regulations.

No fencing is proposed.

No outside storage is proposed. Both phases will have enclosed trash sheds and the residential use will not generate any violations of other operational standards in the LDR.

The property will not be subdivided or deploy any other development option. The Church will retain ownership of all units and the total property.

#### **I. DESIGN GUIDELINES**

The Architectural Drawing Set in the Appendix illustrates the floor plans of all buildings, including the Fellowship Hall, and the elevations for the residential units. The exterior siding will be vertical stained wood and corten. The roof will be corten and the residential units will have a 8/12 roof pitch. All residential buildings will comply with the height limits and the Fellowship Hall will be 14 feet tall, unless an existing historic building can be moved onto the site which may be taller than 14 feet.

#### **J. GRADING, EROSION CONTROL, STORM WATER**

See Engineer's Report in Section 3.

#### **K. USE AND DENSITY**

The NL-3 zoning permits single family detached housing at a density of one unit per lot. The minimum lot size in the NL-3 zone is 7,500 square feet. However, the subject parcel is zoned PUD NL-3 to accommodate the CNMP and allow its continued development. This master plan allows additional types of housing, including townhouses as proposed by the Church, and much higher densities than the underlying NL-3 zone. See the discussion above on the Cottonwood Park CNMP for a more detailed discussion. The proposal also contains a 1,500 square foot structure to serve as a community building.



## L. PUD NL-3 ZONING STANDARDS, OTHER LDR STANDARDS

| TABLE 2                        |                     |                                                  |  |                           |                      |                     |
|--------------------------------|---------------------|--------------------------------------------------|--|---------------------------|----------------------|---------------------|
| LDR Standards and Compliance   |                     |                                                  |  |                           |                      |                     |
| Gross Site 2.93 acre 127,631sf |                     |                                                  |  |                           |                      |                     |
| LDR Standard                   | Required Allowed    | Proposed                                         |  | LDR Standard              | Required Allowed     | Proposed            |
| FAR                            | .40<br>51,052       | 37,220                                           |  | LSR                       | 0.45<br>57,434       | 66,020              |
|                                |                     |                                                  |  | Plant Units               | 1 per lot            | 21                  |
| Bldg. Height                   | 30<br>8/12<br>pitch | 29' 5" to<br>ridge<br>25' 1" to<br>mid-<br>point |  | Accessory Bldg.<br>Height | 14                   | 14 <sup>2</sup>     |
| Structure<br>Setbacks          |                     |                                                  |  | Parking<br>Setbacks       |                      |                     |
| Primary St.                    | 20                  | 20                                               |  | Primary St.               | 20                   | 20, 10 <sup>1</sup> |
| Secondary St.                  | 10                  | 10                                               |  | Secondary St.             | 10                   | 10                  |
| Side, Interior                 | 10                  | 10                                               |  | Side, Interior,<br>Rear   | 5                    | 5                   |
| Rear                           | 10                  | 10                                               |  | Parking Spaces            | 2.5 per<br>unit (53) | 25                  |

### 1. Variation from Primary Street Setback

Numerous variations from town zoning standards were approved in 1983, which is customary for CNMP or PUD style of developments. Setbacks were among the blanket variations that were approved. This proposal includes a 10 foot setback from South Park Loop Road, when 20 feet is ordinarily required in the underlying NL-3 zone. The applicant believes this variation from required setbacks was approved in 1983, but submits the following justification in the event the Town Council wishes to reapprove it.

- The planning staff has determined that both Montana Drive (abutting to the north) and South Park Loop Road are primary streets, thereby creating 20 foot primary street setbacks on both the north and south sides of the property. The housing units face an internal courtyard and back up to both streets.
- A steep slope along the northern property line prevents moving the development further

north and thereby reducing the setback from Montana Drive rather than South Park Loop setback.

- South Park Loop is located within a parcel (as opposed to an ordinary easement) that is 90 feet wide, and the Church's property line is 30 feet from the edge of the road shoulder.
- A few other buildings in Cottonwood Flats and Mountain View Meadows, that also back up to South Park Loop, have 10 foot setbacks from the Road, indicating that either the same reduction has been previously approved or that South Park Loop has not consistently been designated as a primary street.
- The center courtyard between the housing units is a defining feature of the site plan and creates a desirable living environment. This courtyard maintains 20 feet between the front porches that face one another. A 20 foot street setback would reduce this separation by half.
- The LDR apply PUD standards to previously approved CNMP (Sec. 4.4.1.B.1).
- The LDR establish the purpose of PUD zones as permitting variation from the strict application of the zoning district to achieve community goals and implement the Comprehensive Plan (Sec. 4.4.1.A). The Church proposes workforce housing consistent with the Comprehensive Plan goal of housing 65% of the workforce.
- LDR also state that development standards for each PUD are established by the PUD Master Plan and all physical development shall comply with the master plan (Sec. 4.4.1.D.1). The 1983 approval of the CNMP included variations from the setbacks in the underlying zoning districts, and this amendment provides an opportunity to reapprove the variation if the Town Council finds it desirable to do so.

## 2. Potential Variation from Accessory Building Height

Two historic structures are being investigated as possible candidates for relocation onto the subject property to serve as the accessory community building. If either structure is relocated to serve as the community building, it will be taller than 14 feet, and the Church requests approval to deploy the variation from the height limitation. If neither of these two candidates is used, a new structure will be built, and it will comply with the 14 foot height limitation.

## **M. PARKING**

A total of 23 parking spaces are proposed for 21 workforce housing units when the LDR ordinarily requires 53 spaces. Providing the fewest number of parking spaces to adequately serve the development is in everyone's best interest.

- It avoids the visual impact of a large parking lot adjacent to the Church's existing 251 space lot.
- It also allows for the maximum number of workforce housing units to fit onto the property when the community disparately needs such housing.
- And it reduces the cost of building the workforce housing, making the development more financially possible.

The LDR provides a mechanism to reduce parking requirements on a case-by-case basis. A “shared parking” plan with an adjoining land use may be approved that allows some percentage of the parking to meet the LDR requirements of both uses. This application proposes a shared parking plan between the 21 residential units and the Church. In addition, the town in 1983 approved several blanket variations from the regulations of the underlying zoning district, including a variation from parking standards.

The shared parking standard regulations allows the parking required for a non-residential use to be shared with a residential use. When the residential use is deed restricted workforce housing, then 100% of the parking for the non-residential use may be satisfied by the parking provided for the residential use.

This proposal is a slightly different twist on the shared parking standard. Rather than reducing parking for the non-residential use (the Church), this request reduces the required parking for the residential use. One parking space per dwelling unit will be provided on the housing site of phase 1. Thirteen spaces will be provided on site for the 11 residential units in phase 2, for a total of 23 spaces for 21 units. Many of the residents of the housing will work for the Church, which is located adjacent to their residence, allowing parking spaces to serve both the employee’s workplace and residence. Also, the adjoining Church parking lot has 251 parking spaces, certainly enough to accommodate any overflow parking demand the housing may create from time to time. This proposal requests that remaining required parking for the residential use, and any generated by the CUP Institutional Use, be satisfied by the existing Church parking lot. A shared parking plan for 30+ spaces will be developed with the Church and presented for approval.

## **M. FINDINGS FOR APPROVAL**

### **Applicable LDR and Proposed Compliance**

Two threshold provisions in the LDR create the path for these applications to proceed to approval. Section 1.8.2 establishes the legal standing of CNMP and Section 1.8.3 establishes the method for amending these plans. Both provisions are highlighted below followed by the applicant’s responses.

#### *Section 1.8.2.C. Approved Permits & Approvals, PUDs and Other Special Projects*

***The following projects shall remain valid and shall not be considered nonconforming regardless of their compliance with these LDRs;***

#### ***5. Complete Neighborhood Master Plans that have vested their rights.***

The Cottonwood Park CNMP was approved by the County Commissioners in 1983 under regulations then in effect. (It was called a Planned Unit Development by the county LDR.) In anticipation of annexation into the town, the same master plan also was approved by the town, even though annexation had not yet occurred. The town’s terminology labeled the plan a CNMP.

The subject housing parcel is within the legal description of the CNMP and maps that illustrate the master plan have included the parcel for 40 years.

Development of the CNMP has occurred steadily over four decades, including many phases that occurred after the area was annexed. Of the 785 residential units that were approved, all but 59 have been built. In good faith reliance on the CNMP approval, infrastructure has been constructed, parks have been created and developed, fees and exactions have been paid.

There is no question that the Cottonwood Park CNMP is fully vested and entitled to be completed.

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### *Section 1.8.3 Amendments to Approved Permits and Approvals*

***A proposed minor deviation or amendment to an existing permit or approval shall be reviewed pursuant to the standards and procedures of Section 8.2.3.***

Section 8.2.3 establishes the “findings for approval” that must be satisfied as a prerequisite for approval of the CNMP amendment. These “findings” are in multiple LDR sections, and they are highlighted below followed by the applicant’s responses.

An approved and vested CNMP can be amended per the LDR and the Cottonwood Park CNMP has been amended multiple times over the years, at least six times. A recent amendment changed the northwest corner of the CNMP from a commercial designation to residential uses and cleared the way for Cottonwood Flats to be built. This application includes an amendment to the CNMP to locate 18 of the unbuilt 59 units on the subject property, to be added to the three units already assigned to the property, allowing for a total of 21 units, and to allow townhouses on the site.

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### **CNMP Amendment Findings, DEV Findings, CUP Findings**

Amending the CNMP requires the findings in five LDR sections to be satisfied. There are two additional sets of findings for approving the development plan and the CUP for the Institutional use. The findings of all seven sections are highlighted below followed by the applicant’s responses. Many of the findings are duplicative but repetitive responses are avoided.

### *Section 8.2.13 Findings For Amendment To CNMP*

#### ***Section 8.2.13.D.3 PUD Amendment, PUD Option No Longer Available.***

- a. Improve the implementation of the desired future character of the area identified in the Jackson/Teton County Comprehensive Plan.*** The subject property is in Character District 5.5, West Jackson Residential, as defined in the Comprehensive Plan. The workforce

housing proposed by the Church exactly matches the “desired future character” for this District. The Comprehensive Plan calls out the following elements of “desired future character” for District 5.5.

- “This subarea provides much of the community’s workforce housing in a wide variety of housing types, including single family, duplex, tri-plex and multifamily.”
- “In the future, effort should be made to ensure that this neighborhood retains its vitality, cohesiveness and accessibility for the local workforce.”
- “An important goal of the subarea will be to maintain a strong sense of ownership and community in the area.”

The Church checks all these elements of the “desired future character.”

- ✓ The Church proposes 21 workforce housing units in an area where the Comprehensive Plan prioritizes workforce housing.
- ✓ The Church plays a major role in building and maintaining a sense of community. It provides services, programs and activities for people of all ages. Church facilities are used for a wide variety of community purposes.
- ✓ The Church will retain ownership of the housing and provide it to employees, program leaders and others who staff the many activities. This housing is essential for the Church to continue the services and activities that build and maintain a sense of community.

**b. *Comply with the requirements of the underlying base zoning to the maximum extent practicable.*** Please see the section above that details full compliance with the underlying NL-3 zoning. Several blanket variations to the 1983 zoning were approved, but this application does not rely on them. **Complies.**

**c. *Complies with the standards of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*** The property is not in either overlay zone. **Not applicable.**

**d. *Not adversely impact public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire and EMS facilities.*** Please see the Engineer’s Report that accompanies this application for detailed information. Municipal water and sewer lines are immediately adjacent to the property and adequate capacity exists in both systems to accommodate this proposed housing. The sewer extension onto Church property also provides an opportunity for future connections to the adjoining residential neighborhood, which could eliminate known septic problems in that area. The development will house personnel, program directors and others who work at the adjoining Church. This immediate proximity between the workforce housing and the Church will avoid adding traffic to nearby roads during the peak commuting time of day. **Complies.**

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#### *Section 8.7.4 D Planned Unit Development Findings for Approval*

2. ***The extent to which the PUD enhances the implementation of the desired future character for the land of the proposal beyond what could be achieved by base zoning.*** See above response for a description of “desired future character.” The underlying zoning of NL-3 allows only single family detached houses on 7,500 square foot lots, a development pattern that cannot provide workforce housing. The CNMP unquestionably provides workforce housing, and therefore better achieves the “desired future character,” than the NL-3 zone. **Complies.**
3. ***The findings for the applicable PUD option found in Article 4.*** The applicable findings in Article 4 are identical to the findings above in Section 8.2.13 D 3. **Complies.**
4. ***The applicable findings for the amendment of an existing PUD or other special project found in 8.2.13.D.*** See above responses to Section 8.2.13. D. **Complies.**
5. ***The findings of Sec. 8.7.2.*** See below responses to Section 8.7.2. **Complies.**
6. ***The findings of Sec. 8.7.3.*** See below responses to Section 8.7.3. **Complies.**

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#### *Section 8.7.2.C LDR Text Amendment Findings*

1. ***Is consistent with the purposes and organization of the LDRs.*** This amendment to the CNMP is clearly consistent with the adopted purposes of the LDRs. The primary purposes of the LDR are to implement both the common values of community character and the illustration of the community vision. The adopted common values are threefold: a) ecosystem stewardship; b) growth management; and c) quality of life.

##### **Adopted Common Values**

###### **a. Ecosystem Stewardship;**

Steering development to the subject parcel promotes the ecosystem stewardship in multiple ways. Development will occur on property that

- is relatively devoid of natural resources;
- is in neither the SRO nor NRO and
- does not contain any agricultural resources.

- Vegetative cover type is sagebrush, introduced grasses and transitional vegetation.
- Most valuable vegetation consists of the aspen and blue spruce trees that were planted between the two existing driveways by the Church and a few trees along the irrigation ditch. All these trees will remain undisturbed by the proposed development.
- Furthermore, housing Church personnel, program directors and others on the Church campus, promotes the stated value of lessening consumption of nonrenewable energy, namely the energy consumed by transportation between home and work.

b. Growth Management;

Developing the subject parcel also furthers the growth management values of directing development into complete neighborhoods and maintaining the Town of Jackson as the primary location for jobs and housing. Using density units that already have been approved, rather than creating new development rights, implements another critical growth management goal. This proposed development will not add to the projected build-out population of the county, a foundational point of the community's growth management goals.

c. Quality of Life.

The quality of life value listed among the purposes of the LDR calls for workforce housing opportunities to house 65% of the local employees. This proposed development hits the bullseye. This proposed housing is for employees, program directors and others who already work at the Church. This proposal is not a new development that will create its own demand for additional housing, and then simply house its own new employees. This development essentially will house people who are already here.

Implement Illustration of Community Vision

In addition to implementing these common values, the other adopted purpose of the LDR is to implement the community vision. The vision refers to the "desired future character" of the area containing the property. The area containing the subject property is included in Character District 5.5. Please see the discussion above that describes the response to this finding. **Complies.**

- 2. *Improves the consistency of the LDRs with other provisions of the LDRs.*** Amending the Cottonwood Park CNMP to locate housing on the Church property is consistent with numerous standards of the LDRs. Namely, the amendment is consistent with the stated purposes of the LDRs, as detailed above. This application follows the adopted procedure for amending existing PUD and CNMP and is consistent with the numerous

findings for such amendments, as detailed in other parts of this application. Furthermore, the development that will be permitted by this amendment

- does not invoke the natural resource protections of these LDR,
- is consistent with LDR that require and incentivize workforce housing, and
- complies with the physical development standards of the underlying NL-3 zone. **Complies.**

**3. *Provides flexibility for landowners within standards that clearly define desired character.*** Amending the CNMP creates flexibility for the landowner to develop workforce housing on a vacant part of the Church campus in a manner that perfectly accomplishes the “desired future character” of the area. **Complies.**

**4. *Is necessary to address changing conditions, public necessity, and/or state or federal legislation.*** Extraordinary housing costs create a crisis that impacts every part of our community, and this impact is steadily worsening. There is an extreme public necessity for workforce housing of every type and the magnitude of this necessity overwhelms the financial resources that are available to address it. This amendment to the CNMP is in direct response to this public necessity. **Complies.**

**5. *Improves implementation of the Comprehensive Plan.*** The amendment to the CNMP and the development application to develop 21 workforce housing units implement the Comprehensive Plan in numerous ways. The applications will:

- help house 65% of the workforce by building 21 units to house employees who already work here;
- avoid adding to the build-out potential of the county by using development rights that already have been approved and vested, but not yet built;
- steer development into a “complete neighborhood” (Town of Jackson);
- locate development on a site devoid of natural resources, thereby avoiding any conflict with goals to maintain the ecosystem; and,
- locate development near a transit bus stop, thereby promoting the transportation goals. **Complies.**

**6. *Is consistent with other adopted Town Ordinances.*** The proposed amendment to the CNMP and the development plan to build 21 residential units create no inconsistency with other Town Ordinances. **Complies.**

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#### *Section 8.7.3 C Zoning Map Amendment Findings for Approval*

**1. *Is consistent with the purposes and organization of the LDRs.*** See response above. **Complies.**



2. ***Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*** See response above. **Complies.**
  3. ***Is necessary to address changing conditions or a public necessity.*** See response above. **Complies.**
  4. ***Is consistent with the other adopted Town Ordinances.*** See response above. **Complies.**
- 

#### *Section 4.4 Planned Unit Development*

***F. Amendment of an Existing PUD or Other Special Project.*** This subsection requires compliance with the findings in Section 8.2.13 D, which is addressed above.

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#### *Section 8.3.3 C Development Plan Findings for Approval*

1. ***Is consistent with the desired future character for the site in the Jackson/Teton County Comprehensive Plan.*** See response above. **Complies.**
2. ***Achieves the standards and objectives of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable.*** **Not Applicable.**
3. ***Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police fire, and EMS facilities.*** See response above. **Complies.**
4. ***Complies with the Town of Jackson Design Guidelines.*** **Not Applicable.**
5. ***Complies with all relevant standards of these LDRs and other Town Ordinances.*** See both discussions above about complying with standards of the underlying zone and consistency with other Town Ordinances. **Complies**
6. ***Is in substantial conformance with all standards or conditions of any prior or applicable permits or approvals.*** The proposed development is consistent with the Cottonwood Park CNMP as amended by a concurrent application. The subject property was not a part of the CUP issued for the Church construction and for its subsequent expansion. **Complies.**

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#### *Section 8.4.3 C Conditional Use Permit Findings for Approval*

The CUP request is to allow an Institutional use of the accessory building.

***1. Is compatible with the desired future character of the area.***

In addition to the workforce housing, the desired future character of District 5.5 is to “maintain a strong sense of ownership and community ... .” The Church is a major civic member of the community and engages in numerous important functions that maintain community. This accessory building complements and supports the Church’s ongoing community based activities. **Complies.**

***2. Complies with the use specific standards of Div. 6.1. and the zone.***

The subject property and accessory building are the Cottonwood Park CNMP, which varies from the underlying NL-3 zoning district. Accompanying this CUP request is an amendment to the CNMP to permit the Institutional use of the accessory building in a way that complements PCJH (which is not in the CNMP). Notably, the CNMP contains another church that was approved as a principal use. **Complies.**

***3. Minimizes adverse visual impacts.***

The accessory building will be approximately 1,500 square feet in size, in an architectural style compatible with the adjacent residential development, and it is setback approximately 60 feet from the edge of the travel surface in South Park Loop Road. **Complies.**

***4. Minimizes adverse environmental impacts.***

The property essentially is devoid of natural resources, is not located in the NRO or SRO, and the ground cover is classified as introduced and transitional vegetation. The overall development, and this accessory building, will create no negative environmental impact. **Complies.**

***5. Minimizes adverse impacts from nuisances.***

The uses of the building will create no negative impact. They will include small gatherings, mostly classes and bible studies and other indoor activities, and occasionally small outdoor

groups around a fire ring. **Complies.**

***6. Minimizes adverse impacts on public facilities.***

The uses of the accessory building will create negligible demands on water and sewer infrastructure, and will be used by residents of the adjoining residential units or visitors who otherwise will be at the adjoining Church. **Complies.**

***7. Complies with all other relevant standards of these LDRs and all other Town Resolutions.***

The accessory building and its uses will comply the dimensional limitations in the underlying NL-3 zone and will be consistent with the CNMP, which already contains another church within its boundaries. **Complies.**

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

The proposed CUP is consistent with the CNMP, which already contains another church within its boundaries. **Complies.**

## SECTION 3 – ENGINEER’S REPORT

### A. INTRODUCTION

This Engineer’s Report is intended to provide the engineering basis for design and to discuss engineering related topics for the development of Parcel 1, PT. NE1/4NW1/4 Section 6, Township 40, Range 116. The proposed development is split into two phases. Phase one includes 10 residential units intended to be employee housing and one cabin for communal space. Existing Town of Jackson road, water, sanitary sewer, and storm sewer infrastructure will be used to serve the development. Electrical, gas, and communication utilities are in place at or near the proposed development. The basic layout site plan attached in **Section 5** and the general engineering items are discussed here.

### B. SETTING

The site is located at the intersection of South Park Loop Road and Hi-Country Drive in the west part of the Town of Jackson and is part of the 3-parcel site for the Presbyterian Church of Jackson Hole. There is one parcel dedicated to the Church and its parking lot, another that contains a trailhead and is undeveloped, and the subject parcel, which contains a community garden and an irrigation ditch. The site hasn’t seen any other developments.

### C. GRADING, EROSION CONTROL, DRAINAGE, & STORMWATER

Proposed conditions on site for phase one include two (2) residential buildings comprised of 10 total units, one (1) cabin for communal space, and ground level parking spaces. The residential buildings will be separated by a common open space. Phase one also includes a courtyard separating the residential buildings and the cabin. Proposed conditions on site for phase two include two (2) residential buildings and a ground level parking lot.

Stormwater release rate has been determined using pre-development conditions as specified in the most current version of the Town of Jackson Land Development Regulations. The three proposed ground floor parking spaces beneath the two upper-level units in Phase One will be sloped towards trench drains to capture stormwater running down the parking spaces and driveway. All captured stormwater will be carried to infiltrators or bottomless catch basins for disposal through underground infiltration.

### D. SOILS AND SITE CONDITIONS

An original Geotechnical Investigation Report was produced by Jorgensen Geotechnical, LLC in the spring and summer of 2022 is attached herein in **Section 4**. The report identified the underlying soils as stony alluvial deposits which are deemed suitable for construction after removal of topsoil and other deleterious material and compaction. The site has been determined to be in an area of moderate seismic activity due to its proximity to the Teton

Fault. Appropriate coefficients should be used in the design of structures.

E. ROADS AND ACCESS

Vehicular access to the site will be provided from Montana Road. The Church Lot access located on the western portion of the site will remain but will not serve the proposed development. There will be pedestrian access provided from the church parking lot to the proposed development.

F. TRAFFIC

A Traffic Impact Study (TIS) was completed in 2023 by Jorgensen Associates for this development. The TIS indicates a satisfactory level of service at the intersection between South Park Loop Road and Hi-Country Drive. The level of service at this intersection decreases with time and is likely to meet conditions for lower operational capacity with or without the PCJH Employee Housing Facility by 2035. The completed Traffic Impact Study for this project is presented in a separate document titled “Presbyterian Church of Jackson Hole Employee Housing Center Traffic Impact Study” and attached herein **Section 4**.

G. PARKING

The development proposes the construction of twenty-one (21) condominium units consisting of a mix of one, two, three and four-bedroom units. All units are intended for workforce housing and would require two (2) parking spaces per unit. In this application, one parking space per unit is shown plus guest parking, and a proposal for allowing this parking calculation are included with this application in the narrative section. Phase one includes ten total parking spaces: three covered parking spaces under two units and seven uncovered parking spaces. Guest parking for phase one will be accommodated via an MOU with the Church and will be in the church parking lot. One of the uncovered parking spaces will be designated for ADA. Phase two includes thirteen parking spaces – 11 for residences and 2 for guests, all uncovered, with one ADA space.

H. PATHWAYS

According to the 2015 Community Streets Plan, South Park Loop Road, Hi-Country Drive, and Blair Drive are designated to include Multi-Use Pathways. Bike paths are provided west of the intersection along South Park Loop Road, south of the intersection along Blair Drive, and north of the intersection along Hi-Country Drive. A conceptual depiction for realigning the existing bike path across the frontage of the site is shown within sheet C1.0 of the attached site plan within **Section 5**. This is shown as a concept only and is not part of the DEV.

I. WATER

Water will be supplied by the Town of Jackson (TOJ) through the existing distribution system located within South Park Loop Road. Connections to the TOJ system will require an encroachment permit and a coordinated effort with the TOJ Public Works Department to

identify the appropriate water service tap location. Once the system is on the project property it will be owned and operated by the development and all maintenance will be the responsibility of the development. The project team will coordinate with the TOJ Engineering and Public Works Department for capacity fees, backflow protection, water meter size, domestic, irrigation, and fire suppression installation arrangements. Coordination with the Town Engineer will be essential as water demand values are refined and the site infrastructure design advances. The project team will also coordinate with the Fire Department to ensure adequate fire protection measures are in place.

The maximum domestic water demand is estimated based on the building program bedroom count to be approximately 17,680 gallons per day (gpd) with a peak hour flow of approximately 49 gpm (Peak Factor 4). Water Demand was calculated using the AWWA M22 method estimated at 58 gpm based on fixture counts for all buildings. The higher value of the M22 is likely due to the additional fixtures generated by each half-bath within all units. A water model analysis with the above criteria was performed utilizing a 6-in domestic service and estimates the pressure at the building under the maximum daily demand to be 88 psi at the building and 87 psi at the TOJ 12-inch main. The expected velocity in the 6-inch domestic service is 0.14 fps. The expected velocities in the 12-inch main are expected to be 0.63 fps upstream of the connection and 0.52 fps south of the connection.

The fire suppression system demand is estimated to be 1,500 gpm from Appendix B, Table 105.2 of the 2021 International Fire Code based on the proposed building area and Type III-B construction. A water model analysis with the above criteria was performed utilizing a dedicated 6-inch fire service and estimates the pressure at the building under the fire flow and maximum daily demand to be 63 psi and 63 psi at the TOJ 12-inch main. The expected velocity in the dedicated 6-inch fire service is 0.12 fps. The expected velocities in the existing 12-inch main line is South Park Loop Road are expected to be 0.12 fps upstream of the connection and 0.15 fps south of the connection. The project team will coordinate with the fire sprinkler designer as the project advances and coordinate with the Fire Department to ensure adequate fire protection measures and equipment are in place.

Based on the water model analysis, it is expected that adequate capacity is available from the existing TOJ water main without additional improvements to the system.

A water demand estimate analysis is included in **Section 4**. A more detailed infrastructure layout is included with the Development Plan Submittal.

#### J. WASTEWATER

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines in Seneca Lane and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The sewage collection lines internal to the project will be the responsibility of the

development for operation and maintenance. Coordination between the building mechanical design and the TOJ Public Works Department will identify the appropriate service tap location. Continued coordination with the Town Engineer will be essential as wastewater flows are refined and the site infrastructure design advances.

A wastewater demand estimate analysis is included in **Section 4**. A more detailed infrastructure layout is included with the Development Plan Submittal.

K. CABLE UTILITIES

Communication lines will enter the project from an existing pedestal and transformer located on the southeast corner of the Church Lot. Power will enter the project from a new electrical vault to be installed near an existing power pole located near the southeast corner of the Church Lot. Lower Valley Energy and Cable Utility lines arrive at the site via buried utility lines through the northern portion of the site. Utility lines will be distributed to all buildings for phase one along with empty conduits for future connections during phase two.

L. SNOW STORAGE

Snow storage for the site is provided within areas adjacent to driveway and parking areas. Snow storage along the open space corridor between the buildings will be provided within all landscape areas.

M. GROUNDWATER, STREAMS, & RIVERS

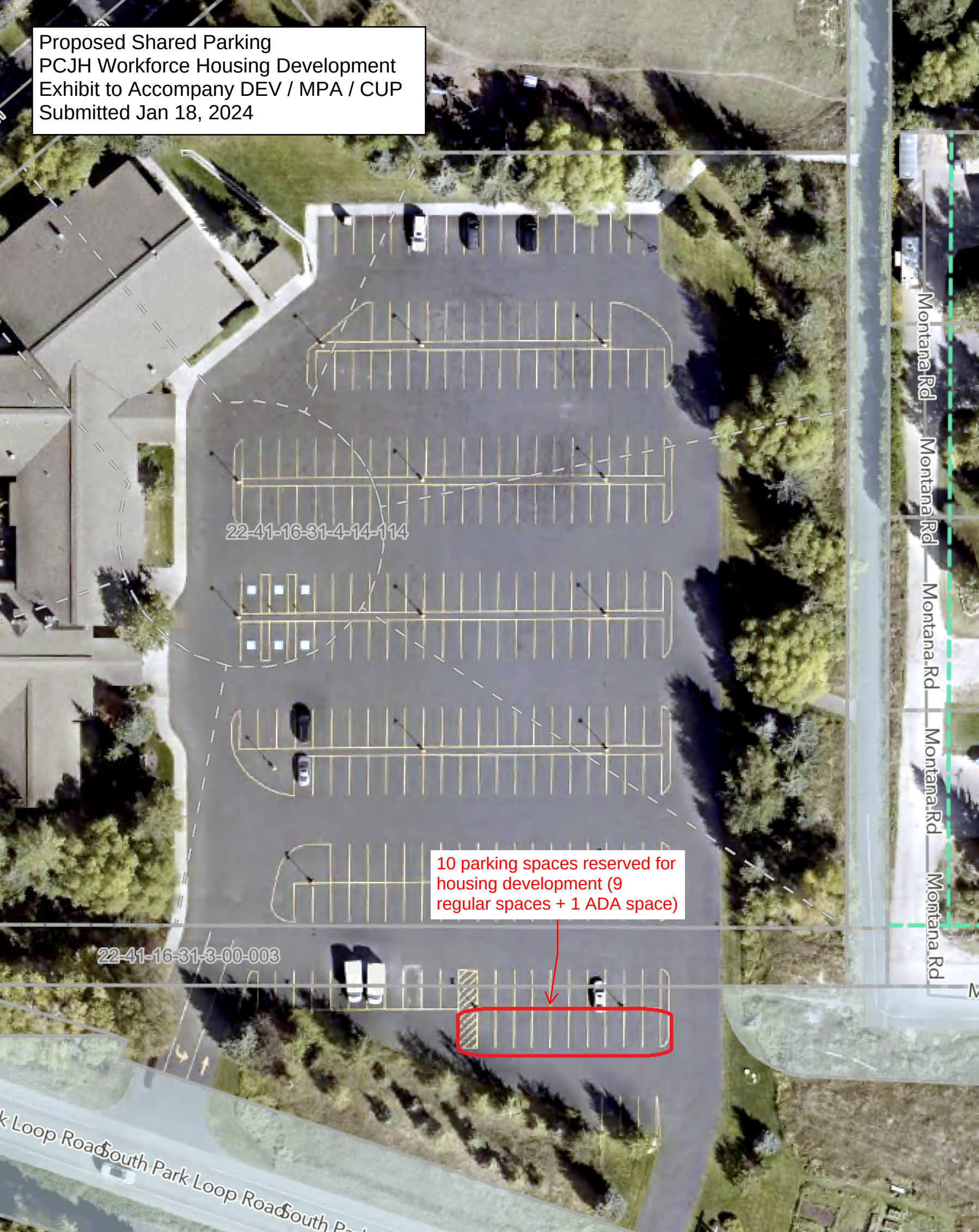
There are no permanent streams or rivers on the site, but it does contain the Leeks Ditch, an irrigation ditch, conveying water from north to south that bisects the property. Groundwater was not encountered during the 2022 investigation by Jorgensen Geotechnical LLC. Six groundwater monitoring well standpipes were installed at depths ranging from 11.2-ft to 12.3-ft below ground surface. All standpipes never saw any groundwater penetration for the duration of the investigation.

## **SECTION 4 – TRAFFIC, ACCESS, GEOTECHNICAL INVESTIGATION, WATER and WASTEWATER CALCULATIONS**

- **TRAFFIC IMPACT STUDY**
- **1993 ACCESS AGREEMENT**
- **GEOTECHNICAL REPORT**
- **WATER AND WASTEWATER CALCULATIONS**



Proposed Shared Parking  
PCJH Workforce Housing Development  
Exhibit to Accompany DEV / MPA / CUP  
Submitted Jan 18, 2024



22-41-16-31-4-14-114

10 parking spaces reserved for  
housing development (9  
regular spaces + 1 ADA space)

22-41-16-31-3-00-003

Montana Rd Montana Rd Montana Rd Montana Rd Montana Rd

South Park Loop Road South Park Loop Road

Supplemental Housing Mitigation Plan for PCJH  
Accessory Use versus Institutional Use  
Voluntary Workforce Housing versus Required Affordable Housing  
March 27, 2024

Proposed Accessory Building, Institutional Use

A 1,500 square foot community building is proposed adjacent to the workforce housing units. The primary purpose of this building is to provide an amenity space for the residents who live on the property in the form of an accessory building to the development. This space will allow the residents to gather and to entertain guests and friends.

The Church also wishes to have the flexibility to use this building for various church related activities that otherwise would occur in the main church facility. This building provides an alternative location that is more intimate and less sterile than the Church's meeting rooms. The building will be used for activities such as bible study classes, youth fellowship gatherings and meetings. It will function as an accessory building, and will accommodate accessory uses, for the Church as well as for the housing units.

Accessory Use versus Principal Use

Only a technicality prevents the community building from being classified as an accessory building/use to the Church. By definition, an accessory use is located on the same property as the principal use it serves. The community building (and residential units) is located on a meet and bounds parcel, and the Church campus is located on legally defined lots in the neighboring subdivision. This distinction is compounded by the fact that the housing parcel is inside the CNMP, and the Church property is outside the Master Plan area. Therefore, a CUP application for an Institutional Use was submitted for the community building to clearly establish the opportunity for the Church to share the building with the on-site residents. If the housing parcel and Church property were one legally described property, the community building would be classified as an accessory building, and its use would be an accessory use, to both the housing units and the Church. This significance of this information is that accessory uses are exempt from the affordable housing requirements.

Independent Calculation, No Employee Generation

The community building, in practical terms, will serve as an accessory building/use to both the residential units and the Church and therefore will generate no new jobs or employees. Regarding the Church's use of the building, it will provide an alternative location for activities that are already occurring on the main Church campus. Any employees who may staff these church related activities are already employed by the Church.

#### Voluntary Workforce Housing, Required Affordable Housing

The Church will voluntarily deed restrict all 21 residential units as workforce housing. (A few detailed exceptions from the standard workforce deed restriction will be sought to accommodate the specific housing needs of the Church.) While some of the 21 units will be occupied by year-round church employees who may qualify for conventional affordable housing, the voluntary restriction of all 21 units as workforce housing should exempt the development from any required affordable housing. Additionally, the 21 workforce housing units significantly over responds to any lingering concerns that may exist about a technical requirement for the community building because of its classification as an Institutional Use.





*Presbyterian Church of Jackson Hole  
Workforce Housing Development  
Traffic Impact Study*

*October 30, 2023*



*Prepared For:*

*Presbyterian Church  
JACKSON HOLE*

1251 South Park Loop Road  
Jackson, WY 83001



*Prepared By:*

**JORGENSEN**  
It's About People, Trust and Know How

1315 Hwy 89 S Suite #201  
PO Box 9550  
Jackson, WY 83001

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## I. EXECUTIVE SUMMARY

With a focus on affordable workforce housing, the Presbyterian Church of Jackson Hole (PCJH), Wyoming, is pursuing the development of 21 deed-restricted workforce housing units consistent with the area's Comprehensive Plan identified District 5: West Jackson, Subarea 5.5: West Jackson Residential designation. The PCJH intends to construct 10 of the units initially and does not have an established timeline yet to develop the remaining units. This study includes analysis assuming development of all 21 units to evaluate the full build out condition.

The project site plan has been designed to accommodate potential future public transportation improvements, such as the installation of an adjacent START Bus stop, to facilitate convenient public transportation access for the residents. Additionally, the site plan allows for the realignment of the nearby pathway, which could improve safety and accessibility for bikers, pedestrians, and motorists. These features are proposed as potential ideas to the Town for consideration, rather than being included in the current project scope.

The study relied on traffic data collected by Jorgensen in September 2023. The anticipated trips generated by the PCJH Workforce Housing Development are based on the proposed development of 21 housing units. The traffic scenarios studied included 2025 baseline conditions without the proposed PCJH project, 2025 with the proposed PCJH Workforce Housing Development (opening conditions), 2035 baseline conditions assuming no housing development, and 2035 conditions with the PCJH project. For each traffic scenario, the intersection of South Park Loop Road and Blair Drive were analyzed at three different peak hours during the day and for traffic access at the Montana Drive / South Hi-Country Drive intersection. For the intersection of study, the Level of Service (LOS), a qualitative measure used to relate the quality of traffic service designated on a scale from A to F where LOS A represents the best operation and LOS F represents congestion/failing traffic conditions, was determined.

The study concludes that South Park Loop Road baseline conditions in 2025 is anticipated to operate at a satisfactory level of service B during the AM peak hour. In 2035, the intersection decreases to LOS D without the PCJH development. The eastbound traffic at the intersection is currently operating at a LOS B. The eastbound approach at this intersection will decrease to E 2035 with or without the PCJH Workforce Housing Development if the transportation circulation remains as is. The overall LOS of the intersection will decrease from B to D with or without the PCJH development.

With excellent access to several existing and proposed transit routes as well as nearby active transportation links (pathways, sidewalks, etc.) along Blair Drive and South Park Loop Road, the trips generated by this development are not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system.

## II. INTRODUCTION

The Presbyterian Church of Jackson Hole (PCJH), Wyoming, plans to develop 10 deed-restricted workforce housing units with a potential buildout of 21 total units, in alignment with the area's Comprehensive Plan that emphasizes the creation of affordable workforce housing. The church plays a key role in fostering community through diverse services for all ages, including summer camps and a pre-school program. Its facilities hosted COVID vaccinations, provides temporary housing, and hosts a variety of community events. To sustain its active role in the community, the church confronts the

challenge of staffing numerous community-serving programs, thereby emphasizing the immediate necessity for 10 workforce housing units. This housing is vital to fulfil the church's operational needs, as a failure to accommodate employees and program directors will result in cancelled programs. The church will maintain ownership of the housing units and deed restrict them for workforce housing as per Teton County housing regulations.

The site is 2.93 acres in size and is landlocked by Montana Drive to the north, South Hi-Country Drive to the east, South Park Loop Road to the south, and The Presbyterian Church to the west. Through coordination with Teton County, PCJH has placed the access to the site from Montana Drive. The intersection of South Park Loop Road, South High-Country Drive, and Blair Drive will be the primary intersection impacted by the proposed project. This study evaluates the impact of the new development on traffic volumes, speeds, and safety at the intersection of South Park Loop Road, South High-Country Drive, and Blair Drive.

Jorgensen Associates, Inc. (Jorgensen) has been commissioned to conduct a comprehensive Traffic Impact Study (TIS) for the proposed PCJH Workforce Housing Development to evaluate its impact on the adjacent transportation system. This TIS adheres to the guidelines set forth by Teton County LDRs (Land Development Regulations) and references the WYDOT Traffic Studies Manual, March 2011 Edition, for relevant study criteria.

### **III. STUDY AREA**

The proposed site for the Presbyterian Church of Jackson Hole Workforce Housing Development Project is southeast of the existing Presbyterian Church located at 1251 South Park Loop Road. A schematic of the site and study area are shown in Figure 1. The subject property access road will connect to Montana Dr. and South Hi-Country Drive. This is within the Town of Jackson (Town) limits.

#### **Existing Land Uses**

The existing site is a 2.93 acre metes and bounds parcel that was created when South Park Loop Road was relocated. The proposed project will be located on undeveloped land located near South Park Loop Road and Montana Drive in Jackson Hole, Wyoming. In the land records, this parcel is depicted on map T-312C. The adjacent land uses are the church, single family homes, vacant land, and Jackson Hole Middle School.

#### **Proposed Site Legal Description**

The property is located within the jurisdiction of Teton County (CR 22-1) and is a 2.93 -acre portion of the parcel with the legal description of PT. NE1/4NW1/4 Section 6, Township 40, Range 116 Parcel 1. The project study area public road boundaries, for purposes of this study, are generally described as follows:

1. East Boundary – South Hi Country Drive
2. West Boundary – Presbyterian Church of Jackson Hole
3. North Boundary – Montana Drive
4. South Boundary – South Park Loop Road

The following primary intersections within the study area were analyzed as part of this study:

1. South Park Loop Road/Blair Drive

The existing roadway corridor for South Park County Road 22-1, a major collector, includes the following deeds and easements:

1. **Easement Book 8 MIXED RECORDS, p. 515.** This remnant portion of one of several initial easements for South Park Road is an approximately 25-foot-wide strip extending approximately 1200 feet from the northwest corner of Section 6 to its intersection with southwesterly boundary of the Presbyterian Church parcel deeded in Book 405, pages 1199-1202. Portions of the initial easements have been vacated as the alignment of South Park Road was altered circa 1998.
2. **Easement Book 8 MIXED RECORDS, p. 511.** This easement is a 30-foot-wide strip on the southern boundary of Indian Trails Addition to the Town of Jackson (Plat 830). Portions of the strip have been deeded to the Town of Jackson (Book 408, p. 312-313) and to the Presbyterian Church (Book 408, p. 318-319). Note: portions of this easement are no longer part of the corridor for South Park Loop Road since its realignment.
3. **Warranty Deed Book 301, p. 667-772.** Two parcels owned by Teton County. One parcel is situated immediately south of the aforesaid easement strip extending from the northwest corner of Section 6 to the east boundary of Government Lot 3 of Section 6. The second parcel is a portion of Hi-Country Drive. The two parcels also include portions of Montana Road and Hi-Country Drive.

The existing roadway corridor for Montana Road includes the following deeds and easements are as follows:

1. **Easement Book 8 MIXED RECORDS, p. 512.** Portion of previous alignment for South Park Road that is now a portion of the Montana Road corridor. The easement encumbers portions of Lot 1 of Larry's Subdivision (Plat 538), Lot 1 of Hi-Country Subdivision (Plat 181), and portions of Hi-Country Drive.
2. **Easement Dedication Larry's Subdivision Plat 538.** A forty-foot-wide strip on the west boundary of Larry's Subdivision dedicated as a private roadway on the subdivision plat for Larry's Subdivision. Note: Teton County GIS depicts the easement as 30-foot width.
3. **Quitclaim Deed Book 367, p. 954-957.** This parcel owned by Teton County includes portions of the Montana Road corridor and the Hi-Country Road corridor.
3. **Warranty Deed Book 301, p. 667-772.** See notes at number 3., South Park Road Corridor.

The existing roadway corridor for Hi-Country Drive includes the following deeds and easements are as follows:

1. **Warranty Deed Book 301, p. 667-772.** See notes at number 3., South Park Road Corridor.
2. **Quitclaim Deed Book 367, p. 954-957.** See notes at number 3., Montana Road Road Corridor.

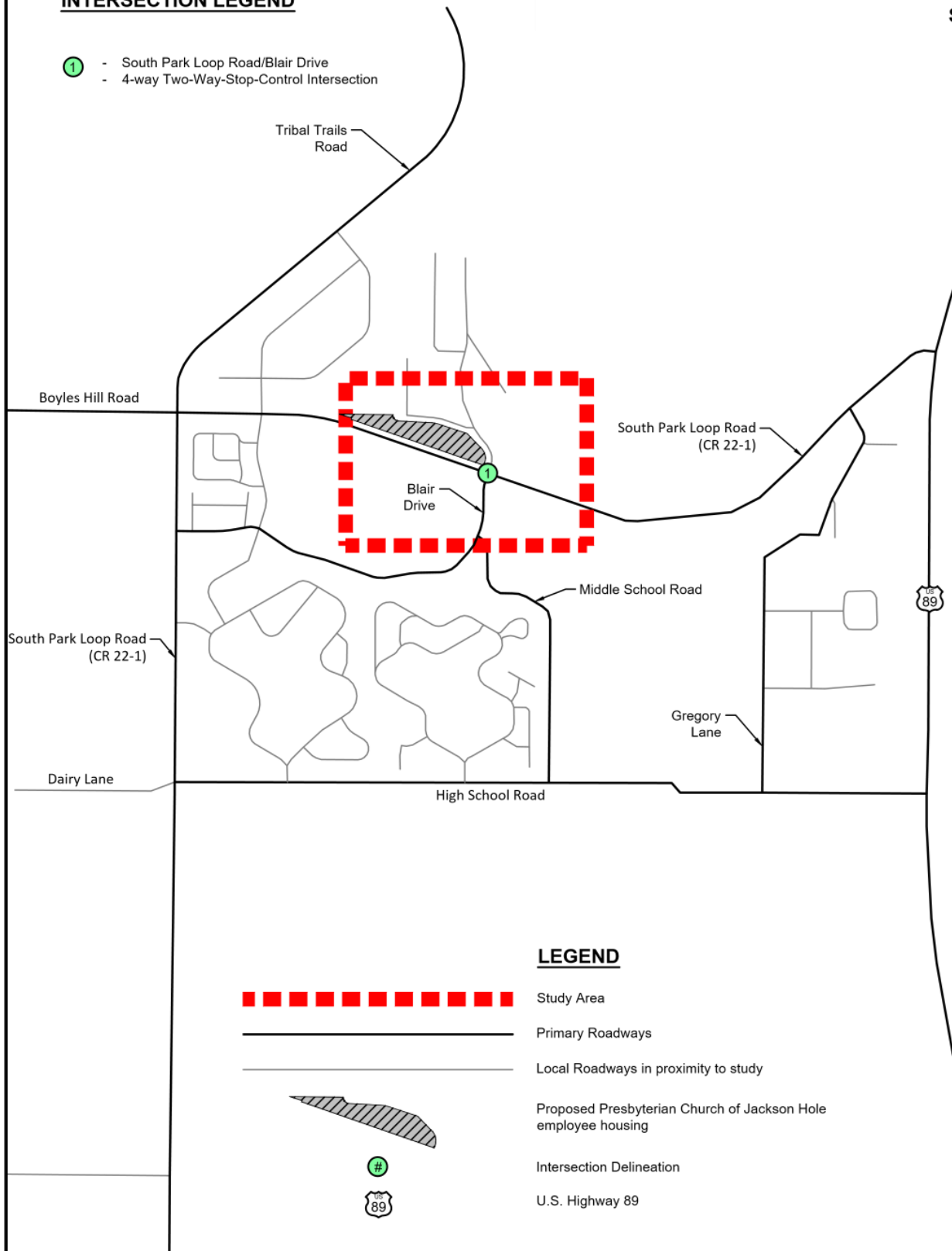


These existing roadway easements are shown in Figure 2 Roadway easements

**FIGURE 1**  
**STUDY AREA**

**INTERSECTION LEGEND**

- ① - South Park Loop Road/Blair Drive
- 4-way Two-Way-Stop-Control Intersection



**LEGEND**

- Study Area
- Primary Roadways
- Local Roadways in proximity to study
- Proposed Presbyterian Church of Jackson Hole employee housing
- Intersection Delineation
- U.S. Highway 89



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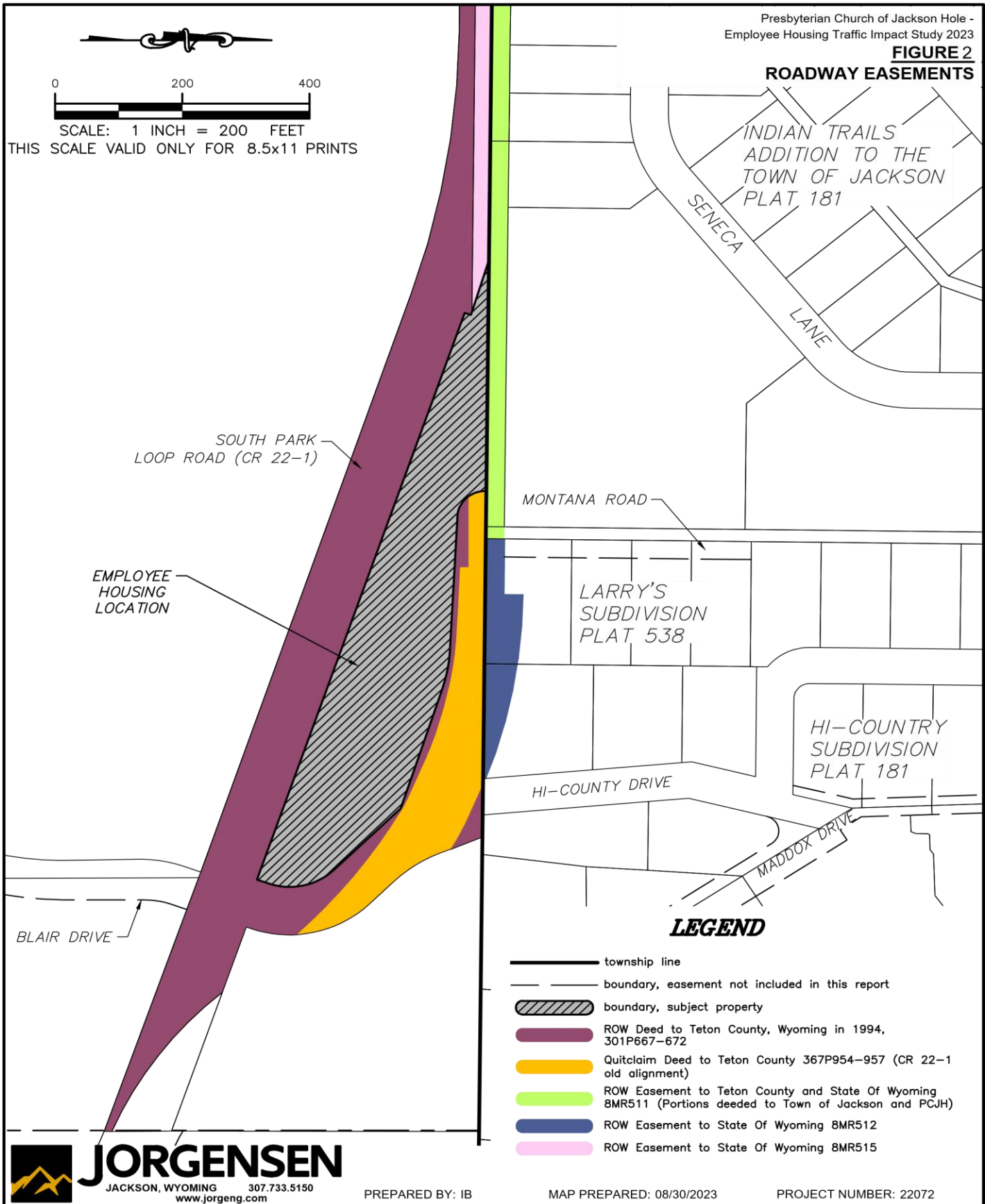
PREPARED BY: IB

MAP PREPARED: 8/21/2023

PROJECT NUMBER: 22070

**FIGURE 2**

**ROADWAY EASEMENTS**



#### **IV. METHODOLOGY**

This study evaluates the impacts of the proposed PCJH Workforce Housing Development on current traffic levels and assesses the expected impacts assuming a 10-year buildout/occupancy of the project. This 10-year horizon is consistent with WYDOT's recommended horizon duration used on other recent TIS' prepared by Jorgensen. The first 10 units of the housing facility construction is anticipated to be completed by 2025. It is unknown if and when the remaining 11 units will happen. Consequently, this analysis considers 2025 as the baseline year (completion of construction). The traffic data collected in 2023 was projected up to 2025 to represent baseline conditions. For assessing impacts, we utilized existing traffic data sources and additional data collected over the past two years. Furthermore, the analysis also accounted for build-out conditions projected for 2035, assuming the construction of 21 residential housing units.

##### **Data Collection**

Jorgensen utilized the expertise of All Traffic Data Services to complete traffic counts at the intersection of Blair Drive and South Park Loop Drive on September 19 & 20, 2023. The counts from each day with the highest consecutive four 15-minute intervals in the PM & AM traffic were used to calculate peak hour traffic to give the best analysis. These counts were collected with a video camera and counts were then analyzed using a traffic counting software. These counts represent summer turning movements and total daily traffic Blair Drive and South Park loop road at this location.

##### **Trip Generation**

The methodology employed in this study to estimate trip generation draws upon established practices outlined by the Institute of Transportation Engineers (ITE) and documented in the *Trip Generation Manual, 11th Edition*. The ITE's approach to trip generation rates is derived through empirical analysis, wherein vehicle trip data is statistically correlated with various characteristics of the land use, such as the number of vehicle trips produced per dwelling unit or per 1,000 square feet of development area. The land use code associated with Multifamily Housing Low-Rise (code 220) aligns with the PCJH's proposed Workforce Housing Development, which serves as the basis for our trip generation calculations. In the context of this analysis, the average trip rate provided by the ITE Trip generation Manual was used to calculate the total number of trips generated by the proposed facility. The calculation of the projected total trips generated by this project involves multiplying the relevant unit measure for the specific land use category by the corresponding trip generation rate.

##### **Highway Capacity Analysis**

The examination is conducted employing methodologies and procedures outlined in the Highway Capacity Manual (TRB, 2010) along with the corresponding Highway Capacity Software (HCS7). This evaluative process establishes the Level of Service (LOS) experienced by users, utilizing presumed traffic volumes and fundamental traffic principles as benchmarks. The HCM2010 defines Level of Service as a qualitative gauge utilized to characterize the caliber of traffic provision, founded upon road capacity and vehicular wait times. The gradation of Level of Service spans from A to F, with A indicating optimal operational conditions and F indicating traffic congestion or inadequate performance. Each category of intersection is assessed

utilizing distinct methodologies, as stipulated by the Transportation Research Board in 2010. This study includes All-Way-Stop Controlled Intersection at South Park Loop Road and Blair Drive respectively.

### Stop Controlled Intersections

In the project study area, the primary intersection is an All-Way-Stop-Controlled Intersection (AWSC), where the Level of Service (LOS) is assessed using the computed or measured control delay. Control delay is quantified for each approach and an average value is derived for the entire intersection. This approach allows for the determination of an overall intersection LOS since all vehicles experience control delay, distinguishing it from Two-Way-Stop-Controlled Intersections. The analysis adheres to the guidelines outlined in Chapter 20 of HCM2010. Table 1 below presents the LOS thresholds based on control delay for both TWSC and AWSC scenarios.

*Table 1: Stop Controlled Intersection, LOS Criteria*

| <b>Control Delay (s/veh)</b> | <b><u>LOS by Volume-to-Capacity Ratio</u></b> |                       |
|------------------------------|-----------------------------------------------|-----------------------|
|                              | <b><u>≤1.0</u></b>                            | <b><u>&gt;1.0</u></b> |
| ≤10                          | A                                             | F                     |
| >10-15                       | B                                             | F                     |
| >15-25                       | C                                             | F                     |
| >25-35                       | D                                             | F                     |
| >35-50                       | E                                             | F                     |
| >50                          | F                                             | F                     |

*Note: For approach-based and intersection wide assessments, LOS is defined solely by control delay*

The traffic scenarios studied include the following:

1. **2025 Existing Conditions.** This scenario examines traffic levels on the existing road network. Existing conditions were completed in this report for 2025.
2. **2025 Workforce Housing Development Opening Conditions.** This scenario examines traffic impacts at the completion of construction and initial opening of the PCJH Workforce Housing Development
3. **2035 Baseline Conditions.** This scenario examines traffic levels of the transportation network assuming typical background traffic growth and no development of the PCJH Workforce Housing Development.
4. **2035 Impacted Conditions.** This scenario examines traffic impacts of the PCJH Workforce Housing Development on the 2035 Baseline Conditions.

Conclusions and recommendations are described at the end of the report.

## **V. PAST STUDIES**

### **The Loop Traffic Impact Study**

*April 2022*

*Hales Engineering*

This Traffic Impact Study addressed the traffic impacts associated with the proposed The Loop development located in Jackson, Wyoming. The Loop development will be located on the south side of Park Loop Road, just west of the Gregory Lane / Park Loop Road intersection. The Loop is a proposed residential apartment complex of 195 units which will be near Jackson Hole Middle school.

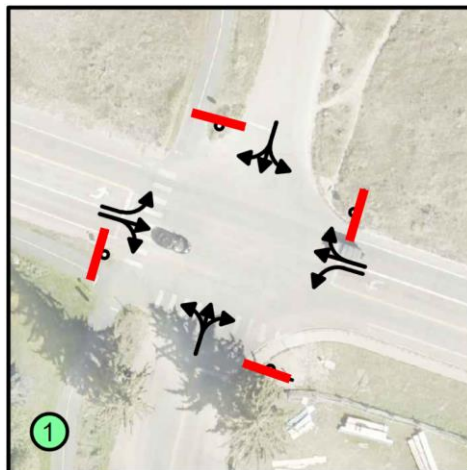
A growth rate of 3.8% was used for this study to be used in the 10-year forecasting analyses. This was based on monthly traffic volume data were obtained from a nearby WYDOT automatic traffic recorder (ATR) on U.S. 191 (ATR #84). The 3.8% growth was adopted for this study to forecast traffic from 2025 to 2035.

## **VI. EXISTING TRAFFIC CONDITIONS**

### **Existing Transportation System and Intersections**

The study area encompasses the intersection of South Park Loop Road and Blair Drive. The segment of South Park Loop Road located to the east of Blair Drive is classified as a minor arterial roadway, while the portion to the west of Blair Drive is designated as a major collector roadway. Blair Drive holds the designation of a major collector road, while the northern road, South Hi Country Drive, is intended to serve as the entry and exit point for residents at the proposed property and is classified as a local road.

This intersection features a four-way stop control, with South Park Loop Road acting as the primary thoroughway. Within the study area, the eastbound and westbound approaches of South Park Loop Road consist of two lanes, including a left turn lane and a single lane for through and right turns. The terrain of the roadway is characterized by flat terrain with minimal vegetation, resulting in unobstructed sight lines and adequate sight triangles for approaching vehicles.



*Figure 3. South Park Loop Road and Blair Drive*

The established posted speed limit is 30 miles per hour (mph), which reduces to 20 mph during school hours from 7 am to 5 pm, as pictured on Figure 4.

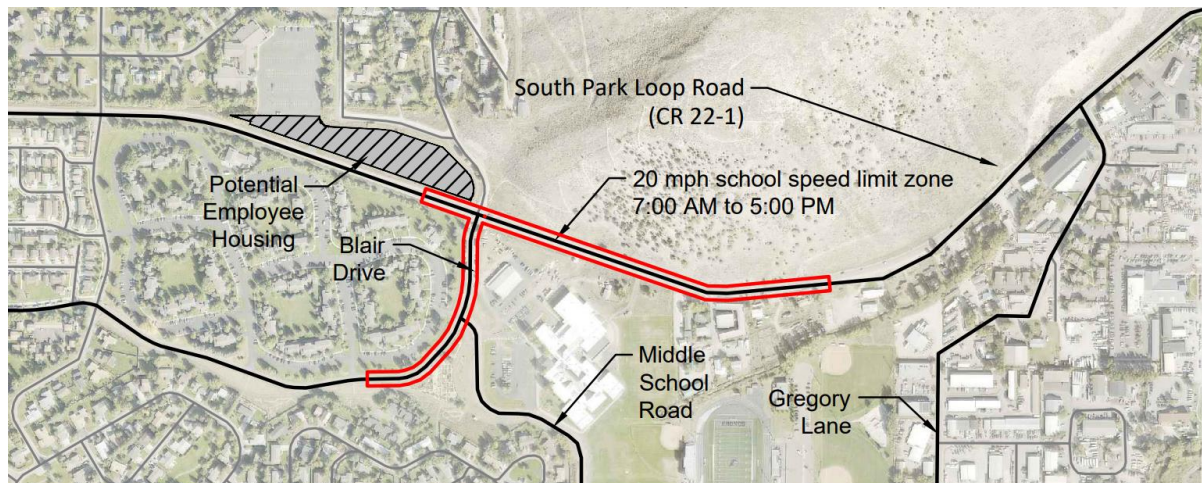


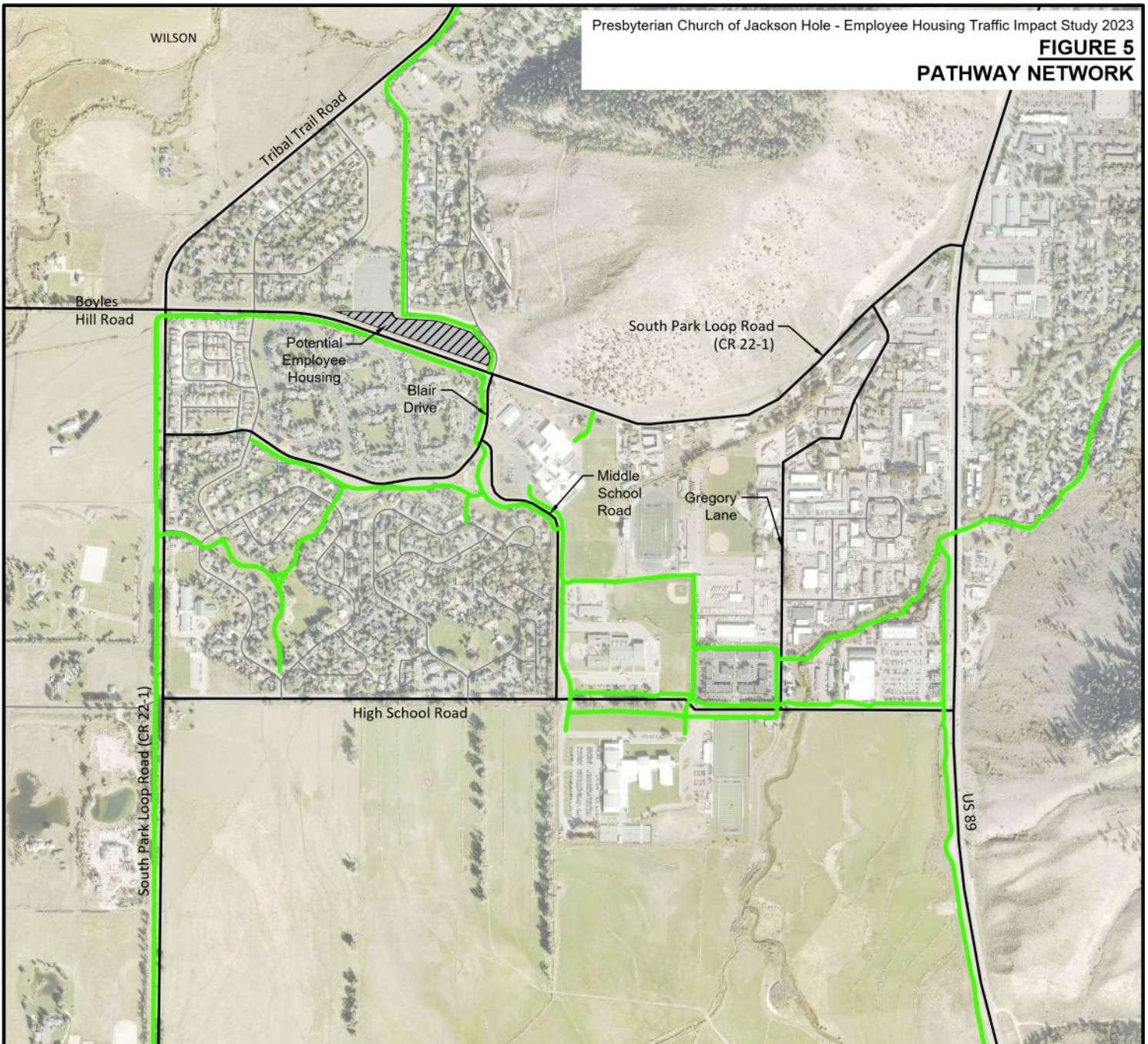
Figure 4. School Speed Limit Zones

#### Existing Sidewalks/Pathways

There is an existing network of sidewalks and pathways available for use within the study area. Refer to Figure 5 for the pathway network. South Park Loop Road has pathways to the west of Blair Drive. The pathways on Montana Drive and Blair Drive are heavily used by pedestrians and bicyclists to access Jackson Hole Middle School and other schools in the area. Overall, the site is situated within a network of pedestrian and bicycle facilities, enabling connections to various residential areas to the north and south.

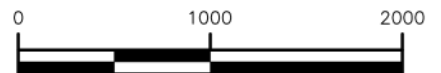


**FIGURE 5**  
**PATHWAY NETWORK**



**LEGEND**

-  Pathway Network
-  Primary Roadways
-  Local Roadways in proximity to study
-  Proposed Presbyterian Church of Jackson Hole employee housing



SCALE: 1 INCH = 1000 FEET  
THIS SCALE VALID ONLY FOR 8x11 PRINTS



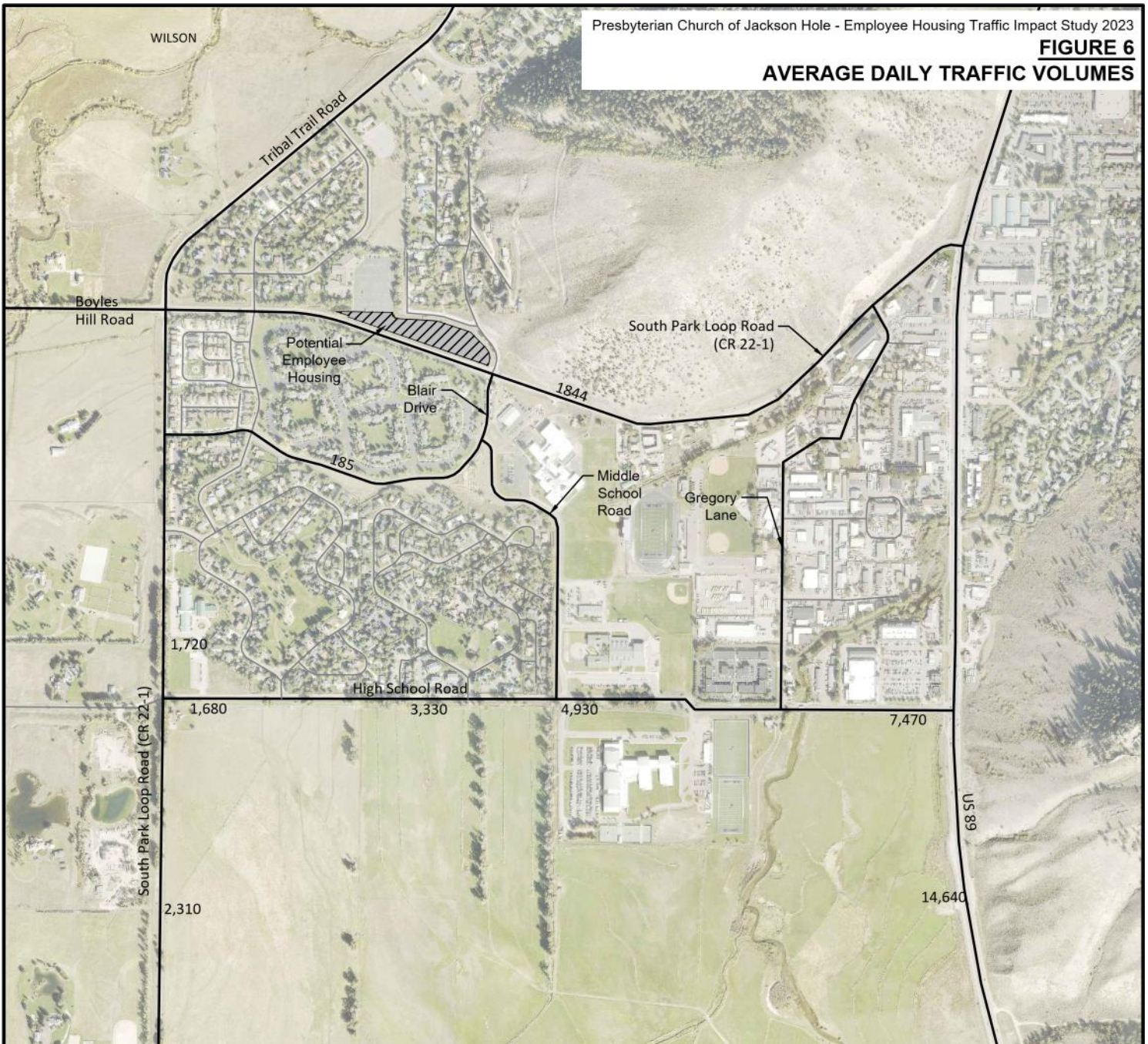
### Existing Traffic

Traffic counts conducted by All Traffic Data Services was utilized for evaluating the current traffic levels within the study area. Reference Part 4. Methodologies section of this study for the different sources utilized in analyzing local traffic. Utilizing traffic volume data when schools are in session (September through mid-June) is most appropriate in evaluating impacts of the residential facility during the highest traffic volumes in the study area. A detailed examination of total daily traffic volumes was conducted, the traffic levels during peak hour time periods were meticulously studied to give an appropriate analysis of baseline and future impact of the Workforce Housing Development. Traffic counts can be found in Appendix A – Traffic Counts. These counts were completed on each of the intersections of interest located within the project area. Segment counts were not completed as part of data collection.

Average Daily Traffic volumes for streets and roads are shown in Figure 6. These volumes were obtained from WYDOT annual communitywide traffic counts.

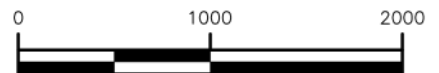
**FIGURE 6**

**AVERAGE DAILY TRAFFIC VOLUMES**



**LEGEND**

- # # — Average Daily Traffic
- Primary Roadways
- Local Roadways in proximity to study
-  Proposed Presbyterian Church of Jackson Hole employee housing



SCALE: 1 INCH = 1000 FEET  
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PREPARED BY: IB

MAP PREPARED: 8/21/2023

PROJECT NUMBER: 22072

## Existing Traffic Conditions

Using traffic counts collected on September 19 & 20<sup>th</sup> 2023, Jorgensen evaluated the current traffic operations of the network. The study area intersection is adjacent to Jackson Hole Middle School, and traffic associated with schools operates quite differently from that of commercial, industrial, or residential developments. The highest traffic generation occurs during the morning peak hour (8:00-9:00 AM), at school dismissal (3:30 - 4:30 PM), and in the evening (5:15 – 6:15 PM).

Based on the traffic counts, these three distinct peak hour periods were analyzed along South Park Loop Road to provide a comprehensive representation of the transportation network.

1. AM Peak Hour 8:00 – 9:00 AM
2. PM Peak Hour 5:15 – 6:15 PM
3. School PM Peak Hour 3:30 – 4:30 PM

Each of these time frames were assessed as part of the Traffic Impact Study to evaluate impacts of the PCJH Workforce Housing Development on the transportation network.

As part of the evaluation of peak hourly traffic at each intersection, we observed the peak hour factors provided in Table 3, Intersection Peak Hour Factor. The peak hour factor (PHF) is a measure of the traffic demand fluctuation within the analysis hour. It is calculated by dividing the hourly volume during the analysis hour by the peak 15-minute flow rate within the analysis hour. PHFs in urban areas generally range between 0.80 and 0.98. PHFs over 0.95 often indicate high traffic volumes, sometimes with capacity constraints on flowing during the peak hour. PHFs under 0.8 occur in locations with highly peaked demand, such as schools, factories with shift changes, and venues with scheduled events (HCM 2010, Ch. 4). PHFs were utilized in the 2025 and 2035 analyses.

*Table 2. Intersection Peak Hour Factor*

| High School Road & South Park Loop |      |
|------------------------------------|------|
| AM Peak Hour                       | 0.85 |
| PM Peak Hour                       | 0.84 |
| PM School Peak Hour                | 0.85 |

The 2025 baseline hourly traffic volumes and LOS for the intersection at the various peak hours are depicted in Figure 7. In summary, the intersections of South Park Loop Road and Blair Drive is expected to operate at a LOS B.

