

Regular Town Council Meeting

July 1, 2024

6:00 PM

Town Council Chambers

Chair: Hailey Morton Levinson

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

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 Town Council by emailing electedofficials@jacksonwy.gov.

To join, click link or copy it to your browser: <https://us02web.zoom.us/j/81063331100?pwd=0FvVrSGaZ5n5y5m9yqNb5aqYkc09qT.1>

Or join at zoom.com with Webinar ID: **810 6333 1100** and Password: **83001** or by phone: **+1 669 900 9128**

II. OPENING

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

III. PUBLIC COMMENT

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

IV. CONSENT CALENDAR

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

- A. Meeting Minutes
 - 1. June 10, 2024 Special Town Council Meeting
 - 2. June 17, 2024 Regular Town Council Workshop
 - 3. June 17, 2024 Regular Town Council Meeting
- B. Disbursements
- C. Consideration of Restrictions for Affordable Rental Housing for Mitigation of Rusty Parrot Lodge (Kristi Malone)
- D. Amendment and Restatement Special Restriction for 260 Scott Lane Unit 304 (Kristi Malone)
- E. State Legislative Advisor Contract (Susan Scarlata)
- F. Sustainable Strategies Grant Consultants: Service Agreement and Travel Approval (Susan Scarlata)

- G. Consideration of Opting-In to an Opioid Settlement Agreement (Lea Colasuonno)
- H. Downtown Flex Space (Susan Scarlata)

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

- A. Administration
 - 1. Adoption of Town of Jackson Sustainability Plan (Tanya Anderson)
 - 2. Request For Proposals for Purchase and Relocation of the Mercer Cabin (Tanya Anderson)
- B. Planning & Building
 - 1. Request for a Subdivision Plat at the Property Addressed at 250 Veronica Ln. (P24-066) (Katelyn Page)
 - 2. Planned Unit Development Amendment, Development Plan, Conditional Use Permit, and fee waiver request for the Presbyterian Church of Jackson Hole Housing Development at 1201 South Park Loop Road (P23-206, P23-204, P24-007, P24-024) (Tyler Valentine)
 - 3. Development Plan and Conditional Use Permit for Central Wyoming College's Jackson Campus Located at 2020 W. High School Road (P23-214 & P24-048) (Tyler Valentine)

VI. RESOLUTIONS

- A. Resolution 24-15: A Resolution to Recognize and Uphold the Rights of Nature (Tanya Anderson)

VII. ORDINANCES

- A. Ordinance V: Credit Card Transaction Fees (Second Reading)
- B. Ordinances W and X: Water and Sewer Fees (Second Reading)
 - 1. Ordinance W: Water Fees (Second Reading)
 - 2. Ordinance X: Sewer Fees (Second Reading)

VIII. MATTERS FROM MAYOR AND COUNCIL

IX. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

X. ADJOURN

Pledge of Allegiance

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

Land Acknowledgement

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

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

June 10, 2024

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Hall Council Chambers located at 150 East Pearl in Jackson, at 4:10 P.M. This meeting was held in-person and through the Zoom platform. Upon roll call the following were found to be present:

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

STAFF: Tyler Sinclair, Roxanne Robinson, Floren Poliseo, Paul Anthony, Mike Moyer, Michelle Weber, Steve Ashworth, Paul Anthony, Kelly Thompson, Susan Scarlata, Rich Ochs, Lea Colasuonno, Zolo, April Norton, and Lynsey Lenamond.

Wyoming Highway 22 Landslide/Closure. Tyler Sinclair, Rich Ochs, and Roxanne Robinson made staff comment. Council held discussion with staff. No motion was made.

Adjourn. A motion was made by Jim Rooks and seconded by Arne Jorgensen to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 5:05 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Lynsey Lenamond, Internal Services Specialist

Minutes: II. Publish JH News & Guide: June 19, 2024

JUNE 17, 2024

JACKSON, WYOMING

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

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

STAFF: Tyler Sinclair, Roxanne Robinson, Lea Colasuonno, April Norton, Paul Anthony, James Phillips, Susan Scarlata, and Riley Taylor.

Update on Senior Housing and Assisted Living Program Development. April Norton made staff comment. Caroline Bas and Katie McAuley, representatives from The Kelsey, presented to Council. Council held discussion with staff. Jean Day and Cindy Bartz made public comment. No motion was made.

Revenue Options and Joint Department Funding Split. Tyler Sinclair, Kelly Thomson, Lea Colasuonno, and April Norton made staff comment. Council held discussion with staff.

Council recessed at 3:48pm and reconvened at 4:03pm.

Discussion continued. There was no public comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to direct staff to send a letter to Teton County on behalf of the Town Council stating the Council's desire to have:

1. The Town and County change the joint department/division funding split as follows: the Town pays 35% of joint department budgets (operations and capital), and the County pays 65% of joint department budgets (operations and capital), which split shall be included in the joint power agreements and, as appropriate, incorporated and enshrined in other joint department cooperative arrangements for a minimum period of ten years, to be drafted and approved on or before July 17, 2024 and effective July 1, 2025; and
2. The Town and County to place a joint resolution on the November 2024 ballot to collect an additional 1% or ½% SPET for the County Justice Center.

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

A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to direct staff to send a letter on behalf of the Town Council stating the Council's desire to have the Town and County place a joint resolution on the November 2024 ballot to collect an additional 2% County-wide Lodging Tax. Mayor Morton Levinson called for the vote. The vote showed 4-1 with Mayor Morton Levinson, Arne Jorgensen, Jim Rooks, and Jessica Sell Chambers in favor and Jonathan Schechter opposed. The motion carried.

Matters from Mayor and Council. There was no discussion.

Council Priorities and Upcoming Agendas. Tyler Sinclair reviewed Council's Workplan Calendar and items on the Potential Initiative (PI) List. Council held discussion with staff.

Adjourn. A motion was made by Jim Rooks and seconded by Arne Jorgensen to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 4:49 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JUNE 17, 2024

JACKSON, WYOMING

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

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

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

The Pledge of Allegiance was led by Mayor Morton Levinson. The Land Acknowledgement was read by Mayor Morton Levinson. Mayor Morton Levinson introduced Sean Fagan, Administration Intern, Ventura Garcia-Perez, Communications and Strategic Initiatives Intern, and Oliver Carswell, Engineering Intern. The Mayor made an announcement that the Sketch Plan for 290,000 sf Mixed-Use Hotel and Condominiums Along N. Cache (P24-002) was declared withdrawn per LDR Section 8.2.4.F.

Public Comment. Robert Dickhoff, Laura Bonich, Rick Howe, Matt Donavon, and Ryan Dorgan made public comment.

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

- A. **Meeting Minutes.** To approve meeting minutes from the June 3, 2024 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. 107 WEST DESIGN, LLC \$1,250.00; ACE HARDWARE \$461.15; ADVANCED NETWORK MANAGEMENT, INC. \$2,978.78; ALPHAGRAPHICS \$578.10; AMAZON \$3,859.65; AMERICAN PUBLIC WORKS ASSOC \$1,150.00; AMSOIL INC #774148 \$332.09; APPLE INC \$2,688.00; ASPEN MEADOWS \$500.00; AT&T \$1,387.66; AXON ENTERPRISES, INC \$2,694.38; BIG R RANCH & HOME \$56.78; BIG SPRUCE, INC. \$53,000.00; BISON LUMBER \$427.50; BLACK WIDOW WELDING 2 LLC \$925.00; BLUE SPRUCE CLEANERS, INC \$202.61; BOBCAT OF ROCK SPRINGS \$582.03; CARPETS PLUS COLORTILE \$1,235.00; CAST \$95.00; CENTURYLINK \$2,348.70; CHAPA STRIPES OF IDAHO \$27,300.00; CONRAD & BISCHOFF INC. \$300.40; CONVERGEONE, INC \$4,343.16; DAWSON INFRASTRUCTURE SOLUTIONS \$94,695.41; DEX IMAGING \$389.69; DINH, THAO \$45.00; DIVISION OF CHILD SUPPORT ENFORCEMENT \$509.23; DIVISION OF VICTIM SERVICES \$600.00; E.R. OFFICE EXPRESS \$254.15; EKOS, INC \$80.00; ELITE PARTS \$66.02; ENERGY LABORATORIES INC. \$829.00; ENVIRONMENTAL RESOURCE ASSOC. \$1,103.44; EVANS CONSTRUCTION INC \$300.00; FALL RIVER PROPANE \$3,022.72; FERGUSON ENTERPRISES, INC \$34.50; FIGJAM ENTERPRISES, LLC \$3,325.00; FLORES, JUANITA \$880.00; GARCIA, ISRAEL \$40.00; GILLIG LLC \$10,468.21; HARMONY DESIGN, INC \$1,620.15; HAYWARD, ANDREW \$350.00; HD FOWLER COMPANY \$6,819.99; HIGH COUNTRY LINEN \$1,513.67; HUNT CONSTRUCTION INC \$5,882.00; IDAHO CHILD SUPPORT RECEIPTING \$564.20; IDAHO STEAM CLEANING LLC \$275.00; INTERSTATE BATTERY \$1,006.75; IVY OUTDOOR SERVICES LLC \$18,956.25; JACKSON CURBSIDE INC. \$2,150.00; JACKSON GROUP LOCKBOX \$250.98; JACKSON HOLE CHILDRENS MUSEUM \$5,000.00; JACKSON HOLE CLIMATE ACTION COLLECTIVE \$2,500.00; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$4,106.40; JACKSON HOLE PUBLIC ART \$12,000.00; JACKSON LUMBER INC \$1,081.62; JHHR DEVELOPMENT II INC. \$11,366.67; JOE JOHNSON EQUIPMENT \$321.87; JORGENSEN ASSOCIATES, PC \$26,134.91; LENAMOND, LYNSEY \$135.88; LEPCO \$1,018.12; LOWER VALLEY ENERGY INC \$36,278.86; LYKKEN, JENNY \$312.50; MACY'S SERVICES \$2,290.00; MARKMAN, JASON \$6,907.00; METROQUIP INC \$1,532.68; MID-AMERICA RESEARCH CHEMICAL \$423.75; MSC INDUSTRIAL SUPPLY CO \$94.39; NAPA AUTO PARTS INC. \$403.95; NELSON ENGINEERING \$950.10; NEW WEST BUILDING COMPANY INC. \$6,000.00; NMS \$63.00; ONE 22, INC. \$40,500.00; OTIS ELEVATOR COMPANY \$3,506.52; PALAZZOLO, MICHAEL \$139.00; PALINDROME STUDIO \$525.00; PITTS, SAMANTHA \$69.50; PLATT \$3,270.76; PREMIER TRUCK- SALT LAKE CITY \$237.42; PVS DX, INC \$2,408.31; RAMANATHAN, BRINDA \$8,468.00; RIDGELINE EXCAVATION INC \$53,661.49; RUI INC. DBA VILLAGE GARDNER \$795.90; SCHMIDL, HEIDI \$149.22; SCOTT, MATTHEW W. \$9,181.25; SHERVIN'S INDEPENDENT OIL \$211.80; SHERWIN-WILLIAMS CO. \$113.56; SILVERSTAR \$2,696.16; SMITH POWER PRODUCTS, INC. \$2,360.00; SPRING CREEK ANIMAL HOSPITAL \$60.93; SPSC POA - SOUTH PARK SERVICES CTR POA \$303.82; STEPHENS, TALON

\$139.00; SUNRISE HOME CENTER \$183.04; SYMBOLARTS, LLC \$70.00; TETON COUNTY CLERK \$537,999.84; TETON COUNTY PUBLIC HEALTH \$200.00; TETON COUNTY-FUND 10 \$74,468.35; TETON COUNTY-FUND 13 \$662.40; TETON MOTORS INC \$136.38; TETON TRASH REMOVAL, INC. \$103.00; THOMSON WEST \$930.14; T-MOBILE \$55.99; TMSC LLC \$1,410.00; TREFREN, TRACEY \$88.50; ULINE \$704.44; VIRGINIAN VILLAGE CONDO HOA \$1,080.00; WESTBANK SANITATION \$1,246.72; WESTERN STATE \$127.84; WHITE GLOVE CLEANING, INC. \$5,433.13; WHITE, AMANDA \$310.50; WILLIAMS, BAILEY \$349.67; WILMA D SORSBY TRUST \$6,300.00; WRIGHT, JASON \$69.50; WYOMING FIRST AID & SAFETY \$106.99; WYOMING GARAGE DOOR, LLC \$1,381.00; WYOMING LAW ENFORCEMENT \$135.00; WYOMING.COM INC \$5.00; YELLOW IRON EXCAVATION, LLC \$2,010.00; YELLOWSTONE-TETON CLEAN \$2,500.00; YEVDOKIMOV, ANDREY \$2,000.00

- C. **May Municipal Court Report.** To accept the May Municipal Court Report into record.
- D. **Consideration of Restriction for Workforce Rental Housing at Veronica Lane Apartments – 235 & 255 Veronica Lane.** To approve the Restriction of nine Workforce Rental apartments located at Veronica Lane Apartments (235 & 255 Veronica Lane) and authorize the Mayor to sign the restriction.

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

Demolition Permit DEM24-004 Located at 375 E. Gill Ave. (PM24-002). Paul Anthony made staff comment. Council held discussion with staff. Julien Hass, Ryan Dorgan, and Peter Long made public comment. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to approve a stay of 90 days on the demolition of the existing single-family home as presented in the staff report and located at 375 E. Gill Avenue. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Demolition Permit DEM24-005 Located at 165 N. Gros Ventre Ave. (PM24-003). Paul Anthony made staff comment. Council held discussion with staff. Ryan Dorgan, Michael Stern, Julien Hass, and Megan Nelms public comment. A motion was made by Jim Rooks and seconded by Arne Jorgensen to approve a stay of 90 days on the demolition of the existing single-family home and garage as presented in the staff report and located at 165 N. Gros Ventre Avenue. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Sketch Plan for 290,000 sf Mixed-Use Hotel and Condominiums Along N. Cache. (P24-002). This item was declared withdrawn per LDR Section 8.2.4.F.

Temporary Emergency Building Moratorium Review Schedule (PM24-004). Paul Anthony and Lea Colasuonno made staff comment. Council held discussion with staff. Michael Stern made public comment. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve the moratorium review schedule presented in the staff report dated June 17, 2024, subject to the discussion at the meeting. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Resolution 24-13: Fee Schedule. Kelly Thompson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve Resolution 24-13, rescinding all previous fee schedules and adopting the Town of Jackson Fee Schedule. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Resolution 24-14: FY24 Budget Amendment #4. Kelly Thompson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve Resolution 24-14 adopting amendments to the fiscal year 2024 budget. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

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

Ordinance S. An Ordinance Extending the Term of the Franchise Granted to Qwest Corporation d/b/a CenturyLink.

AN ORDINANCE AMENDING ORDINANCE 1243 EXTENDING THE TERM OF THE FRANCHISE GRANTED TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND GRANTED ON DECEMBER 18, 2019.

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

There was no public comment. A motion was made by Arne Jorgensen and seconded by Jim Rooks to approve Ordinance S, an ordinance granting a 3 month extension of the current CenturyLink Franchise, on third reading and designate it Ordinance. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance V. An Ordinance Relating to Credit Cards as a Form of Payment and Credit Card Processing Fee.

AN ORDINANCE ADDING SECTION 1.01.130 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON RELATING TO CREDIT CARDS AS A FORM OF PAYMENT AND CREDIT CARD PROCESSING FEE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

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

Ordinance W. An Ordinance Regarding Water Fees.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 1358, 1319, 1271, 1071, 992, 935, 866, 538, 410, AND 270; SECTION 2 OF ORDINANCE NO. 743; SECTION 3 OF ORDINANCE NO. 664; AND SECTION 13.04.050 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING WATER FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Lea Colasuonno made staff comment. There was no public comment. A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to approve Ordinance W at first reading. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Ordinance X. An Ordinance Regarding Wastewater Fees.

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 1358, 1319, 1271, 991, 936, 867 AND 576; SECTION 2 OF ORDINANCE NOS. 745 AND 122; SECTION 7 OF ORDINANCE NO. 677; AND SECTION 13.08.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING WASTEWATER FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

Lea Colasuonno made staff comment. There was no public comment. A motion was made by Arne Jorgensen and seconded by Jessica Sell Chambers to approve Ordinance X at first reading. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Public Art Task Force Appointments. Mayor Morton Levinson nominated Stephanie Wright, Charlie Hagan and James Ablondi to the Public Art Task Force for three-year terms, all of which shall expire April 30, 2027. A motion was made by Jim Rooks and seconded by Jessica Sell Chambers to consent to the appointment of Stephanie Wright, Charlie Hagan and James Ablondi to the Public Art Task Force for three-year terms, all of which shall expire April 30, 2027. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. Mayor Morton Levinson appointed Stephanie Wright,

Charlie Hagan and James Ablondi to the Public Art Task Force for three-year terms, all of which shall expire April 30, 2027.

Teton District Board of Health Reappointment. A motion wase made by Jim Rooks and seconded by Arne Jorgensen to reappoint Joe Burke to the Teton District Board of Health to complete a four-year term expiring June 30, 2027. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Council discussed special events and special event application fee waivers. Tyler Sinclair, Lea Colasuonno, and Susan Scarlata made staff comment. Council discussed parklet design. Tyler Sinclair and Johnny Ziem made staff comment.

Jonathan Schechter left the meeting at 7:55pm.

Town Manager’s Report. Tyler Sinclair made staff comment. The Town Manager’s report contained updates on current Town of Jackson recruitments and housing needs, the Regulatory Reduction Task Force, and the Mercer Cabin. Council discussed Highway 22 and the Regulatory Reduction Task Force. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to approve the Town Manager’s Report. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jessica Sell Chambers and seconded by Jim Rooks to adjourn. Mayor Morton Levinson called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 8:17 p.m.

TOWN OF JACKSON

ATTEST:

Hailey Morton Levinson, Mayor

Riley Taylor, Town Clerk

Minutes: rt. Publish JH News & Guide: June 26, 2024

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
328	842-NCBERS GROUP WYOMIN	842062024	PAYROLL DEDUCTIONS	05/01/2024	96.00	96.00	06/11/2024
Total 328:					96.00	96.00	
51	ACE HARDWARE	869726	VINYL ADHV NAILON	06/04/2024	12.77	.00	
51	ACE HARDWARE	869990	STAPLES	06/05/2024	8.99	.00	
51	ACE HARDWARE	870025	shovel wood	06/05/2024	19.99	.00	
51	ACE HARDWARE	870388	filter	06/07/2024	29.99	.00	
51	ACE HARDWARE	871084	PAIL PAINT ACE METAL CUT WH	06/12/2024	35.45	.00	
51	ACE HARDWARE	871874	CLIP WIRE	06/18/2024	164.70	.00	
51	ACE HARDWARE	871875	ROD HR STL PLAIN	06/18/2024	12.98	.00	
51	ACE HARDWARE	871985	BROOM PUSH	06/19/2024	51.98	.00	
Total 51:					336.85	.00	
6861	ADVANCED NETWORK MANAG	BD0067969	ARUBA PRO SERVICES	06/24/2024	16,879.72	.00	
Total 6861:					16,879.72	.00	
2269	AFLAC	150822	ACCOUNT #y9599	05/25/2024	2,399.87	2,399.87	06/11/2024
Total 2269:					2,399.87	2,399.87	
2729	ALLDATA	INVC04517784	yearly subscription	06/01/2024	1,500.00	.00	
Total 2729:					1,500.00	.00	
6524	ALPHAGRAPHICS	JX-386788	NEW PLAQUE - SEASONAL DRI	05/23/2024	204.33	.00	
Total 6524:					204.33	.00	
5726	AMAZON	11WX-WXM1-	VANDESAIL FIBER PATCH CABL	06/09/2024	102.57	.00	
5726	AMAZON	1RFH-YDWN-T	HOGUE RUBBER GRIP HANDAL	06/09/2024	10.99	.00	
Total 5726:					113.56	.00	
3530	AMSOIL INC #774148	22587409 RI	SYNTHETIC 15W40 SS DIESEL	05/25/2024	245.70	.00	
Total 3530:					245.70	.00	
4992	Anthony, Paul	051724	TRAVEL REIMB	05/17/2024	1,725.00	.00	
Total 4992:					1,725.00	.00	
4078	AQUASHIELD, INC	00328A-M3	Perlite replacement bags	06/06/2024	19,172.00	.00	
Total 4078:					19,172.00	.00	
6395	ARCHIVESOCIAL, INC.	303618	social media archiving subscriptio	07/01/2024	5,027.40	.00	
Total 6395:					5,027.40	.00	
5226	ARMSCOR CARTRIDGE INCOR	18201	9mm 124 grain	06/12/2024	1,560.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5226:					1,560.00	.00	
1783	AT&T	287259163099	WIRELESS	06/08/2024	1,159.99	.00	
Total 1783:					1,159.99	.00	
6757	AXON ENTERPRISES, INC	INUS257480	AXON RESPOND PLUS - LICEN	07/01/2024	8,483.50	.00	
Total 6757:					8,483.50	.00	
7466	BARGEN INCORPORATED	224285	PRESENTATION JUNE 4-6	06/07/2024	4,000.00	.00	
Total 7466:					4,000.00	.00	
4984	CHAPA STRIPES OF IDAHO	JBP-2024-1	FRANCHSIE RENEWAL	06/11/2024	4,347.50	.00	
Total 4984:					4,347.50	.00	
6583	BESTDRIVE IDAHO FALLS	29005719	315/80R22	06/21/2024	5,680.00	.00	
Total 6583:					5,680.00	.00	
4774	BIG R RANCH & HOME	1672445	JEANS	06/15/2024	79.98	.00	
4774	BIG R RANCH & HOME	78270053003	CARHARTS	06/05/2024	119.99	.00	
4774	BIG R RANCH & HOME	78330263003	GENERAL MERCHANDISE	06/11/2024	6.99	.00	
Total 4774:					206.96	.00	
3500	BISON LUMBER	2405-843687	1x6 com s dry p pine	05/21/2024	38.54	.00	
3500	BISON LUMBER	24068-845121	COMSTRUCTION LEG SCREW	06/05/2024	6,412.50	.00	
Total 3500:					6,451.04	.00	
7394	BOLAND, ANITA	070124	350 N MILWARD RENT	07/01/2024	2,200.00	.00	
Total 7394:					2,200.00	.00	
7077	BURKHOLDER, SHAWN	070124	july rent 130 e kelly	07/01/2024	1,942.50	.00	
Total 7077:					1,942.50	.00	
7470	BYRLEY, PATRICK	060524	DOY PHYSICAL	06/05/2024	155.00	.00	
Total 7470:					155.00	.00	
5	CARQUEST AUTO PARTS INC.	6090-654239	tOW AND STOW	06/10/2024	298.96	.00	
Total 5:					298.96	.00	
102	CASELLE INC.	133271	support for july 2024	07/01/2024	1,973.00	.00	
Total 102:					1,973.00	.00	
544	CENTURYLINK	061324	Monthly bill for account	06/13/2024	54.14	.00	
544	CENTURYLINK	333897059 060	Monthly bill for account	06/07/2024	2,284.06	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 544:					2,338.20	.00	
6257	CERTIFIED LABORATORIES	8709335	PREMALUBE XTREME GREEN	05/31/2024	905.85	.00	
Total 6257:					905.85	.00	
4984	CHAPA STRIPES OF IDAHO	JBP-2024-1	WILLOW AND SNOW KING STRI	06/11/2024	2,500.00	.00	
Total 4984:					2,500.00	.00	
514	CONRAD & BISCHOFF INC.	IN-0963350-24	BULK DEF	05/14/2024	469.59	.00	
514	CONRAD & BISCHOFF INC.	IN-104486-24	BULK DEF	06/11/2024	828.16	.00	
Total 514:					1,297.75	.00	
4887	CONTROL SYSTEM TECHNOLO	11246	SNOW KING BOOSTERS	06/10/2024	2,306.50	.00	
Total 4887:					2,306.50	.00	
3272	COPYWORKS, LLC	062024	DOOR HANGERS	06/20/2024	245.00	.00	
Total 3272:					245.00	.00	
3001	CREATIVE ENERGIES, LLC	9897	SERVICE LABOR 051524	06/11/2024	531.00	.00	
Total 3001:					531.00	.00	
7468	CRT, INC.	061824	BOND RELEASE E23-0328 20 N	06/30/2024	1,000.00	1,000.00	06/20/2024
Total 7468:					1,000.00	1,000.00	
6829	DARKTRACE HOLDINGS LIMITE	DTGBR01-100	SUSCRITION 06.01.24-05.31.25	06/01/2024	44,640.50	.00	
Total 6829:					44,640.50	.00	
4918	DEAN'S PEST CONTROL LLC	89585	rodent control	05/11/2024	150.00	.00	
4918	DEAN'S PEST CONTROL LLC	90580	rodent control	05/09/2024	110.00	.00	
4918	DEAN'S PEST CONTROL LLC	90947	small rodent control	05/15/2024	60.00	.00	
4918	DEAN'S PEST CONTROL LLC	91182	rodent control	05/11/2024	200.00	.00	
Total 4918:					520.00	.00	
3881	DEX IMAGING	AR11364674	MONTHLY COPYCARE	05/28/2024	82.03	.00	
Total 3881:					82.03	.00	
7037	DICK ANDERSON CONSTRUCTI	061824	RETAINAGE PAY APP 22	06/18/2024	599,337.47	.00	
Total 7037:					599,337.47	.00	
6883	DIVISION OF CHILD SUPPORT	061424	DCSE CASE #0005405448	06/14/2024	509.23	509.23	06/13/2024
Total 6883:					509.23	509.23	
7463	DONOVAN, MATT	061924	REFUND SPECIAL EVENT PER	06/19/2024	850.00	850.00	06/20/2024

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7463:					850.00	850.00	
3408	E.R. OFFICE EXPRESS	0749CM	credit	06/03/2024	75.49-	.00	
3408	E.R. OFFICE EXPRESS	22422	PAPER	06/12/2024	59.45	.00	
Total 3408:					16.04-	.00	
1134	ENERGY LABORATORIES INC.	634196	INFLUENT AND EFFLUENT	06/04/2024	469.00	.00	
1134	ENERGY LABORATORIES INC.	635643	INFLUENT AND EFFLUENT	06/11/2024	469.00	.00	
Total 1134:					938.00	.00	
6552	ETNA TRADE PARK LLC	070124	july storage	07/01/2024	4,062.00	.00	
Total 6552:					4,062.00	.00	
7462	EVOLUTION CONSTRUCTION, L	1043	concrete	04/16/2024	10,990.00	.00	06/13/2024
7462	EVOLUTION CONSTRUCTION, L	1049	CONCRETE	05/01/2024	9,485.00	9,485.00	
7462	EVOLUTION CONSTRUCTION, L	1055	HIGHWAY 22,CRAB TREE AND	06/06/2024	10,030.00	.00	
7462	EVOLUTION CONSTRUCTION, L	1059	tare out 2x6 wood deck and concr	06/12/2024	4,900.00	.00	
7462	EVOLUTION CONSTRUCTION, L	1060	BUS STOP ON SNOW KING,SID	06/12/2024	4,600.00	.00	
Total 7462:					40,005.00	9,485.00	
3550	EXPOSURE SIGNS INC	8254	29X75 UV LAMIATED INK JET P	06/05/2024	1,443.00	.00	
3550	EXPOSURE SIGNS INC	8269	16X18 UV LAMINATED INK JET	06/19/2024	384.00	.00	
Total 3550:					1,827.00	.00	
5463	FIGJAM ENTERPRISES, LLC	1453	millware garage windows	06/07/2024	2,100.00	.00	
Total 5463:					2,100.00	.00	
4294	FIRE SERVICES OF IDAHO	12563606	service call	05/31/2024	155.00	.00	
4294	FIRE SERVICES OF IDAHO	12563621	sprinkler system group repair	05/31/2024	1,199.00	.00	
4294	FIRE SERVICES OF IDAHO	12564938	ANNUAL ALARM MONITORING	05/31/2024	420.00	.00	
Total 4294:					1,774.00	.00	
668	FREEDOM MAILING SERVICE I	48005	UTILITY BILLING	06/05/2024	900.80	.00	
668	FREEDOM MAILING SERVICE I	48005	UTILITY BILLING	06/05/2024	900.80	.00	
Total 668:					1,801.60	.00	
1609	GRAINGER	838334597	BULK RACK WITH DOCKING	05/31/2024	24,037.30	.00	
Total 1609:					24,037.30	.00	
96	HIGH COUNTRY LINEN	0437627	CORE FACILITY SUPPLIES	05/06/2024	96.98	.00	
96	HIGH COUNTRY LINEN	0438724	CORE FACILITY SUPPLIES	05/13/2024	67.38	.00	
96	HIGH COUNTRY LINEN	0439401	STREET	05/16/2024	18.27	.00	
96	HIGH COUNTRY LINEN	0439401	SHOP SUPPLIES	05/16/2024	6.98	.00	
96	HIGH COUNTRY LINEN	0439401	WWTP	05/16/2024	13.30	.00	
96	HIGH COUNTRY LINEN	0439401	SEWER	05/16/2024	14.95	.00	
96	HIGH COUNTRY LINEN	0439401	WATER	05/16/2024	26.03	.00	
96	HIGH COUNTRY LINEN	0439401	ADMIN	05/16/2024	11.14	.00	
96	HIGH COUNTRY LINEN	0439401	BUILDING MAINTENANCE	05/16/2024	16.86	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0439401	FACILITY	05/16/2024	6.65	.00	
96	HIGH COUNTRY LINEN	0439401	ADMIN	05/16/2024	11.16	.00	
96	HIGH COUNTRY LINEN	0439911	CORE FACILITY SUPPLIES	05/20/2024	76.78	.00	
96	HIGH COUNTRY LINEN	0440297	MATS	05/21/2024	237.25	.00	
96	HIGH COUNTRY LINEN	0441191	CORE FACILITY SUPPLIES	05/27/2024	76.78	.00	
96	HIGH COUNTRY LINEN	0441908	WATER	05/30/2024	26.03	.00	
96	HIGH COUNTRY LINEN	0441908	FACILITY	05/30/2024	6.65	.00	
96	HIGH COUNTRY LINEN	0441908	STREET	05/30/2024	18.27	.00	
96	HIGH COUNTRY LINEN	0441908	ADMIN	05/30/2024	7.63	.00	
96	HIGH COUNTRY LINEN	0441908	SEWER	05/30/2024	14.95	.00	
96	HIGH COUNTRY LINEN	0441908	ADMIN	05/30/2024	12.33	.00	
96	HIGH COUNTRY LINEN	0441908	WWTP	05/30/2024	13.30	.00	
96	HIGH COUNTRY LINEN	0441908	BUILDING MAINTENANCE	05/30/2024	152.71	.00	
96	HIGH COUNTRY LINEN	0442524	MATS	06/03/2024	11.17	.00	
96	HIGH COUNTRY LINEN	0443232	WWTP	06/06/2024	13.30	.00	
96	HIGH COUNTRY LINEN	0443232	ADMIN	06/06/2024	9.99	.00	
96	HIGH COUNTRY LINEN	0443232	WATER	06/06/2024	26.03	.00	
96	HIGH COUNTRY LINEN	0443232	SHOP SUPPLIES	06/06/2024	46.35	.00	
96	HIGH COUNTRY LINEN	0443232	MATS	06/06/2024	.01-	.00	
96	HIGH COUNTRY LINEN	0443232	ADMIN	06/06/2024	9.98	.00	
96	HIGH COUNTRY LINEN	0443232	STREET	06/06/2024	18.27	.00	
96	HIGH COUNTRY LINEN	0443232	BUILDING MAINTENANCE	06/06/2024	14.55	.00	
96	HIGH COUNTRY LINEN	0443232	FACILITY	06/06/2024	6.65	.00	
96	HIGH COUNTRY LINEN	0443232	SEWER	06/06/2024	14.95	.00	
96	HIGH COUNTRY LINEN	0443875	mats	06/10/2024	23.45	.00	
96	HIGH COUNTRY LINEN	0444357	LAUNDRY BAGS TWEL AND MA	06/12/2024	66.85	.00	
96	HIGH COUNTRY LINEN	0445203	LAUNDRY BAGS TOWEL AND M	06/17/2024	202.85	.00	
96	HIGH COUNTRY LINEN	S0443971	TOWELS,FLOOR CLEANING,LIN	06/11/2024	243.49	.00	
96	HIGH COUNTRY LINEN	S0444270	BLACK SIGNATURE MAT	06/11/2024	137.01	.00	
Total 96:					1,777.26	.00	
6455	HIRST APPLGATE, LLP	219812	TOWN VS NUTTER	05/06/2024	4,664.41	.00	
6455	HIRST APPLGATE, LLP	220110	TOWN VS NUTTER	06/05/2024	2,123.00	.00	
Total 6455:					6,787.41	.00	
7064	HUB INTERNATIONAL	3646783	ANNUAL CONSULTANT SERVIC	07/01/2024	12,000.00	.00	
Total 7064:					12,000.00	.00	
4736	IDAHO CHILD SUPPORT RECEI	061424	case 426985	06/14/2024	564.20	564.20	06/13/2024
Total 4736:					564.20	564.20	
36	IDAHO STATE TAX COMMISSIO	053124	MAY WITHHOLDINGS	05/31/2024	7,416.00	7,416.00	06/11/2024
Total 36:					7,416.00	7,416.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1034	fuel and vehicle hours for may sta	06/10/2024	50,429.55	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1034	start on demand for july	06/10/2024	45,139.00	.00	
Total 6931:					95,568.55	.00	
7163	JACKSON GROUP LOCKBOX	670670IF	FILTERS AND LUBE	06/06/2024	578.19	.00	
Total 7163:					578.19	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
131	JACKSON HOLE NEWS & GUID	365930	AD 427199	05/31/2024	1,647.36	.00	
131	JACKSON HOLE NEWS & GUID	366418	AD#428789	06/12/2024	38.00	.00	
131	JACKSON HOLE NEWS & GUID	366419	AD#428790	06/12/2024	38.00	.00	
131	JACKSON HOLE NEWS & GUID	366420	AD#428791	06/12/2024	42.75	.00	
131	JACKSON HOLE NEWS & GUID	366445	AD #428682	06/12/2024	240.00	.00	
131	JACKSON HOLE NEWS & GUID	366446	AD #428667	06/12/2024	240.00	.00	
131	JACKSON HOLE NEWS & GUID	428561	AD428561	06/18/2024	770.00	.00	
131	JACKSON HOLE NEWS & GUID	428562	JACKSON HOLE DAILY	06/18/2024	1,184.40	.00	
Total 131:					4,200.51	.00	
114	JACKSON LUMBER INC	0000999953-0	4X4	06/18/2024	24.16	.00	
Total 114:					24.16	.00	
7465	JDG VENTURES, LLC	004126	GAS FIRE PLACE SERVICE	06/06/2024	319.00	.00	
Total 7465:					319.00	.00	
139	JORGENSEN ASSOCIATES, PC	53816	CORE FACILITY PROJECT PAY	06/18/2024	12,660.00	.00	
Total 139:					12,660.00	.00	
5537	KEENAN, PETER	070124	JULY RNET VIRGINIAN 55-4	07/01/2024	2,300.00	.00	
Total 5537:					2,300.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	4,004.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,725.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	497.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	4,831.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	2,842.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,454.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	2,258.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	48,129.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,259.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,757.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,679.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,637.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,601.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	15,542.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	173.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	4,264.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	497.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,379.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	5,341.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,705.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,886.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,801.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	4,125.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	2,994.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,426.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	1,419.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	4,036.00	.00	
2224	LOCAL GOV'T LIABILITY POOL	15340	LIABILITY PREMIUM FY2025	07/01/2024	3,222.00	.00	
Total 2224:					135,483.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7201	LOPEZ, CHRYSTAL	060424	TRAVEL REIMBURSEMENT RO	06/04/2024	59.00	.00	
Total 7201:					59.00	.00	
156	LOWER VALLEY ENERGY INC	070124	JULY RENT 355 W DELONEY	07/01/2024	3,000.00	.00	
Total 156:					3,000.00	.00	
7211	LUNA, GAIL	060224	TRAVEL REIMB	06/02/2024	293.99	.00	
Total 7211:					293.99	.00	
7112	MARKMAN, JASON	070124	JULY RENT 76 EAST CIRCLE	07/01/2024	1,995.00	.00	
Total 7112:					1,995.00	.00	
7464	MCLAIN, RICK	061824	REIMB FOR POLICE TESTING	06/18/2024	350.00	.00	
Total 7464:					350.00	.00	
7230	MEAD & HUNT	367531	JAC SHUTTLE PILOT STUDY	05/28/2024	1,500.00	.00	
Total 7230:					1,500.00	.00	
5717	MORILLON-ARELLANO, SHELLI	060824	travel reimb to provo	06/08/2024	135.33	.00	
5717	MORILLON-ARELLANO, SHELLI	060824	travel reimb to provo	06/08/2024	271.48	.00	
5717	MORILLON-ARELLANO, SHELLI	060824	travel reimb to provo	06/08/2024	135.33	.00	
Total 5717:					542.14	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6968501001	HARDENED FLAT WASHER	05/27/2024	35.20	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6968501002	HEX NUTS,CAPS,WORM GEAR	05/29/2024	270.91	.00	
4623	MSC INDUSTRIAL SUPPLY CO	6981095001	SORBENT UNIVERSAL PAD	05/31/2024	266.33	.00	
Total 4623:					572.44	.00	
257	NAPA AUTO PARTS INC.	214380	screws	04/18/2024	105.63	.00	
257	NAPA AUTO PARTS INC.	214415	lock washer nut ans screw	04/18/2024	35.68	.00	
257	NAPA AUTO PARTS INC.	215190	mobil 10w 30	04/22/2024	6.99	.00	
257	NAPA AUTO PARTS INC.	215449	cap screw nuts and lockwash	04/23/2024	16.00	.00	
257	NAPA AUTO PARTS INC.	215737	coupler and large drip tray	04/24/2024	281.93	.00	
257	NAPA AUTO PARTS INC.	223382	freylube and pail	05/28/2024	45.99	.00	
257	NAPA AUTO PARTS INC.	223934	napagold air filter	05/30/2024	187.88	.00	
257	NAPA AUTO PARTS INC.	224833	lucas trans fix	06/03/2024	15.57	.00	
257	NAPA AUTO PARTS INC.	224837	maxlife	06/03/2024	184.95	.00	
257	NAPA AUTO PARTS INC.	225166	lucas trans fix	06/04/2024	15.57	.00	
257	NAPA AUTO PARTS INC.	225174	quality htr hose	06/04/2024	73.69	.00	
257	NAPA AUTO PARTS INC.	225187	platinum filter	06/04/2024	64.79	.00	
257	NAPA AUTO PARTS INC.	225246	simple green cleaner	06/04/2024	18.29	.00	
257	NAPA AUTO PARTS INC.	225285	rapid seal kit	06/05/2024	22.49	.00	
257	NAPA AUTO PARTS INC.	225384	relay	06/05/2024	59.38	.00	
257	NAPA AUTO PARTS INC.	225436	V-RIBBED BELT	06/05/2024	76.49	.00	
257	NAPA AUTO PARTS INC.	225632	IAMP	06/06/2024	25.72	.00	
257	NAPA AUTO PARTS INC.	226546	SYN GEAR OIL	06/10/2024	49.47	.00	
257	NAPA AUTO PARTS INC.	226609	napa gold enviroshield	06/10/2024	14.65	.00	
257	NAPA AUTO PARTS INC.	226704	cbs 50b cir brake	06/10/2024	12.23	.00	
257	NAPA AUTO PARTS INC.	226705	CBC BRAKES	06/10/2024	24.58	.00	
257	NAPA AUTO PARTS INC.	227884	2017 FORD F250 FILTER	06/14/2024	57.64	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	228228	AIR FILTERS	06/15/2024	44.47	.00	
257	NAPA AUTO PARTS INC.	228373	UNIVERAL CEMENT	06/15/2024	11.29	.00	
Total 257:					1,451.37	.00	
7295	NATIONAL TRADE SUPPLY, LLC	INV0132354	AIR FILTERS	06/05/2024	2,696.00	.00	
Total 7295:					2,696.00	.00	
187	NELSON ENGINEERING	63664	THAW WELL #4	01/31/2024	2,051.50	.00	
187	NELSON ENGINEERING	63785	THAW WELL #4	02/26/2024	781.25	.00	
Total 187:					2,832.75	.00	
513	ON SIGHT LAND SURVEYORS I	040124P24-06	surveyors review p24-066	04/01/2024	300.00	.00	
Total 513:					300.00	.00	
1504	ONE CALL OF WYOMING	71503	MAY TICKETS	06/06/2024	234.37	.00	
1504	ONE CALL OF WYOMING	71503	MAY TICKETS	06/06/2024	234.38	.00	
Total 1504:					468.75	.00	
7356	ONTKO, BRYAN	061824	travel expenses	06/28/2024	118.00	.00	
Total 7356:					118.00	.00	
4398	PALAZZOLO, MICHAEL	062424	MONTHLY IT	06/24/2024	69.50	.00	
Total 4398:					69.50	.00	
7242	PITTS, SAMANTHA	061124	STAFF APPRECIATION EXP	06/11/2024	47.69	.00	
Total 7242:					47.69	.00	
6260	POLISEO, FLOREN	051724	TRAVEL REIMB	05/17/2024	234.00	.00	
Total 6260:					234.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775609761	GASKET	06/04/2024	35.10	.00	
Total 6483:					35.10	.00	
7066	R & A SAFETY LLC	44362	PRE EMPLOY	05/03/2024	90.50	.00	
7066	R & A SAFETY LLC	44382	PRE EMPLOY	05/07/2024	90.50	.00	
7066	R & A SAFETY LLC	44390	PRE EMPLOY	05/08/2024	90.50	.00	
7066	R & A SAFETY LLC	44432	PRE EMPLOY	05/15/2024	90.50	.00	
7066	R & A SAFETY LLC	44470	RANDOM DOT	05/21/2024	90.50	.00	
7066	R & A SAFETY LLC	44477	RANDOM DOT	05/22/2024	115.50	.00	
7066	R & A SAFETY LLC	44496	PRE EMPLOY	05/29/2024	90.50	.00	
7066	R & A SAFETY LLC	44501	PRE EMPLOY	05/28/2024	181.00	.00	
7066	R & A SAFETY LLC	44505	PRE EMPLOY	05/30/2024	90.50	.00	
Total 7066:					930.00	.00	
6208	RHOADES, STEPHEN	062024	PHYSICAL DOT	06/20/2024	136.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6208:					136.00	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007401	PEAK SERVICE HAND TOWELS	05/01/2024	240.00	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007402	PAPER ROLLS, SOAP, CAN LINE	05/01/2024	220.50	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007403	PAPER ROLLS, BLUE FOAM CA	05/01/2024	332.50	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007404	BLUE SOP , CAN LINERS	05/01/2024	863.50	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007405	JUMBO TOILET PAPER, BLUE F	05/01/2024	500.50	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007408	CAN LINER	05/01/2024	81.00	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007756	JUMBO TOILET PAPER ROLLS	06/06/2024	464.00	.00	
4989	RIPLEYS VACUUM CENTER, IN	220000007762	PEAKSERVE HAND TOWLS ,CA	06/06/2024	274.50	.00	
Total 4989:					2,976.50	.00	
2850	RT1 INC	060624	GROUND COMMERCIAL	06/06/2024	69.47	.00	
Total 2850:					69.47	.00	
2597	RUSCHILL, RUSSELL	062024	HORSE LEASE JULY23,AUGUST	06/20/2024	575.00	.00	
Total 2597:					575.00	.00	
3694	RUSH INTERNATIONAL TRUCK	3036815373	trbochger kit	04/10/2024	6,426.90	.00	
3694	RUSH INTERNATIONAL TRUCK	3037447201	disc pad kit and caliper	06/03/2024	180.61	.00	
3694	RUSH INTERNATIONAL TRUCK	3037449837	Serpentine belt	05/30/2024	254.90	.00	
Total 3694:					6,862.41	.00	
6424	SCHECHTER, JONATHAN	051724	TRAVEL REIMB	05/17/2024	361.00	.00	
Total 6424:					361.00	.00	
201	SENIOR CENTER OF JACKSON	18045	quarterly funding	06/11/2024	35,505.00	.00	
Total 201:					35,505.00	.00	
4359	SHERWIN-WILLIAMS CO.	7004-3	RAC X TIP	04/11/2024	317.14	.00	
Total 4359:					317.14	.00	
7435	SHORELINE CONSULTING	0000254	SUPPORTING EQUITY TASK FO	06/16/2024	6,250.00	.00	
Total 7435:					6,250.00	.00	
4548	SILVER CREEK SUPPLY	0015812236-0	garbage disposal wcord	05/28/2024	125.30	.00	
4548	SILVER CREEK SUPPLY	0015956962-0	GALVANIZED CAP	06/04/2024	10.87	.00	
Total 4548:					136.17	.00	
585	SINCLAIR, TYLER	051724	TRAVEL REIMBURSEMENT TO	05/17/2024	234.00	.00	
Total 585:					234.00	.00	
7467	SOLID CONCRETE	0213	GREENSPACE SIDEWALK	06/18/2024	8,972.00	.00	
Total 7467:					8,972.00	.00	
7050	SOSA'S JANITORIAL SERVICE	34	may and june	06/15/2024	7,200.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7050:					7,200.00	.00	
3961	SPECTRUM	173067801060	MONTHLY SERVICES	06/07/2024	99.99	.00	
Total 3961:					99.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334627613	ANIMAL CARE	06/13/2024	214.52	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334627614	ANIMAL CARE	06/13/2024	1,478.24	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334627617	ANIMAL CARE	06/13/2024	80.02	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334627618	ANIMAL CARE	06/13/2024	101.46	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334627619	ANIMAL CARE	06/13/2024	71.65	.00	
Total 1505:					1,945.89	.00	
7227	STEPHENS, TALON	062424	MONTHLY IT HARDWARE	06/24/2024	69.50	.00	
Total 7227:					69.50	.00	
4765	STONE, CINDY	062024	MEALS AND FUEL REIMB	06/20/2024	132.68	.00	
Total 4765:					132.68	.00	
7088	STONE, KIRK	070124	JULY RENT 3585 CANADIAN	07/01/2024	2,940.00	.00	
Total 7088:					2,940.00	.00	
7076	SUSTAINABLE STRATEGIES DC	3956	CONSULTING	06/01/2024	7,500.00	.00	
Total 7076:					7,500.00	.00	
7469	TALLICHET, CATHERINE	062024	CAMP POST CARD TRAVEL REI	06/20/2024	309.84	.00	
Total 7469:					309.84	.00	
1443	TETON COUNTY CLERK	060724	TOJ REIMBURSEMENT MOBILIT	06/07/2024	27,893.98	.00	
Total 1443:					27,893.98	.00	
581	TETON COUNTY INTEGRATED	9742	hazardous waste	06/05/2024	15.00	.00	
Total 581:					15.00	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #1 Grant A	06/07/2024	4,996.97	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #2 Transit	06/07/2024	429.97	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #5 Constr	06/07/2024	67.10	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #2 Stilson	06/07/2024	12,378.53	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #3 Public	06/07/2024	615.98	.00	
6902	TETON COUNTY PUBLIC WORK	2024-10	TASK WORK ORDER #4 Real Es	06/07/2024	26.20	.00	
Total 6902:					18,514.75	.00	
1227	TETON COUNTY SCHOOL DIST	063024	SCHOOL EXACATIONS 2023-20	06/24/2024	20,000.00	.00	
Total 1227:					20,000.00	.00	
268	TETON MOTORS INC	205018997 1	REMAN TRANSMISSIONS COR	05/16/2024	6,127.09	.00	
268	TETON MOTORS INC	205019179	RETURN CORE	06/12/2024	500.00-	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
268	TETON MOTORS INC	5110174 1	filter kit	06/03/2024	48.44	.00	
268	TETON MOTORS INC	5110220 1	SL N motor	06/10/2024	220.77	.00	
Total 268:					5,896.30	.00	
3030	TETON VIEW LANDSCAPE CON	3414	TOJ SIDEWALK @ THE BLOCK	06/21/2024	16,285.87	.00	
Total 3030:					16,285.87	.00	
3237	THE AFTERMARKET PARTS CO	83396199	CAP ASSY DUST	05/31/2024	229.51	.00	
3237	THE AFTERMARKET PARTS CO	83396718	WINDSHIELDS	05/31/2024	4,488.63	.00	
3237	THE AFTERMARKET PARTS CO	83401173	CHANNEL RUB RAIL,RUBBER L	06/05/2024	355.31	.00	
3237	THE AFTERMARKET PARTS CO	83401311	CHANNEL RUB RAIL,RUBBER L	06/05/2024	529.25	.00	
Total 3237:					5,602.70	.00	
6941	THE CONNOR E FIELD TRUST	070124	remove july rent	07/01/2024	2,575.00-	.00	
6941	THE CONNOR E FIELD TRUST	070124	JULY RENT WILSON	07/01/2024	2,575.00	.00	
Total 6941:					.00	.00	
6810	THE TIRE RACK, INC.	MB96257	RIM WIDTH RNACH GRAB HTS6	05/10/2024	344.18	.00	
Total 6810:					344.18	.00	
6363	TMSC LLC	2021-006-4-ST	TS FANS AT LOBBY	06/18/2024	360.00	.00	
6363	TMSC LLC	2024-005-08	HRS LIGHTING ON SECOND FL	06/18/2024	4,032.43	.00	
6363	TMSC LLC	2024-005-08 S	REPAIR DOORS TO WOMANS L	06/18/2024	360.00	.00	
Total 6363:					4,752.43	.00	
7311	TOP TIER TOOLS LLC	06112458477	BATTERY BLACK	06/11/2024	95.00	.00	
Total 7311:					95.00	.00	
5038	TREFONAS LAW, P.C.	053124	town defenter through 05.31.24	05/31/2024	905.55	.00	
Total 5038:					905.55	.00	
4649	ULINE	178618117	RECYCLING CANS	05/24/2024	744.44	.00	
Total 4649:					744.44	.00	
7361	US HOMES LLC	070124	july rent victor	07/01/2024	1,560.00	.00	
Total 7361:					1,560.00	.00	
1949	VERIZON WIRELESS	9965599852	MONTHLY SERVICES	06/23/2024	8,269.39	.00	
Total 1949:					8,269.39	.00	
7330	VOICES JACKSON HOLE	070124	FULL OUTREACH MEMBERSHI	07/01/2024	2,500.00	.00	
Total 7330:					2,500.00	.00	
4893	VWR INTERNATIONAL LLC	8816207736	VWR DISH CRINKLE	05/31/2024	34.99	.00	
4893	VWR INTERNATIONAL LLC	8816211773	CYLINDER CLASS B	05/31/2024	38.22	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 4893:					73.21	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	34,682.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	1,497.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	39,026.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	11,402.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	4,920.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	6,535.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	72,202.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	18,302.64	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	15,007.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	6,316.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	9,284.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	27,846.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	26,111.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	5,839.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	7,679.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	4,244.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	22,364.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	1,650.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	761.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	194.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1621	PROPERTY ASSESSMENT FY20	07/01/2024	6,269.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1667	CRIME INSURANCE	07/01/2024	879.27	.00	
Total 2736:					323,009.91	.00	
192	WEBER, MICHELLE	062024	HORSE LEASE JULY23,AUGUST	06/20/2024	700.00	.00	
Total 192:					700.00	.00	
1640	WESTERN STATE	IN002804230	HOSE ASSY	05/28/2024	127.84	.00	
Total 1640:					127.84	.00	
472	WHITE GLOVE CLEANING, INC.	1917B	HOUSE CLEANING	05/31/2024	125.24	.00	
472	WHITE GLOVE CLEANING, INC.	1931B	HOUsing cleaning	05/31/2024	74.25	.00	
Total 472:					199.49	.00	
6117	WILSON, JOHN	070124	WILDFLOWER RENT	07/01/2024	2,200.00	.00	
Total 6117:					2,200.00	.00	
7471	WIXOM, JEFF	061724	TRAVEL REIMBURSEMENT	06/17/2024	20.01	.00	
Total 7471:					20.01	.00	
6704	WSP USA ENVIRONMENT & INF	40036776	STORMWATER PHASE 2 PROF	05/28/2024	13,674.19	.00	
Total 6704:					13,674.19	.00	
4139	WY WORKERS' SAFETY & COM	061124	May 2024 reporting	06/11/2024	28,186.08	28,186.08	06/11/2024
Total 4139:					28,186.08	28,186.08	
479	WYOMING ASSOC OF CHIEFS	1	leadership training - tony mathews	06/10/2024	3,988.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 479:					3,988.00	.00	
329	WYOMING RETIREMENT SYST	3108951833	MAY 2024 CONTRIBUTIONS	06/10/2024	242,120.63	242,120.63	06/11/2024
Total 329:					242,120.63	242,120.63	
2842	YELLOW IRON EXCAVATION, LL	240530073071	6905 wy highway 22	05/31/2024	100.00	.00	
Total 2842:					100.00	.00	
Grand Totals:					1,927,296.82	292,627.01	