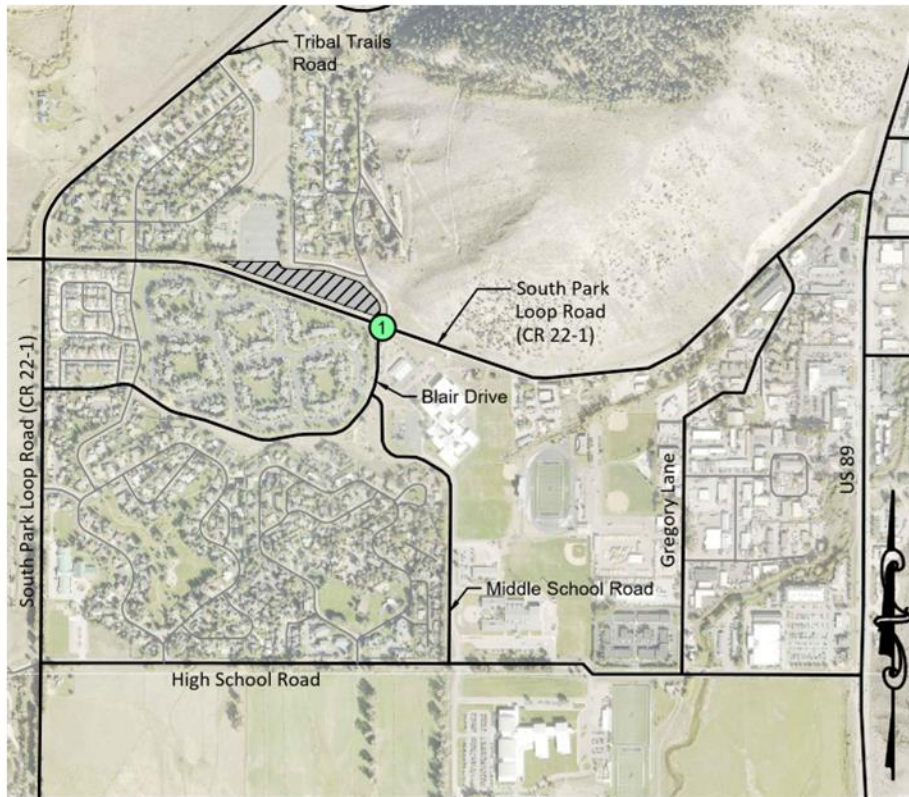


**FIGURE 7**

**2025 BASELINE**

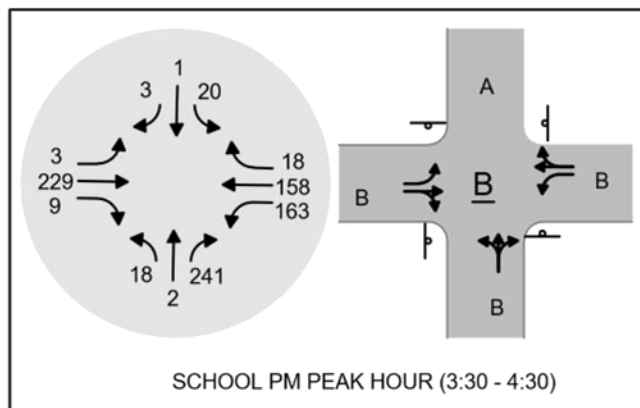
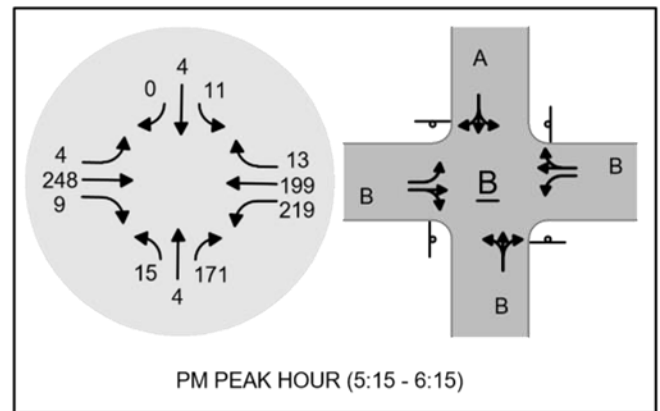
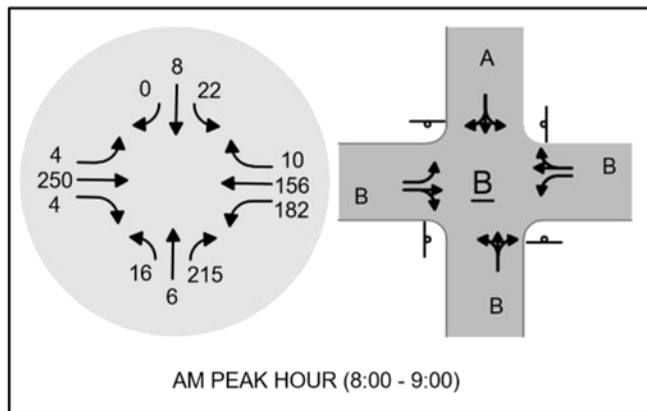
**TRAFFIC CONDITIONS**

**SOUTH PARK LOOP RD/BLAIR DRIVE**



**LEGEND**

- Primary Roadways
- Local Roadways in proximity to study
- Proposed Central Wyoming College-Jackson Outreach Center
- Intersection Delineation
- Stop Sign
- Lane group LOS (if applicable)
- Approach LOS (if applicable)
- Intersection LOS (if applicable)



### 2035 Traffic Conditions

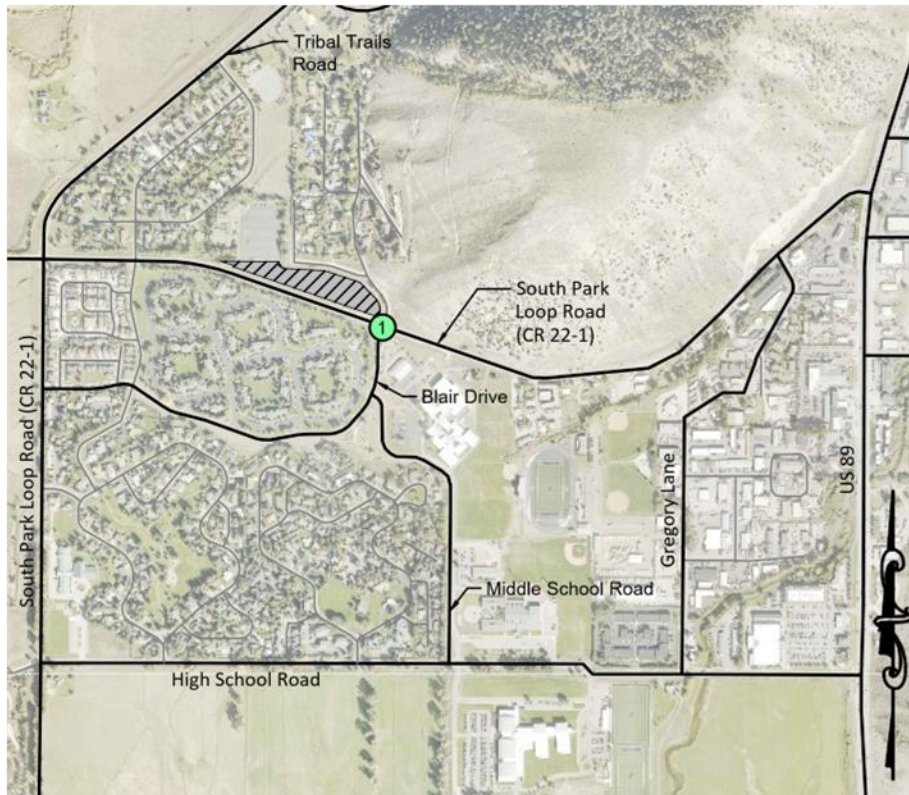
Due to the variation of the data found in The WYDOT Vehicle Miles Book 2022, Jorgensen used the more annualized information available from the previous traffic studies done in the area and used a 3.8% growth rate to determine the traffic counts for the 2035 hourly baseline hourly traffic volumes. These volumes and LOS for the intersection at the various peak hours are also depicted in Figure 8.

**FIGURE 8**

**2035 BASELINE**

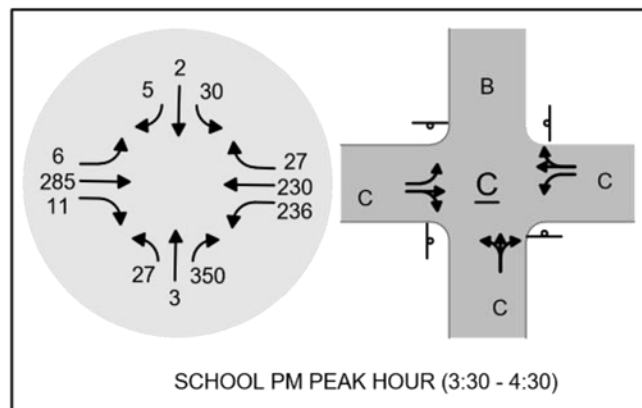
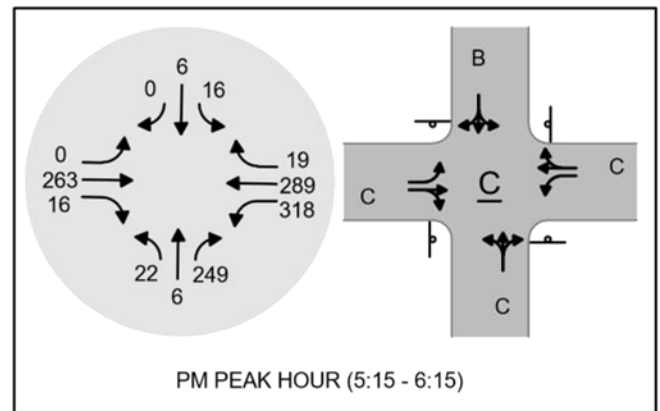
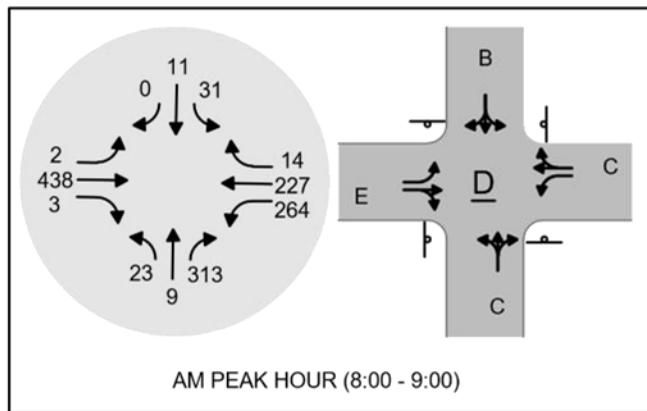
**TRAFFIC CONDITIONS**

**SOUTH PARK LOOP RD/BLAIR DRIVE**



**LEGEND**

- Primary Roadways
- Local Roadways in proximity to study
- Proposed Central Wyoming College-Jackson Outreach Center
- Intersection Delineation
- Stop Sign
- Lane group LOS (if applicable)
- Approach LOS (if applicable)
- Intersection LOS (if applicable)



## **VII. PROPOSED CONDITIONS**

The subject 2.93 acre property will include the Presbyterian Church of Jackson Hole Workforce Housing Development, which will consist of 10 residential housing units with a potential total of 21 units in the future.. The site plan currently includes one access point to the property on Montana Drive. The site plan also includes pathway connectivity throughout the property. Reference Appendix A – Site Plan for the preliminary layout of the proposed site.

## **VIII. TRIP GENERATION**

Vehicle trip generation was calculated using the trip generation rates contained in the 11th edition of the Trip Generation Manual by the Institute of Transportation Engineers (ITE). Multifamily Housing -Low Rise (land use code 220) land use category matches the proposed development and has been used to calculate the trip generation. For this analysis, the average rate was used to estimate trip in preference to using the “fitted-curve” equation. Table 5 shows the trip generation characteristics for the land use category Multifamily Housing-Low Rise. The school peak hour of 3:30 – 4:30 was not included with the buildout development conditions analysis, since the generated trips are expected to be minimal with in the school peak hour and are expected to be during the AM and PM peak hours, which also aligns with the ITE Trip Generation Manual.

Trip generation calculations can be found in [Appendix B](#) – . The trip generation resulted in the following:

*Table 3. ITE Trip Generation Rate – Multifamily Housing Low Rise (Land Use Code 220)*

| Peak Period                     | Variable       | Trip Rate | Enter % | Exit % |
|---------------------------------|----------------|-----------|---------|--------|
| AM peak hour of Adjacent Street | Dwelling Units | 0.40      | 24%     | 76%    |
| PM peak hour of Adjacent Street | Dwelling Units | 0.51      | 63%     | 37%    |
| Daily                           | Dwelling Units | 6.74      | 50%     | 50%    |

The total trip generation expected from this project is calculated by applying the unit measure for each land use category to the appropriate trip generation rate. The trip generation for the PCJH Workforce Housing Development is shown in Table 4 below.

*Table 4. Project Trip Generation*

| Number of Dwelling Units: |         | 21           | <i>Directional Distribution</i> |                |                 |                |
|---------------------------|---------|--------------|---------------------------------|----------------|-----------------|----------------|
| <i>Analysis Period</i>    |         | <i>Trips</i> | <i>Entering</i>                 | <i>Exiting</i> | <i>Entering</i> | <i>Exiting</i> |
| <i>DAILY</i>              | Weekday | 142          | 50%                             | 50%            | 71              | 71             |
| AM Peak Hour (8:15-9:15)  | Weekday | 8            | 24%                             | 76%            | 2               | 6              |
| PM Peak Hour (5:00-6:00)  | Weekday | 11           | 63%                             | 37%            | 7               | 4              |

Walking, biking and use of transit is an anticipated mode shift for residents due to their proximity to pathways and the START bus stop. The table below projects the multimodal rideshare options and anticipated use based on the Jackson / Teton County Integrated Transportation Plan. This study anticipates the daily total to decrease, however for analysis purposes, this modal shift was not included for the peak hours. The table below assumes the baseline scenario for 2025 and the plan scenario for 2035.

*Table 5. Projected Trip Generation Including Multimodal Shift*

| <b>Mode</b>                    | <b>2025 (baseline scenario)</b>    | <b>2035 (plan scenario)</b>        |
|--------------------------------|------------------------------------|------------------------------------|
| Walk                           | 9%                                 | 11%                                |
| Bike                           | 7%                                 | 7%                                 |
| Transit                        | 1%                                 | 3%                                 |
| TOTAL                          | 17%                                | 21%                                |
| Total trips without multimodal | 142                                | 142                                |
| Total Trips for multimodal     | 142 x 17% =<br>24 multimodal trips | 142 x 21% =<br>30 multimodal trips |
| Total Vehicle Trips            | 142 – 24 = 118 vehicle trips       | 142 – 30 = 112 vehicle trips       |



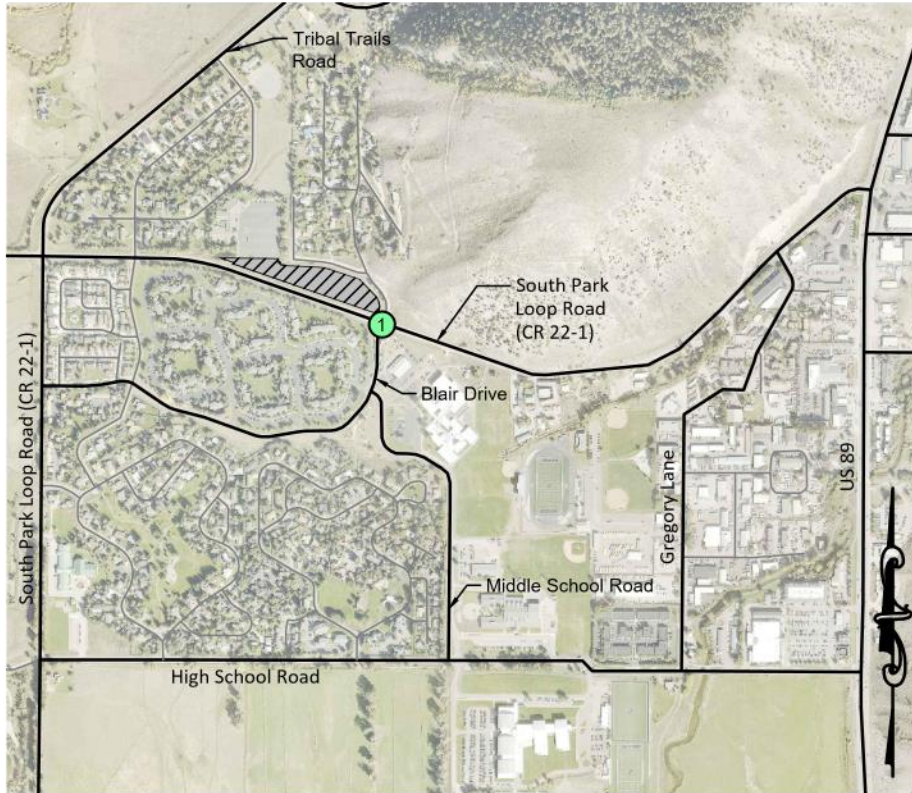
## **IX. TRIP DISTRIBUTION**

An Origin-Destination Study was not completed as part of the 2025 baseline study and assumptions had to be made to assign generated trips to the transportation network. For this study, the distribution of traffic to and from the proposed project was estimated based on the existing movement of traffic in the network. The traffic distribution percentages and site traffic assignment for the proposed development for the PM peak hour and daily time periods are shown on Figure 9. The 2025 baseline and buildout trip distribution conditions were evaluated for AM, and PM peak hours. The map includes the percentage of ingress/egress traffic associated with each movement. Ingress movements are labeled in green and egress movements in red. Each map also includes the associated number of movements for the 2025 baseline condition (normal nomenclature) and the 2035 buildout condition (in parenthesis). School peak hour traffic distribution will not be included because no trips will be produced from the development during this time period.

**FIGURE 9**

**TRIP DISTRIBUTION**

**SOUTH PARK LOOP RD/BLAIR DRIVE**



**LEGEND**

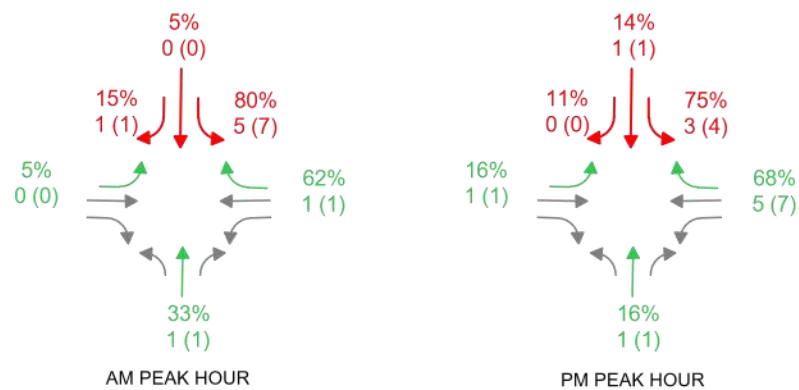
## Ingress Movement

## Egress Movement

##% % vehicles in movement - 2025

## # Vehicles in Movement - 2025  
Baseline Conditions

(##) # Vehicles in Movement - 2035  
Buildout Conditions



## Traffic Summary

The South Park Loop Road/Blair Drive intersection in 2025 operates at a satisfactory level of service B. However, by the year 2035 the LOS of the intersection is expected to decrease to LOS E. This is due to the LOS of the eastbound thru lane on South Park Loop Road currently operating at a LOS C. This specific lane will continue to fail in 2035 with or without the PCJH Workforce Housing Development if the transportation network and circulation remain as is.

## X. TRAFFIC ANALYSIS

Although full build out of all 21 housing units will not be until a later date, the trip generation values for the PCJH Workforce Housing Development were added to the 2025 and 2035 baseline values and analyzed to determine the impact on the transportation system. Table 6 provides a summary of the LOS for each time period analyzed and intersection approach. The analysis shows that the eastbound approach will experience the most decrease in LOS with or without the development. This approach LOS is expected to decrease from a LOS B to LOS E. Traffic moving eastbound thru or right will experience the 95% que length of 9.5 vehicles. Overall, the eastbound and westbound approaches are most affected due to the development as this intersection currently has issues related to traffic in those directions. The northbound approach will also experience a decrease in level of service due to additional traffic from the proposed development.

For the analysis, the Eastbound and Westbound are along Southpark Loop Road and Northbound/South are along Montana Drive/Blair Drive.

Table 6. 2025 and 2035 Level of Service Summary

| Year | Approach   | LOS (Sec. Delay/Veh.) |          |                |            |          |                |
|------|------------|-----------------------|----------|----------------|------------|----------|----------------|
|      |            | w/o Project           |          |                | w/ Project |          |                |
|      |            | AM Peak               | PM Peak  | School PM Peak | AM Peak    | PM Peak  | School PM Peak |
| 2025 | Eastbound  | B (14.5)              | B (11.8) | B (12.6)       | B (14.6)   | B (12.0) | B (12.7)       |
|      | Westbound  | B (12.1)              | B (12.3) | B (11.7)       | B (12.2)   | B (12.5) | B (11.8)       |
|      | Northbound | B (11.9)              | B (10.7) | B (11.9)       | B (12.0)   | B (10.7) | B (12.3)       |
|      | Southbound | A (10.0)              | A (9.5)  | A (9.6)        | B (10.1)   | A (9.6)  | A (9.6)        |
| 2035 | Eastbound  | E (41.1)              | C (20.3) | C (24.6)       | E (43.2)   | C (20.5) | C (24.6)       |
|      | Westbound  | C (21.2)              | C (22.1) | C (19.2)       | C (21.9)   | C (22.7) | C (19.2)       |
|      | Northbound | C (23.8)              | C (16.2) | C (24.7)       | C (24.9)   | C (16.2) | C (24.7)       |
|      | Southbound | B (12.5)              | B (11.2) | B (11.8)       | B (12.9)   | B (11.2) | B (11.8)       |

### 2025 Baseline Conditions

In 2025, the intersection approaches are expected to operate at an LOS A to B range.

### 2025 Traffic Conditions with the PCJH Workforce Housing Development Project

The addition of the Workforce Housing Development results in minimal impact to the transportation network at the time of the facility's opening. The intersection approach will remain at a LOS A to B range and experience a minimal increase in delay.

### 2035 Baseline Conditions

The LOS for the 2035 baseline conditions show that the intersection will experience a decrease in LOS. The AM peak will decrease from LOS B to LOS D which is mainly due to heavy eastbound traffic. During peak PM hours and peak PM school hours the intersection will decrease from a LOS B to a LOS C. The eastbound approach is projected to operate at an LOS E without the development.

### 2035 Traffic Conditions with the PCJH Workforce Housing Development

The addition of the PCJH Workforce Housing Development is expected to have a minimal impact on the LOS for the intersection in 2035. During peak AM hours, the LOS of the eastbound approach will operate at an LOS E with or without the development in 2035.

## XI. OTHER CONSIDERATIONS

### Parking

All parking is anticipated to be contained on-site. A total of 25 parking spaces are proposed for the 21 workforce housing units. A variance is requested as part of the Development Plan application to allow for this number of parking spaces, which is less than would be required by the LDRs.

### Traffic Circulation

Traffic circulation will take place primarily at South Hi-Country Drive and South Park Loop Road. Ingress and egress of residential traffic will take place at this intersection. Upon final design, the project site shall contain consistent signage and markings consistent with the Manual on Uniform Traffic Control Devices (MUTCD) latest edition. An additional resource for site signage and markings is the WYDOT Pedestrian and School Traffic Control Manual.

### START Bus Service

START Bus presently provides service along South Park Loop Road with stops at Gregory Lane and Middle School Road.

### Pedestrian/Bicycle Connectivity

The proposed development will incorporate pedestrian and bicycle access, to the existing pedestrian/bicycle network along Montana Drive and South Park Loop Road.

## XII. CONCLUSIONS

### Study Assumption Review

1. The construction of the PCJH Workforce Housing Development is expected to be complete 10 housing units during Phase 1 of the project by 2025. The completion of the total 21 residential housing units and 25 parking spaces is not yet planned.

2. A 3.8% per year growth factor was used to forecast traffic 2025-2035 (2022, The Loop Housing Project– Traffic Impact Study).
3. At full buildout, the site is expected to generate 142 daily trips in 2025 and 232 trips in 2035.

#### PCJH Housing Project Traffic Impacts

1. Eastbound traffic will continue to fail, however this is not due to the addition of the Workforce Housing Development. Eastbound traffic at the intersection of South Park Loop Road and Blair Drive is operating at a LOS B and will decrease to E in 10 years. With the addition of the Workforce Housing Development, it will increase traffic at the intersection, however the effects of the Workforce Housing Development will be minimal on the LOS.

### XIII. REFERENCES

Hales Engineering. (2022). *The Loop Traffic Impact Study*. Jackson, WY: Teton County Planning and Development.

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Transportation Research Board. (2010). *HCM2010*. TRB.

Federal Highway Administration. (2009). *Manual on Uniform Traffic Control Devices (MUTCD)*.

### XIV. LIST OF APPENDICES

*Appendix A – Site Plan*

*Appendix B – Traffic Counts*

*Appendix C – 2025 Intersection Traffic Analysis*

*Appendix D – 2035 Intersection Traffic Analysis*



# Appendix A

## Site Plan



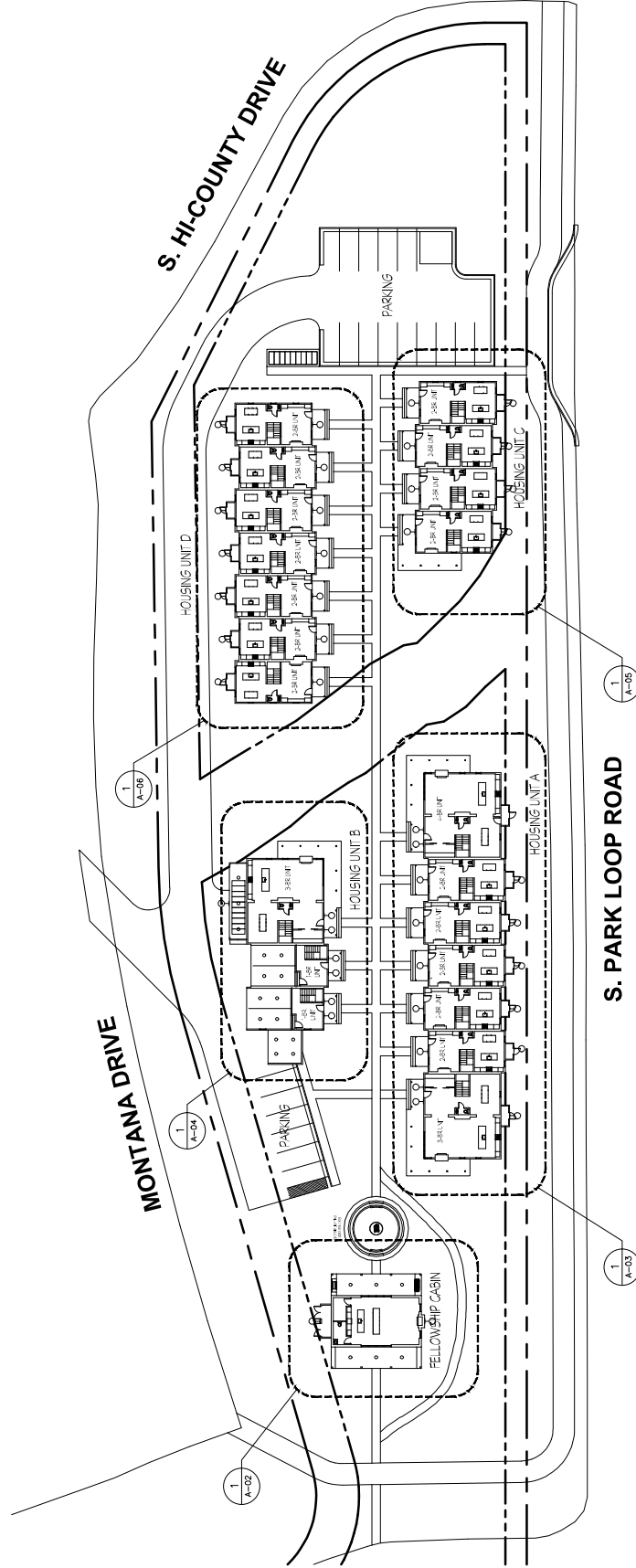




**Presbyterian Church of  
Jackson Hole**  
1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**  
Greenspur, Inc.  
2811 Merrill Drive, Suite D  
Jackson, Wyoming 83002  
Phone: 703-304-1159

**Civil Engineer**  
Jorgensen  
1315 Highway 88 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-735-5186



# Appendix B

## Traffic Counts



**JORGENSEN**





# Appendix C

## 2025 Intersection Analysis



# HCS7 All-Way Stop Control Report

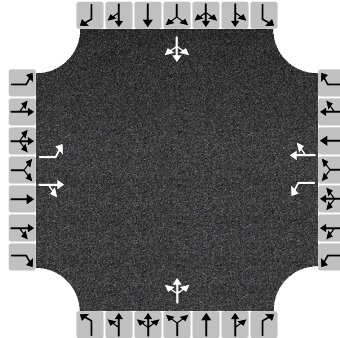
## General Information

|                            |                       |
|----------------------------|-----------------------|
| Analyst                    | Jorgensen             |
| Agency/Co.                 |                       |
| Date Performed             | 10/16/2023            |
| Analysis Year              | 2025                  |
| Analysis Time Period (hrs) | 0.25                  |
| Time Analyzed              | 2025 Baseline AM Peak |
| Project Description        |                       |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | Soth Park Loop Rd        |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 4         | 250 | 4  | 182       | 156 | 10 | 16         | 6  | 215 | 22         | 8  | 0  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 5         | 299 |    | 214       | 195 |    | 279        |    |     | 35         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.004 | 0.266 |  | 0.190 | 0.174 |  | 0.248 |  |  | 0.031 |  |  |
| Final Departure Headway, hd (s)   | 6.54  | 6.02  |  | 6.39  | 5.84  |  | 5.29  |  |  | 6.51  |  |  |
| Final Degree of Utilization, x    | 0.009 | 0.499 |  | 0.380 | 0.317 |  | 0.410 |  |  | 0.064 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 4.24  | 3.72  |  | 4.09  | 3.54  |  | 3.29  |  |  | 4.51  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 5    | 299  |  | 214  | 195  |  | 279  |  |  | 35   |  |  |
| Capacity                                | 551  | 598  |  | 564  | 617  |  | 680  |  |  | 553  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 2.8  |  | 1.8  | 1.4  |  | 2.0  |  |  | 0.2  |  |  |
| Control Delay (s/veh)                   | 9.3  | 14.6 |  | 12.9 | 11.2 |  | 11.9 |  |  | 10.0 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | A    |  |  |
| Approach Delay (s/veh)                  | 14.5 |      |  | 12.1 |      |  | 11.9 |  |  | 10.0 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | A    |  |  |
| Intersection Delay, s/veh   LOS         | 12.7 |      |  |      |      |  | B    |  |  |      |  |  |

# HCS7 All-Way Stop Control Report

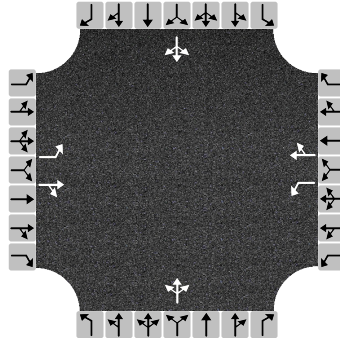
## General Information

|                            |                           |
|----------------------------|---------------------------|
| Analyst                    | Jorgensen                 |
| Agency/Co.                 |                           |
| Date Performed             | 10/16/2023                |
| Analysis Year              | 2025                      |
| Analysis Time Period (hrs) | 0.25                      |
| Time Analyzed              | 2025 Baseline Sch PM Peak |
| Project Description        |                           |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 0         | 181 | 11 | 219       | 199 | 13 | 15         | 4  | 171 | 11         | 4  | 0  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 0         | 226 |    | 258       | 249 |    | 224        |    |     | 18         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.000 | 0.201 |  | 0.229 | 0.222 |  | 0.199 |  |  | 0.016 |  |  |
| Final Departure Headway, hd (s)   | 6.37  | 5.82  |  | 6.01  | 5.46  |  | 5.21  |  |  | 6.33  |  |  |
| Final Degree of Utilization, x    | 0.000 | 0.365 |  | 0.430 | 0.379 |  | 0.323 |  |  | 0.031 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 4.07  | 3.52  |  | 3.71  | 3.16  |  | 3.21  |  |  | 4.33  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |     |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|-----|--|--|
| Flow Rate, v (veh/h)                    | 0    | 226  |  | 258  | 249  |  | 224  |  |  | 18  |  |  |
| Capacity                                | 601  | 618  |  | 599  | 659  |  | 691  |  |  | 568 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 1.7  |  | 2.2  | 1.8  |  | 1.4  |  |  | 0.1 |  |  |
| Control Delay (s/veh)                   | 9.1  | 11.8 |  | 13.2 | 11.5 |  | 10.7 |  |  | 9.5 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | A   |  |  |
| Approach Delay (s/veh)                  | 11.8 |      |  | 12.3 |      |  | 10.7 |  |  | 9.5 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | A   |  |  |
| Intersection Delay, s/veh   LOS         | 11.8 |      |  |      |      |  | B    |  |  |     |  |  |

# HCS7 All-Way Stop Control Report

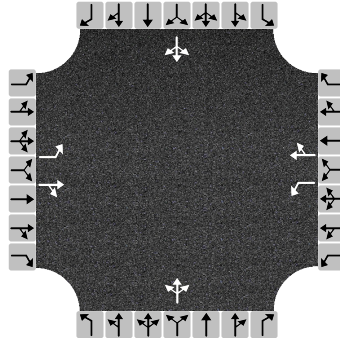
## General Information

|                            |                           |
|----------------------------|---------------------------|
| Analyst                    | Jorgensen                 |
| Agency/Co.                 |                           |
| Date Performed             | 10/16/2023                |
| Analysis Year              | 2025                      |
| Analysis Time Period (hrs) | 0.25                      |
| Time Analyzed              | 2025 Baseline Sch PM Peak |
| Project Description        |                           |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 4         | 196 | 8  | 163       | 158 | 18 | 18         | 2  | 241 | 20         | 1  | 3  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 5         | 240 |    | 192       | 207 |    | 307        |    |     | 28         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.004 | 0.213 |  | 0.170 | 0.184 |  | 0.273 |  |  | 0.025 |  |  |
| Final Departure Headway, hd (s)   | 6.54  | 6.01  |  | 6.33  | 5.75  |  | 5.08  |  |  | 6.27  |  |  |
| Final Degree of Utilization, x    | 0.009 | 0.401 |  | 0.337 | 0.331 |  | 0.433 |  |  | 0.049 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 4.24  | 3.71  |  | 4.03  | 3.45  |  | 3.08  |  |  | 4.27  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |     |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|-----|--|--|
| Flow Rate, v (veh/h)                    | 5    | 240  |  | 192  | 207  |  | 307  |  |  | 28  |  |  |
| Capacity                                | 550  | 599  |  | 569  | 626  |  | 709  |  |  | 574 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 1.9  |  | 1.5  | 1.4  |  | 2.2  |  |  | 0.2 |  |  |
| Control Delay (s/veh)                   | 9.3  | 12.7 |  | 12.2 | 11.3 |  | 11.9 |  |  | 9.6 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | A   |  |  |
| Approach Delay (s/veh)                  | 12.6 |      |  | 11.7 |      |  | 11.9 |  |  | 9.6 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | A   |  |  |
| Intersection Delay, s/veh   LOS         | 11.9 |      |  |      |      |  | B    |  |  |     |  |  |



# HCS7 All-Way Stop Control Report

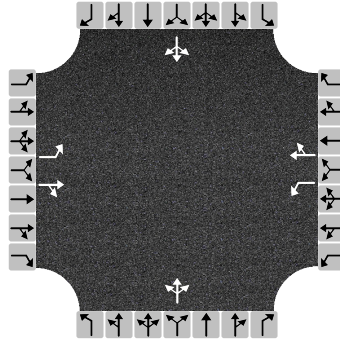
## General Information

|                            |                   |
|----------------------------|-------------------|
| Analyst                    | Jorgensen         |
| Agency/Co.                 |                   |
| Date Performed             | 10/16/2023        |
| Analysis Year              | 2025              |
| Analysis Time Period (hrs) | 0.25              |
| Time Analyzed              | 2025 PCJH AM Peak |
| Project Description        |                   |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 4         | 250 | 4  | 182       | 156 | 11 | 16         | 7  | 215 | 27         | 8  | 1  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 5         | 299 |    | 214       | 196 |    | 280        |    |     | 42         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

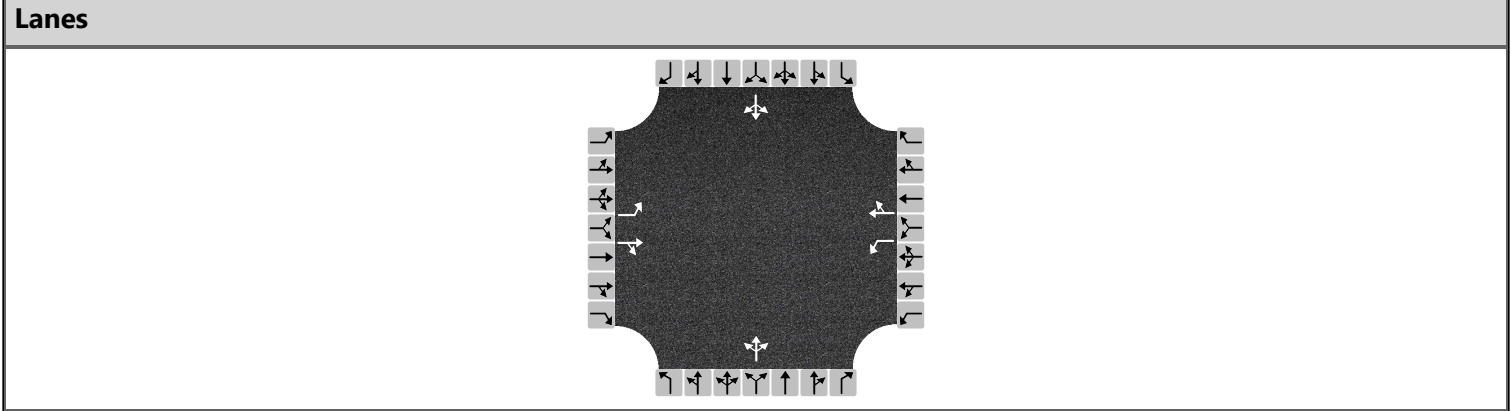
|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.004 | 0.266 |  | 0.190 | 0.175 |  | 0.249 |  |  | 0.038 |  |  |
| Final Departure Headway, hd (s)   | 6.58  | 6.06  |  | 6.43  | 5.87  |  | 5.33  |  |  | 6.52  |  |  |
| Final Degree of Utilization, x    | 0.009 | 0.503 |  | 0.382 | 0.320 |  | 0.414 |  |  | 0.077 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 4.28  | 3.76  |  | 4.13  | 3.57  |  | 3.33  |  |  | 4.52  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 5    | 299  |  | 214  | 196  |  | 280  |  |  | 42   |  |  |
| Capacity                                | 547  | 594  |  | 560  | 613  |  | 676  |  |  | 552  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 2.8  |  | 1.8  | 1.4  |  | 2.0  |  |  | 0.2  |  |  |
| Control Delay (s/veh)                   | 9.3  | 14.7 |  | 13.0 | 11.3 |  | 12.0 |  |  | 10.1 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 14.6 |      |  | 12.2 |      |  | 12.0 |  |  | 10.1 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 12.8 |      |  |      |      |  | B    |  |  |      |  |  |

HCS7 All-Way Stop Control Report

| General Information        |                   | Site Information   |                          |
|----------------------------|-------------------|--------------------|--------------------------|
| Analyst                    | Jorgensen         | Intersection       | Blair Dr/South Park Loop |
| Agency/Co.                 |                   | Jurisdiction       |                          |
| Date Performed             | 10/16/2023        | East/West Street   | South Park Loop Rd       |
| Analysis Year              | 2025              | North/South Street | Blair Drive              |
| Analysis Time Period (hrs) | 0.25              | Peak Hour Factor   | 0.84                     |
| Time Analyzed              | 2025 PCJH PM Peak |                    |                          |
| Project Description        |                   |                    |                          |



| Vehicle Volume and Adjustments |           |     |    |           |     |    |            |    |     |            |    |    |
|--------------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Approach                       | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
| Movement                       | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                         | 1         | 181 | 11 | 219       | 199 | 18 | 15         | 5  | 171 | 14         | 5  | 0  |
| % Thrus in Shared Lane         |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                           | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration                  | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)           | 1         | 229 |    | 261       | 258 |    | 227        |    |     | 23         |    |    |
| Percent Heavy Vehicles         | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

| Departure Headway and Service Time |       |       |  |       |       |  |       |  |  |       |  |  |
|------------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s)  | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x   | 0.001 | 0.203 |  | 0.232 | 0.230 |  | 0.202 |  |  | 0.020 |  |  |
| Final Departure Headway, hd (s)    | 6.42  | 5.87  |  | 6.05  | 5.49  |  | 5.21  |  |  | 6.31  |  |  |
| Final Degree of Utilization, x     | 0.002 | 0.373 |  | 0.438 | 0.394 |  | 0.329 |  |  | 0.040 |  |  |
| Move-Up Time, m (s)                | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)               | 4.12  | 3.57  |  | 3.75  | 3.19  |  | 3.21  |  |  | 4.31  |  |  |

| Capacity, Delay and Level of Service    |      |      |  |      |      |  |      |  |  |     |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|-----|--|--|
| Flow Rate, v (veh/h)                    | 1    | 229  |  | 261  | 258  |  | 227  |  |  | 23  |  |  |
| Capacity                                | 561  | 613  |  | 595  | 656  |  | 692  |  |  | 570 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 1.7  |  | 2.2  | 1.9  |  | 1.4  |  |  | 0.1 |  |  |
| Control Delay (s/veh)                   | 9.1  | 12.0 |  | 13.4 | 11.7 |  | 10.7 |  |  | 9.6 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | A   |  |  |
| Approach Delay (s/veh)                  | 12.0 |      |  | 12.5 |      |  | 10.7 |  |  | 9.6 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | A   |  |  |
| Intersection Delay, s/veh   LOS         | 11.9 |      |  |      |      |  | B    |  |  |     |  |  |

# HCS7 All-Way Stop Control Report

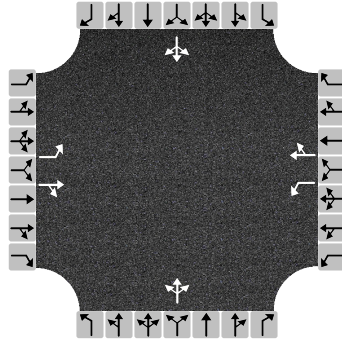
## General Information

|                            |                   |
|----------------------------|-------------------|
| Analyst                    | Jorgensen         |
| Agency/Co.                 |                   |
| Date Performed             | 10/16/2023        |
| Analysis Year              | 2025              |
| Analysis Time Period (hrs) | 0.25              |
| Time Analyzed              | 2025 PCJH PM Peak |
| Project Description        |                   |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 4         | 196 | 8  | 163       | 158 | 18 | 18         | 12 | 241 | 20         | 1  | 3  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 5         | 240 |    | 192       | 207 |    | 319        |    |     | 28         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.004 | 0.213 |  | 0.170 | 0.184 |  | 0.283 |  |  | 0.025 |  |  |
| Final Departure Headway, hd (s)   | 6.59  | 6.06  |  | 6.38  | 5.80  |  | 5.11  |  |  | 6.31  |  |  |
| Final Degree of Utilization, x    | 0.009 | 0.404 |  | 0.340 | 0.334 |  | 0.452 |  |  | 0.049 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 4.29  | 3.76  |  | 4.08  | 3.50  |  | 3.11  |  |  | 4.31  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |     |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|-----|--|--|
| Flow Rate, v (veh/h)                    | 5    | 240  |  | 192  | 207  |  | 319  |  |  | 28  |  |  |
| Capacity                                | 546  | 594  |  | 564  | 621  |  | 705  |  |  | 570 |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 1.9  |  | 1.5  | 1.5  |  | 2.4  |  |  | 0.2 |  |  |
| Control Delay (s/veh)                   | 9.3  | 12.8 |  | 12.3 | 11.4 |  | 12.3 |  |  | 9.6 |  |  |
| Level of Service, LOS                   | A    | B    |  | B    | B    |  | B    |  |  | A   |  |  |
| Approach Delay (s/veh)                  | 12.7 |      |  | 11.8 |      |  | 12.3 |  |  | 9.6 |  |  |
| Approach LOS                            | B    |      |  | B    |      |  | B    |  |  | A   |  |  |
| Intersection Delay, s/veh   LOS         | 12.1 |      |  |      |      |  | B    |  |  |     |  |  |

# Appendix D

## 2035 Intersection Analysis



**JORGENSEN**

# HCS7 All-Way Stop Control Report

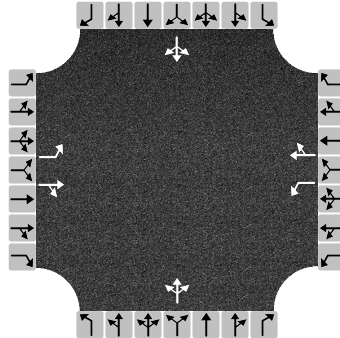
## General Information

|                            |                       |
|----------------------------|-----------------------|
| Analyst                    | Jorgensen             |
| Agency/Co.                 |                       |
| Date Performed             | 10/16/2023            |
| Analysis Year              | 2035                  |
| Analysis Time Period (hrs) | 0.25                  |
| Time Analyzed              | 2035 Baseline AM Peak |
| Project Description        |                       |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 6         | 363 | 6  | 264       | 227 | 14 | 23         | 9  | 313 | 31         | 11 | 0  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 7         | 434 |    | 311       | 284 |    | 406        |    |     | 49         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.006 | 0.386 |  | 0.276 | 0.252 |  | 0.361 |  |  | 0.044 |  |  |
| Final Departure Headway, hd (s)   | 7.75  | 7.22  |  | 7.62  | 7.07  |  | 6.35  |  |  | 8.40  |  |  |
| Final Degree of Utilization, x    | 0.015 | 0.871 |  | 0.658 | 0.557 |  | 0.716 |  |  | 0.115 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.45  | 4.92  |  | 5.32  | 4.77  |  | 4.35  |  |  | 6.40  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 7    | 434  |  | 311  | 284  |  | 406  |  |  | 49   |  |  |
| Capacity                                | 464  | 498  |  | 472  | 509  |  | 567  |  |  | 428  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 9.4  |  | 4.7  | 3.4  |  | 5.9  |  |  | 0.4  |  |  |
| Control Delay (s/veh)                   | 10.6 | 41.5 |  | 23.8 | 18.3 |  | 23.8 |  |  | 12.5 |  |  |
| Level of Service, LOS                   | B    | E    |  | C    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 41.1 |      |  | 21.2 |      |  | 23.8 |  |  | 12.5 |  |  |
| Approach LOS                            | E    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 27.5 |      |  |      |      |  | D    |  |  |      |  |  |

# HCS7 All-Way Stop Control Report

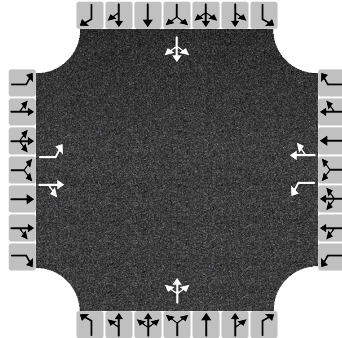
## General Information

|                            |                       |
|----------------------------|-----------------------|
| Analyst                    | Jorgensen             |
| Agency/Co.                 |                       |
| Date Performed             | 10/16/2023            |
| Analysis Year              | 2035                  |
| Analysis Time Period (hrs) | 0.25                  |
| Time Analyzed              | 2035 Baseline PM Peak |
| Project Description        |                       |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.84                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 0         | 263 | 16 | 318       | 289 | 19 | 22         | 6  | 249 | 16         | 6  | 0  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 0         | 332 |    | 379       | 367 |    | 330        |    |     | 26         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.000 | 0.295 |  | 0.337 | 0.326 |  | 0.293 |  |  | 0.023 |  |  |
| Final Departure Headway, hd (s)   | 7.35  | 6.80  |  | 6.81  | 6.26  |  | 6.04  |  |  | 7.73  |  |  |
| Final Degree of Utilization, x    | 0.000 | 0.627 |  | 0.716 | 0.637 |  | 0.553 |  |  | 0.056 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.05  | 4.50  |  | 4.51  | 3.96  |  | 4.04  |  |  | 5.73  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 0    | 332  |  | 379  | 367  |  | 330  |  |  | 26   |  |  |
| Capacity                                | 517  | 529  |  | 529  | 575  |  | 596  |  |  | 466  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 4.3  |  | 5.8  | 4.5  |  | 3.4  |  |  | 0.2  |  |  |
| Control Delay (s/veh)                   | 10.1 | 20.3 |  | 24.8 | 19.3 |  | 16.2 |  |  | 11.2 |  |  |
| Level of Service, LOS                   | A    | C    |  | C    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 20.3 |      |  | 22.1 |      |  | 16.2 |  |  | 11.2 |  |  |
| Approach LOS                            | C    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 20.1 |      |  |      |      |  | C    |  |  |      |  |  |

# HCS7 All-Way Stop Control Report

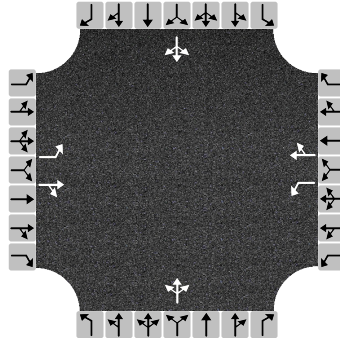
## General Information

|                            |                           |
|----------------------------|---------------------------|
| Analyst                    | Jorgensen                 |
| Agency/Co.                 |                           |
| Date Performed             | 10/16/2023                |
| Analysis Year              | 2035                      |
| Analysis Time Period (hrs) | 0.25                      |
| Time Analyzed              | 2035 Baseline School Peak |
| Project Description        |                           |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 6         | 285 | 11 | 236       | 230 | 27 | 27         | 3  | 350 | 30         | 2  | 5  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 7         | 348 |    | 278       | 302 |    | 447        |    |     | 44         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.006 | 0.310 |  | 0.247 | 0.269 |  | 0.397 |  |  | 0.039 |  |  |
| Final Departure Headway, hd (s)   | 7.75  | 7.21  |  | 7.48  | 6.89  |  | 6.02  |  |  | 7.97  |  |  |
| Final Degree of Utilization, x    | 0.015 | 0.697 |  | 0.577 | 0.578 |  | 0.747 |  |  | 0.096 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.45  | 4.91  |  | 5.18  | 4.59  |  | 4.02  |  |  | 5.97  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 7    | 348  |  | 278  | 302  |  | 447  |  |  | 44   |  |  |
| Capacity                                | 465  | 499  |  | 482  | 523  |  | 598  |  |  | 452  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 5.4  |  | 3.6  | 3.6  |  | 6.6  |  |  | 0.3  |  |  |
| Control Delay (s/veh)                   | 10.6 | 24.9 |  | 19.9 | 18.6 |  | 24.7 |  |  | 11.8 |  |  |
| Level of Service, LOS                   | B    | C    |  | C    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 24.6 |      |  | 19.2 |      |  | 24.7 |  |  | 11.8 |  |  |
| Approach LOS                            | C    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 22.0 |      |  |      |      |  | C    |  |  |      |  |  |

# HCS7 All-Way Stop Control Report

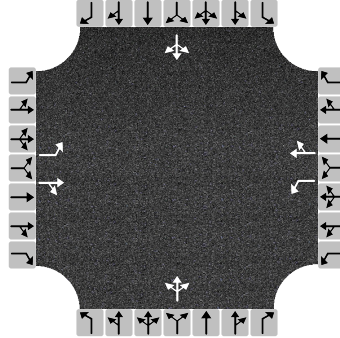
## General Information

|                            |                   |
|----------------------------|-------------------|
| Analyst                    | Jorgensen         |
| Agency/Co.                 |                   |
| Date Performed             | 10/16/2023        |
| Analysis Year              | 2035              |
| Analysis Time Period (hrs) | 0.25              |
| Time Analyzed              | 2035 PCJH AM Peak |
| Project Description        |                   |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 6         | 363 | 6  | 264       | 227 | 16 | 23         | 11 | 313 | 39         | 11 | 1  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 7         | 434 |    | 311       | 286 |    | 408        |    |     | 60         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.006 | 0.386 |  | 0.276 | 0.254 |  | 0.363 |  |  | 0.053 |  |  |
| Final Departure Headway, hd (s)   | 7.85  | 7.32  |  | 7.73  | 7.17  |  | 6.44  |  |  | 8.47  |  |  |
| Final Degree of Utilization, x    | 0.015 | 0.883 |  | 0.667 | 0.569 |  | 0.731 |  |  | 0.141 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.55  | 5.02  |  | 5.43  | 4.87  |  | 4.44  |  |  | 6.47  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 7    | 434  |  | 311  | 286  |  | 408  |  |  | 60   |  |  |
| Capacity                                | 459  | 492  |  | 466  | 502  |  | 559  |  |  | 425  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 9.7  |  | 4.8  | 3.5  |  | 6.1  |  |  | 0.5  |  |  |
| Control Delay (s/veh)                   | 10.7 | 43.7 |  | 24.6 | 18.9 |  | 24.9 |  |  | 12.9 |  |  |
| Level of Service, LOS                   | B    | E    |  | C    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 43.2 |      |  | 21.9 |      |  | 24.9 |  |  | 12.9 |  |  |
| Approach LOS                            | E    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 28.6 |      |  |      |      |  | D    |  |  |      |  |  |



# HCS7 All-Way Stop Control Report

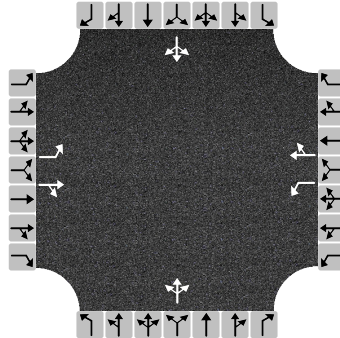
## General Information

|                            |                   |
|----------------------------|-------------------|
| Analyst                    | Jorgensen         |
| Agency/Co.                 |                   |
| Date Performed             | 10/17/2023        |
| Analysis Year              | 2035              |
| Analysis Time Period (hrs) | 0.25              |
| Time Analyzed              | 2035 PCJH PM Peak |
| Project Description        |                   |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.84                     |

## Lanes



## Vehicle Volume and Adjustments

| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 1         | 263 | 16 | 318       | 289 | 26 | 22         | 8  | 249 | 20         | 8  | 0  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 1         | 332 |    | 379       | 375 |    | 332        |    |     | 33         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.001 | 0.295 |  | 0.337 | 0.333 |  | 0.295 |  |  | 0.030 |  |  |
| Final Departure Headway, hd (s)   | 7.40  | 6.85  |  | 6.85  | 6.28  |  | 6.01  |  |  | 7.64  |  |  |
| Final Degree of Utilization, x    | 0.002 | 0.632 |  | 0.720 | 0.654 |  | 0.554 |  |  | 0.071 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.10  | 4.55  |  | 4.55  | 3.98  |  | 4.01  |  |  | 5.64  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 1    | 332  |  | 379  | 375  |  | 332  |  |  | 33   |  |  |
| Capacity                                | 486  | 526  |  | 525  | 573  |  | 599  |  |  | 471  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 4.4  |  | 5.9  | 4.8  |  | 3.4  |  |  | 0.2  |  |  |
| Control Delay (s/veh)                   | 10.1 | 20.6 |  | 25.3 | 20.1 |  | 16.2 |  |  | 11.2 |  |  |
| Level of Service, LOS                   | B    | C    |  | D    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 20.5 |      |  | 22.7 |      |  | 16.2 |  |  | 11.2 |  |  |
| Approach LOS                            | C    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 20.4 |      |  |      |      |  | C    |  |  |      |  |  |

# HCS7 All-Way Stop Control Report

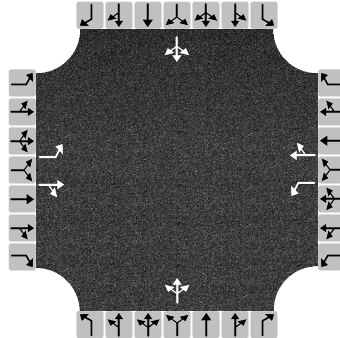
## General Information

|                            |                          |
|----------------------------|--------------------------|
| Analyst                    | Jorgensen                |
| Agency/Co.                 |                          |
| Date Performed             | 10/16/2023               |
| Analysis Year              | 2035                     |
| Analysis Time Period (hrs) | 0.25                     |
| Time Analyzed              | 2035 PCJH School PM Peak |
| Project Description        |                          |

## Site Information

|                    |                          |
|--------------------|--------------------------|
| Intersection       | Blair Dr/South Park Loop |
| Jurisdiction       |                          |
| East/West Street   | South Park Loop Rd       |
| North/South Street | Blair Drive              |
| Peak Hour Factor   | 0.85                     |

## Lanes



## Vehicle Volume and Adjustments

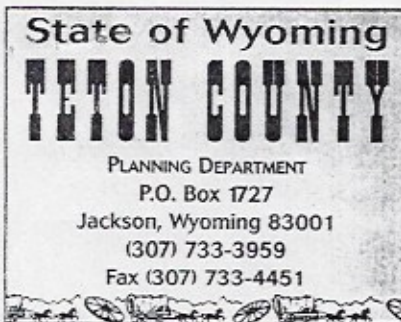
| Approach               | Eastbound |     |    | Westbound |     |    | Northbound |    |     | Southbound |    |    |
|------------------------|-----------|-----|----|-----------|-----|----|------------|----|-----|------------|----|----|
| Movement               | L         | T   | R  | L         | T   | R  | L          | T  | R   | L          | T  | R  |
| Volume                 | 6         | 285 | 11 | 236       | 230 | 27 | 27         | 3  | 350 | 30         | 2  | 5  |
| % Thrus in Shared Lane |           |     |    |           |     |    |            |    |     |            |    |    |
| Lane                   | L1        | L2  | L3 | L1        | L2  | L3 | L1         | L2 | L3  | L1         | L2 | L3 |
| Configuration          | L         | TR  |    | L         | TR  |    | LTR        |    |     | LTR        |    |    |
| Flow Rate, v (veh/h)   | 7         | 348 |    | 278       | 302 |    | 447        |    |     | 44         |    |    |
| Percent Heavy Vehicles | 2         | 2   |    | 2         | 2   |    | 2          |    |     | 2          |    |    |

## Departure Headway and Service Time

|                                   |       |       |  |       |       |  |       |  |  |       |  |  |
|-----------------------------------|-------|-------|--|-------|-------|--|-------|--|--|-------|--|--|
| Initial Departure Headway, hd (s) | 3.20  | 3.20  |  | 3.20  | 3.20  |  | 3.20  |  |  | 3.20  |  |  |
| Initial Degree of Utilization, x  | 0.006 | 0.310 |  | 0.247 | 0.269 |  | 0.397 |  |  | 0.039 |  |  |
| Final Departure Headway, hd (s)   | 7.75  | 7.21  |  | 7.48  | 6.89  |  | 6.02  |  |  | 7.97  |  |  |
| Final Degree of Utilization, x    | 0.015 | 0.697 |  | 0.577 | 0.578 |  | 0.747 |  |  | 0.096 |  |  |
| Move-Up Time, m (s)               | 2.3   | 2.3   |  | 2.3   | 2.3   |  | 2.0   |  |  | 2.0   |  |  |
| Service Time, ts (s)              | 5.45  | 4.91  |  | 5.18  | 4.59  |  | 4.02  |  |  | 5.97  |  |  |

## Capacity, Delay and Level of Service

|                                         |      |      |  |      |      |  |      |  |  |      |  |  |
|-----------------------------------------|------|------|--|------|------|--|------|--|--|------|--|--|
| Flow Rate, v (veh/h)                    | 7    | 348  |  | 278  | 302  |  | 447  |  |  | 44   |  |  |
| Capacity                                | 465  | 499  |  | 482  | 523  |  | 598  |  |  | 452  |  |  |
| 95% Queue Length, Q <sub>95</sub> (veh) | 0.0  | 5.4  |  | 3.6  | 3.6  |  | 6.6  |  |  | 0.3  |  |  |
| Control Delay (s/veh)                   | 10.6 | 24.9 |  | 19.9 | 18.6 |  | 24.7 |  |  | 11.8 |  |  |
| Level of Service, LOS                   | B    | C    |  | C    | C    |  | C    |  |  | B    |  |  |
| Approach Delay (s/veh)                  | 24.6 |      |  | 19.2 |      |  | 24.7 |  |  | 11.8 |  |  |
| Approach LOS                            | C    |      |  | C    |      |  | C    |  |  | B    |  |  |
| Intersection Delay, s/veh   LOS         | 22.0 |      |  |      |      |  | C    |  |  |      |  |  |



WILLIAM E. COLLINS, Planning Director

June 25, 1998

Mr. Bob Graham  
PO Box 1027  
Jackson, WY 83001

Re: 3.66 acres @ Cottonwood Park

Dear Bob,

I am slow but not forgetful. This letter verifies the discussion we had in my office a couple of weeks ago. The 3.66 acres of land we discussed can receive four (4) dwelling units. This land consists of 2.73 acres between the old and new alignments of South Park Loop County Road and 0.93 acres recovered from the old road alignment located due north of the Jackson Hole Middle School.

The density of four (4) units was agreed to as part of a land exchange between 4 Lazy F Ranch and Teton County in 1993, and is based on the uses and densities of the Cottonwood Park Master Plan. The actual platting of the lots and construction of the units require the applicable applications and approvals for such actions. At the time of these applications the specifics of dimensional limitations and water/sewer requirements will be resolved.

Please call if there are any further questions.

Sincerely,

William E. Collins, AICP





## PROPOSED AGREEMENT FOR LAND EXCHANGE

BETWEEN

TETON COUNTY, WYOMING

AND

THE FOUR LAZY F RANCH, INC.

July 20, 1993

|         |            |
|---------|------------|
| Date    | # of pages |
| From    |            |
| Co.     |            |
| Phone # |            |
| Fax #   |            |

Both parties agree to the exchange of two acres owned by Teton County at Adams Canyon for 4.01± acres owned by the Four Lazy F Ranch, Inc. and located north of Cottonwood Park and south of the existing South Park Loop County Road. In addition, Teton County will abandon a total of 1.57± acres of existing road right-of-way within the boundary lines of the Four Lazy F Ranch for the use of the Four Lazy F Ranch. The four acres to be acquired by Teton County will be used for the realignment of the South Park Loop County Road. The two acres to be acquired by the Four Lazy F Ranch is to be given to the Cottonwood Park Homeowners Association for the storage of recreational vehicles. The lands recovered by Four Lazy F Ranch within their property boundaries are to be used for single family dwelling units. This agreement is subject to the following conditions:

1. The two acres to be provided at Adams Canyon are "net" area, useable for storage, and do not include area needed for screening, landscaping, setbacks, side slopes or other grading activities. The areas needed for these additional activities are in addition to the area needed for storage and will not be included in the exchange parcel.
2. Teton County will grade the two acre Adams Canyon site to meet the Development and Grading permit requirements of Teton County. Teton County will landscape and maintain said landscaping on the sloped and landscaped lands adjacent to the two acre parcel being exchanged to the level off landscaping applied to the entire Adams Canyon site. Four Lazy F Ranch will construct a perimeter fence around the two acre parcel to standards applicable to the entire Adams Canyon site.
3. Irrigation ditches and utilities will be relocated (as necessary) under the new South Park Loop County Road as a result of the South Park Loop County Road reconstruction and at no cost to the Four Lazy F Ranch. The portions of the sewer line and water line that fall under the new road alignment will be installed as part of the roadway reconstruction.
4. Teton County agrees that the platting of three dwelling units on the 2.73± acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93± acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The Interim Land Use Regulations permit continued development in accordance



with approved Maps. Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.

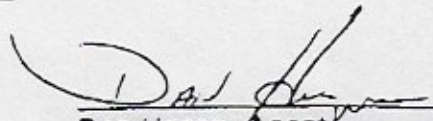
5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.

6. The new roadway will be designed and constructed to match the existing grade as closely as possible.

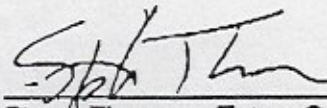
7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.

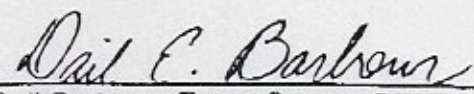
8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.

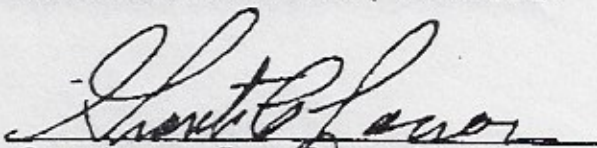
9. The land exchange shall take place by October 15, 1993.

  
Dan Hazen, Agent  
Four Lazy F Ranch, Inc.

7-23-93

  
Steve Thomas, Teton County Commission

  
Dail Barbour, Teton County Commission

  
Grant Larson, Teton County Commission



# JORGENSEN

## GEOTECHNICAL, LLC

PO Box 9550 · 1315 HWY 89 S., Suite 201  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

July 12, 2022

Presbyterian Church of Jackson Hole  
c/o Mike Halpin  
PO Box 7530  
Jackson, WY 83002

**RE: GEOTECHNICAL INVESTIGATION REPORT, PRESBYTERIAN CHURCH OF JACKSON HOLE,  
PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1  
JA PROJECT No.: 22072**

Dear Mike,

We are pleased to present this report of our geotechnical site investigation for the proposed development on Presbyterian Church of Jackson Hole property located at PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1 in Jackson, Wyoming. This report describes site conditions observed during the subsurface investigation and presents engineering analyses and recommendations to support the design and construction of foundation elements typically associated with residential construction.

In summary, the site appears to be underlain by alluvial deposits originating from the Snake River Floodplain. The alluvium comprises primarily gravels and cobbles in a sandy matrix with trace fines. The stony alluvial deposits appear to be an adequate bearing layer to support the anticipated foundation loads.

Groundwater was not encountered at the time of the site investigation. A total of three groundwater monitoring wells have been installed to depths ranging from approximately 11.2 to 12.3-ft below the existing ground surface. We have installed dataloggers in all three of the standpipes to continuously record groundwater fluctuations during the spring and summer months of 2022. At the time of this report, all monitoring wells have been observed to be dry.

If you have any questions about this report, or if we may provide other services to you, please contact us. As the project progresses, we will be available to answer questions.

Respectfully submitted,

**JORGENSEN GEOTECHNICAL**

Nick Annala, E.I.  
Design Engineer Technician

Colter H Lane, P.E.  
Geotechnical Project Manager

**Geotechnical Investigation Report  
Presbyterian Church of Jackson Hole  
Teton County, Wyoming**

**Prepared for:**

**Presbyterian Church of Jackson Hole  
PO Box 7530  
Jackson, WY 83002**

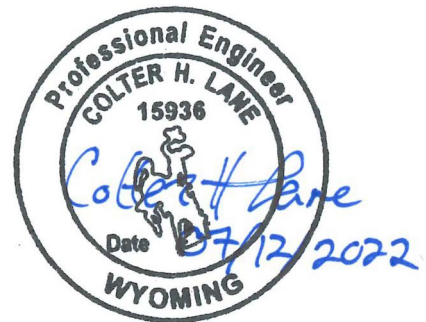
**Prepared by:**



**JORGENSEN**  
GEOTECHNICAL, LLC

**PO Box 9550  
Jackson, WY 83002**

**July 12, 2022**



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## **1.0 INTRODUCTION**

At the request of the Presbyterian Church of Jackson Hole (PCJH), Jorgensen Geotechnical (JG) conducted a Geotechnical Site Investigation for the proposed residential development located at PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1 in Jackson, Wyoming (Figure 1). The purposes of the investigation were to observe soil and groundwater conditions, evaluate soil engineering properties, and to provide recommendations to support the design and construction of foundation elements commonly associated with residential construction. The scope of services included excavating and logging six exploratory test pits, installing three groundwater monitoring wells, performing engineering analyses, and furnishing this Geotechnical Site Investigation Report.

## **2.0 PROPOSED CONSTRUCTION**

A project outline provided to JG by PCJH includes plans to build employee housing and a possible mixed-use development. Parking is also to be designed. Based on the outline provided, a basement may be incorporated into the design. Footing elevations were not provided at the time this report was furnished. We assume conventional construction techniques will be used with typical foundation loads associated with residential construction.

## **3.0 INVESTIGATION PROCEDURES**

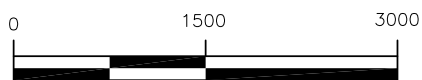
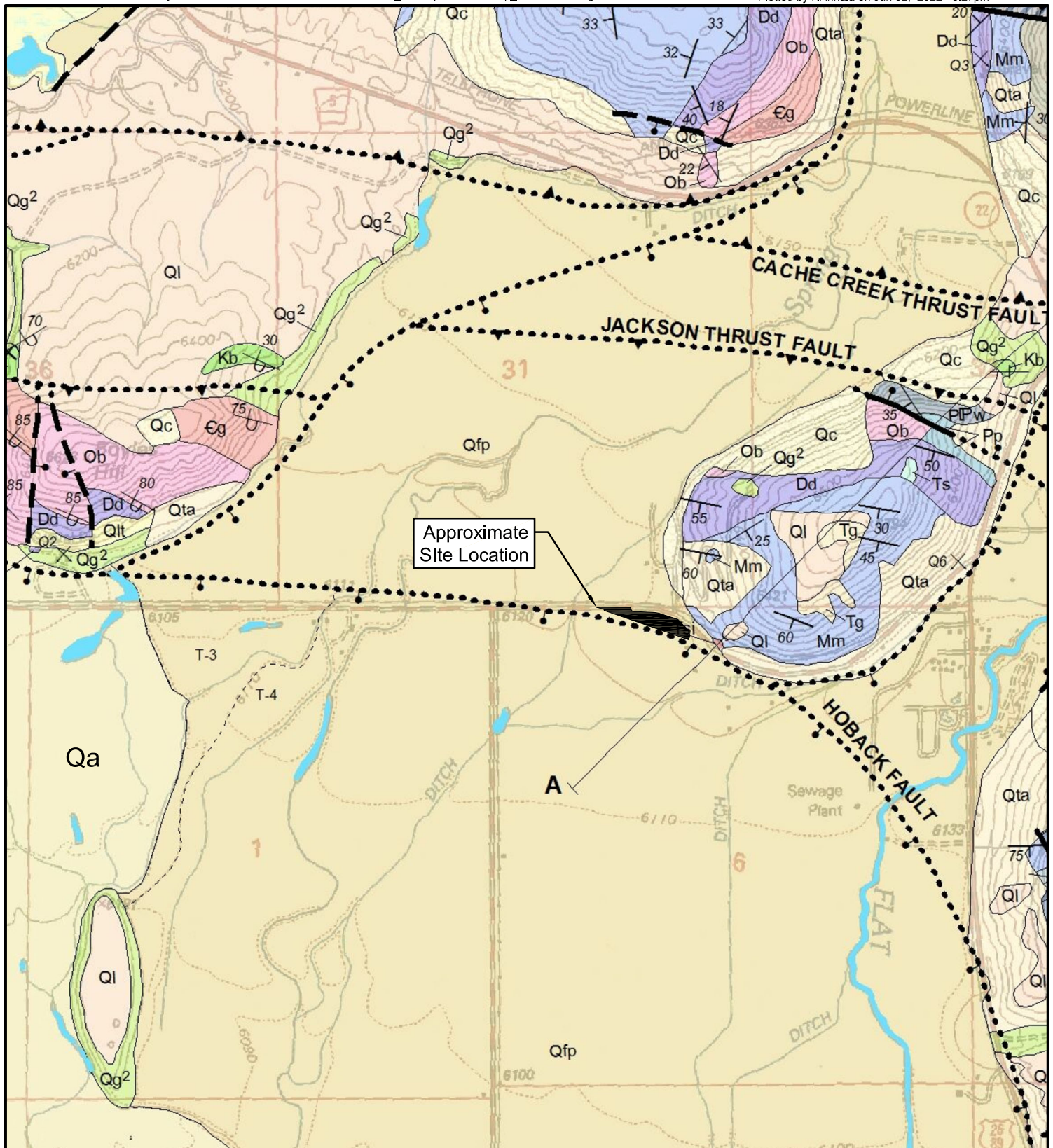
### **3.1 Field Investigation**

The subsurface exploration was conducted on May 19, 2022. Six test pits were excavated to depths ranging from 11 to 12.5-ft below ground surface (bgs) using a rubber-tired John Deere 310SJ backhoe operated by FC Excavation. Three groundwater monitoring wells were installed in TP-3, TP-5, and TP-6 to depths of 12.3, 11.4-ft and 11.2-ft. bgs, respectively. Test pit locations were chosen to bracket the site location without disturbing soils underlying the anticipated foundation system, however, due to the preliminary stages of planning, this may not have been avoided. Approximate test pit locations are shown on Figure 2.

Soil type, thickness, consistency, and relative moisture contents were observed and documented by a Jorgensen geotechnical engineer. Soil samples were collected during the investigation, but due to the predominantly stony nature of the soil, laboratory testing was not performed. Detailed test pit logs are presented graphically in Appendix A. Based on observations made during the test pit excavations, site soils appear consistent across the project area, but observations are limited to discrete locations. Actual subsurface conditions between the test pits may differ from those represented in the exploration logs.

### **3.2 Report Preparation**

This report describes the geologic site conditions and subsurface soil conditions observed during the site investigation. It includes a site location and geologic map (Figure 1), test pit location map (Figure 2), and descriptive test pit logs are presented graphically in Appendix A. The report provides engineering analyses and recommendations to support the design and construction of foundation elements associated with residential construction.



SCALE: 1 INCH = 1500 FEET  
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols: Qfp - Flood Plain Deposits  
Qa - Alluvium

From Love and Albee, Geologic Map of the Jackson Quadrangle, 2004

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REVIEWED BY: CHL  
PROJECT NUMBER  
22072

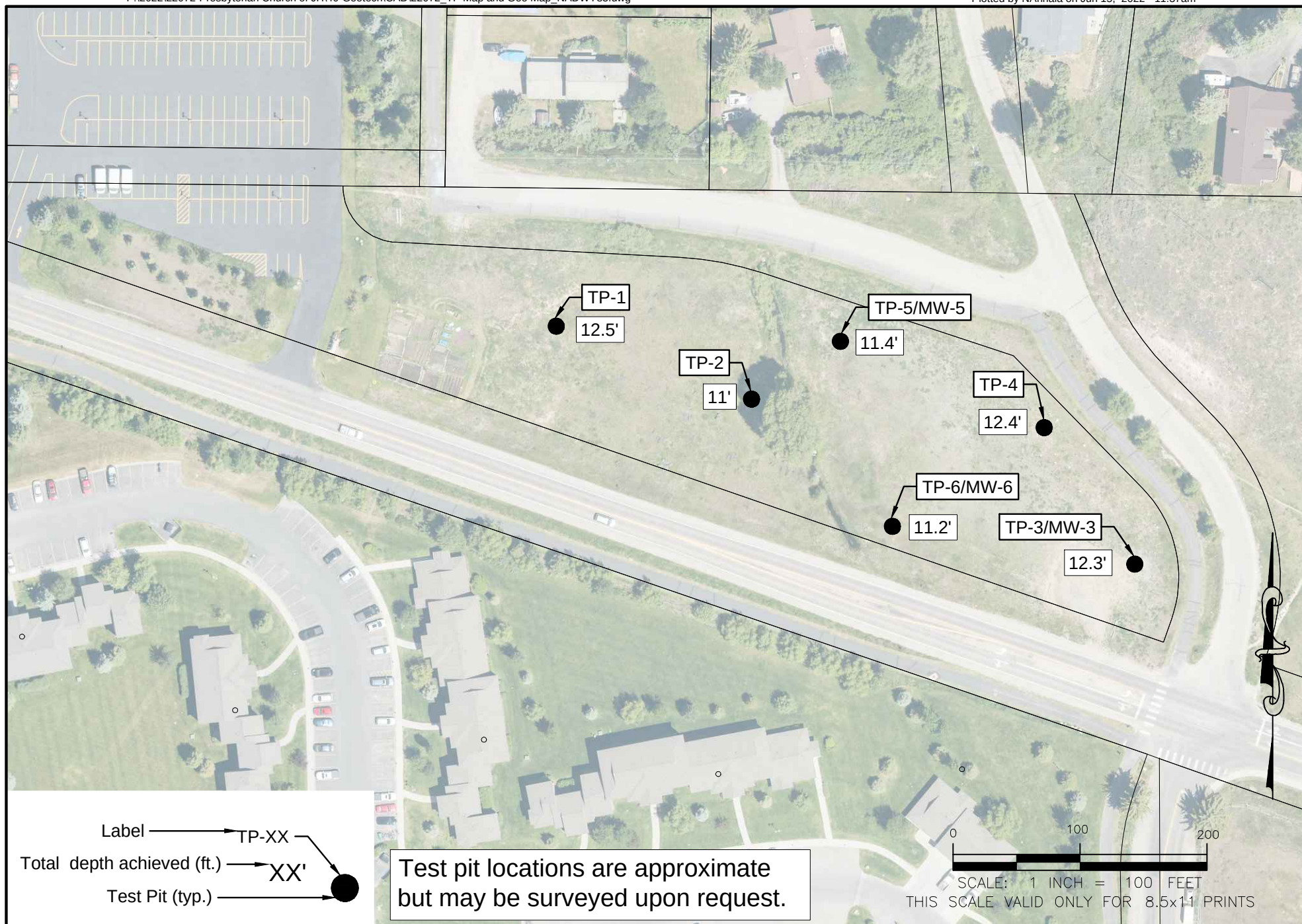
SHEET TITLE:  
**Figure 1**  
**Site Location and**  
**Geologic Map**

PROJECT TITLE:  
**Geotechnical Investigation Report**  
**Presbyterian Church of Jackson Hole**  
**Teton County, Wyoming**



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REVIEWED BY: CHL  
PROJECT NUMBER  
22072

SHEET TITLE:  
**Figure 2**  
**Test Pit Location Map**

PROJECT TITLE:  
**Geotechnical Investigation Report**  
**Presbyterian Church of Jackson Hole**  
**Teton County, Wyoming**



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## **4.0 SITE CONDITIONS**

### **4.1 Description**

The project site is located near the toe of High School Butte, bounded by South Park Loop Road to the south. Private residences neighbor the parcel to the north, with a portion of PCJH parking lot extending into the western portion of the parcel. According to the Teton County GIS MapServer the site is relatively flat at an average elevation of about 6,132-ft above mean sea level (AMSL). Access to the site is via South Park Loop Road. The site appears to be undisturbed and previously undeveloped, although we observed some surface disturbance from vehicle access to the site. We understand this area is traditionally used as a location for snow storage in the winter. Fill appears to have been previously placed near the existing community garden, as well as stony fill stockpiles along the eastern extent of the property at the toe of the Montana Road embankment, in the mid-2000s. An irrigation ditch conveys water from north to south and bisects the property. It is currently unknown whether the water in the ditch influences groundwater conditions at the site.