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above \$0 included.

Paid and unpaid invoices included.

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council – consent item
Submitting Department:	Joint Affordable Housing	Presenter:	Kristi Malone
Agenda Item:	Consideration of Restrictions for Affordable Rental Housing for Mitigation of Rusty Parrot Lodge development	Public Comment:	Yes – consent item

Purpose & Policy Considerations.

The Town Council (“Council”) will consider two Affordable Rental Restrictions (“Restriction”) for required housing mitigation of new expanded development at Rusty Parrot Lodge. These Restrictions use the template restriction approved by Council in February 2023.

Requested Action.

Approval of the Restrictions and authorization of Mayor Morton-Levinson to sign the Restrictions.

Recommendations.

Staff recommend approval of the Restrictions.

Background.

A Building Permit for a new hotel, spa, and restaurant at 175 N Jackson Street was issued in 2020 to replace the Rusty Parrot lodge after fire damage. The development team has completed construction. Approval of this Building Permit included a condition from the Planning Department that, “PRIOR TO CERTIFICATE OF OCCUPANCY: The on-site one-bedroom unit shall be recorded as an 80-120% AMI unit. The off-site deed two-bedroom shall be recorded as a 50-80% AMI unit.” Housing mitigation required for the impact of producing new lodging and commercial uses is satisfied via construction of an on-site restricted unit at 175 N Jackson Street and restriction of an off-site existing unit at 355 W Deloney Avenue (Unit A-1, Antelope Building Meadowbrook Village). Although Town LDR Section 6.3.4. Type of Affordable Workforce Housing Required schedules a 2-bedroom 80-120% MFI Affordable unit as the first required mitigation unit and a 1-bedroom <50% MFI Affordable unit as the second required mitigation unit, this development was approved with an alternative housing program.

Analysis.

Approval, signature, and recordation of these Restrictions ensures compliance of this development with the standards of LDR Division 6.3. Affordable Housing Standards. Use of the previously approved, standardized deed restriction templates ensures that both the on-site and off-site mitigation units function as Affordable housing in perpetuity under compliance authority of the Housing Department.

Comprehensive Plan & Priority Alignment.

This item is in alignment with Section 5 of the Comprehensive Plan by providing housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and specifically Policy 5.3.a: Mitigate the impacts of growth on housing.

Fiscal Impact.

N/A

Staff Impact.

Housing Staff typically spends approximately 3 hours preparing a Restriction, coordinating with the development team, preparing a staff report, attending Council meeting, and recording the Restriction for each new restricted unit.

Attachments or Links.

1. Restriction for Affordable Rental Housing located at 175 N Jackson Street (1-bedroom, 80-120% MFI)
2. Restriction for Affordable Rental Housing located at Meadowbrook Condominiums Unit A-1 (2-bedroom, 50-80% MFI)

Suggested Motion.

I move to approve the Restrictions for two Affordable Rentals and authorize the Mayor to sign the restrictions.

**Deed Restriction for Property
Located at 175 N Jackson Street, Jackson, WY 83001
(Rusty Parrot Lodge & Spa)**

This Deed Restriction ("Restriction") is made and entered into this 5th day of June, 2024 by the undersigned owner of the property ("Declarant") and Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Declarant holds fee ownership interest in that certain real property, located in Town of Jackson, Wyoming, and more specifically described as follows:

Lots 1, 2, and 3 of Block 4 of the Original Townsite of Jackson, Teton County, Wyoming, according to that plat recorded June 18, 1901, as Plat No. 100
PIDN: 22-41-16-28-4-11-001 ("Land")

WHEREAS, Declarant developed the Land for a 26,902 square foot multi-use building (the Rusty Parrot lodging, spa, and restaurant), which generated the obligation to provide housing, and said obligation being set as a condition of approval for Permit No. B20-0683, and to place an Affordable Program restriction on said housing in accordance with the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations"). Declarant is restricting:

- Unit 1, with one bedroom with Income Range 80-120% Median Family Income. ("Residential Unit").

The Income Ranges are defined in the Rules and Regulations.

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to Wyo. Stat. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Restriction;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners have duly enacted the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations") and this Restriction is subject to such Rules and Regulations as they are amended from time to time;

WHEREAS, in furtherance of the goals, objectives, requirements, and conditions of Permit No. B20-0683, and consistent with the Town of Jackson's goal of providing decent, safe, and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Declarant agrees to restrict the use and occupancy of the Residential Unit as set forth herein;

WHEREAS, Declarant desires to record this Restriction and declare that the Residential Unit shall be held, sold, and conveyed in perpetuity subject to this Restriction and the Rules and Regulations, as they may be amended from time to time, which Restriction shall be in addition to all other covenants, conditions, or restrictions of record affecting the Residential Unit, and shall be enforceable by JTCHA and Town of Jackson, Wyoming. Furthermore, Declarant hereby declares that where the term "Declarant" is used in this Restriction it includes and means each and every subsequent owner, unless otherwise specifically clarified.

NOW, THEREFORE, in satisfaction of the conditions in and consideration of Permit No. B20-0683, Declarant hereby declares, covenants, and agrees for itself and each and every person acquiring ownership of the Land and/or Residential Unit, that they shall be held, used, occupied, developed, transferred, and conveyed subject to this Restriction in perpetuity.

ARTICLE I

RENTAL BY QUALIFIED HOUSEHOLD

1.1 Qualified Household. The rental of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household, as set forth herein and as further defined in the Rules and Regulations ("Qualified Household").

1.1.1 Employment. At time of rental and in perpetuity during any and all rental periods, at least one member of the Qualified Household must work a minimum of 1,560 hours per year for a Local Business, as that term is defined in the Rules and Regulations.

1.1.2 Income Limit. At time of rental and in perpetuity during any and all rental periods, the Qualified Household's gross income must be between 80-120% of the median family income in Teton County, Wyoming, as established in the applicable year's United States Department of Housing and Urban Development's median family income chart for Teton County, Wyoming.

1.1.3 Residential Real Estate. At time of rental and in perpetuity during any and all rental periods, no member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) real estate except as set forth in the Rules and Regulations.

1.2 Qualification Determination by the Housing Department. The Housing Department shall determine, in its sole discretion, whether a prospective renter is a Qualified Household. The Department shall use written applications, representations, and information to make the determination, which shall include the verification of those materials as necessary and appropriate to establish and substantiate eligibility.

1.3 Ownership by Housing Department. Notwithstanding the foregoing, JTCHA may purchase and own the Residential Unit.

ARTICLE II

OCCUPANCY, IMPROVEMENT, AND USE

2.1 Rules and Regulations Applicability. All applicable limitations on occupancy, improvement, and use set forth in the Rules and Regulations, apply to the Residential Unit.

2.2 Business Activity. No business activities shall be carried out in a Residential Unit, except to the extent allowed in the Rules and Regulations.

- 2.3 Guests. No persons other than those comprising the Qualified Household, as set forth in the Rules and Regulations, may occupy the Residential Unit.
- 2.4 Maintenance. Declarant shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit, and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent, and sanitary condition pursuant to the Rules and Regulations. In the event Declarant fails to maintain the Residential Unit in a safe, decent, and sanitary condition, the Housing Department may take action, and be reimbursed for costs thereof, all as set forth in the Rules and Regulations.
- 2.5 Capital Improvements. Declarant may only undertake capital improvements to the Residential Unit, and only get reimbursed for such, to the extent set forth in the Rules and Regulations.
- 2.6 Insurance. Declarant shall keep the Residential Unit continuously insured as set forth in the Rules and Regulations. Declarant shall, as often as necessary to prove compliance herewith at all times, furnish and deposit with the Housing Department certificates of such insurance policy to be maintained by Declarant with evidence of payment of the premiums thereon.
- 2.7 Compliance with Laws and CC&Rs. The Residential Unit shall be occupied in full compliance with this Restriction; the Rules and Regulations; all laws, statutes, codes, rules, regulations of state, local, and federal law; Covenants, Conditions & Restrictions; and all supplements and amendments thereto.
- 2.8 Inspection. Upon reasonable notice to Declarant, the Housing Department shall have the right to inspect the Residential Unit from time to time as set forth in the Rules and Regulations.
- 2.9 Records. Declarant shall maintain records of service, rental, repair, and maintenance for a period of 2 years after their issuance. The Housing Department shall have the right to review the written records required to be maintained by Declarant.

2.10 Renting. The Residential Unit may be rented to the extent allowed in the Rules and Regulations. In addition to that set forth in the Rules and Regulations, the Residential Unit may be rented for a minimum period of 180 days.

2.11 Periodic Reporting. In order to confirm compliance with this Restriction, the Rules and Regulations, and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, improvement, or transfer of the Residential Unit, Declarant shall timely comply with information requests, application material submission, and all supplemental requests as set forth in the Rules and Regulations. If the Declarant rents the Unit, the Declarant is responsible for timely compliance with all reporting requirements.

2.12 No Owner Occupancy. Declarant shall not reside in or occupy the Residential Unit. For purposes of this paragraph, if Declarant is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy extends to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.

ARTICLE III SALE

3.1 Sale of The Residential Unit. The Residential Unit may be bought and sold, except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Every conveyance of the Residential Unit shall be subject to this Restriction. Within 10 days prior to the closing of the sale or other transfer of the Residential Unit,

seller shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the purchaser.

ARTICLE IV TERMINATION, AMENDMENT, CORRECTION

- 4.1 Termination by the Town of Jackson, Wyoming. This Restriction may be terminated after a determination by the Town of Jackson, Wyoming that this Restriction is no longer consistent with the goal of providing affordable housing.
- 4.2 Amendment. This Restriction may be amended by a signed, written amendment executed by both the Town of Jackson, Wyoming and Declarant and recorded in the Teton County Clerk's Office against title to the Residential Unit.
- 4.3 Correction. JTCHA may unilaterally correct this Restriction to address scrivener's errors, erroneous legal descriptions, or typographical errors.

ARTICLE V GENERAL PROVISIONS

- 5.1 Breach.
- 5.1.1 Breach Defined. Each of the following shall be considered a breach hereof ("Breach").
- 5.1.1.1 A violation of this Restriction, the Rules and Regulations, the Declaration of Covenants, Conditions & Restrictions, or any rule or law a violation of which could result in a lien recorded against a Residential Unit.
 - 5.1.1.2 Failure to pay any financial obligation due or failure to perform a non-monetary obligation with respect to the Residential Unit which failure to pay or perform could result in a lien recorded against a Residential Unit. This includes, without limitation, homeowner dues, property taxes, contractor and servicer bills, and payment required by a promissory note secured by a mortgage recorded against a Residential Unit. Declarant shall notify the Housing Department in writing of any notification received from any party of past due payments or failure to perform within ten (10) calendar days of the date on the first notice of any such failure to pay or perform.
 - 5.1.1.3 The Residential Unit is taken by execution or by other process of law, or Declarant is judicially declared insolvent, or Declarant assigns or attempts to assign the property for the benefit of creditors, a receiver, trustee, or other similar officer being appointed to take charge of any substantial part of the Residential Unit or Declarant's property by a court of competent jurisdiction.
 - 5.1.1.4 Fraud or material misrepresentation by Declarant or an occupant in the provision of information or documents included in an application, or additional submissions of requested documentation by the Housing Department, and related to the mission, goals, objectives, requirements, and conditions of JTCHA and its programs.
- 5.1.2 Administrative Process. Upon any alleged Breach, the parties must proceed in accordance with the default process set forth in the Rules and Regulations, as they may be amended from time to time.

- 5.1.3 Court Enforcement. After exhausting the administrative process required by Article 5.2 any order of the Housing Authority Board may be appealed via a court of competent jurisdiction.
- 5.1.4 Breach Remedies. In addition to any other remedies the JTCHA may have at law or equity, in the event of Breach, the JTCHA's remedies shall include, without limitation, the following:
- 5.1.4.1 Purchase Option. JTCHA shall have the option to purchase the Residential Unit for the lesser of the Maximum Resale Price or the appraised value, subject to the restrictions of this Article ("Option") and Article III.
- 5.1.4.1.1 If the Option is exercised and a loan described in Article 4.1.1.1 is outstanding, the purchase price for the Option shall be the outstanding principal, accrued interest, and reasonable costs of such loan, regardless of any other provision of this Restriction ("Purchase Price").
- 5.1.4.1.2 If Declarant has not completed the Initial Sale of all Residential Units and the Housing Department exercises the Option against those Residential Units which have not had an Initial Sale, the Purchase Price shall be prorated. In such event, the formula for establishing JTCHA's Purchase Price shall be Purchase Price multiplied by [# of units to which Option is exercised / (total built - # of Initial Sales)]. By way of example only, if 16 Residential Units are built and 4 have Initial Sales and the Housing Department exercises the Option on 6 units, the formula would be: Purchase Price x $[6/(16-4)]$...Purchase Price x .50.
- 5.1.4.1.3 In exercising its Option, JTCHA shall provide written notice of such to Declarant. Such notice shall include the Purchase Price and the timing for the closing of the purchase. The Option must be exercised within 90 days from receipt of a notification of a borrower Breach or the property foreclosure.
- 5.1.4.2 Forced Sale. JTCHA may require Declarant to sell the Residential Unit in accordance with the resale procedures set forth in Article III and the Rules and Regulations. Such sale shall be subject to this Restriction.
- 5.1.4.3 Whether JTCHA elects to exercise its Option or requires a Forced Sale, all proceeds, unless otherwise required by statute, will be applied in the following order:
FIRST, to the payment of any unpaid taxes;
SECOND, to the payment of any Qualified Mortgage;
THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);
FOURTH, to the payment of the closing costs and fees;
FIFTH, to the 2% facilitation fee to JTCHA;
SIXTH, to the payment of any penalties assessed against Declarant by JTCHA;
SEVENTH, to the repayment to JTCHA of any monies advanced by it in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made in Declarant's behalf;
EIGHTH, to any repairs needed for the Residential Unit; and
NINTH, any remaining proceeds shall be paid to Declarant.
If there are insufficient proceeds to satisfy the foregoing, Declarant shall remain personally liable for such deficiency.
- 5.1.4.4 Appointment of Housing Manager as Attorney-in-Fact. In the event JTCHA exercises its Option or requires a Forced Sale, Declarant hereby irrevocably appoints the Housing Manager as their attorney-in-fact to effect any such purchase or sale on their behalf

(including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as JTCHA, or its designee, may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.

- 5.1.5 Limitation on Appreciation at Resale. JTCHA may fix the Maximum Resale Price of a breaching owner's Residential Unit to the Maximum Resale Price for the Residential Unit as of the date of an owner's Breach (or as of such date after the Breach as JTCHA may determine), and in such event, the Maximum Resale Price shall cease thereafter to increase.
- 5.1.6 Remedies. JTCHA may, at its discretion, invoke any additional remedies available to it and seek any such relief, at law or equity, as may be appropriate, including but not limited to, specific performance of this Restriction and the Rules and Regulations; temporary, permanent, or preliminary injunctive relief (including prohibiting a proposed sale or transfer); a declaration that a sale or transfer is void; a forced sale; and monetary damages. Any equitable relief may be sought singly or in combination with such other remedies the JTCHA may be entitled to, either pursuant to this Restriction, the Rules and Regulations, the applicable Land Development Regulations, or under the local, state, or federal law.
- 5.1.7 Hold Harmless. In the event of a Breach, Declarant hereby holds the Town of Jackson or Teton County, Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents harmless against any and all claims, suits, or actions of every name, kind, and description and any other loss or cost, including but not limited to that caused by the concurrent active or passive negligence of the Town of Jackson or Teton County, Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents.
- 5.1.8 Reimbursement. In the event of a Breach, Declarant hereby agrees to reimburse the actual expenses, attorney's fees, and costs for any action the JTCHA and/or Housing Department expends to enforce this Restriction.
- 5.2 Jackson/Teton County Housing Department Housing Rules and Regulations. The term "Rules and Regulations" is defined as the Jackson/Teton County Housing Department Rules and Regulations, as the same may be amended from time to time and which are codified in the Municipal Code of the Town of Jackson, and enacted by resolution of Teton County, Wyoming pursuant to the Wyoming Administration Procedures Act. If there are no such written policies, procedures, or guidelines (or a written policy, procedure, or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in this Restriction shall be as set forth in the Rules and Regulations, as the same may be amended from time to time. In the case of a conflict between this Restriction and the Rules and Regulations, this Restriction shall apply.
- 5.3 No Legal Action. Neither the Declarant, nor any prospective purchaser, tenant, renter, occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson or Teton County, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Teton County, Wyoming, or the Housing Department arising out of this Restriction. Neither the Town of Jackson, Teton County, Wyoming, nor the Housing Department shall have any liability to any person aggrieved by the decision of the Town of Jackson, Teton County, Wyoming, or the Housing Department regarding eligibility of a Qualified Household or any other matter relating to this Restriction.
- 5.4 Restriction as a Covenant. This Restriction shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department, and the Town of Jackson, Wyoming.

- 5.5 Notices. All notices required to be served upon Declarant and the Town of Jackson or Teton County, Wyoming and shall be transmitted by one of the following methods: prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party. Notice shall be effective 1 day after being deposited with an overnight courier, or 5 business days after being placed in the mail.

To JTCHA / Housing Department:
Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:
Town of Jackson, Wyoming.
Attn: Clerk
P.O. Box 1687
Jackson, WY 83001

Declarant
To the Address on file with the Teton County Clerk's Office

- 5.6 Attorney's Fees. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of this Restriction, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.
- 5.7 Incorporation of Recitals. All of the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.
- 5.8 Choice of Law, Forum. This Restriction and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving this Restriction or its subject matter. Declarant by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Restriction.
- 5.9 Severability. Each provision of this Restriction and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.
- 5.10 Section Headings. Paragraph or section headings within this Restriction are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.
- 5.11 Waiver. No claim of waiver, consent or acquiescence with respect to any provision of this Restriction shall be valid against any party hereto except on the basis of a written instrument executed by the parties to this Restriction. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.
- 5.12 Indemnification. Declarant shall indemnify, defend, and hold JTCHA, the Housing Department, and the Town of Jackson, Wyoming, and each entity's directors, officers, agents and employees harmless

against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for Declarant's breach of any provision of this Restriction. Declarant waives any and all such claims against JTCHA, the Housing Department and the Town of Jackson, Wyoming.

5.13 Successors and Assigns. This Restriction shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators, and assigns.

5.14 Governmental Immunity. Neither the Town of Jackson, Wyoming nor the JTCHA or Housing Department waives governmental immunity by executing this Restriction and each specifically retain immunity and all defenses available to either of them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Declarant has executed this instrument on the 5 day of June, 2024 (the "Effective Date").

OWNER: HARRISON HOSPITALITY PROPERTIES LIMITED PARTNERSHIP


By: Ronald Harrison
Its: Partner

STATE OF ~~WYOMING~~ Texas)
) ss.

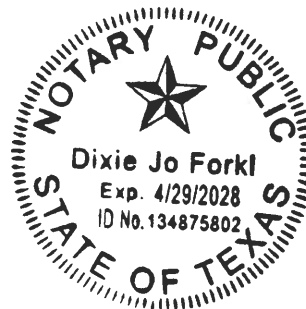
COUNTY OF ~~TETON~~ Williamson)

On the 5 day of June, 2024, the foregoing Restriction was acknowledged before me by Ronald Harrison Partner of HARRISON HOSPITALITY PROPERTIES LIMITED PARTNERSHIP.

Witness my hand and official seal.

(Seal)

Notary Public

Town of Jackson

By: Hailey Morton Levinson
Its: Mayor

ATTEST:

Riley Taylor, Town Clerk

**Deed Restriction for Property
Located at Unit A-1, Antelope Building Meadowbrook Village
355 W Deloney Avenue #A-1, Jackson, WY 83001**

This Deed Restriction ("Restriction") is made and entered into this 5th day of June, 2024 by the undersigned owner of the property ("Declarant") and Town of Jackson, Wyoming.

RECITALS:

WHEREAS, Declarant holds fee ownership interest in that certain real property, located in Town of Jackson, Wyoming, and more specifically described as follows:

Unit 1 of Building A of Meadowbrook Village, a Condominium Project in the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on March 21, 1980 as Plat No. 404, as further defined and described in the Declaration of Condominium recorded for said property.

PIDN: 22-41-16-28-4-16-001 ("Land")

WHEREAS, Declarant developed property at 175 N Jackson Street (Lots 1, 2, 3, Block 4, Jackson Plat No. 100) in the Town of Jackson, Wyoming for a 26,902 square foot multi-use building (the Rusty Parrot lodging, spa, and restaurant), which generated the obligation to provide housing, and said obligation being set as a condition of approval for Permit No. B20-0683, and to place an Affordable Program restriction on said housing in accordance with the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations"). Declarant is restricting:

- Unit A1, with two bedrooms with Income Range 50-80% Median Family Income. ("Residential Unit").

The Income Ranges are defined in the Rules and Regulations.

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to Wyo. Stat. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Restriction;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners have duly enacted the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations") and this Restriction is subject to such Rules and Regulations as they are amended from time to time;

WHEREAS, in furtherance of the goals, objectives, requirements, and conditions of Permit No. B20-0683, and consistent with the Town of Jackson’s goal of providing decent, safe, and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Declarant agrees to restrict the use and occupancy of the Residential Unit as set forth herein;

WHEREAS, Declarant desires to record this Restriction and declare that the Residential Unit shall be held, sold, and conveyed in perpetuity subject to this Restriction and the Rules and Regulations, as they may be amended from time to time, which Restriction shall be in addition to all other covenants, conditions, or restrictions of record affecting the Residential Unit, and shall be enforceable by JTCHA and Town of Jackson, Wyoming. Furthermore, Declarant hereby declares that where the term “Declarant” is used in this Restriction it includes and means each and every subsequent owner, unless otherwise specifically clarified.

NOW, THEREFORE, in satisfaction of the conditions in and consideration of Permit No. B20-0683, Declarant hereby declares, covenants, and agrees for itself and each and every person acquiring ownership of the Land and/or Residential Unit, that they shall be held, used, occupied, developed, transferred, and conveyed subject to this Restriction in perpetuity.

ARTICLE I

RENTAL BY QUALIFIED HOUSEHOLD

- 1.1 Qualified Household. The rental of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household, as set forth herein and as further defined in the Rules and Regulations (“Qualified Household”).

1.1.1 Employment. At time of rental and in perpetuity during any and all rental periods, at least one member of the Qualified Household must work a minimum of 1,560 hours per year for a Local Business, as that term is defined in the Rules and Regulations.

1.1.2 Income Limit. At time of rental and in perpetuity during any and all rental periods, the Qualified Household’s gross income must be between 50-80% of the median family income in Teton County, Wyoming, as established in the applicable year’s United States Department of Housing and Urban Development’s median family income chart for Teton County, Wyoming.

1.1.3 Residential Real Estate. At time of rental and in perpetuity during any and all rental periods, no member of the Qualified Household may own (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) real estate except as set forth in the Rules and Regulations.

- 1.2 Qualification Determination by the Housing Department. The Housing Department shall determine, in its sole discretion, whether a prospective renter is a Qualified Household. The Department shall use written applications, representations, and information to make the determination, which shall include the verification of those materials as necessary and appropriate to establish and substantiate eligibility.

- 1.3 Ownership by Housing Department. Notwithstanding the foregoing, JTCHA may purchase and own the Residential Unit.

ARTICLE II

OCCUPANCY, IMPROVEMENT, AND USE

- 2.1 Rules and Regulations Applicability. All applicable limitations on occupancy, improvement, and use set forth in the Rules and Regulations, apply to the Residential Unit.
- 2.2 Business Activity. No business activities shall be carried out in a Residential Unit, except to the extent allowed in the Rules and Regulations.
- 2.3 Guests. No persons other than those comprising the Qualified Household, as set forth in the Rules and Regulations, may occupy the Residential Unit.
- 2.4 Maintenance. Declarant shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit, and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent, and sanitary condition pursuant to the Rules and Regulations. In the event Declarant fails to maintain the Residential Unit in a safe, decent, and sanitary condition, the Housing Department may take action, and be reimbursed for costs thereof, all as set forth in the Rules and Regulations.
- 2.5 Capital Improvements. Declarant may only undertake capital improvements to the Residential Unit, and only get reimbursed for such, to the extent set forth in the Rules and Regulations.
- 2.6 Insurance. Declarant shall keep the Residential Unit continuously insured as set forth in the Rules and Regulations. Declarant shall, as often as necessary to prove compliance herewith at all times, furnish and deposit with the Housing Department certificates of such insurance policy to be maintained by Declarant with evidence of payment of the premiums thereon.
- 2.7 Compliance with Laws and CC&Rs. The Residential Unit shall be occupied in full compliance with this Restriction; the Rules and Regulations; all laws, statutes, codes, rules, regulations of state, local, and federal law; Covenants, Conditions & Restrictions; and all supplements and amendments thereto.
- 2.8 Inspection. Upon reasonable notice to Declarant, the Housing Department shall have the right to inspect the Residential Unit from time to time as set forth in the Rules and Regulations.
- 2.9 Records. Declarant shall maintain records of service, rental, repair, and maintenance for a period of 2 years after their issuance. The Housing Department shall have the right to review the written records required to be maintained by Declarant.

2.10 Renting. The Residential Unit may be rented to the extent allowed in the Rules and Regulations. In addition to that set forth in the Rules and Regulations, the Residential Unit may be rented for a minimum period of 180 days.

2.11 Periodic Reporting. In order to confirm compliance with this Restriction, the Rules and Regulations, and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, improvement, or transfer of the Residential Unit, Declarant shall timely comply with information requests, application material submission, and all supplemental requests as set forth in the Rules and Regulations. If the Declarant rents the Unit, the Declarant is responsible for timely compliance with all reporting requirements.

2.12 No Owner Occupancy. Declarant shall not reside in or occupy the Residential Unit. For purposes of this paragraph, if Declarant is an entity (including without limitation, a partnership, limited partnership, Limited Liability Company, corporation, association, or other) or a trust, this prohibition on owner-occupancy extends to any partner, member, shareholder, other principal or owner of the entity, and any trustee or beneficiary of the trust.

ARTICLE III

SALE

3.1 Sale of The Residential Unit. The Residential Unit may be bought and sold, except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Every conveyance of the Residential Unit shall be subject to this Restriction. Within 10 days prior to the closing of the sale or other transfer of the Residential Unit, seller shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the purchaser.

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- 4.1 Termination by the Town of Jackson, Wyoming. This Restriction may be terminated after a determination by the Town of Jackson, Wyoming that this Restriction is no longer consistent with the goal of providing affordable housing.
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- 5.1.1 Breach Defined. Each of the following shall be considered a breach hereof ("Breach").
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- 5.1.1.3 The Residential Unit is taken by execution or by other process of law, or Declarant is judicially declared insolvent, or Declarant assigns or attempts to assign the property for the benefit of creditors, a receiver, trustee, or other similar officer being appointed to take charge of any substantial part of the Residential Unit or Declarant's property by a court of competent jurisdiction.
- 5.1.1.4 Fraud or material misrepresentation by Declarant or an occupant in the provision of information or documents included in an application, or additional submissions of

requested documentation by the Housing Department, and related to the mission, goals, objectives, requirements, and conditions of JTCHA and its programs.

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- 5.1.4 Breach Remedies. In addition to any other remedies the JTCHA may have at law or equity, in the event of Breach, the JTCHA's remedies shall include, without limitation, the following:
 - 5.1.4.1 Purchase Option. JTCHA shall have the option to purchase the Residential Unit for the lesser of the Maximum Resale Price or the appraised value, subject to the restrictions of this Article ("Option") and Article III.
 - 5.1.4.1.1 If the Option is exercised and a loan described in Article 4.1.1.1 is outstanding, the purchase price for the Option shall be the outstanding principal, accrued interest, and reasonable costs of such loan, regardless of any other provision of this Restriction ("Purchase Price").
 - 5.1.4.1.2 If Declarant has not completed the Initial Sale of all Residential Units and the Housing Department exercises the Option against those Residential Units which have not had an Initial Sale, the Purchase Price shall be prorated. In such event, the formula for establishing JTCHA's Purchase Price shall be Purchase Price multiplied by [# of units to which Option is exercised / (total built - # of Initial Sales)]. By way of example only, if 16 Residential Units are built and 4 have Initial Sales and the Housing Department exercises the Option on 6 units, the formula would be: Purchase Price x $[6/(16-4)]$...Purchase Price x .50.
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 - 5.1.4.3 Whether JTCHA elects to exercise its Option or requires a Forced Sale, all proceeds, unless otherwise required by statute, will be applied in the following order:
 - FIRST, to the payment of any unpaid taxes;
 - SECOND, to the payment of any Qualified Mortgage;
 - THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);
 - FOURTH, to the payment of the closing costs and fees;
 - FIFTH, to the 2% facilitation fee to JTCHA;
 - SIXTH, to the payment of any penalties assessed against Declarant by JTCHA;
 - SEVENTH, to the repayment to JTCHA of any monies advanced by it in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made in Declarant's behalf;
 - EIGHTH, to any repairs needed for the Residential Unit; and

NINTH, any remaining proceeds shall be paid to Declarant.

If there are insufficient proceeds to satisfy the foregoing, Declarant shall remain personally liable for such deficiency.

- 5.1.4.4 Appointment of Housing Manager as Attorney-in-Fact. In the event JTCHA exercises its Option or requires a Forced Sale, Declarant hereby irrevocably appoints the Housing Manager as their attorney-in-fact to effect any such purchase or sale on their behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as JTCHA, or its designee, may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.
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- 5.1.6 Remedies. JTCHA may, at its discretion, invoke any additional remedies available to it and seek any such relief, at law or equity, as may be appropriate, including but not limited to, specific performance of this Restriction and the Rules and Regulations; temporary, permanent, or preliminary injunctive relief (including prohibiting a proposed sale or transfer); a declaration that a sale or transfer is void; a forced sale; and monetary damages. Any equitable relief may be sought singly or in combination with such other remedies the JTCHA may be entitled to, either pursuant to this Restriction, the Rules and Regulations, the applicable Land Development Regulations, or under the local, state, or federal law.
- 5.1.7 Hold Harmless. In the event of a Breach, Declarant hereby holds the Town of Jackson, Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents harmless against any and all claims, suits, or actions of every name, kind, and description and any other loss or cost, including but not limited to that caused by the concurrent active or passive negligence of the Town of Jackson, Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents.
- 5.1.8 Reimbursement. In the event of a Breach, Declarant hereby agrees to reimburse the actual expenses, attorney's fees, and costs for any action the JTCHA and/or Housing Department expends to enforce this Restriction.
- 5.2 Jackson/Teton County Housing Department Housing Rules and Regulations. The term "Rules and Regulations" is defined as the Jackson/Teton County Housing Department Rules and Regulations, as the same may be amended from time to time and which are codified in the Municipal Code of the Town of Jackson, and enacted by resolution of Teton County, Wyoming pursuant to the Wyoming Administration Procedures Act. If there are no such written policies, procedures, or guidelines (or a written policy, procedure, or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in this Restriction shall be as set forth in the Rules and Regulations, as the same may be amended from time to time. In the case of a conflict between this Restriction and the Rules and Regulations, this Restriction shall apply.
- 5.3 No Legal Action. Neither the Declarant, nor any prospective purchaser, tenant, renter, occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Teton County, Wyoming, or the Housing Department arising out of this Restriction. Neither the Town of Jackson, Teton County, Wyoming, nor the Housing Department shall have any liability to any person aggrieved by the decision of the Town of Jackson, Teton County, Wyoming, or the Housing Department regarding eligibility of a Qualified Household or any other matter relating to this Restriction.