### **4.2 Geology**

The project site is found on the Geologic Map of the Jackson Quadrangle (Love and Albee., 2004), which has been adapted as Figure 1. The map shows the location of surficial deposits, bedrock units, and geologic structures (i.e., faults and folds). According to the map, the site is underlain by flood plain deposits (Qfp) and alluvium (Qa) of the Snake River Floodplain, typically consisting of water-laid gravel, cobbles, and sand. Subsurface conditions appear consistent with those of the mapped geology, predominantly consisting of sands, gravels, and cobbles, overlain near the surface by a layer of native, clayey sand (i.e., topsoil). Loess and Colluvium deposits were also mapped nearby but were not observed at this site.

Numerous Quaternary-age (relatively young and potentially active) faults have been mapped in the Jackson Hole area (USGS, 2006). Recent mapping of the Teton Fault produced by Zellman, et al. (2019), indicates the fault is approximately 5 miles northwest of the project site. The Teton Fault is considered a major structural component of the region. Estimated slip rates range from 0.2 to 1.0 mm per year. The 2004 geologic map indicates the approximate traces of the Cache Creek, Hoback, and Jackson thrust faults are near the project site; however, these faults are considered old and inactive.

### **4.3 Soils**

Clayey sand topsoil was generally observed to blanket the site stony alluvium from existing grade to depths ranging from the surface to 1.5-ft bgs in five of the six test pits. It was described as slightly moist, dark brown, loose, containing many roots terminating at 2 to 4-ft bgs, and containing no apparent structure. Field estimates classify the soil as consisting of approximately 65-75% sand, 25-30% clayey fines, and varying amounts of gravel.

A layer given an origin of fill, was observed underlying the topsoil in JG-1 and JG-2 at depths ranging from 0.8 to 4-ft. A layer of fill was also observed in JG-4 from the surface extending to a depth of 3.5-ft bgs. It was described as slightly moist to moist, dark brown, medium dense to dense. No structure was recorded, though some roots were observed within this unit. This layer consisted of approximately 40-50 sand, 30-40% clay, and 10-20% gravel in JG-1 and JG-2. In JG-4, this layer contains an increase in fines consisting of approximately 10-15% subangular to subrounded gravel and cobble greater than 3-in by volume, 40-45% gravel, 20-25% fines, and 30-35% fines.

Stony native material underlying topsoil, fill, and gravelly alluvium was generally observed as sandy gravel and cobble. It was described in the field as slightly moist to moist, light brown, dense to very dense,

stratified, and clast-supported. Field estimates classify the soil as sandy gravel and cobble consisting of approximately 30-40% subrounded cobble greater than 3-in by volume, with the remainder estimated to be 70-75% gravel, 30-40% sand, and trace silt and clay by mass. These stony alluvial soils are common in this area and are typically referred to as “pit-run”. They generally compact into a strong, dense engineered fill.

#### 4.4 Groundwater

Groundwater was not encountered at the time of the investigation. However, May is generally considered a time of year when groundwater is assumed to be lower than peak levels. Groundwater levels fluctuate in response to seasonal snowmelt, local irrigation, and flow levels in nearby rivers and streams, which tend to peak mid- to late-June. Groundwater levels can vary annually, especially during years with above average snowpack. Flow levels in nearby streams and local irrigation will likely have the greatest influence on groundwater levels.

Three groundwater monitoring standpipes were installed at the time of the investigation. Three data loggers from Heron Instruments were installed to collect water level data continuously during the spring and summer. We will conclude the monitoring no later than mid-autumn and submit a final groundwater monitoring report. However, at the time of this report the dataloggers have recorded dry conditions with peak groundwater levels observed on other sites in the Jackson Hole area in late-June.

These data consist of recordings in spring 2022 only and may not be representative of all possible groundwater conditions. We recommend taking precautions against moisture in basement and/or crawlspace areas. It is prudent to take a conservative approach to site groundwater levels as they tend to fluctuate seasonally; 2022 likely does *not* represent the highest possible groundwater levels. However, in our opinion, we do not expect groundwater to pose an issue with design and construction of the proposed project as long as precautions are taken to protect below grade areas.

#### 4.5 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton Fault, located along the eastern margin of the Teton Range about 5 miles northwest of the project site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Ground motion accelerations should be derived for the project site in accordance with the general procedure defined in the International Building Code (IBC). The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, the site is classified as Site Class D (“Stiff Soil”). For your convenience, Seismic Design Maps (SEAO, 2019) values are summarized in Table 4-1.

**Table 4-1: U.S. Seismic Design Maps Summary**

| Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters |       |
|-------------------------------------------------------------------------------|-------|
| Short Period ( $S_s$ ) =                                                      | 1.054 |
| 1-Second Period ( $S_1$ ) =                                                   | 0.348 |

| Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters |  |                          |  |
|------------------------------------------------------------------------------|--|--------------------------|--|
| F <sub>a</sub> = 1.078                                                       |  | S <sub>MS</sub> = 1.136  |  |
| F <sub>v</sub> = 1.952                                                       |  | *S <sub>M1</sub> = 0.679 |  |
| Design Spectral Response Parameters                                          |  |                          |  |
|                                                                              |  | S <sub>DS</sub> = 0.757  |  |
|                                                                              |  | *S <sub>D1</sub> = 0.453 |  |

Note: Values for  $F_v$  are based on linear interpolation of Table 11.4-2 of ASCE Standard 7-16. Values for  $S_{M1}$ , and  $S_{D1}$  are calculated from  $F_v$ . Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1 ASCE of 7-16.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.468g (SEAOC, 2019). This has been applied for the analysis of seismic lateral loading on retaining walls Section 5.3.

The provisions of the IBC are intended to provide uniform levels of performance for structures depending on their intended occupancy and use, and the risk inherent to their failure. The approach adopted in the IBC is intended to provide a uniform margin of safety against collapse at the design motion. The design earthquake ground motion is selected at a ground shaking level that is 2/3 of the maximum considered earthquake (MCE) ground motion, which has a likelihood of exceedance of 2% in 50 years (corresponding to a return period of 2,500 years). The owner should be aware that the IBC is not intended to prevent damage or loss of function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable to the owner.

#### 4.6 Geologic and Geotechnical Hazards

In our opinion, the most significant geologic hazard to the project site is its close proximity to the Teton Fault which is roughly 5.5 miles to the northwest. The owner should be aware that in the event of a large magnitude earthquake, strong ground shaking and ground cracking could potentially cause damage to structures (Smith et al., 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. However, the distance from any Quaternary (i.e., relatively young) faults implies surface rupture at the project site is unlikely to occur.

Loose, saturated sands and silty sands, and in some cases, silts and gravels may liquefy when exposed to seismic shaking. The gravels and cobbles observed throughout the site are unlikely to liquefy in a seismic event. Liquefaction at depth, if it were to occur, could cause minor differential settlement. However, liquefaction is unlikely to cause lateral spreading, which is major slope movement commonly responsible for catastrophic damage during earthquakes, at this relatively flat site.



## **5.0 ENGINEERING ANALYSIS**

### **5.1 Settlement**

Significant consolidation (i.e., greater than 1-inch of total settlement or 0.5-inches of differential settlement) of the stony alluvial deposits encountered in the test pits is not anticipated. Foundation elements should be placed directly on the native stony alluvial material or approved engineered fill. Any overlying topsoil or fine-grained deposits should be removed, and no such material should be incorporated into any foundation subgrades. Lenses of loose sand or fine-grained material may occur in the stony material; if encountered during construction, they should be removed and replaced with structural fill, consisting of imported stony “pit-run” or re-compacted native stony alluvial material.

### **5.2 Bearing Capacity**

Bearing capacity of soil refers to its ability to resist shear failure under load and was calculated using Terzaghi’s bearing capacity equation for isolated strip footings (Bowles, 1996). Soil parameters (i.e., inputs to the bearing capacity equation) were derived based on visual classification of the soil and established empirical estimates (CANMET, 1982). The calculated allowable bearing capacity of the stony alluvial deposits or recompacted fill is 7,000 psf, assuming that topsoil and any other deleterious materials are removed prior to fill placement and subgrade preparation recommendations are followed. These values assume footings will be placed directly on the stony alluvium or approved engineered fill and groundwater levels do not rise above 5-ft bgs.

Soil bearing capacity is dependent not only on its strength, but also the geometry of the foundation elements. The calculated allowable bearing capacity has been determined assuming 2-ft “strip” or spread footings placed at least 3-ft bgs with groundwater levels deeper than 5-ft below final grade. If groundwater monitoring in the spring and summer of 2022 determines peak groundwater levels shallower than the assumed 5-ft, the allowable bearing capacity shall be re-evaluated by JG.

If footing size and depth differs remarkably from these assumptions, this office should be notified to evaluate our recommendations. It is often the case that heavily loaded, isolated footings may be optimized (i.e., made smaller) using a larger bearing capacity, thereby reducing the quantity of concrete required. Please contact JG for an evaluation during the design process.

### **5.3 Lateral Pressures**

Lateral pressures were calculated using methods suggested by Bowles (1996). Lateral pressures were calculated for at-rest, active, and passive conditions assuming level backfill, and are presented in Table 5-1. These values assume stony site-derived material will be used as exterior backfill. We have assumed an estimated internal friction angle of 35° and a unit weight of 135 pcf based on visual classification of the soils.

**Table 5-1: Lateral Pressure Parameters for Native Stony Site Soils**

| Condition                                      | Coefficient of Earth Pressures               | $\gamma K$ (equivalent fluid pressure) |
|------------------------------------------------|----------------------------------------------|----------------------------------------|
| <b>Static Conditions</b><br>Level Backfill     | $K_o = 0.43$<br>$K_a = 0.27$<br>$K_p = 3.69$ | 58 pcf<br>37 pcf<br>498 pcf            |
| <b>Earthquake Conditions</b><br>Level Backfill | $K_{ae} = 0.43$<br>$K_{pe} = 3.20$           | 57 pcf<br>432 pcf                      |

### 5.3.1 Active Pressures

For lateral pressure design of retaining walls, which are allowed to deflect and develop an active soil wedge, the calculated equivalent fluid pressure ( $\gamma K_a$ ) is 37 pcf (pounds per cubic foot). This pressure distribution would be equivalent to a force of approximately  $18.5H^2$  pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

Lateral pressures on retaining walls from earthquakes were estimated using the Mononobe-Okabe equations (Bowles, 1996; Duncan et al, 1990). Because the maximum acceleration occurs only briefly during an earthquake, it is common practice when designing dams and other earth structures to reduce the design acceleration to  $\frac{1}{2}$  of the maximum design acceleration (Hynes-Griffin and Franklin, 1984). Thus, we have calculated seismic lateral pressures using a horizontal acceleration  $k_h$  of 0.23g ( $\frac{1}{2}$  of  $k_h$  max) per SEAOC (2019).

Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990). Accordingly, active soil pressures must be divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The resultant force from seismic lateral pressures is applied at 60% of the wall height above the base with a magnitude equal to the difference between seismic and static active pressures; i.e.,  $\frac{1}{2}(\gamma K_{ae} - \gamma K_a)H^2$  or  $10H^2$  pounds per horizontal foot of wall applied.

### 5.3.2 At-Rest Pressures

For lateral pressure design of basement walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure ( $\gamma K_o$ ) is 58 pcf. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

### 5.3.3 Passive Pressures

For passive pressure design, the earth pressure coefficient ( $\gamma K_p$ ) is about 498 pcf, assuming a horizontal ground surface adjacent to the wall, and reduced to 432 pcf for seismic conditions. Passive pressure design should neglect loose fill and soil located within the frost zone.

## 5.4 Soil Friction

Terzaghi, et al (1996), suggest use of the internal strength of the soil for the friction angle along a concrete base in granular soils, with a maximum value of  $30^\circ$ . Accordingly, a friction value of 0.58, which is the tangent of  $30^\circ$ , is suggested if foundation elements are founded on native stony alluvial deposits or compacted, granular structural fill. The friction value may be combined with the passive pressure to resist horizontal loads.

## **6.0 RECOMMENDATIONS**

### **6.1 Foundations**

In our opinion, the existing native stony alluvial material consisting of sandy gravels and cobbles, is likely to provide adequate support for anticipated foundation loads. We recommend building foundation systems be placed entirely on the native stony material or engineered fill consisting of imported “pit-run” or re-compacted stony site soils. The clayey sand (i.e., topsoil) and any fine-grained deposits should be removed below all footings. At the time of the site investigation, the approximate building footprint was unknown, and test pits may have disturbed the soil under proposed footings. Disturbed, native soil should be re-compacted.

All footings should be placed below the frost line, including exterior footings for awnings and porches. The building code for Teton County requires that footings be placed at a minimum depth of 34 inches from finished grade, with a minimum foundation exposure of 6 inches above finished grade.

Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern. A structural engineer should review the plans to check that adequate lateral restraint is provided to foundation walls by the floor joists.

### **6.2 Site Preparation**

At the start of construction, the site should be cleared and stripped of topsoil, fine grained soils, and organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or site-derived engineered fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed and the excavation thoroughly cleaned prior to backfill placement and/or construction. All excavations should be inspected by representative of Jorgensen prior to fill or concrete placement, especially if questionable materials are exposed.

If fine-grained soils or lenses of loose sands are observed at foundation depth, they should be removed and replaced with an approved engineered fill, such as pit-run or select site soils. During excavation for the foundation system, removal of large cobbles and boulders may disturb and loosen the surrounding material. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to placement of structural fill and/or footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by Jorgensen.

### **6.3 Excavation and Cut Slope Stability**

OSHA regulations (29CFR1926) appear to classify site soils as Type C. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V in the stony alluvium. These are recommendations based on observations made at the time of the investigation. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil and groundwater conditions at the time of construction.

#### 6.4 Final Backfilling and Grading

Properly compacted backfill and site drainage are important. Stony fill (e.g., site-derived sandy gravel and cobble alluvium or imported “pit-run”) will compact into a dense, strong, well-draining engineered fill, and strict moisture control is usually not required, making it a preferred alternative for many contractors for exterior backfills, utility trenches, and subbase under interior and exterior slabs. However, compaction testing with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a **method specification**, for which Table 6-1 provides initial guidelines.

**Table 6-1: Compaction Parameters for Stony Fill**

| Compactor Type    | Lift Thickness | Maximum Particle Size | Minimum Number of Passes |
|-------------------|----------------|-----------------------|--------------------------|
| 5-ton vibratory   | 12 inches      | 9-inch*               | 3                        |
| 1.5-ton vibratory | 9 inches       | 6-inch                | 5                        |
| Hand-held         | 4 inches       | 4-inch                | 5                        |

\* Occasional clasts to 12-inch are permitted, if encountered, but should not be nested (placed against one another).

Stony fill will compact into a dense, strong, well-draining structural fill, and strict moisture control is usually not required. Compaction testing with a nuclear density gauge is usually problematic due to the presence of large stones. Therefore, we recommend compacting stony fills using a **method specification**, for which Table 6-1 provides initial guidelines.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 6-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 6-1. The actual number of passes should be determined by observing compaction after each pass to determine if the surface is non-yielding. If the fill surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
- Once the number of passes is determined, this **method** (unique to the material type, compactor, lift thickness, and number of passes) may be continued for the rest of the project as long as fill material properties and subgrade soil conditions remain the same.

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the building pad construction. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 6.9.

Exterior backfills should be placed as early as possible. However, do not over-compact exterior backfills against “green” foundation walls. Utility trenches should also be backfilled in lifts and compacted. Stony soils will require a vibrating smooth-drum roller or vibratory plate (i.e., hoe-pack or “jumping jack”) for compaction.

#### 6.5 Interior Slabs-on-Grade

Interior slabs should be at least 4 inches thick, and any slabs bearing vehicles should be at least 6 inches thick, or as approved by a Structural Engineer. Minor floor cracking of slab-on-grade construction is difficult, if not impossible, to prevent. Such cracking is normal and should be expected to occur with time. Buildings

are almost never free of cracks, and cracking is caused by many factors other than soil movement, such as concrete shrinkage or curling, or daily and seasonal variability in temperature and humidity.

An impermeable layer (usually plastic) is suggested beneath interior slabs, underlain by 4 inches of clean drain gravel that will act as a capillary break to reduce dampness. Two options are available to reduce the tendency for the concrete to crack or curl as it dries:

1. A blotter layer may be placed under the slab. In the past, loose sand has been used for this purpose, but is no longer recommended. A cover of 4 inches of trimmable, compactible, granular material may be placed over the impermeable layer to receive the concrete slab. This material usually consists of “crusher run material”, which varies in size from about 1.5-inch down to rock dust. Alternatively, 3 inches of compacted, fine-graded material such as crusher fines or manufactured sand may be used.
2. The blotter layer may be eliminated if the concrete is reinforced properly. The attached article entitled “Controlling Curling and Cracking in Floors to Receive Coverings” provides a discussion of proper floor slab reinforcement. If the contractor needs additional guidance on reinforcement, a Structural Engineer should provide it.

Three articles from the American Concrete Institute (ACI) that discuss these options are listed in Section 8.0. We are able to offer additional guidance if requested.

#### **6.6 Exterior Slabs-on-Grade**

Exterior slabs (e.g., sidewalks, patios, driveways, hardscapes, etc.) typically sustain the greatest damage. Cracking is almost impossible to avoid, and freeze-thaw adds to the difficulty caused by soil movement. Performance of exterior slabs in areas underlain by clayey sand (i.e., topsoil) will be improved by over-excavation the topsoil and replacing it with “pit-run” or site derived alluvium compacted per Section 6.4. A 6-inch leveling course comprising road mix gravel (e.g., WYDOT Grading H) is recommended to be placed and compacted directly below the slab. Prior to placement and compaction of the gravel, the surface of the exposed excavation should be compacted to a non-yielding condition. The gravel should be separated from any native clayey sand using a non-woven separation fabric (e.g., Mirafi 140N).

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles, or as approved by the Structural Engineer. Exterior slabs should not be tied to foundation walls. Any movement of exterior slabs may be transmitted to the foundation walls, resulting in damage. Posts for patios or other exterior columns should not bear on exterior slabs. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure. Expansion joints are recommended in all concrete flatwork.

#### **6.7 Crawlspace Ventilation and Radon**

There is a slight risk that seasonal groundwater or surface water fluctuations may result in dampness or water entering crawl space areas. Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary. The building contractor is ultimately responsible for following local building codes. Crawlspace ventilation to reduce moisture and potential accumulation of radon gas is required by code. Placing a Class 1 vapor retarder in the crawlspace may reduce ventilation opening area requirements. A capillary break layer, such as is recommended in Section 6.5, may also accommodate a radon vent pipe.

### **6.8 Reinforcing, Utilities Testing, and Concrete Considerations**

Footings, slabs, and foundation walls should be reinforced to resist differential movement. Consultation with a Structural Engineer to specify adequate reinforcement is suggested. Water and sewer lines should be pressure tested before backfilling. Exterior concrete should contain 5% to 7% entrained air.

### **6.9 Observations during Construction**

Recommendations in this report are contingent upon our involvement. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to observe the conditions and make any necessary modifications. All excavations and foundation subgrades should be observed by a representative of JG prior to fill or concrete placement, especially if questionable materials are exposed. Notice shall be provided at a minimum of 24 hours before the requested observation.

We are able to provide the most value observing site conditions at the following times:

1. Upon completion of site preparation to verify stony alluvial soils have been reached and prepared in accordance with Section 6.2.
2. During the placement of the beginning lifts of engineered fill, if required, to observe compaction (i.e., develop a method specification, see Section 6.4).
3. Once the site has been prepared to the bottom of footing elevation to witness a proof roll with the compactor.

## **7.0 LIMITATIONS**

This report has been prepared based on inherently limited data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing under similar conditions. No other warranty is made or implied.

This report is site-specific and has been prepared in support of the proposed project. The report is for the sole use of the current property owner and their design and construction team and shall be considered non-transferable to future property owners without the written consent of Jorgensen Geotechnical. Under no circumstances are the figures and text to be used separately.

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## **APPENDIX A**

### **Test Pit Logs**

**Project Name:** PCJH Employee Housing

**Client:** Presbyterian Church of Jackson Hole

Project Number: 22072

**Date Started:** May 19 2022 **Completed:** May 19 2022

**Contractor:** FC Excavation

**Equipment:** John Deere 310SJ

**Project Location:** PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1

Logged By: NJA

**Checked By:** CHL

**Latitude:** 43.465280

**Longitude:** -110.806940

Elevation: 6131.00

**Notes:**

No groundwater observed. Stopped due to limits of excavator.

- Backfilled with spoils.

[illegible]

**Project Name:** PCJH Employee Housing

**Project Location:**

PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL

**Client:** Presbyterian Church of Jackson Hole

Logged By: NJA

**Checked By:** CHL

Project Number: 22072

Latitude: 43.465090

**Longitude:** -110.806530

Elevation: 6131.00

**Date Started:** May 19 2022 **Completed:** May 19 2022

**Notes:**

**Contractor:** FC Excavation

No groundwater observed. Stopped due to pit walls collapsing.

**Equipment:** John Deere 310SJ

- Backfilled with spoils

[illegible]



**Project Name:** PCJH Employee Housing

PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL

**Client:** Presbyterian Church of Jackson Hole

Logged By: NJA

**Checked By:** CHL

Project Number: 22072

**Latitude:** 43.465110

**Longitude:** -110.805730

Elevation: 6132.00

**Date Started:** May 19 2022 **Completed:** May 19 2022

### Notes:

**Contractor:** FC Excavation

\_ No groundwater observed. Stopped due to pit walls collapsing.

**Equipment:** John Deere 310SJ

- Backfilled with spoils

[illegible]

**Project Name:** PCJH Employee Housing

**Client:** Presbyterian Church of Jackson Hole

Project Number: 22072

**Date Started:** May 19 2022 **Completed:** May 19 2022

**Contractor:** FC Excavation

**Equipment:** John Deere 310SJ

**Project Location:**

**Logged By:** NJA

**Latitude:** 43.465190

**Notes:**

PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL

**Checked By:** CHL

**Longitude:** -110.806210

**Elevation:** 6131.00

No groundwater observed. Stopped due to pit walls collapsing.

- Groundwater monitoring standpipe installed to 11.4-ft bgs with a stick-up of 3-ft. Backfilled with spoils.

[illegible]



**Project Name:** PCJH Employee Housing

**Client:** Presbyterian Church of Jackson Hole

Project Number: 22072

**Date Started:** May 19 2022 **Completed:** May 19 2022

**Contractor:** FC Excavation

**Equipment:** John Deere 310SJ

**Project Location:** PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL

Logged By: NJA

**Checked By:** CHL

**Latitude:** 43.464920      **Longitude:** -110.806210      **Elevation:** 6131.00

**Notes:**

No groundwater observed. Stopped due to pit walls collapsing.

- Groundwater monitoring standpipe installed to 11.2-ft bgs with a stick-up of 3.9-ft. Backfilled with spoils.

[illegible]



PO Box 9550 | 1315 HWY 89 S., Ste. 201  
Jackson, WY 83002  
PH: 307.733.5150  
[www.jorgeng.com](http://www.jorgeng.com)

July 5, 2023

Scott O'Hare and Steve Iobst  
Presbyterian Church of Jackson Hole  
1251 South Park Loop Road  
Jackson, WY 83001

**RE: GROUNDWATER MONITORING REPORT, PRESBYTERIAN CHURCH OF JACKSON HOLE, PT.  
NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1  
JG PROJECT NO.: 27072**

Dear Scott and Steve,

We are pleased to submit this report summarizing the results of the 2023 spring runoff groundwater monitoring for the proposed development on Presbyterian Church of Jackson Hole (PCJH) property located at PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1 in Jackson, Wyoming.

Jorgensen Geotechnical conducted a subsurface investigation on May 19, 2022. Six test pits were excavated, and three groundwater monitoring standpipe piezometers were installed in TP-3/MW-3, TP-5/MW-5, and TP-6/MW-6 to depths of 12.3, 11.4, and 11.2 feet below ground surface (bgs), respectively. Data loggers from Heron Instruments were installed to collect water level data continuously during the spring and summer of 2022. Results showed the standpipe piezometers were dry during the monitoring period in 2022.

PCJH contacted Jorgensen to conduct groundwater monitoring in 2023. The piezometers were spot-monitored weekly throughout June 2023 for a total of four monitoring events. Groundwater was measured using a manual groundwater tape. No groundwater was encountered during the monitoring period (i.e., the piezometers were dry).

These data consist of recordings in June 2023 only and may not be representative of all possible groundwater conditions. It is prudent to take a conservative approach to site groundwater levels as they tend to fluctuate seasonally. However, in our opinion, it is unlikely that groundwater will pose issues with design or have an impact during construction.

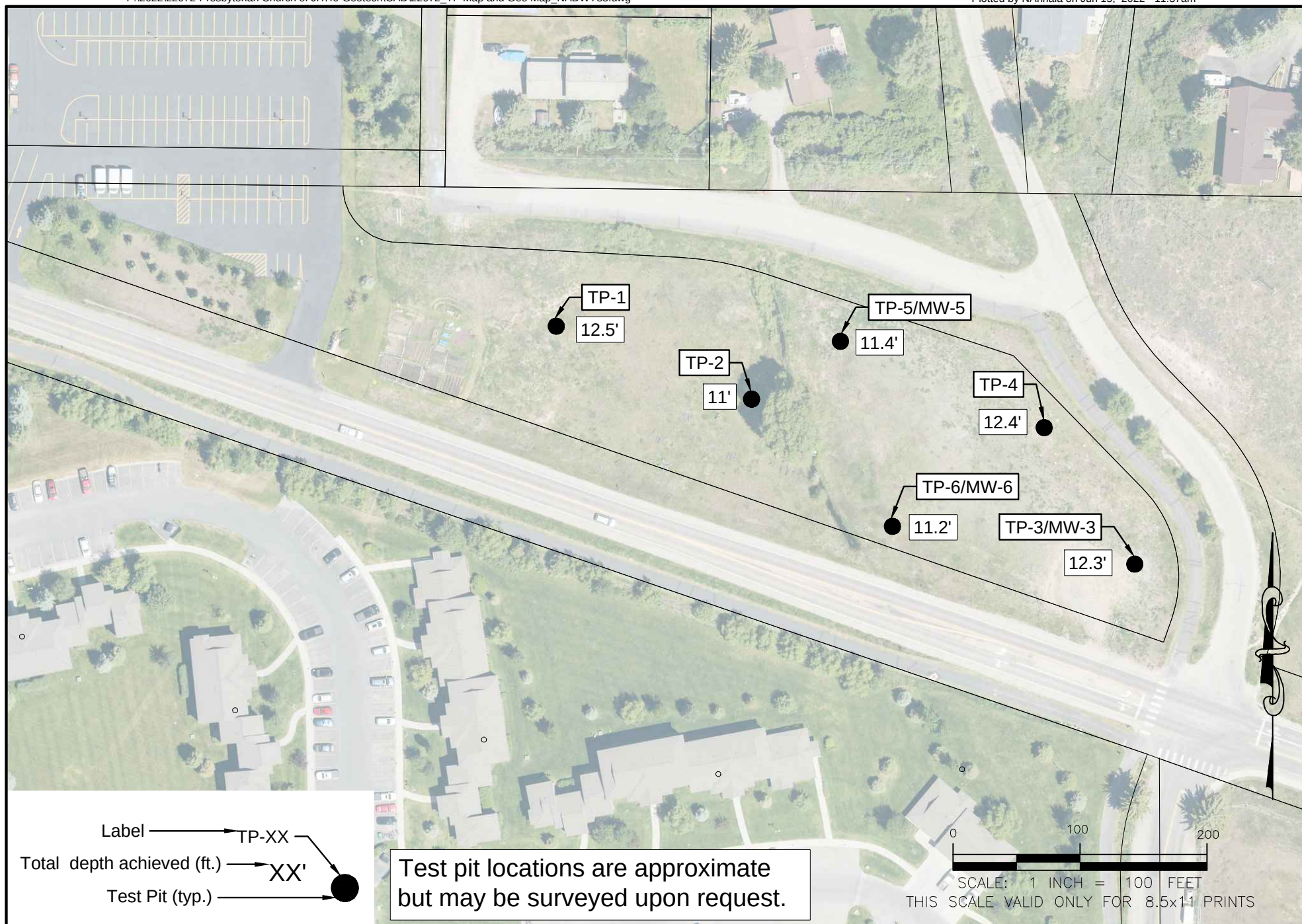
If you have any questions, please contact our office. We are happy to provide additional observations and recommendations as the project progresses.

Respectfully submitted,  
**Jorgensen Geotechnical, LLC**

Dominique Brough, P.G.  
Geotechnical Project Manager

Attached: 2023 Groundwater Monitoring Log  
Figure 2 – Groundwater Monitoring Well Location Map (from July 2022 Geotechnical Investigation Report)

| Standpipe Piezometer Measurements |      |      |      |
|-----------------------------------|------|------|------|
| Depth Below Ground Surface (feet) |      |      |      |
| Date                              | MW-3 | MW-5 | MW-6 |
| 6/5/2023                          | Dry  | Dry  | Dry  |
| 6/14/2023                         | Dry  | Dry  | Dry  |
| 6/22/2023                         | Dry  | Dry  | Dry  |
| 6/27/2023                         | Dry  | Dry  | Dry  |



|                |       |
|----------------|-------|
| DRAFTED BY:    | NJA   |
| REVIEWED BY:   | CHL   |
| PROJECT NUMBER | 22072 |

SHEET TITLE:  
**Figure 2**  
**Test Pit Location Map**

PROJECT TITLE:  
**Geotechnical Investigation Report**  
**Presbyterian Church of Jackson Hole**  
**Teton County, Wyoming**



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## WATER SYSTEM DEMAND PER WYDEQ CHAPTER 12

Project Name: **Presbyterian Church of Jackson Hole Employee Housing Center**  
 Jorgensen Project Number: **JA Project No. 22072**  
 Site Calculation Date: **1.16.2024**

|                                         |      |
|-----------------------------------------|------|
| Average Day Occupancy Rate <sup>1</sup> | 75%  |
| Max Day Factor <sup>1</sup> , MDF       | 2.72 |
| Peak Hour Factor <sup>2</sup> , PHF     | 4    |

| WATER DEMAND                    |          |                       |                       |                       |                   |
|---------------------------------|----------|-----------------------|-----------------------|-----------------------|-------------------|
|                                 | a        | b                     | c=a*b                 | d=MDF*c               | e=d/1440 * PHF    |
|                                 | Quantity | Average<br>gpd/capita | Average<br>TOTAL, gpd | Maximum<br>TOTAL, gpd | PEAK HOUR,<br>gpm |
| Unit, 1 Bedroom                 | 2        | 125                   | 250                   | 680                   | 1.9               |
| Unit, 2 Bedroom                 | 14       | 125                   | 3500                  | 9520                  | 26.4              |
| Unit, 3 Bedroom                 | 0        | 125                   | 0                     | 0                     | 0.0               |
| Unit, 4 Bedroom                 | 5        | 125                   | 2500                  | 6800                  | 18.9              |
| Cabin, 1 Bathroom and 1 Kitchen | 1        | 125                   | 250                   | 680                   | 1.9               |
| Subtotal Housing                |          |                       | 6,500                 | 17,680                | 49.1              |

| FIRE SUPPRESSION    |                  |                                   |                                   |                                 |                                     |                                    |
|---------------------|------------------|-----------------------------------|-----------------------------------|---------------------------------|-------------------------------------|------------------------------------|
| Total Building Size | Building<br>Type | Required<br>Pressure <sup>3</sup> | Required<br>Duration <sup>4</sup> | Total<br>Fire Flow <sup>4</sup> | Sprinkler<br>Reduction <sup>5</sup> | Adjusted<br>Fire Flow <sup>5</sup> |
| (SF)                | (IBC)            | (psi)                             | (hours)                           | (gpm)                           | (%)                                 | (gpm)                              |
| 0                   | IV               | 20                                | 3                                 | 3,750                           | 75%                                 | 1,500                              |

Note:

<sup>1</sup> Based on daily rates from the WYDEQ CH 12, Section 8

<sup>2</sup> Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day.

<sup>3</sup> IFC - Appendix B, Section B102

<sup>4</sup> IFC - Appendix B, Table B105.1(2), Type IV

<sup>5</sup> IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm





## WATER SYSTEM DEMAND PER AMERICAN WATER WORKS ASSOCIATION (M22)

Project Name: Presbyterian Church of Jackson Hole Employee Housing Center  
 Jorgensen Project Number: JA Project No. 22072  
 Site Calculation Date: 1.12.2024

| WATER DEMAND - M22 FIXTURE CALCULATION |                  |           |                                |                            |                     |
|----------------------------------------|------------------|-----------|--------------------------------|----------------------------|---------------------|
|                                        | Fixture          | No. Units | Fixtures per Unit <sup>2</sup> | Fixture Value <sup>1</sup> | Total Fixture Value |
| Unit, 1 Bedroom                        | Toilet           | 2         | 1                              | 6                          | 12                  |
|                                        | Lavatory Sink    | 2         | 1                              | 1.5                        | 3                   |
|                                        | Shower           | 2         | 1                              | 2.5                        | 5                   |
|                                        | Kitchen Sink     | 2         | 1                              | 1.8                        | 4                   |
|                                        | Dishwasher       | 2         | 1                              | 1.3                        | 3                   |
|                                        | Laundry (Washer) | 2         | 1                              | 3                          | 6                   |
| Unit, 2 Bedroom                        | Toilet           | 14        | 3                              | 6                          | 252                 |
|                                        | Lavatory Sink    | 14        | 3                              | 1.5                        | 63                  |
|                                        | Shower           | 14        | 2                              | 2.5                        | 70                  |
|                                        | Kitchen Sink     | 14        | 1                              | 1.8                        | 25                  |
|                                        | Dishwasher       | 14        | 1                              | 1.3                        | 18                  |
|                                        | Laundry (Washer) | 14        | 1                              | 3                          | 42                  |
| Unit, 3 Bedroom                        | Toilet           | 0         | 4                              | 6                          | 0                   |
|                                        | Lavatory Sink    | 0         | 4                              | 1.5                        | 0                   |
|                                        | Shower           | 0         | 3                              | 2.5                        | 0                   |
|                                        | Kitchen Sink     | 0         | 1                              | 1.8                        | 0                   |
|                                        | Dishwasher       | 0         | 1                              | 1.3                        | 0                   |
|                                        | Laundry (Washer) | 0         | 1                              | 3                          | 0                   |
| Unit, 4 Bedroom                        | Toilet           | 5         | 5                              | 6                          | 150                 |
|                                        | Lavatory Sink    | 5         | 5                              | 1.5                        | 38                  |
|                                        | Shower           | 5         | 4                              | 2.5                        | 50                  |
|                                        | Kitchen Sink     | 5         | 1                              | 1.8                        | 9                   |
|                                        | Dishwasher       | 5         | 1                              | 1.3                        | 7                   |
|                                        | Laundry (Washer) | 5         | 1                              | 3                          | 15                  |
| Cabin                                  | Toilet           | 1         | 1                              | 6                          | 6                   |
|                                        | Lavatory Sink    | 1         | 1                              | 1.5                        | 2                   |
|                                        | Kitchen Sink     | 1         | 1                              | 1.8                        | 2                   |
|                                        | Dishwasher       | 1         | 1                              | 1.3                        | 1                   |
| TOTAL FIXTURE VALUE                    |                  |           |                                |                            | 781                 |

Probable Water Flow Demand (AWWA M22 - Figure 4-3) 58  
 Design Pressure Adjustment Factor (AWWA M22 - 60 psi) 1.00  
 Adjusted Probable Demand (gpm)<sup>3</sup> 58

*Note: Domestic use only, no irrigation*



## WATER SYSTEM DEMAND PER WYDEQ CHAPTER 11

Project Name: Presbyterian Church of Jackson Hole Employee Housing Center  
Jorgensen Project Number: JA Project No. 22072  
Site Calculation Date: 1.12.2024

Average Daily Flow 60%  
Peak Hour Factor 4

| SANITARY SEWER DEMAND       |                           |                                        |                    |                    |                |
|-----------------------------|---------------------------|----------------------------------------|--------------------|--------------------|----------------|
| Unit Type                   | No. of Units <sup>2</sup> | Max Flow per Bedroom, gpd <sup>1</sup> | Average TOTAL, gpd | Maximum TOTAL, gpd | PEAK HOUR, gpm |
| 1 Bedroom                   | 2                         | 150                                    | 180                | 300                | 0.8            |
| 2 Bedroom                   | 14                        | 150                                    | 2520               | 4200               | 11.7           |
| 3 Bedroom                   | 0                         | 150                                    | 0                  | 0                  | 0.0            |
| 4 Bedroom                   | 5                         | 150                                    | 1800               | 3000               | 8.3            |
| Cabin                       | 1                         | 150                                    | 0                  | 0                  | 0.0            |
| TOTAL SANITARY SEWER DEMAND |                           |                                        | 4,500              | 7,500              | 21             |

*Notes:*

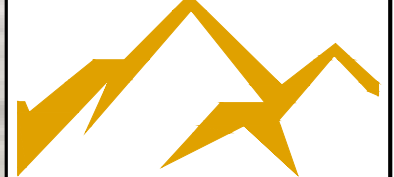
<sup>1</sup> Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1

<sup>2</sup> Bedroom count shown based on Development Plan, 1.12.2024



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Ver. 18.0  
Printed by Abnaza on Jan 16, 2024 - 12:56pm





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PROJECT TITLE:

PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

SHEET TITLE:

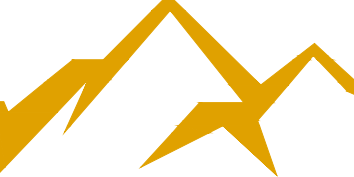
WATER MODEL  
PRESBYTERIAN CHURCH  
JUNCTION AND PIPE EXHIBIT

|                |           |
|----------------|-----------|
| DRAFTED BY:    | JA        |
| REVIEWED BY:   | JA        |
| PLAN VERSION   | DATE      |
| EXHIBIT        | 1-16-2024 |
|                |           |
|                |           |
|                |           |
| PROJECT NUMBER |           |
| 20030          |           |
| SHEET          |           |
| WC-1           |           |



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Ver. 18.0  
Produced by Abarnaz on Jan 16, 2024 - 12:56pm





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PROJECT TITLE:

PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

SHEET TITLE:

WATERCAD MODEL  
ZONE 3B SELECTED JUNCTION  
LAYOUT EXHIBIT

|                |           |
|----------------|-----------|
| DRAFTED BY:    | JA        |
| REVIEWED BY:   | JA        |
| PLAN VERSION   | DATE      |
| EXHIBIT        | 1-16-2024 |
|                |           |
|                |           |
|                |           |
| PROJECT NUMBER |           |
| 22072          |           |
| SHEET          | WC-2      |

Existing TOJ Demands Plus Presbyterian Church

MDD Scenario

**FlexTable: Junction Table**

| Label | Elevation<br>(ft) | Demand<br>(gpm) | Pressure<br>(psi) | Zone  |
|-------|-------------------|-----------------|-------------------|-------|
| J-20  | 6,100.95          | 0.000           | 75                | WestB |
| J-49  | 6,130.00          | 0.000           | 87                | WestB |
| J-60  | 6,130.00          | 0.000           | 87                | WestB |
| J-61  | 6,128.00          | 12.300          | 88                | WestB |
| J-197 | 6,175.00          | 13.400          | 68                | WestB |
| J-200 | 6,139.00          | 15.000          | 84                | WestB |
| J-201 | 6,142.00          | 15.000          | 82                | WestB |
| J-202 | 6,128.00          | 20.000          | 88                | WestB |
| J-203 | 6,120.00          | 10.000          | 92                | WestB |
| J-204 | 6,105.50          | 0.000           | 103               | WestB |
| J-205 | 6,130.00          | 0.000           | 87                | WestB |
| J-206 | 6,125.00          | 11.300          | 90                | WestB |
| J-207 | 6,134.00          | 12.000          | 86                | WestB |
| J-208 | 6,118.00          | 12.000          | 93                | WestB |
| J-209 | 6,115.00          | 0.000           | 94                | WestB |
| J-210 | 6,115.00          | 12.000          | 94                | WestB |
| J-211 | 6,126.00          | 6.000           | 89                | WestB |
| J-212 | 6,114.00          | 0.000           | 94                | WestB |
| J-213 | 6,120.00          | 20.000          | 92                | WestB |
| J-256 | 6,130.00          | 0.000           | 88                | WestB |

Existing TOJ Demands Plus Presbyterian Church

MDD Scenario

FlexTable: Pipe Table

| Label | Start Node | Stop Node | Diameter<br>(in) | Material     | Flow<br>(gpm) | Velocity<br>(ft/s) |
|-------|------------|-----------|------------------|--------------|---------------|--------------------|
| P-25  | J-49       | J-63      | 8.0              | Ductile Iron | 81.588        | 0.52               |
| P-26  | J-63       | J-50      | 8.0              | Ductile Iron | 81.583        | 0.52               |
| P-52  | J-60       | J-61      | 6.0              | Ductile Iron | 12.300        | 0.14               |
| P-55  | J-63       | H-2       | 6.0              | Ductile Iron | 0.004         | 0.00               |
| P-423 | J-205      | J-60      | 12.0             | Ductile Iron | -211.506      | 0.60               |
| P-424 | J-60       | J-49      | 12.0             | Ductile Iron | -223.806      | 0.63               |
| P-425 | J-49       | J-256     | 12.0             | Ductile Iron | -305.394      | 0.87               |

Existing TOJ Demands Plus Presbyterian Church

MDD Scenario

FlexTable: Reservoir Table

| ID  | Label      | Elevation<br>(ft) | Zone | Flow (Out net)<br>(gpm) | Hydraulic Grade<br>(ft) |
|-----|------------|-------------------|------|-------------------------|-------------------------|
| 522 | WELL-VFD-8 | 6,345.00          | West | 375.811                 | 6,345.00                |
| 523 | WELL-VFD-6 | 6,345.00          | West | 425.094                 | 6,345.00                |
| 524 | WELL-VFD-7 | 6,345.00          | West | 255.307                 | 6,345.00                |

Existing TOJ Demands Plus Presbyterian Church  
MDD with Fire

**Fire Flow Node FlexTable: Fire Flow Report**

| Label | Fire Flow<br>(Needed)<br>(gpm) | Fire Flow<br>(Available)<br>(gpm) | Pressure<br>(Residual<br>Lower<br>Limit)<br>(psi) | Pressure<br>(Calculated<br>Residual)<br>(psi) | Pressure<br>(Calculated<br>Zone Lower<br>Limit)<br>(psi) | Junction w/<br>Minimum<br>Pressure<br>(Zone @ Total<br>Flow Needed) | Is Fire Flow<br>Run<br>Balanced? |
|-------|--------------------------------|-----------------------------------|---------------------------------------------------|-----------------------------------------------|----------------------------------------------------------|---------------------------------------------------------------------|----------------------------------|
| H-2   | 1,500.000                      | 1,550.000                         | 20                                                | 60                                            | 43                                                       | J-197                                                               | True                             |

Fire flow shown above is in addition to MDD demands.



Existing TOJ Demands Plus Presbyterian Church  
MDD with Fire When Hydrant H-2 Activated

**FlexTable: Junction Table**

| Label | Elevation<br>(ft) | Demand<br>(gpm) | Pressure<br>(psi) | Zone  |
|-------|-------------------|-----------------|-------------------|-------|
| J-20  | 6,100.95          | 0.000           | 75                | WestB |
| J-49  | 6,130.00          | 0.000           | 63                | WestB |
| J-60  | 6,130.00          | 0.000           | 63                | WestB |
| J-61  | 6,128.00          | 12.300          | 63                | WestB |
| J-197 | 6,175.00          | 13.400          | 43                | WestB |
| J-200 | 6,139.00          | 15.000          | 60                | WestB |
| J-201 | 6,142.00          | 15.000          | 58                | WestB |
| J-202 | 6,128.00          | 20.000          | 65                | WestB |
| J-203 | 6,120.00          | 10.000          | 71                | WestB |
| J-204 | 6,105.50          | 0.000           | 100               | WestB |
| J-205 | 6,130.00          | 0.000           | 63                | WestB |
| J-206 | 6,125.00          | 11.300          | 65                | WestB |
| J-207 | 6,134.00          | 12.000          | 61                | WestB |
| J-208 | 6,118.00          | 12.000          | 68                | WestB |
| J-209 | 6,115.00          | 0.000           | 69                | WestB |
| J-210 | 6,115.00          | 12.000          | 69                | WestB |
| J-211 | 6,126.00          | 6.000           | 64                | WestB |
| J-212 | 6,114.00          | 0.000           | 71                | WestB |
| J-213 | 6,120.00          | 20.000          | 67                | WestB |
| J-256 | 6,130.00          | 0.000           | 63                | WestB |



Existing TOJ Demands Plus Presbyterian Church  
MDD with Fire When Hydrant H-2 Activated

**FlexTable: Pipe Table**

| Label | Start Node | Stop Node | Diameter<br>(in) | Material     | Flow<br>(gpm) | Velocity<br>(ft/s) |
|-------|------------|-----------|------------------|--------------|---------------|--------------------|
| P-25  | J-49       | J-63      | 8.0              | Ductile Iron | 1,209.675     | 7.72               |
| P-26  | J-63       | J-50      | 8.0              | Ductile Iron | -340.325      | 2.17               |
| P-52  | J-60       | J-61      | 6.0              | Ductile Iron | 12.300        | 0.14               |
| P-55  | J-63       | H-2       | 6.0              | Ductile Iron | 1,550.000     | 17.59              |
| P-423 | J-205      | J-60      | 12.0             | Ductile Iron | 52.048        | 0.15               |
| P-424 | J-60       | J-49      | 12.0             | Ductile Iron | 39.748        | 0.11               |
| P-425 | J-49       | J-256     | 12.0             | Ductile Iron | -1,169.927    | 3.32               |

Existing TOJ Demands Plus Presbyterian Church  
MDD with Fire When Hydrant H-2 Activated

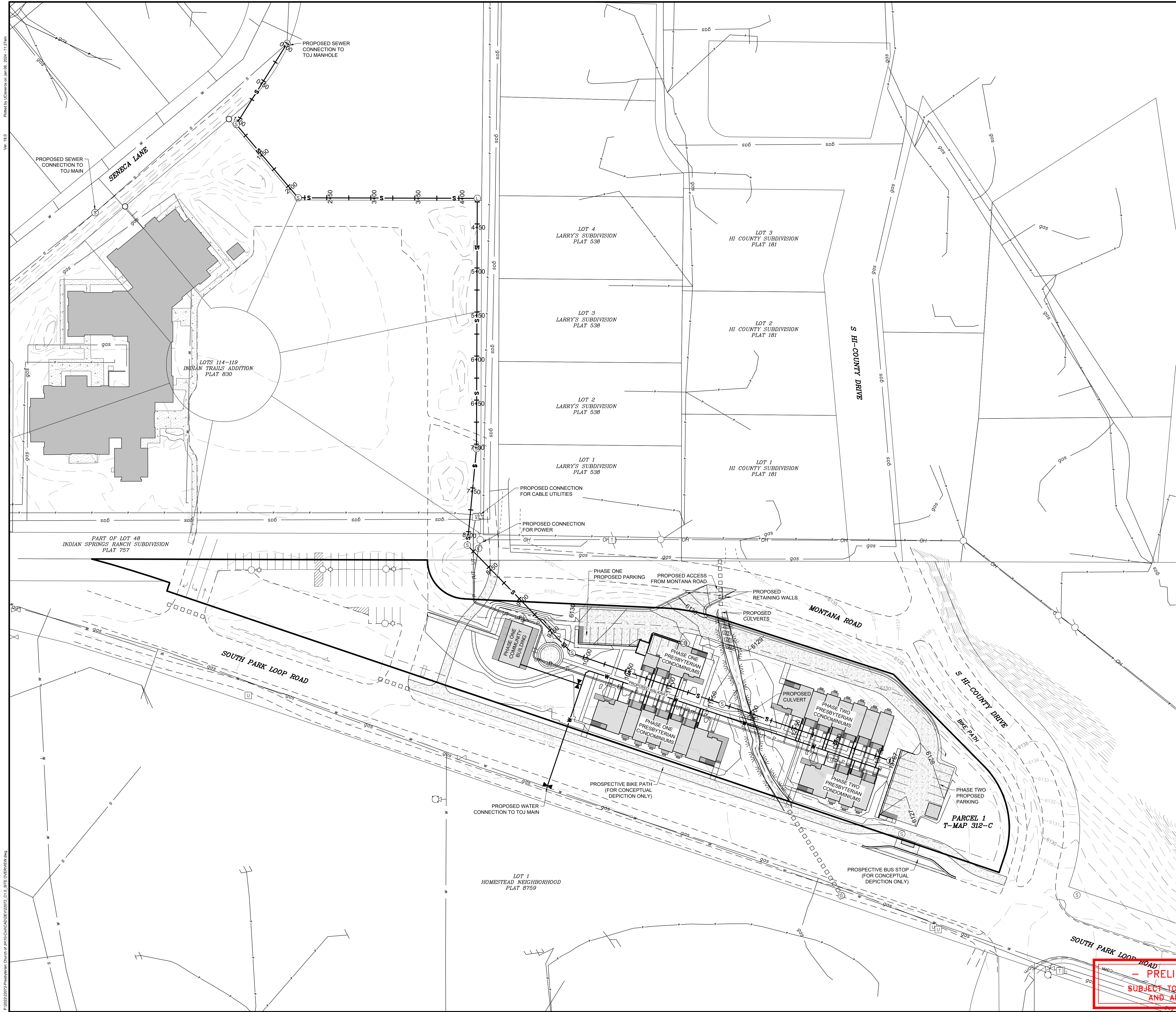
**FlexTable: Reservoir Table**

| ID  | Label      | Elevation<br>(ft) | Zone | Flow (Out net)<br>(gpm) | Hydraulic Grade<br>(ft) |
|-----|------------|-------------------|------|-------------------------|-------------------------|
| 522 | WELL-VFD-8 | 6,345.00          | West | 927.314                 | 6,345.00                |
| 523 | WELL-VFD-6 | 6,345.00          | West | 1,048.919               | 6,345.00                |
| 524 | WELL-VFD-7 | 6,345.00          | West | 629.970                 | 6,345.00                |

## **SECTION 5 – CIVIL SITE PLAN, LANDSCAPING PLAN, BUILDING PROGRAMMING, AQUATIC RESOURCE INVENTORY**

- **CIVIL SITE PLAN WITH PROPOSED CONDITIONS**
- **LANDSCAPE PLAN**
- **BUILDING PROGRAMMING**
- **AQUATIC RESOURCE INVENTORY**
- **AQUATIC RESOURCE INVENTORY UPDATE VERIFICATION**





- GENERAL CONSTRUCTION NOTES**
- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
  - EXISTING BASE MAPPING WAS PERFORMED BY ON SIGHT LAND SURVEYORS, INC.
  - IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
  - CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
  - CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
  - BURIED UTILITIES
    - CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES.
    - CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
    - CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
    - CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
  - ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
  - CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
  - CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
  - FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
  - CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (ASHTO T-180 - MODIFIED PROCTOR DENSITY).
  - DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
  - STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
  - WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
  - FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
  - ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
  - TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
  - CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

- WATER AND SEWER UTILITY NOTES**
- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
  - CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
  - CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
  - TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPMSS 0225.
  - CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
  - MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES. MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
  - WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
  - SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.



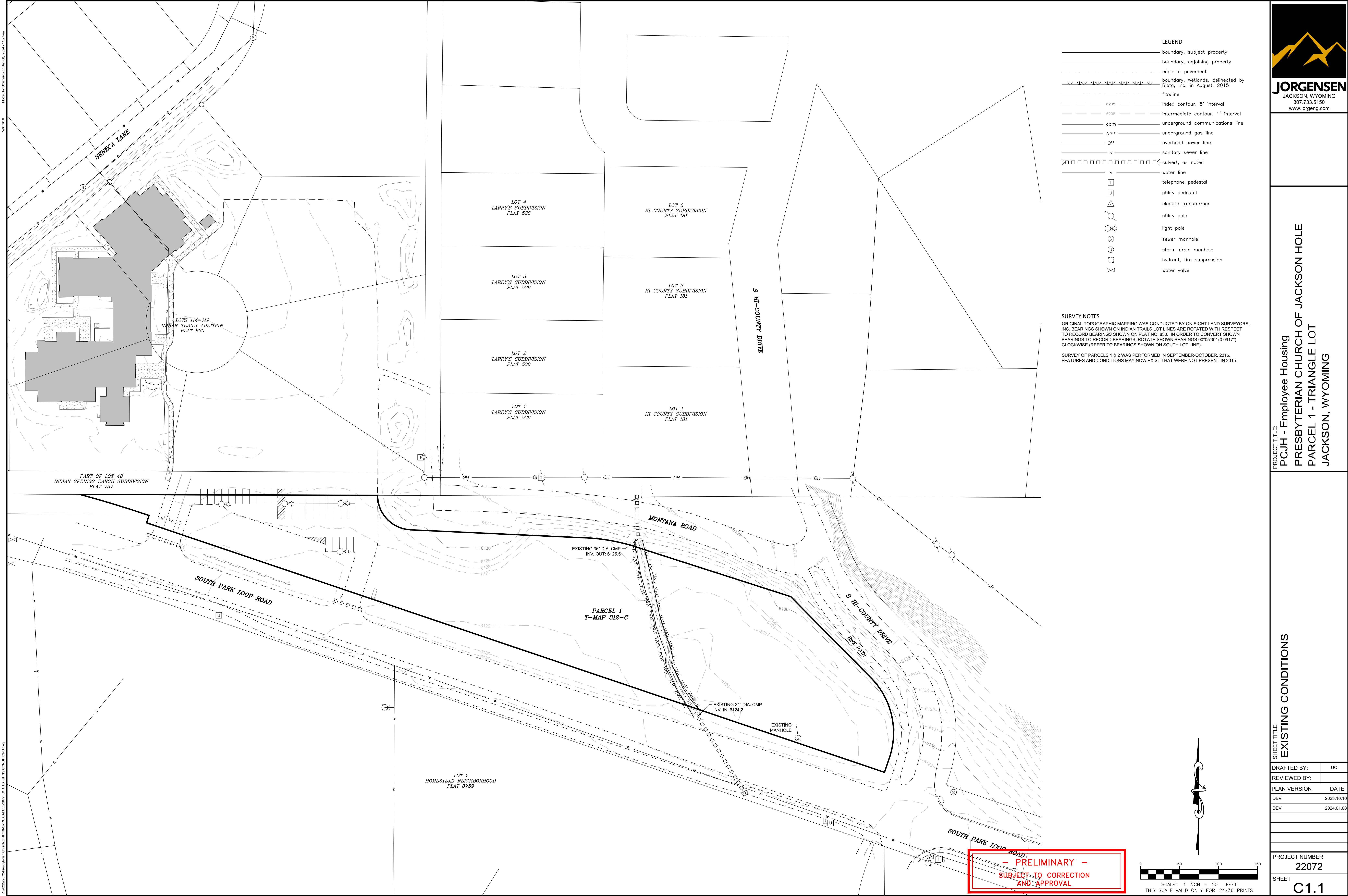
**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
www.jorgeng.com

PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

SHEET TITLE:  
SITE OVERVIEW

|                         |            |
|-------------------------|------------|
| DRAFTED BY:             | UC         |
| REVIEWED BY:            |            |
| PLAN VERSION            | DATE       |
| DEV                     | 2023.10.10 |
| DEV                     | 2024.01.08 |
|                         |            |
|                         |            |
| PROJECT NUMBER<br>22072 |            |
| SHEET                   | C1.0       |





- LEGEND
- boundary, subject property
  - boundary, adjoining property
  - edge of pavement
  - boundary, wetlands, delineated by Biota, Inc. in August, 2015
  - flowline
  - index contour, 5' interval
  - intermediate contour, 1' interval
  - com underground communications line
  - gas underground gas line
  - OH overhead power line
  - s sanitary sewer line
  - culvert, as noted
  - w water line
  - T telephone pedestal
  - U utility pedestal
  - electric transformer
  - utility pole
  - light pole
  - sewer manhole
  - storm drain manhole
  - hydrant, fire suppression
  - water valve

SURVEY NOTES

ORIGINAL TOPOGRAPHIC MAPPING WAS CONDUCTED BY ON SIGHT LAND SURVEYORS, INC. BEARINGS SHOWN ON INDIAN TRAILS LOT LINES ARE ROTATED WITH RESPECT TO RECORD BEARINGS SHOWN ON PLAT NO. 830. IN ORDER TO CONVERT SHOWN BEARINGS TO RECORD BEARINGS, ROTATE SHOWN BEARINGS 00°05'30" (0.0917°) CLOCKWISE (REFER TO BEARINGS SHOWN ON SOUTH LOT LINE).

SURVEY OF PARCELS 1 & 2 WAS PERFORMED IN SEPTEMBER-OCTOBER, 2015. FEATURES AND CONDITIONS MAY NOW EXIST THAT WERE NOT PRESENT IN 2015.



PROJECT TITLE:

PCJH - Employee Housing

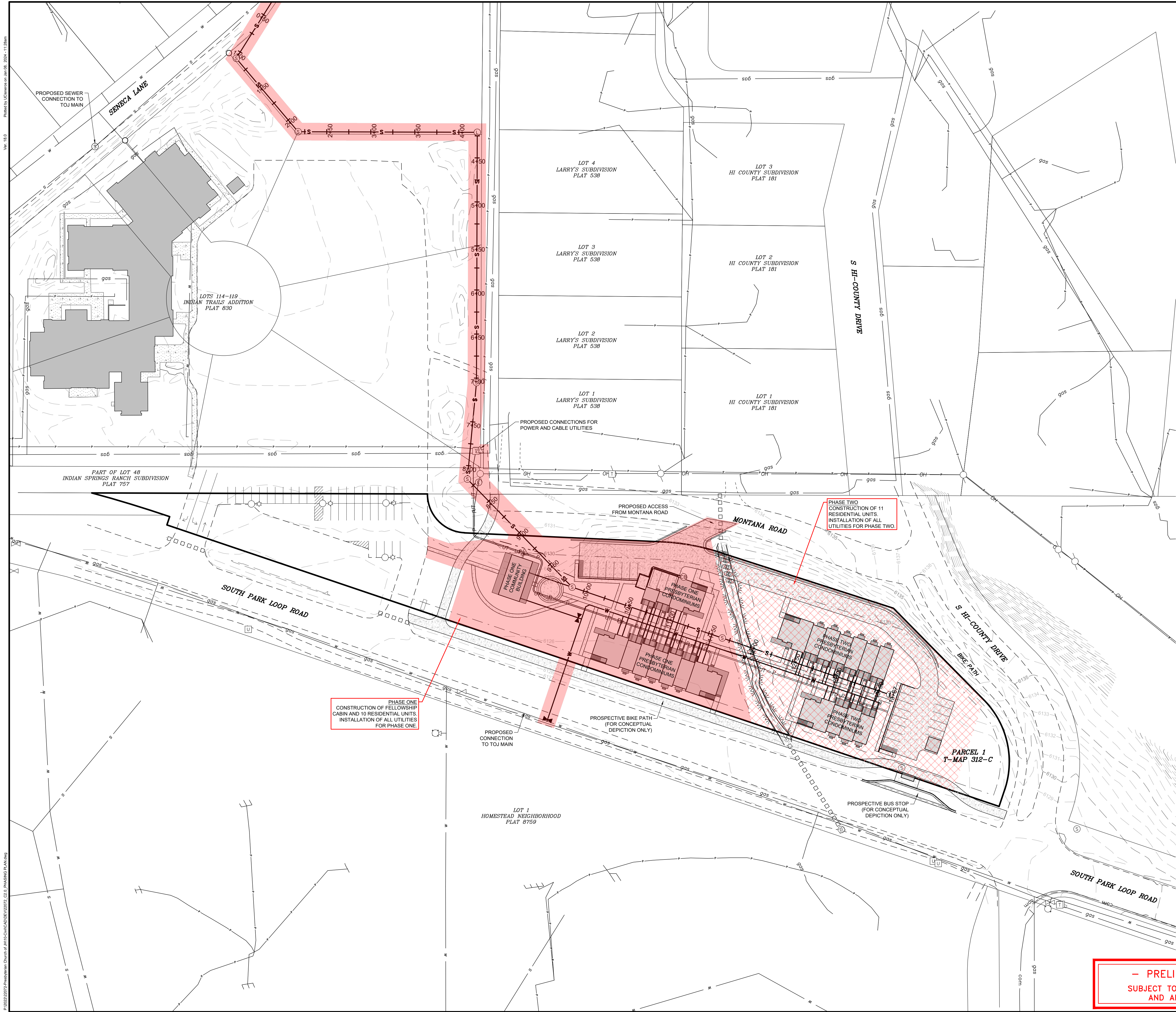
PRESBYTERIAN CHURCH OF JACKSON HOLE

PARCEL 1 - TRIANGLE LOT

JACKSON, WYOMING

|                     |            |
|---------------------|------------|
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| EXISTING CONDITIONS |            |
| DRAFTED BY:         | UC         |
| REVIEWED BY:        |            |
| PLAN VERSION        | DATE       |
| DEV                 | 2023.10.10 |
| DEV                 | 2024.01.08 |
| PROJECT NUMBER      |            |
| 22072               |            |
| SHEET               |            |
| C1.1                |            |





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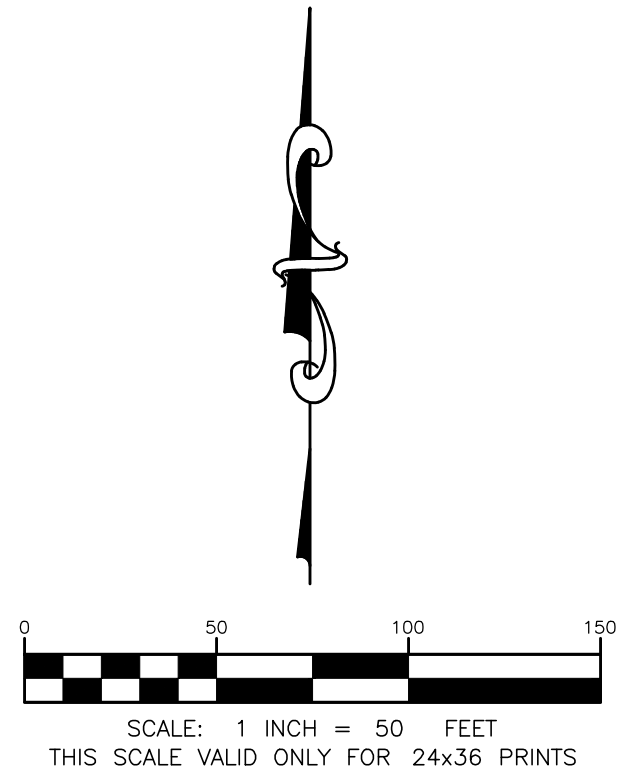
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PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

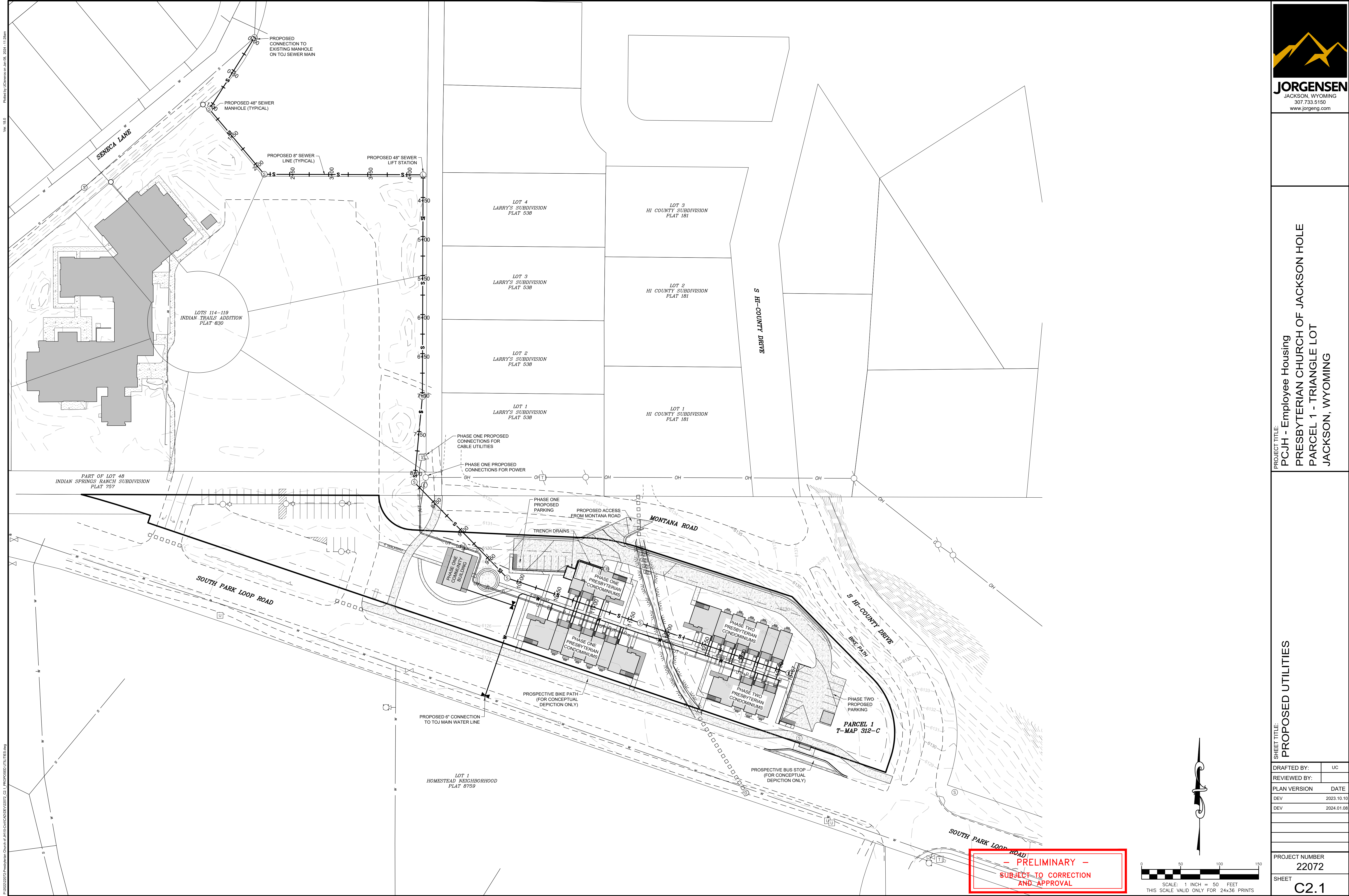
SHEET TITLE:  
**PHASING PLAN**

|                                |             |
|--------------------------------|-------------|
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| REVIEWED BY:                   |             |
| PLAN VERSION                   | DATE        |
| DEV                            | 2023.10.10  |
| DEV                            | 2024.01.08  |
|                                |             |
|                                |             |
| PROJECT NUMBER<br><b>22072</b> |             |
| SHEET                          | <b>C2.0</b> |

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL







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Ver: 18.6  
Printed by: J. Jorgensen on Jan 08, 2024, 11:28am



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307.733.5150  
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PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

SHEET TITLE:  
**PROPOSED UTILITIES**

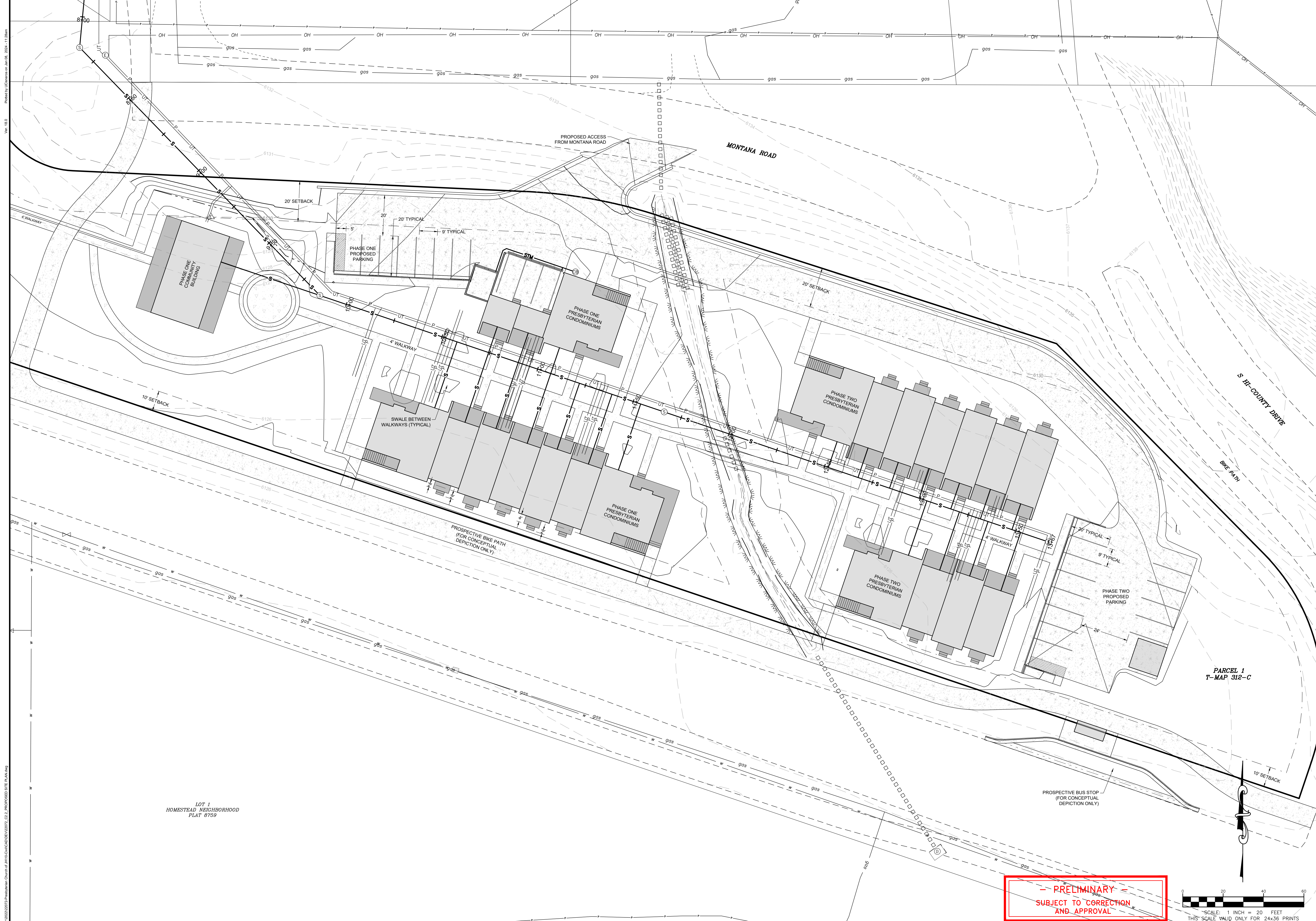
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| DEV                            | 2023.10.10 |
| DEV                            | 2024.01.08 |
|                                |            |
|                                |            |
|                                |            |
| PROJECT NUMBER<br><b>22072</b> |            |
| SHEET<br><b>C2.1</b>           |            |

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL

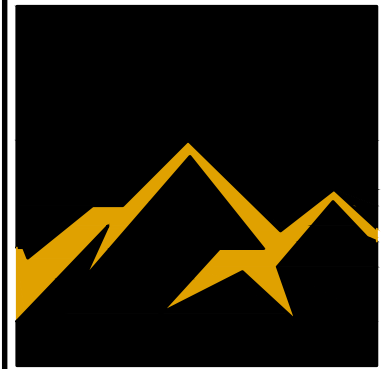


SCALE: 1 INCH = 50 FEET  
THIS SCALE VALID ONLY FOR 24x36 PRINTS





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Ver 18.6  
Printed by: UCuser on Jan 08, 2024, 11:38am

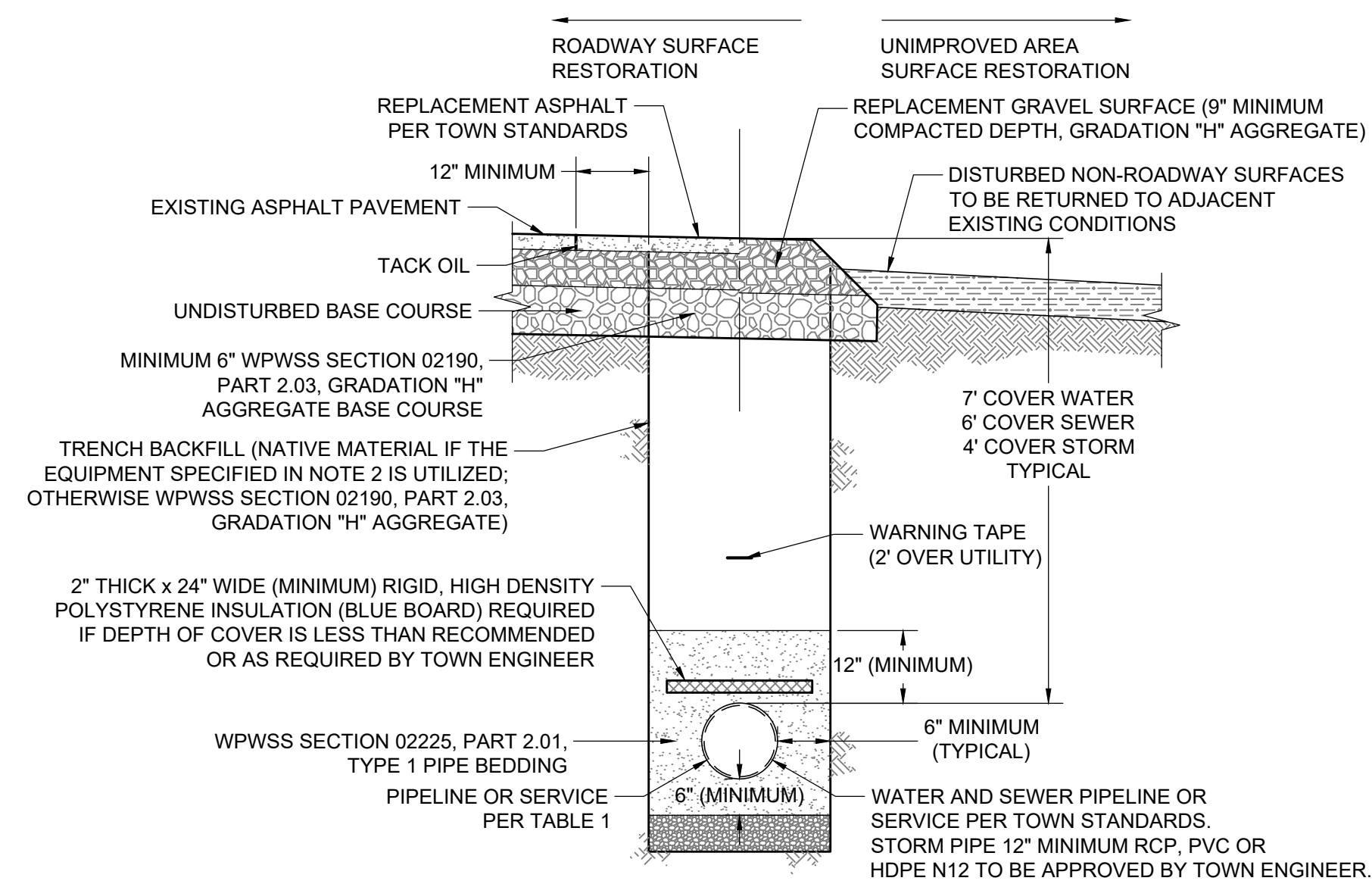


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PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

|                                    |            |
|------------------------------------|------------|
| SHEET TITLE:<br>PROPOSED SITE PLAN |            |
| DRAFTED BY:                        | UC         |
| REVIEWED BY:                       |            |
| PLAN VERSION                       | DATE       |
| DEV                                | 2023.10.10 |
| DEV                                | 2024.01.08 |
| PROJECT NUMBER<br>22072            |            |
| SHEET                              | C2.2       |





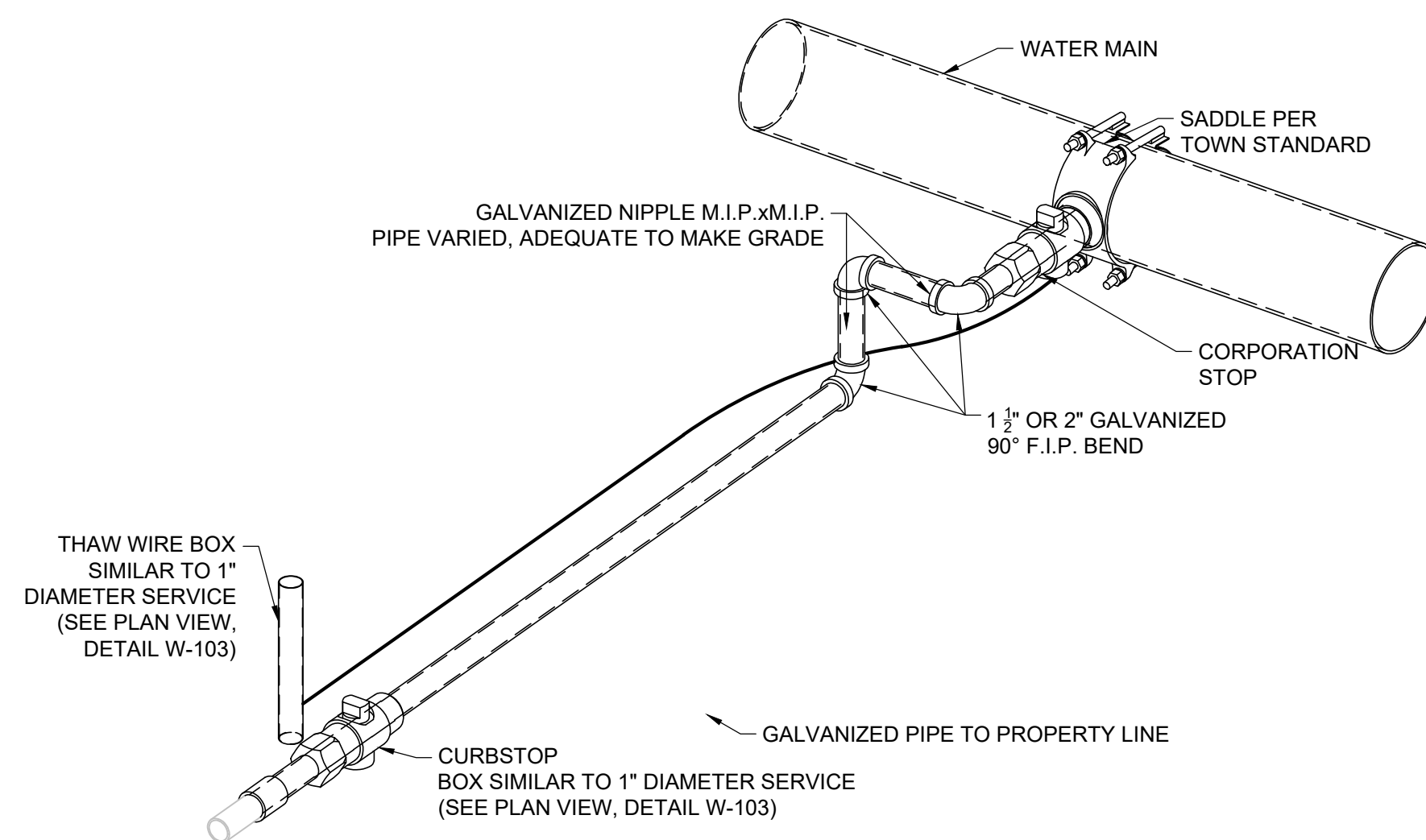
NOTE

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

## PIPE TRENCH DETAIL

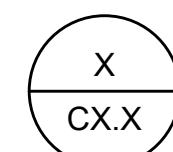
NOT TO SCALE

TOJ W-100, SS-100, STM-100



NOTE

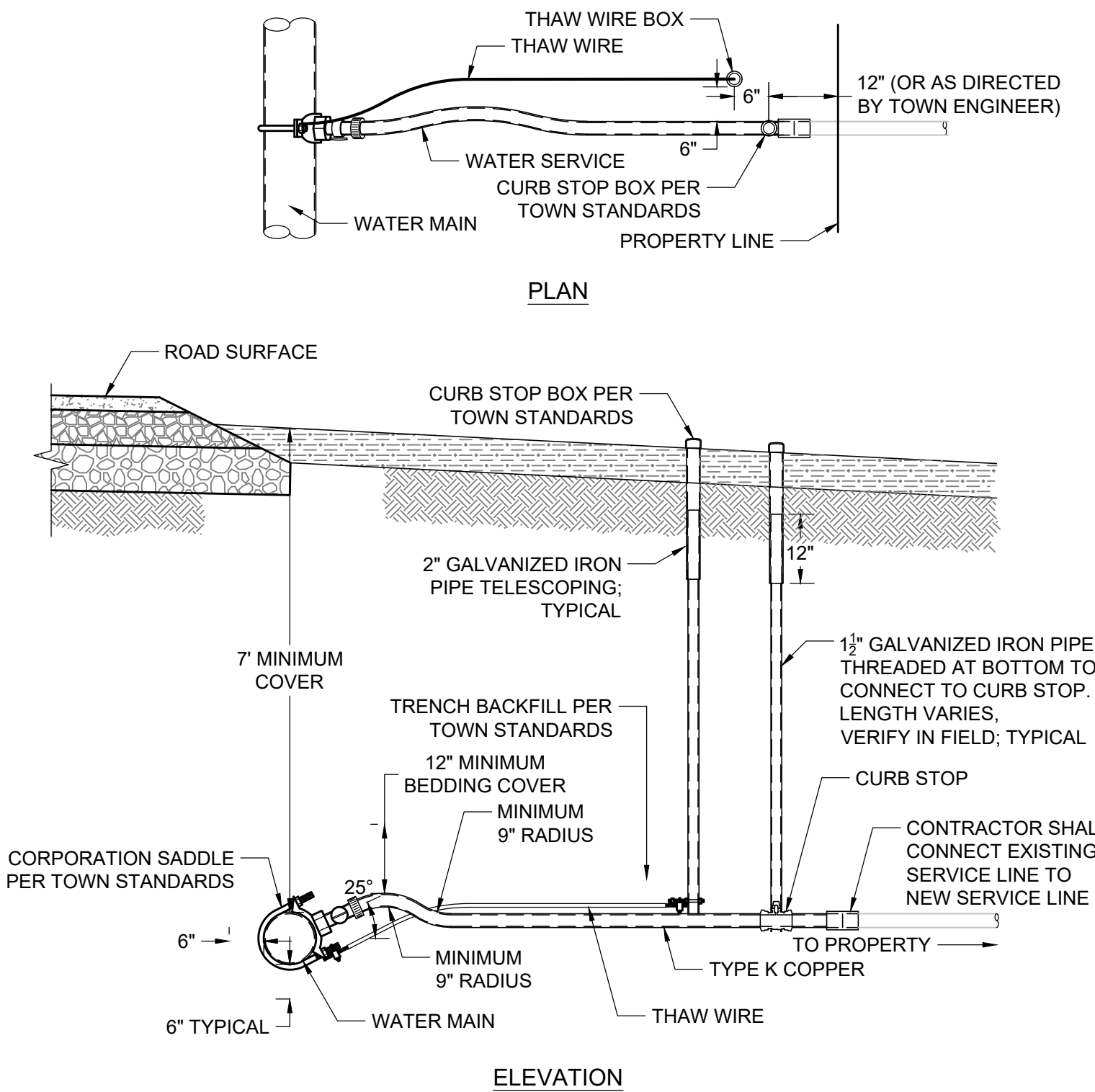
1. THAW WIRE IS REQUIRED ON THIS SERVICE



### 1 1/2" AND 2" DIAMETER STEEL SERVICE DETAIL

NOT TO SCALE

REVISÉ TOJ W-105



## ELEVATION

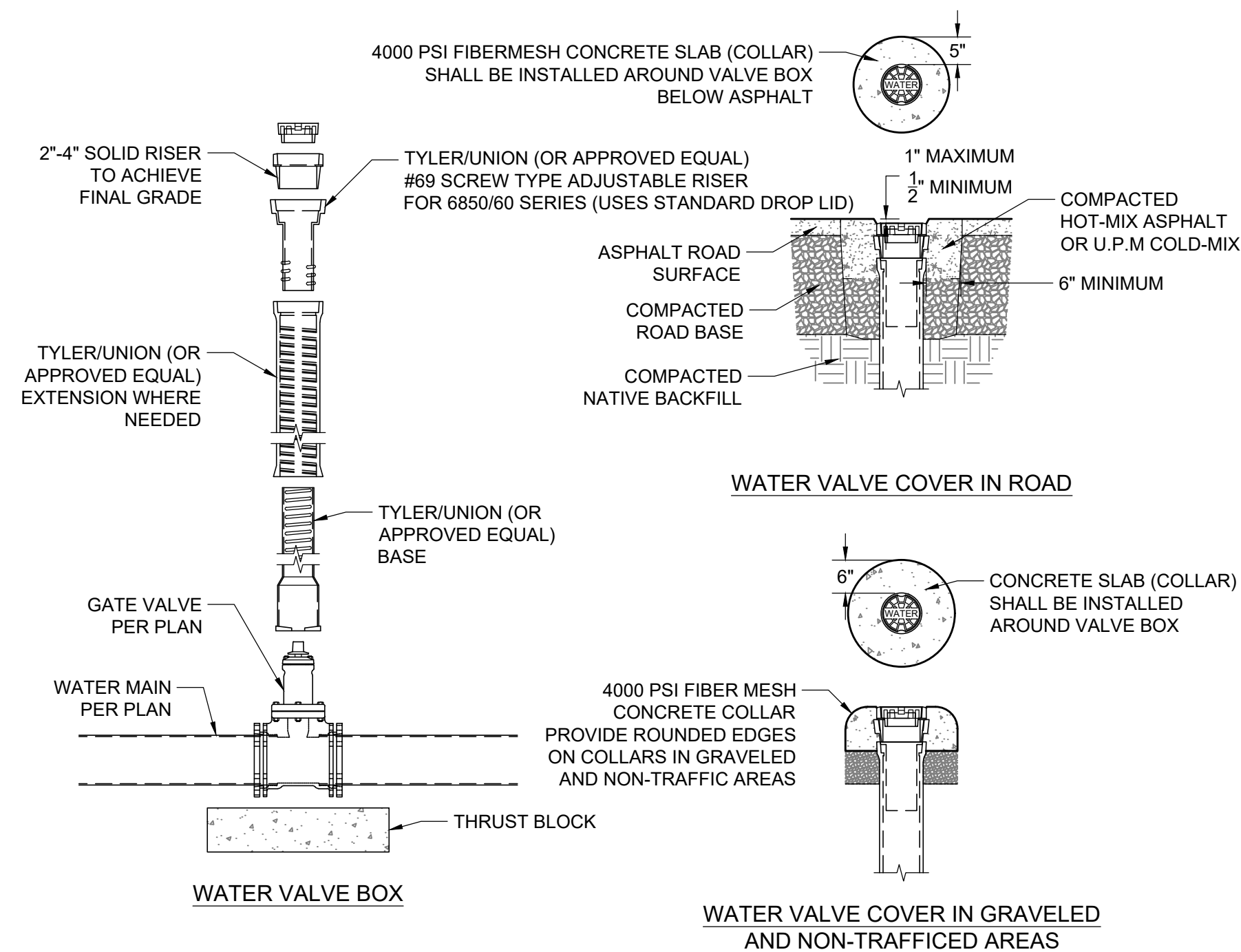
NOTE

1. THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

### 1" SERVICE WITH THAW WIRE DETAIL

NOT TO SCALE

TOJ W-102/103



WATER VALVE BOX

### WATER VALVE COVER IN GRAVELED AND NON-TRAFFICED AREAS

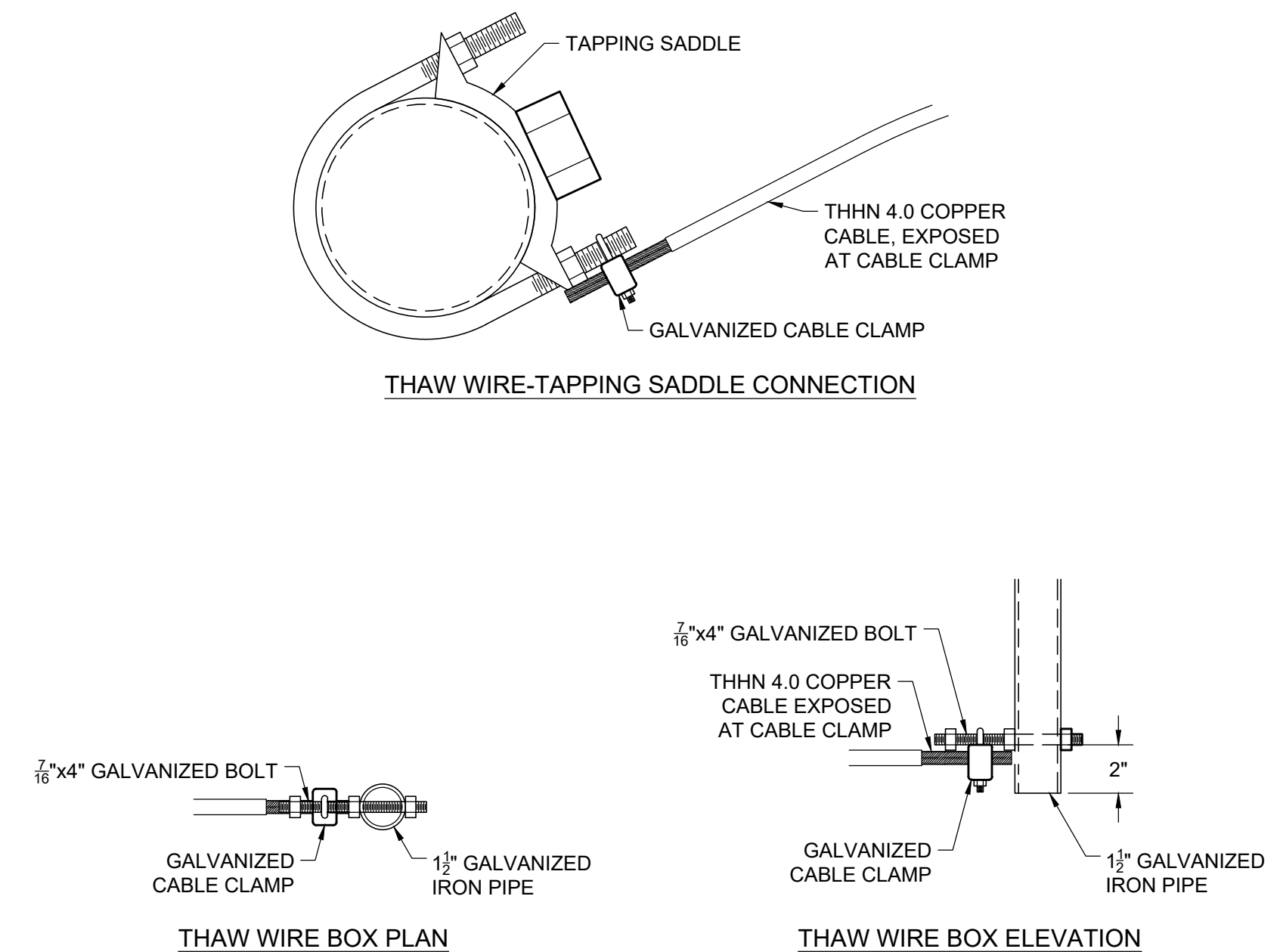
NOTE

1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

### WATER GATE VALVE DETAIL

NOT TO SCALE

TOJ W-106



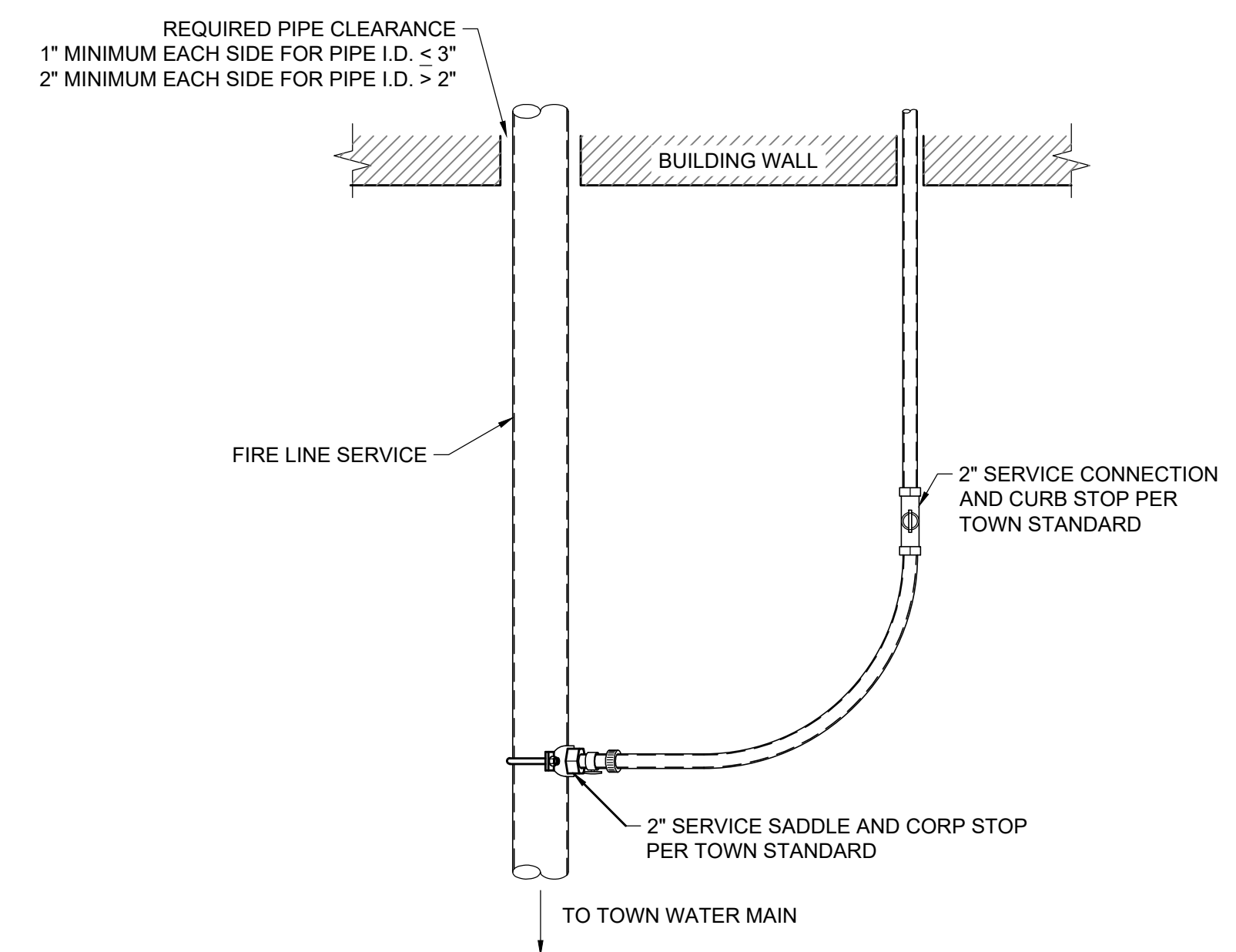
### THAW WIRE BOX PLAN

### THAW WIRE BOX ELEVATION

### SERVICE CONNECTION THAW WIRE DETAIL

NOT TO SCALE

TOJ W-104



FIRE LINE WITH 2" WATER SERVICE DETAIL

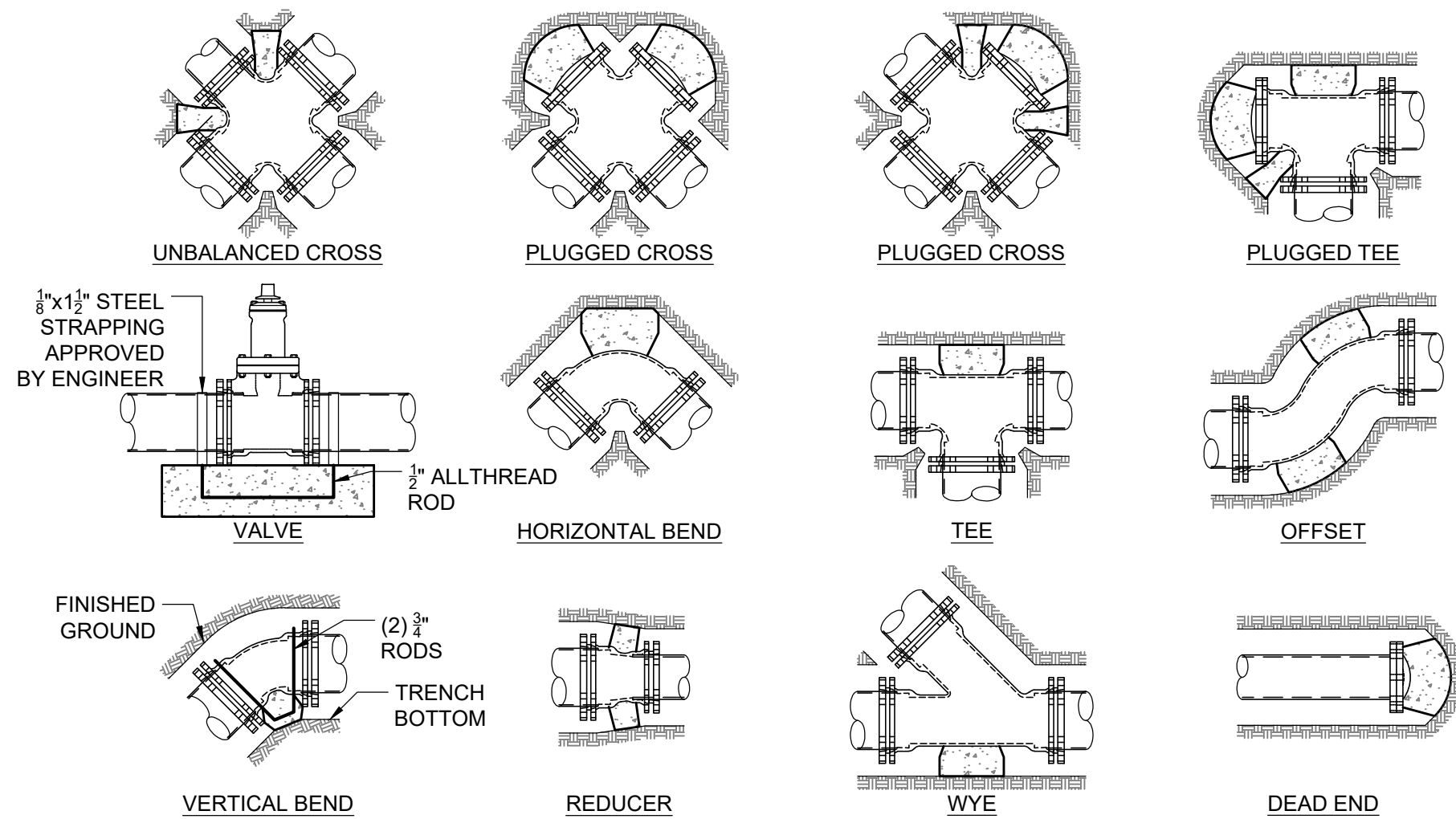
NOT TO SCALE

REVISÉD TOJ W-110

– PRELIMINARY –  
SUBJECT TO CORRECTION  
AND APPROVAL

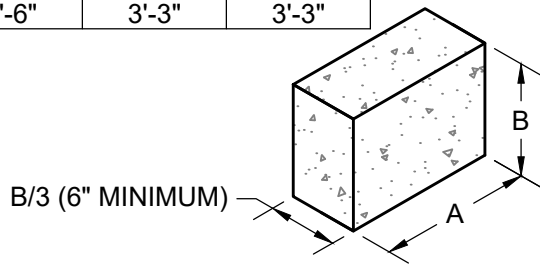


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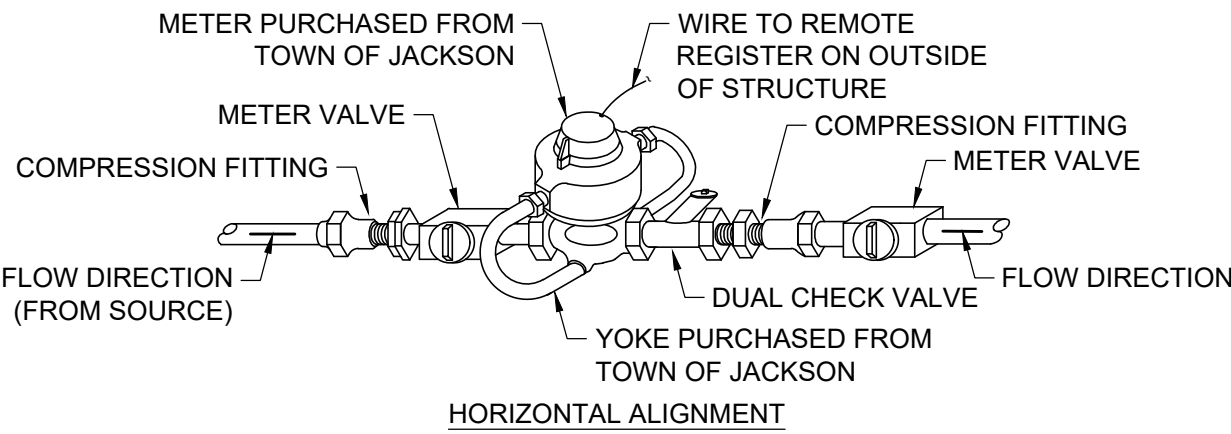
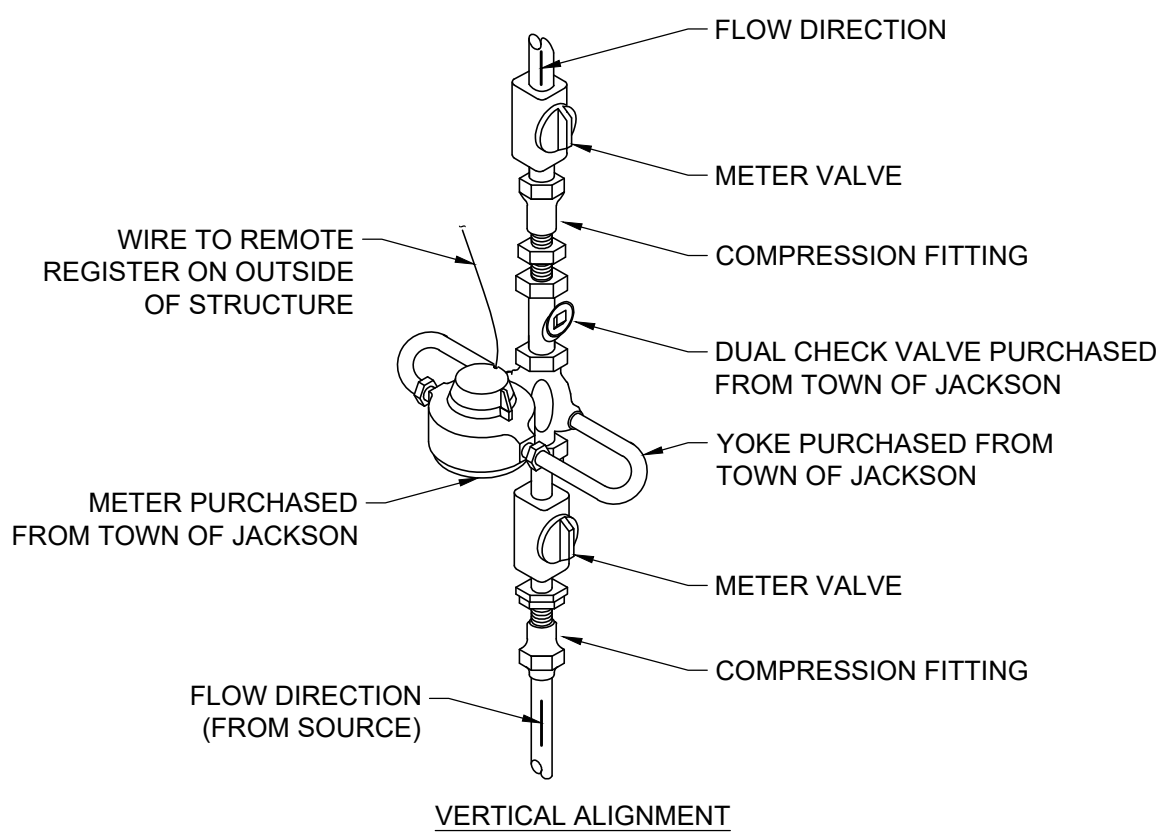


| MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES |                |        |           |        |                    |        |                            |        |               |       |
|----------------------------------------------|----------------|--------|-----------|--------|--------------------|--------|----------------------------|--------|-------------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

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

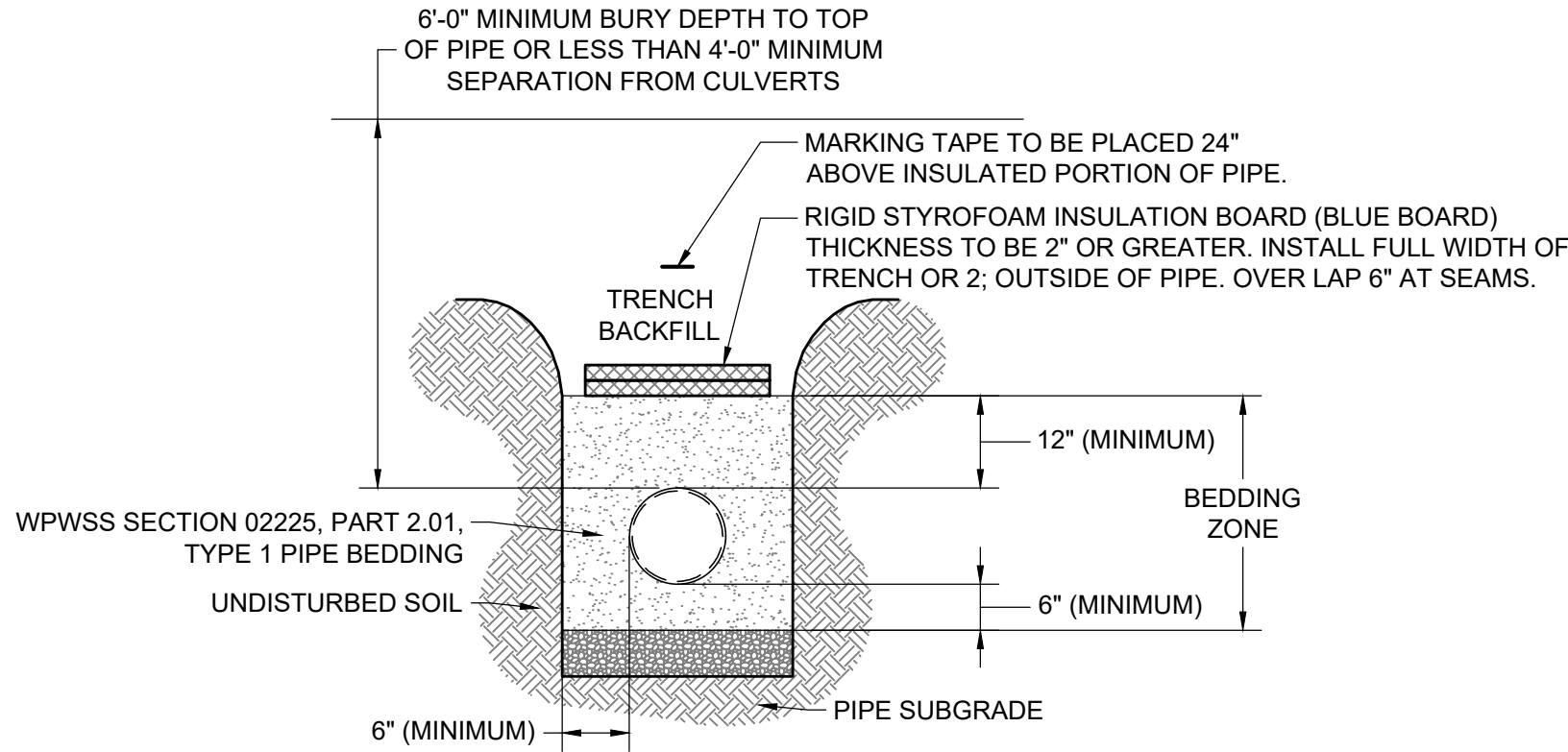


THRUST BLOCK DETAIL  
NOT TO SCALE TOJ W-111



- NOTE
1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
  2. METER SHALL BE INSTALLED WITH THE METER FACING UP.
  3. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON.

3/4" & 1" WATER METER INSTALLATION DETAIL  
NOT TO SCALE INTERIOR TOJ W-112



- NOTE
1. A CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN ENGINEER PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DO NOT MEET MINIMUM BURY REQUIREMENTS.
  2. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN FOUR FEET OF ANY DRAINAGE CULVERT. THIS APPLIES TO ANY SIDE OF THE PIPE WHICH IS NEAR THE CULVERT.
  3. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN VEHICULAR TRAVEL LANES.

WATER PIPE INSULATION DETAIL  
NOT TO SCALE REVISED TOJ W-116

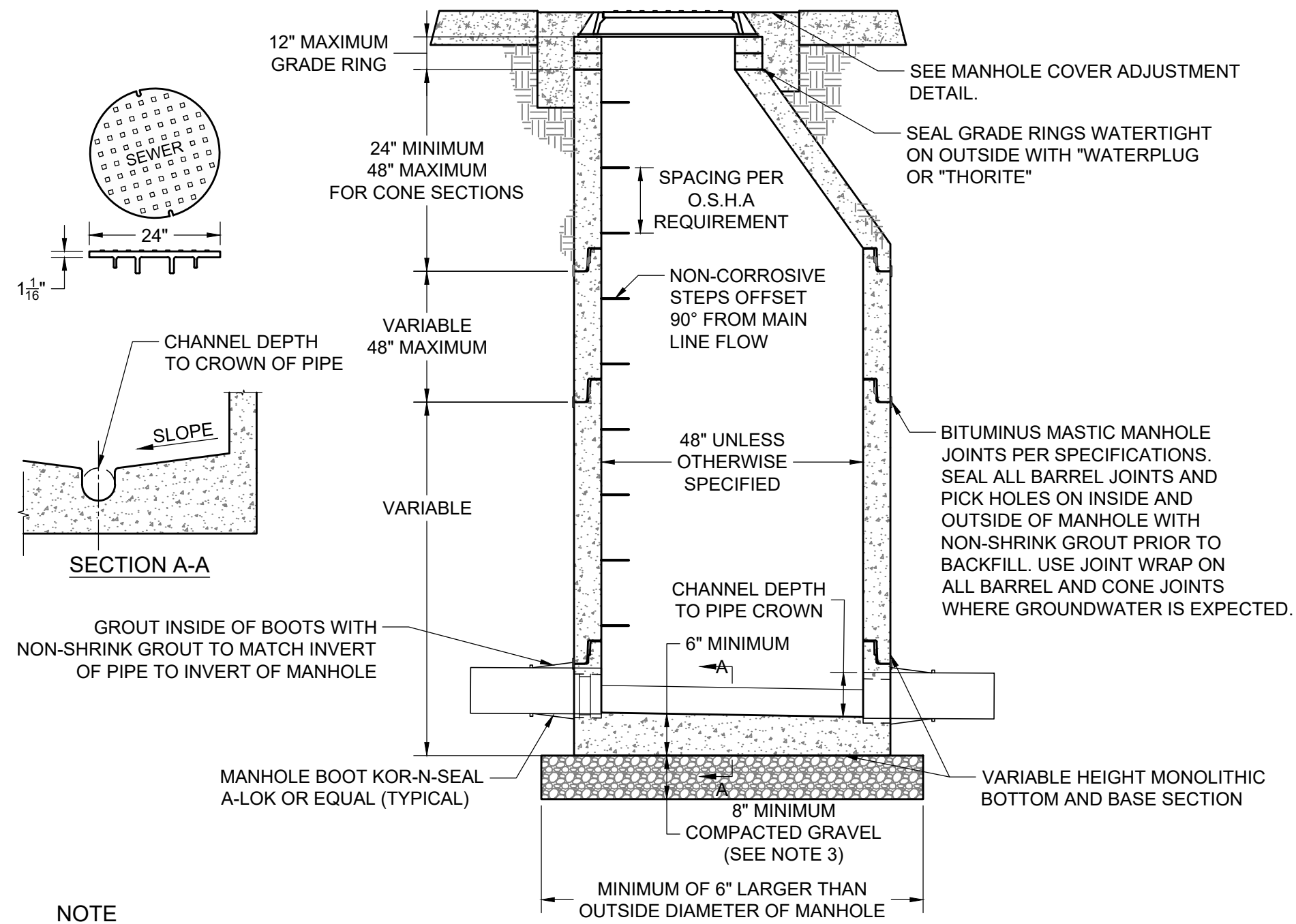
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| PLAN VERSION | DATE       |
| DEV          | 2023.10.10 |
| DEV          | 2024.01.08 |

|                |       |
|----------------|-------|
| PROJECT NUMBER | 22072 |
| SHEET          | C3.1  |

— PRELIMINARY —  
SUBJECT TO CORRECTION  
AND APPROVAL



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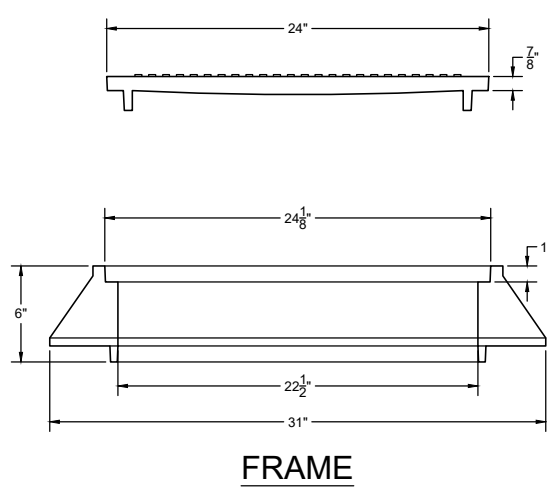
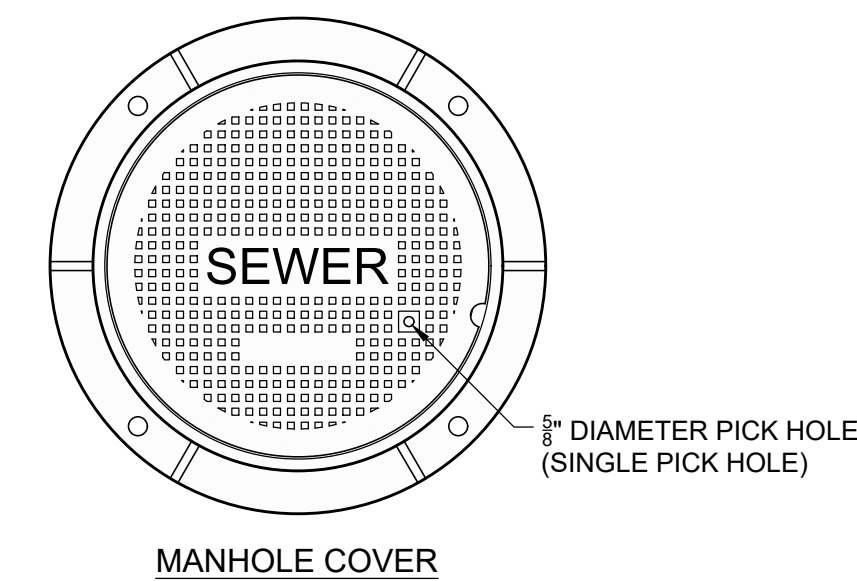
NOTE

1. DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
2. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS. CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
3. PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM THICKNESS OF 6\"/>

STANDARD MANHOLE DETAIL

NOT TO SCALE

REVISED TOJ SS-101



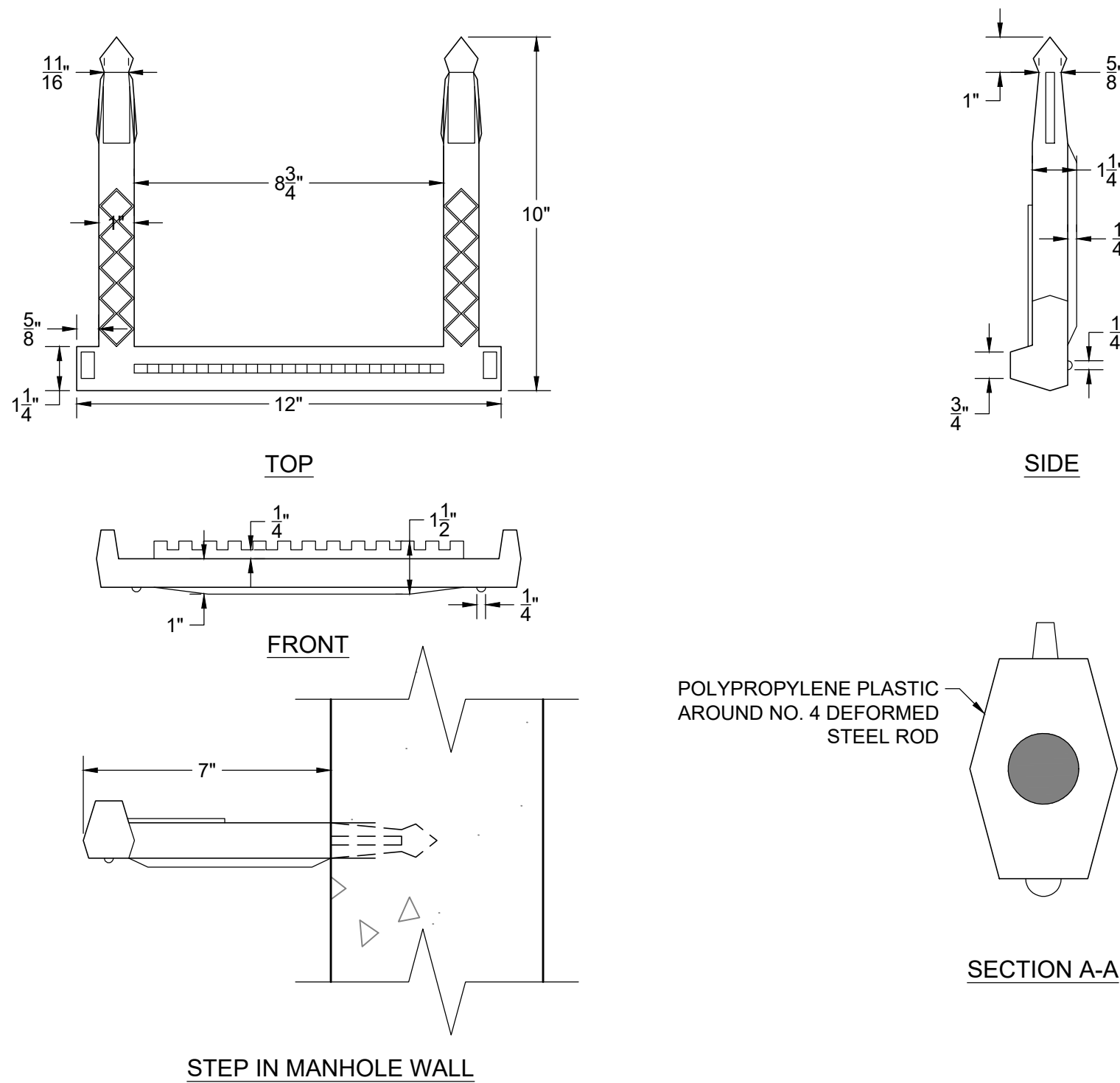
NOTE

1. MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
2. GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

SEWER MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE

TOJ SS-108



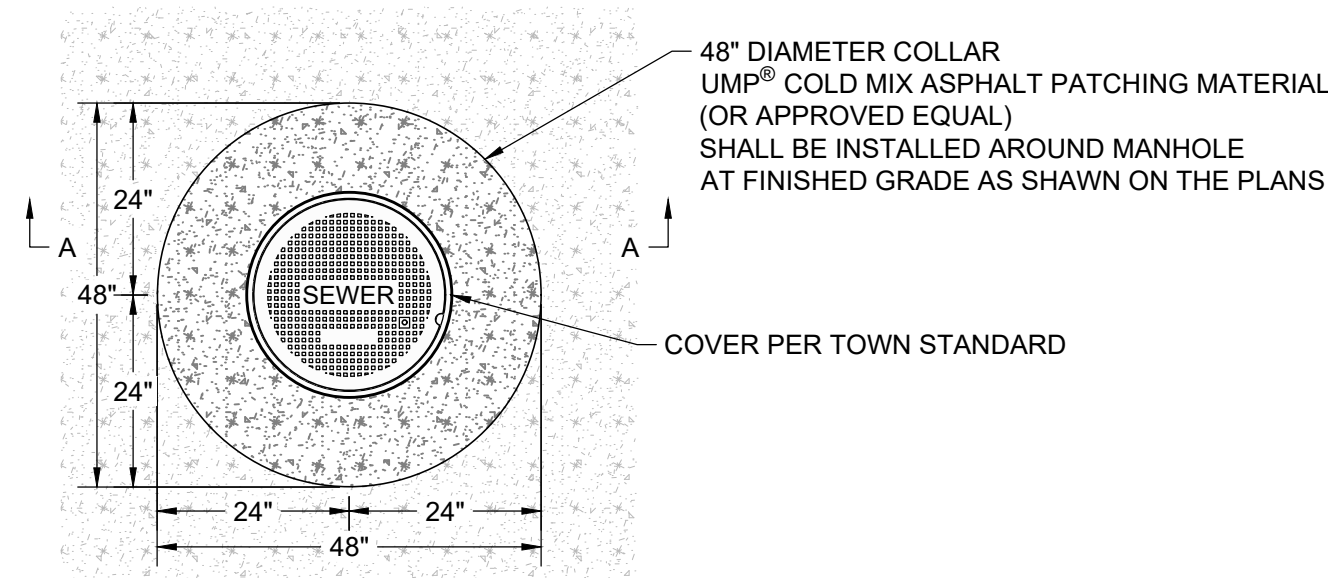
NOTE

1. PLACE INTO WET CONCRETE WALL DURING MANUFACTURE OR MORTAR INTO HOLES AFTER CONCRETE HAS SET.
2. PLASTIC COATED STEPS PER THIS STANDARD DRAWING OR AS APPROVED BY THE ENGINEER.

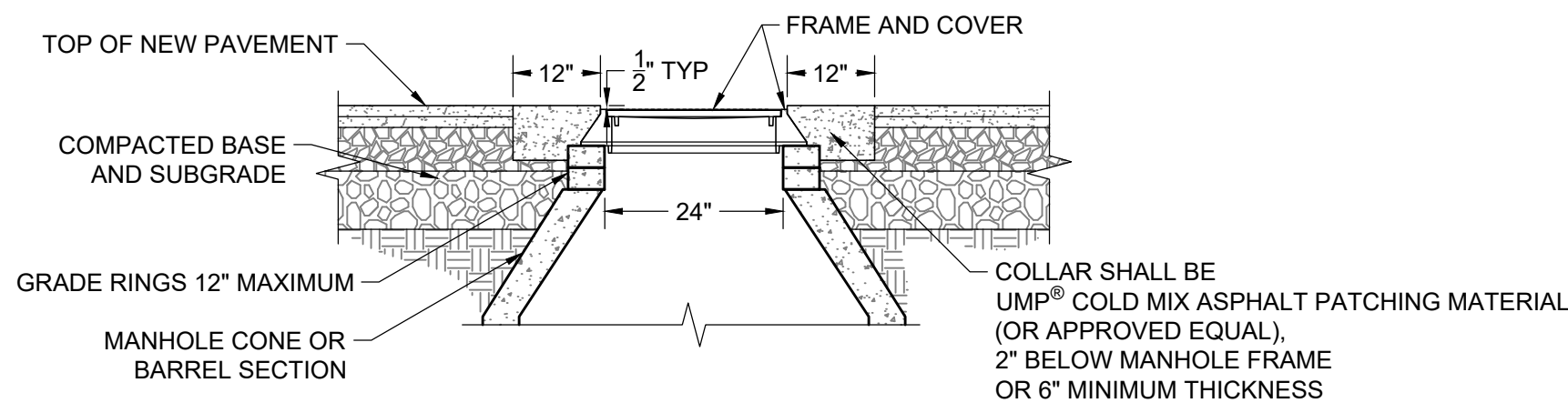
STANDARD MANHOLE STEPS DETAIL

NOT TO SCALE

TOJ SS-106



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

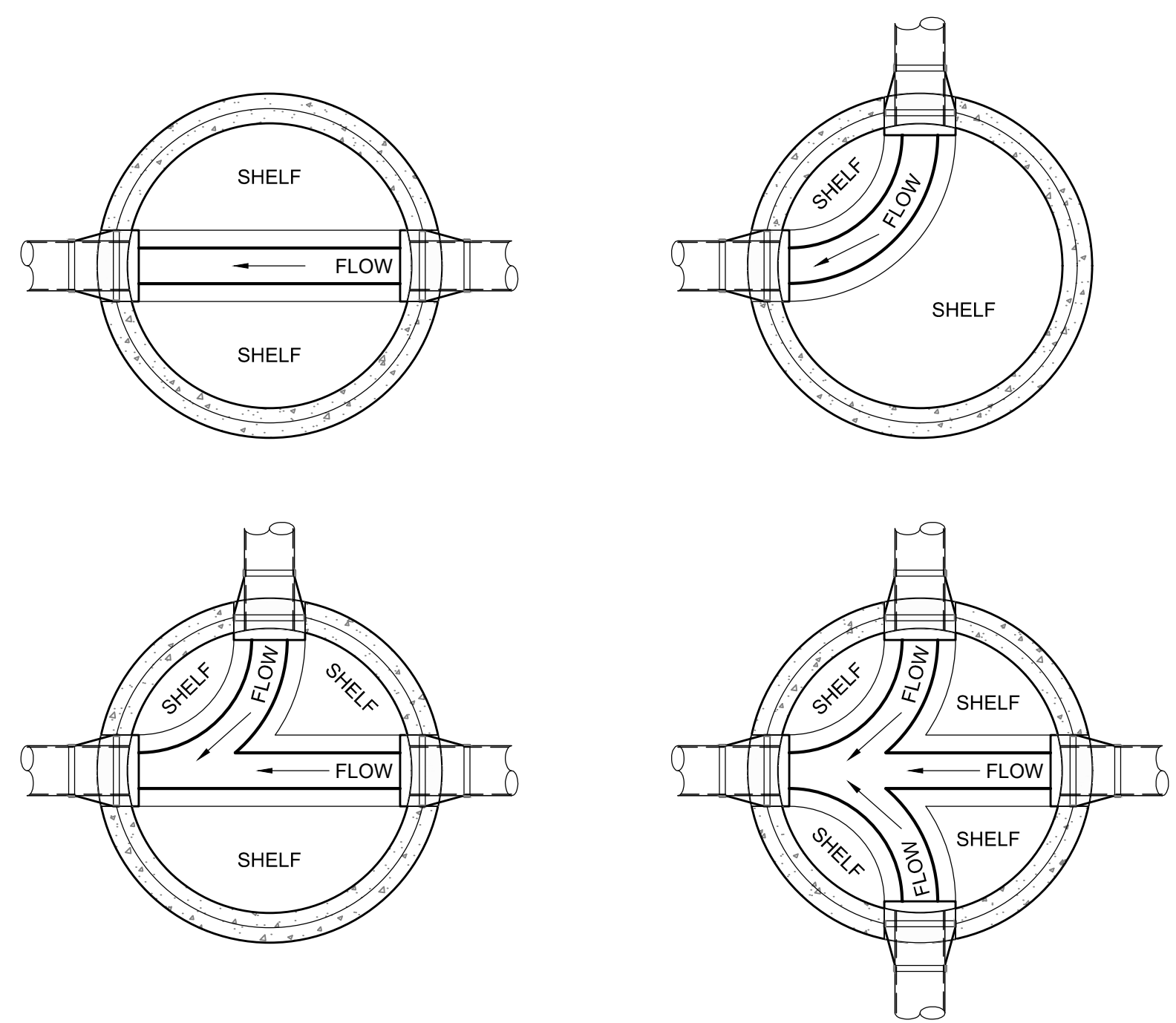
NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.
2. IF SEWER MANHOLE IS WITHIN UNPAVED AREA USE TAPERED COLLAR. SEE TOWN SANITARY SEWER DETAIL SS-110.

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE

TOJ SS-109



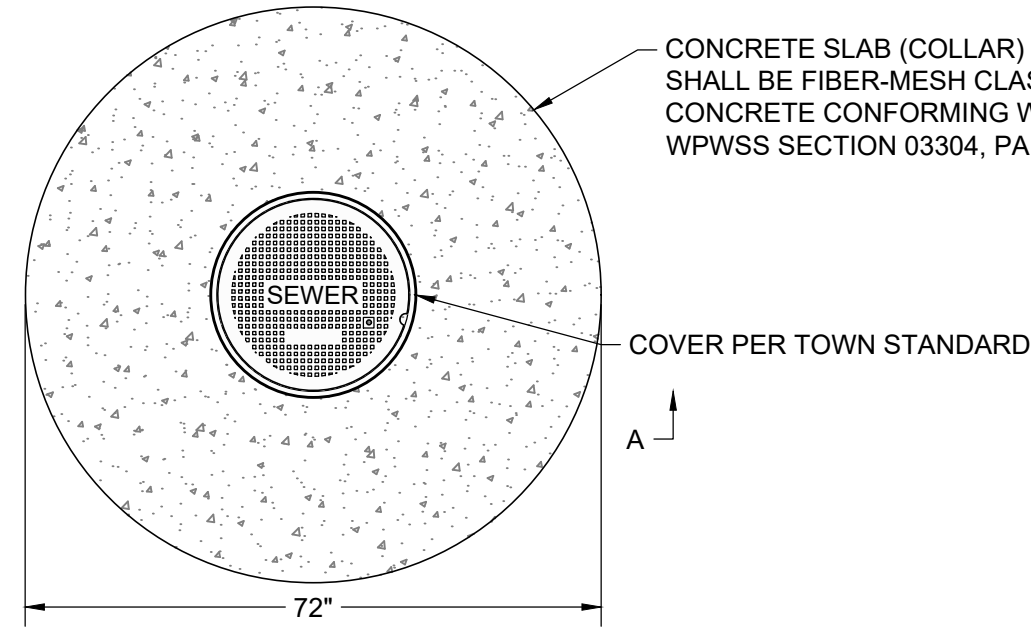
NOTE

1. SLOPE ALL SHELVES TO CHANNEL AT 1\"/>

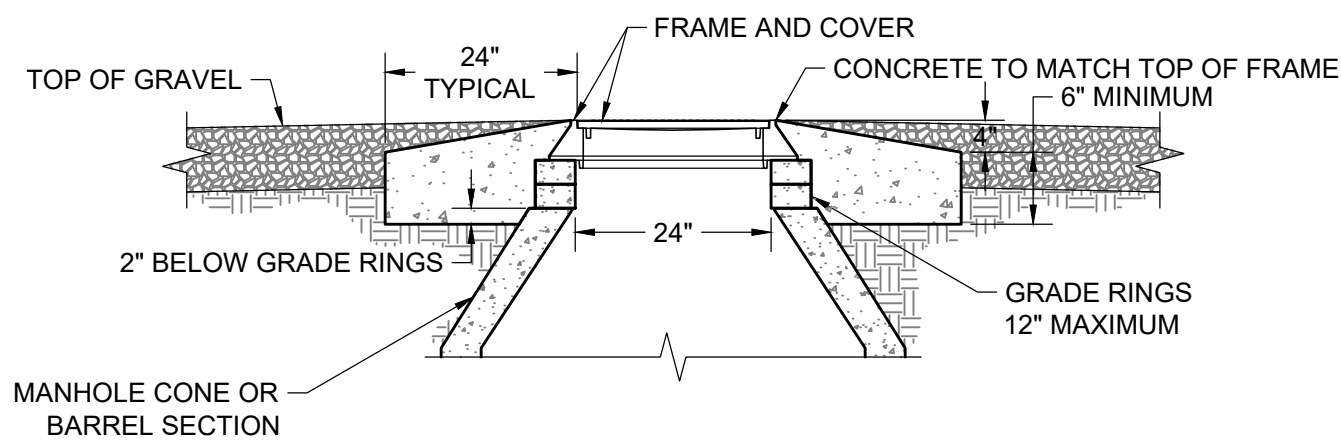
TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE

TOJ SS-107



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

NOTE

1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING. IF REQUIRED ADJUSTMENT EXCEEDS GRADE RINGS, REMOVE MANHOLE CONE AND ADD OR SUBTRACT BARREL SECTIONS.

MANHOLE ADJUSTMENT & COLLAR IN GRAVEL

NOT TO SCALE

TOJ SS-110

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL



**JORGENSEN**  
JACKSON, WYOMING  
307.733.5150  
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PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

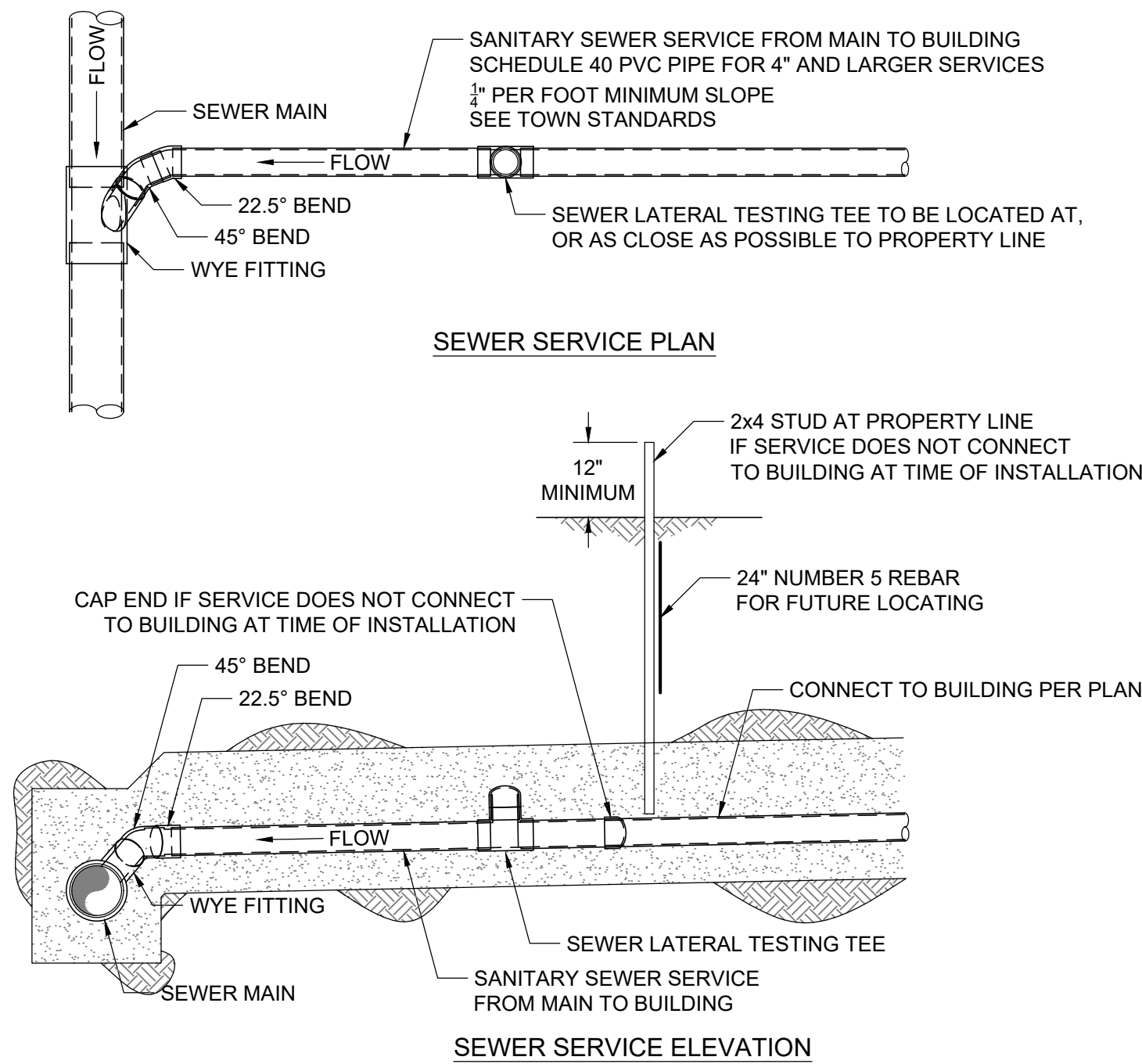
SHEET TITLE:  
SEWER DETAILS

|              |            |
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| DRAFTED BY:  | uc         |
| REVIEWED BY: |            |
| PLAN VERSION | DATE       |
| DEV          | 2023.10.10 |
| DEV          | 2024.01.08 |

PROJECT NUMBER  
22072  
SHEET  
C3.2

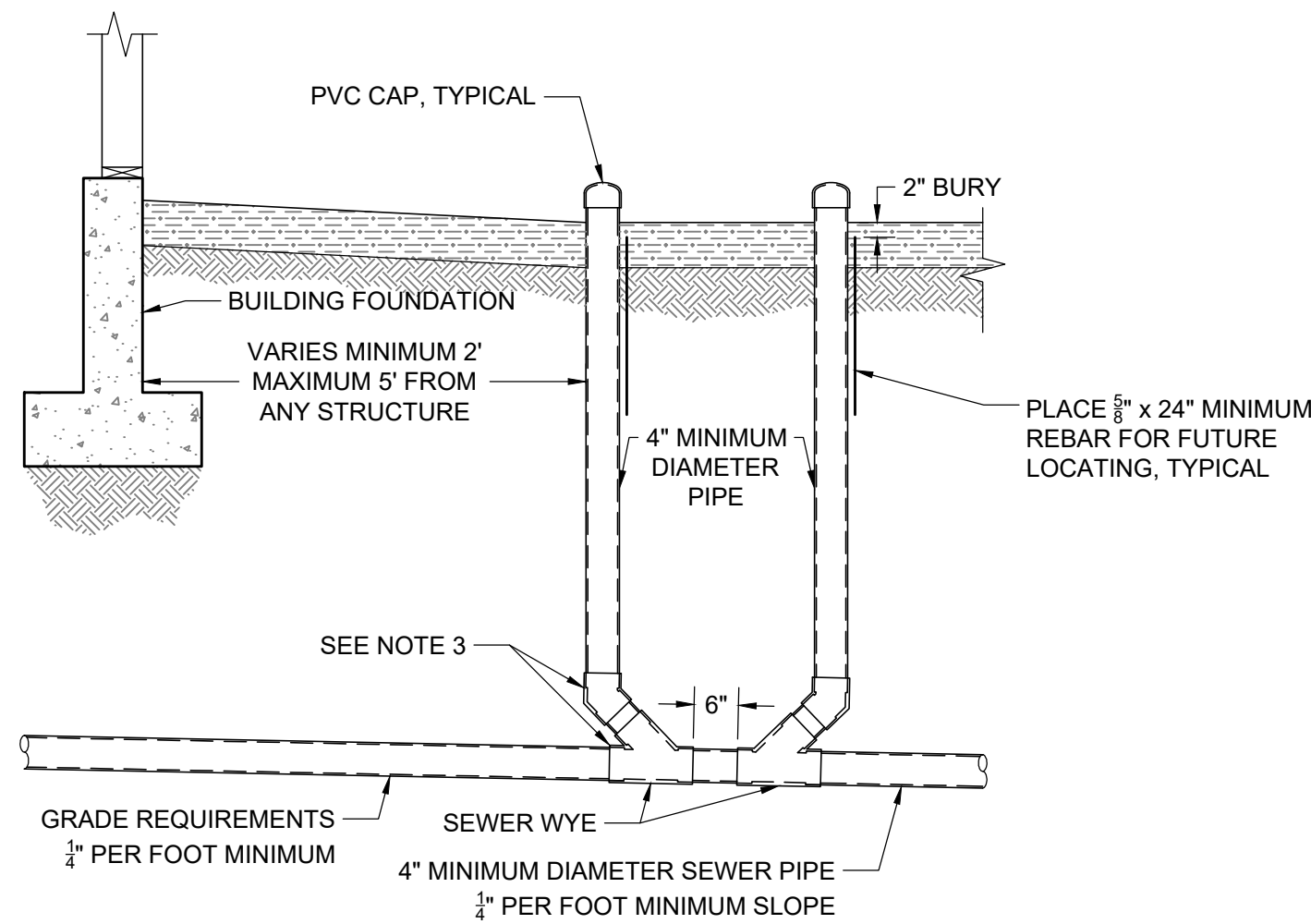


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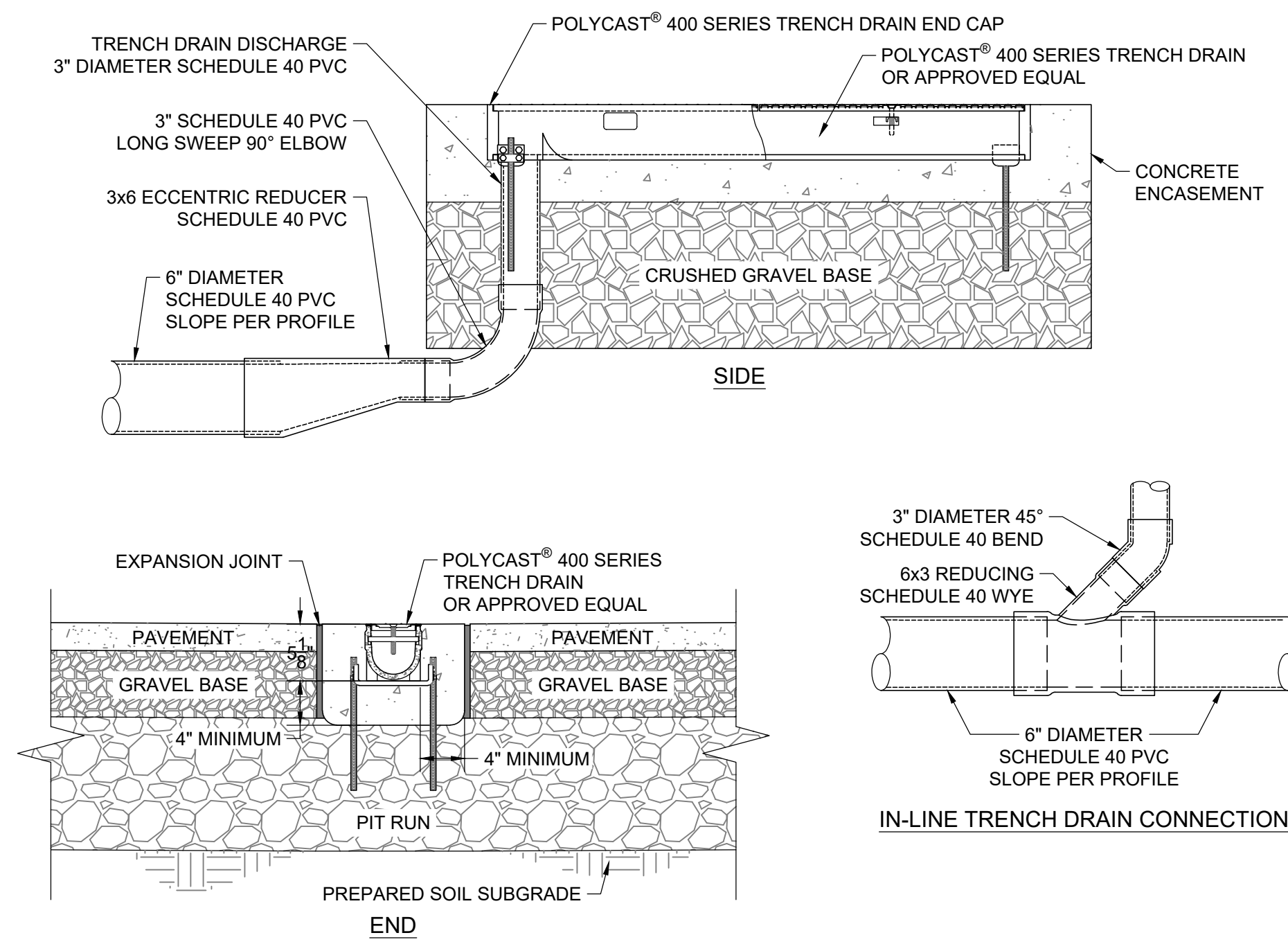
- NOTE
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COORDINATED WITH TOWN OF JACKSON PUBLIC WORKS.
  2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS.
  3. CLEANOUTS TO BE PROVIDED ADJACENT TO BUILDING, EVERY 100' ALONG THE SERVICE LINE AND AT ALL BENDS.
  4. PRIVATE PARTY BEING SERVED BY CONNECTION RESPONSIBLE FOR FEE TAP AND APPROVAL BY UTILITY OWNER.