- 5.4 Restriction as a Covenant. This Restriction shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department, and the Town of Jackson, Wyoming.
- 5.5 Notices. All notices required to be served upon Declarant and the Town of Jackson, Wyoming and shall be transmitted by one of the following methods: prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party. Notice shall be effective 1 day after being deposited with an overnight courier, or 5 business days after being placed in the mail.

To JTCHA / Housing Department:
Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:
Town of Jackson, Wyoming.
Attn: Clerk
P.O. Box 1687
Jackson, WY 83001

Declarant
To the Address on file with the Teton County Clerk's Office

- 5.6 Attorney's Fees. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of this Restriction, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.
- 5.7 Incorporation of Recitals. All of the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.
- 5.8 Choice of Law, Forum. This Restriction and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving this Restriction or its subject matter. Declarant by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Restriction.
- 5.9 Severability. Each provision of this Restriction and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.
- 5.10 Section Headings. Paragraph or section headings within this Restriction are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.
- 5.11 Waiver. No claim of waiver, consent or acquiescence with respect to any provision of this Restriction shall be valid against any party hereto except on the basis of a written instrument executed

by the parties to this Restriction. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

- 5.12 Indemnification. Declarant shall indemnify, defend, and hold JTCHA, the Housing Department, and the Town of Jackson, Wyoming, and each entity's directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for Declarant's breach of any provision of this Restriction. Declarant waives any and all such claims against JTCHA, the Housing Department and the Town of Jackson, Wyoming.
- 5.13 Successors and Assigns. This Restriction shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators, and assigns.
- 5.14 Governmental Immunity. Neither the Town of Jackson, Wyoming nor the JTCHA or Housing Department waives governmental immunity by executing this Restriction and each specifically retain immunity and all defenses available to either of them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Declarant has executed this instrument on the 5 day of June, 2024 (the "Effective Date").

OWNER: HARRISON HOSPITALITY PROPERTIES LIMITED PARTNERSHIP


By: Ronald Harrison
Its: Partner

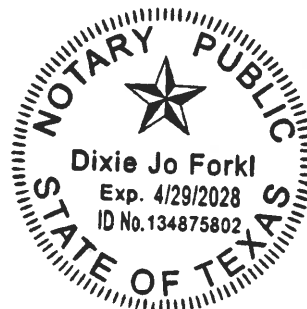
STATE OF ~~WYOMING~~ Texas)
) ss.
COUNTY OF ~~TETON~~ Williamson)

On the 5 day of June, 2024, the foregoing Restriction was acknowledged before me by Ronald Harrison as Partner of HARRISON HOSPITALITY PROPERTIES LIMITED PARTNERSHIP.

Witness my hand and official seal.

(Seal)

Notary Public

Town of Jackson

By: Hailey Morton Levinson
Its: Mayor

ATTEST:

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Meeting
Submitting Department:	Housing	Presenter:	Stacy Stoker
Agenda Item:	Amendment and Restatement Special Restriction for 260 Scott Lane Unit 304	Public Comment:	Yes – consent item

Purpose & Policy Considerations.

The Town Council ("Council") will consider an Amended and Restated Special Restriction for 260 Scott Lane Unit 304. This Restriction uses the template restriction approved by Council in February 2023.

Requested Action.

Approval of the Restriction and authorization of Mayor Morton-Levinson to sign the Restriction.

Recommendations.

Staff recommend approval of the Restriction.

Background.

In June of 2018, to ensure standardized restrictions on restricted units, the Town Council and Board of County Commissioners directed staff to record the approved Special Restriction Template on all sales of restricted units.

Analysis.

The subject unit was originally restricted as an Affordable Category 2 unit (80 – 100% Income Range) built in 2016. The unit's appreciation is currently 2.5% per year compounded. The Affordable Category 2 is the same qualification requirements except the Income Range will be changed to 50 – 80% Income Range. The Income Range is being changed to fit the current Housing Program Income Ranges and to an income range that can afford the sale price. Appreciation in the new restriction will be changed from a flat 2.5% to CPI with a maximum of 3% per year. Qualification requirements will be according to the Affordable Ownership Program.

Possible Alternatives.

None as policy has been set, and the unit is under contract as a 50 – 80% Affordable Ownership unit.

Comprehensive Plan & Priority Alignment.

This item is in alignment with Section 5 of the Comprehensive Plan by providing workforce housing (Principle 5.1), strategically locating a variety of housing types (Principle 5.2), reducing the shortage of housing affordable to the workforce (Principle 5.3), and using a balanced set of tools to meet our housing goal (Principle 5.4).

Fiscal Impact.

N/A

Staff Impact.

Housing staff spent 1 hour on this item.

Attachments or Links.

Complete Amendment and Restatement Deed Restriction for Affordable Ownership Housing Located at 260 Scott Lane: Unit 304, Town of Jackson Wyoming

Suggested Motion.

I move to approve the Complete Amendment and Restatement Deed Restriction for Affordable Ownership Housing Located at 260 Scott Lane Unit 304, Town of Jackson Wyoming and authorize the Mayor to sign the restriction.

COMPLETE AMENDMENT AND RESTATEMENT
Deed Restriction
For Affordable Ownership Housing
Located at
260 Scott Lane Unit 304 Town of Jackson Wyoming

This Complete Amendment and Restatement Special Restriction ("Restriction") is made and entered into this ____ day of _____, 2024, by the undersigned owner of the property ("Declarant") and Town of Jackson, Wyoming.

RECITALS:

WHEREAS, the undersigned Owner holds fee ownership interest in that certain real property known as 260 Scott Lane #304 located in Teton County, Wyoming, and more specifically described as follows:

Unit 304 of the Grove Condominiums Phase Two Addition to the town of Jackson (An Affordable Housing Subdivision), according to that plat recorded in the Office of the Count Clerk of Teton County, Wyoming on May 23, 2016 as Plat Number 1359, and as further defined and described in that Condominium Declaration for the Grove Condominiums, and any amendments and supplements thereto, recorded in the Office of the County Clerk of Teton County, Wyoming from time to time.

PIDN: 22-41-16-33-3-10-012 (the "Residential Unit");

WHEREAS, as a condition of its Final Development Plan Approval for The Grove (DEV P13-063 and P13-064), for the Grove Condominium Phase Two Addition to the Town of Jackson (the "FDP Approval"), Owner was required to dedicate six (6) two-bedroom and six (6) three-bedroom Affordable units, and six (6) two-bedroom and six (6) three bedroom Employment-Based units to be owned or rented by households who work in Teton County and will occupy the units as their sole primary residences. One of which is this three-bedroom Affordable 50 – 80% (fka Affordable Category 2) unit (the "Residential Unit");

Three-bedroom Affordable 50 – 80% Ownership Unit

WHEREAS, the Town of Jackson changed the street addresses to The Grove Condominiums Phase Two units to fit within the Town of Jackson addressing requirements, this unit's address was changed from 304 Canopy Court to 260 Scott Lane Unit 304;

WHEREAS, consistent with the foregoing, the Unit is subject to those certain Special Restrictions for Affordable Housing Located at The Grove Phase 2 recorded May 23, 2016 as Document number 0905176 in book of photo 920 pages 849-864 (the "2016 Special Restrictions");

WHEREAS, in accordance with Section 10.C.1 of the 2016 Special Restrictions, the Special Restrictions may be modified with the written consent of Owner and the Housing Department ;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners resolved to form the Jackson/Teton County Housing Authority, a duly constituted housing authority pursuant to Wyo. Stat. §15-10-116, as amended, and its successors or assigns, known as the Jackson/Teton County Housing Authority ("JTCHA");

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department ("Housing Department") who are employees of Teton County and agents acting on behalf of the JTCHA, empowered to enforce this Restriction;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners have duly enacted the Jackson/Teton County Housing Department Rules and Regulations ("Rules and Regulations") and this Restriction is subject to such Rules and Regulations as they are amended from time to time;

WHEREAS, in furtherance of the goals, objectives, requirements, and conditions of Permit No. DEV P13-063 and P13-064, and consistent with the Town of Jackson's goal of providing decent, safe, and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Declarant agrees to restrict the use and occupancy of the Residential Unit as set forth herein;

WHEREAS, in accordance with such Section 9.C.1 of the 2016 Special Restrictions, and consistent with the foregoing Recitals, the Housing Department and the undersigned Owner now desire to amend, restate and replace in their entirety with respect to the Residential Unit the 2016 Special Restrictions by adopting these Complete Amendment and Restatement Special Restriction for Affordable Ownership Housing Located at 260 Scott Lane Unit 304 Town of Jackson Wyoming ("Special Restrictions");

WHEREAS, Declarant desires to record this Restriction and declare that the Residential Unit shall be held, sold, and conveyed in perpetuity subject to this Restriction and the Rules and Regulations, as they may be amended from time to time, which Restriction shall be in addition to all other covenants, conditions, or restrictions of record affecting the Residential Unit, and shall be enforceable by JTCHA and Town of Jackson, Wyoming. Furthermore, Declarant hereby declares that where the term "Declarant" is used in this Restriction it includes and means each and every subsequent owner, unless otherwise specifically clarified.

NOW, THEREFORE, in satisfaction of the conditions in and consideration of Permit No. DEV P13-063 and P13-064, Declarant hereby declares, covenants, and agrees for itself and each and every person acquiring ownership of the Land and/or Residential Unit, that they shall be held, used, occupied, developed, transferred, and conveyed subject to this Restriction in perpetuity.

ARTICLE I OWNERSHIP

1.1 Qualified Household. The ownership of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household, as set forth herein and as further defined in the Rules and Regulations ("Qualified Household").

1.1.2 Employment. At time of purchase and in perpetuity during ownership, at least one member of the Qualified Household must work a minimum of 1,560 hours per year for a Local Business, as that term is defined in the Rules and Regulations.

1.1.3 Income Limit. At time of purchase and in perpetuity during ownership, the Qualified Household must earn, at minimum, 75% of its income from a Local Business, as that term is defined in the Rules and Regulations. .

1.1.4 Residential Real Estate. At time of purchase and in perpetuity during ownership, no member of the Qualified Household may own (whether individually, in trust, or through

an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) real estate except as set forth in the Rules and Regulations.

- 1.2 Qualification Determination by the Housing Department. The Housing Department shall determine, in its sole discretion, whether a prospective buyer is a Qualified Household. The Department shall use written applications, representations, and information to make the determination, which shall include the verification of those materials as necessary and appropriate to establish and substantiate eligibility.
- 1.3 Exception for Declarant. Notwithstanding the foregoing, it is understood and acknowledged that at the time of recordation of this Restriction the Declarant may still hold title to the Residential Unit. If Declarant still holds title to the Residential Unit at the time of recordation, Declarant is not required to be a Qualified Household. However, Declarant understands and agrees that it is required to sell the Residential Unit to a Qualified Household in accordance with the terms of this Restriction and the Rules and Regulations and no later than receipt of a certificate of occupancy for the Residential Unit.
- 1.4 Ownership by Housing Department. Notwithstanding the foregoing, JTCHA may purchase and own the Residential Unit.

ARTICLE II OCCUPANCY, IMPROVEMENT, AND USE

- 2.1 Rules and Regulations Applicability. All applicable limitations on occupancy, improvement, and use set forth in the Rules and Regulations, apply to the Residential Unit.
- 2.2 Business Activity. No business activities shall be carried out in a Residential Unit, except to the extent allowed in the Rules and Regulations.
- 2.3 Guests. No persons other than those comprising the Qualified Household, as set forth in the Rules and Regulations, may occupy the Residential Unit.
- 2.4 Maintenance. Declarant shall be responsible for the cost and expense to keep and maintain the interior of the Residential Unit, and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association in a safe, decent, and sanitary condition pursuant to the Rules and Regulations. In the event Declarant fails to maintain the Residential Unit in a safe, decent, and sanitary condition, the Housing Department may take action, and be reimbursed for costs thereof, all as set forth in the Rules and Regulations.
- 2.5 Capital Improvements. Declarant may only undertake capital improvements to the Residential Unit, and only get reimbursed for such, to the extent set forth in the Rules and Regulations.
- 2.6 Insurance. Declarant shall keep the Residential Unit continuously insured as set forth in the Rules and Regulations. Declarant shall, as often as necessary to prove compliance herewith at all times, furnish and deposit with the Housing Department certificates of such insurance policy to be maintained by Declarant with evidence of payment of the premiums thereon.
- 2.7 Compliance with Laws and CC&Rs. The Residential Unit shall be occupied in full compliance with this Restriction; the Rules and Regulations; all laws, statutes, codes, rules, regulations of state, local, and federal law; Covenants, Conditions & Restrictions; and all supplements and amendments thereto.
- 2.8 Inspection. Upon reasonable notice to Declarant, the Housing Department shall have the right to inspect the Residential Unit from time to time as set forth in the Rules and Regulations.

- 2.9 Records. Declarant shall maintain records of service, rental, repair, and maintenance for a period of 2 years after their issuance. The Housing Department shall have the right to review the written records required to be maintained by Declarant.
- 2.8 Renting. The Residential Unit may be rented to the extent allowed in the Rules and Regulations. In addition to that set forth in the Rules and Regulations, the Residential Unit may only be rented for a minimum period of 31 days.
- 2.9 Periodic Reporting. In order to confirm compliance with this Restriction, the Rules and Regulations, and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, improvement, or transfer of the Residential Unit, Declarant shall timely comply with information requests, application material submission, and all supplemental requests as set forth in the Rules and Regulations. If the Declarant rents the Unit, the Declarant is responsible for timely compliance with all reporting requirements.
- 2.10 Occupancy. The Residential Unit must be occupied as the Qualified Household's sole and exclusive primary residence, and they must physically reside therein on a full-time basis pursuant to the Rules and Regulations.

ARTICLE III SALE

- 3.1 Sale of The Residential Unit. The Residential Unit may be bought and sold, except that all reporting and record-keeping required herein shall be continuous and any new owner shall obtain the required records from the prior owner. Every conveyance of the Residential Unit shall be subject to this Restriction. Within 10 days prior to the closing of the sale or other transfer of the Residential Unit, seller shall notify the Housing Department of the pending sale or transfer and, prior to closing, provide the Housing Department with contact information (including without limitation, mailing address, phone number and email) for the purchaser.
- 3.2 Initial Sale of Residential Unit. At the time of sale from Declarant to a new owner ("Initial Sale"), the Residential Unit may only be sold to a Qualified Household at a purchase price as Declarant and prospective buyer may determine and subject to this Restriction. After Declarant and a prospective buyer enter into an agreement for the purchase and sale of the Unit, and at least 30 days prior to purported closing of the purchase and sale, the prospective buyer shall provide such information as may be required by the Housing Department for it to determine if the prospective buyer is a Qualified Household. If the prospective buyer does not qualify as a Qualified Household, such buyer may not purchase the Unit. All subsequent sales shall be executed in accordance with Article 3.2.
- 3.3 Resale. The seller of a Residential Unit shall give written notice to the Housing Department of their intention to sell ("Notice to Sell"), and after receipt of such notice, the Housing Department shall determine the Maximum Resale Price, as provided in Article 3.2. Upon the Housing Department's determination of the Maximum Resale Price, the sale of the Residential Unit shall be facilitated by the Housing Department and shall be completed in accordance with the Rules and Regulations, as they may be amended from time to time. Every conveyance of a Residential Unit shall be subject to this Restriction and the Rules and Regulations, as they may be amended from time to time. Notwithstanding the foregoing, upon receipt of a Notice to Sell, the Housing Department may purchase such Residential Unit.
- 3.4 Maximum Sale Price. A Residential Unit may not be sold for a purchase price in excess of the "Maximum Sale Price." The Maximum Sale Price is the Maximum Sale Price as calculated by the Housing Department in accordance with the Rules and Regulations, as they may be amended from time to time. The Maximum Sale Price for a prospective purchaser is the current owner's purchase

price plus an increase in price of the Denver-Aurora-Lakewood CPI (if such ceases to exist then a comparable CPI Index as determined in the sole discretion of the Housing Department) or 3%, whichever is lower per year of ownership compounded annually, plus the depreciated cost of pre-approved or government-required capital improvements, plus any other costs allowed by the Housing Department, less any required maintenance and/or repair adjustment, all as more fully described in the Rules and Regulations. Notwithstanding the determination of the Maximum Sale Price, the actual sales proceeds delivered to a seller may be reduced to account for restoration or repair of a Residential Unit (including without limitation, replacement of carpets, painting, roof repair, siding maintenance/replacement, etc.) determined necessary in the Housing Department's sole discretion. To ensure that the sales price of any Residential Unit is limited to the Maximum Sale Price, no purchaser of a Residential Unit shall assume any obligation of a seller, nor shall such purchaser pay or provide to a seller any other form of consideration in connection with the sale of the Residential Unit. The calculation of the Maximum Sale Price, as made by the Housing Department, shall be final and binding on all parties. Nothing herein shall be construed to constitute a representation or guaranty that upon the sale of a residential unit, a seller shall obtain the entire maximum sale price.

ARTICLE IV TERMINATION, AMENDMENT, CORRECTION

- 4.1 Termination by the Town of Jackson, Wyoming. This Restriction may be terminated after a determination by the Town of Jackson, Wyoming that this Restriction is no longer consistent with the goal of providing affordable housing.
- 4.2 Termination Resulting from Foreclosure by a Qualified Mortgagee. This Restriction as applied to a Residential Unit may be terminated by a Qualified Mortgagee in the event of a lawful foreclosure of the Residential Unit by such Qualified Mortgagee, as follows:
- 4.2.1 The Qualified Mortgagee provided to the Housing Department copies of all notices of intent to foreclose and all other notices related to the foreclosure contemporaneously with its service of such notices upon Declarant.
- 4.2.2 JTCHA did not exercise its rights as provided in Article IV Qualified Mortgage.
- 4.2.3 Termination may occur only after expiration of all applicable redemption periods and subsequent recordation of a Sheriff's Deed (or other transfer document as approved by the JTCHA in its sole and absolute discretion) conveying title to a purchaser, who is not (i) Declarant, (ii) a member of the Qualified Household, (iii) a person affiliated with or related to a Declarant or any member of the Qualified Household, or (iv) JTCHA.
- 4.2.4 In the event of a foreclosure hereunder, the Qualified Mortgagee shall pay to the Housing Department all proceeds remaining, if any, after payment of the Qualified Mortgage loan amount, interest, penalties, and fees, which proceeds would have been payable to Declarant of the foreclosed Residential Unit.
- 4.2.5 Notwithstanding the notice requirements to the Housing Department in this Section, if a Qualified Mortgagee has failed to provide the Housing Department copies of all notices of intent to foreclose and all notices related to the foreclosure contemporaneously with its service on Declarant, such Qualified Mortgagee, prior to foreclosing on the Residential Unit, shall provide the Housing Department with notice of its intent to foreclose ("Mortgagee Notice"). The Mortgagee Notice shall include all information relevant to Declarant's default and the actions necessary to cure such default. JTCHA shall have 45 days from the date of the Mortgagee Notice to exercise its rights under Article IV, Qualified Mortgage. If JTCHA fails to

exercise its rights within such 45-day period, the Qualified Mortgagee may foreclose on the Residential Unit as provided herein.

4.2.6 Nothing herein shall limit or restrict Declarant's right of statutory redemption, in which event this Restriction shall remain in full force and effect.

4.3 Amendment. This Restriction may be amended by a signed, written amendment executed by both the Town of Jackson, Wyoming and Declarant and recorded in the Teton County Clerk's Office against title to the Residential Unit.

4.4 Termination by the Town of Jackson, Wyoming. This Restriction may be terminated after a determination by the Town of Jackson, Wyoming that this Restriction is no longer consistent with the goal of providing affordable housing.

4.5 Amendment. This Restriction may be amended by a signed, written amendment executed by both the Town of Jackson, Wyoming and Declarant and recorded in the Teton County Clerk's Office against title to the Residential Unit.

4.6 Correction. JTCHA may unilaterally correct this Restriction to address scrivener's errors, erroneous legal descriptions, or typographical errors.