SANITARY SEWER SERVICE DETAIL  
NOT TO SCALE TOJ SS-111



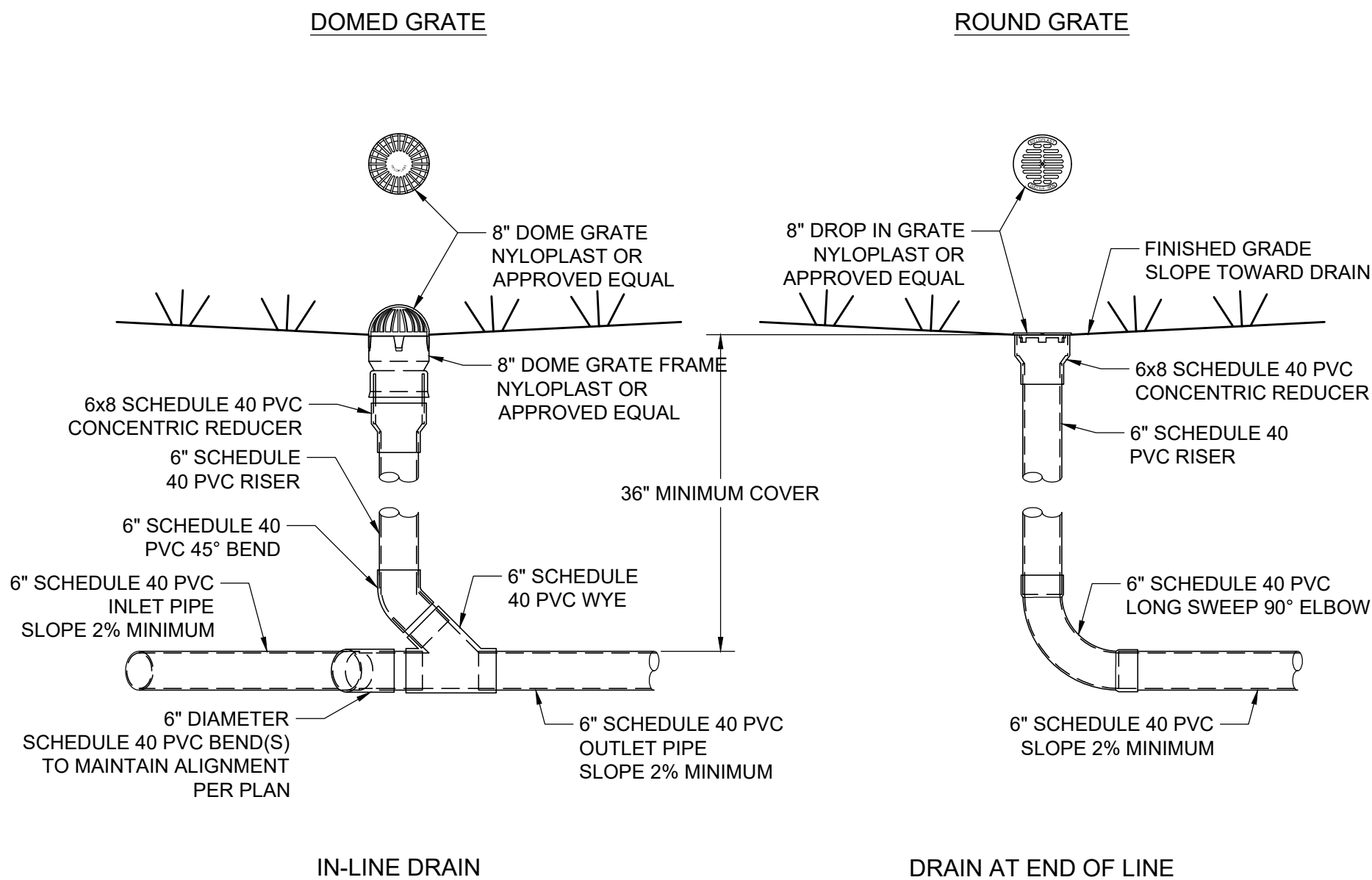
- NOTE
1. PRIOR TO BACKFILLING THE TOWN PUBLIC WORKS DEPARTMENT MUST INSPECT ALL PIPE, FITTINGS, COUPLINGS, GRADE AND COMPLETE LEAK TESTING.
  2. INSTALL AND COMPACT ALL BACKFILL MATERIAL PER TOWN PUBLIC WORKS DEPARTMENT STANDARD SPECIFICATIONS AND AS SHOWN WITHIN THE TRENCH DETAIL.
  3. ALL PVC FITTINGS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

BUILDING CLEANOUT DETAIL  
NOT TO SCALE TOJ SS-114

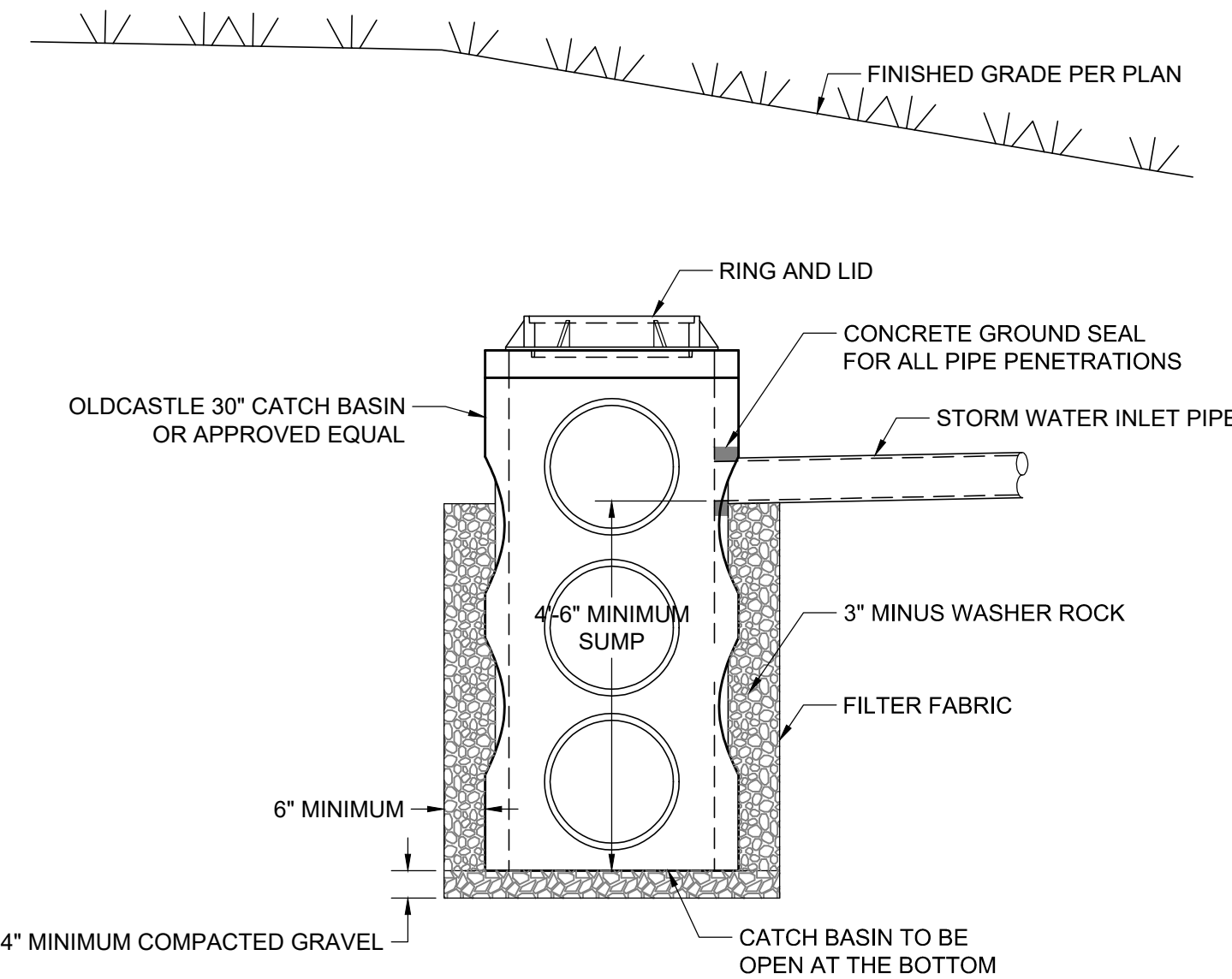


- NOTES
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT.
  4. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
  5. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS. INSTALL PER MANUFACTURER'S INSTALLATION INSTRUCTION.
  6. INSTALL HEAT TRACE IN EXTERIOR TRENCH DRAINS AND DISCHARGE PIPING.
  7. INSTALL SUMP BOX AT END OF TRENCH DRAIN TO COLLECT CONCENTRATED FLOW FROM GUTTER. CONNECT SUMP BOX TO TRENCH DRAIN WITH PIPE.

TRENCH DRAIN DETAIL  
NOT TO SCALE WITHIN PAVEMENT



8" AREA DRAIN DETAIL  
NOT TO SCALE



30" CATCH BASIN DETAIL  
NOT TO SCALE OPEN BOTTOM

- NOTE
1. GRAVEL SHALL BE 4" MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART2.03, GRADING H. AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
  2. ALL DIMENSIONS TO BE APPROVED BY THE ENGINEER.
  3. MANHOLE COVER SHALL BE DESIGNED FOR H20S LOADING.

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL



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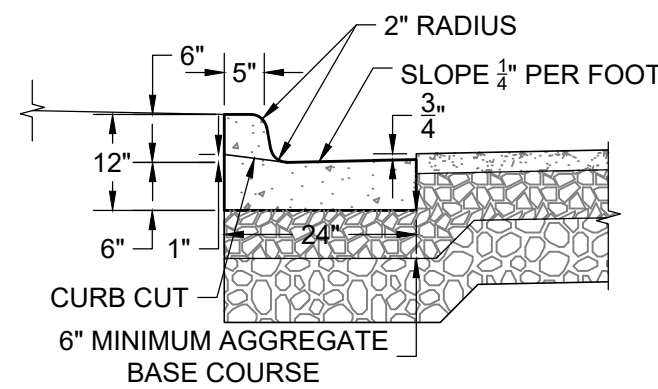
PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

SHEET TITLE:  
SEWER AND STORM DETAILS

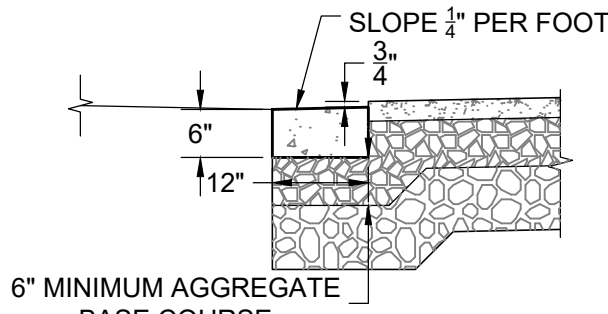
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| DEV            | 2023.10.10 |
| DEV            | 2024.01.08 |
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| PROJECT NUMBER | 22072      |
| SHEET          | C3.3       |



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VERTICAL CURB



RIBBON CURB

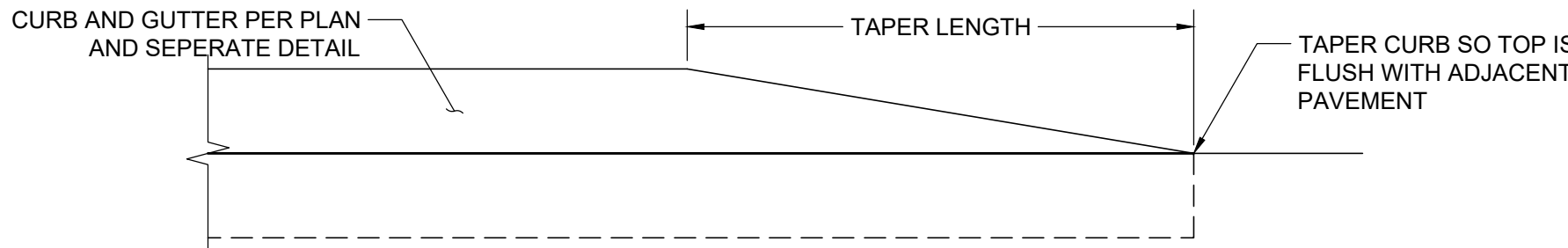
NOTE

- CURBS SHALL CONFORM TO WPWSS SECTION 02525, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
- AGGREGATE BASE COURSE SHALL BE SIX INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
- REMOVAL AND REPLACEMENT OF CURB SHALL TAKE PLACE IN FULL PANELS.
- ROLL CURB SHALL NOT BE ALLOWED.

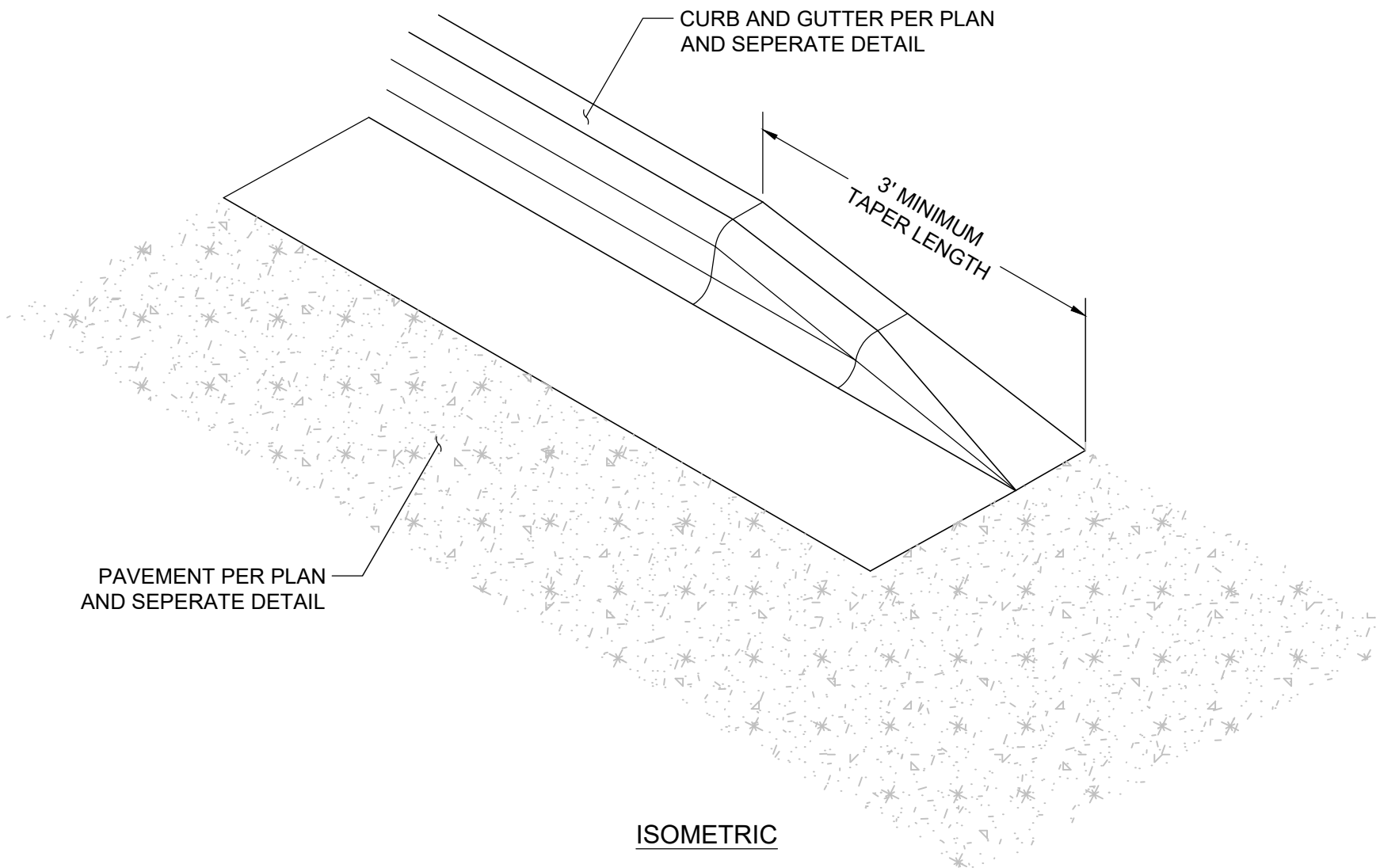
CURB SECTION DETAIL

NOT TO SCALE

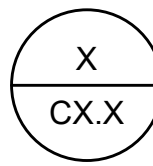
TOJ ST-110



PROFILE

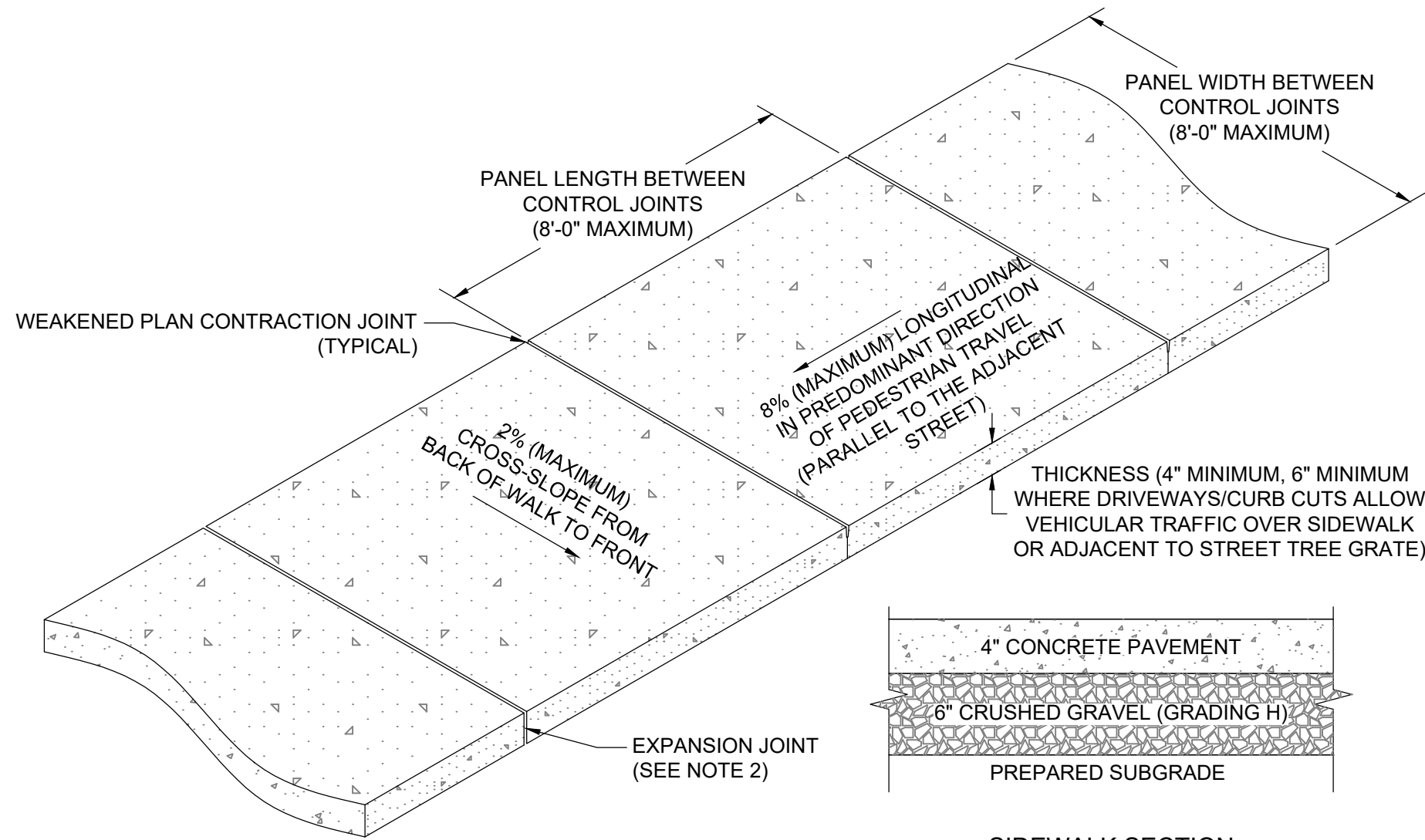


ISOMETRIC



CURB TAPER DETAIL

NOT TO SCALE



SIDEWALK SECTION

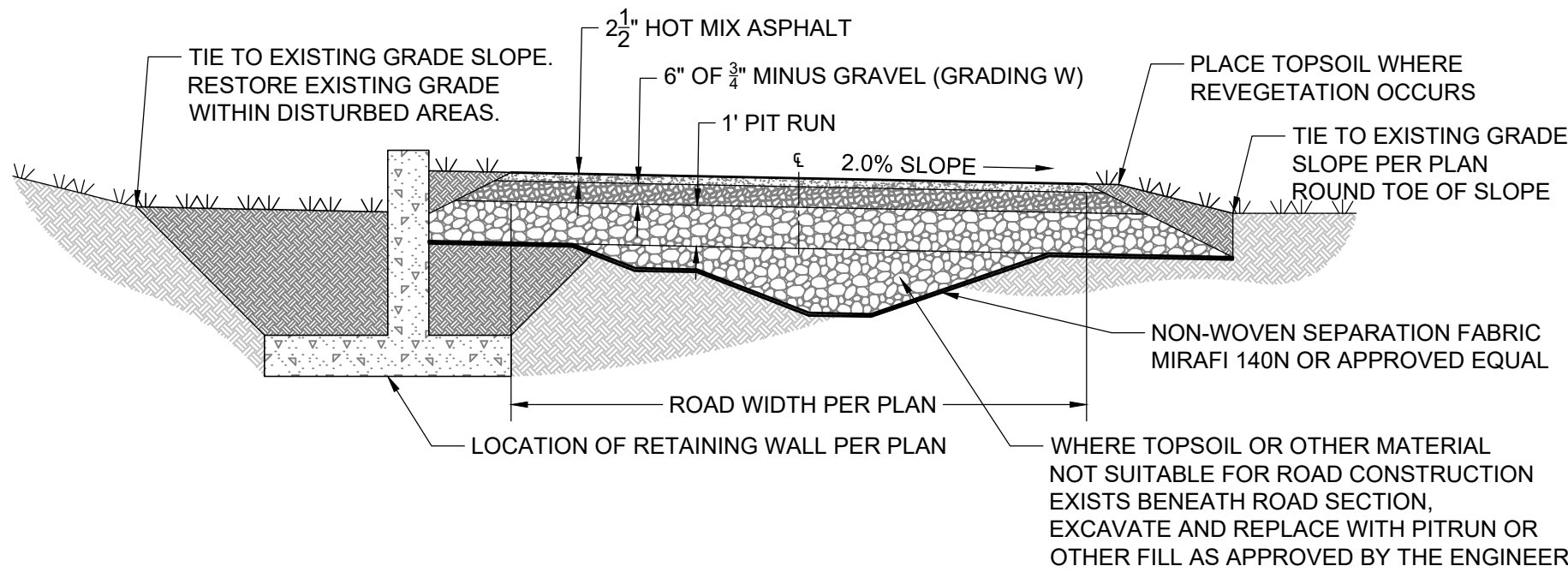
NOTE

- SIDEWALK SHALL CONFORM TO ALL APPLICABLE ADA STANDARD REQUIREMENTS SIDEWALKS SHALL CONFORM TO WPWSS SECTION 02776, EXCEPT THAT PORTLAND CEMENT CONCRETE SHALL BE FIBERMESH-REINFORCED CLASS 4000 CONCRETE CONFORMING WITH WPWSS SECTION 03304, PART 2.07.
- EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)
- FOR SIDEWALKS GREATER THAN EIGHT FEET IN WIDTH, A LONGITUDINAL CONTROL JOINT SHALL BE INSTALLED AT THE CENTER OF THE WALK.
- REMOVAL AND REPLACEMENT OF SIDEWALK SHALL TAKE PLACE IN FULL PANELS.
- AGGREGATE BASE COURSE SHALL BE FOUR INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03 GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
- CLEAR VEGETATION AND STRIP TOPSOIL TO SUBGRADE. SCARIFY, CONDITION, AND COMPACT. PROOF ROLL IN THE PRESENCE OF THE ENGINEER.
- MATERIAL STRIPPED TO DEPTH LOWER THAN SUBGRADE SHALL BE REPLACED WITH STRUCTURAL MATERIAL TO SUBGRADE ELEVATION.
- WHERE UNSUITABLE SUBGRADE SOIL EXISTS, OVER EXCAVATION AND REPLACEMENT WILL BE REQUIRES. GEOGRID MAY BE SUBSTITUTED FOR OVER EXCAVATION UPON APPROVAL FROM GEOTECHNICAL ENGINEER.

TYPICAL CONCRETE SIDEWALK DETAIL

NOT TO SCALE

TOJ ST-127



NOTE

- STRIP TOPSOIL TO COMPETENT FOUNDATION MATERIAL AND REPLACE WITH PITRUN OR OTHER FILL AS APPROVED BY THE ENGINEER.
- CENTERLINE OF ROAD GRADE TO BE ±1' ABOVE ADJACENT GROUND FOR GOOD DRAINAGE AND SNOW REMOVAL.

DRIVEWAY DETAIL

NOT TO SCALE

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL



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PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

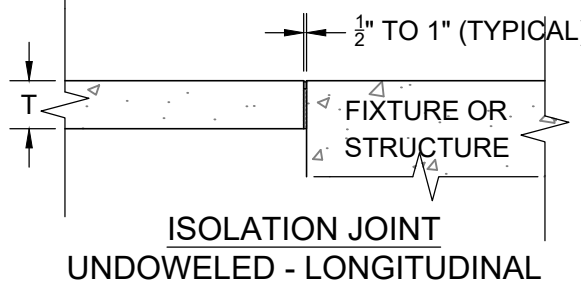
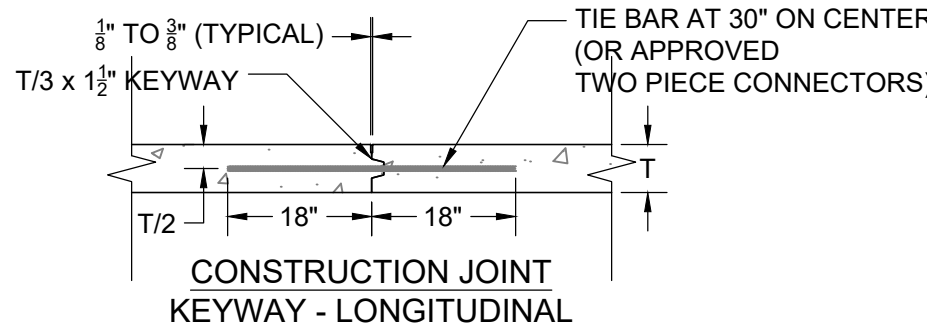
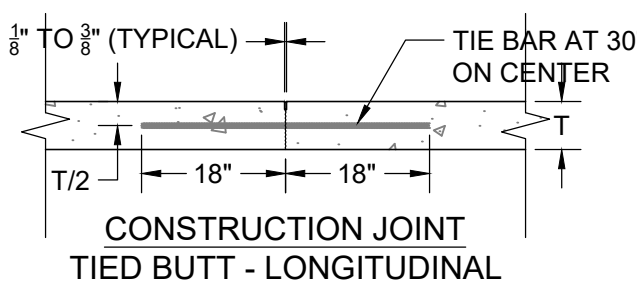
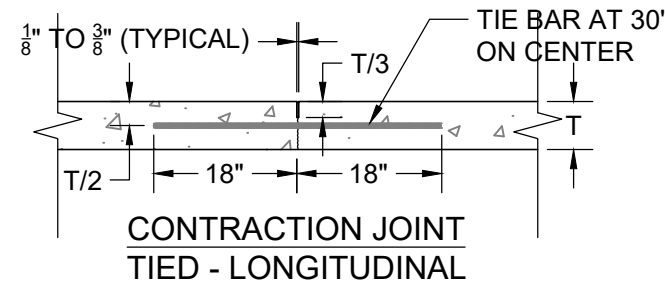
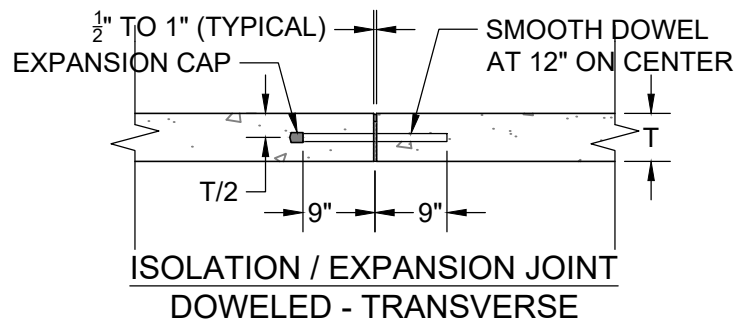
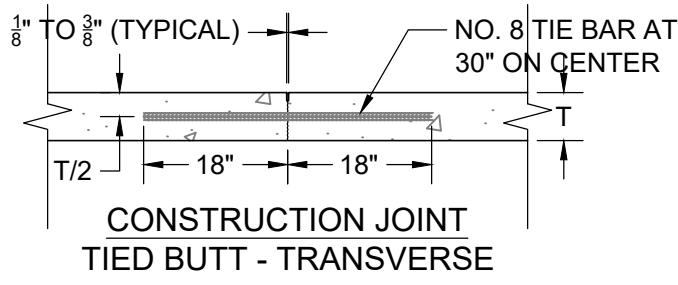
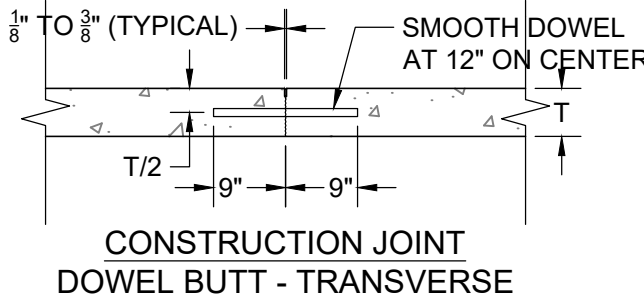
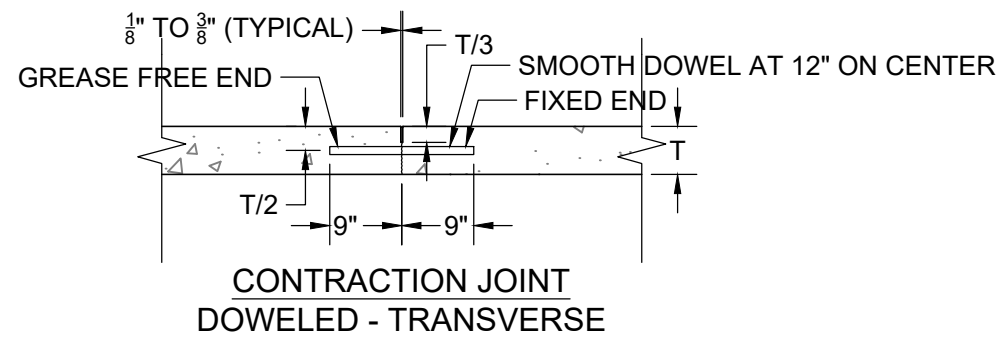
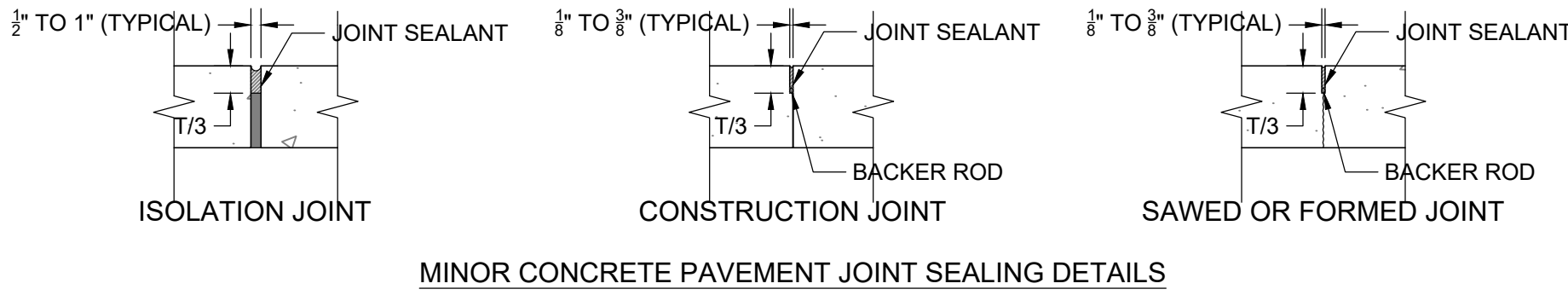
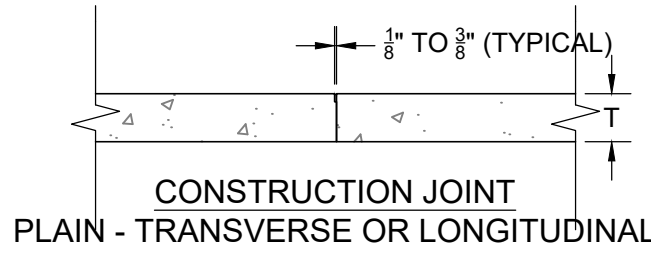
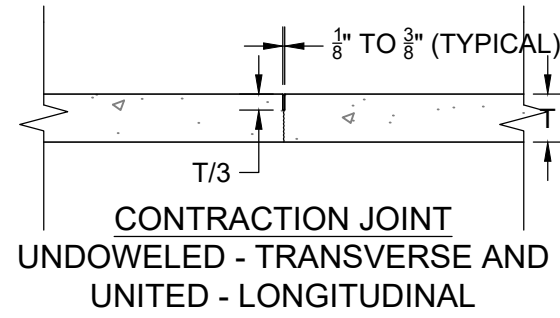
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| REVIEWED BY: |            |
| PLAN VERSION | DATE       |
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| DEV          | 2024.01.08 |

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| PROJECT NUMBER | 22072 |
| SHEET          | C3.4  |



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NOTE

1. USE EPOXY-COATED MATERIAL FOR ALL TIE BARS, DOWELS, AND OTHER STEEL USED IN THE CONSTRUCTION OF CONCRETE PAVEMENT.
2. DEFORMED REINFORCING BARS OR HOOKS MAY BE USED FOR TIE BARS.
3. DO NOT PLACE TIE BARS WITHIN 15" OF TRANSVERSE JOINTS.
4. INSTALL ISOLATION JOINTS WHEN ABUTTING A FIXED STRUCTURE. USE EXPANSION JOINT MATERIAL EXTENDING THE FULL DEPTH AND LENGTH OF THE CONCRETE SURFACE.
5. TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS ARE NOT INCLUDED IN THE JOINT LAYOUT PLAN. USE TRANSVERSE AND LONGITUDINAL CONSTRUCTION JOINTS SPARINGLY. SUBMIT PLANNED CONSTRUCTION JOINT LOCATIONS TO THE CO FOR APPROVAL.
6. FOR CONSTRUCTION JOINTS, IF TIE BARS AND DOWELS ARE NOT SET INTO CONCRETE DURING PLACEMENT, DRILL AND ANCHOR THE TIE BARS AND DOWELS INTO THE EXISTING CONCRETE CONSTRUCTION WITH EPOXY RESIN.
7. MAINTAIN JOINT SEALANT SHAPE FACTOR 1:1 EXCEPT WHEN SILICONE SEALANT IS USED, THE WIDTH TO DEPTH SHAPE FACTOR IS 2:1 OR AS RECOMMENDED BY SEALANT MANUFACTURER.

MINOR CONCRETE PAVEMENT DETAILS  
NOT TO SCALE

- PRELIMINARY -  
SUBJECT TO CORRECTION  
AND APPROVAL

PROJECT TITLE:  
PCJH - Employee Housing  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
PARCEL 1 - TRIANGLE LOT  
JACKSON, WYOMING

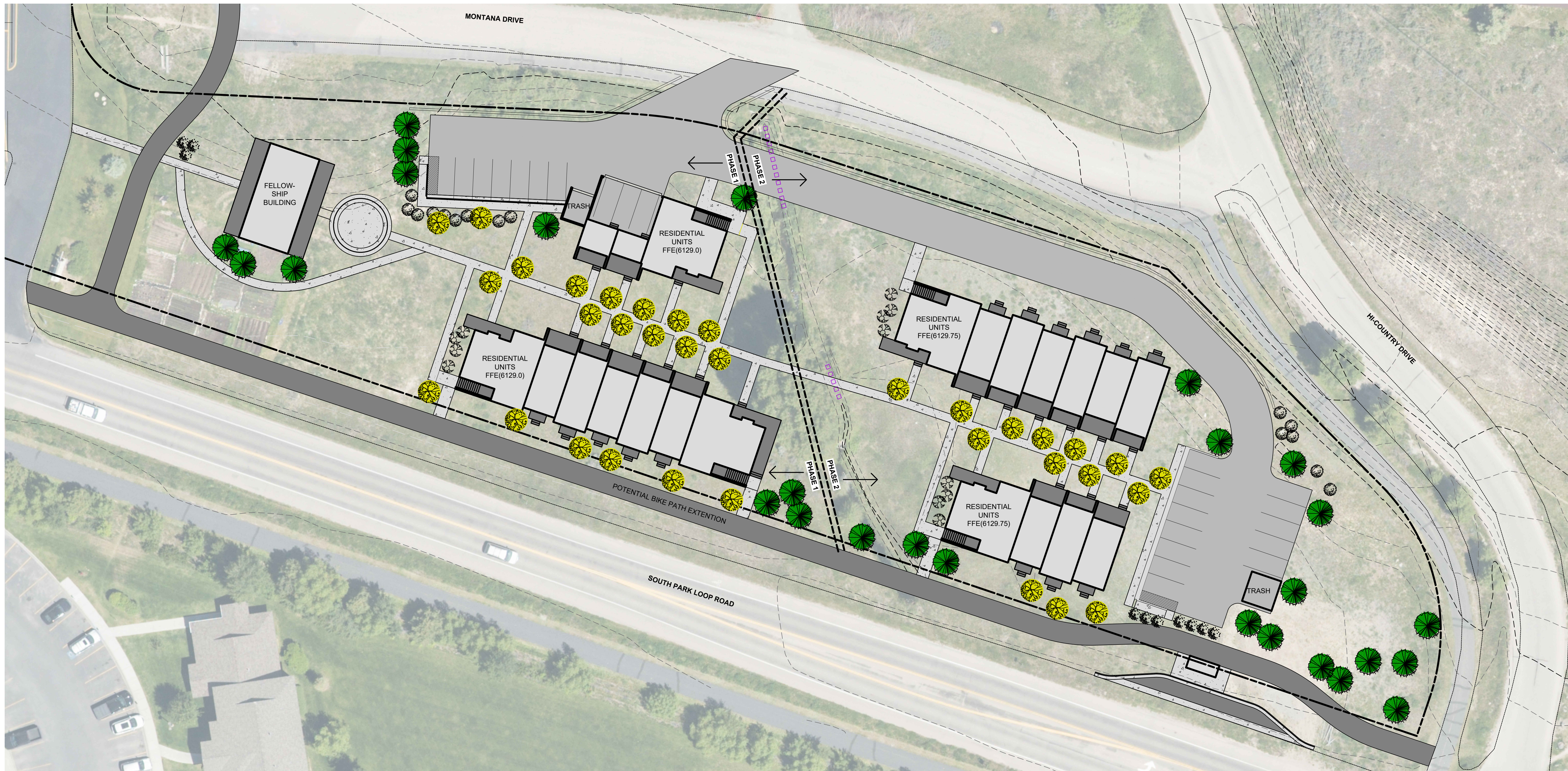
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STREET DETAILS

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| REVIEWED BY: |            |
| PLAN VERSION | DATE       |
| DEV          | 2023.10.10 |
| DEV          | 2024.01.08 |

PROJECT NUMBER  
22072

SHEET  
C3.5





**PLANT CREDITS FROM L1.2**

Tree credit from retained vegetation and plant unit alternative

**PLANT UNITS - PHASE 1 and 2**

(21) Plant Units required - TOJ Alternative B

(44) 3" Cal. Tree less 10 credits  
(42) 6" B+B Shrub less 5 credits  
(63) 8' Evergreen Tree less 36 credits

**FULL PROJECT PROPOSED PLANT SCHEDULE**

Populus tremuloides - 3" Cal.  
Prunus virginiana - 6" B+B  
Cornus sericea - 6" B+B  
Crataegus douglasii - 6" B+B  
Picea pungens - 8" B+B

**NOTES**

- No underground utilities shown. Contractor shall be responsible for on-site utility location services before any excavation activity.
- Refer to Sheet L1.2 for map showing existing vegetation retained for plant unit credits.
- Trees and shrubs indicated shall conform to Wyoming Nursery Stock and Seed Laws. Nursery Stock shall be in accordance with W.S. 11-9-101 to 109 accompanied by a valid health certificate, and acquired through a dealer licensed by the Wyoming Dept. of Agriculture.
- Trees and shrubs indicated shall be maintained by an automatic underground irrigation system.

**PLANT UNITS - PHASE 1**

(10) Plant Units required - TOJ Alternative B

(21) 3" Cal. Tree less 1 credit  
(20) 6" B+B Shrub less 4 credits  
(30) 8' Evergreen Tree less 19 credits

**PROPOSED PLANT SCHEDULE - PHASE 1**

Populus tremuloides - 3" Cal.  
Prunus virginiana - 6" B+B  
Cornus sericea - 6" B+B  
Crataegus douglasii - 6" B+B  
Picea pungens - 8" B+B

**PLANT UNITS - PHASE 2**

(11) Plant Units required - TOJ Alternative B

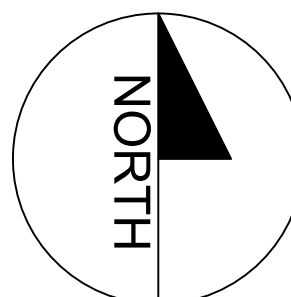
(23) 3" Cal. Tree less 9 credit  
(22) 6" B+B Shrub less 1 credit  
(33) 8' Evergreen Tree less 17 credits

**PROPOSED PLANT SCHEDULE - PHASE 2**

Populus tremuloides - 3" Cal.  
Prunus virginiana - 6" B+B  
Cornus sericea - 6" B+B  
Crataegus douglasii - 6" B+B  
Picea pungens - 8" B+B

**Legend**

- Existing
- Property Line
  - Index Contour
  - Intermediate Contour
- Proposed
- Spruce  
*Picea pungens*
  - Aspen  
*Populus tremuloides*
  - Native Shrub



**PRESBYTERIAN CHURCH OF JACKSON HOLE**  
Employee Housing Development  
1251 South Park Loop Road, Town of Jackson WY  
PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1  
**Landscape Plan**

DRAWING DATE 07.24.23  
REVISION 1 01.11.24



James Hurley

**L2.2**

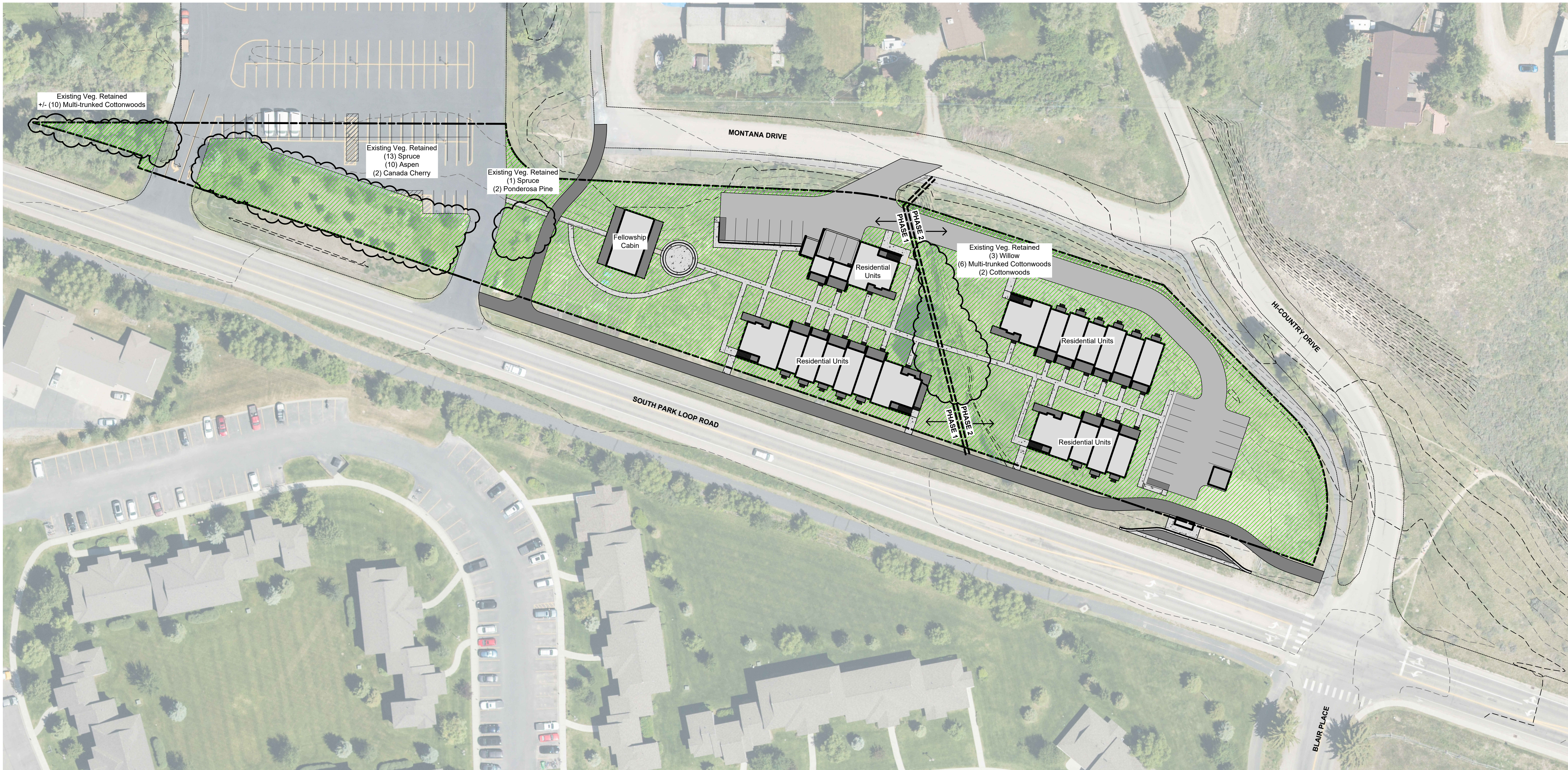
PCJH  
Employee Housing

Landscape Plan



**Teton Heritage Landscaping**  
P.O. Box 1748  
Wilson, Wyoming 83014  
307-733-3775  
info@tetonheritagelandscaping.com





**SITE CALCULATIONS**  
Gross Site Area 2.93 acres - 127,630 sq. ft.  
Required per Section 2.2.4 - NL - 3  
Minimum LSR (0.45) (0.45) 127,630 = 57,433 sq. ft.  
Plant Units (1 per dwelling unit) 21 D.U.'s = 21 p.u.

**Proposed Landscape Surface** 66,020 sq. ft.  
**Proposed Plant Units** 21 Plant Units

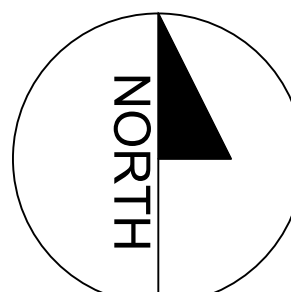
**EXISTING VEGETATION RETAINED**  
Spruce 14  
Aspen 10  
Multi-trunked Cottonwood 16  
Cottonwood 2  
Ponderosa Pine 2  
**Plant Unit Credits** 44 Trees

Canada Cherry 2  
Willow Shrubs 3  
**Plant Unit Credits** 5 Shrubs

**PLANT UNIT ALTERNATIVES**  
Bike Rack (6 spaces min) 2  
**Plant Unit Credits** 2 Trees

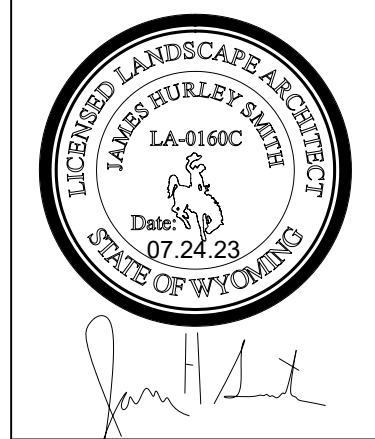
**PROJECT PHASING NOTES**  
Phase 1 10 Residential Units  
Phase 2 11 Residential Units

**Legend**  
Existing  
Proposed  
Property Line  
Index Contour  
Intermediate Contour  
Retained Vegetation (for plant units)  
Landscape Area (for LSR)



**PRESBYTERIAN CHURCH OF JACKSON HOLE**  
Employee Housing Development  
1251 South Park Loop Road, Town of Jackson WY  
PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1  
**Landscape Plan**

DRAWING DATE 07.24.23  
REVISION 1 01.11.24



**L1.2**

**PCJH**  
Employee Housing  
Landscape Plan



**Teton Heritage Landscaping**  
P.O. Box 1748  
Wilson, Wyoming 83014  
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**Presbyterian Church of Jackson Hole**

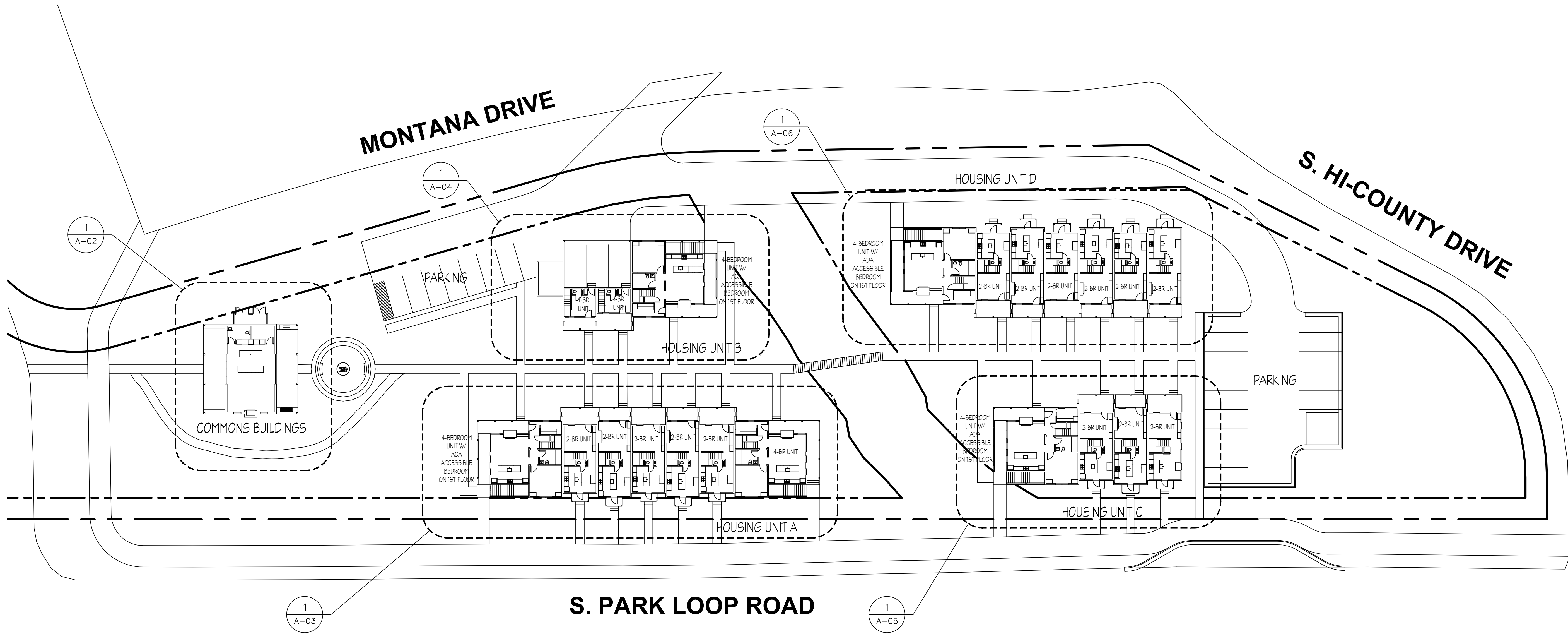
1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

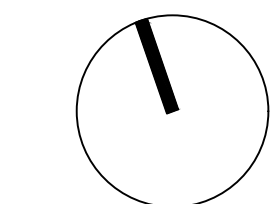
Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

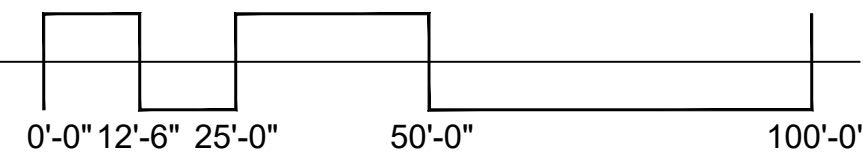
Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



1 Site Plan  
1" = 25'-0"



TRUE NORTH

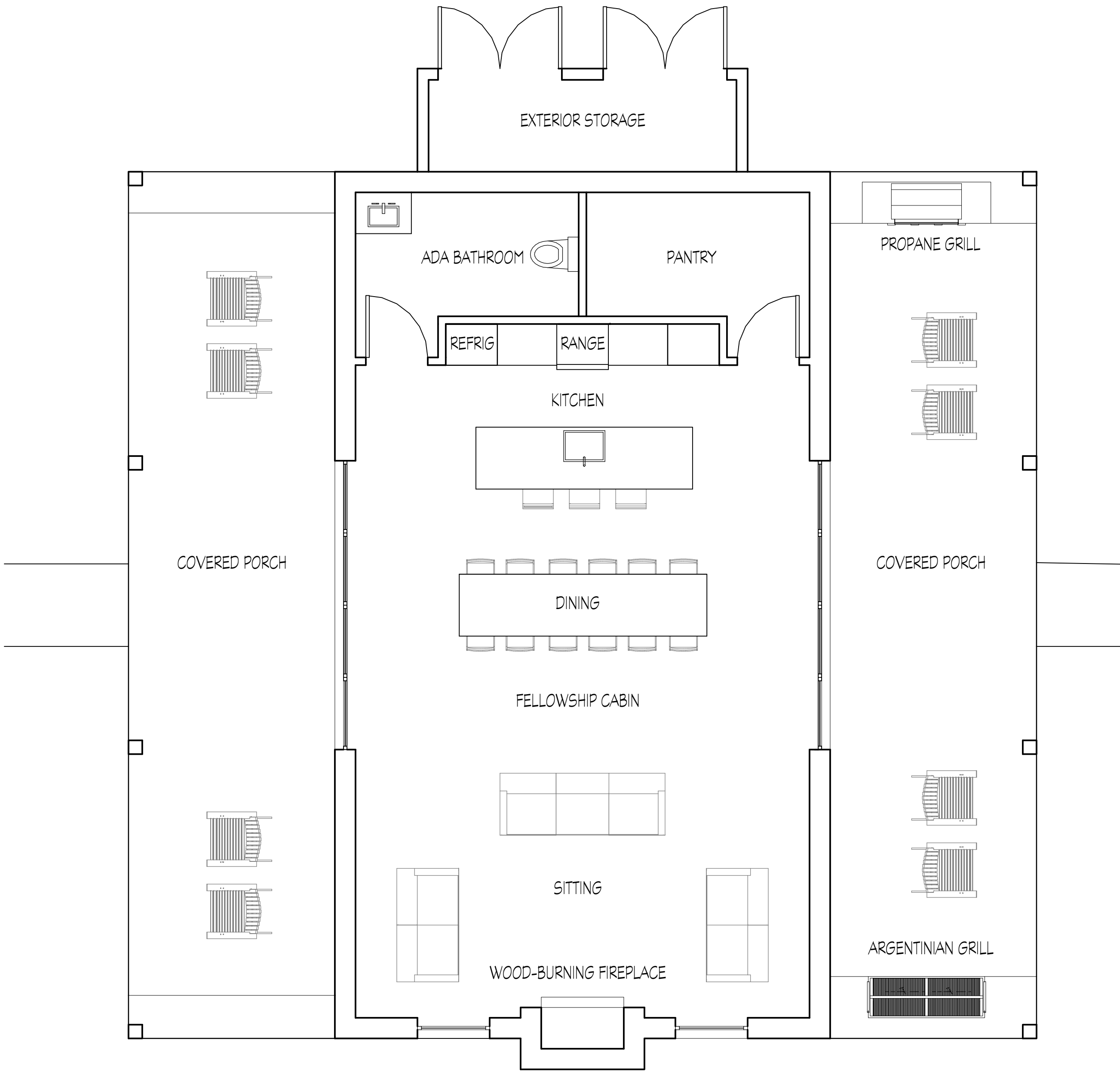


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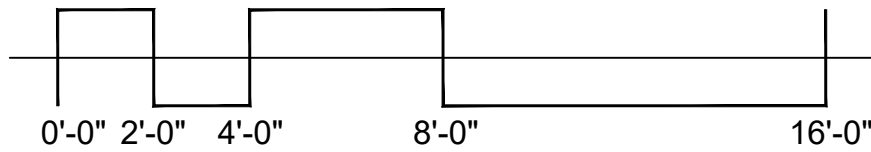
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PLOT SCALE: 1" = 1'-0"



① First Floor Plan - Fellowship Cabin  
1/4" = 1'-0"



**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



Floor Plans -  
Fellowship Cabin  
**A-02**





**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

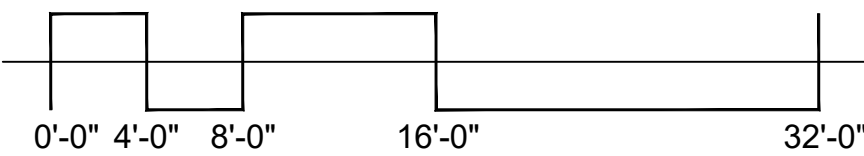
Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



② Second Floor Plan - Unit A  
1/8" = 1'-0"



① First Floor Plan - Unit A  
1/8" = 1'-0"



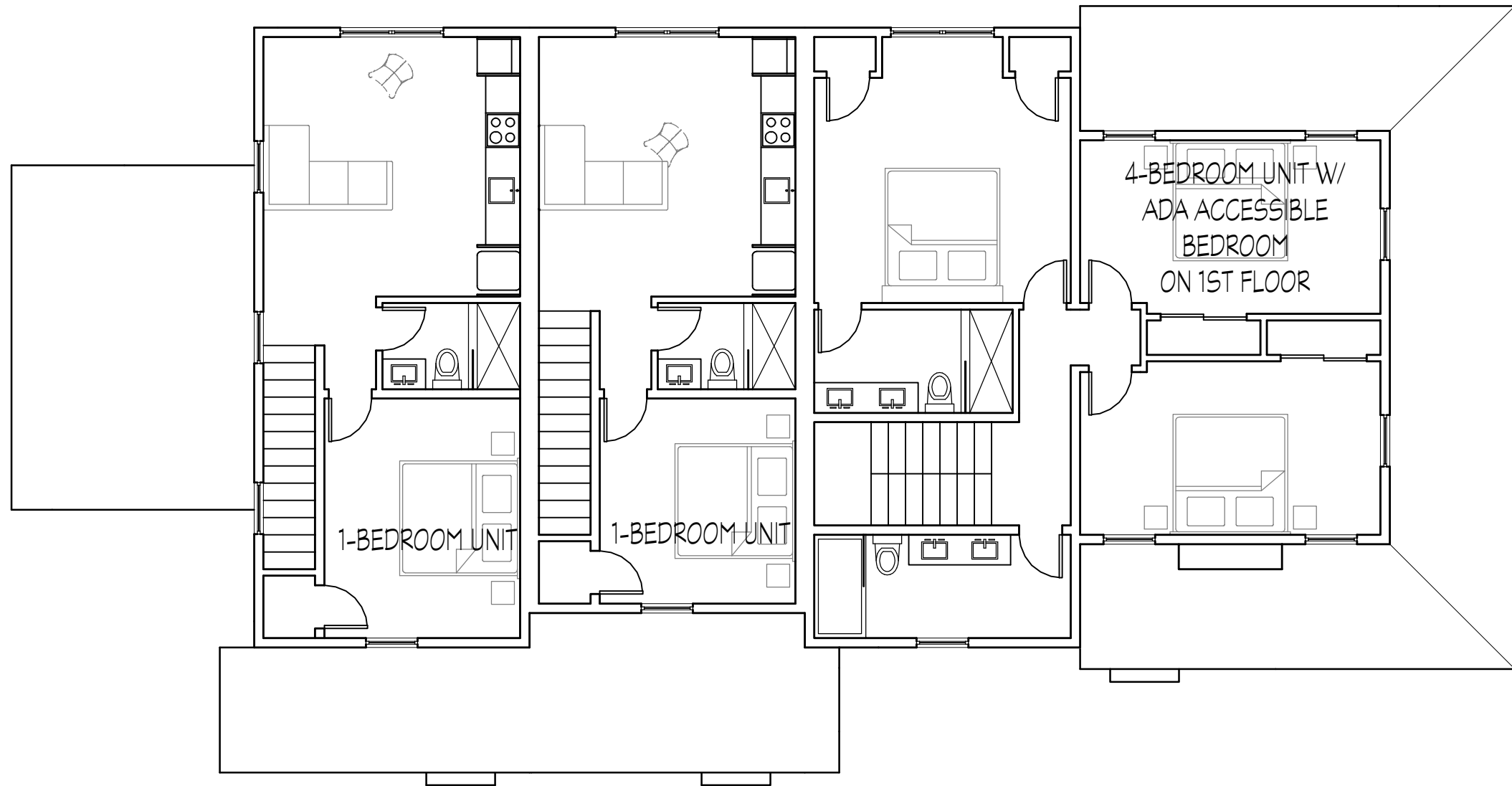
Floor Plans - Unit A

A-03

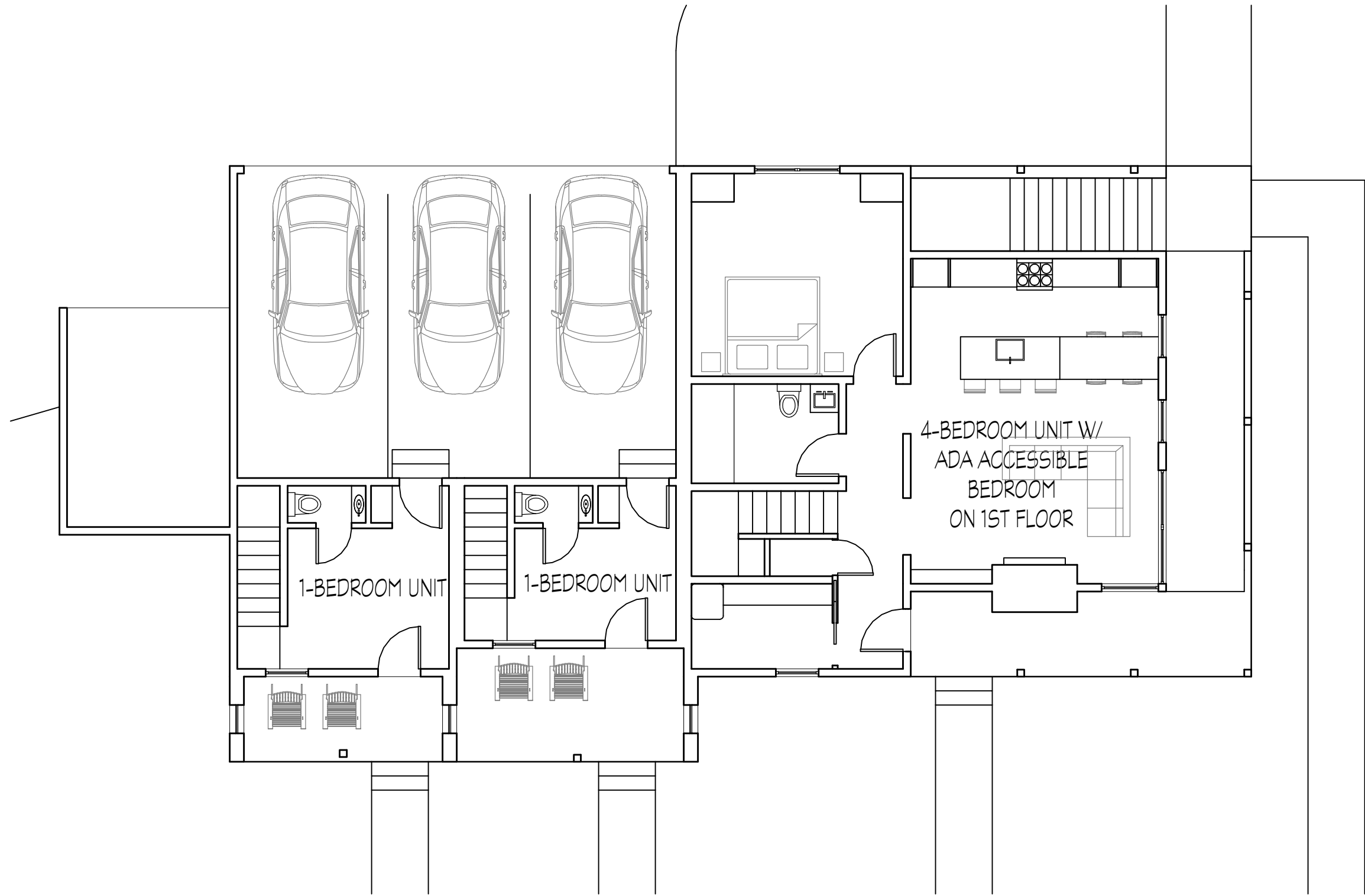


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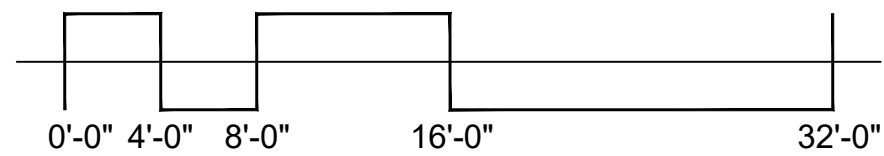
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② Second Floor Plan - Unit B  
1/8" = 1'-0"



① First Floor Plan - Unit B  
1/8" = 1'-0"



**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150

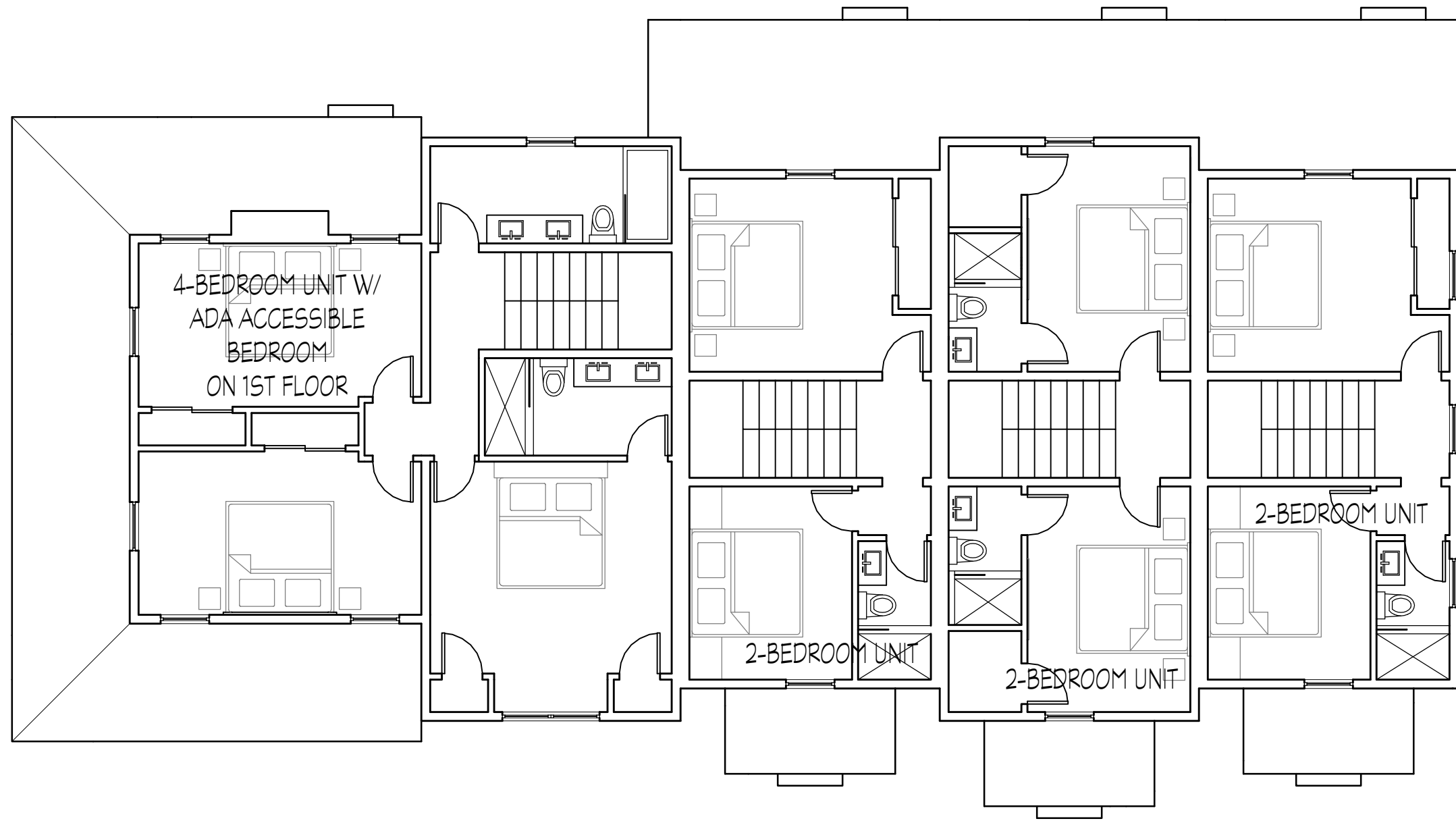


Floor Plans - Unit B

A-04



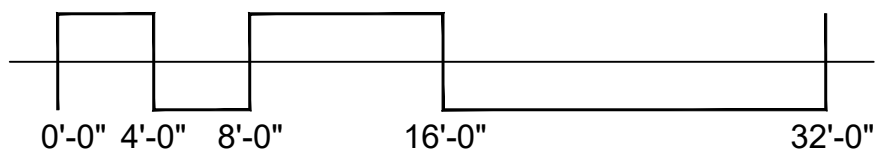
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PLOT SCALE: 1" = 1'-0"



② Second Floor Plan - Unit C  
1/8" = 1'-0"



① First Floor Plan - Unit C  
1/8" = 1'-0"



**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



Floor Plans - Unit C

A-05







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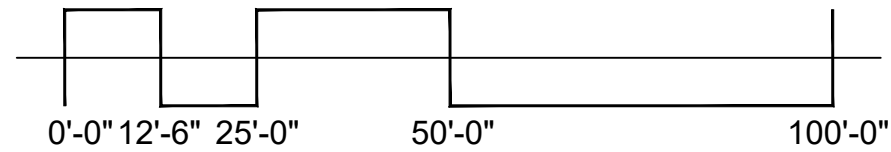
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② North Elevation  
1" = 25'-0"



① South Elevation  
1" = 25'-0"



**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



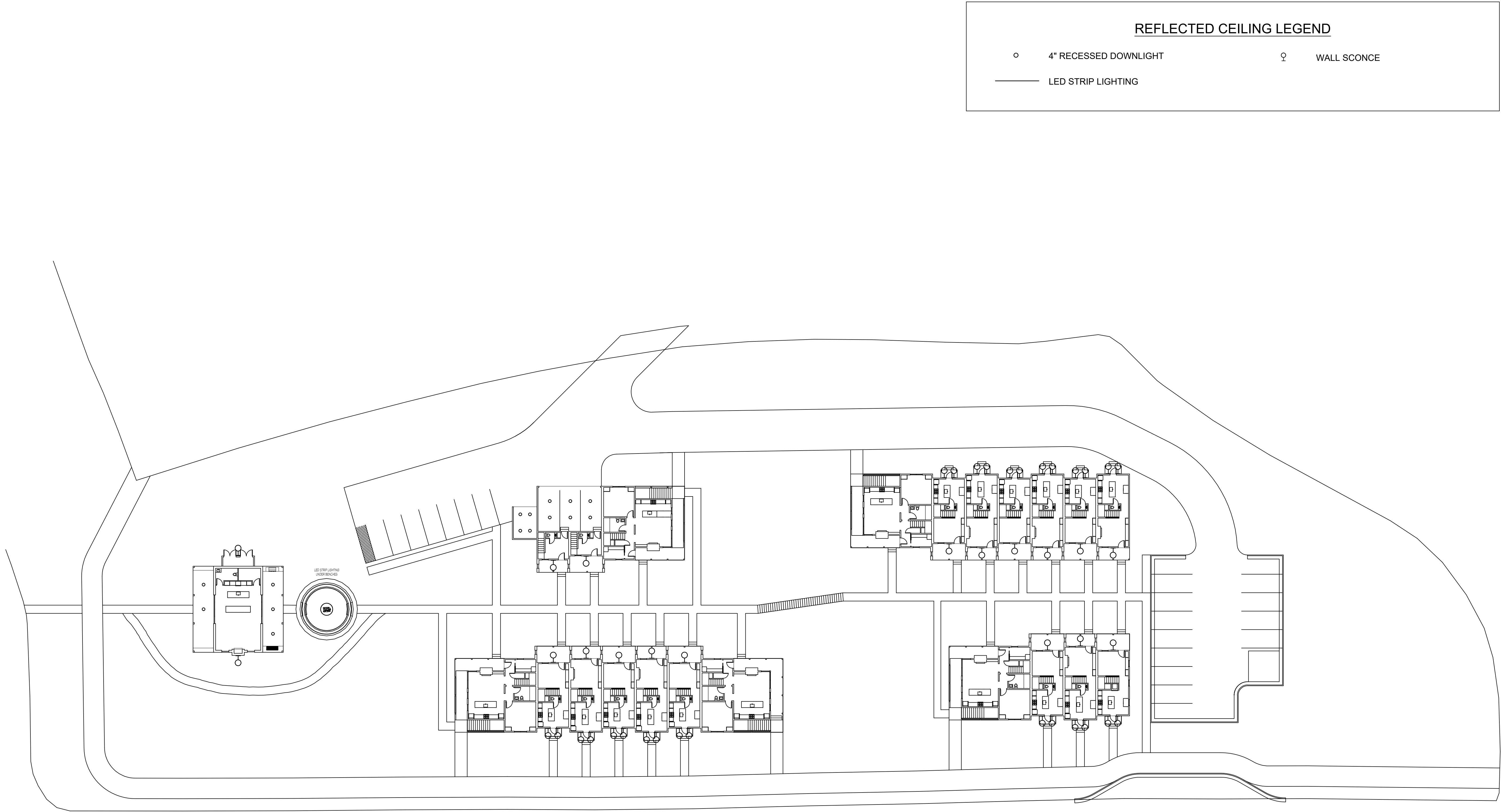
Elevations

A-01A

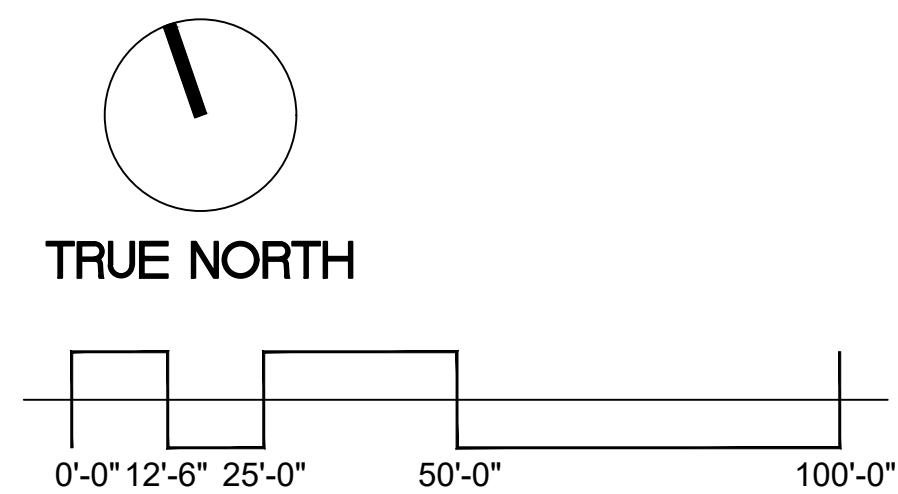


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PLOT TABLE: MATOW-FULL.CTB



1 Site Lighting Plan  
1" = 25'-0"



**Presbyterian Church of Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



Site Lighting Plan

A-07





AERIAL VIEW OF DEVELOPMENT



VIEW FROM ENTRANCE TO  
CHURCH PARKINGLOT LOOKING EAST



VIEW FROM NEW BIKE PATH ALONG  
SOUTH PARK LOOP ROAD LOOKING EAST



VIEW FROM SOUTH PARK LOOP ROAD LOOKING NORTH



**Presbyterian Church of  
Jackson Hole**

1251 South Park Loop Road  
Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



Preliminary Exterior  
Images

A-08





VIEW FROM MONTANA DRIVE LOOKING SOUTH



VIEW FROM COMMONS BUILDING LOOKING EAST  
THROUGH CENTER OF DEVELOPMENT



VIEW FROM CENTER OF DEVELOPMENT  
LOOKING WEST TOWARDS COMMONS BUILDING



**Presbyterian Church of  
Jackson Hole**

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Jackson Hole, Wyoming 83001

**Architect**

Greenspur, Inc.  
2811 Merrilee Drive, Suite D  
Fairfax, Virginia 22031  
Phone: 703-304-1159

**Civil Engineer**

Jorgensen Associates  
1315 Highway 89 S., Suite 201  
P.O. Box 9550  
Jackson, Wyoming 83002  
Phone: 307-733-5150



Preliminary Exterior  
Images

**A-09**



**AQUATIC RESOURCES INVENTORY  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
TETON COUNTY, WYOMING**



Prepared For

**Presbyterian Church of Jackson Hole**

PO Box 7530, Jackson, WY 83002

Prepared By



PO Box 8578, 140 E. Broadway, Suite 23, Jackson, Wyoming 83002

July 1, 2015

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**AQUATIC RESOURCES INVENTORY**  
**PRESBYTERIAN CHURCH OF JACKSON HOLE PROPERTY**  
**TETON COUNTY, WYOMING**

**INTRODUCTION**

An Aquatic Resources Inventory (ARI) was performed in June 2015 within the 6.7-acre Presbyterian Church of Jackson Hole study area in Teton County, Wyoming. The study area consists of 2 parcels (PIDN 22-40-16-06-2-00-006 and 22-40-16-06-2-00-004) owned by the Presbyterian Church of Jackson Hole (PO Box 7530, Jackson, WY 83002). The ARI was conducted by Kent Werlin, Biota's Senior Wetland Scientist.

The purpose of this study was to determine if any wetlands, per wetland definitions in the 1987 U.S. Army Corps of Engineers (USACE) Wetlands Delineation Manual (Environmental Laboratory 1987) and applicable supplements, exist within the study area; and if present, to identify and document the locations and boundaries of all wetlands and other aquatic resources within the study area per guidance provided by the USACE Wyoming Regulatory Office (USACE 2011). Final determination of wetland presence, boundaries, and jurisdiction under Section 404 of the Federal Clean Water Act is the privilege and responsibility of the USACE.

All wetlands (except those shown to be irrigation-induced) are afforded protection by Teton County Land Development Regulations and given a 30-foot setback by Teton County within which development is prohibited unless no alternative is available (Division 3200, Section 3220, B3 and Cb3 of Article III).

**LOCATION AND PHYSIOGRAPHY**

The study area is located off of South Park Loop Road in Jackson, WY (T40N, R116W, S06; Appendix 1-Exhibit 1). Access to the study area is achieved by driving south on Broadway; then west on South Park Loop Road for about 0.9 miles. The study area includes a portion of High School Butte and a historic agricultural meadow that has been fallow for a number of years.

**LAND USE**

The study area is currently used for a community garden and recreational purposes.

**SURFACE HYDROLOGY**

Surface water features within the study area consist of an irrigation ditch that originates from several diversion points on Spring Creek, north of the study area (Appendix 1-Exhibits 3 and 4). The ditch conveys water through the study area, under South Park Loop Road, and then continues south through a complex irrigation ditch network involving both open and buried segments. At its southernmost extent and after water conveyed by this ditch has mixed with other irrigation ditches, one of the numerous lateral ditches appears to flow into Flat Creek.



## SOILS

The soil types mapped within the study area include Tineman Gravelly Loam, Grobutte-Thayne Gravelly Loams and Charlos Variant Loam (Young 1982; Appendix 1-Exhibit 5). None of these soils are listed on the National List of Hydric Soils (USDA 2015).

Tineman gravelly loam – These soils are very deep soils formed in non-calcareous alluvium and glacial till at elevations ranging from 6,000 to 7,000 feet along the Snake River. They occur on nearly level to steep alluvial fans, stream terraces, mountains and moraines. Soil permeability is moderate, surface runoff is slow to moderate, the available water capacity is low, and erosion potential is slight. The typical profile includes a surface layer of brown gravelly loam about 7 inches thick. The upper 8 inches of the subsoil is brown gravelly loam, and the lower 12 inches is light brown very gravelly sandy loam, with a light brown extremely gravelly substratum. The average annual precipitation is 15 to 24 inches. These soils are well to somewhat excessively drained, but a water table may be present in some soils below 36 inches. These soils are used for irrigated cropland, rangeland, homesites and other community uses, recreation, and wildlife habitat. Native vegetation is big sagebrush, bluebunch wheatgrass, prairie junegrass, and bluegrass.

Grobutte-Thayne complex – This soil complex consists of steep gravelly loam soils, which were formed in alluvium and are found on south and west facing slopes of buttes and foothills. The soils are well drained, very deep soils with moderate permeability. Surface runoff is rapid, and the erosion potential is high. The complex consists of about 50% Grobutte gravelly loam, 20% each of Thayne and Greyback gravelly loams, and 10% of Crow Creek and Rock outcrop soils. The typical soil profile of Grobutte soils consists of 4 inches of light brownish gray gravelly loam (surface), 6 inches of light gray gravelly loam (subsoil), and 60 inches or more of light gray very gravelly sandy loam (substratum). The typical profile of Thayne soils shows a 6-inch surface layer of grayish brown gravelly loam; a 28-inch subsoil layer of pale brown gravelly loam; and a 60-inch thick or more layer of light gray extremely gravelly sandy loam substratum. Vegetation is typically dominated by grasses and shrubs such as sagebrush, rabbitbrush, and antelope bitterbrush.

Charlos Variant loam – These soils are very deep, somewhat poorly drained, and formed in alluvium. Permeability and water capacity are moderate. These soils generally occur on nearly level land such as floodplains or low terraces. The water table is generally at a depth of between one and 3 feet during the growing season. The typical profile includes a surface layer of grayish brown loam 7 inches thick, underlain by more than 30 inches of light brownish gray clay loam. The clay loam is underlain by 22 inches of light brownish gray extremely gravelly loamy sand to a depth of 60 inches or more. The depth to the extremely gravelly loamy sand is generally 20 to 40 inches. Vegetation is often limited to grasses and sedges due to a high water table; therefore, these soils are frequently used for irrigated hay or pasture.

## WETLAND DELINEATION

### METHODS

A routine wetland delineation was performed as part of the aquatic resources inventory in June 2015 using the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). Biota adhered to guidance provided by the USACE-Wyoming Regulatory Office outlining documentation requirements for an Aquatic Resources Inventory (USACE 2011). Sample points were established based on topographical setting; and soils, hydrology, and vegetation were characterized at each sample point.

Preliminary data were gathered from several sources including the US Fish and Wildlife Service's National Wetlands Inventory (NWI) mapping; the National Wetland Plant List (Lichvar et al. 2012); and color aerial photography provided by Teton County taken between 1999 and 2013.

Data associated with the wetland delineation were collected from 2 sample plots and recorded onto wetland delineation datasheets from the 2010 USACE Regional Supplement (Appendix 2). Wetland boundaries were mapped with the assistance of a Trimble GeoXT resource-grade GPS unit and multiple aerial photography datasets. Photographic documentation of wetlands and sample plots are presented in Appendix 3.

## RESULTS

NWI mapping depicts only uplands within the study area. Field data collected during this study showed that definitional wetlands were present within the study area. Subsequent mapping of wetland boundaries revealed that approximately 0.02 acres (1,056 sq ft) of the study area conformed to the definitional criteria for wetlands per the 1987 USACE Manual and the 2010 USACE Regional Supplement. Of the 2 sample plots, 1 plot met all 3 wetland criteria and was determined to be located in wetlands. One sample plot did not meet all 3 wetland criteria and was located in an upland area (Table 1). Wetland locations and sample plots are depicted in Appendix 1-Exhibit 6.

Table 1. Summary of individual sample plots and wetland criteria for the Presbyterian Church of Jackson Hole study area. (Are criteria met and is it a wetland? N=No and Y=Yes)

| Sample Point | Hydrophytic Vegetation | Wetland Hydrology | Hydric Soils | Wetland Determination |
|--------------|------------------------|-------------------|--------------|-----------------------|
| SP1          | Y                      | Y                 | Y            | Y                     |
| SP2          | Y                      | N                 | N            | N                     |

## WETLAND TYPES

### Palustrine Emergent Wetlands

Vegetation - Vegetation within the emergent wetland sample plot was dominated by *Carex nebrascensis*.

Hydrology – Study area emergent wetlands exist as a fringe along the irrigation ditch, and the source of hydrologic support for these wetlands is the irrigation ditch. The hydrologic regime of delineated wetlands appears to be seasonally flooded. Primary wetland hydrology indicators found in emergent wetland sample plots included high water table (A2) and saturation (A3), with positive FAC-neutral tests (D5) and geomorphic position as secondary indicators (D2). In its absence of water conveyed by the irrigation ditch, wetlands can be expected to revert to uplands.

Soils – The only hydric soil indicator found in the emergent wetland sample plot was “other”. This indicator was used because these are problem area soils that have been disturbed and mixed as a result of ditch construction and maintenance activities. No redoximorphic features were present. The soils were considered hydric due to the presence of a strongly hydrophytic plant community and active wetland hydrology.

Table 2. Summary of aquatic resources within the Presbyterian Church of Jackson Hole study area.

| Aquatic Resource Feature | Aquatic Resource Type | Sample Point ID | Wetland Type (Cowardin) | Area (Acres) | Area (Sq Ft) | Notes                             | Photos |
|--------------------------|-----------------------|-----------------|-------------------------|--------------|--------------|-----------------------------------|--------|
| W1                       | Emergent Wetland      | SP1             | PEMC                    | 0.02         | 1,056        | Fringe along the ditch channel    | P1, P2 |
| D1                       | Ditch                 | na              | na                      | na           | na           | Irrigation ditch; 220 lineal feet | P1     |

## SUMMARY AND CONCLUSIONS

A routine wetland delineation was performed as part of an ARI of the 6.7-acre Presbyterian Church of Jackson Hole study area. Field data collected from 2 sample plots showed that about 0.02 acres of the study area conformed to wetland definitional criteria per the USACE 1987 Wetland Delineation Manual and the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0). Wetlands were classified as palustrine emergent and located along the irrigation ditch that bisects the study area. These fringe wetlands would likely revert to uplands in the absence of hydrologic support provided by the irrigation ditch. A lateral of the irrigation ditch, once its water has co-mingled with water conveyed by other ditches, appears to potentially provide return flows to Flat Creek. Because of the small size of the wetlands and accuracy limitations associated with our Trimble resource-grade GPS, wetland boundaries were mapped via GIS with the assistance of multiple aerial photography datasets, including color-infrared photography.

## LITERATURE CITED

- Cowardin, L. M., V. Carter, F. C. Golet, and E. T. LaRoe. 1979. Classification of wetlands and deepwater habitats of the United States. FWS/OBS-79/31. USDI Fish and Wildlife Service, Wash. DC. 131pp.
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- United States Army Corps of Engineers (USACE). 2011. Letter from the Wyoming Regulatory Office sent to wetlands delineations consultants dated May 10, 2011. 5 pp.
- USDA. 2014. National Hydric Soils List by State. USDA Natural Resources Conservation Service. <http://soils.usda.gov/use/hydric/lists/state.html>.
- Young, J. F. 1982. Soil survey of Teton County, Wyoming, Grand Teton National Park area. USDA Soil Cons. Serv. 173pp.



## **APPENDIX 1 – EXHIBITS**

- 1) Location and topography of the Presbyterian Church of Jackson Hole Property, Teton County, Wyoming.
- 2) Aerial photograph depicting the Presbyterian Church of Jackson Hole study area, Teton County, Wyoming.
- 3) Aerial photograph depicting surface waters within the Presbyterian Church of Jackson Hole study area, Teton County, Wyoming.
- 4) Aerial photograph depicting a zoomed-out view of surface waters within the Presbyterian Church of Jackson Hole study area, Teton County, Wyoming.
- 5) Aerial photograph depicting mapped soils within the Presbyterian Church of Jackson Hole study area, Teton County, Wyoming.
- 6) Aerial photograph depicting the results of the ARI within the Presbyterian Church of Jackson Hole study area, Teton County, Wyoming.



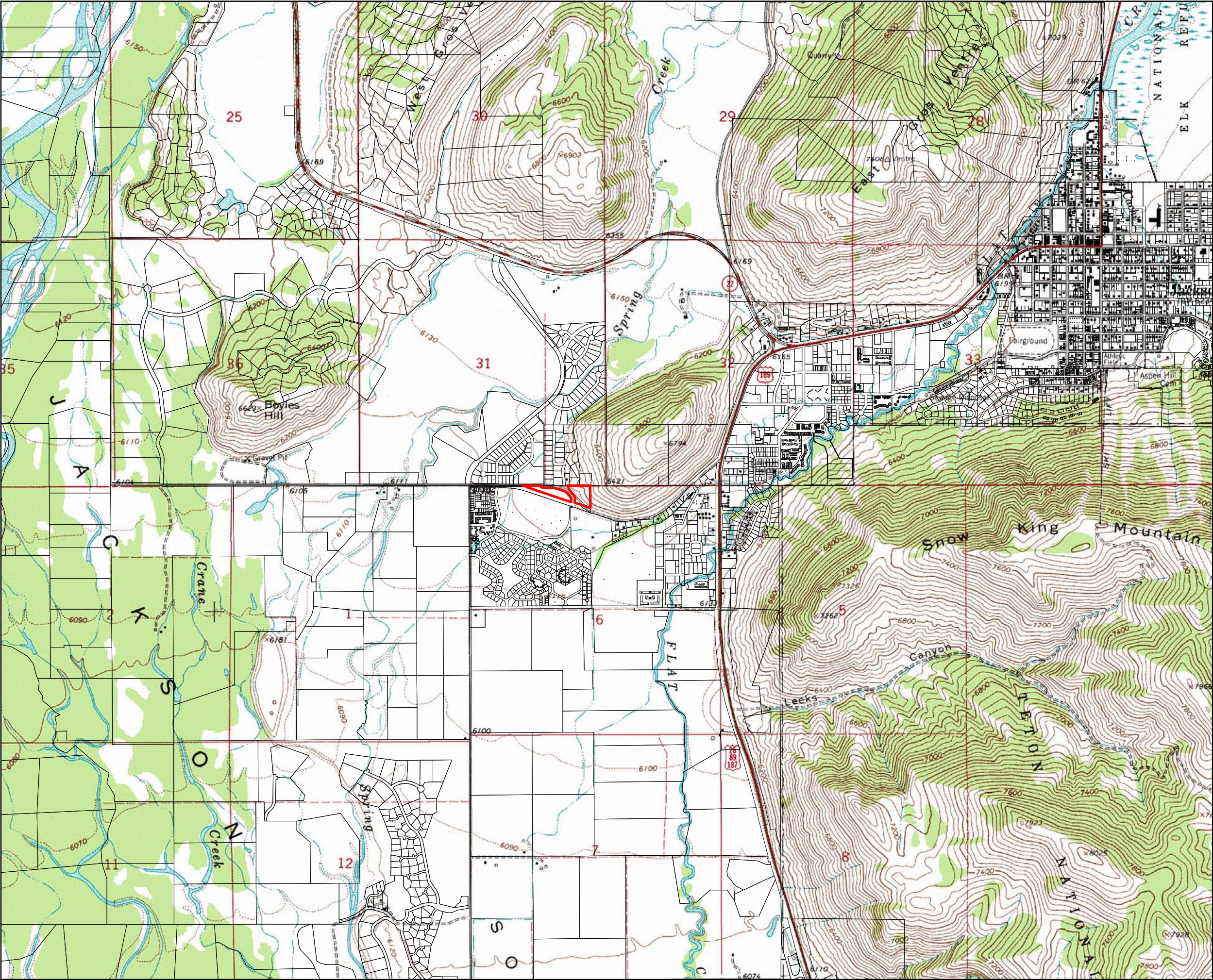


Exhibit 1  
Location and topography of the Presbyterian  
Church of Jackson Hole ARI study area,  
Teton County, Wyoming.

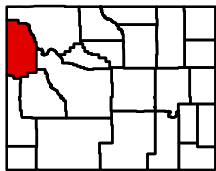
July 1, 2015

Approximate Scale: 1 inch = 2,000 feet

**LEGEND**

-  ARI Study Area
-  Platted Parcels

Teton County



Wyoming



research & consulting inc.



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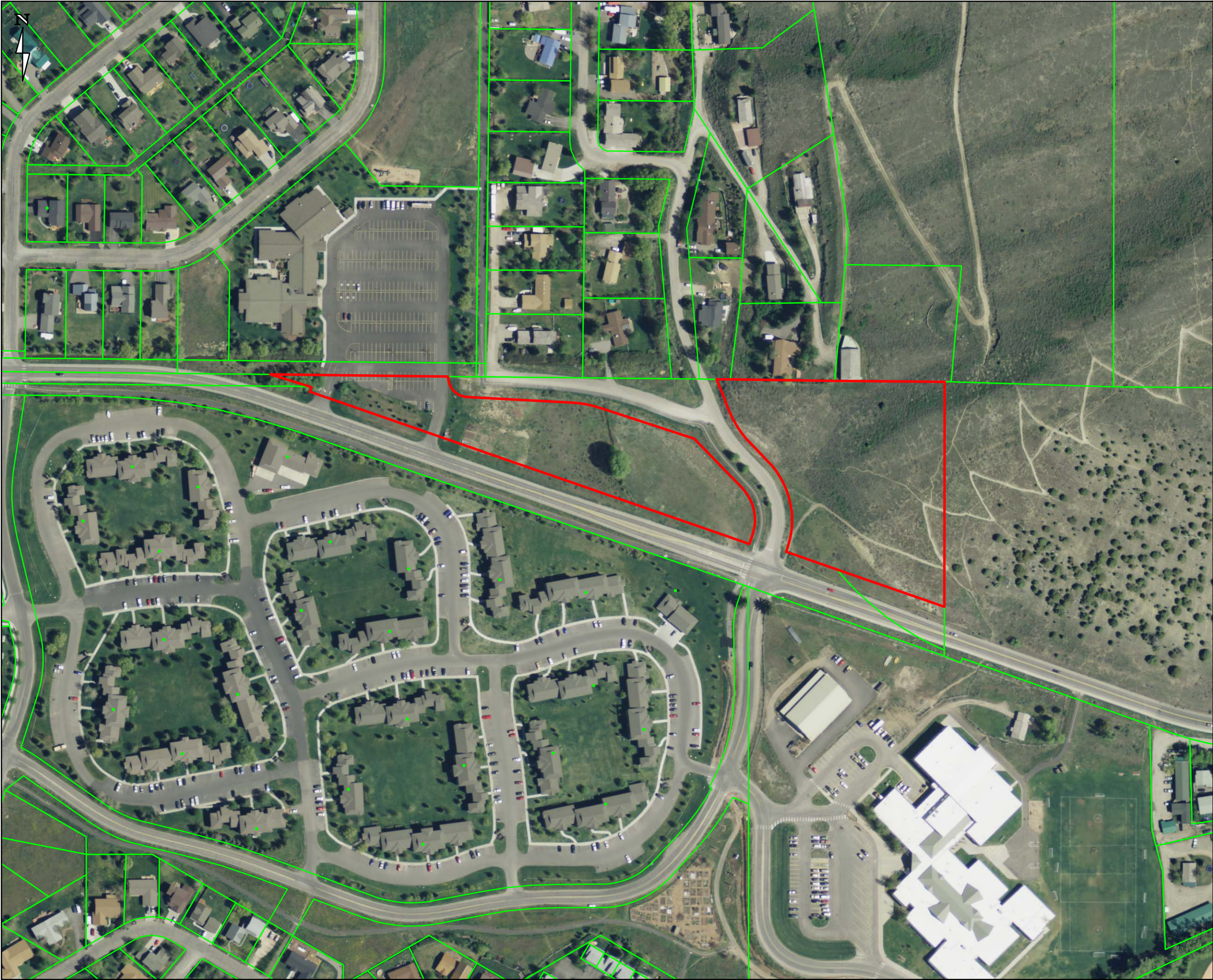


Exhibit 2  
Aerial photograph depicting the Presbyterian  
Church of Jackson Hole ARI study area,  
Teton County, Wyoming.

July 1, 2015

Approximate Scale: 1 inch = 200 feet  
2013 Aerial Photography

Legend

-  ARI Study Area
-  Platted Parcels



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Exhibit 3  
Aerial photograph depicting surface waters  
within the Presbyterian Church of Jackson Hole  
ARI study area, Teton County, Wyoming.

July 1, 2015

Approximate Scale: 1 inch = 120 feet  
2013 Aerial Photography

Legend

|                                                                                     |                  |
|-------------------------------------------------------------------------------------|------------------|
|  | ARI Study Area   |
|  | Irrigation Ditch |







Exhibit 4  
Aerial photograph depicting a zoomed-out view  
of surface waters in the vicinity of the  
Presbyterian Church of Jackson Hole ARI study  
area, Teton County, Wyoming.

July 1, 2015

Approximate Scale: 1 inch = 1,000 feet  
2013 Aerial Photography

Legend

-  ARI Study Area
-  Irrigation Ditch
-  Irrigation Ditch (Buried)



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Exhibit 5  
Aerial photograph depicting USDA mapped soils  
within the Presbyterian Church of Jackson Hole  
ARI study areas, Teton County, Wyoming.

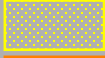
July 1, 2015

Approximate Scale: 1 inch = 120 feet  
2013 Aerial Photography

Legend

 ARI Study Area

NRCS Soil Mapping Units

 Tineman Gravelly Loam (Wet)

 Charlos Variant Loam

 Grobutte-Thayne Gravelly Loams



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## Exhibit 6

Aerial photograph depicting the results of the ARI within the Presbyterian Church of Jackson Hole ARI study area, Teton County, Wyoming.

July 1, 2015

Approximate Scale: 1 inch = 120 feet  
2013 Color Aerial Photography

### Legend



ARI Study Area

Irrigation Ditch (D1)

Emergent Wetland (W1)



### Sample Plot



## Photopoint



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## **APPENDIX 2 – WETLAND DETERMINATION DATA FORMS**

# WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Presbyterian Church City/County: Teton Sampling Date: 30-Jun-15  
 Applicant/Owner: Presbytetian Church of Jackson Hole State: Wyom Sampling Point: SP 1  
 Investigator(s): K. Werlin Section, Township, Range: S 6 T 40N R 116W  
 Landform (hillslope, terrace, etc.): Floodplain Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °  
 Subregion (LRR): LRR E Lat.: 43.46489400 Long.: -110.80623200 Datum: NAD 83  
 Soil Map Unit Name: Charlos Variant Loam NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

|                                                                                               |                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> | Is the Sampled Area<br>within a Wetland? Yes <input checked="" type="radio"/> No <input type="radio"/> |
| Hydric Soil Present? Yes <input checked="" type="radio"/> No <input type="radio"/>            |                                                                                                        |
| Wetland Hydrology Present? Yes <input checked="" type="radio"/> No <input type="radio"/>      |                                                                                                        |
| Remarks:<br>edge of irrigation ditch                                                          |                                                                                                        |

## VEGETATION - Use scientific names of plants.

| Tree Stratum (Plot size: _____)                         | Absolute % Cover | Dominant Species? Rel.Strat. Cover        | Indicator Status | <b>Dominance Test worksheet:</b><br>Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)<br><br>Total Number of Dominant Species Across All Strata: <u>1</u> (B)<br><br>Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|---------------------------------------------------------|------------------|-------------------------------------------|------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                         |                  | <b>= Total Cover</b>                      |                  | <b>Prevalence Index worksheet:</b><br>Total % Cover of: _____ Multiply by: _____<br><b>OBL species</b> <u>85</u> x <b>1</b> = <u>85</u><br><b>FACW species</b> <u>10</u> x <b>2</b> = <u>20</u><br><b>FAC species</b> <u>15</u> x <b>3</b> = <u>45</u><br><b>FACU species</b> <u>10</u> x <b>4</b> = <u>40</u><br><b>UPL species</b> <u>0</u> x <b>5</b> = <u>0</u><br><b>Column Totals:</b> <u>120</u> (A) <u>190</u> (B)<br>Prevalence Index = B/A = <u>1.583</u>                                                                                                                                                                                                                                                                            |
| <b>Sapling/Shrub Stratum</b> (Plot size: _____)         |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                         |                  | <b>= Total Cover</b>                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Herb Stratum</b> (Plot size: <u>1-meter radius</u> ) |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1. <u>Carex nebrascensis</u>                            | 85               | <input checked="" type="checkbox"/> 70.8% | OBL              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. <u>Epilobium ciliatum</u>                            | 5                | <input type="checkbox"/> 4.2%             | FACW             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 3. <u>Myosotis scorpioides</u>                          | 5                | <input type="checkbox"/> 4.2%             | FACW             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 4. <u>Poa pratensis</u>                                 | 15               | <input type="checkbox"/> 12.5%            | FAC              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 5. <u>Solidago canadensis</u>                           | 10               | <input type="checkbox"/> 8.3%             | FACU             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 6. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 7. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 8. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 9. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 10. _____                                               | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 11. _____                                               | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                         |                  | <b>= Total Cover</b>                      |                  | <b>Hydrophytic Vegetation Indicators:</b><br><input checked="" type="checkbox"/> <b>1 - Rapid Test for Hydrologic Vegetation</b><br><input checked="" type="checkbox"/> <b>2 - Dominance Test is &gt; 50%</b><br><input checked="" type="checkbox"/> <b>3 - Prevalence Index is ≤3.0</b> <sup>1</sup><br><input type="checkbox"/> <b>4 - Morphological Adaptations</b> <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)<br><input type="checkbox"/> <b>5 - Wetland Non-Vascular Plants</b> <sup>1</sup><br><input type="checkbox"/> <b>Problematic Hydrophytic Vegetation</b> <sup>1</sup> (Explain)<br><sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic. |
| <b>Woody Vine Stratum</b> (Plot size: _____)            |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|                                                         |                  | <b>= Total Cover</b>                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>% Bare Ground in Herb Stratum:</b> <u>0</u>          |                  |                                           |                  | <b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="radio"/> No <input type="radio"/>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Remarks:                                                |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |

\*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

## Soil

Sampling Point: SP 1

| Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.) |               |     |                |   |                   |                  |           |                 |  |
|---------------------------------------------------------------------------------------------------------------------|---------------|-----|----------------|---|-------------------|------------------|-----------|-----------------|--|
| Depth (inches)                                                                                                      | Matrix        |     | Redox Features |   |                   |                  | Texture   | Remarks         |  |
|                                                                                                                     | Color (moist) | %   | Color (moist)  | % | Type <sup>1</sup> | Loc <sup>2</sup> |           |                 |  |
| 0-13                                                                                                                | 10YR          | 3/1 | 85             |   |                   |                  | Silt Loam |                 |  |
| 13-20                                                                                                               |               |     |                |   |                   |                  |           | coarse alluvium |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |
|                                                                                                                     |               |     |                |   |                   |                  |           |                 |  |

<sup>1</sup>Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains    <sup>2</sup>Location: PL=Pore Lining, M=Matrix

| Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) |                                                                      | Indicators for Problematic Hydric Soils <sup>3</sup> :         |
|---------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------------------|
| <input type="checkbox"/> Histosol (A1)                                    | <input type="checkbox"/> Sandy Redox (S5)                            | <input type="checkbox"/> 2 cm Muck (A10)                       |
| <input type="checkbox"/> Histic Epipedon (A2)                             | <input type="checkbox"/> Stripped Matrix (S6)                        | <input type="checkbox"/> Red Parent Material (TF2)             |
| <input type="checkbox"/> Black Histic (A3)                                | <input type="checkbox"/> Loamy Mucky Mineral (F1) (except in MLRA 1) | <input checked="" type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Hydrogen Sulfide (A4)                            | <input type="checkbox"/> Loamy Gleyed Matrix (F2)                    |                                                                |
| <input type="checkbox"/> Depleted Below Dark Surface (A11)                | <input type="checkbox"/> Depleted Matrix (F3)                        |                                                                |
| <input type="checkbox"/> Thick Dark Surface (A12)                         | <input type="checkbox"/> Redox Dark Surface (F6)                     |                                                                |
| <input type="checkbox"/> Sandy Muck Mineral (S1)                          | <input type="checkbox"/> Depleted Dark Surface (F7)                  |                                                                |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4)                         | <input type="checkbox"/> Redox depressions (F8)                      |                                                                |

<sup>3</sup>Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

**Restrictive Layer (if present):**  
Type: \_\_\_\_\_  
Depth (inches): \_\_\_\_\_

**Hydric Soil Present?**    Yes ☒    No ☐

Remarks:  
disturbed/mixed soils from history of ditch maintenance, assumed hydric due to presence of hydrophytic vegetation community and active wetland hydrology

## Hydrology

| Wetland Hydrology Indicators:                                                     |                                                                            |
|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|
| <b>Primary Indicators (minimum of one required; check all that apply)</b>         | <b>Secondary Indicators (minimum of two required)</b>                      |
| <input type="checkbox"/> Surface Water (A1)                                       | <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) |
| <input checked="" type="checkbox"/> High Water Table (A2)                         | <input type="checkbox"/> Drainage Patterns (B10)                           |
| <input checked="" type="checkbox"/> Saturation (A3)                               | <input type="checkbox"/> Dry Season Water Table (C2)                       |
| <input type="checkbox"/> Water Marks (B1)                                         | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)         |
| <input type="checkbox"/> Sediment Deposits (B2)                                   | <input checked="" type="checkbox"/> Geomorphic Position (D2)               |
| <input type="checkbox"/> Drift deposits (B3)                                      | <input type="checkbox"/> Shallow Aquitard (D3)                             |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                  | <input checked="" type="checkbox"/> FAC-neutral Test (D5)                  |
| <input type="checkbox"/> Iron Deposits (B5)                                       | <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)                    |
| <input type="checkbox"/> Surface Soil Cracks (B6)                                 | <input type="checkbox"/> Frost Heave Hummocks (D7)                         |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                |                                                                            |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                  |                                                                            |
| <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) |                                                                            |
| <input type="checkbox"/> Salt Crust (B11)                                         |                                                                            |
| <input type="checkbox"/> Aquatic Invertebrates (B13)                              |                                                                            |
| <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                               |                                                                            |
| <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)               |                                                                            |
| <input type="checkbox"/> Presence of Reduced Iron (C4)                            |                                                                            |
| <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)               |                                                                            |
| <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)                  |                                                                            |
| <input type="checkbox"/> Other (Explain in Remarks)                               |                                                                            |

| Field Observations:                                                                                              |                                                |
|------------------------------------------------------------------------------------------------------------------|------------------------------------------------|
| Surface Water Present?    Yes <input type="radio"/> No <input checked="" type="radio"/>                          | Depth (inches): <input type="text" value="0"/> |
| Water Table Present?    Yes <input checked="" type="radio"/> No <input type="radio"/>                            | Depth (inches): <input type="text" value="3"/> |
| Saturation Present? (includes capillary fringe)    Yes <input checked="" type="radio"/> No <input type="radio"/> | Depth (inches): <input type="text" value="2"/> |

**Wetland Hydrology Present?**    Yes ☒    No ☐

Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:

Remarks:



# WETLAND DETERMINATION DATA FORM - Western Mountains, Valleys, and Coast Region

Project/Site: Presbyterian Church City/County: Teton Sampling Date: 26-Jun-15  
 Applicant/Owner: Presbytetian Church of Jackson Hole State: Wyom Sampling Point: SP 2  
 Investigator(s): K. Werlin Section, Township, Range: S 6 T 40N R 116W  
 Landform (hillslope, terrace, etc.): Flat Local relief (concave, convex, none): flat Slope: 0.0 % / 0.0 °  
 Subregion (LRR): LRR E Lat.: 43.46493400 Long.: -110.80615800 Datum: NAD 83  
 Soil Map Unit Name: Charlos Variant Loam NWI classification: Upland

Are climatic/hydrologic conditions on the site typical for this time of year? Yes ☒ No ☐ (If no, explain in Remarks.)  
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No ☐  
 Are Vegetation ☐ , Soil ☐ , or Hydrology ☐ naturally problematic? (If needed, explain any answers in Remarks.)

## Summary of Findings - Attach site map showing sampling point locations, transects, important features, etc.

|                                                                                               |                                                                                                        |
|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| Hydrophytic Vegetation Present? Yes <input checked="" type="radio"/> No <input type="radio"/> | Is the Sampled Area<br>within a Wetland? Yes <input type="radio"/> No <input checked="" type="radio"/> |
| Hydric Soil Present? Yes <input type="radio"/> No <input checked="" type="radio"/>            |                                                                                                        |
| Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/>      |                                                                                                        |
| Remarks:<br>near irrigation ditch                                                             |                                                                                                        |

## VEGETATION - Use scientific names of plants.

| Tree Stratum (Plot size: _____)                         | Absolute % Cover | Dominant Species? Rel.Strat. Cover        | Indicator Status | <b>Dominance Test worksheet:</b><br>Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)<br><br>Total Number of Dominant Species Across All Strata: <u>1</u> (B)<br><br>Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|---------------------------------------------------------|------------------|-------------------------------------------|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                         |                  | <b>= Total Cover</b>                      |                  | <b>Prevalence Index worksheet:</b><br>Total % Cover of: _____ Multiply by: _____<br><b>OBL species</b> <u>0</u> x <b>1</b> = <u>0</u><br><b>FACW species</b> <u>0</u> x <b>2</b> = <u>0</u><br><b>FAC species</b> <u>90</u> x <b>3</b> = <u>270</u><br><b>FACU species</b> <u>30</u> x <b>4</b> = <u>120</u><br><b>UPL species</b> <u>5</u> x <b>5</b> = <u>25</u><br><b>Column Totals:</b> <u>125</u> (A) <u>415</u> (B)<br>Prevalence Index = B/A = <u>3.320</u>                                                                                                                                                                                                                                                                                                                      |
| <b>Sapling/Shrub Stratum</b> (Plot size: _____)         |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                         |                  | <b>= Total Cover</b>                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Herb Stratum</b> (Plot size: <u>2-meter radius</u> ) |                  |                                           |                  | <b>Hydrophytic Vegetation Indicators:</b><br><input type="checkbox"/> 1 - Rapid Test for Hydrologic Vegetation<br><input checked="" type="checkbox"/> 2 - Dominance Test is > 50%<br><input type="checkbox"/> 3 - Prevalence Index is ≤3.0 <sup>1</sup><br><input type="checkbox"/> 4 - Morphological Adaptations <sup>1</sup> (Provide supporting data in Remarks or on a separate sheet)<br><input type="checkbox"/> 5 - Wetland Non-Vascular Plants <sup>1</sup><br><input type="checkbox"/> Problematic Hydrophytic Vegetation <sup>1</sup> (Explain)<br><sup>1</sup> Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.<br><br><b>Hydrophytic Vegetation Present?</b> Yes <input checked="" type="radio"/> No <input type="radio"/> |
| 1. <u>Bromus inermis</u>                                | 90               | <input checked="" type="checkbox"/> 72.0% | FAC              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2. <u>Galium boreale</u>                                | 10               | <input type="checkbox"/> 8.0%             | FACU             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 3. <u>Elymus glaucus</u>                                | 20               | <input type="checkbox"/> 16.0%            | FACU             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 4. <u>Tragopogon dubius</u>                             | 5                | <input type="checkbox"/> 4.0%             | UPL              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 5. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 6. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 7. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 8. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 9. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 10. _____                                               | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 11. _____                                               | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                         |                  | <b>= Total Cover</b>                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Woody Vine Stratum</b> (Plot size: _____)            |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 1. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| 2. _____                                                | 0                | <input type="checkbox"/> 0.0%             | _____            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|                                                         |                  | <b>= Total Cover</b>                      |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>% Bare Ground in Herb Stratum:</b> <u>0</u>          |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Remarks:                                                |                  |                                           |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

\*Indicator suffix = National status or professional decision assigned because Regional status not defined by FWS.

## Soil

**Sampling Point:** SP 2

[illegible]

## Hydrology

| Wetland Hydrology Indicators                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                   |                                                                            |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------|--|
| Primary Indicators (minimum of one required; check all that apply)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   | Secondary Indicators (minimum of two required)                             |  |
| <input type="checkbox"/> Surface Water (A1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) | <input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) |  |
| <input type="checkbox"/> High Water Table (A2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <input type="checkbox"/> Salt Crust (B11)                                         | <input type="checkbox"/> Drainage Patterns (B10)                           |  |
| <input type="checkbox"/> Saturation (A3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | <input type="checkbox"/> Aquatic Invertebrates (B13)                              | <input type="checkbox"/> Dry Season Water Table (C2)                       |  |
| <input type="checkbox"/> Water Marks (B1)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | <input type="checkbox"/> Hydrogen Sulfide Odor (C1)                               | <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)         |  |
| <input type="checkbox"/> Sediment Deposits (B2)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | <input type="checkbox"/> Oxidized Rhizospheres on Living Roots (C3)               | <input type="checkbox"/> Geomorphic Position (D2)                          |  |
| <input type="checkbox"/> Drift deposits (B3)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <input type="checkbox"/> Presence of Reduced Iron (C4)                            | <input type="checkbox"/> Shallow Aquitard (D3)                             |  |
| <input type="checkbox"/> Algal Mat or Crust (B4)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)               | <input type="checkbox"/> FAC-neutral Test (D5)                             |  |
| <input type="checkbox"/> Iron Deposits (B5)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A)                  | <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)                    |  |
| <input type="checkbox"/> Surface Soil Cracks (B6)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | <input type="checkbox"/> Other (Explain in Remarks)                               | <input type="checkbox"/> Frost Heave Hummocks (D7)                         |  |
| <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                   |                                                                            |  |
| <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                   |                                                                            |  |
| <b>Field Observations:</b><br><div> <div> Surface Water Present? Yes <input type="radio"/> No <input checked="" type="radio"/> </div> <div> Depth (inches): <input type="text" value="0"/> </div> </div> <div> <div> Water Table Present? Yes <input type="radio"/> No <input checked="" type="radio"/> </div> <div> Depth (inches): <input type="text" value="0"/> </div> </div> <div> <div> Saturation Present?<br/>(includes capillary fringe) Yes <input type="radio"/> No <input checked="" type="radio"/> </div> <div> Depth (inches): <input type="text" value="0"/> </div> </div> <div> Wetland Hydrology Present? Yes <input type="radio"/> No <input checked="" type="radio"/> </div> |                                                                                   |                                                                            |  |
| Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                   |                                                                            |  |
| Remarks:<br>dry and highly compacted soil                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                                                                                   |                                                                            |  |

## **APPENDIX 3 – PHOTOGRAPHIC DOCUMENTATION**





**Photograph P1.** Photograph depicting the topographic setting of Sample Plot #1, looking northwest.



**Photograph P2.** Photograph depicting the soil pit and profile for Sample Plot #1.





**Photograph P3.** Photograph depicting the topographic setting of Sample Plot #2, looking north.



**Photograph P4.** Photograph depicting the soil pit and profile for Sample Plot #2.





**Photograph P5.** Photograph depicting the view from photopoint PP1, looking northwest.



**Photograph P6.** Photograph depicting the view from photopoint PP2, looking southeast.





DEPARTMENT OF THE ARMY  
CORPS OF ENGINEERS, OMAHA DISTRICT  
WYOMING REGULATORY OFFICE  
2232 DELL RANGE BOULEVARD, SUITE 210  
CHEYENNE WY 82009-4942

June 20, 2023

Michael Halpin  
The Presbyterian Church of Jackson Hole  
P.O. Box 610  
Jackson, Wyoming 83001  
[mike@halpinmail.com](mailto:mike@halpinmail.com)

Dear Mr. Halpin:

This letter is in response to a request we received on April 26, 2023, to review and verify the *Aquatic Resources Inventory (ARI) for the Presbyterian Church of Jackson Hole, study area in Teton County, Wyoming* dated April 17, 2023. The study area includes two parcels with a total area of 6.7 acres in the NE ¼ NW ¼ of Section 6, Township 40 North, Rang 116 West, Teton County, Wyoming (Centroid: Latitude 43.465089°, Longitude -110.805402°).

The U.S. Army Corps of Engineers regulates placement of dredged and fill material into waters of the United States under Section 404 of the Clean Water Act (33 U.S.C. 1344). The term "waters of the United States" has been broadly defined by statute, regulation, and judicial interpretation to include most streams, canals, reservoirs, lakes and adjacent wetlands. The Corps' regulations are published in the *Code of Federal Regulations* as 33 CFR Parts 320 through 332. Information on Section 404 requirements in Wyoming can be obtained from our website at: <http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Wyoming.aspx>

Based on documentation in the report, I determined that methods BRCI used to identify wetlands at the property are consistent with the requirements of the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys and Coast Region (Version 2.0)*. Therefore, in the report, provides an accurate depiction of boundaries for all wetlands and other surface waters within the study area. This verification of delineation results is valid for a period of 5 years, until **June 20, 2028**, unless new information warrants a modification.

The results identify of 0.02 acre of palustrine emergent wetland adjacent to an excavated ditch that may function as a tributary of Flat Creek, a tributary of the Snake River, which is a traditional navigable water. Therefore, the ditch and 0.02 acre of wetland in the study area are likely to be waters of the United States as defined as 33 CFR Part 328.3 (a)(5) and (7).

Please understand that the purpose of this letter is to verify the accuracy of an aquatic resources inventory only, which does not constitute of any type of jurisdictional

determination. An extensive evaluation in accordance with administrative procedures, under the current regulatory regime, implemented by Headquarters of the U.S. Environmental Protection Agency and U.S. Army Corps of Engineers, is required before exerting jurisdiction over many streams and wetlands.

The administrative procedure described above is not necessary prior to undertaking activities authorized by nationwide permits. Nationwide permits were published in the *Federal Register* January 13, 2021 (86 FR 7244) and December 27, 2021 (86 FR 73522) and are available until March 14, 2026. Additional information on nationwide permits is available from our website or office should impacts to aquatic resources be unavoidable.

Thank you for your interest in cooperating with requirements of the Corps' regulatory program. Please contact me at [juliana.santarelli@usace.army.mil](mailto:juliana.santarelli@usace.army.mil) or (307) 772-2300 and reference file NWO-2015-01719 if you have any questions about jurisdictional determination procedures or permit requirements.

Sincerely,

A handwritten signature in black ink that reads "Juliana J. Santarelli". The signature is written in a cursive, flowing style.

Juliana J. Santarelli  
Project Manager  
Wyoming Regulatory Office

Copy Furnished:

Kent Werlin  
Biota Research and Consulting, Inc.  
P.O. Box 8578  
Jackson, Wyoming 83002

## **SECTION 6 – ADDITIONAL MATERIALS**

- **APPLICATION**
- **RESPONSE TO CHECKLIST**
- **LETTER - FOUR LAZY F to TOWN OF JACKSON**
- **NEIGHBORHOOD MEETING SUMMARY**
- **DEED**
- **LETTER of AUTHORIZATION**
- **TITLE REPORT**
- **COTTONWOOD PARK MASTER PLAN**





**PLANNING PERMIT APPLICATION**  
Planning & Building Department

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 1687 | [www.townofjackson.com](http://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: Presbyterian Church of Jackson Hole Workforce Housing  
Physical Address: PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1  
Lot, Subdivision: \_\_\_\_\_ PIDN: 22-40-16-06-2-00-006

**PROPERTY OWNER.**

Name: Presbyterian Church of Jackson Hole Phone: \_\_\_\_\_  
Mailing Address: PO BOX 7530, JACKSON, WY ZIP: 83001  
E-mail: mike@halpinmail.com

**APPLICANT/AGENT.**

Name: Jorgensen Associates Phone: 307-733-5150  
Mailing Address: PO Box 9550 Jackson WY ZIP: 83002  
E-mail: mdi@jorgeng.com

**DESIGNATED PRIMARY CONTACT.**

\_\_\_\_\_ Property Owner ☒ \_\_\_\_\_ Applicant/Agent

**TYPE OF APPLICATION.** Please check all that apply; review the type of application at [www.townofjackson/200/Planning](http://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: Master Plan Amendn  
\_\_\_\_\_ Environmental Analysis

**PRE-SUBMITTAL STEPS.** To see if pre-submittal steps apply to you, go to [www.townofjackson.com/200/Planning](http://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 #: P22-161 Environmental Analysis #: \_\_\_\_\_  
Original Permit #: \_\_\_\_\_ Date of Neighborhood Meeting: \_\_\_\_\_

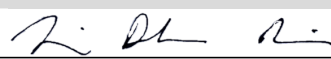
**SUBMITTAL REQUIREMENTS.** Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to [www.townofjackson.com/200/Planning](http://www.townofjackson.com/200/Planning) 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](http://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](http://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  
Mila Dunbar-Irwin  
\_\_\_\_\_  
Name Printed

Jan 10, 2024  
\_\_\_\_\_  
Date  
Deputy Planning Manager  
\_\_\_\_\_  
Title



**PRE-APPLICATION CONFERENCE SUMMARY**  
**Planning & Development Department**  
**Planning Division**

150 E Pearl Ave. | ph: (307) 733-0440  
P.O. Box 687 | fax: (307) 734-3563  
Jackson, WY 83001 | www.townofjackson.com

*This Summary will be prepared by Planning Staff. The applicant, or the applicant's agent, shall receive a copy of this summary for their reference in submitting a sufficient application.*

**Staff may request additional materials during review as needed to determine compliance with the LDRs.**

**PRE-APPLICATION MEETING GENERAL INFORMATION.**

PAP#: P22-161  
Date of Conference: 8/17/22 & 11/10/22  
Planning Staff: Tyler Valentine

**PROJECT.**

Name/Description: Presbyterian Church Housing  
Physical Address: 1251 South Park Loop Road & the 2 parcels to the east (Parcel 1 and Parcel 2)  
Lot, Subdivision: \_\_\_\_\_ PIDN: \_\_\_\_\_  
Zoning District(s): Indian Trails PUD (NL-3 underlining zoning) & Cottonwood Park PUD (NL-3 underlining zoning)  
Overlay(s): n/a

**STAKEHOLDERS.**

Applicant: Jorgensen Associates  
Owner: Presbyterian Church of JH  
Agent: \_\_\_\_\_

**REQUIRED APPLICATIONS.** *This project will require the following applications:*

| Application                | Reason                                                                                                                                                                                                                                     | Fee                             |
|----------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| PUD Amendment              | Required for both Indian Trails and Cottonwood PUDs for density transfer, to allow the new institutional use on Parcel 1, to transfer the unit from Parcel 2 to Parcel 1, and to allow apartment/attached single family to Cottonwood PUD. | \$1,803                         |
| Development Plan           | Required to subdivide Parcel 1                                                                                                                                                                                                             | \$3,005                         |
| Conditional Use Permit     | Required for the new institutional use on Parcel 1                                                                                                                                                                                         | \$601                           |
| Subdivision Plat Amendment | Required to change the plat map and T-map references to density and use.                                                                                                                                                                   | \$1,202 + technical review fees |



|                  |                                                                                                                         |                                 |
|------------------|-------------------------------------------------------------------------------------------------------------------------|---------------------------------|
| Subdivision Plat | Required to subdivide Parcel 1                                                                                          | \$1,202 + technical review fees |
| Grading Pre-App  | Required prior to Building Permit for site disturbance greater than 3,000 sf or required at Town Engineer's discretion. | \$180                           |
| Building Permit  | Required for new structures.                                                                                            | TBD                             |

#### MEETING ATTENDEES:

| Name              | Company              | Phone/Email          |
|-------------------|----------------------|----------------------|
| Tyler Valentine   | Town Planning        | (307) 733-0440 x1305 |
| Mila Dunbar-Irwin | Jorgensen Associates | (307) 733-5150       |
| Brendan Schulte   | Jorgensen Associates | (307) 733-5150       |
| Alex Norton       | OPS Strategies       | (307) 690-9892       |
| Mike Halpin       | Property Owner       | mike@halpinmail.com  |
|                   |                      |                      |
|                   |                      |                      |

**TIMELINES.** This table is intended to provide general information regarding the review process and timing of decisions. See Article 8 for a complete explanation of the review process.

#### The following timelines are generally applicable:

| Application Types:     | Sufficiency | Decision-Maker    | Timeline                                 |
|------------------------|-------------|-------------------|------------------------------------------|
| PUD Amendment          | 14 days     | Town Council      | 120-150 days                             |
| Development Plan       | 14 days     | Town Council      | 120-150 days                             |
| Conditional Use Permit | 14 days     | Town Council      | 120-150 days                             |
| Subdivision Plat       | 14 days     | Town Council      | 90-120 days                              |
| Grading Pre-App        | 14 days     | Town Engineer     | 3-4 weeks                                |
| Building Permit        | 1 week      | Building Official | First round review is typically 4 weeks. |

#### Checklist Key.

✓ **Required.** Applicant must demonstrate compliance with this requirement.

N/A **Not Applicable.** Review requirement is not applicable to this project.

#### General Information

#### Requirement

#### Notes

|   |                                                                                                                                                                                                                                                                                                                                                                             |                                                                                                           |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|
| √ | <b>Planning Permit Application.</b> The application should list all pertinent permits (use, physical development, interpretation, relief from the LDRs, Development Option/Subdivisions, Amendments to the LDRs) for which you are applying.                                                                                                                                |                                                                                                           |
| √ | <b>Notarized Letter of Authorization.</b> See "Permit and Applications" section on Planning Department website for copy of form.                                                                                                                                                                                                                                            | Required If applicant is different than owner.                                                            |
| √ | <b>Application Fees.</b> Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.                                                                                                                        | Please see above.                                                                                         |
| √ | <b>Review fees.</b> The applicant is responsible for paying any review fees and expenses from consulting services necessitated by the review of the application by the County Surveyor, Town Engineer, Title Company and any other required consultant. Such fees shall be paid prior to approval of the permit.                                                            |                                                                                                           |
| √ | <b>Mailed Notice fee.</b> See Section 8.2.14.C.2 for notice requirements. If mailed notices are required, the applicant is responsible for paying for any mailing in excess of 25 notices.                                                                                                                                                                                  | Landowners within two hundred (200) feet of the land subject to the application. Done by Town Staff.      |
| √ | <b>Digital Format.</b> All applications submitted to the Town Planning Department must be submitted in digital format.                                                                                                                                                                                                                                                      | Please provide digital copy with application.                                                             |
| √ | <b>Response to Submittal Checklist.</b> All applications require response to applicable review standards. For applications where a pre-application conference is required, applicable standards are identified below. If a pre-application conference is optional, see the submittal checklist for the relevant application type, established in the Administrative Manual. | This checklist serves as a guideline for process, but has additional concerns/recommendations throughout. |
| √ | <b>Title Report.</b> A title report, title certificate or record document guarantee prepared within the last six months that includes evidence of ownership and all encumbrances on the subject property. Copies of the documents referenced in the report should not be submitted unless requested by the planner during review.                                           | Required for plat                                                                                         |
| √ | <b>Narrative description of the proposed development.</b> Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.                                                                                                                                                                   |                                                                                                           |
| √ | <b>Findings for approval.</b> Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.                                                                                                                                                                                                                                     |                                                                                                           |
| √ | <b>Proposed Development Program.</b> Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).                                                                                                                                                                                                |                                                                                                           |
| √ | <b>Site Plan.</b> Provide a detailed site plan of the proposed project. A list of minimum standards for a site plan are established in the Administrative Manual.                                                                                                                                                                                                           | Please provide site plan to scale and dimensioned.                                                        |
| √ | <b>Floor Plans.</b> Include floor plans for any existing buildings that will be occupied by a proposed use. If changes to existing buildings are proposed, indicate those on the floor plans.                                                                                                                                                                               | Please provide site plan to scale and dimensioned.                                                        |

|     |                                                                                                      |           |
|-----|------------------------------------------------------------------------------------------------------|-----------|
| N/A | <b>Neighborhood Meeting Summary.</b> See Section 8.2.3 for Neighborhood Meeting requirements.        | Optional. |
| √   | <b>Posted Notice.</b> See Section 8.2.14.C.4 for Posted Notice requirements for all public hearings. |           |

**ARTICLES 2 (COMPLETE NEIGHBORHOODS), 3 (RURAL AREA ZONES), and 4 (SPECIAL PURPOSE ZONES).**

Applicable Zone: Indian Trails and Cottonwood PUD (NL-3 Underlining zoning)

Applicable LDR Section:

**PHYSICAL DEVELOPMENT.** *Please see Subsection B in applicable Zone District for specific standards.*

| Requirement                                                                                                                                                                                                                           | Notes                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| √ <b>Structure Location and Mass</b> (setbacks, height, FAR, etc.)                                                                                                                                                                    |                                                                                                      |
| N/A <b>Maximum Scale of Development</b> (individual building size)                                                                                                                                                                    |                                                                                                      |
| N/A <b>Design Review</b> (Design Guidelines and Design Review Committee)                                                                                                                                                              |                                                                                                      |
| √ <b>Site Development</b> (Driveway and Access limits)                                                                                                                                                                                |                                                                                                      |
| √ <b>Landscaping</b> (see Div. 5.5 for more information)                                                                                                                                                                              |                                                                                                      |
| √ <b>Fencing</b> (see Sec. 5.1.2 for more information)                                                                                                                                                                                |                                                                                                      |
| N/A <b>Environmental Standards (see Div. 5.1 and 5.2 for more information)</b>                                                                                                                                                        |                                                                                                      |
| <ul style="list-style-type: none"> <li>• Natural Resource Buffers</li> <li>• Irrigation Ditch Setback</li> <li>• Wild Animal Feeding</li> <li>• Natural Resource Overlay Standards</li> <li>• Bear Conflict Area Standards</li> </ul> |                                                                                                      |
| √ <b>Scenic Standards (see Div. 5.3 for more information)</b>                                                                                                                                                                         | Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets. |
| <ul style="list-style-type: none"> <li>• Exterior Lighting</li> <li>• Scenic Resource Overlay (SRO) Standards</li> </ul>                                                                                                              |                                                                                                      |
| √ <b>Natural Hazards to Avoid (see Div. 5.4 for more information)</b>                                                                                                                                                                 | Only if applicable                                                                                   |
| <ul style="list-style-type: none"> <li>• Steep Slopes</li> <li>• Areas of Unstable Soils</li> <li>• Fault Areas</li> <li>• Floodplains</li> <li>• Wildland Urban Interface</li> </ul>                                                 |                                                                                                      |
| N/A <b>Signs (see Div. 5.6 for more information)</b>                                                                                                                                                                                  | Signs approved separately.                                                                           |
| √ <b>Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)</b>                                                                                                                                                     | Grading pre-app will be required. All grading info will be included in the building permit.          |
| <ul style="list-style-type: none"> <li>• Grading</li> <li>• Erosion Control</li> <li>• Stormwater Management</li> </ul>                                                                                                               |                                                                                                      |

**USE STANDARDS.** *Please see Subsection C in applicable Zone District for specific standards.*



| Requirement                                                                                                                                                                                                                                                              | Notes                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| <u>√</u> <b>Allowed Uses</b> (see Div. 6.1 for more information)                                                                                                                                                                                                         |                                                          |
| <u>√</u> <b>Parking</b> (see Div. 6.2 for more information)                                                                                                                                                                                                              | Show all parking dimensions including drive aisle width. |
| <u>√</u> <b>Employee Housing</b> (see Div. 6.3 for more information)                                                                                                                                                                                                     |                                                          |
| <u>√</u> <b>Maximum Scale of Use</b>                                                                                                                                                                                                                                     |                                                          |
| <u>√</u> <b>Operational Standards (see Div. 6.4 for more information)</b>                                                                                                                                                                                                |                                                          |
| <ul style="list-style-type: none"> <li>• Outside Storage</li> <li>• Refuse and Recycling</li> <li>• Noise</li> <li>• Vibration</li> <li>• Electrical Disturbances</li> <li>• Fire and Explosive Hazards</li> <li>• Heat and Humidity</li> <li>• Radioactivity</li> </ul> |                                                          |

**DEVELOPMENT OPTIONS.** *Please see Subsection D in applicable Zone District for specific standards.*

| Requirement                                                                                                 | Notes |
|-------------------------------------------------------------------------------------------------------------|-------|
| <u>√</u> <b>Allowed Subdivision and Development Options</b> (see Div. 7.1 and 7.2 for more information)     |       |
| <u>N/A</u> <b>Residential Subdivision Requirements</b> (see Div. 7.4 and 7.5 for more information)          |       |
| <ul style="list-style-type: none"> <li>• School and Parks Exactions</li> </ul>                              |       |
| <u>√</u> <b>Infrastructure (see Div. 7.6 and 7.7 for more information)</b>                                  |       |
| <ul style="list-style-type: none"> <li>• Transportation Facilities</li> <li>• Required Utilities</li> </ul> |       |

## OTHER APPLICABLE LDR STANDARDS

### Requirement

### Notes:

N/A

#### Division 1.9, Nonconformities

- 1.9.2 Nonconforming Physical Development
- 1.9.3 Nonconforming Uses
- 1.9.4 Nonconforming Development Options and Subdivisions
- 1.9.5 Nonconforming Signs

N/A

#### Division 7.3, Open Space Standards

- 7.3.3 Configuration and Location of Required Open Space
- 7.3.4 Use of Open Space
- 7.3.5 Physical Development Permitted in Open Space
- 7.3.6 Record of Restriction
- 7.3.7 Ownership of Open Space

## ADDITIONAL COMMENTS

1. Can we build all 6 units from the Church Lots or do we have to reserve 1 of the church lots for the institutional use?

Response: At this time staff has not found evidence that 6 units can be built, neither on-site or off-site at Parcel 1, while the church exists. According to the plat, Lots 113-119 are called out as a school site or 7 residential lots. The plat does not indicate that both uses are allowed simultaneously. If the desire is to transfer 6 residential lots from the Indian Trails PUD to the Cottonwood PUD, the first step is a PUD Amendment to Indian Trails. If the density is granted and can be transferred, then a PUD Amendment is needed for Cottonwood to transfer the density and define what type of housing it can be and introduce institution uses.

2. With the break of institutional use into education and assembly is the church nonconforming or does the PUD interpretation continue to allow either assembly or education use?

Response: As this question relates to the church itself located within the Indian Trails PUD, the church was approved through a Sketch Plan and Development Plan and even though there was a break in institutional use (assembly and education) that occurred after the previous approvals, staff finds that the church use is in compliance. As this question relates to the interest of having a church-related use on Parcel 1, the applicant would have the opportunity to propose a church and/or school use as part of the Cottonwood PUD amendment. Currently, Parcel 1 does not allow either church or school and so the PUD amendment would answer the question of whether either of these uses could be permitted.

3. Are we limited to detached units given the underlying NL-3 zoning, or can we attach units to the assembly square footage as would be allowed for an accessory residential unit in a zone where nonresidential use is allowed?

Response: As staff understands it, ARUs are prohibited in the CC&Rs for both HOAs. It is staff's understanding that the current development right of 3 units on Parcel 1 is for detached single-family homes. If the unit from Parcel is transferred over to Parcel 1, the answer remains the same. With that being said, the transfer of density will require a PUD Amendment which can include a proposal for attached units.

4. Will a traffic study be required if it is either a solely residential project or if it is a mixed-use project?

Response: Unlikely. But this would be determined by the Town Engineer.

**PLAN REVIEW COMMITTEE.** *The Plan Review Committee consists of the following listed agencies. Planning Staff will transmit pertinent portions of the application to each agency. **Other agencies and individuals not checked off on this list may be added to the PRC if necessary.***

|                                     | Agency                                                                            | Required for: |
|-------------------------------------|-----------------------------------------------------------------------------------|---------------|
| <input checked="" type="checkbox"/> | Building Official                                                                 |               |
| <input checked="" type="checkbox"/> | Town Attorney                                                                     |               |
| <input checked="" type="checkbox"/> | Town Engineer                                                                     |               |
| <input checked="" type="checkbox"/> | Title Company – for subdivision plat                                              |               |
| <input checked="" type="checkbox"/> | County Surveyor – for subdivision plat                                            |               |
| <input checked="" type="checkbox"/> | Jackson Hole Fire EMS                                                             |               |
| <input checked="" type="checkbox"/> | Housing Authority                                                                 |               |
| <input type="checkbox"/>            | Integrated Solid Waste & Recycling                                                |               |
| <input type="checkbox"/>            | National Park Service                                                             |               |
| <input checked="" type="checkbox"/> | Parks and Recreation Department                                                   |               |
| <input checked="" type="checkbox"/> | Pathways Coordinator                                                              |               |
| <input type="checkbox"/>            | Public and Environmental Health                                                   |               |
| <input checked="" type="checkbox"/> | Police Department                                                                 |               |
| <input type="checkbox"/>            | Teton Conservation District                                                       |               |
| <input type="checkbox"/>            | Teton County School District                                                      |               |
| <input type="checkbox"/>            | Teton County (required when subdividing land within one mile of the Teton County) |               |
| <input type="checkbox"/>            | U.S. Forest Service (if adjacent to or accessing through forest service lands)    |               |
| <input type="checkbox"/>            | Wyoming Department of Environmental Quality                                       |               |
| <input type="checkbox"/>            | Wyoming Department of Game & Fish                                                 |               |
| <input type="checkbox"/>            | Other                                                                             |               |



Town of Jackson, Wyoming  
Planning and Zoning Department

November 9, 2023

Re: Density Unit Allocation within the Cottonwood Park Masterplan  
Oliver Family and Four Lazy F Ranch Inc. to Presbyterian Church of Jackson Hole

To Whom it May Concern,

On behalf of the Board of Shareholders of the Four Lazy F Ranch Inc., PO Box 453, Jackson, WY 83001, I have been authorized to transfer 18 Density Units (DUs) held by Four Lazy F Ranch, Inc., to the Presbyterian Church of Jackson Hole for use on parcel 1 on the Exhibit A on T-312C.

In 1983, 785 DUs were allowed under the Cottonwood Park Masterplan. There are currently 55 DUs remaining and after this allocation of these 18 DUs, 37 will remain unallocated and in the possession of Four Lazy F, Inc.

We are aware of the Church's proposal to develop a 21-unit workforce housing development and offer our full support. It is for this reason that we have entered into an agreement with the Church to transfer to it the 18 DUs it needs to meet its 21 DU requirement for the proposed project.

Please let me know what else we may provide to support the Church's proposal or confirm the transfer of the 18 Density Units.

Sincerely,  
DocuSigned by:

*Charles S. Oliver*

B117B3061CBE408...  
Four Lazy F Ranch, Inc.

Charles S. Oliver  
Vice President and Treasurer

## EXHIBIT "A"

SECTION 6, T40N, R116W, 6th P.M., Teton County, Wyoming

PARCEL No. 1 is located in Lot 3 and Lot 4 of said Section 6 and is more particularly described as follows:

BEGINNING at a point which lies on the north line of said Lot 4 coincident with a portion of the south boundary of Indian Springs Ranch (a subdivision of record in said Office as Plat No. 757), and from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet; -

thence along the north line of said Lot 3 and Lot 4 and said south boundary of Indian Springs Ranch, S89°46'26"E, 381.36 feet to the intersection with a non-tangent circular curve, from which the radius point bears S89°44'37"E, 44.00 feet;

thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing southerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet;

thence S87°19'41"E, 224.44 feet to the beginning of a circular curve, concave to the southwest with a radius of 250.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 15°11'08", 66.26 feet;

thence S72°08'34"E, 207.83 feet;

thence S44°35'28"E, 146.36 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence S18°43'47"W, 19.70 feet;

thence N71°16'13"W, 997.69 feet;

thence along a radial bearing N18°43'47"E, 10.00 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1482.38 feet;

thence northwesterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence departing said boundary and continuing northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 2.93 acres, more or less;







## NEIGHBORHOOD MEETING SUMMARY

A neighborhood meeting was held to discuss the proposed Presbyterian Church Housing Project. The meeting occurred between 4pm and 6pm on March 20<sup>th</sup>, 2023, and saw 11 attendees (see sign-in sheet). Issues discussed included the access road, parking, storage, density, and workforce deed restrictions. Participants suggested a shared entrance off South Park Loop Rd with the Church driveway as preferable to Montana Road, and cited reasons such as visibility, condition of Montana Rd, and not wanting to add to traffic at the intersection between Hi Country and Middle School Rd.

Comments were collected and included:

"Please keep a space for a community garden (as exists now)"

"Strongly suggest primary entrance (or an entrance) on South Park Loop Road – as merge onto Hi-Country from Montana Rd is blind"

"Please size the water and sewer so that Hi-Country subdivision could connect one day in the future"

"Too much density; stick with current entitlement"

"Do not like entrance on to Montana"

"No solid fuel in the firepit!"

"In looking at the most current site plan, I can see at a glance that there is not adequate parking. In the corner of the property at South Park Loop Rd and Montana Rd there is open space that could be useful for more parking. One parking space per unit does not work, it never has, especially in the winter."

"Too dense for lot size, maybe 8 units; add screening between Church boundary and Montana Rd; question ability of Montana Rd to handle additional traffic; where will people keep their cars and toys? Storage?"

Invitations were sent out to 56 addresses 12 days prior to the meeting. These included everyone within a 400' buffer of the property boundary, as well as nearby HOAs even if they were not within the boundary. The address list is attached. A public notice sign was posted on the property on March 9<sup>th</sup> and left up for 11 days prior to the meeting (photo attached).

# Presbyterian Church of Jackson Hole

Neighborhood Meeting  
Master Plan Amendment and Development Plan  
Monday, March 20<sup>th</sup>, 2023

|    | NAME            | PHYSICAL ADDRESS    | EMAIL                    |
|----|-----------------|---------------------|--------------------------|
| 1  | KATHY BUCHNER   | 925 H. COUNTRY DR   | KBUCHNER@WYOMING.COM     |
| 2  | Maryellen Frank | 825 Seneca Lane     | maryellenfrank@gmail.com |
| 3  | Mark Thompson   | 780 H. COUNTRY DR   | MARKTHOMPSON@Gmail       |
| 4  | LINDA HANLON    | 995 MADDOX DR.      | THEHANLONS@JHSR.COM      |
| 5  | JOHN HANLON     | 995 MADDOX DR       | THEHANLONS@JHSR.COM      |
| 6  | Ashley Nonygnod | 875 Hicountry Dr    | CARRAZ@Gmail.com         |
| 7  | Alan Brumsted   | 1000 Montana Rd     | albrumsted@gmail.com     |
| 8  | JAMES MUSCLOW   |                     |                          |
| 9  | SHERI MUSCLOW   | 800 Madox Dr        | jsmusclow@gmail.com      |
| 10 | Scott Garland   | 950 High Country Dr | sgarland@bresnan.net     |
| 11 | Mindy Polan     |                     |                          |
| 12 |                 |                     |                          |
| 13 |                 |                     |                          |
| 14 |                 |                     |                          |
| 15 |                 |                     |                          |
| 16 |                 |                     |                          |
| 17 |                 |                     |                          |
| 18 |                 |                     |                          |
| 19 |                 |                     |                          |
| 20 |                 |                     |                          |

March 7, 2023

## **Presbyterian Church of Jackson Hole Employee Housing Project**

The Presbyterian Church of Jackson Hole will be seeking approval to build workforce housing for staff on the 2.93 acre parcel at the corner of South Park Loop Road and Hi-Country Drive in order to secure its future viability as a church and community asset. The development program is for a community comprised of 21 townhomes, 10 of which are to be built as soon as possible in order to fill staff vacancies and retain current staff. A second phase of 11 townhomes may be built in the future, as funding allows. A small Fellowship Cabin will be part of the community's first phase to serve as flex space.

The PCJH workforce housing is being planned and designed by GreenSpur, a design build firm led by Mark Turner, a Jackson Hole native. Turner is a champion of pocket communities and modular systems that are cost efficient and more sustainable than typical construction, key elements in the plan. Church members and supporters will fund the proposed staff housing community. No public funds will be sought.

"Creation of this on-site staff housing is critical to the church's ability to continue to provide needed community services to Jackson. We believe our proposal offers a rare opportunity to address a public crisis with private resources and preserve the viability and vitality of the church as an important community asset" – Scott O'Hare, PCJH Employee Housing Team Chair

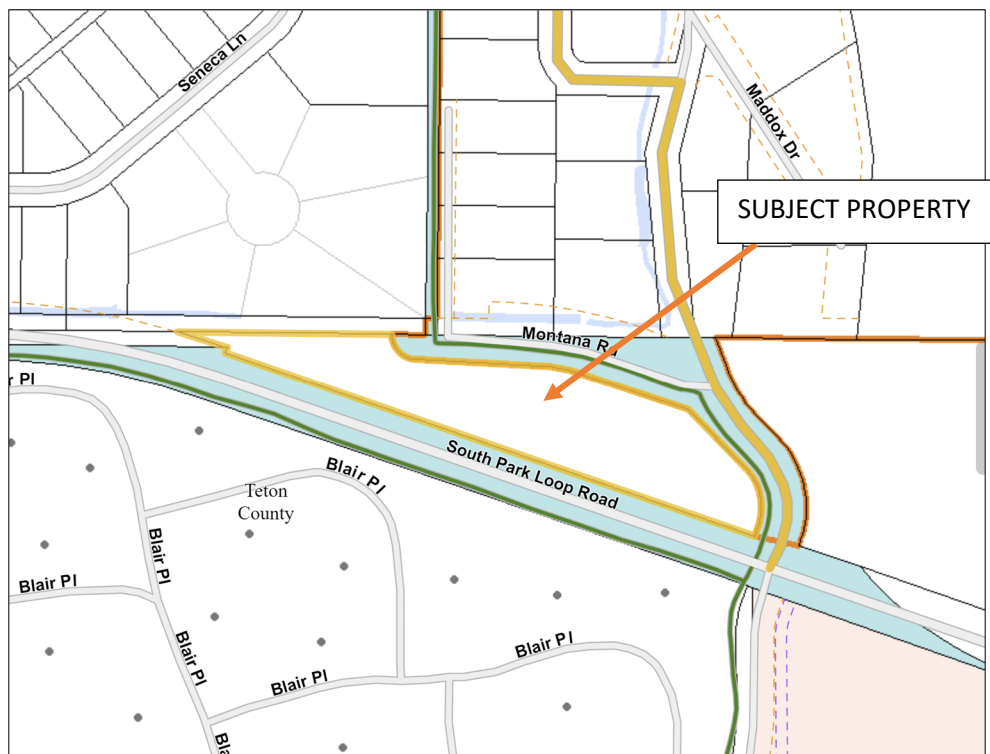
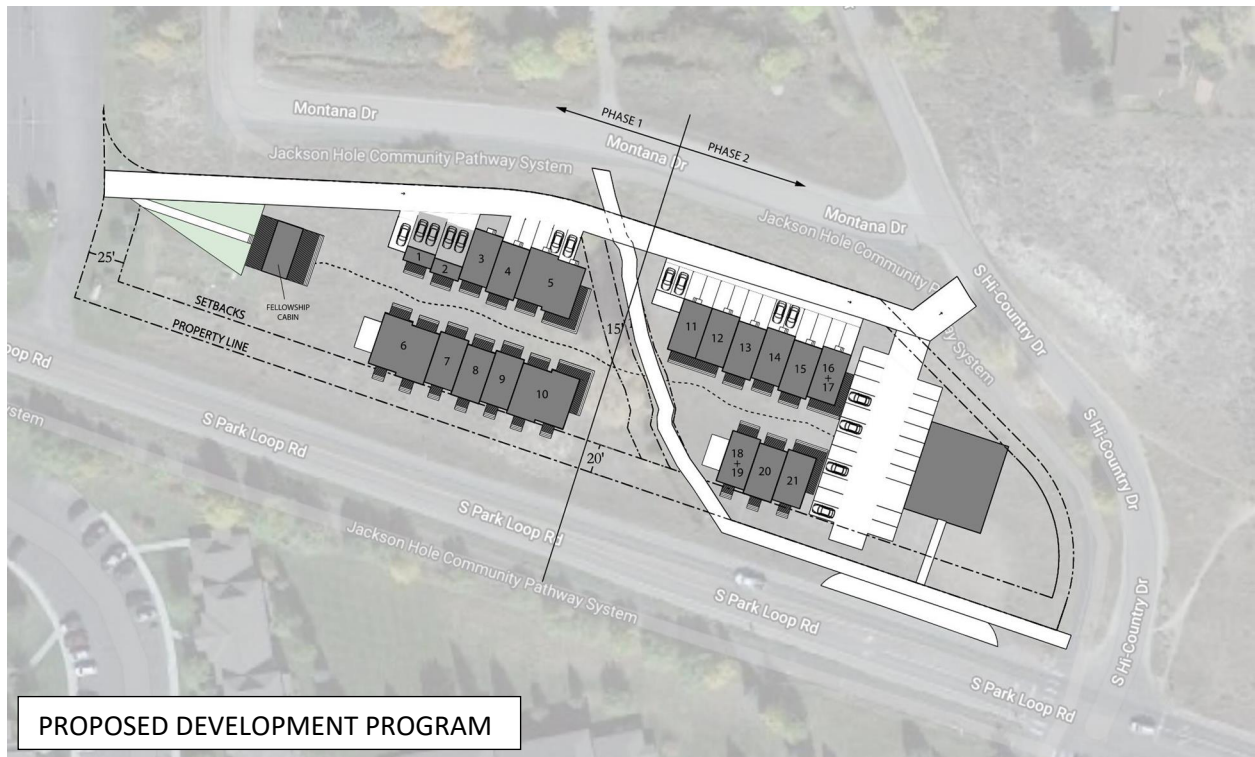
**You are invited to attend a neighborhood meeting to learn more about the proposed development. The meeting will be held at:**

**The Presbyterian Church of Jackson Hole  
March 20<sup>th</sup>  
4pm – 6pm**

\*See reverse for the proposed site plan.