ARTICLE V

QUALIFIED MORTGAGE

5.1 Qualified Mortgage. Only a mortgage which is a "Qualified Mortgage" shall be permitted to encumber a Residential Unit. A "Qualified Mortgage" is a mortgage that:

5.1.1 Is the primary construction financing loan and mortgage for initial construction of the Residential Unit and related project, or any refinancing of such loan and mortgage, as long as such mortgage has a maximum loan to value ratio of 100%; and

5.1.2 Is a mortgage solely for the purchase or refinance of the loan for the purchase (specifically excluding loans taken out for any other purpose, unless otherwise approved by the Housing Department) as long as the principal amount of such mortgage at purchase does not exceed 96.5% of the purchase price, and thereafter the principal amount of such mortgage, any refinanced mortgage and/or additional mortgages combined does not exceed 95% of the then current Maximum Resale Price as the same is determined by the Housing Department at the time or times any such mortgage purports to encumber the Residential Unit; and

5.1.3 runs in favor of a "Qualified Mortgagee," defined as:

5.1.3.1 An "institutional lender" such as, but not limited to, a federal, state, or local housing finance agency, a bank (including savings and loan association or insured credit union), an insurance company, or any combination of the foregoing, the policies and procedures of which institutional lender are subject to direct governmental supervision; or

5.1.3.2 A "community loan fund", or similar non-profit lender to housing projects for income-eligible persons (e.g., is not given to or acquired by any individual person); or

5.1.3.3 A non-affiliated, legitimate, "finance company." In no event may such finance company be an individual or any company that is affiliated with or has any affiliation with Declarant or any family member of Declarant; or

5.1.3.4 JTCHA or Housing Department for any monies advanced by JHTCA or Housing Department in connection with a mortgage or other debt with respect to Residential Unit; or

5.1.3.5 the provider of a loan as described in Article 4.1.

- 5.2 Any mortgage, lien, or other encumbrance executed or recorded against a Residential Unit that is not a Qualified Mortgage shall:
- 5.2.1 be deemed unsecured; and
 - 5.2.2 only be a personal obligation of a Declarant and shall not affect or burden, and shall not be enforceable against, such Residential Unit.
 - 5.2.3 Additionally, the execution or recordation of such mortgage, lien or other encumbrance shall be deemed a Breach hereunder and JTCHA and/or the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation the right to exercise its Purchase Option and Forced Sale.
- 5.3 In the event an Declarant fails to make timely payment owed or otherwise breaches any of the covenants or agreements made in connection with any mortgage (Qualified or otherwise), lien, or other encumbrance purporting to affect the Residential Unit, or fails to timely make any other payment required in connection with the Residential Unit (including without limitation homeowner's association dues and fees, assessments, payments to contractors, materialmen, or other vendors for work undertaken for which a lien could be filed against the Residential Unit), the Housing Department shall have (in addition to the any other remedies) the right to:
- 5.3.1 Cure such default and assume the payments and other obligations of Declarant. In such event, Declarant shall be in Breach of this Restriction, and the JTCHA may exercise any and all of its remedies hereunder or otherwise, including without limitation the right to exercise its Purchase Option and Forced Sale. In addition to such remedies, Declarant shall also be liable to the Housing Department for any amounts of money advanced.
 - 5.3.2 Acquire the loan from the lender by paying the balance due together with reasonable accrued interest and costs, and the JTCHA shall thereafter have the right to foreclose upon the Residential Unit in accordance with the mortgage and other loan documents or take such other action as the JTCHA t shall determine.
 - 5.3.3 Purchase the Residential Unit at any foreclosure sale, and in such event, notwithstanding anything to the contrary herein, the Residential Unit shall remain subject to this Restriction.

ANY LENDER BY ENTERING INTO A LOAN TRANSACTION WITH DECLARANT OF A RESIDENTIAL UNIT HEREBY CONSENTS TO THE FOREGOING AND ACKNOWLEDGES THAT ANY INTEREST ACQUIRED BY VIRTUE OF ITS LIEN OR MORTGAGE SHALL BE SUBJECT AND SUBORDINATE TO THIS RESTRICTION.

ARTICLE VI

TRANSFER

- 6.1 Transfer. The Residential Unit may only be sold in accordance with Articles 3.2 and 3.3, and only or transferred as follows:
- 6.1.1 Divorce. The provisions contained in this Article 3.1.1 apply only after the Initial Sale of the Residential Unit. In the event of the divorce of Declarant, the Housing Department may consent to the transfer of the Residential Unit to the spouse, which spouse may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.
 - 6.1.2 Death. The provisions contained in this Article 3.1.2 apply only after the Initial Sale of the Residential Unit. In the event of the death of Declarant, the Housing Department may consent to the transfer of the Residential Unit to an heir or devisee of the deceased, which

heir or devisee may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

6.1.3 Nonqualified Transferee. If title to the Residential Unit vests in a Nonqualified Transferee, as defined in the Rules and Regulations, the Residential Unit shall immediately be listed for sale in accordance with the Sale Provisions of this Restriction and in compliance with the Rules and Regulations, or in the alternative, the Housing Department may exercise its option herein to purchase the Residential Unit. The following shall apply when the Housing Department determines there is a Nonqualified Transferee:

6.1.3.1 The Housing Department shall provide the Nonqualified Transferee a reasonable period within which to qualify as a Qualified Household.

6.1.3.2 If the Nonqualified Transferee does not qualify as a Qualified Household within such reasonable period, they shall cooperate with the Housing Department to effect the sale, conveyance, or transfer of the Residential Unit to a Qualified Household and shall execute any and all documents necessary to such sale, conveyance, or transfer.

6.1.3.3 A Nonqualified Transferee shall comply with this Restriction, the Rules and Regulations, the Covenants, Conditions & Restrictions, zoning, and all laws governing the ownership, occupancy, use, development, improvement, and transfer of the Residential Unit.

A Nonqualified Transferee may only occupy the Residential Unit with the prior written consent of the Housing Department.

ARTICLE VII GENERAL PROVISIONS

7.1 Breach.

7.1.1 Breach Defined. Each of the following shall be considered a breach hereof ("Breach").

7.1.1.1 A violation of this Restriction, the Rules and Regulations, the Declaration of Covenants, Conditions & Restrictions, or any rule or law a violation of which could result in a lien recorded against a Residential Unit.

7.1.1.2 Failure to pay any financial obligation due or failure to perform a non-monetary obligation with respect to the Residential Unit which failure to pay or perform could result in a lien recorded against a Residential Unit. This includes, without limitation, homeowner dues, property taxes, contractor and servicer bills, and payment required by a promissory note secured by a mortgage recorded against a Residential Unit. Declarant shall notify the Housing Department in writing of any notification received from any party of past due payments or failure to perform within ten (10) calendar days of the date on the first notice of any such failure to pay or perform.

7.1.1.3 The Residential Unit is taken by execution or by other process of law, or Declarant is judicially declared insolvent, or Declarant assigns or attempts to assign the property for the benefit of creditors, a receiver, trustee, or other similar officer being appointed to take charge of any substantial part of the Residential Unit or Declarant's property by a court of competent jurisdiction.

7.1.1.4 Fraud or material misrepresentation by Declarant or an occupant in the provision of information or documents included in an application, or additional submissions of requested documentation by the Housing Department, and related to the mission, goals, objectives, requirements, and conditions of JTCHA and its programs.

- 7.1.2 Administrative Process. Upon any alleged Breach, the parties must proceed in accordance with the default process set forth in the Rules and Regulations, as they may be amended from time to time.
- 7.1.3 Court Enforcement. After exhausting the administrative process required by Article 5.2 any order of the Housing Authority Board may be appealed via a court of competent jurisdiction.
- 7.1.4 Breach Remedies. In addition to any other remedies the JTCHA may have at law or equity, in the event of Breach, the JTCHA's remedies shall include, without limitation, the following:
- 7.1.4.1 Purchase Option. JTCHA shall have the option to purchase the Residential Unit for the lesser of the Maximum Resale Price or the appraised value, subject to the restrictions of this Article ("Option") and Article III.
- 7.1.4.1.1 If the Option is exercised and a loan described in Article 4.1.1.1 is outstanding, the purchase price for the Option shall be the outstanding principal, accrued interest, and reasonable costs of such loan, regardless of any other provision of this Restriction ("Purchase Price").
- 7.1.4.1.2 If Declarant has not completed the Initial Sale of all Residential Units and the Housing Department exercises the Option against those Residential Units which have not had an Initial Sale, the Purchase Price shall be prorated. In such event, the formula for establishing JTCHA's Purchase Price shall be Purchase Price multiplied by [# of units to which Option is exercised / (total built - # of Initial Sales)]. By way of example only, if 16 Residential Units are built and 4 have Initial Sales and the Housing Department exercises the Option on 6 units, the formula would be: Purchase Price x $6/(16-4)$...Purchase Price x .50.
- 7.1.4.1.3 In exercising its Option, JTCHA shall provide written notice of such to Declarant. Such notice shall include the Purchase Price and the timing for the closing of the purchase. The Option must be exercised within 90 days from receipt of a notification of a borrower Breach or the property foreclosure.
- 7.1.4.2 Forced Sale. JTCHA may require Declarant to sell the Residential Unit in accordance with the resale procedures set forth in Article III and the Rules and Regulations. Such sale shall be subject to this Restriction.
- 7.1.4.3 Whether JTCHA elects to exercise its Option or requires a Forced Sale, all proceeds, unless otherwise required by statute, will be applied in the following order:
- FIRST, to the payment of any unpaid taxes;
- SECOND, to the payment of any Qualified Mortgage;
- THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);
- FOURTH, to the payment of the closing costs and fees;
- FIFTH, to the 2% facilitation fee to JTCHA;
- SIXTH, to the payment of any penalties assessed against Declarant by JTCHA;
- SEVENTH, to the repayment to JTCHA of any monies advanced by it in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made in Declarant's behalf;
- EIGHTH, to any repairs needed for the Residential Unit; and
- NINTH, any remaining proceeds shall be paid to Declarant.

If there are insufficient proceeds to satisfy the foregoing, Declarant shall remain personally liable for such deficiency.

- 7.1.4.4 Appointment of Housing Manager as Attorney-in-Fact. In the event JTCHA exercises its Option or requires a Forced Sale, Declarant hereby irrevocably appoints the Housing Manager as their attorney-in-fact to effect any such purchase or sale on their behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as JTCHA, or its designee, may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.
- 7.1.5 Limitation on Appreciation at Resale. JTCHA may fix the Maximum Resale Price of a breaching owner's Residential Unit to the Maximum Resale Price for the Residential Unit as of the date of an owner's Breach (or as of such date after the Breach as JTCHA may determine), and in such event, the Maximum Resale Price shall cease thereafter to increase.
- 7.1.6 Remedies. JTCHA may, at its discretion, invoke any additional remedies available to it and seek any such relief, at law or equity, as may be appropriate, including but not limited to, specific performance of this Restriction and the Rules and Regulations; temporary, permanent, or preliminary injunctive relief (including prohibiting a proposed sale or transfer); a declaration that a sale or transfer is void; a forced sale; and monetary damages. Any equitable relief may be sought singly or in combination with such other remedies the JTCHA may be entitled to, either pursuant to this Restriction, the Rules and Regulations, the applicable Land Development Regulations, or under the local, state, or federal law.
- 7.1.7 Hold Harmless. In the event of a Breach, Declarant hereby holds the Town of Jackson Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents harmless against any and all claims, suits, or actions of every name, kind, and description and any other loss or cost, including but not limited to that caused by the concurrent active or passive negligence of the Town of Jackson Wyoming, JTCHA, and the Housing Department, their officials, employees, and agents.
- 7.1.8 Reimbursement. In the event of a Breach, Declarant hereby agrees to reimburse the actual expenses, attorney's fees, and costs for any action the JTCHA and/or Housing Department expends to enforce this Restriction.
- 7.2 Jackson/Teton County Housing Department Housing Rules and Regulations. The term "Rules and Regulations" is defined as the Jackson/Teton County Housing Department Rules and Regulations, as the same may be amended from time to time and which are codified in the Municipal Code of the Town of Jackson, and enacted by resolution of Teton County, Wyoming pursuant to the Wyoming Administration Procedures Act. If there are no such written policies, procedures, or guidelines (or a written policy, procedure, or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in this Restriction shall be as set forth in the Rules and Regulations, as the same may be amended from time to time. In the case of a conflict between this Restriction and the Rules and Regulations, this Restriction shall apply.
- 7.3 No Legal Action. Neither the Declarant, nor any prospective purchaser, tenant, renter, occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson, Teton County, Wyoming, or the Housing Department arising out of this Restriction. Neither the Town of Jackson, Teton County, Wyoming, nor the Housing Department shall have any liability to any person aggrieved by the decision of the Town of Jackson, Teton County, Wyoming, or the Housing Department regarding eligibility of a Qualified Household or any other matter relating to this Restriction.

- 7.4 Restriction as a Covenant. This Restriction shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department, and the Town of Jackson, Wyoming.
- 7.5 Notices. All notices required to be served upon Declarant and the Town of Jackson, Wyoming and shall be transmitted by one of the following methods: prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party. Notice shall be effective 1 day after being deposited with an overnight courier, or 5 business days after being placed in the mail.

To JTCHA / Housing Department:
Jackson/Teton County Affordable Housing Department
P.O. Box 714
Jackson, WY 83001

With a Copy to:
Town of Jackson, Wyoming.
Attn: Clerk
P.O. Box 1687
Jackson, WY 83001.

Declarant
To the Address on file with the Teton County Clerk's Office

- 7.6 Attorney's Fees. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of this Restriction, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.
- 7.7 Incorporation of Recitals. All of the recitals hereof are incorporated by this reference and are made a part hereof as though set forth at length herein.
- 7.8 Choice of Law, Forum. This Restriction and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving this Restriction or its subject matter. Declarant by accepting a deed for the Residential Unit hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Restriction.
- 7.9 Severability. Each provision of this Restriction and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.
- 7.10 Section Headings. Paragraph or section headings within this Restriction are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

- 7.11 Waiver. No claim of waiver, consent or acquiescence with respect to any provision of this Restriction shall be valid against any party hereto except on the basis of a written instrument executed by the parties to this Restriction. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.
- 7.12 Indemnification. Declarant shall indemnify, defend, and hold JTCHA, the Housing Department, and the Town of Jackson, Wyoming, and each entity's directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for Declarant's breach of any provision of this Restriction. Declarant waives any and all such claims against JTCHA, the Housing Department and the Town of Jackson, Wyoming.
- 7.13 Successors and Assigns. This Restriction shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators, and assigns.
- 7.14 Governmental Immunity. Neither the Town of Jackson, Wyoming nor the JTCHA or Housing Department waives governmental immunity by executing this Restriction and each specifically retain immunity and all defenses available to either of them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, Declarant has executed this instrument on the _____ day of _____, 20__ (the "Effective Date").

OWNER:

Wyatt Swicegood

Sabrina Swicegood

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20____, the foregoing Restriction was acknowledged before me by Wyatt Swicegood and Sabrina Swicegood as Owners of 260 Scott Lane Unit 304.

Witness my hand and official seal.

(Seal)

Jackson/Teton County Affordable Housing Department

Stacy A. Stoker, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____ 20____, the foregoing Restriction was acknowledged before me by Stacy A. Stoker, Manager of the Jackson/Teton County Affordable Housing Department.

Witness my hand and official seal.

(Seal)

Notary Public

Notary Public

Town of Jackson

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Insert Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____ 20____, the foregoing Restriction was acknowledged before me
by Hailey Morton Levinson, Mayor of the Town of Jackson

Witness my hand and official seal.

(Seal)

Notary Public

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular - Consent
Submitting Department:	External Affairs	Presenter:	Susan Scarlata
Agenda Item:	State Legislative Advisor Contract	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to approve a contract with a Legislative Advisor to support the Town's work on State Legislative issues, being proactive, working on long-term strategies to benefit the Town, and being responsive if/when issues arise that involve or are directed at the Town.

Requested Action.

Staff requests that Town Council approve the attached contract with State Legislative Advisor Andy Schwartz.

Recommendations.

Staff recommends approval of the attached contract with State Legislative Advisor Andy Schwartz.

Background.

At its December 19, 2023, Regular Meeting, Council approved a Legislative Policy Approach and Agenda to do the following.

- Hire a Legislative Advisor;
- Help other municipalities with policies and initiatives whenever possible;
- Work on developing and advancing bills with committee support;
- Direct staff to participate on statewide coalitions related to Town priorities, when applicable;
- Monitor and respond to bills and other initiatives related to or directed at the Town of Jackson; and
- Continue working with and submit Resolutions to WAM.

Analysis & Key Policy Questions.

The attached Agreement for Services with a Legislative Advisor highlights services the Advisor will provide, including the following.

- A. Track and monitor legislative developments related to local control, HOV lanes, workforce housing, property tax, local revenue options, and other issues of concern to the Town of Jackson.
- B. Coach local electeds and staff about general presence during the session and testifying, if needed.
- C. Engage with state legislators, advocate on behalf of the Town during the Legislative Session.
- D. Provide weekly updates during the session and more frequent input, when necessary, promptly informing the Town about issues that could affect the Town's policies or interests.
- E. Work with the Town to identify any local plans or actions that might influence or affect policy or legislation emanating from the state legislature or governor.
- F. Develop and coordinate strategies, responses, and key messages based on Town policies and interests.
- G. Implement outreach, education, opposition mitigation, and neutralization efforts related to the Town's policies and interests.
- H. Assist the Town in submitting interim session topics.
- I. Support the Town in drafting and adopting resolutions for consideration by the Wyoming Association of Municipalities.

Town Staff has found the current agreement with our Legislative Advisor to be productive. Town staff regularly meets with the advisor and has received input and perspective during the Legislative and Interim Sessions. The advisor has helped strategize, communicate, and implement set steps when items directed at the Town arise. Our current Legislative Advisor was a solid presence in Cheyenne during the most recent Legislative Session and is continuing to help staff and Council monitor Interim Topics. Staff hopes to continue to be able to rely on this partnership as we coordinate strategies, education, and help draft and work bills through the Legislative process.

Possible Alternatives.

Town Council could choose to forego working with a Legislative Advisor and not approve the attached contract.

Comprehensive Plan & Priority Alignment.

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

Fiscal Impact.

The attached Agreement for Services shows the fiscal impact of \$55,000 for 12 months of services from the Legislative Advisor.

Staff Impact.

The Director of External Affairs has approximately 100 hours of annual time allotted to focus on state work with a third of those hours falling during the Legislative Session. The Town Manager allocates 50 hours to work on Legislative Policy. In addition, the Town Attorney supports on items, when needed, and other Directors weigh in on various topics and connect about planning and strategy related to Legislative items, when needed.

Attachments or Links.

Agreement for Services with a Legislative Advisor.

Suggested Motion.

I move to approve the Agreement for Services with a Legislative Advisor attached to this staff report and authorize the Mayor to execute it subject to minor changes by staff.

AGREEMENT FOR SERVICES OF A LEGISLATIVE ADVISOR AND CONSULTANT

This Agreement for Services ("**Agreement**") is effective the 1st day of July 2024, ("**Effective Date**") by and between the Town of Jackson, a Wyoming municipal corporation, P.O. Box 1687, Jackson, WY 83001 ("**Town**") and Andy Schwartz, a contractor in the State of Wyoming, P.O. Box 2654, Jackson, WY 83001 ("**Contractor**").

Article 1. Statement of Services

Contractor shall provide professional services as a Legislative Advisor and consultant to the Town as more fully described in **Exhibit A, Scope of Services**, which, by this reference, is hereby incorporated herein (together "**Services**").

Article 2. Term and Termination

The term of this Agreement shall commence on the Effective Date and terminate on June 30, 2025. The parties may extend the term of the Agreement by written agreement. Contractor or Town may terminate this Agreement at any time, with or without cause, by giving 15 days written notice to the other party of its intent to terminate this Agreement. All compensation earned and costs accrued prior to such termination shall be payable to Contractor.

Article 3. Compensation and Payment

Town agrees to pay Contractor, as full compensation for all Services provided hereunder, a total amount that shall not, in any event, exceed \$55,000, to be paid in twelve equal installments. There shall be no travel expenses paid by the Town. The Contractor shall present an appropriate invoice to the Town by the first (1st) day of every month. Contractor shall be paid within thirty (30) days of receipt of invoice. It is specifically understood and agreed to by Contractor that the amount listed for the Services is a "not to exceed" amount for completion of the overall Agreement. Contractor shall not receive compensation in excess of the total "not to exceed" amount as set forth in this Article without prior written approval of the Town. The amount of compensation shall not vary as a result of the time of day the Services are performed or the number of hours during which Services are performed in any given period of time. Town may examine all records of Contractor during reasonable hours for a period up to and including one (1) year after termination of this Agreement to audit and verify the aforesaid Services.

Article 4. Place of Performance

Contractor shall be responsible for maintaining its own office facilities; provided, however that Contractor may request use of the Town Hall (located at 150 East Pearl Avenue) for meetings relevant to the Services provided hereunder. Contractor shall supply at its own expense, all materials, supplies, equipment, and tools required to accomplish the Services that are agreed to be performed in accordance with this Agreement.

Article 5. Independent Contractor Status

It is understood and agreed that Contractor will provide the Services on a professional basis and as an independent contractor and that during the performance of the Services, Contractor's employees, if any, will not be considered employees of the Town within the meaning or the applications of any federal, state, or local laws or regulations, including but not limited to, laws or regulations covering unemployment insurance, old age benefits, worker's compensation, industrial accident, labor, or taxes of any kind. Neither Contractor nor its employees, if any, shall be entitled to any benefits that may be afforded from time to time to Town employees, including without limitation, vacation, holidays, sick leave, worker's compensation, and unemployment insurance. Further, the Town shall not be responsible for any such withholding or paying of taxes or social security.

Article 6. General Provisions

- A. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated in whole or in part, unless agreed to in writing by the parties.
- B. Waiver. The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.
- C. Relationship. Nothing herein contained shall be construed to imply a joint venture, partnership, or principal-agent relationship between Contractor and the Town; and neither Party shall have the right, power, or authority to obligate or bind the other in any manner whatsoever, except as otherwise agreed in writing.
- D. Assignment and Delegation. Neither Party shall assign or delegate this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties hereto.
- E. Severability. If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as provided above, as the case may be.
- F. Governing Law; Jurisdiction; Construction. This Agreement shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.
- G. Section Headings. The section headings set forth in this Agreement are solely for convenience and reference of the parties, and in no way do the headings define, limit, or describe the scope or intent of the Agreement and are to be given no legal effect.
- H. Insurance. Contractor agrees to secure and maintain insurance to cover the Contractor's professional service.
- I. Declaration by Independent Contractor. The Contractor declares and states that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the Services to be performed under this Agreement.

- J. Governmental Immunity. The Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.
- K. Authority. The individuals executing this Agreement warrant and represent that they are duly authorized to execute and deliver this Agreement.

Article 7. Notice

For purposes of this Agreement, any notice shall be deemed properly sent and received when sent by certified mail with return receipt requested to the parties at the following addresses, until or unless one party provides written notice of change of address:

Town of Jackson
Attn: Town Manager
P.O. Box 1687
Jackson, WY 83001

Andy Schwartz
P.O. Box 2654
Jackson, WY 83001

IN WITNESS WHEREOF the parties have duly executed this Agreement.

TOWN OF JACKSON, WYOMING

Hailey Morton Levinson, Mayor

Attest:

Riley Taylor, Town Clerk

EXHIBIT A

SCOPE OF SERVICES

1. Overview of Services.

Contractor shall provide professional services as a legislative advisor and consultant to the Town. Contractor's Services shall encompass matters related to state legislation, rulemaking, and general policy matters that affect the Town's interests in Wyoming. All services performed by Contractor shall be completed in a professional manner.

2. Services to be Performed

Contractor will provide services as a legislative advisor and consultant to the Town as follows:

- A. Track and monitor legislative developments related to local control, HOV lanes, workforce housing, property tax, local revenue options, and other issues of concern to the Town of Jackson.
- B. Coach local electeds and staff about general presence during the session and testifying, if needed.
- C. Engage with state legislators, advocate on behalf of the Town during the Legislative Session.
- D. Provide weekly updates during the session and more frequent input, when necessary, promptly informing the Town about issues that could affect the Town's policies or interests.
- E. Work with the Town to identify any local plans or actions that might influence or affect policy or legislation emanating from the state legislature or governor.
- F. Develop and coordinate strategies, responses, and key messages based on Town policies and interests.
- G. Implement outreach, education, opposition mitigation, and neutralization efforts related to the Town's policies and interests.
- H. Assist the Town in submitting interim session topics.
- I. Support the Town in drafting and adopting resolutions for consideration by the Wyoming Association of Municipalities.
- J. Identify, track, and inform the Town about legislative issues during the Interim Legislative Session.

3. Timeliness of Services Performed

- A. Contractor shall perform the Services in a timely manner to effectively represent the Town's interests.
- B. Contractor shall keep the Town informed on a regular basis (no less than weekly during the Legislative Session and more frequently if warranted) and timely respond to Town inquiries.

4. Point of Contact for Consultation

The Town Manager, or their designated representative, is identified as the point of contact for consultation between the parties in the performance of the Services of this Agreement and will process requests for meetings with / access to Town staff as necessary to perform and accomplish the Services.

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular - Consent
Submitting Department:	External Affairs	Presenter:	Susan Scarlata
Agenda Item:	Sustainable Strategies Grant Consultants: Service Agreement & Travel Approval	Public Comment:	Yes

Purpose & Policy Considerations.

To consider a service agreement with grant writing consultants Sustainable Strategies (S2) and potential travel to D.C. to meet with federal legislators and staff.

Requested Action.

Staff requests that Council approve the service agreement with Sustainable Strategies and potential related travel.

Recommendations.

Staff recommends approving the service agreement with Sustainable Strategies and potential related travel.

Background.

The Town, Town Council, and community partners have consistently been appreciative of Sustainable Strategies' work helping the Town, County, and other community entities secure federal grant funds. Over the last two years, S2 has helped us and other local community agencies apply for twenty-seven grants. Grants awarded total \$4,427,026 including: USDA Composting and Food Waste Reduction Pilot (\$300,000); USDOT Safe Streets for All (\$480,000); Western Water Assessment Adapting to Climate Change in WY (\$30,000); WY Water and Sewer ARPA (\$1,500,000); WY First Responder & Law Enforcement Mental Health Support (\$126,200); USDA Farmers Market Promotion Program (\$92,269); FTA Bus & Bus Facilities (\$191,900); WY State Energy Program Local Government Retrofits (\$15,000); NEA Grants for Arts Projects (\$75,000); Wyoming Local Government Project ARPA Grants (\$1,250,000); WY DEQ Clean Water Action Section 319 (\$300,000); and WY DEQ Nonpoint Source Clean Water Act section 205J (\$39,150).

Grant	Date Applied	Status	Amount
Wyoming Water and Sewer ARPA Grant	8/12/2022	Applied For/Approved	\$1,500,000
Wyoming Water and Sewer ARPA Grant	8/12/2022	Applied For/Denied	\$680,000
Wyoming Outdoor Recreation Grant Program	8/30/2022	Applied For/Denied	\$750,000
USDA Composting and Food Waste Reduction Pilot Program (CFWR)	8/31/2022	Applied For/Awarded	\$300,000
USDOT Safe Streets for All (SS4A)	9/14/2022	Applied For/Awarded	\$480,000
USEPA's Solid Waste Infrastructure for Recycling (SWIFR)	2/15/2023	Applied For/Denied	\$2,500,000
Western Water Advocates Adapting to Climate Change in Wyoming Program	3/31/2023	Applied For/Approved	\$30,000
DOJ Law Enforcement Mental Health and Wellness Act (LEMHWA)	4/14/2023	Applied For/Denied	\$200,000
WY First Responder & Law Enforcement Mental Health Support	4/24/2023	Applied For/Awarded	\$126,200
USDA Farmers Market Promotion Program	5/2/2023	Applied for/Awarded	\$96,269
USDOT Charging and Fueling	5/30/2023	Applied For/Denied	\$6,882,000
FTA Bus and Bus Facilities	5/30/2023	Applied For/Awarded	\$191,900
WY State Energy Program Local Government Retrofits	6/30/2023	Applied For/Awarded	\$15,000
NEA Grants for Arts Projects	7/6/2023	Applied For/Awarded	\$75,000
DOE Buildings Upgrade Prize	7/18/2023	Applied For/Denied	\$400,000
Wyoming Local Government Project ARPA Grants	8/1/2023	Applied For/Awarded	\$1,250,000
USDOT Protect	8/4/2023	Applied For/Denied	\$750,000
Small Rural Tribal Body Worn Camera Program	9/30/2023	Applied/Awarded/Returned	\$23,507
WY DEQ Clean Water Act Section 319 (reviewing)	10/4/2023	Applied For/Awarded	\$300,000
WY DEQ Nonpoint Source Clean Water Act section 205J (reviewing)	10/4/2023	Applied For/Awarded	\$39,150
USBR WaterSMART Cooperative Watershed Management Phase	11/8/2023	Applied For/Pending	\$299,189
EPA Environmental Education Local Grants	12/5/2023	Applied For/Pending	\$100,000
FTA Bus and Bus Facilities	3/22/2024	Applied For/Pending	\$1,609,000
FY25 CDS EPA STAG	3/22/2024	Applied For/Pending	\$1,260,000
FY25 CDS THUD HIP	4/15/2024	Applied For/Pending	\$4,652,000

An additional \$7,920,189 is pending for funding opportunities that could benefit START Bus, watershed management, environmental education, and capital projects.

Analysis & Key Questions

The partnership with Sustainable Strategies has been fruitful and helped secure a significant amount of funding that the Town and our community are unlikely to have been able to access otherwise. S2 anticipates that there will likely be several additional large grant opportunities that are a good fit for Town priorities in Fiscal Year 2025 (FY25). Some grants we were not ready to apply for just yet will be available again when the Town is more aware of what applications entail and closer to being “shovel ready” on certain projects. Approval of the attached Service Agreement with S2 will continue to enhance the Town’s ability to navigate and access further funding opportunities to stay on target with infrastructure projects, sustainability goals, and community priorities.

Possible Alternatives.

Town Council could choose to discontinue the Town’s partnership with Sustainable Strategies and not approve travel.

Comprehensive Plan & Priority Alignment.

Policy 8.1.c: Innovate past barriers to service delivery goals

Policy 9.3.a: Analyze new ideas.

Policy 10.3.c: Elected officials will set and fund the plan.

Fiscal Impact.

S2 has secured \$4,427,026 in grant funding for our community thus far, with millions more pending. It is unlikely that staff would have the capacity to apply for these grants without S2’s support. The attached Service Agreement with Sustainable Strategies is for \$90,000 (\$7,500 monthly) for one year of consulting and work through June of 2025.

Staff Impact.

A small number of staff members attend monthly meetings with S2 amounting to approximately 2-5 hours a month in staff time. Additional staff time is required when S2 is preparing grant applications and staff is providing content, editing, and affirming the application is correct. These one-off projects would take considerably more staff time, and likely would not be possible, if S2 were not leading the processes.

Attachments or Links.

Service Agreement with Sustainable Strategies

Suggested Motion.

I move to approve the Service Agreement with Sustainable Strategies and authorize the Mayor to execute it subject to minor changes by staff, and to approve related travel.

PROFESSIONAL SERVICES AGREEMENT FOR GRANT AFFAIRS AND STRATEGIC CONSULTING SERVICES

This Agreement for Professional Services for Grant Affairs and Strategic Consulting Services ("**Agreement**") is effective the 1st day of July 2024, ("**Effective Date**"), and is executed by and between the Town of Jackson, a Wyoming municipal corporation, P.O. Box 1687, Jackson, WY 83001 ("**Town**"), and Sustainable Strategies DC, having a place of business at 500 New Jersey Avenue, NW, Suite 600, Washington, DC 20001 ("**Consultant**").

1. Statement of Services

Consultant shall provide strategic consulting, grant-writing, and advocacy services to assist the Town to effectively organize and pursue federal, state, and philanthropic grant funding resources, as more fully described in **Exhibit A, Scope of Work**, which, by this reference, is hereby incorporated herein ("**Services**").

2. Term

The term of this Agreement shall be for one (1) year commencing on the Effective Date and terminating on June 30, 2025 ("**Term**"), unless sooner terminated or extended as provided herein. The parties may extend the term of the Agreement by written agreement (each and "**Extension Term**"). Either party may terminate the Agreement at any time, with or without cause, by giving thirty (30) days written notice to the other party of its intent to terminate. All compensation earned and costs accrued prior to the notice of termination shall be payable to Consultant.

3. Fees and Costs

The Town agrees to pay Consultant, as full compensation for all Services, a monthly fee in the amount of Seven Thousand Five Hundred Dollars (\$7,500), for a total amount not to exceed Ninety Thousand Dollars (\$90,000) for the Term of the Agreement and each Extension Term. Consultant shall present an appropriate invoice to the Town by the first (1st) day of every month. Consultant shall be paid within thirty (30) days of receipt of invoice. It is specifically understood and agreed to by Consultant that the amount listed for the Services is a "not to exceed" amount for completion of the overall Agreement. Consultant shall not receive compensation in excess of the total "not to exceed" amount as set forth in this Section without the prior written approval of the Town. The amount of compensation shall not vary as a result of the time of day the Services are performed or the number of hours during which Services are performed in any given period of time. The Town may examine all records of Consultant during reasonable hours for a period up to and including one (1) year after termination of this Agreement to audit and verify the aforesaid Services.

The Town shall reimburse Consultant for all reasonable out-of-pocket costs, including but not limited to travel costs for airfare, lodging, and meals, incurred in connection with the performance of the Services. Consultant shall obtain written authorization from the Town prior to any out-of-pocket costs that exceed Two Hundred Dollars (\$200) and it is explicitly understood by the parties hereto that meetings may be virtual. Out-of-pocket costs are not included in the fixed fee for the Services and will be invoiced at cost without any markup. Consultant shall present an appropriate invoice with any out-of-pocket costs to the Town by the first (1st) day of every month. Consultant shall be paid within thirty (30) days of receipt of invoice.

4. Independent Contractor Status

It is understood and agreed that Consultant will provide the Services on a professional basis and as an independent contractor and that during the performance of the Services, Consultant and its employees will not be considered employees, partners, agents, or joint venture partners of the Town within the meaning or the applications of any federal, state, or local laws or regulations, including but not limited to laws or regulations covering unemployment insurance, old age benefits, worker's compensation, industrial accident, labor, or taxes of any kind. Neither Consultant nor its employees shall be entitled to any benefits that may be afforded from time to time to Town employees, including without limitation, vacation, holidays, sick leave, retirement benefits, health or disability

benefits, worker's compensation, unemployment insurance, and any other employment benefits of any kind. Further, the Town shall not be responsible for any such withholding or paying of taxes or social security. Neither party shall have the right, power, or authority to obligate or bind the other in any manner whatsoever, except as otherwise agreed to in writing.

5. Confidentiality

Consultant acknowledges and agrees that all tangible, intangible, technical, and business information provided, disclosed, or otherwise learned in connection with this Agreement is the Town's sole and exclusive property and is deemed by the Town to be confidential information that shall not be disclosed by Consultant.

6. Place of Performance

Consultant shall be responsible for maintaining its own office facilities and will not be provided with either office facilities or secretarial support by the Town. Consultant shall supply at its own expense, all materials, supplies, equipment, and tools required to accomplish the Services that is agreed to be performed in accordance with this Agreement.

7. Notice

Any notice required or authorized to be given hereunder shall be deemed to have been given when either personally delivered to or three (3) business days after deposit in the United States mail, certified, postage pre-paid, and addressed as follows:

Town:

Town of Jackson
Attn: Town Clerk
P.O. Box 1687
Jackson, Wyoming 83001
clerk@jacksonwy.gov

Consultant:

Sustainable Strategies DC
Attn: Ashley Badesch
200 Massachusetts Ave. NW, Ste 380
Washington, DC 20001
ashley.badesch@strategiesdc.com

All notices hereunder shall include a courtesy copy sent via email to the email address provided above. Either party may, at any time by notice given in writing to the other party, change the address for service of notice.

8. General Provisions

- A. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated in whole or in part, unless agreed to in writing by the parties.
- B. Waiver. The failure of either Party to require performance by the other of any provision hereof shall in no way affect the right to require performance at any time thereafter, nor shall the waiver of a breach of any provision hereof be taken to be a waiver of any succeeding breach of such provision or as a waiver of the provision itself. All remedies afforded in this Agreement shall be taken and construed as cumulative; that is, in addition to every other remedy available at law or in equity.
- C. Assignment and Delegation. Neither Party shall assign or delegate this Agreement or any rights, duties, or obligations hereunder without the express written consent of the other. Subject to the foregoing, this Agreement shall inure to the benefit of and be binding upon the successors, legal representatives, and assignees of the Parties.

- D. Severability. If any provision of this Agreement is declared invalid or unenforceable, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable. In any event, the unenforceability or invalidity of any provision shall not affect any other provision of this Agreement, and this Agreement shall continue in force and effect, and be construed and enforced, as if such provision had not been included, or had been modified as provided above, as the case may be.
- E. Governing Law; Jurisdiction; Construction. This Agreement shall be constructed, performed, and enforced in accordance with, and governed by, the laws of the State of Wyoming, without giving effect to the principles of conflict of laws thereof. The parties hereto irrevocably elect as the sole judicial forum for the adjudication of any matters arising under or in connection with this Agreement, and consent to the jurisdiction of, the courts of the County of Teton, State of Wyoming, or the United States District Court for the District of Wyoming. This Agreement was negotiated by both parties and thus it shall not be construed against or in favor of any party by virtue of which party drafted it or any portion thereof.
- F. Section Headings. The section headings set forth in this Agreement are solely for convenience and reference of the parties, and in no way do the headings define, limit, or describe the scope or intent of the Agreement and are to be given no legal effect.
- G. Declaration by Independent Contractor. The Consultant declares and states that it has complied with all federal, state, and local laws regarding business permits and licenses that may be required to carry out the Services to be performed under this Agreement.
- H. Governmental Immunity. The Town does not waive its governmental immunity by entering into this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.
- I. Authority. The individuals executing this Agreement warrant and represent that they are duly authorized to execute and deliver this Agreement.
- J. Counterparts; Digital Signatures. This Agreement may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via facsimile, electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly and validly delivered and be valid and effective for all purposes. At the request of either Party, each Party agrees to execute an original of this Agreement as well as any facsimile or other reproduction hereof.

IN WITNESS WHEREOF the parties have caused this Agreement to be executed by their duly authorized representatives and effective as of the Effective Date.

SUSTAINABLE STRATEGIES DC

Ashley Badesch

TOWN OF JACKSON, WYOMING

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

EXHIBIT A – SCOPE OF WORK

1. Overview of Services

Consultant shall provide strategic consulting, grant-writing, and advocacy services to assist the Town to effectively organize and pursue federal, state, and philanthropic grant funding resources. Consultant will work closely and consistently with Town staff in securing these resources.

2. Services to be Performed

A. Community Assessment and Strategy Session

I. Update to Resource Roadmap

Within six (6) months of Agreement execution, Consultant will update the Resource Roadmap for the Town. This Roadmap will identify the best approaches for securing funding to advance the Town's priorities and will align key projects with the best sources of funding and other resources from federal, state, philanthropic, and private sector sources, including the Bipartisan Infrastructure Package, Wyoming State American Rescue Plan Act of 2021 ("ARPA"), and other forthcoming funding sources. The Resource Roadmap will describe key information for each funding opportunity, including eligible uses of funds, typical funding ranges, required matching and leveraging levels, deadlines, key competitiveness factors, points of contact, and action steps for each priority project and funding source. The Resource Roadmap will ultimately assist the Town in prioritizing projects, planning, budgeting grant matches, and conducting strategic advocacy. The parties will annually revisit the initial Roadmap to ensure opportunities are still relevant as priorities change, or new sources of funding become available.

B. Implementation of the Town's Resource Roadmap

For the Term and any Extension Terms of this Agreement, Consultant will generally provide a full suite of services in tracking funding opportunities, grant writing, public-private partnership facilitation and building, advocacy to agencies and legislative officials, organization of stakeholder support, development of materials, and other strategic services. In support of these services, Consultant will specifically do the following for the Town:

- I. Conduct monthly conference calls with Town staff to provide updates on grant opportunities;
- II. Communicate with Town staff between monthly conference calls to advance grant proposals;
- III. After obtaining written authorization from the Town, organize visits in Washington, DC and/or Cheyenne, WY for the Town's elected leaders and staff to meet with senior federal and state leaders who can help support the Town's priorities;
- IV. After obtaining written authorization from the Town, organize and bring federal, state, and foundation leaders to the Jackson community to meet with the Town's elected leaders and staff, tour projects, and strengthen relationships to help support the Town's priorities;
- V. Regularly update the Resource Roadmap to include new projects and grant opportunities;
- VI. Perform ongoing grant services, including:
 - i. Assisting with registering for SAM.gov, Grants.gov, and other federal grant portals as necessary;
 - ii. Providing strategic advice to help shape projects to be competitive for funding;
 - iii. Conducting grant review of proposals that Town staff prepare;
 - iv. Full-service grant writing, including complete drafting of narrative responses and attachments for review by the Town;
 - v. Drafting of earmark requests;
 - vi. Organizing broad stakeholder support across the community, region, and state;

- vii. Submitting grants through Grants.gov or other means; and
- viii. Assisting Town staff and partners as needed with overcoming grant management challenges with the federal and state agencies.

C. “S2 Spotlight” and “S2 Client Alert”

Consultant will send the Town “S2 Client Alerts” and its once-weekly newsletter called the “S2 Spotlight.” “S2 Client Alerts” highlight the most promising grant opportunities and provide a detailed explanation of the funding source and how it could be used in the Town. The “S2 Client Alerts” also explain important legislative, policy, regulatory, or other issues for the Town. “S2 Spotlight” provides a brief overview of upcoming grant and other resource opportunities.

D. Annual Evaluation

At the end of the Term and each Extension Term of the Agreement, Consultant will provide the Town an annual evaluation on projects conducted, results achieved, efforts still underway, and other important information that provides an evaluation on Consultant’s performance for the Town.