For questions please contact:  
Mila Dunbar-Irwin – [mdi@jorgeng.com](mailto:mdi@jorgeng.com)





| Name                                                                                     | Address 1                      | Address 2                    |
|------------------------------------------------------------------------------------------|--------------------------------|------------------------------|
| OLIVER, CHARLES II CO-TRUSTEE ET AL C/O TRUST REAL ESTATE SERVICES                       | 620 LIBERTY AVE FL 19          | PITTSBURGH, PA 15222-2722    |
| OLIVER, HENRY, JR. ARTICLE 4TH RESIDUARY TRUST PNC BANK, NAT'L ASSOC., TRUST RE SERVICES | 100 S COMMONS STE 116          | PITTSBURGH, PA 15212-5359    |
| 920 MADDOX, LLC                                                                          | 2800 RANCH HOUSE CIR           | JACKSON, WY 83001-9545       |
| ANDERSON REVOCABLE TRUST ANDERSON, CALVIN C. & VIRGINIA R., TRUSTEES                     | PO BOX 3338                    | JACKSON, WY 83001-3338       |
| BALLARD, CHUCK GST TRUST ELLINGSON, KRISTIN BALLARD, TRUSTEE                             | PO BOX 3578                    | JACKSON, WY 83001-3578       |
| BARDY, GUST H. & AMY C.                                                                  | PO BOX 12289                   | JACKSON, WY 83002-2289       |
| BRIDGE-JACKSON, LLC & BRIDGE-BLAIR PLACE, LP                                             | 1850 MT DIABLO BLVD STE 410    | WALNUT CREEK, CA 94596-4439  |
| BRUMSTED, CHARLES A. & NANCY A                                                           | 1000 MONTANA RD                | JACKSON, WY 83001-8401       |
| BUCHNER, JAY C. & KAREN KATHLEEN                                                         | PO BOX 1022                    | JACKSON, WY 83001-1022       |
| CCC'S COTTONWOOD FLATS, LLC                                                              | PO BOX 844                     | JACKSON, WY 83001-0844       |
| CORE VENTURES LLC                                                                        | 815 SENECA LN                  | JACKSON, WY 83001-8475       |
| COX, JUSTIN ROBERT & DARCY JANINE                                                        | PO BOX 10734                   | JACKSON, WY 83002-0734       |
| DEMING, CHRISTOPHER L. REVOCABLE TRUST                                                   | PO BOX 7884                    | JACKSON, WY 83002-7884       |
| DENNISON, FLETCHER L. & CRAIG, JACQUELINE A.                                             | 2825 IBIS LN                   | JACKSON, WY 83001-9533       |
| DEPAOLO, LAURIE & TINTO, KEVIN                                                           | 41 MERCURY AVE                 | TIBURON, CA 94920-1344       |
| DESHNER, EARL A. & JULIE A.                                                              | 855 HI COUNTRY DR              | JACKSON, WY 83001-9442       |
| DIPRISCO, MICHAEL R. & ASHLEY A. REVOCABLE TRUSTS                                        | PO BOX 10143                   | JACKSON, WY 83002-0143       |
| DOANE, JEFFREY E. & NOWYGROD, ASHLEY C.                                                  | 875 HI COUNTRY DR              | JACKSON, WY 83001-9442       |
| ELLERSTEIN, DAVID J. & TARA M.                                                           | PO BOX 9005                    | JACKSON, WY 83002-9005       |
| FOUR LAZY F RANCH                                                                        | PO BOX 453                     | JACKSON, WY 83001-0453       |
| FRANK, DONALD W. & MARYELLEN C. TRUSTEES                                                 | PO BOX 3325                    | JACKSON, WY 83001-3325       |
| GARLAND, R. SCOTT & JANET                                                                | PO BOX 3438                    | JACKSON, WY 83001-3438       |
| GORDON, ROBERT T. & MICK, SUSAN N. LIVING TRUSTS                                         | PO BOX 1450                    | JACKSON, WY 83001-1450       |
| HAMMOND, BENJAMIN R. & JOHNSON, LISA ANN TRUSTEES                                        | PO BOX 6796                    | JACKSON, WY 83002-6796       |
| HANLON REVOCABLE TRUST                                                                   | PO BOX 3583                    | JACKSON, WY 83001-3583       |
| HATTAWAY, PATRICK WILLIAM & SMITH, MALLORY ANNE                                          | 860 WHITEHOUSE DR., #9258      | JACKSON, WY 83002-9258       |
| HOLT, NATHAN MORLEY                                                                      | PO BOX 4671                    | JACKSON, WY 83001-4671       |
| INDIAN TRAILS HOMEOWNERS ASSOCIATION, INC.                                               | PO BOX 11127                   | JACKSON, WY 83002-1127       |
| JEFFERIS, KATHLEEN TAYLOR & WADE CLOUD                                                   | PO BOX 852                     | JACKSON, WY 83001-0852       |
| JONES, MICHAEL M. & ROBYN A. TRUSTEES                                                    | PO BOX 112                     | JACKSON, WY 83001-0112       |
| KEELER, ROBERTA FAHEY REVOCABLE TRUST                                                    | PO BOX 1583                    | WILSON, WY 83014-1583        |
| KIRKPATRICK, KENNETH                                                                     | PO BOX 7230                    | JACKSON, WY 83002-7230       |
| KORPI, BRYAN J.                                                                          | PO BOX 14616                   | JACKSON, WY 83002-4616       |
| KRASNOW, K. LIVING TRUST & KRASNOW, INGRID DAFFNER LIVING TRUST                          | 2001 CORNER CREEK LANE, BOX 44 | JACKSON, WY 83001            |
| KYLE REVOCABLE TRUST                                                                     | PO BOX 11362                   | JACKSON, WY 83002-1362       |
| LANE, FRANK W., JR. & ALISA                                                              | PO BOX 4333                    | JACKSON, WY 83001-4333       |
| LILLY, T.A. & SHANNON R. TRUSTEES                                                        | PO BOX 9215                    | JACKSON, WY 83002-9215       |
| LUTZ, FREDERICK W. & SHIRLEY A. TRUSTEES                                                 | PO BOX 820                     | JACKSON, WY 83001-0820       |
| MORROW, WILLIAM B. & LACEY                                                               | PO BOX 6391                    | JACKSON, WY 83002-6391       |
| NEW MOON LLC                                                                             | PO BOX 353                     | TETON VILLAGE, WY 83025-0353 |
| PARK REVOCABLE TRUST                                                                     | PO BOX 301                     | JACKSON, WY 83001-0301       |

POPULUS TREMULOIDES REVOCABLE TRUST  
PRESBYTERIAN CHURCH OF JACKSON HOLE  
RILEY, PETTI A. & RILEY, NATALIE N.  
ROBICHAU, JOANNE M.  
SCHUPMAN FAMILY REVOCABLE TRUST  
SKINNER, BARRY & JANICE  
SMITH, SCOTT P. & SAMANTHA J.  
TETON COUNTY  
TETON COUNTY SCHOOL DISTRICT #1  
TOWN OF JACKSON  
TUFTE, KATIE JANE & TUFTE, RYAN NICHOLSON  
VAN HOLLAND, THEODORE J. & TAMMIE L.  
VOORHEES, BRETT JOEL & CLINTON, DONNA L.  
WALSH, MARNI E.  
WARBURTON-MCGUIRE JOINT REVOCABLE TRUST

PO BOX 751  
PO BOX 7530  
PO BOX 9436  
PO BOX 11025  
PO BOX 6764  
PO BOX 3646  
PO BOX 11091  
PO BOX 1727  
PO BOX 568  
PO BOX 1687  
PO BOX 3804  
PO BOX 2190  
PO BOX 6319  
PO BOX 6929  
PO BOX 11246

JACKSON, WY 83001-0751  
JACKSON, WY 83002-7530  
JACKSON, WY 83002-9436  
JACKSON, WY 83002-1025  
JACKSON, WY 83002-6764  
JACKSON, WY 83001-3646  
JACKSON, WY 83002-1091  
JACKSON, WY 83001-1727  
JACKSON, WY 83001-0568  
JACKSON, WY 83001-1687  
JACKSON, WY 83001-3804  
JACKSON, WY 83001-2190  
JACKSON, WY 83002-6319  
JACKSON, WY 83002-6929  
JACKSON, WY 83002-1246





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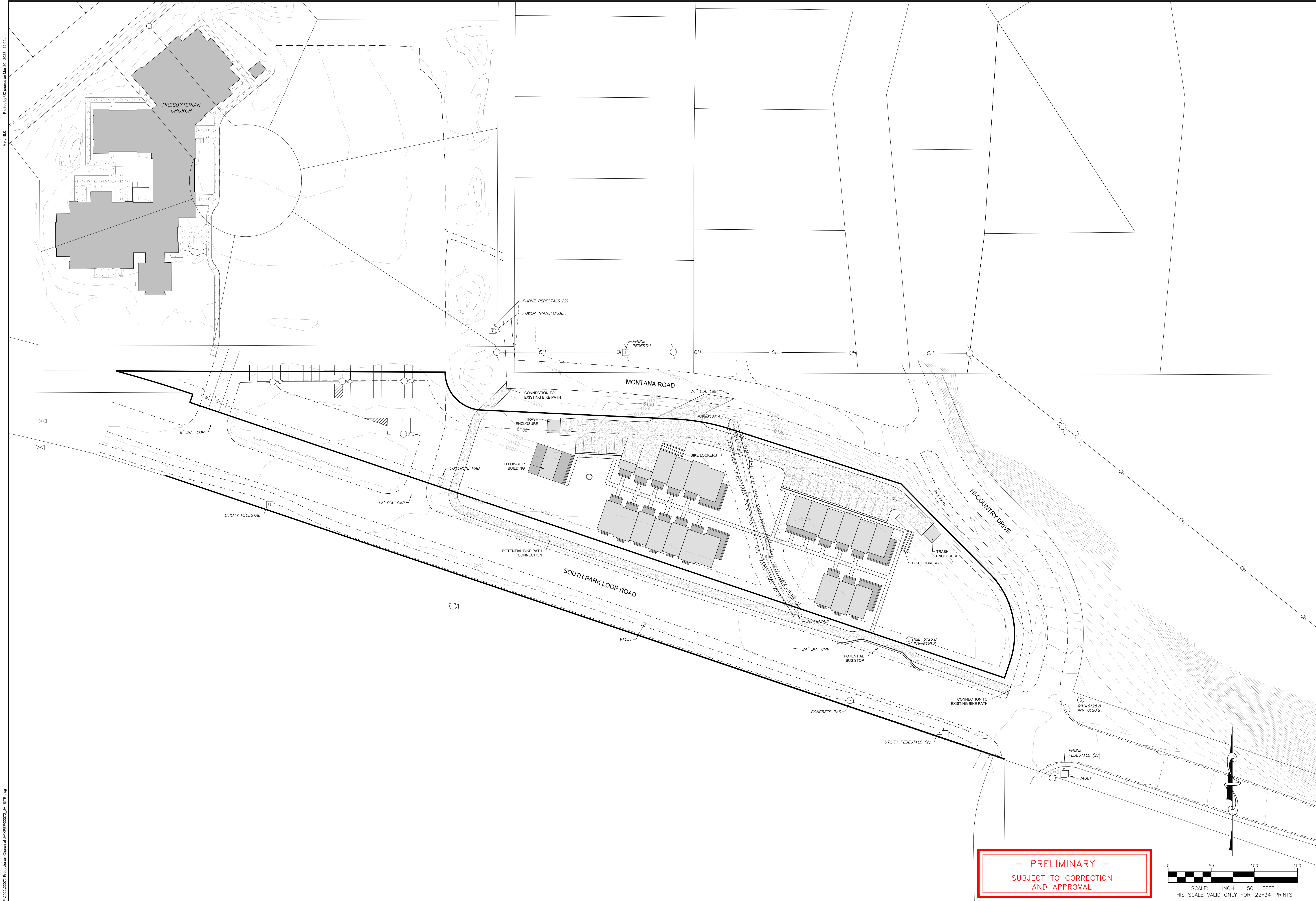
**JORGENSEN**  
PINEDALE, WYOMING  
307.367.6548  
www.jorgeng.com

PROJECT TITLE:  
**PRESBYTERIAN CHURCH OF JACKSON HOLE  
EMPLOYEE HOUSING DEVELOPMENT  
JACKSON, WYOMING**

SHEET TITLE:  
**PROPOSED DEVELOPMENT**

|                |            |
|----------------|------------|
| DRAFTED BY:    | UC         |
| REVIEWED BY:   | MD         |
| PLAN VERSION   | DATE       |
| SCHEMATIC      | 03/20/2023 |
|                |            |
|                |            |
|                |            |
| PROJECT NUMBER | 22072      |
| SHEET          | C2.0       |





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Ver. 18.0  
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PINEDALE, WYOMING  
307.367.6548  
www.jorgeng.com

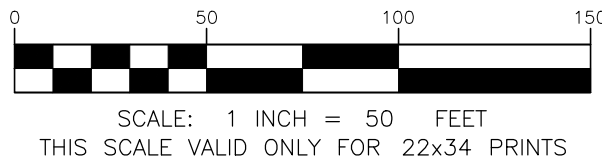
PROJECT TITLE:  
**PRESBYTERIAN CHURCH OF JACKSON HOLE  
EMPLOYEE HOUSING DEVELOPMENT  
JACKSON, WYOMING**

SHEET TITLE:  
**SITE OVERVIEW**

|              |            |
|--------------|------------|
| DRAFTED BY:  | UC         |
| REVIEWED BY: | MD         |
| PLAN VERSION | DATE       |
| SCHEMATIC    | 03/20/2023 |

|                |       |
|----------------|-------|
| PROJECT NUMBER | 22072 |
| SHEET          | C1.0  |

— PRELIMINARY —  
SUBJECT TO CORRECTION  
AND APPROVAL





## WARRANTY DEED

PCJH, L.L.C., a Wyoming limited liability company, of Teton County, Wyoming, Grantor, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND WARRANTS to Presbyterian Church of Jackson Hole, Post Office Box 7530, Jackson, Wyoming 83002 Grantee, the following described property situated in the County of Teton, State of Wyoming, hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State, to-wit:

See attached "Exhibit A"

STATE PARCEL IDENTIFICATION NO. Parcel 1: 22-40-16-06-2-00-004  
Parcel 2: 22-40-16-06-2-00-006

Including and together with all and singular the tenements, hereditaments, appurtenances and improvements thereon or thereunto belonging, but subject to taxes, reservations, encumbrances, covenants, conditions, restrictions, rights-of-way and easements of sight and record, if any.

WITNESS my hand this 14<sup>th</sup> day of September, 2000.

|            |  |
|------------|--|
| RELEASED   |  |
| INDEXED    |  |
| ABSTRACTED |  |
| SCANNED    |  |

PCJH, L.L.C., a Wyoming  
Limited Liability Company

By: Jeffrey C. Ames, Trustee  
Jeffrey C. Ames, Trustee  
Jeffrey C. Ames Living Trust  
dated October 10th, 1990.

Grantor: PCJH LLC  
Grantee: PRESBYTERIAN CHURCH OF  
Doc 0525279 bk 405 pg 1199-1202 Filed at 1:51 on 09/19/00  
Sherry L Dalgie, Teton County Clerk fees: 12.00  
By MARY D ANTROBUS Deputy

STATE OF WYOMING )  
COUNTY OF TETON ) ss.

The foregoing Warranty Deed was acknowledged before me by JEFFREY C. AMES, TRUSTEE OF THE JEFFREY C. AMES LIVING TRUST DATED OCTOBER 10TH, 1990, a member of PCJH, L.L.C. and its Management Committee, this 14 day of September, 2000.

WITNESS my hand and official seal.



Larry L. Jorgenson  
Notary Public

(Seal)  
My commission expires:



DESCRIPTION OF  
FOUR LAZY F RANCH  
REMNANT PARCELS  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.  
TETON COUNTY, WYOMING

TO WIT:

TWO PARCELS of land, each located within Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming;

PARCEL No. 1 is located in Lot 3 and Lot 4 of said Section 6 and is more particularly described as follows:

BEGINNING at a point which lies on the north line of said Lot 4 coincident with a portion of the south boundary of Indian Springs Ranch (a subdivision of record in said Office as Plat No. 757), and from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet;

thence along the north line of said Lot 3 and Lot 4 and said south boundary of Indian Springs Ranch, S89°46'26"E, 381.36 feet to the intersection with a non-tangent circular curve, from which the radius point bears S89°44'37"E, 44.00 feet;

thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing southerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet;

thence S87°19'41"E, 224.44 feet to the beginning of a circular curve, concave to the southwest with a radius of 250.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 15°11'08", 66.26 feet;

thence S72°08'34"E, 207.83 feet;

thence S44°35'28"E, 146.36 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence southeasterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence S18°43'47"W, 19.70 feet;

thence N71°16'13"W, 997.69 feet;

thence along a radial bearing N18°43'47"E, 10.00 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1482.38 feet;

thence northwesterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence departing said boundary and continuing northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the **POINT OF BEGINNING**;

**ENCOMPASSING** an area of 2.93 acres, more or less;

**TOGETHER WITH PARCEL No. 2** which is located in said Lot 3 of Section 6, and is more particularly described as follows:

**BEGINNING** at the northeast corner of said Lot 3;

thence S00°22'59"E, 482.84 feet to the intersection with the northerly right-of-way line of South Park County Road No. 22-1; said northerly line having been established as a result of a partial vacation of an easement over a strip of land described in that instrument of record in said Office in Book 8 of Mixed Records, page 515; said partial vacation was accomplished by a Quitclaim Deed of record in said Office in Book 366 of Photo, page 36-38;

thence along said right-of-way line, N71°16'13"W 244.85 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

thence along the boundary of said tract as follows:

continuing N71°16'13"W, 114.85 feet;

thence N18°43'47"E 9.70 feet to the point of beginning of a circular curve, concave to west with a radius of 180.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet to the southernmost corner of that 1.04 acre tract deeded to Teton County in 1998;

thence departing the boundary of said 4.19 acre tract and continuing northwesterly along the boundary of that 1.04 acre tract as follows:

continuing along the arc of said curve, through a central angle of 39°32'33" 124.23 feet to the end of said curve;

thence N44°35'28"W, 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 22°09'38", 85.09 feet to the end of said curve;

thence N22°25'49"W, 19.22 feet to the southernmost corner of that 0.04 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;

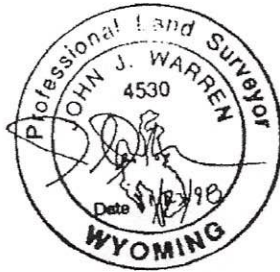
thence departing said 1.04 acre tract and proceeding along the boundary of said 0.04 acre tract to the intersection with the north line of said Lot 3;

thence along a segment of the north line of said Lot 3, coincident with a segment of the south boundary of said Hi-Country Subdivision, and its extension to the east, S89°46'26"E, 489.02 feet to the **CORNER OF BEGINNING**;

ENCOMPASSING an area of 3.74 acres, more or less;

said PARCELS are SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record.

the BASIS OF BEARING for these descriptions being S89°46'26"E along the north line of said Lot 3 and Lot 4;



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 98095.00 / 82124.21  
(map of survey located in d.93010/d.01/surv11)  
98/98095/Remnant Parcels.doc  
November, 1998





Town of Jackson  
150 E Pearl Avenue  
PO Box 1687, Jackson, WY 83001  
P: (307)733-3932 F: (307)739-0919  
www.jacksonwy.gov

Date:

# **LETTER OF AUTHORIZATION** **NAMING APPLICANT AS OWNER'S AGENT**

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

Being duly sworn, deposes and says that PRESBYTERIAN CHURCH OF JACKSON HOLE is the owner in fee of the premises located at: PARCEL 1

Address of Premises: PT NE1-4 NW 1-4 SEC 6 TWP 40 RNG 116  
Name of property owner as listed on deed

Legal Description: PARCEL 1 (SEE ATTACHED, GIS MAY BE INCORRECT)  
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: JORJONKEN ASSOCIATES

Mailing address of Applicant/agent: PO BOX 9550 JACKSON WY 83002

Email address of Applicant/agent: MDIA@JORJONKEN.COM

Phone Number of Applicant/agent: 307 733-5150

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

- ☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application  
☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☐ Business License Application  
☐ Demolition Permit ☐ Home Occupation ☒ Other (describe) MASTER PLAN AMENDMENT

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Benjamin Pascal - Authorized Agent

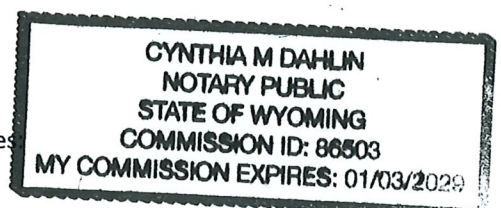
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WY )  
 ) SS.  
COUNTY OF Teton )

The foregoing instrument was acknowledged before me by Ben Pascal this 10th day of October 2023. WITNESS my hand and official seal.

Cynthia M Dahlin  
Notary Public

My commission expires



01-03-2029 @



## OWNERSHIP AND ENCUMBRANCE REPORT VERSION 3

Issued To:

Hawks & Associates, L.C.  
P.O. Box 1495  
Jackson, WY 83001  
(307) 733-9437

Report No.: W-28552  
Effective Date: September 25, 2023  
Cost: \$250.00

Project Reference:

Property Address: Parcel 1, TBD South Park Loop, Jackson, WY 83001  
Parcel 2, TBD South Park Loop, Jackson, WY 83001

County: Teton

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

Presbyterian Church of Jackson Hole

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

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

Issued By:

WYOMING TITLE & ESCROW, INC.  
Christina Feuz, President  
Phone: 307.732.2983

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



## EXHIBIT "A"

### LEGAL DESCRIPTION

TWO PARCELS of land, each located within Section 6, T40N, R16W, 6th P.M., Teton County, Wyoming;

PARCEL No. 1 is located in Lot 3 and Lot 4 of said Section 6 and is more particularly described as follows:

BEGINNING at a point which lies on the north line of said Lot 4 coincident with a portion of the south boundary of Indian Springs Ranch (a subdivision of record in said Office as Plat No. 757), and from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet;  
thence along the north line of said Lot 3 and Lot 4 and said south boundary of Indian Springs Ranch, S89°46'26"E, 381.36 feet to the intersection with a non-tangent circular curve, from which the radius point bears S89°44'37"E, 44.00 feet;  
thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;  
thence along the boundary of said tract as follows:  
continuing southerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet;  
thence S87°19'41"E, 224.44 feet to the beginning of a circular curve, concave to the southwest with a radius of 250.00 feet;  
thence southeasterly along the arc of said curve, through a central angle of 15°11'08", 66.26 feet;  
thence S72°08'34"E, 207.83 feet;  
thence S44°35'28"E, 146.36 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;  
thence southeasterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;  
thence S18°43'47"W, 19.70 feet;  
thence N71°16'13"W, 997.69 feet;  
thence along a radial bearing N18°43'47"E, 10.00 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1482.38 feet;  
thence northwesterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;  
thence departing said boundary and continuing northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the POINT OF BEGINNING.

PARCEL No. 2 which is located in said Lot 3 of Section 6, and is more particularly described as follows:

BEGINNING at the northeast corner of said Lot 3;  
thence S00°22'59"E, 482.84 feet to the intersection with the northerly right-of-way line of South Park County Road No. 22- 1 ; said northerly line having been established as a result of a partial vacation of an easement over a strip of land described in that instrument of record in said Office in Book 8 of Mixed Records, page 515; said partial vacation was accomplished by a Quitclaim Deed of record in said Office in Book 366 of Photo, page 36-38;  
thence along said right-of-way line, N71°16'13"W 244.85 feet to a corner of that 4.19 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;  
thence along the boundary of said tract as follows:  
continuing N71°16'13"W, 114.85 feet;  
thence N 18°43'47"E 9.70 feet to the point of beginning of a circular curve, concave to west with a radius of 180.00 feet;  
thence northwesterly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet to the southernmost corner of that 1.04 acre tract deeded to Teton County in 1998;



Wyoming Title & Escrow  
Ownership and Encumbrance Report  
Report No.: W-28552

thence departing the boundary of said 4.19 acre tract and continuing northwesterly along the boundary of that 1.04 acre tract as follows:  
continuing along the arc of said curve, through a central angle of  $39^{\circ}32'33''$  124.23 feet to the end of said curve;  
thence  $N44^{\circ}35'28''W$ , 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;  
thence northwesterly along the arc of said curve, through a central angle of  $22^{\circ}09'38''$ , 85.09 feet to the end of said curve;  
thence  $N22^{\circ}25'49''W$ , 19.22 feet to the southernmost corner of that 0.04 acre tract described as additional right-of-way for Teton County, Wyoming in that instrument of record in said Office in Book 301 of Photo, page 667-672;  
thence departing said 1.04 acre tract and proceeding along the boundary of said 0.04 acre tract to the intersection with the north line of said Lot 3;  
thence along a segment of the north line of said Lot 3, coincident with a segment of the south boundary of said Hi-Country Subdivision, and its extension to the east,  $S89^{\circ}46'26''E$ , 489.02 feet to the CORNER OF BEGINNING.  
the BASIS OF BEARING for these descriptions being  $S89^{\circ}46'26''E$  along the north line of said Lot 3 and Lot 4,

PIDN: 22-40-16-06-2-00-006, 22-40-16-06-2-00-004

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

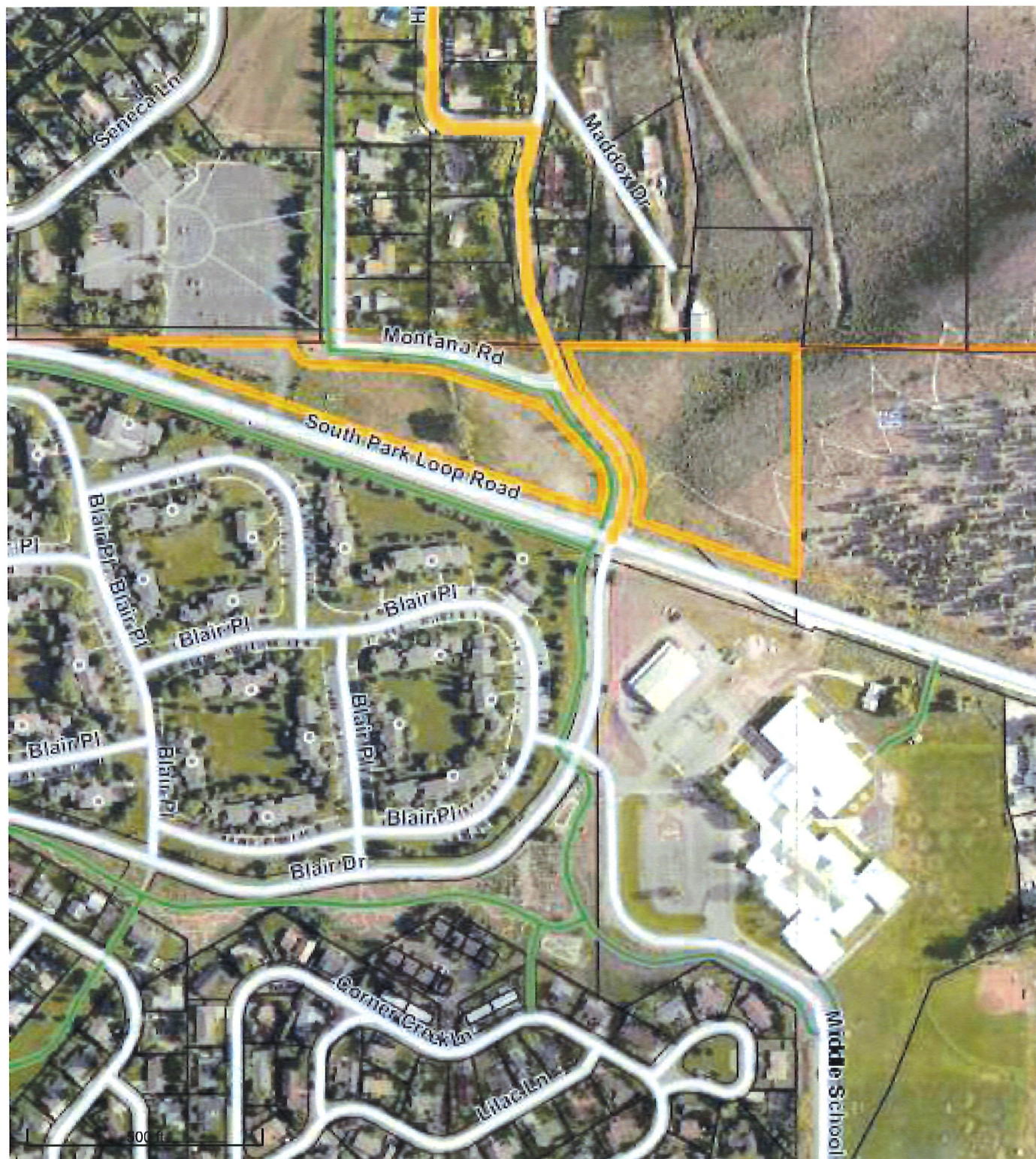
1. General taxes for the year 2023, and subsequent years, a lien not yet due or payable.  
  
Taxes, special and general, assessment districts and service areas, for the year 2023. Tax ID No. EXEMPT.  
NOTE: AFFECTS PARCEL 1  
  
Taxes, special and general, assessment districts and service areas, for the year 2023. Tax ID No. OJ-008855.  
1st Installment: \$99.47 PAID  
2nd Installment: \$99.47 PAID  
NOTE: AFFECTS PARCEL 2
2. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the State of Wyoming in a document recorded October 22, 1946, as (book) 6 of Mixed Records (page) 68, Official Records:  
Purpose: Right of way  
[6MR68](#)
3. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the State of Wyoming in a document recorded October 22, 1946, as (book) 6 of Mixed Records (page) 69, Official Records:  
Purpose: Right of way  
[6MR69](#)
4. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to the State of Wyoming in a document recorded November 5, 1956, as (book) 8 of Mixed Records (page) 515, Official Records:  
Purpose: Right of way  
[8MR515](#)
5. An easement upon the terms, conditions and provisions contained therein for the purpose shown below and rights incidental thereto as granted to US West Communications, INC., a Colorado corporation in a document recorded September 16, 1991, as (book) 241 (page) 1106, Official Records:  
Purpose: Telecommunications  
[B241P1106](#)
6. Matters as disclosed in Warranty Deed, and the terms, conditions, and provisions as contained therein, recorded February 1, 1995, as (book) 301 (page) 667, Official Records.  
[B301P667](#)
7. Matters as disclosed in Resolution (Alteration of County Road 22-1), and the terms, conditions, provisions contained therein, recorded December 1, 1998, as (book) 366 (page) 29, Official Records.  
[B366P29](#)
8. Record of Survey T-312C recorded October 24, 2001, as (instrument) 0554449 (book) 2 of Maps (page) 179, Official Records.  
[T-312](#)

Wyoming Title & Escrow  
Ownership and Encumbrance Report  
Report No.: W-28552

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



# Teton County Wyoming MapServer

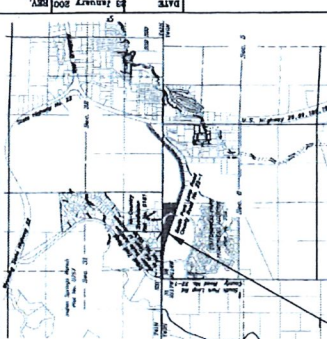


-  Township Line
- 2020 Color, 3" resolution, private land
-  Highway
-  County Road

**NORTH**

Teton County provides this map for illustrative purposes only and assumes no liability for actions taken by users based on information shown.





LOCATION MAP  
SECTIONS 31 and 32  
T40N, R116W, E7N, P.M.,  
TETON COUNTY, WYOMING  
SCALE: 1" = 200'

ANNEXED LANDS

These annexed and unannexed right-of-way line and surrounding area...  
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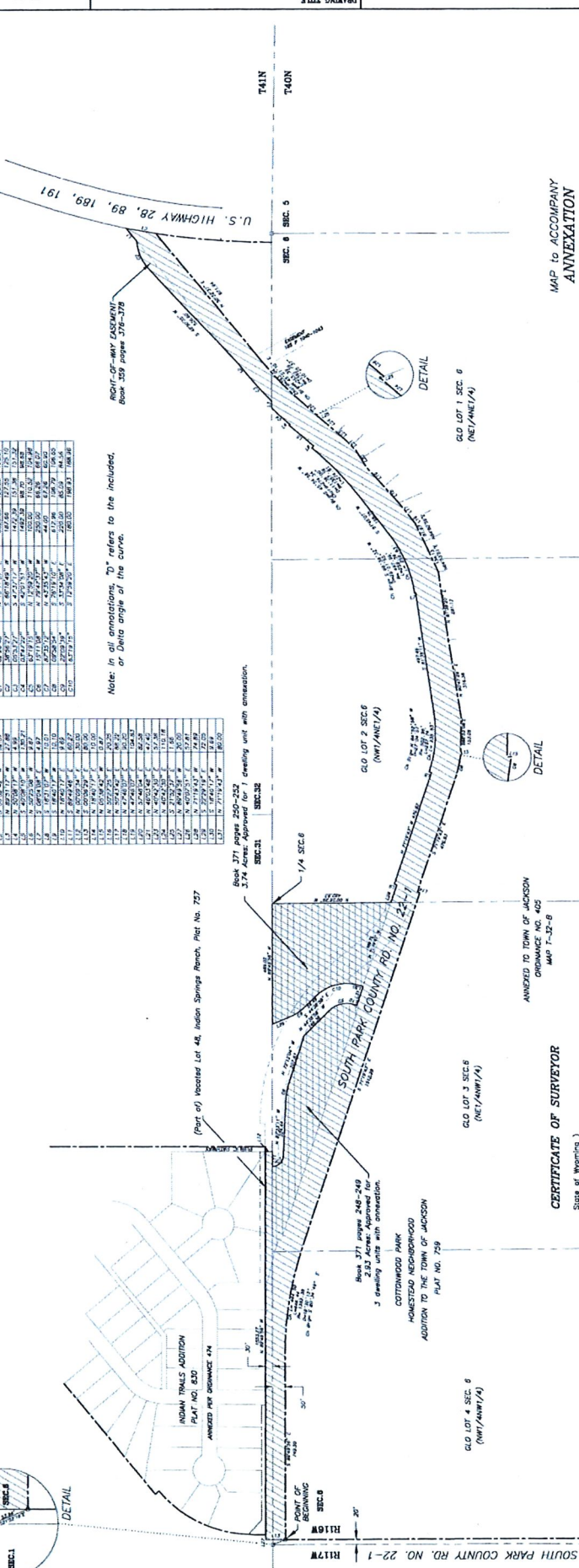
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MAP to ACCOMPANY  
ANNEXATION  
To The  
TOWN OF JACKSON  
A Portion of the  
N1/2 of SECTION 6  
T40N, R116W  
SW1/4 of Section 32  
S1/2 of Section 31  
T40N, R116W  
6th P.M., Teton County  
Wyoming

SECTION 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 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Scott Garland  
P. O. Box 3438  
Jackson, WY 83001

April 11, 2024

Via email tvalentine@jacksonwy.gov

Tyler Valentine – Senior Planner  
Town of Jackson  
P. O. Box 1687  
Jackson Wyoming 83001

Re: Presbyterian Church proposals P23-204, P23-206

Dear Tyler:

I am writing to voice my opposition to the above-referenced applications made by the Presbyterian Church. You and I have discussed my reasons and concerns, but I will put them in writing here for the record and the decision makers (the Town Planning Commission and Town Council).

My concerns and opposition stem from the Church's proposal to increase the current residential density at the doorstep to my neighborhood by 700%. At the outset I ask everyone to consider whether they would prefer something like that to happen to their neighborhood.

My wife and I have lived in the Hi-Country subdivision for 25 years. We raised our two sons in the neighborhood. Our house is 300 to 400 feet from where the proposed development will occur, if approved. I have probably driven the High Country access road to and from my house (past the land the Church proposes to develop) some 17,000 times. We use the County pathway that currently runs adjacent to the proposed development almost daily for walking.

The Church's proposal will markedly change the ambience of the 27-lot Hi-Country neighborhood (average residential density of 1 residence per .5 acres), as well as the adjacent smaller 4-lot Larry's Subdivision neighborhood (average residential density of 1 residence per .45 acres). If my math is correct, the Church proposal will result in 21 townhouses on ~1.95 acres of land. That equates to roughly 1 residential dwelling per .0928 acres.

Following are reasons why the Church's proposals should not be considered for approval, or approved.

#### Church Should Build their Employee Housing On-Site

Why can't the Presbyterian Church satisfy its housing needs by building housing on the parcel already containing the Church? There is an enormous parking lot associated with the Church that is never full. Again I walk the pathway adjacent to the Church parking lot almost daily and have never seen the parking lot more than about 60% full.

I believe that most of the Church's housing needs could be fulfilled by constructing housing along the southern edge of the parking lot, adjacent to South Park Loop Road (which is actually part of



the Subject Parcel – see image below). It may not be the fancy “pocket neighborhood” that the Church is proposing, but employee housing could be built there.



Requiring the Church to build its housing “on site” would alleviate the parking and traffic concerns for Montana Road and Hi-Country Drive, and reduce the proximity of the dogs in the new development to Hi-Country (and to a lesser extent Larry’s Subdivision) and the deer herd on High School Butte. It also places impacts resulting from the housing where it belongs on the generator of the impacts – the Church.

#### Legal Question About Applicable Density

Legal questions exist about the meaning of certain documents in Teton County and Town of Jackson files in the 1993 to 2001 timeframe.

As you know, the Cottonwood Park Complete Neighborhood Master Plan (the “CNMP”) was approved in 1983. The Church lot that is now proposed for development (hereafter referred to as the “Subject Parcel”) may have been within the geographic area of the approved CNMP, though I could find no actual map of the approved CNMP geographic area in the Town Planning Department files when I reviewed them. It would be nice if you could provide a copy of the CNMP map that was actually approved when the CNMP was approved in 1983.

Assuming the Subject Parcel *was* within the CNMP geographic area, all the draft maps that I could find in the Town's files all referred to what is now the Subject Parcel as being used for "Storage".

In 1993, after much of the high density residential development within the CNMP had been platted and built (Corner Creek and Rangeview subdivisions), the owner of the land that had sought approval of the CNMP and who still owned most of that land (the 4 Lazy F Ranch Inc.) and Teton County undertook a land exchange. The exchange involved Teton County abandoning 1.57+ acres of existing road right-of-way within the CNMP boundary lines and transferring 2 acres of County land in Adams County south of Jackson. The 2 acres in Adams Canyon was to be given to Cottonwood Park Homeowners Association for the storage of recreational vehicles (presumably those owned by residents within the developing CNMP). In exchange 4 Lazy F Ranch transferred to Teton County 4.01+ acres within the CNMP boundary lines, to be used by the County for realignment of the South Park Loop County Road, which historically and at that time curved around the base of High School Butte before straightening out and heading west, generally following the route of current Montana Road and through what is now the southern part of the Church's parking lot.

Minutes of the July 20, 1993 Board of County Commissioner ("BCC") meeting show that the BCC discussed and approved a proposed agreement for the land exchange. A copy of those minutes is attached. Paragraphs 4 and 5 of the minutes are relevant to the Subject Parcel. They read:

4. Teton County agrees that the platting of three dwelling units on the 2.73+ acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93+ acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the use and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The Interim Land Use Regulations permit continued development in accordance with approved Master Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.
5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.

A few days later (July 23, 1993), the County and 4 Lazy F Ranch signed a document titled "Proposed Agreement for Land Exchange Between Teton County, Wyoming and the Four Lazy F Ranch, Inc." A copy of the signed agreement is attached. The signed agreement restated paragraphs 4 and 5 quoted above verbatim.

In December 1998, the BCC adopted a resolution to realign South Park Loop Road (referred to in the resolution as "County Road 22-1"). A copy of the Resolution is attached. The resolution had

the County accepting conveyance from 4 Lazy F Ranch of the 4.01+ acres within the CNMP boundary lines that was described in the 1993 land exchange, and establishing the new route of South Park Loop Road to its present location. The segment of the old South Park Loop Road that followed the bottom of High School Butte was “vacated” and to be quitclaimed “to the Four Lazy F Ranch, the sole adjoining land owner.”

The results of the activities from 1993 through 1998 were visually depicted on a map prepared by the then-County Engineer and recorded as Map T-312C in 2001. The map is too large to attach, but it can be viewed at <https://s3.us-west-2.amazonaws.com/tetoncountywy/clerk/maps/T-MAPS/T-312C.pdf>

Map T-312C shows the two “remnant parcels” created by virtue of South Park Loop Road having been moved south and west from its prior location at the base of High School Butte. One is the Church parcel that is subject to your current review<sup>1</sup>; the other is the parcel owned by Church the at the base of High School Butte (which is crossed daily by members of the public to hike up and down High School Butte).

Map T-312C shows the Subject Parcel being “Approved for 3 dwelling units with annexation” and the other parcel (hereafter referred to as the “High School Butte Parcel”) being “Approved for 1 dwelling unit with annexation.” The two parcels were annexed to the Town of Jackson in 2001.

Map T-312C also shows the realigned South Park Loop Road, and in fainter lines the prior route of that road as it historically followed the base of High School Butte. It also shows the 1973 easement for Hi-Country Drive (County Road 22-19S which bifurcates the 2 Church-owned lots) and the remnant County easement for the portion of South Park Loop Road that became Montana Road when South Park Loop Road was realigned in 1998 (see discussion above).

Several legal questions are posed by the above events:

1. Whether the BCC intended in 1993 that the Subject Parcel be entitled to only “three dwelling units” as a preferred density to preserve the neighborhood character of Hi-Country and Larry’s Subdivisions’ low residential density scheme? The same question would apply to the High School Butte parcel (“Approved for 1 dwelling unit with annexation”).
2. Does an increase from three dwelling units on the Subject Parcel to 21 as proposed by the Church require Teton County’s consent, or can the Town make this decision unilaterally?
3. Can the Town unilaterally approve traffic generated by 21 residential development units be directed into Montana Road (which remains a County easement) and into Hi-Country Drive (also a County road easement)?

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<sup>1</sup> The Presbyterian Church acquired the remnant parcels from 4 Lazy F Ranch in September 2000.



The Church's application being considered by the Town Planning Commission on April 17<sup>th</sup> does not address these questions at all.

In a 2022 Zoning Compliance Verification filed by the Church with Town Planners (2022 ZCV P22-290) as no doubt a precondition of the Church moving forward with its current applications, the Church's consultant discusses the 1993 land exchange between Teton County and 4 Lazy F Ranch. In discussing the allocation of 3 and 1 dwelling units to the remnant parcels the consultant suggests (without providing any proof) a reason why the "density allocation occurred. His rationale presented there is not compelling. Again, the Church's present applications do not address these questions.

I believe that the Board of County Commissioner's 1993 requirement of prescribing 3 dwelling units to the Subject Parcel and the 1 dwelling unit to the High School Butte Parcel were intended to preserve the low density neighborhood character of Hi-Country and Larry's Subdivisions.

These legal questions need to be clarified and answered prior to any Planning Commission and Town Council review of the Church's applications.

Even assuming that the above questions can be answered in a way that allows the Town to unilaterally act on the Church's current applications, there are other concerns and reasons why the Church's density increase application should be denied.

#### South Park Loop Road Defines Neighborhood Character

From a "sense of place" standpoint – the current location of South Park Loop Road defines neighborhood character.

Starting from its junction with Highway 189 (starting at the Maverick convenience store and heading west) everything to the south of South Park Loop Road is a mix of industrial / business tapering to higher density housing, with the Middle School being located in that mix. On that same southern side of South Park Loop Road, the Town recently approved the 195 residential unit Loop development at 1080 South Park Loop Road, with direct traffic access onto South Park Loop Road. A bit further west the Teton County School District proposes to construct a 24-unit residential building at the north edge of the playing fields adjacent to the Middle School, again with direct traffic access onto South Park Loop Road. Travelling further west on South Park Loop Road through the Middle School intersection one passes the high density Blair apartments (recently renamed to something like "43 Latitude apartments") and finally Cottonwood Flats, both products of the 1983 CNMP.

All current residential development north of South Park Loop Road is low density residential housing, with the Presbyterian Church being located in the midst of same.

In this sense South Park Loop Road defines residential neighborhoods – residential development to the South of the road is dense, while development north of it is less dense. Approving the

Church's current proposal will drastically change that sense of place for those in the Hi-Country and Larry's Subdivisions neighborhoods.

Again, I believe that the Board of County Commissioner's 1993 requirement of prescribing 3 dwelling units to the Subject Parcel and the 1 dwelling unit to the High School Butte Parcel were intended to preserve the low density neighborhood character of Hi-Country and Larry's Subdivisions; with the County Commissioners viewing the new South Park Loop Road alignment as a bright dividing line between high density to the south of the new road alignment, and lower density to the north of the new road alignment.

#### Reliance on Map T-312C

When my wife and I bought our Hi-Country lot in 1999, we relied on Map T-312C in believing that no more than 3 residential dwellings would ever be built on the Subject Parcel. Now the Church is asking you to approve 21 townhouses on the Subject Parcel; a 700% increase in density, and all the impacts that will come from that. This relates to the neighborhood character issues discussed above. Our concerns about what the proposed development will do to the sense of place of our neighborhood should be considered.

#### Traffic and Parking

Though the Church's application contains a traffic study prepared by Jorgensen Engineering, that analysis lacks any serious discussion of the vehicle traffic impacts to the residents of Larry's Subdivision that regularly use Montana Road and all of us who regularly use Hi-Country Drive.

The traffic study is also woefully lacking in addressing where parking will occur if the Church's proposed increase in density is approved. The traffic study only says this about parking:

##### "Parking

All parking is anticipated to be contained on-site. A total of 25 parking spaces are proposed for the 21 workforce housing units. A variance is requested as part of the Development Plan application to allow for this number of parking spaces, which is less than would be required by the LDRs."

Saying that all parking will be contained on-site is unrealistic. Most single family residences have 2 cars, so expect there to be at least 42 vehicles when the project is built out. Where will they, and cars of their guests park? On Montana Road and Hi-Country Drive no doubt. This situation will become like what has transpired with Blair Drive (across South Park Loop Road to the south), where people routinely park along Blair Drive east of the apartment buildings, across from the bus stop by the Middle School. It will be a junk show.

#### Dogs

I could find no discussion in the Church's application about control of dogs that will reside in the new development. It is reasonable to assuming the presence of at least 1 dog per new unit (21 in

total), many probably allowed to roam the Hi-Country and Larry's subdivision neighborhoods and High School Butte, disrupting the privacy of residents in those neighborhoods and chasing wildlife.

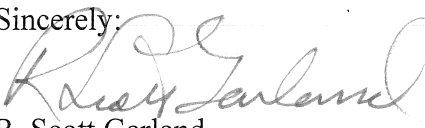
Wildlife

I could find no discussion in the Church's application about the mule deer herd on High School Butte that, due to increased traffic and soon-to-be even more high density development along South Park Loop Road adjacent to and east of the Middle School - is fast running out of southbound routes to safely exit the Butte to get to water and to get out of deep snow when it snows hard on the Butte. I routinely (year round but much more so in winter months) see deer from this herd crossing Hi-Country Drive into the Subject Parcel owned by the Church. How will the proposed development in conjunction with the approved Loop development and the School District's proposed development by the Middle School impact this deer herd, and what mitigation measures could be required to ameliorate the impacts?

Closing

I am confident there are other issues with the proposed development that I have not included in this letter, but I wanted to get this to you and the Planning Commission prior to the scheduled April 17<sup>th</sup> public hearing.

Sincerely:



R. Scott Garland

Cc: Town of Jackson Planning Commission  
Jackson Town Council members  
Lea Colasuonno – Town of Jackson Attorney  
Keith Gingery – Deputy County Attorney  
Neighbors



# Commissioners Proceedings, Teton County, Wyoming

EPJ-6403 THE PLAINSMAN PRINTING & SUPPLY, SHERIDAN

COUNTY COMMISSIONER'S MINUTES  
July 20, 1993

STATE OF WYOMING            )  
                                  ) ss.  
COUNTY OF TETON            )

BOARD OF COUNTY COMMISSIONERS OF TETON COUNTY

I, V. Jolynn Coonce, Clerk to the Board of County Commissioners of Teton County, Wyoming, do hereby certify that the foregoing pages numbered 1 to 6, inclusive, constitute a true and correct copy of the record of proceedings of the Board of County Commissioners of Teton County, Wyoming relating to the creation of the Joint Powers Board described therein, adopted at a regular meeting of the Board of County Commissioners of Teton County held at the Board of County Commissioners of Teton County's offices, located at 181 King Street, Jackson, Wyoming, on the 20th day of July, 1993, at the hour of 10:30 A.M., as recorded in the official record of proceedings of the Board of County Commissioners of Teton County kept in my office; that the proceedings were duly had and taken; the meeting was duly held; and the persons therein named were present as shown therein.

WITNESS my hand and the seal of the Board of County Commissioners of Teton County affixed on July 20, 1993.

V. Jolynn Coonce, County Clerk

A five minute recess was taken at 10:00 A.M.

At 10:05 A.M. the Board heard the Agricultural Extension Office Report. Jay Hansen and Mary Martin were present to update the Board on their activities. Mary reported on the University Outreach Pilot Program. This program will be activated in Jackson. the 4-H Program is alive and well. They have 500 participants with 84 leaders. The Fair will start on Monday. They have received a Grant for a Food Safety Program. Jay reported on the Horticultural Program that he is working on. He is working with some new satellite programs in Wyoming and Idaho. The Board thanked Mary and Jay for their work.

At 10:20 A.M. the Dept. of Family Service Report was given by Carl Ingersoll. This office has been approved for a new position. It will be a great help as the case load is higher than it ever has been. The office is out of space but has made do. The Board thanked the Department for their great effort.

The following matters from Staff were reviewed:

1. Iron Rock - Lot 1 - Were Riparian Lands a part of the subdivision or not? There was some discussion on this. The Board agreed that this will be recognized as a separate parcel. This was done on a motion by Steve and a second by Grant. Motion carried.
2. Proposed Agreement for a land exchange between Teton County and the Four Lazy F Ranch, Inc. There was some discussion on this and then Grant moved, seconded by Steve, to adopt the following proposal as amended:

PROPOSED AGREEMENT FOR LAND EXCHANGE  
BETWEEN  
TETON COUNTY, WYOMING  
AND  
THE FOUR LAZY F RANCH, INC.  
JULY 20, 1993

Both parties agree to the exchange of two acres owned by Teton County at Adams Canyon for 4.01+ acres owned by the Four Lazy F Ranch, Inc. and located north of Cottonwood Park and south of the existing South Park Loop County Road. In addition, Teton County will abandon a total of 1.57+ acres of existing road right-of-way within the boundary lines of the Four Lazy F Ranch for the use of the Four Lazy F Ranch. The four acres to be acquired by teton County will be used for the realignment of the South Park Loop County Road. The two acres to be acquired by the Four Lazy F Ranch is to be given to the Cottonwood Park Homeowners Association for the storage of recreational vehicles. The lands recovered by Four Lazy F Ranch within their property boundaries are to be used for single family dwelling units. This agreement is subject to the following conditions:

# Commissioners Proceedings, Teton County, Wyoming

BY THE PLAINSMAN PRINTING & SUPPLY, SHERIDAN  
COUNTY COMMISSIONER'S MINUTES  
July 20, 1993

1. The two acres to be provided at Adams Canyon are "net" area, usable for storage, and do not include area needed for screening, landscaping, setbacks, side slopes or other grading activities. The areas needed for these additional activities are in addition to the area needed for storage and will not be included in the exchange parcel.
2. Teton County will grade the two acre Adams Canyon site to meet the Development and Grading permit requirements of Teton County. Teton County will landscape and maintain said landscaping on the sloped and landscaped lands adjacent to the two acre parcel being exchanged to the level of landscaping applied to the entire Adams Canyon site. Four Lazy F Ranch will construct a perimeter fence around the two acre parcel to standards applicable to the entire Adams Canyon Site.
3. Irrigation ditches and utilities will be relocated (as necessary) under the new South Park Loop county Road as a result of the South Park Loop County Road reconstruction and at no cost to the Four Lazy F Ranch. The portions of the sewer line and water line that fall under the new road alignment will be installed as part of the roadway reconstruction.
4. Teton County agrees that the platting of three dwelling units on the 2.73+ acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93+ acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The Interim Land Use Regulations permit continued development in accordance with approved Master Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.
5. The single access point to High County Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.
6. The new roadway will be designed and constructed to match the existing grade as closely as possible.
7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.
8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.
9. The land exchange shall take place by October 15, 1993.

Dan Hazen, Agent  
Four Lazy F Ranch, Inc.

Steve Thomas  
Steve Thomas, Teton County  
Commissioner  
Dail E. Barbour  
Dail Barbour, Commissioner

Grant Larson  
Grant Larson, Commissioner

Motion carried.

Jim Verdone was present to discuss Adams Canyon Site and the progress being made.

An executive session was taken at 11:05 A.M. The meeting then recessed for lunch at 12:00 P.M. and reconvened at 1:30 P.M. with further discussion on the Fox Creek Quarry Permit Request. Dail reviewed the applicants request which was heard at the meeting on July 6, 1993. (The meeting is being taped). Steve Duerr, representing Becho, Inc., gave an opening statement. Steve referred to a letter submitted on July 16, 1993 regarding the request. He also requested that he be

## PROPOSED AGREEMENT FOR LAND EXCHANGE

BETWEEN

TETON COUNTY, WYOMING

AND

THE FOUR LAZY F RANCH, INC.

July 20, 1993

|         |            |
|---------|------------|
| Date    | # of Pages |
| From    |            |
| Co.     |            |
| Phone # |            |
| Fax #   |            |

Both parties agree to the exchange of two acres owned by Teton County at Adams Canyon for 4.01± acres owned by the Four Lazy F Ranch, Inc. and located north of Cottonwood Park and south of the existing South Park Loop County Road. In addition, Teton County will abandon a total of 1.57± acres of existing road right-of-way within the boundary lines of the Four Lazy F Ranch for the use of the Four Lazy F Ranch. The four acres to be acquired by Teton County will be used for the realignment of the South Park Loop County Road. The two acres to be acquired by the Four Lazy F Ranch is to be given to the Cottonwood Park Homeowners Association for the storage of recreational vehicles. The lands recovered by Four Lazy F Ranch within their property boundaries are to be used for single family dwelling units. This agreement is subject to the following conditions:

1. The two acres to be provided at Adams Canyon are "net" area, useable for storage, and do not include area needed for screening, landscaping, setbacks, side slopes or other grading activities. The areas needed for these additional activities are in addition to the area needed for storage and will not be included in the exchange parcel.
2. Teton County will grade the two acre Adams Canyon site to meet the Development and Grading permit requirements of Teton County. Teton County will landscape and maintain said landscaping on the sloped and landscaped lands adjacent to the two acre parcel being exchanged to the level off landscaping applied to the entire Adams Canyon site. Four Lazy F Ranch will construct a perimeter fence around the two acre parcel to standards applicable to the entire Adams Canyon site.
3. Irrigation ditches and utilities will be relocated (as necessary) under the new South Park Loop County Road as a result of the South Park Loop County Road reconstruction and at no cost to the Four Lazy F Ranch. The portions of the sewer line and water line that fall under the new road alignment will be installed as part of the roadway reconstruction.
4. Teton County agrees that the platting of three dwelling units on the 2.73± acres of land between the old and new South Park Loop County Road alignments and one dwelling unit on the 0.93± acres recovered from the old road alignment located due north of the Jackson Hole Middle School will be permitted as allowed under the uses and densities permitted within the Cottonwood Park Master Plan and shall be considered part of the total units permitted under said Master Plan. The Interim Land Use Regulations permit continued development in accordance

PROPOSED AGREEMENT FOR LAND EXCHANGE  
TETON COUNTY, WYOMING AND FOUR LAZY F RANCH, INC.  
PAGE 1 OF 2



with approved Master Plans. Four Lazy F Ranch will pay the costs of platting these four single family lots. No lots will access directly to the South Park Loop County Road.

5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County Road reconstruction.

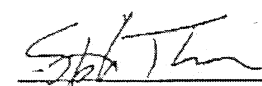
6. The new roadway will be designed and constructed to match the existing grade as closely as possible.

7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.

8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.

9. The land exchange shall take place by October 15, 1993.

 7-23-93  
Dan Hazen, Agent  
Four Lazy F Ranch, Inc.

  
Steve Thomas, Teton County Commission

  
Dail Barbour, Teton County Commission

  
Grant Larson, Teton County Commission

## RESOLUTION

(ALTERATION OF COUNTY ROAD 22-1)

**WHEREAS**, the Board of County Commissioners of Teton County have determined that the interests of the County and its citizens necessitate the alteration of a portion of the right-of-way for County Road 22-1, the "South Park Road", and the County has received a deed of conveyance of land for the purpose of altering a portion of said road to a more beneficial alignment, pursuant to the provisions of W.S. Section 24-3-101, *et seq*;

**NOW, THEREFORE**, having met and duly considered this matter, it is hereby:

**RESOLVED** that Teton County accept the conveyance of a strip of land from Four Lazy F Ranch to be used for roadway purposes for a realignment of County Road 22-1; and

**RESOLVED** that the roadway be and it is hereby altered and that there is established a new segment of said roadway, with the point of commencement, course and point of termination of said new altered roadway being as described in the attached description on Exhibit "A"; and

**FURTHER RESOLVED**, that the portion of the old road that will no longer be used, having a point of commencement, course and point of termination as described on Exhibit "B" hereto, at such time as the new alignment is available and ready for use, be and it is, upon commencement of use of the new alignment, hereby vacated and that the County quitclaim any interest in said strip of land to the Four Lazy F Ranch, the sole adjoining land owner.

Adopted at the regularly scheduled meeting of the Board of County Commissioners held the 5<sup>th</sup> day of December, 1998.



BOARD OF COUNTY COMMISSIONERS

Robert L. Shew  
Chairperson

(Seal)

Attest:

Sherry L. Daigle

~~Sherry L. Daigle, County Clerk~~  
Sherry L. Daigle, County Clerk

Grantor: BOARD OF COUNTY COMMISSIONERS\*  
Grantee: THE PUBLIC

Doc 0478691 bk 366 pg 29-35 Filed at 3:40 on 12/81/98  
Sherry L. Daigle, Teton County Clerk fees: 0.00  
By WENDY R GRALUND Deputy

|            |  |
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| RELEASED   |  |
| INDEXED    |  |
| ABSTRACTED |  |
| SCANNED    |  |

State of Wyoming}

$$\} ss$$

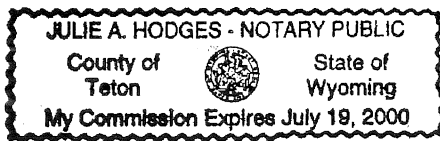
County of Teton }

On this 1st day of December, 1998, before me personally appeared Robert L. Shervin, to me personally known, who being by me duly sworn did say that he is the Chairperson of the Board of County Commissioners to Teton County, Wyoming; that the seal affixed is the seal of said County; that said instrument was signed on behalf of said County; and said party acknowledged the instrument to be the free act and deed of said County.

Given under my hand and seal the date first above written.

Notary Public

My Commission expires: July 19, 2000





DESCRIPTION OF  
ADDITIONAL RIGHT-OF-WAY FOR  
TETON COUNTY, WYOMING  
FROM  
FOUR LAZY F RANCH, INC.  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.

TO WIT:

A parcel of land located in Lot 3 and Lot 4 of Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming; said parcel being more particularly described as follows:

BEGINNING at a point on the southerly right-of-way line of South Park County Road No. 22-1, from which the northwest corner of said Section 6 bears N38°36'07"W, 32.09 feet;

thence along said right-of-way line, S89°46'26"E, 1215.17 feet to the intersection with a circular curve, from which the radius point bears S18°31'47"W, 1482.38 feet;

thence southeasterly along the arc of said curve, through a central angle of 00°12'00", 5.17 feet;

thence along a radial bearing S18°43'47"W, 10.00 feet;

thence S71°16'13"E, 997.69 feet;

thence N18°43'47"E, 19.70 feet to the beginning of a circular curve, concave to the west, with a radius of 100.00 feet;

thence northwesterly along the arc of said curve, through a central angle of 63°19'15", 110.52 feet;

thence N44°35'28"W, 146.36 feet;

thence N72°08'34"W, 207.83 feet to the beginning of a circular curve, concave to the southwest, with a radius of 250.00 feet;

thence westerly along the arc of said curve, through a central angle of 15°11'07", 66.26 feet;

thence N87°19'41"W, 224.44 feet to the beginning of a circular curve, concave to the northeast, with a radius of 44.00 feet;

thence northerly along the arc of said curve, through a central angle of 52°58'10", 40.68 feet to the intersection with said southerly right-of-way line;

thence along said right-of-way line through the following

courses and distances:

proceeding S89°46'26"E, 165.46 feet;

thence S00°13'34"W, 15.00 feet to the intersection with a circular curve, from which the radius point bears S00°13'34"W, 778.51 feet;

thence southeasterly along the arc of said curve, through a central angle of 46°49'13", 636.17 feet to the intersection with a circular curve, from which the radius point bears S84°57'05"W, 180.00 feet;

thence departing said right-of-way line, southerly along the arc of said curve, through a central angle of 23°46'42", 74.70 feet;

thence S18°43'47"W, 9.70 feet;

thence S71°16'13"E, 114.85 feet to the point of intersection with said southerly right-of-way line; said point being on a circular curve, from which the radius point bears N50°10'17"E, 612.96 feet;

thence easterly along the arc of said curve, through a central angle of 27°18'06", 292.08 feet to the intersection with the east line of said Lot 3 of Section 6;

thence along said line, S00°22'59"E, 12.28 feet;

thence N71°16'13"W, 1472.05 feet to the beginning of a circular curve, concave to the southwest, with a radius of 1382.38 feet;

thence westerly along the arc of said curve, through a central angle of 18°30'13", 446.44 feet;

thence N89°46'26"W, 729.50 feet;

thence S45°05'17"W, 28.22 feet to the intersection with the easterly right-of-way line of said South Park County Road No. 22-1;

thence along said line, N00°02'59"W, 45.00 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 4.19 acres, more or less;

TOGETHER WITH a parcel of land located in said Lot 3 of Section 6, more particularly described as follows:

BEGINNING at a point on the north line of said Lot 3, from

which said northwest corner of Section 6 bears N89°46'26"W, 2025.20 feet;

thence along said north line of Lot 3, S89°46'26"E, 83.93 feet;

thence S22°25'49"E, 52.82 feet to the point of intersection with the northerly right-of-way-line of said South Park County Road No. 22-1; said point being on a circular curve, from which the radius point bears S29°02'13"W, 878.51 feet;

thence along said right-of-way line, westerly along the arc of said curve, through a central angle of 07°30'46", 115.19 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.04 acres, more or less;

said parcels being SUBJECT TO any easements, rights-of-way, covenants, conditions, restrictions, reservations, agreements or encumbrances of sight and/or record;

the BASIS OF BEARING being S89°46'26"E along the north line of said Lot 3 and Lot 4.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93010.01 March 10, 1994  
ref. d.93010/d.01/d.wp rowl.wp

PAGE 3 OF 3

EXHIBIT "A"



DESCRIPTION OF  
RIGHT-OF-WAY TO BE VACATED  
LOCATED IN LOT 3 AND LOT 4, SECTION 6  
T40N, R116W, 6th P.M.  
TETON COUNTY, WYOMING

**TO WIT:**

A parcel of land located in Lot 3 and Lot 4 of Section 6, T40N, R116W, 6th P.M., Teton County, Wyoming; said parcel being a portion of South Park County Road No. 22-1 and more particularly described as follows:

**BEGINNING** at a point on the north line of said Lot 4, from which the northwest corner of said Section 6 bears N89°46'26"W, 1151.50 feet;

thence along the north line of said Lot 3 and Lot 4, S89°46'26"E, 381.36 feet to the intersection with a circular curve, from which the radius point bears S89°44'29"E, 44.00 feet;

thence southerly along the arc of said curve, through a central angle of 34°37'02", 26.58 feet to the intersection with the southerly right-of-way line of said South Park County Road;

thence along said right-of-way line, N89°46'26"W, 305.35 feet to the intersection with a circular curve, from which the radius point bears S18°31'47"W, 1482.38 feet;

thence northwesterly along the arc of said curve, through a central angle of 03°22'48", 87.45 feet to the POINT OF BEGINNING;

**ENCOMPASSING** an area of 0.20 acres, more or less;

**TOGETHER WITH** a parcel of land located in said Lot 3 of Section 6; said parcel being a portion of said South Park County Road No. 22-1 and more particularly described as follows:

**BEGINNING** at the point of intersection of the east line of said Lot 3 with the northerly right-of-way line of said South Park County Road, from which the northeast corner of said Lot 3 bears N00°22'59"W, 465.52 feet;

thence along said east line, S00°22'59"E, 17.32 feet;

thence N71°16'13"W, 244.85 feet to the point of intersection with the southerly right-of-way line of said South Park County Road; said point being on a circular curve, from which the radius point bears N50°10'17"E, 612.96 feet;

thence along said right-of-way line through the following courses and distances:

proceeding northwesterly along the arc of said curve, through a central angle of 02°25'31", 25.95 feet;

thence N37°24'12"W, 52.66 feet to the beginning of a circular curve, concave to the southwest, with a radius of 778.51 feet;

thence northwesterly along the arc of said curve, through a central angle of 05°33'02", 75.42 feet to the intersection with a circular curve, from which the radius point bears S84°57'05"W,

180.00 feet;

thence departing said right-of-way line, northwesterly along the arc of said curve, through a central angle of  $39^{\circ}32'33''$ , 124.23 feet;

thence  $N44^{\circ}35'28''W$ , 54.49 feet to the beginning of a circular curve, concave to the northeast, with a radius of 220.00 feet;

thence northwesterly along the arc of said curve, through a central angle of  $22^{\circ}09'39''$ , 85.09 feet;

thence  $N22^{\circ}25'49''W$ , 19.22 feet to the point of intersection with said northerly right-of-way line of South Park County Road; said point being on a circular curve, from which the radius point bears  $S29^{\circ}02'13''W$ , 878.51 feet;

thence along said northerly right-of-way line through the following courses and distances:

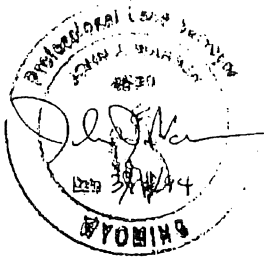
proceeding southeasterly along the arc of said curve, through a central angle of  $23^{\circ}33'35''$ , 361.24 feet;

thence  $S37^{\circ}24'12''E$ , 52.66 feet to the beginning of a circular curve, concave to the northeast, with a radius of 512.96 feet;

thence southeasterly along the arc of said curve, through a central angle of  $24^{\circ}49'54''$ , 222.31 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 0.92 acres, more or less;

the BASIS OF BEARING being  $S89^{\circ}46'26''E$  along the north line of said Lot 3 and Lot 4.



John J. Warren  
Wyoming Professional Land Surveyor No. 4530  
Jorgensen Engineering & Land Surveying P.C.  
Project No. 93010.01 March 10, 1994  
ref. d.93010/d.01/d.wp row2.wp

**Dan Heilig  
1000 Montana Rd.  
Jackson, WY 83001**

April 5, 2024

Tyler Valentine  
Senior Planner  
Town of Jackson  
P.O. Box 1687  
Jackson, WY 83001

Re: Item P23-204, P23-206 & P24-007 — Presbyterian Church of Jackson Hole

Dear Mr. Valentine:

Thank you for inviting public comment on the above-captioned project. My wife and I own the property directly across the street from the proposed housing development, which we purchased from the Brumsteds in June, 2023.

We are aware of the housing crisis in Jackson, and support local efforts to provide workforce housing in our community. That said, we wish to bring to your attention a few specific aspects of the church's proposal that concern us.

Access to the units. The church's application (at 26) states that "Vehicular access to the site will be provided from Montana Road." The proposed location of this access point is directly across the street from our driveway. Given the obvious conflicts and disturbances created by this location, we request that alternative locations for ingress/egress be given careful consideration in this process, the most obvious being the church's parking lot, or from other locations along South Park Loop Road. Any agreement between Four Lazy F Ranch and the church which the church contends restricts access options to Montana Road should be scrutinized to determine whether it has binding legal effect regarding this issue.

Construction. We request that during the construction phase, all construction-related traffic (land surveyors, construction crews, heavy equipment, etc) access the project from the church's parking lot. In addition, all construction equipment and materials should be parked/stockpiled on church property and in no other location. The hours of construction should be limited to 8am to 5pm Monday through Friday to reduce impacts to the neighborhood, and parking of vehicles related to the project should not be permitted on Montana Road or High County Drive.

Neighborhood Impacts. As noted by several of our neighbors in Larry's and Hi-Country subdivisions, the project will result in a significant impact to the peace and quiet of the neighborhood including increased traffic and traffic noise, light pollution from outdoor lighting and vehicle headlights/brake lights, loss of open space, barking dogs, amplified stereo music, etc. Given these impacts, we request that you prepare a Neighborhood Impact Analysis detailing all of the anticipated impacts and consider a range of actions to avoid or mitigate them. Meaningful public involvement in this process is critical. As you know, the church held a public meeting on March 20, 2023, to solicit views and opinions from neighbors about the proposal, yet it is unclear whether any changes to project design were made in response. This analysis should be more than a simple "check-the-box" exercise.

Traffic impacts. Although the application includes a traffic analysis, it fails to address the roads that will see the greatest impacts: Montana Road and High Country Drive. The traffic study also fails to include the road intersection that will experience the greatest increase in use: High Country Drive and Montana



Road. Montana Road currently provides access to a total of five homes (including ours) and sees very little use. During most times of the day, the road is empty; several hours can pass without the passage of a single vehicle. But with access to the project proposed from Montana Road, traffic volume will increase dramatically, well beyond the level of existing uses. The Traffic Impact Study (TIS) included with the church's application makes the astonishing and patently erroneous claim that, "...the trips generated by this development are not expected to have any significant impact on levels of performance on adjacent streets and intersections or to the regional street system." See TIP Executive Summary at 3. This is clearly not the case. The obvious way to avoid these significant impacts to neighborhood roads is to identify/select a different, less intrusive access point into the project area.

We also request that the traffic study take into account the cumulative impacts from future developments planned/approved on South Park Road, and the traffic increase on South Park Loop Road anticipated from development of the Tribal Trails connector.

Zoning and Existing Assigned Density. Considering the likely impacts to the quiet use and enjoyment of our property, we would of course prefer that the zoning and existing assigned density applicable to the lot remain unchanged at NL-3, "a low density neighborhood zone intending to recognize existing residential neighborhoods. The NL-3 ordinarily permits detached single family dwelling units." That said, should the project move forward, we would appreciate any and all efforts to avoid and/or mitigate negative effects to residential properties in the two existing subdivisions closest to the church's development.

Alternative building site locations. When discussing this project with others, the most common question I hear is "Why doesn't the church build this project in its existing parking lot?" The 5+acre lot is certainly larger enough, and use of the lot is limited, even on the busiest days, to a fraction of the total parking capacity. Building on previously disturbed property is clearly the environmentally-preferable alternative that would more closely align with the environmental values expressed in the Comp Plan. Given the obvious advantages, this option demands thorough consideration in the approval process.

Sewer line capacity. Teton County's soon-to-be-approved Water Quality Management Plan identifies connecting Hi-County and Larry's subdivisions to the town's wastewater treatment facility as a high priority. The church's application (at 18) states: "Municipal water and sewer lines are immediately adjacent to the property and adequate capacity exists in both systems to accommodate this proposed housing. The sewer extension onto Church property also provides an opportunity for future connections to the adjoining residential neighborhood, which could eliminate known septic problems in that area." We request that the sewer line constructed to serve the church's housing project provide sufficient capacity to accommodate future wastewater treatment needs Hi-County subdivision and that this element be included as a condition of approval.

Bifurcation of project phases. Given the fact that Phase 2 is highly uncertain, please consider the advantages and/or disadvantages of bifurcating analysis and approval of the two phases which, although comprised of housing units, are quite different in nature and serve different purposes.

We appreciate the opportunity to provide comments, and look forward to further discussions with the town and church leaders about the church's development proposal.

Sincerely,

Dan Heilig  
1000 Montana Rd.  
Jackson, WY 83001

**From:** John W. Graham <jwg@glslp.com>  
**Sent:** Tuesday, March 19, 2024 3:48 PM  
**To:** Lea Colasuonno; David Defazio; Tyler Valentine; Paul Anthony  
**Cc:** Todd Oliver; Michael Halpin; Katie Harding  
**Subject:** Cottonwood masterplan DU ownership / PCJH development application

All,

I wanted to put everyone on the same email chain as both the Presbyterian Church and the Town have reached out to Four Lazy F Ranch, Inc. with concerns over the continued ownership of the remaining DUs from the Cottonwood Master Plan approval (the “*CNMP*”).

As a preliminary matter, I am working off the analysis in the Town’s February 24, 2023, ZCV response letter finding that there are indeed 59 residential units within the CNMP and that those units may be used to increase density on a property within the CNMP, provided that density addition goes through the proper procedures.

I am also operating on the assumption that, as Four Lazy F Ranch has, over the years, been allowed to reallocate density between different areas within the CNMP, that the Town accepts, at least preliminary, that Four Lazy F Ranch has an “ownership” interest in the DUs.

As a result, my understanding is there is no dispute 1) that these excess DUs exist, 2) that these DUs may be assigned to areas within the CNMP pursuant to the process laid out in the ZCV, and 3) that, absent any evidence of a subsequent conveyance, the legal owner of those DUs is Four Lazy F Ranch. To the extent I am wrong about our agreement on issue 3, I’m happy to discuss further, but, again, it seems to me that the Town has necessarily taken that position via allowing subsequent reallocations within the CNMP by Four Lazy F Ranch and the acknowledgement that these DUs can be used. (Put more pointedly, if the February 24, 2023 ZCV is correct, but the DUs aren’t “owned” by anyone in particular or have some sort of ethereal common ownership, every homeowner in the CNMP will be racing to the planning department to submit an application for increased density and to “claim” some of the unused rights).

So, the only issue appears to be whether Four Lazy F Ranch has conveyed any of these unused DUs, limiting its available stock. It has not.

First, while Four Lazy F Ranch is potentially transferring some of these DUs standing alone to PCJH, it has never made a standalone conveyance of DUs prior.

As a result, the only basis to claim Four Lazy F Ranch had transferred away some of its DUs would be to claim Four Lazy F has issued deeds or other planning or title documents that include unused DUs within a tangible conveyance or approval. And this has certainly occurred. The parcel PCJH is developing is a prime example, with notations on the plat that the parcels include to date unused DUs.

However, with the limited exception of these PCJH parcels, there are no other deeds conveying away unused DUs. Instead, only single parcels have been conveyed pursuant to approved plats that only used a portion of the available DUs for the CNMP.

Based on our correspondence to date, it seems taken for granted for both Cottonwood Park and Cottonwood Flats there was no implicit transfer of DUs, as it would seem unworkable to claim that a warranty deed for a single parcel platted as a single-family home necessarily included some intangible right in an unallocated DU for the larger master plan area. But there is some concern regarding Blair Place Apartments in this regard.

So, for Blair Place specifically, there is no basis to conclude that any DUs transferred in 2021 when a Four Lazy F Ranch successor entity sold the Blair Place parcel to the current owners. The deed for that sale only conveys “Lot 1 of the Cottonwood Park Homestead Neighborhood Addition” and the “tenements, hereditaments, appurtenances, and improvements” belonging to that parcel. As a result, the only way DUs could have been transferred to the buyer by that deed is if the DUs themselves were specifically allocated to that lot.

There were no DUs that were specifically allocated to Blair Place and not actually developed, however. At one time, Blair Place did originally have an overallocation of units between the original approval and final plans (approximately 306 approved units to approximately 294 actually built according to Mr. Oliver’s memory, but those numbers might be a bit off as we have not pulled the relevant records).



However, Four Lazy F actually came to the Town and had the number of units approved for the project reduced, after realizing they would underdevelop, to reflect their final designs and reserve DUs for later projects. Mr. Oliver specifically remembers that meeting because the Town initially asked for a new traffic study even though the development would be fewer units but contain the same road and traffic patterns. While we have not been able to confirm the date of that meeting, Mr. Oliver has a hard copy of the minutes that we can find and produce those when he is in town, if necessary, but these records should also be in town planning records.

As a result, a review of planning records should establish that the DUs allocated to Blair Place (or “Lot 1 of the Cottonwood Park Homestead Neighborhood Addition”) matched the as built development, and there are no excess DUs specifically allocated to that parcel which could have been included in a deed to that parcel.

This reading is also consistent with the private purchase and sale agreement for the Blair Place property, which provides in relevant part, that the sale includes “[t]o the extent assignable, all rights, titles, and interests of Seller in all development rights, entitlements, rights to develop, service contracts, warranties or guaranties, *if any*, relating to the Land, the Improvements, or the Personal Property, but *excluding any and all development rights of other rights situated within the “Master Plan” for lands owned by seller...*” The emphasis is added, but the language makes clear the parties contemplated that Blair Place might not have excess development rights, and unallocated DUs were not included. I have excluded a full copy of the agreement as I do not want the terms and conditions to be subject to a public records request, but am happy to make a copy available for inspection to confirm the accuracy of the quote and the authenticity of the agreement if anyone from the Town would like to review.

As a result, the record establishes that Four Lazy F has never transferred any of the unused 59 DUs.

If there are any questions or follow up on this analysis, please don’t hesitate to let me know.

**GEITTMANN LARSON SWIFT LLP**  
JACKSON HOLE, WYOMING  
ATTORNEYS & COUNSELORS AT LAW

**John Graham**  
PARTNER

(307) 733-3923  
155 East Pearl Street, Suite 200  
PO Box 1226  
Jackson, WY 83001  
[glsllp.com](http://glsllp.com) | [jwg@glsllp.com](mailto:jwg@glsllp.com)

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## Tyler Valentine

---

**From:** John Hanlon <johnhanlon12@outlook.com>  
**Sent:** Thursday, December 28, 2023 3:05 PM  
**To:** Tyler Valentine  
**Subject:** South park development



Dear Tyler Valentine,

I have been watching the various developments along South Park Loop. The latest to come to our attention is the Presbyterian church's plan to build 21 housing units and recreation center of some sort on the narrow strip of land next to Montana Rd. This is far beyond the entitled use for that space. I heard some time ago from Mr. Halpin that it is for 4 houses and anything over that requires a CUP. The town has the power to issue a CUP but many neighbors I have spoken with are against it.

You are allowing 193 units at "The Loop" project just east of the Middle School, and I hear there will be 80 units for teachers at the north side of the gym at the Middle school plus there will be 1500 to 1800 homes in the Gill's project next to the high school (Northern South Park development). This could potentially be 4,000 to 5,000 more citizens in an already very dense area. We do not have the roads, water system, sewer capacity, schools, fire/police protection, etc. to carry this load and it will destroy any sense of neighborhood or community we may have. It will unquestionably require the completion of the Indian Trails Connector for which there is no great way to intersect Route 22. There is not room to make So Park Loop from the Maverick to the Middle School intersection a 4 lane road and that road is already overburdened at school open and close hours with parents shuttling kids.

With all due respect to the issues of housing shortage, I feel we must check ourselves and our growth somewhere. These numbers exceed the population of most towns in Wyoming. This buildout is really way past the realm of common sense.

As a resident of the neighborhood, I firmly oppose this latest project by the church.

Thank you for your consideration.

Sincerely,

John Hanlon

995 Maddox Drive

Teton County, WY.



**From:** John Hanlon <johnhanlon12@outlook.com>  
**Sent:** Sunday, March 31, 2024 3:36 PM  
**To:** Tyler Valentine  
**Subject:** PUD on So Park Loop at Presby Church

Dear Mr. Valentine,

In addition to comments previously made on 12/29/2023 I would like to add this:

Since the Northern South Park Loop (Gill project) is moving forward with nearly 1500 units and “The Loop” project is moving forward with 193 units There should be ample housing for the church project very nearby. The church is allowed by right to 4 units on the subject lot and I will not oppose that, but 21 more units will further over crowd some of the densest housing in Jackson. The school project will add another 80 units next to the middle school. The probable addition of the Indian trails connector will be necessary to accommodate all the new residents. The traffic patterns and congestion will be horrendous since you are adding a possible 5,000 more residents within a ½ mile of the church, and my house. The construction, noise, dust and road wear will be intolerable. Please, I beg you to use some common sense and restraint, do not add more.

Thank you.

John Hanlon

995 Maddox drive

POB 3583

Jackson WY. 83001

**From:** Louise Galiher <ljpgpointswest@hotmail.com>  
**Sent:** Wednesday, April 3, 2024 6:09 PM  
**To:** Tyler Valentine; Paul Anthony  
**Subject:** Comment of Opposition- Proposed Development- Presbyterian Church 21 units

My husband and I purchased (and paid value for) what we thought was almost 2 acres of land to retire on. This would be our home, our peace, our solitude. Through horrific events we found out that while we in fact purchased and paid value for what we believed we had...we also purchased a fight, a long and costly lawsuit, and in the end lost land that we paid full value for without compensation. We lost it to a neighbor who lacked the requisite legal intent yet still gained ownership of our property in an adverse possession case.

Fast forward to now...you get what you purchased, what you paid for, what you bargained for in an exchange- in your legally binding contract. You should not be legally allowed to create a new bargain once the contract is complete and in reality would need new consideration in order to do so. Here none of that is the case. What I am specifically talking about are the 21 proposed housing units in an area that was acquired with the designation that 4 could be built. This is egregious and not sustainable to allow these type of modifications. This would be allowing a very high density in an area that was not intended to look in this proposed way. The infrastructure, the aesthetic, this would be allowing or manufacturing a windfall value when that was not what was bargained for in an exchange- or the contract.

Ingress and egress will become labored, challenging and thick with traffic. Think about an emergency- in an emergency there is no fast access in and out. We are seniors and this was very important to us when we bought and had become more of a concern as we continue to age. Increasing this level of density would hamper our access to emergency care with what would likely look like broadway at 5pm.

We enjoy and appreciate seeing wildlife- increasing people decreases wildlife.

This proposed development is not in keeping with the layout, the aesthetic, or the plan of this neighborhood that it would drastically change- Hi Country Subdivision.

This development would be in addition to 193 units at the loop, 80 at the middle school and 1500 at Gill in North South Park. This development will have grave impacts on our neighborhood specifically and create a high density urban dwelling. That is not what we purchased. Let's take accountability and hold people to what they purchased to protect the integrity of our community and the county. None of us purchased and live in Town, and that was our choice. Please do not allow the Town to now be built around us.

The church has legal right to build 4 units and we request that our concerns be taken into account and the request to build 21 units rejected.

Thank you,

The Galiher's (homeowners in Hi- Country Subdivision, 900 S. Maddox Dr.)



# STAFF REPORT



|                               |                                                                                                                                                                |                        |                             |
|-------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|-----------------------------|
| <b>Meeting Date:</b>          | April 17, 2024                                                                                                                                                 | <b>Meeting Title:</b>  | Regular Planning Commission |
| <b>Submitting Department:</b> | Planning Department                                                                                                                                            | <b>Presenter:</b>      | Katelyn Page                |
| <b>Agenda Item:</b>           | P24-042: Request for an LDR Text Amendment to replace the title of Community Development Director and to introduce the title of Planning and Building Director | <b>Public Comment:</b> | Yes                         |

## Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.2. The Town Council makes the final decision on all LDR Text Amendments.

## Requested Action.

This is a staff initiated request. Staff proposes a Text Amendment to the Town of Jackson LDRs to repeal occurrences of the title “Community Development Director” and to introduce the title of “Planning and Building Director.” The proposed amendment would modify the following LDR Sections:

- 4.3.1 – All Planned Resort Zones
- 8.2.4 – Application Submittal
- 8.6.3 – Zoning Compliance Verification (ZCV)
- 8.7.4 – Planned Unit Development (PUD)
- 8.9.2 – Violations
- 8.9.4 – Abatement of Violations
- 8.10.1 – Community Development Director
- 8.10.2 – Planning Director
- 8.10.3 – Plan Review Committee

## Recommendation.

The Planning Director recommends **approval** of LDR Text Amendment P24-042 as presented in this staff report.

## Key Policy Question.

Staff has not identified any key policy questions for consideration at this time.

## Background.

In early 2024, the Town of Jackson underwent an organizational restructuring that impacted various positions, titles, and responsibilities. The position of Community Development Director (CDD) was eliminated along with the Community Planning Department. The position of Planning Director was expanded to become “Planning and Building Director” to oversee operations of both those departments and to assume some responsibilities previously given to the CDD. This change essentially returns this position to the same responsibilities it had prior to the creation of the Community Development Department.

### Proposed Amendment

This staff initiated proposed Text Amendment seeks to align references of the titles and functions currently found within the LDRs for CDD and Planning Director to the new organizational structure of the Town of Jackson.

Please refer to the attached redline ordinance reading for the specific language as the below table summarizes the proposed changes.

| LDR Section | Regarding                                                          | Current Language                          | Proposed Language                                                                                                                                                 |
|-------------|--------------------------------------------------------------------|-------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3.1.E.3   | Submittal requirements for master plan (resort zones) applications | References role of CDD                    | Deletes CDD and replaces with Planning Director if that title is not currently mentioned                                                                          |
| 8.2.4.D-F   | Common procedural standards for application submittal and review   |                                           |                                                                                                                                                                   |
| 8.6.3.C     | Findings for Zoning Compliance Verifications                       |                                           |                                                                                                                                                                   |
| 8.7.4.F.2   | Effect of Expiration of a Planned Unit Development (PUD)           |                                           |                                                                                                                                                                   |
| 8.9.2.B     | Inspections of Violations of these LDRs                            |                                           |                                                                                                                                                                   |
| 8.9.4.A     | Abatement of Violations of these LDRs                              |                                           |                                                                                                                                                                   |
| 8.10.3      | Plan Review Committee                                              |                                           |                                                                                                                                                                   |
| 8.10.1      | Community Development Director                                     | Describes title and responsibility of CDD | Repeals this section in its entirety                                                                                                                              |
| 8.10.2      | Planning Director                                                  | References role of Planning Director      | Expands title of Planning Director to Planning and Building Director and adds responsibilities previously given to the CDD under LDR Sec. 8.10.1 (to be repealed) |

### **Analysis.**

Staff recommend approval of all proposed changes. The proposed amendment will align outdated titles and responsibilities of the CDD and Planning Director to improve both the organization and consistency of the LDRs. These updates address a change in the organizational structure of the Town of Jackson. Staff find the proposed amendment meets the findings of approval required by LDR Sec. 8.7.2 as described below.

### **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 recommend adopting, modifying, or denying a proposed LDR Text Amendment the Planning Commission 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 maintains this purpose but improves the organization of the LDRs to best reflect a change in the organizational structure of the Town of Jackson.

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

**Complies.** The proposed amendment updates Director titles and responsibilities to improve consistency across LDR Sections noted in this staff report and between the LDRs and the current organizational structure of the Town of Jackson.

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

**Complies.** The proposed amendment does not impact such flexibility for landowners but simply updates references to roles and responsibilities required of certain Town employees.

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

**Complies.** The amendment proposes to update Director titles and responsibilities to be reflective of the recent change in the Town of Jackson's organizational structure.

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

**Not Applicable.** Not applicable per Wyoming State statute. This text amendment would remove this finding of approval.

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

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

## **Fiscal Impact.**

None.



**Staff Impact.**

The amount of Staff time to review this Text Amendment, including research and report drafting, is approximately 10 hours.

**Attachments or Links.**

Ordinance Redline Draft

Ordinance Clean Draft

Department Reviews

**Suggested Motion.**

I move to **recommend approval** to the Town Council of LDR Text Amendment P24-042 based upon the findings presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024.

## ORDINANCE \_\_\_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1257, AND 1258; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1165; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1161; SECTIONS 10, 11, 15, AND 16 OF TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 4.3.1, 8.2.4, 8.6.3, 8.7.4, 8.9.2, 8.9.4, 8.10.1, 8.10.2, AND 8.10.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE COMMUNITY DEVELOPMENT DIRECTOR.

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 and 1257; Section 2 of Town of Jackson Ordinance No. 1074 (part); Section 3 of Town of Jackson Ordinance No. 1161; and Section 4.3.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

#### 4.3.1. All Planned Resort Zones.

...

- E. **Procedure.** A Planned Resort master plan shall be reviewed pursuant to the standard procedures set forth for review of a PUD in Section 8.7.4. In addition, all Planned Resort master plans shall comply with the following procedural standards.

...

3. **Submittal Components.** A Planned Resort master plan application shall include all lands in a given resort area, as listed in subsection 4.3.1.B. The minimum requirements for a master plan application shall be established by the ~~Community Development~~Planning Director and shall include, but not be limited to:

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1257 § 1, 2020; Ord. 1196 § 1, 2018; Ord. 1161 § 3, 2017)

### SECTION II.

Section 1 of Town of Jackson Ordinance No. 1258; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1165; Sections 10, 11, 15, and 16 of Town of Jackson Ordinance No. 1165; and Sections 8.2.4, 8.6.3, 8.7.4, 8.9.2, 8.9.4, 8.10.1, 8.10.2, and 8.10.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

#### 8.2.4. Application Submittal.

...

- D. **Application Consolidation.** The application review process is intended to encourage efficient processing. Applicants are encouraged to consolidate the review of concurrent applications for a single site to the extent practical. Appropriate application consolidation will be established at the pre-application conference or by the ~~Community Development Director along with the~~ Planning Director and may include the waiver of overlapping application requirements. The ~~Community Development Director along with the~~ Planning Director may require application consolidation where the information from one application is necessary to review the compliance of another application.

...

- F. **Significant Modifications.** If at any point during the review of an application ~~the Community Development Director along with~~ the Planning Director deems that revisions to the application are significant enough to render previous reviews incomplete or obsolete, ~~the Community Development Director along with~~ the Planning Director may declare that the revision is a resubmittal or a new application and declare the original application withdrawn. Such a declaration resets all review deadlines and processes, and ~~the Community Development Director along with~~ the Planning Director may assess a new application fee.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 2, 2017)

#### 8.6.3. Zoning Compliance Verification (ZCV).

...

- C. **Findings.** In order to issue a zoning compliance verification the ~~Community Development Director along with~~ the Planning Director shall find that the property, portion of the property, or attribute of the property in question:

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 10, 2017)

#### 8.7.4. Planned Unit Development (PUD).

...

- F. **Expiration.**

...

2. **Effect of Expiration.** Upon expiration, all rights established by the master plan shall become null and void. The Town shall amend the Official Zoning Map pursuant Section 8.7.3 from PUD to the zone that existed on the land prior to the PUD approval. If the prior zone no longer exists, the ~~Community Development Director~~ Planning Director shall propose the appropriate zone in which to place the land.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 11, 2017)

#### 8.9.2. Violations.

...

- B. **Inspection.** The ~~Community Development Director along with the~~ Planning Director shall gain permission prior to entering onto land within the Town to inspect suspected violations of these LDRs.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)



#### 8.9.4. Abatement of Violations.

- A. **Purpose.** Violations of these LDRs may be abated at the election of ~~the Community Development Director along with~~ the Planning Director. This procedure shall not be the sole remedy available, and the Town may enforce these LDRs in any manner provided by law.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 15, 2017)

#### 8.10.1. Community Development Director. (Repealed)

- ~~A. **Creation and Appointment.** The Community Development Director shall be appointed by and serve at the pleasure of the Town Administrator.~~
- ~~B. **Jurisdiction, Authority, and Duties.** In addition to the jurisdiction, authority, and duties which may be conferred upon the Community Development Director by other provisions of the Jackson Municipal Code and the Town Council, the Community Development Director shall have the following jurisdiction, authorities, and duties under these LDRs:~~
- ~~1. To initiate or review, consider, and recommend to the Town Council a decision on the following legislative applications:~~
    - ~~a. LDR text amendments pursuant to Section 8.7.2;~~
    - ~~b. Zoning Map amendment pursuant to Section 8.7.3;~~
    - ~~c. Planned Unit Development pursuant to Section 8.7.4.~~
  - ~~2. To review the effectiveness of these LDRs and the Official Zoning Map in implementing the Comprehensive Plan; and~~
  - ~~3. To lead and provide recommendations to the Town Council on strategic, longrange planning efforts on behalf of the Town including but not limited to the Comprehensive Plan, Integrated Transportation Plan, Housing Action Plan, etc.~~
- ~~C. **Delegation.** Any authority or duty of the Community Development Director may be delegated to a professional level employee of the Community Development Department or Planning Department, unless specified otherwise by these LDRs.~~

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

#### 8.10.2. Planning and Building Director.

- A. **Creation and Appointment.** The Planning and Building Director (hereinafter "Planning Director") shall be the agency head of the Planning and Building Department and shall be appointed by and serve at the pleasure of the Town Administrator.
- B. **Jurisdiction, Authority, and Duties.** In addition to the jurisdiction, authority, and duties which may be conferred upon the Planning Director by other provisions of the Jackson Municipal Code and the Town Council, the Planning Director shall have the following jurisdiction, authorities, and duties under these LDRs:

...

10. To initiate or review, consider, and recommend to the Town Council a decision on the following legislative applications:

a. LDR text amendments pursuant to Section 8.7.2;

b. Zoning Map amendment pursuant to Section 8.7.3;

c. Planned Unit Development pursuant to Section 8.7.4.

11. To review the effectiveness of these LDRs and the Official Zoning Map in implementing the Comprehensive Plan; and

12. To lead and provide recommendations to the Town Council on strategic, long-range planning efforts on behalf of the Town including but not limited to the Comprehensive Plan, Integrated Transportation Plan, Housing Action Plan, etc.

~~103.~~ To initiate actions to revoke permits where the physical development, use, or development option is not in compliance with the terms and conditions of the permit;

~~144.~~ To initiate requests to the Town Attorney to institute proceedings against the violators of these LDRs;

~~125.~~ To undertake the day-to-day administration of the LDRs;

~~136.~~ To serve as the Secretary to the Planning and Zoning Commission/Board of Adjustment pursuant to the terms of the LDRs; and

~~147.~~ To take such other action and perform such other duties as may be provided for in the LDRs.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

#### **8.10.3. Plan Review Committee.**

A. **Purpose.** The purpose of the Plan Review Committee (PRC) is to advise and assist the Planning Director ~~and Community Development Director~~ in reviewing, making recommendations, and deciding applications by providing technical assistance regarding compliance with the LDRs.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. No. 1258 § 1, 2020; Ord. 1165 § 16, 2017)

### **SECTION III.**

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

### **SECTION IV.**

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 V.**

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 \_\_\_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1257, AND 1258; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART) AND 1165; SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1161; SECTIONS 10, 11, 15, AND 16 OF TOWN OF JACKSON ORDINANCE NO. 1165; AND SECTIONS 4.3.1, 8.2.4, 8.6.3, 8.7.4, 8.9.2, 8.9.4, 8.10.1, 8.10.2, AND 8.10.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE COMMUNITY DEVELOPMENT DIRECTOR.

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Section 1 of Town of Jackson Ordinance No. 1258; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1165; Sections 10, 11, 15, and 16 of Town of Jackson Ordinance No. 1165; and Sections 8.2.4, 8.6.3, 8.7.4, 8.9.2, 8.9.4, 8.10.1, 8.10.2, and 8.10.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

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(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 2, 2017)

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...

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(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 10, 2017)

#### 8.7.4. Planned Unit Development (PUD).

...

- F. **Expiration.**

...

2. **Effect of Expiration.** Upon expiration, all rights established by the master plan shall become null and void. The Town shall amend the Official Zoning Map pursuant Section 8.7.3 from PUD to the zone that existed on the land prior to the PUD approval. If the prior zone no longer exists, the Planning Director shall propose the appropriate zone in which to place the land.

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#### 8.9.2. Violations.

...

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...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

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...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020; Ord. 1165 § 15, 2017)

#### 8.10.1. Community Development Director. (Repealed)

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

#### 8.10.2. Planning and Building Director.

- A. Creation and Appointment. The Planning and Building Director (hereinafter “Planning Director”) shall be the agency head of the Planning and Building Department and shall be appointed by and serve at the pleasure of the Town Administrator.
- B. Jurisdiction, Authority, and Duties. In addition to the jurisdiction, authority, and duties which may be conferred upon the Planning Director by other provisions of the Jackson Municipal Code and the Town Council, the Planning Director shall have the following jurisdiction, authorities, and duties under these LDRs:

...

- 10. To initiate or review, consider, and recommend to the Town Council a decision on the following legislative applications:
  - a. LDR text amendments pursuant to Section 8.7.2;
  - b. Zoning Map amendment pursuant to Section 8.7.3;
  - c. Planned Unit Development pursuant to Section 8.7.4.
- 11. To review the effectiveness of these LDRs and the Official Zoning Map in implementing the Comprehensive Plan; and
- 12. To lead and provide recommendations to the Town Council on strategic, long-range planning efforts on behalf of the Town including but not limited to the Comprehensive Plan, Integrated Transportation Plan, Housing Action Plan, etc.
- 13. To initiate actions to revoke permits where the physical development, use, or development option is not in compliance with the terms and conditions of the permit;
- 14. To initiate requests to the Town Attorney to institute proceedings against the violators of these LDRs;
- 15. To undertake the day-to-day administration of the LDRs;
- 16. To serve as the Secretary to the Planning and Zoning Commission/Board of Adjustment pursuant to the terms of the LDRs; and
- 17. To take such other action and perform such other duties as may be provided for in the LDRs.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

#### 8.10.3. Plan Review Committee.

- A. **Purpose.** The purpose of the Plan Review Committee (PRC) is to advise and assist the Planning Director in reviewing, making recommendations, and deciding applications by providing technical assistance regarding compliance with the LDRs.

...

(Ord. \_\_\_\_ § 2, 2024; Ord. No. 1258 § 1, 2020; Ord. 1165 § 16, 2017)

### SECTION III.

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

#### SECTION IV.

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 V.

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



# PERMIT NOTES

Page 1 of 1

Report Run On: Thursday, 11 April  
2024 12:23

Permit # P24-042

Parcel # :

Site Address:

Project Name: Replace Comm. Dev. Coordinator - LDR Amendment

| Note Type | Note Code | Text                           | Created By            | Begin Date | End Date |
|-----------|-----------|--------------------------------|-----------------------|------------|----------|
| GENERAL   |           | See staff report for analysis. | KPAGE@JACKSONWY.GOV   | 04/09/24   | 4/9/24   |
| GENERAL   |           | Staff Requested Text Amendment | CHOLDEN@JACKSONWY.GOV | 03/22/24   |          |



# STAFF REPORT



|                               |                                                                                           |                        |                             |
|-------------------------------|-------------------------------------------------------------------------------------------|------------------------|-----------------------------|
| <b>Meeting Date:</b>          | April 17, 2024                                                                            | <b>Meeting Title:</b>  | Regular Planning Commission |
| <b>Submitting Department:</b> | Planning Department                                                                       | <b>Presenter:</b>      | Katelyn Page                |
| <b>Agenda Item:</b>           | P24-043: Request for an LDR Text Amendment to Repeal Sections Referencing Noise Standards | <b>Public Comment:</b> | Yes                         |

## Purpose & Policy Considerations.

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.2. The Town Council makes the final decision on all LDR Text Amendments.

## Requested Action.

This is a staff initiated request. Staff proposes a Text Amendment to the Town of Jackson LDRs to repeal occurrences of noise standards within the LDRs. The proposed amendment would modify the following LDR Sections:

- 2.2.2 through 2.2.17 – Neighborhood Low Density-1 (NL-1) through Town Square-2 (TS-2)
- 2.3.10 – Business Park (BP)
- 2.3.13 – Mobile Home Park (MHP)
- 3.3.1 – Rural Residential-Town (R)
- 4.2.1 – Public/Semi-Public—Town (P/SP)
- 4.2.2 – Park and Open Space—Town (P)
- 6.1.10 – Transportation and Infrastructure Uses
- 6.4.3 – Noise

## Recommendation.

The Planning Director recommends **approval** of LDR Text Amendment P24-043 as presented in this staff report.

## Key Policy Question.

Staff has not identified any key policy questions for consideration at this time.

## Background.

On June 6, 2022, the Town of Jackson adopted Ordinance 1317 which updated Chapter 9.44 of the Jackson Municipal Code regarding excessive noise standards. Upon adoption of Ordinance 1317, excessive noise within Town limits is now regulated through the Municipal Code rather than the LDRs. Thus, references to noise standards in the LDRs are not needed for their regulation and enforcement.

## Proposed Amendment

This staff initiated proposed Text Amendment seeks to repeal occurrences of noise standards and to then introduce references to the municipal code within the LDRs to provide consistency with other adopted Town Ordinances.

Please refer to the attached redline ordinance reading for the specific language as the below table summarizes the proposed changes.

| LDR Section                                                                        | Regarding                                                                                                                                                                                                                                   | Current Language                                                                                                                 | Proposed Language                                                                                                                                                                      |
|------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 2.2.2.C.3 –<br>2.2.17.C.3,<br>2.3.10.C.4,<br>3.3.1.C.4,<br>4.2.1.C.4,<br>4.2.2.C.4 | Operational (or Nuisance) Standards for zones:<br><br>Neighborhood Low Density-1 (NL-1) through<br>Town Square-2 (TS-2), Business Park (BP), Rural<br>Residential-Town (R), Public/Semi-Public—<br>Town (P/SP, Park and Open Space—Town (P) | Noise (Sec. 6.4.3) –<br>Sound level at property<br>line (max) 65 DBA<br><br>or<br><br>Max sound level at<br>property line 65 DBA | Deletes current<br>language                                                                                                                                                            |
| 2.3.13.C.4                                                                         | Operational Standards for Mobile Home Park<br>(MHP) zone                                                                                                                                                                                    | Noise (Sec. 6.4.3) –<br>Max sound level at<br>property line 55 DBA                                                               | Deletes current<br>language                                                                                                                                                            |
| 6.1.10.A.3.k                                                                       | Standards for Wireless Facility Permits for<br>Transportation and Infrastructure Uses                                                                                                                                                       | References LDR Sec.<br>6.4.3                                                                                                     | Defers to noise<br>standards set forth in<br>Chapter 9.44 of the<br>Jackson Municipal Code                                                                                             |
| 6.4.3                                                                              | Noise                                                                                                                                                                                                                                       | Sets standards for<br>maximum noise,<br>exceptions for, and<br>measurement of                                                    | Deletes subsections for<br>maximum noise,<br>exceptions for, and<br>measurement of, then<br>defers to noise<br>standards set forth in<br>Chapter 9.44 of the<br>Jackson Municipal Code |

#### Analysis.

Staff recommend approval of all the proposed changes. The proposed amendment consolidates LDR references to noise standards then defers their regulation and enforcement to the Jackson Municipal Code. This eliminates the opportunity for duplicative or conflicting standards. Staff find the proposed amendment meets the findings of approval required by LDR Sec. 8.7.2 as described below.

#### 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 recommend adopting, modifying, or denying a proposed LDR Text

Amendment the Planning Commission 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 maintains this purpose but clarifies the organization of the LDRs to best reflect the adoption of Ordinance 1317 which updated noise standards in the Jackson Municipal Code.

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

**Complies.** The proposed amendment improves consistency of the LDRs. The proposed text consolidates references to noise standards to fewer sections then defers regulation and enforcement to the Municipal Code. Previous inconsistencies or errors in the LDR text for noise standards have been rectified through this process.

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

**Complies.** The proposed amendment maintains landowners' flexibility and shifts the regulation and enforcement of noise standards from the Land Development Regulations to the Jackson Municipal Code.

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

**Complies.** The proposed amendment responds to adopted changes in the Jackson Municipal Code as part of Ordinance 1317.

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

**Not Applicable.** Not applicable per Wyoming State statute.

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

**Complies.** The proposed amendment provides consistency between the LDRs and the Jackson Municipal Code which currently have duplicative noise standards.

**Fiscal Impact.**

None.

**Staff Impact.**

The amount of Staff time to review this Text Amendment, including research and report drafting, is approximately 10 hours.

**Attachments or Links.**

Ordinance Redline Draft

Ordinance Clean Draft

Department Reviews

**Suggested Motion.**

I move to **recommend approval** to the Town Council of LDR Text Amendment P24-043 based upon the findings presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024.



ORDINANCE \_\_\_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1094, 1110, 1136, 1149, 1152, 1159, 1160, 1161, 1170, 1196, 1197, 1198, 1210 THROUGH 1222, 1273, 1278, 1299, 1313, 1314, 1316, 1324, 1338, AND 1343; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1139, AND 1161; SECTIONS 3 THROUGH 13 OF TOWN OF JACKSON ORDINANCE NO. 1348; SECTION 4 OF TOWN OF JACKSON ORDINANCE NO. 1125; SECTION 8 OF TOWN OF JACKSON ORDINANCE NO. 1163; SECTION 11 OF TOWN OF JACKSON ORDINANCE NOS. 1111 AND 1159; SECTION 14 OF TOWN OF JACKSON ORDINANCE NO. 1111; SECTION 18 THROUGH 20 OF TOWN OF JACKSON ORDINANCE NO. 1111; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, 2.3.13, 3.3.1, 4.2.1, 4.2.2, 6.1.10, AND 6.4.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING NOISE.

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. 1136, 1149, 1159, 1170, 1196, 1197, 1198, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1273, 1278, 1299, 1313, 1316, 1324, 1338, and 1343; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1222; 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 Nos. 1111, 1159, and 1348; Section 12 of Town of Jackson Ordinance No. 1348; Section 14 of Town of Jackson Ordinance No. 1111; 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 to read as follows:

**2.2.2. NL-1: Neighborhood Low Density-1.**

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6 are applicable in the NL-1 zone, unless stated otherwise.

...

| 3. Operational Standards                                            |
|---------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                         |
| Refuse and Recycling(Sec. 6.4.2)                                    |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| Noise(Sec. 6.4.3)                                                   |
| —Sound level at property line (max) 65 DBA                          |
| Vibration(Sec. 6.4.4)                                               |

|                                                |
|------------------------------------------------|
| <b>Electrical Disturbances</b> (Sec. 6.4.5)    |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6) |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 3, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1210 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

### 2.2.3. NL-2: Neighborhood Low Density-2.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6 are applicable in the NL-2 zone, unless stated otherwise.

...

|                                                                     |
|---------------------------------------------------------------------|
| <b>3. Operational Standards</b>                                     |
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                 |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                            |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <del>Noise</del> (Sec. 6.4.3)                                       |
| <del>—Sound level at property line (max) 65 DBA</del>               |
| <b>Vibration</b> (Sec. 6.4.4)                                       |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                         |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                      |

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 4, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1211 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

### 2.2.4. NL-3: Neighborhood Low Density-3.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6 are applicable in the NL-3 zone, unless stated otherwise.

...

|                                     |
|-------------------------------------|
| <b>3. Operational Standards</b>     |
| <b>Outdoor Storage</b> (Sec. 6.4.1) |

|                                                        |
|--------------------------------------------------------|
| <b>Refuse and Recycling</b> (Sec. 6.4.2)               |
| Trash & recycling enclosure not required               |
| <del>Noise</del> (Sec. 6.4.3)                          |
| <del>— Sound level at property line (max) 65 DBA</del> |
| <b>Vibration</b> (Sec. 6.4.4)                          |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)            |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)         |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 5, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

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

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6 are applicable in the NL-4 zone, unless stated otherwise.

...

|                                                        |
|--------------------------------------------------------|
| <b>3. Operational Standards</b>                        |
| <b>Outdoor Storage</b> (Sec. 6.4.1)                    |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)               |
| Trash & recycling enclosure not required               |
| <del>Noise</del> (Sec. 6.4.3)                          |
| <del>— Sound level at property line (max) 65 DBA</del> |
| <b>Vibration</b> (Sec. 6.4.4)                          |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)            |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)         |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 6, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1213 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

#### 2.2.6. NL-5: Neighborhood Low Density-5.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the

NL-5 zone. This subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6 are applicable in the NL-5 zone, unless stated otherwise.

...

| 3. Operational Standards                                            |
|---------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                         |
| Refuse and Recycling(Sec. 6.4.2)                                    |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| Noise(Sec. 6.4.3)                                                   |
| —Sound level at property line (max) 65 DBA                          |
| Vibration(Sec. 6.4.4)                                               |
| Electrical Disturbances(Sec. 6.4.5)                                 |
| Fire and Explosive Hazards(Sec. 6.4.6)                              |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 7, 2023; Ord. 1338 § 1, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1214 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.7. NM-1: Neighborhood Medium Density-1.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6 are applicable in the NM-1 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                             |
| Refuse and Recycling(Sec. 6.4.2)                                        |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| Noise(Sec. 6.4.3)                                                       |
| —Sound level at property line (max) 65 DBA                              |
| Vibration(Sec. 6.4.4)                                                   |
| Electrical Disturbances(Sec. 6.4.5)                                     |
| Fire and Explosive Hazards(Sec. 6.4.6)                                  |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 8, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1215 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.8. NM-2: Neighborhood Medium Density-2.

...

- C. **Use Standards.** Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use



determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6 are applicable in the NM-2 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                             |
| Refuse and Recycling(Sec. 6.4.2)                                        |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| Noise(Sec. 6.4.3)                                                       |
| — Sound level at property line (max) 65 DBA                             |
| Vibration(Sec. 6.4.4)                                                   |
| Electrical Disturbances(Sec. 6.4.5)                                     |
| Fire and Explosive Hazards(Sec. 6.4.6)                                  |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 9, 2023; Ord. 1324 § 1, 2022; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.9. NH-1: Neighborhood High Density 1.

...

- C. **Use Standards.** Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6 are applicable in the NH-1 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                             |
| Refuse and Recycling(Sec. 6.4.2)                                        |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| Noise(Sec. 6.4.3)                                                       |
| — Sound level at property line (max) 65 DBA                             |
| Vibration(Sec. 6.4.4)                                                   |
| Electrical Disturbances(Sec. 6.4.5)                                     |
| Fire and Explosive Hazards(Sec. 6.4.6)                                  |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 10, 2023; Ord. 1343 § 1, 2023; Ord. 1324 § 1, 2022; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1217 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.10. OR: Office Residential.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to subsection 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                     |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| <del>Noise</del> (Sec. 6.4.3)                                           |
| <del>—Sound level at property line (max) 65 DBA</del>                   |
| <b>Vibration</b> (Sec. 6.4.4)                                           |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                             |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                          |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 11, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021; Ord. 1218 § 1, 2019; Ord. 1198 § 1, 2018)

#### 2.2.11. CR-1: Commercial Residential-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| <del>Noise</del> (Sec. 6.4.3)                                                                                                              |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |
| <b>Vibration</b> (Sec. 6.4.4)                                                                                                              |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                                                                                                |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                                                                                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1198 § 1, 2018)

### 2.2.12. CR-2: Commercial Residential-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| Noise(Sec. 6.4.3)                                                                                                                          |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1220 § 1, 2019; Ord. 1198 § 1, 2018)

### 2.2.13. CR-3: Commercial Residential-3.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| Noise(Sec. 6.4.3)                                                                                                                          |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 12, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.14. DC-1: Downtown Core-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure Required                                                                                                       |
| <del>Noise(Sec. 6.4.3)</del>                                                                                                               |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021; Ord. 1222 § 1, 2019; Ord. 1198 § 1, 2018)

#### 2.2.15. DC-2: Downtown Core-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure Required                                                                                                       |
| <del>Noise(Sec. 6.4.3)</del>                                                                                                               |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |



|                                                |
|------------------------------------------------|
| <b>Vibration</b> (Sec. 6.4.4)                  |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)    |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6) |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

#### 2.2.16. TS-1: Town Square-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

|                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3. Operational Standards</b>                                                                                                            |
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure > 4 DUs and all nonresidential                                                                                 |
| <del>Noise</del> (Sec. 6.4.3)                                                                                                              |
| <del>—Sound level at property line (max) 65 DBA</del>                                                                                      |
| <b>Vibration</b> (Sec. 6.4.4)                                                                                                              |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                                                                                                |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                                                                                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

#### 2.2.17. TS-2: Town Square-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

|                                                                                                                                            |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>3. Operational Standards</b>                                                                                                            |
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure > 4 DUs and all nonresidential                                                                                 |

|                                                        |
|--------------------------------------------------------|
| <del>Noise(Sec. 6.4.3)</del>                           |
| <del>— Sound level at property line (max) 65 DBA</del> |
| Vibration(Sec. 6.4.4)                                  |
| Electrical Disturbances(Sec. 6.4.5)                    |
| Fire and Explosive Hazards(Sec. 6.4.6)                 |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

#### 2.3.10. Business Park (BP).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the BP zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP zone. This Subsection is intended to indicate all of the use standards applicable in the BP zone, however, all standards in Article 6 are applicable in the BP zone, unless stated otherwise.

...

|                                                                     |
|---------------------------------------------------------------------|
| <b>3. Maximum Scale of Use</b>                                      |
| Individual Use (floor area) (max)                                   |
| Accessory residential unit 800 sf habitable                         |
| <b>4. Operational Standards</b>                                     |
| Outdoor Storage (Sec. 6.4.1) (E.3.b)                                |
| Refuse and Recycling (Sec. 6.4.2)                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <del>Noise(Sec. 6.4.3)</del>                                        |
| <del>— Sound level at property line (max) 65 DBA</del>              |
| Vibration (Sec. 6.4.4)                                              |
| Electrical Disturbances (Sec. 6.4.5)                                |
| Fire and Explosive Hazards (Sec. 6.4.6)                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 1, 2017; Ord. 1159 § 8, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 11, 2016)

#### 2.3.13. Mobile Home Park (MHP).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the MHP zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP zone. This Subsection is intended to indicate all of the use standards applicable in the MHP zone, however, all standards in Article 6 are applicable in the MHP zone, unless stated otherwise.

...

|                                |
|--------------------------------|
| <b>3. Maximum Scale of Use</b> |
|--------------------------------|

|                                                                     |
|---------------------------------------------------------------------|
| Not applicable                                                      |
| <b>4. Operational Standards</b>                                     |
| Outdoor Storage (Sec. 6.4.1) (E.3.b)                                |
| Refuse and Recycling (Sec. 6.4.2)                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <del>Noise (Sec. 6.4.3)</del>                                       |
| <del>—Max sound level at property line 55 DBA</del>                 |
| Vibration (Sec. 6.4.4)                                              |
| Electrical Disturbances (Sec. 6.4.5)                                |
| Fire and Explosive Hazards (Sec. 6.4.6)                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 11, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 14, 2016)

## SECTION II.

Section 1 of Town of Jackson Ordinance Nos. 1136, 1160, 1196, 1198, 1313, 1314, and 1324; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1139; Section 13 of Town of Jackson Ordinance No. 1348; Section 18 of Town of Jackson Ordinance No. 1111; and Section 3.3.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

### 3.3.1. Rural Residential-Town (R).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the R zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R zone. This Subsection is intended to indicate all of the use standards applicable in the R zone, however, all standards in Article 6. are applicable in the R zone, unless stated otherwise.

...

|                                                                      |
|----------------------------------------------------------------------|
| <b>4.Operational Standards</b>                                       |
| Outside Storage (Sec. 6.4.1)                                         |
| Refuse and Recycling (Sec. 6.4.2)                                    |
| Trash and recycling enclosure required >4 DUs and all nonresidential |
| <del>Noise (Sec. 6.4.3)</del>                                        |
| <del>—Sound level at property line 65 DBA</del>                      |
| Vibration (Sec. 6.4.4)                                               |
| Electrical Disturbances (Sec. 6.4.5)                                 |
| Fire and Explosive Hazards (Sec. 6.4.6)                              |

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1348 § 13, 2023; Ord. 1324 § 1, 2022; Ord. 1314 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1160 § 1, 2017; Ord. 1139 § 2, 2016; Ord. 1136 § 1, 2016; Ord. 1111 § 18, 2016)

## SECTION III.

Section 1 of Town of Jackson Ordinance Nos. 1136, 1161, 1196, 1198, 1313 and 1324; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1161; Sections 19 and 20 of Town of Jackson Ordinance No. 1111; and Sections 4.2.1 and 4.2.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

#### 4.2.1. Public/Semi-Public—Town (P/SP)

...

- C. **Use Standards.** Standards applicable to uses in the P/SP zone are provided or referenced below. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP zone. This subsection is intended to indicate all of the use standards applicable in the P/SP zone, however, all standards in Article 6 are applicable in the P/SP zone, unless stated otherwise.

...

| 4.Nuisance Standards                         |                               |
|----------------------------------------------|-------------------------------|
| Outside Storage                              | (Sec. 6.4.1)                  |
| Refuse and Recycling                         | (Sec. 6.4.2)                  |
| Trash and recycling enclosure required       | >4 DUs and all nonresidential |
| Noise                                        | <del>(Sec. 6.4.3)</del>       |
| <del>—Max sound level at property line</del> | 65 DBA                        |
| Vibration                                    | (Sec. 6.4.4)                  |
| Electrical Disturbances                      | (Sec. 6.4.5)                  |
| Fire and Explosive Hazards                   | (Sec. 6.4.6)                  |

...

(Ord. \_\_\_\_ § 3, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1161 § 1, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 19, 2016)

#### 4.2.2. Park and Open Space—Town (P)

...

- C. **Use Standards.** Standards applicable to uses in the P zone are provided or referenced below. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P zone. This subsection is intended to indicate all of the use standards applicable in the P zone, however, all standards in Article 6 are applicable in the P zone, unless stated otherwise.

...

| 4.Nuisance Standards                   |                               |
|----------------------------------------|-------------------------------|
| Outside Storage                        | (Sec. 6.4.1)                  |
| Refuse and Recycling                   | (Sec. 6.4.2)                  |
| Trash and recycling enclosure required | >4 DUs and all nonresidential |



|                                   |              |
|-----------------------------------|--------------|
| Noise                             | {Sec. 6.4.3} |
| —Max sound level at property line | 65-DBA       |
| Vibration                         | (Sec. 6.4.4) |
| Electrical Disturbances           | (Sec. 6.4.5) |
| Fire and Explosive Hazards        | (Sec. 6.4.6) |

...  
(Ord. \_\_\_ § 3, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1161 § 2, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 20, 2016)

#### SECTION IV.

Section 1 of Town of Jackson Ordinance Nos. 1094, 1110, 1152, and 1197; Section 2 of Town of Jackson Ordinance No. 1074 (part); Section 4 of Town of Jackson Ordinance No. 1125; Section 8 of Town of Jackson Ordinance No. 1163; and Sections 6.1.10 and 6.4.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

##### 6.1.10. Transportation and Infrastructure Uses.

###### A. All Transportation and Infrastructure Uses.

...

##### 3. Standards for Wireless Facility Permits.

- k). **Noise Level.** All sounds or noise emanating from a Wireless Facility, whether temporary or permanent, must comply with the noise standards set forth in Section 6.4.3 Chapter 9.44 of the Jackson Municipal Code.

...

(Ord. \_\_\_ § 4, 2024; Ord. 1163 § 8, 2017; Ord. 1110 § 1, 2016; Ord. 1094 § 1, 2015)

##### 6.4.3. Noise.

All uses shall conform with the noise standards set forth in Chapter 9.44 of the Jackson Municipal Code.

- A. ~~**Maximum Noise.** Noises shall not exceed the maximum sound levels prescribed in the table below, beyond the site boundary lines, except that when a nonresidential activity in contiguous to a residential zone, the residential zone standard shall govern.~~

| Noise Level Restrictions                               |                               |
|--------------------------------------------------------|-------------------------------|
| Zone                                                   | Maximum Permitted Sound Level |
| R, MHP, NL-1, NL-2, NL-3, NL-4, NL-5, NM-1, NM-2, NH-1 | 55-DBA                        |
| All other zones                                        | 65-DBA                        |

###### B. ~~Exceptions.~~

- ~~**General.** Noises of vehicles, home appliances, and chain saws in private use, occasionally used safety signals, warning signals, emergency pressure relief valves, and temporary construction operations shall be exempt from the requirements of this Section.~~
- ~~**Limited Exception/Limited Interval of Time/One Day.** The maximum permitted sound level may be exceeded by ten-DBA for a single period, not to exceed 15 minutes, in any one day.~~

~~C. **Measurement.** Noise shall be measured with a sound level meter meeting the standards of the American National Standards Institute (ANSI S1.4-1961) "American Standard Specification for General Purpose Sound Level Meters." The instrument shall be set to the A-weighted response scale and the meter to the slow response. Measurements shall be conducted in accord with ANSI S1.2-1962 "American Standard Method for the Physical Measurement of Sound" (or most current standards). Measurements may be made at any point along a zone boundary or site boundary line.~~

## SECTION V.

## SECTION VI.

## SECTION VII.

PASSED 1ST READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PASSED 2ND READING THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.  
PASSED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

ATTEST:

ATTESTATION OF TOWN CLERK

[illegible]

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 \_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1094, 1110, 1136, 1149, 1152, 1159, 1160, 1161, 1170, 1196, 1197, 1198, 1210 THROUGH 1222, 1273, 1278, 1299, 1313, 1314, 1316, 1324, 1338, AND 1343; SECTION 2 OF TOWN OF JACKSON ORDINANCE NOS. 1074 (PART), 1122, 1139, AND 1161; SECTIONS 3 THROUGH 13 OF TOWN OF JACKSON ORDINANCE NO. 1348; SECTION 4 OF TOWN OF JACKSON ORDINANCE NO. 1125; SECTION 8 OF TOWN OF JACKSON ORDINANCE NO. 1163; SECTION 11 OF TOWN OF JACKSON ORDINANCE NOS. 1111 AND 1159; SECTION 14 OF TOWN OF JACKSON ORDINANCE NO. 1111; SECTION 18 THROUGH 20 OF TOWN OF JACKSON ORDINANCE NO. 1111; AND SECTIONS 2.2.2 THROUGH 2.2.17, 2.3.10, 2.3.13, 3.3.1, 4.2.1, 4.2.2, 6.1.10, AND 6.4.3 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING NOISE.

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. 1136, 1149, 1159, 1170, 1196, 1197, 1198, 1210, 1211, 1212, 1213, 1214, 1215, 1216, 1217, 1218, 1219, 1220, 1221, 1222, 1273, 1278, 1299, 1313, 1316, 1324, 1338, and 1343; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1222; 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 Nos. 1111, 1159, and 1348; Section 12 of Town of Jackson Ordinance No. 1348; Section 14 of Town of Jackson Ordinance No. 1111; 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 to read as follows:

**2.2.2. NL-1: Neighborhood Low Density-1.**

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NL-1 zone, however, all standards in Article 6 are applicable in the NL-1 zone, unless stated otherwise.

...

| <b>3. Operational Standards</b>                                     |
|---------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                 |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                            |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <b>Vibration</b> (Sec. 6.4.4)                                       |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                         |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                      |

...



(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 3, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1210 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

### 2.2.3. NL-2: Neighborhood Low Density-2.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-2 zone. This subsection is intended to indicate all of the use standards applicable in the NL-2 zone, however, all standards in Article 6 are applicable in the NL-2 zone, unless stated otherwise.

...

| 3. Operational Standards                                            |
|---------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                 |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                            |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <b>Vibration</b> (Sec. 6.4.4)                                       |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                         |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                      |

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 4, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1211 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

### 2.2.4. NL-3: Neighborhood Low Density-3.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-3 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-3 zone. This subsection is intended to indicate all of the use standards applicable in the NL-3 zone, however, all standards in Article 6 are applicable in the NL-3 zone, unless stated otherwise.

...

| 3. Operational Standards                       |
|------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)            |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)       |
| Trash & recycling enclosure not required       |
| <b>Vibration</b> (Sec. 6.4.4)                  |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)    |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6) |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 5, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1212 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

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

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-4 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-4 zone. This subsection is intended to indicate all of the use standards applicable in the NL-4 zone, however, all standards in Article 6 are applicable in the NL-4 zone, unless stated otherwise.

...

| 3. Operational Standards                       |
|------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)            |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)       |
| Trash & recycling enclosure not required       |
| <b>Vibration</b> (Sec. 6.4.4)                  |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)    |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6) |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 6, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1213 § 1, 2019; Ord. 1197 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 1, 2017; Ord. 1149 § 1, 2016; Ord. 1136 § 1, 2016; Ord. 1122 § 2, 2016)

#### 2.2.6. NL-5: Neighborhood Low Density-5.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NL-5 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NL-5 zone. This subsection is intended to indicate all of the use standards applicable in the NL-5 zone, however, all standards in Article 6 are applicable in the NL-5 zone, unless stated otherwise.

...

| 3. Operational Standards                                            |
|---------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                 |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                            |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| <b>Vibration</b> (Sec. 6.4.4)                                       |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                         |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                      |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 7, 2023; Ord. 1338 § 1, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1299 § 1, 2021; Ord. 1214 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.7. NM-1: Neighborhood Medium Density-1.

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the NM-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-1 zone. This subsection is intended to indicate all of the use standards applicable in the NM-1 zone, however, all standards in Article 6 are applicable in the NM-1 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                             |
| Refuse and Recycling(Sec. 6.4.2)                                        |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| Vibration(Sec. 6.4.4)                                                   |
| Electrical Disturbances(Sec. 6.4.5)                                     |
| Fire and Explosive Hazards(Sec. 6.4.6)                                  |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 8, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1215 § 1, 2019; Ord. 1197 § 1, 2018)

#### 2.2.8. NM-2: Neighborhood Medium Density-2.

...

- C. **Use Standards.** Standards applicable to uses in the NM-2 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NM-2 zone. This Subsection is intended to indicate all of the use standards applicable in the NM-2 zone, however, all standards in Article 6 are applicable in the NM-2 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                             |
| Refuse and Recycling(Sec. 6.4.2)                                        |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| Vibration(Sec. 6.4.4)                                                   |
| Electrical Disturbances(Sec. 6.4.5)                                     |
| Fire and Explosive Hazards(Sec. 6.4.6)                                  |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 9, 2023; Ord. 1324 § 1, 2022; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1216 § 1, 2019; Ord. 1197 § 1, 2018)

### 2.2.9. NH-1: Neighborhood High Density 1.

...

- C. **Use Standards.** Standards applicable to uses in the NH-1 zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the NH-1 zone. This Subsection is intended to indicate all of the use standards applicable in the NH-1 zone, however, all standards in Article 6 are applicable in the NH-1 zone, unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                     |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| <b>Vibration</b> (Sec. 6.4.4)                                           |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                             |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                          |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 10, 2023; Ord. 1343 § 1, 2023; Ord. 1324 § 1, 2022; Ord. 1316 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1217 § 1, 2019; Ord. 1197 § 1, 2018)

### 2.2.10. OR: Office Residential.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to subsection 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                |
|-------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                     |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                |
| Trash & recycling enclosure not required > 4 DUs and all nonresidential |
| <b>Vibration</b> (Sec. 6.4.4)                                           |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                             |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                          |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1348 § 11, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021; Ord. 1218 § 1, 2019; Ord. 1198 § 1, 2018)



### 2.2.11. CR-1: Commercial Residential-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| <b>Vibration</b> (Sec. 6.4.4)                                                                                                              |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                                                                                                |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                                                                                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1219 § 1, 2019; Ord. 1198 § 1, 2018)

### 2.2.12. CR-2: Commercial Residential-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| <b>Vibration</b> (Sec. 6.4.4)                                                                                                              |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                                                                                                |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                                                                                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1220 § 1, 2019; Ord. 1198 § 1, 2018)

### 2.2.13. CR-3: Commercial Residential-3.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure required > 4 DUs and all nonresidential                                                                        |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_ § 1, 2024; Ord. 1348 § 12, 2023; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1273 § 1, 2021; Ord. 1221 § 1, 2019; Ord. 1197 § 1, 2018)

### 2.2.14. DC-1: Downtown Core-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure Required                                                                                                       |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021; Ord. 1222 § 1, 2019; Ord. 1198 § 1, 2018)

### 2.2.15. DC-2: Downtown Core-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure Required                                                                                                       |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

### 2.2.16. TS-1: Town Square-1.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| Outdoor Storage(Sec. 6.4.1)                                                                                                                |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| Refuse and Recycling(Sec. 6.4.2)                                                                                                           |
| Trash & recycling enclosure > 4 DUs and all nonresidential                                                                                 |
| Vibration(Sec. 6.4.4)                                                                                                                      |
| Electrical Disturbances(Sec. 6.4.5)                                                                                                        |
| Fire and Explosive Hazards(Sec. 6.4.6)                                                                                                     |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

### 2.2.17. TS-2: Town Square-2.

...

- C. **Use Standards.** Standards applicable to use are provided below. Where a cross-reference is listed see the referenced division or section for additional standards. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited unless a similar use determination is made pursuant to 6.1.2.C. All standards in Article 6 are applicable unless stated otherwise.

...

| 3. Operational Standards                                                                                                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outdoor Storage</b> (Sec. 6.4.1)                                                                                                        |
| Outdoor Storage Prohibited                                                                                                                 |
| Freestanding storage units (trailers, sheds, "Bully Barns", tarpaulin structures, etc) not made a permanent part of a structure Prohibited |
| <b>Refuse and Recycling</b> (Sec. 6.4.2)                                                                                                   |
| Trash & recycling enclosure > 4 DUs and all nonresidential                                                                                 |
| <b>Vibration</b> (Sec. 6.4.4)                                                                                                              |
| <b>Electrical Disturbances</b> (Sec. 6.4.5)                                                                                                |
| <b>Fire and Explosive Hazards</b> (Sec. 6.4.6)                                                                                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1278 § 1, 2021)

### 2.3.10. Business Park (BP).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the BP zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the BP zone. This Subsection is intended to indicate all of the use standards applicable in the BP zone, however, all standards in Article 6 are applicable in the BP zone, unless stated otherwise.

...

| 3. Maximum Scale of Use                                             |
|---------------------------------------------------------------------|
| Individual Use (floor area) (max)                                   |
| Accessory residential unit 800 sf habitable                         |
| 4. Operational Standards                                            |
| Outdoor Storage (Sec. 6.4.1) (E.3.b)                                |
| Refuse and Recycling (Sec. 6.4.2)                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| Vibration (Sec. 6.4.4)                                              |
| Electrical Disturbances (Sec. 6.4.5)                                |
| Fire and Explosive Hazards (Sec. 6.4.6)                             |

...

(Ord. \_\_\_\_ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1170 § 1, 2017; Ord. 1159 § 8, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 11, 2016)



### 2.3.13. Mobile Home Park (MHP).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the MHP zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the MHP zone. This Subsection is intended to indicate all of the use standards applicable in the MHP zone, however, all standards in Article 6 are applicable in the MHP zone, unless stated otherwise.

...

| 3. Maximum Scale of Use                                             |
|---------------------------------------------------------------------|
| Not applicable                                                      |
| 4. Operational Standards                                            |
| Outdoor Storage (Sec. 6.4.1) (E.3.b)                                |
| Refuse and Recycling (Sec. 6.4.2)                                   |
| Trash & recycling enclosure required > 4 DUs and all nonresidential |
| Vibration (Sec. 6.4.4)                                              |
| Electrical Disturbances (Sec. 6.4.5)                                |
| Fire and Explosive Hazards (Sec. 6.4.6)                             |

...

(Ord. \_\_\_ § 1, 2024; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1159 § 11, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 14, 2016)

## SECTION II.

Section 1 of Town of Jackson Ordinance Nos. 1136, 1160, 1196, 1198, 1313, 1314, and 1324; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1139; Section 13 of Town of Jackson Ordinance No. 1348; Section 18 of Town of Jackson Ordinance No. 1111; and Section 3.3.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

### 3.3.1. Rural Residential-Town (R).

...

- C. **Allowed Uses and Use Standards.** Standards applicable to uses in the R zone are provided or referenced below. Allowed uses are listed in Subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to subsection 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the R zone. This Subsection is intended to indicate all of the use standards applicable in the R zone, however, all standards in Article 6. are applicable in the R zone, unless stated otherwise.

...

| 4.Operational Standards                                              |
|----------------------------------------------------------------------|
| Outside Storage (Sec. 6.4.1)                                         |
| Refuse and Recycling (Sec. 6.4.2)                                    |
| Trash and recycling enclosure required >4 DUs and all nonresidential |
| Vibration (Sec. 6.4.4)                                               |

|                                         |
|-----------------------------------------|
| Electrical Disturbances (Sec. 6.4.5)    |
| Fire and Explosive Hazards (Sec. 6.4.6) |

...

(Ord. \_\_\_\_ § 2, 2024; Ord. 1348 § 13, 2023; Ord. 1324 § 1, 2022; Ord. 1314 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1160 § 1, 2017; Ord. 1139 § 2, 2016; Ord. 1136 § 1, 2016; Ord. 1111 § 18, 2016)

### SECTION III.

Section 1 of Town of Jackson Ordinance Nos. 1136, 1161, 1196, 1198, 1313 and 1324; Section 2 of Town of Jackson Ordinance Nos. 1074 (part) and 1161; Sections 19 and 20 of Town of Jackson Ordinance No. 1111; and Sections 4.2.1 and 4.2.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

#### 4.2.1. Public/Semi-Public—Town (P/SP)

...

- C. **Use Standards.** Standards applicable to uses in the P/SP zone are provided or referenced below. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P/SP zone. This subsection is intended to indicate all of the use standards applicable in the P/SP zone, however, all standards in Article 6 are applicable in the P/SP zone, unless stated otherwise.

...

| 4.Nuisance Standards                   |                               |
|----------------------------------------|-------------------------------|
| Outside Storage                        | (Sec. 6.4.1)                  |
| Refuse and Recycling                   | (Sec. 6.4.2)                  |
| Trash and recycling enclosure required | >4 DUs and all nonresidential |
| Vibration                              | (Sec. 6.4.4)                  |
| Electrical Disturbances                | (Sec. 6.4.5)                  |
| Fire and Explosive Hazards             | (Sec. 6.4.6)                  |

...

(Ord. \_\_\_\_ § 3, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1161 § 1, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 19, 2016)

#### 4.2.2. Park and Open Space—Town (P)

...

- C. **Use Standards.** Standards applicable to uses in the P zone are provided or referenced below. Allowed uses are listed in subsection 1. Uses that are not listed are prohibited, unless a similar use determination is made pursuant to 6.1.2.D. Where a cross reference is provided, please see the referenced division or section for additional standards applicable in the P zone. This subsection is intended to indicate all of the use standards applicable in the P zone, however, all standards in Article 6 are applicable in the P zone, unless stated otherwise.

...

| <b>4.Nuisance Standards</b>            |                               |
|----------------------------------------|-------------------------------|
| Outside Storage                        | (Sec. 6.4.1)                  |
| Refuse and Recycling                   | (Sec. 6.4.2)                  |
| Trash and recycling enclosure required | >4 DUs and all nonresidential |
| Vibration                              | (Sec. 6.4.4)                  |
| Electrical Disturbances                | (Sec. 6.4.5)                  |
| Fire and Explosive Hazards             | (Sec. 6.4.6)                  |

...

(Ord. \_\_\_\_ § 3, 2024; Ord. 1324 § 1, 2022; Ord. 1313 § 1, 2022; Ord. 1198 § 1, 2018; Ord. 1196 § 1, 2018; Ord. 1161 § 2, 2017; Ord. 1136 § 1, 2016; Ord. 1111 § 20, 2016)

#### **SECTION IV.**

Section 1 of Town of Jackson Ordinance Nos. 1094, 1110, 1152, and 1197; Section 2 of Town of Jackson Ordinance No. 1074 (part); Section 4 of Town of Jackson Ordinance No. 1125; Section 8 of Town of Jackson Ordinance No. 1163; and Sections 6.1.10 and 6.4.3 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

##### **6.1.10. Transportation and Infrastructure Uses.**

##### **A. All Transportation and Infrastructure Uses.**

...

##### **3. Standards for Wireless Facility Permits.**

- k). **Noise Level.** All sounds or noise emanating from a Wireless Facility, whether temporary or permanent, must comply with the noise standards set forth in Chapter 9.44 of the Jackson Municipal Code.

...

(Ord. \_\_\_\_ § 4, 2024; Ord. 1163 § 8, 2017; Ord. 1110 § 1, 2016; Ord. 1094 § 1, 2015)

##### **6.4.3. Noise.**

All uses shall conform with the noise standards set forth in Chapter 9.44 of the Jackson Municipal Code.

(Ord. \_\_\_\_ § 4, 2024; Ord. 1125 § 4, 2016; Ord. 1152 § 1, 2016; Ord. 1197 § 1, 2018)

#### **SECTION V.**

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

#### **SECTION VI.**

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 VII.**

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





# PERMIT NOTES

Page 1 of 1

Report Run On: Thursday, 11 April  
2024 13:40

Permit # P24-043

Parcel # :

Site Address:

Project Name: Noise Repeal - LDR Amendment

| Note Type | Note Code | Text                                | Created By            | Begin Date | End Date |
|-----------|-----------|-------------------------------------|-----------------------|------------|----------|
| GENERAL   |           | see final staff report for analysis | KPAGE@JACKSONWY.GOV   | 04/05/24   | 4/5/24   |
| GENERAL   |           | Staff Requested Text Amendment      | CHOLDEN@JACKSONWY.GOV | 03/22/24   |          |

# STAFF REPORT



|                               |                                                                    |                        |                             |
|-------------------------------|--------------------------------------------------------------------|------------------------|-----------------------------|
| <b>Meeting Date:</b>          | April 17, 2024                                                     | <b>Meeting Title:</b>  | Regular Planning Commission |
| <b>Submitting Department:</b> | Planning Department                                                | <b>Presenter:</b>      | Katelyn Page                |
| <b>Agenda Item:</b>           | P24-044: Request for an LDR Text Amendment to Findings of Approval | <b>Public Comment:</b> | Yes                         |

## **Purpose & Policy Considerations.**

All Text Amendments to the Town of Jackson Land Development Regulations (LDRs) require review and recommendation by the Planning Commission according to LDR Section 8.7.2. The Town Council makes the final decision on all LDR Text Amendments.

## **Requested Action.**

This is a staff initiated request. Staff proposes a Text Amendment to the Town of Jackson LDRs regarding findings of consistency with the purposes and organization of the Town of Jackson LDRs. The proposed amendment would modify the following LDR Sections:

- 4.3.1 – All Planned Resort Zones
- 8.3.2 – Sketch Plan
- 8.3.3 – Development Plan
- 8.4.3 – Conditional Use Permit
- 8.5.3 – Development Option Plan
- 8.7.2 – LDR Text Amendment
- 8.7.3 – Zoning Map Amendment
- 8.8.2 – Administrative Adjustment

## **Recommendation.**

The Planning Director recommends **approval** of LDR Text Amendment P24-044 as presented in this staff report.

## **Key Policy Question.**

Staff has not identified any key policy questions for consideration at this time.

## **Background.**

All Wyoming counties are required by law to adopt Comprehensive Plans to guide future growth. Zoning is not required but if a zoning ordinance is adopted it must be done in accordance with a Comprehensive Plan. In reviewing specific development application, however, a recent Wyoming Supreme Court case indirectly called into the question the ability of Towns to deny an application based solely on the reason that the project inconsistent with a Comprehensive Plan. Thus, because the LDRs currently include findings of approval for various permit types or administrative decisions that require consistency with the Jackson/Teton County Comprehensive Plan, the Town Attorney has advised that these findings be replaced with the proposed text.

### Proposed Amendment

This staff-initiated Text Amendment seeks to replace references to consistency with the Jackson/Teton County Comprehensive Plan with consistency with the purposes and organization of the Town of Jackson LDRs. These occurrences are found in language for findings of approval for various permit types or administrative decisions. Please refer to the attached redline ordinance reading for the specific language as the below table summarizes the proposed changes.

| LDR Section                                      | Regarding                                                                                                                                                         | Current Language                                                                                                                                                         | Proposed Language                                                                                                                                             |
|--------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 4.3.1.D.1                                        | Findings for Approval for the Planned Resort Zones                                                                                                                | Consistency with the Comprehensive Plan<br><br>The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan | Consistency with the purposes and organization of the LDRs<br><br>The Planned Resort master plan is consistent with the purposes and organization of the LDRs |
| 8.3.2.C.1<br>8.3.3.C.1<br>8.4.3.C.1<br>8.5.3.C.1 | Findings for Approval for the following permits and administrative procedures: Sketch Plan, Development Plan, Conditional Use Permit, and Development Option Plan | Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan                                                    | Is consistent with the purposes and organization of the LDRs                                                                                                  |
| 8.7.2                                            | Findings for Approval for LDR Text Amendments                                                                                                                     | Improves implementation of the Comprehensive Plan                                                                                                                        | Deletes this text                                                                                                                                             |
| 8.7.3                                            | Findings for Approval for LDR Zoning Map Amendment                                                                                                                | Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan                                      | Deletes this text                                                                                                                                             |
| 8.8.2.C.3                                        | Findings for Approval for Administrative Adjustment                                                                                                               | Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan                                             | Is consistent with the purposes and organization of the LDRs                                                                                                  |

### **Analysis.**

Staff recommend approval of all the proposed changes. The proposed amendment removes language within the LDRs requiring findings of consistency with the Jackson/Teton County Comprehensive Plan. Staff find the proposed amendment meets the findings of approval required by LDR Sec. 8.7.2 as described below.

### **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 recommend adopting, modifying, or denying a proposed LDR Text Amendment the Planning Commission 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. The proposed amendment maintains this purpose while removing language that requires findings of approval to be consistent with the Jackson/Teton County Comprehensive Plan.

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

**Complies.** The proposed amendment maintains consistency between findings of approval and other provision of the LDRs while removing language that requires findings of approval to be consistent with the Jackson/Teton County Comprehensive Plan.

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

**Complies.** The proposed amendment maintains landowners' flexibility. The proposed amendment bases findings of approval solely on the purpose and intent of the LDRs and removes findings of approval to be consistent with the goals and objectives, desired future character, and/or implementation of the Jackson/Teton County Comprehensive Plan.

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

**Complies.** The proposed amendment responds to recent legal direction by the Supreme Court of Wyoming stating that denial of a zoning permit cannot be based solely upon a single finding of approval related to inconsistency with the Comprehensive Plan. The proposed Text Amendment removes language tying findings of approval in the Town of Jackson LDRs to the Jackson/Teton County Comprehensive Plan.

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

**Not Applicable.** Not applicable per Wyoming State statute. This Text Amendment would remove this finding of approval.



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

**Complies.** The proposed amendment maintains consistency between the LDRs and other adopted Town Ordinances.

**Fiscal Impact.**

None.

**Staff Impact.**

The amount of Staff time to review this Text Amendment, including research and report drafting, is approximately 10 hours.

**Attachments or Links.**

Ordinance Redline Draft

Ordinance Clean Draft

Department Reviews

**Suggested Motion.**

I move to **recommend approval** to the Town Council of LDR Text Amendment P24-044 based upon the findings presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated April 17, 2024.

ORDINANCE \_\_\_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1257, 1258, AND 1273; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1161; AND SECTIONS 4.3.1, 8.3.2, 8.3.3, 8.4.3, 8.5.3, 8.7.2, 8.7.3, AND 8.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING FINDINGS OF CONSISTENCY WITH THE PURPOSES AND ORGANIZATION OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

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 and 1257; Section 2 of Town of Jackson Ordinance No. 1074 (part); Section 3 of Town of Jackson Ordinance No. 1161; and Section 4.3.1 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**4.3.1. All Planned Resort Zones.**

...

D. **Findings for Approval.** A Planned Resort master plan shall be approved only if all of the following findings are made.

1. Consistency with the purposes and organization of the LDRs. The Planned Resort master plan is consistent with the purposes and organization of the LDRs. ~~Consistency with Comprehensive Plan.~~ The Planned Resort master plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan.

...

(Ord. § 1, 2024; Ord. 1257 § 1, 2020; Ord. 1196 § 1, 2018; Ord. 1161 § 3, 2017)

**SECTION II.**

Section 1 of Town of Jackson Ordinance No. 1258 and 1273, Section 2 of Town of Jackson Ordinance No. 1074 (part); and Sections 8.3.2, 8.3.3, 8.4.3, 8.5.3, 8.7.2, 8.7.3, and 8.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**8.3.2. Sketch Plan.**

...

C. **Findings for Approval.** A sketch plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs. ~~Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;~~

...

(Ord. § 2, 2024)

### 8.3.3. Development Plan.

...

C. **Findings for Approval.** A development plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs~~Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;~~

...

(Ord. § 2, 2024)

### 8.4.3. Conditional Use Permit (CUP).

...

C. **Findings for Approval.** A conditional use permit shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs~~Is compatible with the desired future character of the area;~~

...

(Ord. § 2, 2024)

### 8.5.3. Development Option Plan.

...

C. **Findings for Approval.** A development option plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs~~Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;~~

...

(Ord. § 2, 2024)

### 8.7.2. LDR Text Amendment.

...

C. **Findings.** 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;
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; and

~~5. —Improves implementation of the Comprehensive Plan; and~~

~~6~~5. Is consistent with other adopted Town Ordinances.

...  
(~~Ord. § 2, 2024;~~ Ord. 1258 § 1, 2020)

### 8.7.3. Zoning Map Amendment.

...  
C. **Findings for Approval.** The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;
- ~~2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan;~~
- ~~32.~~ Is necessary to address changing conditions or a public necessity; and
- ~~43.~~ Is consistent with the other adopted Town Ordinances.

...  
(~~Ord. § 2, 2024;~~ Ord. 1258 § 1, 2020)

### 8.8.2. Administrative Adjustment.

...  
C. **Findings.** An administrative adjustment shall be approved upon finding the application:

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

...  
(~~Ord. § 2, 2024;~~ Ord. 1273 § 1, 2021)

## SECTION III.

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

## SECTION IV.

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 V.

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 \_\_

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF TOWN OF JACKSON ORDINANCE NOS. 1196, 1257, 1258, AND 1273; SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 1074 (PART); SECTION 3 OF TOWN OF JACKSON ORDINANCE NO. 1161; AND SECTIONS 4.3.1, 8.3.2, 8.3.3, 8.4.3, 8.5.3, 8.7.2, 8.7.3, AND 8.8.2 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING FINDINGS OF CONSISTENCY WITH THE PURPOSES AND ORGANIZATION OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

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1. **Consistency with the purposes and organization of the LDRs.** The Planned Resort master plan is consistent with the purposes and organization of the LDRs.

...

(Ord. \_\_ § 1, 2024; Ord. 1257 § 1, 2020; Ord. 1196 § 1, 2018; Ord. 1161 § 3, 2017)

**SECTION II.**

Section 1 of Town of Jackson Ordinance No. 1258 and 1273, Section 2 of Town of Jackson Ordinance No. 1074 (part); and Sections 8.3.2, 8.3.3, 8.4.3, 8.5.3, 8.7.2, 8.7.3, and 8.8.2 of the Town of Jackson Land Development Regulations are hereby amended and reenacted to read as follows:

**8.3.2. Sketch Plan.**

...

C. **Findings for Approval.** A sketch plan shall be approved upon finding the application:

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

...

(Ord. \_\_ § 2, 2024)

**8.3.3. Development Plan.**

...

C. **Findings for Approval.** A development plan shall be approved upon finding the application:

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

...

(Ord. \_\_ § 2, 2024)

#### **8.4.3. Conditional Use Permit (CUP).**

...

C. **Findings for Approval.** A conditional use permit shall be approved upon finding the application:

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

...

(Ord. \_\_ § 2, 2024)

#### **8.5.3. Development Option Plan.**

...

C. **Findings for Approval.** A development option plan shall be approved upon finding the application:

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

...

(Ord. \_\_ § 2, 2024)

#### **8.7.2. LDR Text Amendment.**

...

C. **Findings.** 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;
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; and
5. Is consistent with other adopted Town Ordinances.

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(Ord. \_\_ § 2, 2024; Ord. 1258 § 1, 2020)

### 8.7.3. Zoning Map Amendment.

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- C. **Findings for Approval.** The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:
1. Is consistent with the purposes and organization of the LDRs;
  2. Is necessary to address changing conditions or a public necessity; and
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...

(Ord. \_\_\_ § 2, 2024; Ord. 1258 § 1, 2020)

### 8.8.2. Administrative Adjustment.

...

- C. **Findings.** An administrative adjustment shall be approved upon finding the application:
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All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

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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



# PERMIT NOTES

Permit # P24-044

Parcel # :

Site Address:

Project Name: Findings - LDR Amendment

| Note Type | Note Code | Text                                | Created By            | Begin Date | End Date |
|-----------|-----------|-------------------------------------|-----------------------|------------|----------|
| GENERAL   |           | See final staff report for analysis | KPAGE@JACKSONWY.GOV   | 04/05/24   | 4/5/24   |
| GENERAL   |           | TOJ Staff Requested amendment       | CHOLDEN@JACKSONWY.GOV | 03/22/24   |          |