3. Visits and Meetings with Leaders

A. Visits to Washington, DC and Cheyenne, WY

Upon written authorization from the Town, Consultant will organize visits for the Town’s elected leaders and staff to meet with senior federal and state leaders who can help support the Town’s priorities. The Town should bring a summary of its Resource Roadmap priorities, briefing sheets on key projects, and information about specific funding sources that are being, or will be, sought that year. Consultant will set up meetings with the Town’s elected congressional and state representatives, with key staff in the White House and Office of the Governor, and with federal and state agency staff running funding programs or policy areas. Consultant will also coordinate with the Town’s state government affairs specialist to prepare for visits to Cheyenne.

B. Jackson Community Visits

Upon written authorization from the Town, Consultant will organize visits from federal, state, and foundation leaders to visit the Jackson community and meet with community leaders and Town staff, tour projects, celebrate success with groundbreakings/ribbon-cuttings, and further build relationships and understanding of your community and projects.

4. Client Services Manager

Debra Figueroa will serve as the full-time, professional Client Services Manager, available for the Town to ensure that various important tasks are conducted to ensure effective client service. Ms. Figueroa conducts various activities such as ensuring that contracts are in place, paperwork is finished, Grants.gov and SAM.gov accounts are working, monthly meetings and calls are scheduled and conducted effectively, Resource Roadmaps and annual evaluations are drafted and completed, S2 Spotlights and Client Alerts are composed and distributed, visits are well- planned, and troubleshooting takes place.

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular – Consent
Submitting Department:	Legal	Presenter:	Lea Colasuonno
Agenda Item:	Consideration of Opting-In to an Opioid Settlement Agreement	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to consider joining a new national opioid settlement that has been reached with Kroger Corporation, which has no direct cost to join but, but does require affirmative action to join.

Requested Action.

Staff requests Council consider joining the new national opioid settlement that has been reached with Kroger Corporation.

Recommendations.

Staff recommends Council consider joining the new national opioid settlement that has been reached with Kroger Corporation.

Background.

In recent years multiple corporations have been involved in litigation over the manufacture and distribution of opioids throughout the nation. The State of Wyoming, through its Attorney General and some local governments, is actively engaged in these litigation cases. This is national litigation that has a variety of complex and complicated rules, all of which aim, in the most general sense, to compensate communities (via governments) that suffered from the effects of opioids and provide certainty and closure of litigation to the defendants. The Town of Jackson did not join the litigation as an active plaintiff, but did sign on to the *OneWyo Opioid Settlement Memorandum of Understanding*, pursuant to which it receives funds from the litigation.

Wyoming is a participant in a new national-level multistate settlement with Kroger regarding its opioid distribution. The settlement total is approximately \$4,095,127.00 across a ten (10) year payment period. How much money the Town would receive by participating in the settlement is indeterminable at this time. This is because, first, only after the deadline for governments to join the settlement (August 12, 2024) will we know if enough have participated for the settlement to go through; second, if enough governments do join for the settlement to move forward, then it will be determined if enough in Wyoming joined for Wyoming as a state to earn the maximum potential payment under the settlement (or some lesser amount; and, finally, once both of those issues are determined, the formula agreed to by the state and all participating governments in the state is used to determine exactly how much money each government receives over the ten year period (see Exhibit B of the attachment to this staff report).

Analysis & Key Policy Questions.

In order to obtain funds from this new settlement, the Town must affirmatively opt-in to this settlement.

Key Policy Question: Does Council want to opt-in to this settlement?

- ✓ The benefit of joining the settlement is that, over approximately, the next ten years the Town would receive funds from this settlement, though how much is indeterminate at this time, that it can use for the purposes set forth in Exhibit A of the *OneWyo Opioid Settlement Memorandum of Understanding* (see attachment to this staff report).
- ✓ The disadvantages of joining the settlement are that doing so adds to the administrative burden of Town staff (Legal, Finance, and Administration) of accepting the monies, executing reporting duties, and spending the restricted funds appropriately.

- ✓ Funds the Town will receive: As described above, it is not possible to estimate the amount of money that will be received (if the settlement is finalized), however, the Town receives, approximately, \$30,000 - \$50,000 per year currently via its participation in various other opioid settlement agreements.
- ✓ How can the funds be used: The funds will be restricted to the same uses as all other opioid settlement funds, which is pursuant to the *OneWyo Opioid Settlement Memorandum of Understanding*, the details of which are attached to this staff report.

Staff Recommendation: Staff recommend opting-in to the settlement and taking advantage of these funds to support opioid disorder and treatment in the Jackson community.

Possible Alternatives.

The Council can elect not to join this settlement.

Comprehensive Plan & Priority Alignment.

The item touches on Common Value Three of the Comprehensive Plan, Quality of Life.

Fiscal Impact.

See Analysis section.

Attachments or Links.

- *OneWyo Opioid Settlement Memorandum of Understanding*, Exhibits A and B
- Participation Form for Kroger Settlement

Suggested Motion.

I move to approve joining the national opioid settlement with Kroger Co and authorize the Mayor, Town Attorney, and Town Manager execute all necessary documents to do so.

Exhibit A

OPIOID ABATEMENT STRATEGIES

PART ONE: TREATMENT

A. TREAT OPIOID USE DISORDER (OUD)

1. Expanding availability of treatment, including Medication-Assisted Treatment (MAT), for OUD and any co-occurring substance use or mental health issues.
2. Supportive housing, all forms of FDA-approved MAT, counseling, peer-support, recovery case management and residential treatment with access to medications for those who need it.
3. Treatment of mental health trauma issues that resulted from the traumatic experiences of the opioid user (e.g., violence, sexual assault, human trafficking) and for family members (e.g., surviving family members after an overdose or overdose fatality).
4. Expand telehealth to increase access to OUD treatment, including MAT, as well as counseling, psychiatric support, and other treatment and recovery support services.
5. Fellowships for addiction medicine specialists for direct patient care, instructors, and clinical research for treatments.
6. Scholarships for certified addiction counselors.
7. Clinicians to obtain training and a waiver under the federal Drug Addiction Treatment Act to prescribe MAT for OUD.
8. Training for health care providers, students, and other supporting professionals, such as peer recovery coaches/recovery outreach specialists, including but not limited to the following: Training relating to MAT and harm reduction.
9. Dissemination of accredited web-based training curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service-Opioids web-based training curriculum and motivational interviewing.

10. Development and dissemination of new accredited curricula, such as the American Academy of Addiction Psychiatry's Provider Clinical Support Service Medication-Assisted Treatment.
11. Development of National Treatment Availability Clearinghouse – Fund development of a multistate/nationally accessible database whereby health care providers can list locations for currently available in-patient and out-patient OUD treatment services that are accessible on a real-time basis by persons who seek treatment.
12. Support and reimburse services that include the full American Society of Addiction Medicine (ASAM) continuum of care for OUD.
13. Improve oversight of Opioid Treatment Programs (OTPs) to assure evidence-informed practices such as adequate methadone dosing.

**B. CONNECT PEOPLE WHO NEED HELP TO THE HELP THEY NEED
(INTERVENTION)**

1. Ensuring that health care providers are screening for OUD and other risk factors and know how to appropriately counsel and treat (or refer if necessary) a patient for OUD treatment.
2. Fund Screening, Brief Intervention and Referral to Treatment (SBIRT) programs to reduce the transition from use to disorders.
3. Training and long-term implementation of SBIRT in key systems (health, schools, colleges, criminal justice, and probation), with a focus on the late adolescence and young adulthood when transition from misuse to opioid disorder is most common.
4. Purchase automated versions of SBIRT and support ongoing costs of the technology.
5. Training for emergency room personnel treating opioid overdose patients on post-discharge planning, including community referrals for MAT, recovery case management and/or support services.
6. Support work of Emergency Medical Systems, including peer support specialists, to connect individuals to treatment or other appropriate services following an opioid overdose or other opioid-related adverse event.
7. Create school-based contacts who parents can engage with to seek immediate treatment services for their child.
8. Developing best practices on addressing OUD in the workplace.

9. State assistance programs for health care providers with OUD.
10. Engaging non-profits and faith community as a system to support outreach for treatment.

C. ADDRESS THE NEEDS OF CRIMINAL-JUSTICE-INVOLVED PERSONS

1. Address the needs of persons involved in the criminal justice system who have opioid use disorder (OUD) and any co-occurring substance use disorders or mental health (SUD/MH) issues.
2. Support pre-arrest diversion and deflection strategies for persons with OUD and any co-occurring SUD/MH issues, including established strategies such as:
 - a. Self-referral strategies such as the Angel Programs or the Police Assisted Addiction Recovery Initiative (PAARI);
 - b. Active outreach strategies such as the Drug Abuse Response Team (DART) model;
 - c. "Naloxone Plus" strategies, which work to ensure that individuals who have received Naloxone to reverse the effects of an overdose are then linked to treatment programs;
 - d. Officer prevention strategies, such as the Law Enforcement Assisted Diversion (LEAD) model; or
 - e. Officer intervention strategies such as the Leon County, Florida Adult Civil Citation Network.
3. Support pre-trial services that connect individuals with OUD and any co-occurring SUD/MH issues to evidence-informed treatment, including MAT, and related services.
4. Support treatment and recovery courts for persons with OUD and any co-occurring SUD/MH issues, but only if they provide referrals to evidence-informed treatment, including MAT.
5. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate services to individuals with OUD and any co-occurring SUD/MH issues who are incarcerated, on probation, or on parole.
6. Provide evidence-informed treatment, including MAT, recovery support, harm reduction, or other appropriate re-entry services to individuals with OUD and any co-occurring SUD/MH issues who are leaving jail or prison or who have recently left jail or prison.

7. Support critical time interventions (CTI), particularly for individuals living with dual-diagnosis OUD/serious mental illness, and services for individuals who face immediate risks and service needs and risks upon release from correctional settings.

D. ADDRESS THE NEEDS OF WOMEN WHO ARE OR MAY BECOME PREGNANT

1. Evidence-informed treatment, including MAT, recovery, and prevention services for pregnant women or women who could become pregnant and have OUD.
2. Training for obstetricians and other healthcare personnel that work with pregnant women and their families regarding OUD treatment.
3. Other measures to address Neonatal Abstinence Syndrome, including prevention, care for addiction and education programs.
4. Child and family supports for parenting women with OUD.
5. Enhanced family supports and child care services for parents receiving treatment for OUD.

E. SUPPORT PEOPLE IN TREATMENT AND RECOVERY AND REDUCE STIGMA

1. The full continuum of care of recovery services for OUD and any co-occurring substance use or mental health issues, including supportive housing, residential treatment, medical detox services, peer support services and counseling, community navigators, case management, and connections to community-based services.
2. Identifying successful recovery programs such as physician, pilot, and college recovery programs, and providing support and technical assistance to increase the number and capacity of high-quality programs to help those in recovery.
3. Training and development of procedures for government staff to appropriately interact and provide social and other services to current and recovering opioid users, including reducing stigma.
4. Community-wide stigma reduction regarding treatment and support for persons with OUD, including reducing the stigma on effective treatment.
5. Engaging non-profits and faith community as a system to support family members in their efforts to manage the opioid user in the family.

PART TWO: PREVENTION

F. PREVENT OVER-PRESCRIBING AND ENSURE PROPER PRESCRIBING OF OPIOIDS

1. Training for health care providers regarding safe and responsible opioid prescribing, dosing, and tapering patients off opioids.
2. Academic counter-detailing.
3. Continuing Medical Education (CME) on prescribing of opioids.
4. Support for non-opioid pain treatment alternatives, including training providers to offer or refer to multi-modal, evidence-informed treatment of pain.
5. Development and implementation of a National Prescription Drug Monitoring Program – Fund development of a multistate/national prescription drug monitoring program (PDMP) that permits information sharing while providing appropriate safeguards on sharing of private health information, including but not limited to:
 - a. Integration of PDMP data with electronic health records, overdose episodes, and decision support tools for health care providers relating to opioid use disorder (OUD).
 - b. Ensuring PDMPs incorporate available overdose/naloxone deployment data, including the United States Department of Transportation's Emergency Medical Technician overdose database (DOT EMT overdose database).
6. Educating Dispensers on Appropriate Opioid Dispensing.

G. PREVENT MISUSE OF OPIOIDS

1. Corrective advertising/affirmative public education campaigns.
2. Public education relating to drug disposal.
3. Drug take-back disposal or destruction programs.
4. Fund community anti-drug coalitions that engage in drug prevention efforts.

5. School-based programs that have demonstrated effectiveness in preventing drug misuse and seem likely to be effective in preventing the uptake and use of opioids.
6. Support community coalitions in implementing evidence-informed prevention, such as reduced social access and physical access, stigma reduction – including staffing, educational campaigns, or training of coalitions in evidence-informed implementation.
7. School and community education programs and campaigns for students, families, school employees, school athletic programs, parent-teacher and student associations, and others.
8. Engaging non-profits and faith community as a system to support prevention.

H. PREVENT OVERDOSE DEATHS AND OTHER HARMS (HARM REDUCTION)

1. Increasing availability and distribution of naloxone and other drugs that treat overdoses to first responders, overdose patients, opioid users, families and friends of opioid users, schools, community navigators and outreach workers, drug offenders upon release from jail/prison, and other members of the general public.
2. Training and education regarding naloxone and other drugs that treat overdoses for first responders, overdose patients, patients taking opioids, families, schools, and other members of the general public.
3. Developing data tracking software and applications for overdoses/naloxone revivals.
4. Public education relating to emergency responses to overdoses.
5. Public health entities provide free naloxone to anyone in the community.
6. Public education relating to immunity and Good Samaritan laws.
7. Educating first responders regarding the existence and operation of immunity and Good Samaritan laws.
8. Syringe service programs, including supplies, staffing, space, peer support services, and the full range of harm reduction and treatment services provided by these programs.
9. Expand access to testing and treatment for infectious diseases such as HIV and Hepatitis C resulting from intravenous opioid use.

PART THREE: OTHER STRATEGIES

I. SERVICES FOR CHILDREN

1. Support for Children's Services – Fund additional positions and services, including supportive housing and other residential services, relating to children being removed from the home and/or placed in foster care due to custodial opioid use.

J. FIRST RESPONDERS

1. Law Enforcement – Participating Local Governments may also use their share of funds for law enforcement expenditures relating to the opioid epidemic.
2. Educating first responders regarding appropriate practices and precautions when dealing with fentanyl or other drugs.
3. Increase Electronic Prescribing to Prevent Diversion and Forgery.

K. LEADERSHIP, PLANNING AND COORDINATION

1. Community regional planning to identify goals for opioid reduction and support efforts or to identify areas and populations with the greatest needs for treatment intervention services.
2. A government dashboard to track key opioid-related indicators and supports as identified through collaborative community processes.

L. TRAINING

1. Funding for programs and services regarding staff training and networking to improve staff capability to abate the opioid crisis.
2. Support infrastructure and staffing for collaborative cross-systems coordination to prevent opioid misuse, prevent overdoses, and treat those with OUD (e.g., health care, primary care, pharmacies, PDMPs, etc.).

M. RESEARCH

1. Funding opioid abatement research.
2. Research improved service delivery for modalities such as SBIRT that demonstrate promising but mixed results in populations vulnerable to opioid use disorders.
3. Support research for novel harm reduction and prevention efforts such as the provision of fentanyl test strips.
4. Support for innovative supply-side enforcement efforts such as improved detection of mail-based delivery of synthetic opioids.
5. Expanded research for swift/certain/fair models to reduce and deter opioid misuse within criminal justice populations that build upon promising approaches used to address other substances (e.g. Hawaii HOPE and Dakota 24/7).
6. Research expanded modalities such as prescription methadone that can expand access to MAT.

Exhibit B

Participating Local Government Allocation Proportions	
Local Government	Percentage of Localized Share
Albany	1.63%
Big Horn	3.03%
Campbell County	4.44%
Carbon County	3.70%
Casper	7.35%
Cheyenne	1.23%
Converse County	1.90%
Crook County	0.54%
Evanston	1.97%
Fremont County	6.74%
Gillette	1.74%
Goshen County	1.64%
Green River	0.61%
Hot Springs County	0.86%
Jackson	0.56%
Johnson County	0.93%
Laramie	3.42%
Laramie County	15.59%
Lincoln County	3.12%
Natrona County	7.90%
Niobrara County	0.15%
Park County	5.80%
Platte County	1.75%
Riverton	1.27%
Rock Springs	1.53%
Sheridan	0.34%
Sheridan County	3.91%
Sublette County	0.71%
Sweetwater County	7.64%
Teton County	1.33%
Uinta County	4.39%
Washakie County	1.50%
Weston County	0.78%

New National Opioids Settlement: Kroger
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Jackson town, WY
Reference Number: CL-799155

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: August 12, 2024

A new proposed national opioids settlement ("*New National Opioids Settlement*") has been reached with Kroger ("*Settling Defendant*"). This *Participation Package* is a follow-up communication to the *Notice of National Opioids Settlement* recently received electronically by your subdivision.

You are receiving this *Participation Package* because Wyoming is participating in the Kroger settlement.

If a state does not participate in a particular Settlement, the subdivisions in that state are not eligible to participate in that Settlement.

This electronic envelope contains:

- The *Participation Form* for the Kroger settlement, including a release of any claims.

The *Participation Form* must be executed, without alteration, and submitted on or before August 12, 2024, in order for your subdivision to be considered for initial participation calculations and payment eligibility.

Based upon subdivision participation forms received on or before August 12, 2024, the subdivision participation rate will be used to determine whether participation is sufficient for the settlement to move forward and whether a state earns its maximum potential payment under the settlement. If the settlement moves forward, your release will become effective. If a settlement does not move forward, that release will not become effective.

Any subdivision that does not participate cannot directly share in the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, settlement funds will be allocated within the state subject to the OneWyo II Opioid Settlement Memorandum of Agreement which was executed in April 2023.

You are encouraged to discuss the terms and benefits of the *New National Opioids Settlement* with your counsel, your Attorney General's Office, and other contacts within your state. Wyoming is implementing and allocating funds for this new settlement the same as they did for the prior opioids settlements with McKesson, Cardinal, Cencora (formerly AmerisourceBergen), J&J/Janssen, Teva, Allergan, CVS, Walgreens, and Walmart.

Information and documents regarding the *New National Opioids Settlement* and how it is being implemented in your state and how funds will be allocated within your state can be found on the national settlement website at <https://nationalopioidsettlement.com/>. This website will be supplemented as additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Participation Form* and any supporting documentation to the Implementation Administrator:

- (1) *Electronic Signature via DocuSign*: Executing the *Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.
- (2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Participation Form* via DocuSign will associate your signed forms with your subdivision's records.
- (3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Participation Form* using DocuSign, the signed *Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form - [Subdivision Name, Subdivision State] - [Reference ID].

Detailed instructions on how to sign and return the *Participation Form*, including changing the authorized signer, can be found at <https://nationalopioidsettlement.com/>. You may also contact opioidsparticipation@rubris.com.

The sign-on period for subdivisions ends on August 12, 2024.

If you have any questions about executing the *Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or Cameron W. Geeting, Senior Assistant Attorney General at the Wyoming Attorney General's Office, Consumer Protection and Antitrust Unit, 307-777-3795, (cameron.geeting1@wyo.gov).

Thank you,

New National Opioids Settlement Implementation Administrator

The Implementation Administrator is retained to provide the settlement notice required by the New National Opioids Settlement and to manage the collection of the Participation Form.

Subdivision Participation and Release Form

Governmental Entity: Jackson town	State: WY
Authorized Signatory:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated March 22, 2024 (“*Kroger Settlement*”), and acting through the undersigned authorized official, hereby elects to participate in the Kroger Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Kroger Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Kroger Settlement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopiodsettlement.com/>.
3. The Governmental Entity agrees to the terms of the Kroger Settlement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Kroger Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Kroger Settlement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as provided in, and for resolving disputes to the extent provided in, the Kroger Settlement. The Governmental Entity likewise agrees to arbitrate before the National



Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Kroger Settlement.

7. The Governmental Entity has the right to enforce the Kroger Settlement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Kroger Settlement, including without limitation all provisions of Section XI (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Kroger Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Kroger Settlement shall be a complete bar to any Released Claim.
9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Kroger Settlement.
10. In connection with the releases provided for in the Kroger Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Kroger Settlement.



11. Nothing herein is intended to modify in any way the terms of the Kroger Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Kroger Settlement in any respect, the Kroger Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____



STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular
Submitting Department:	External Affairs	Presenter:	Susan Scarlata
Agenda Item:	Downtown Flex Space	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of the agenda item is to update Council on staff's plan to install Flex Space around Town Square as has occurred for the last four summers.

Requested Action.

Staff requests that Council approve its plan to install Flex Space around Town Square and to shift a section of Center Street to be one-way from July through October.

Recommendations.

Staff recommends that Council approve its plan to install Flex Space around Town Square and to shift a portion of Center Street to be one-way for the next four months.

Background.

In the summer of 2020, to offset some of the impacts of COVID, the Town of Jackson activated Flex Space on sections of Center Street and Deloney Avenue and began to permit businesses to occupy parking spaces to host Parklets outside of their storefronts. Both practices were continued during the summers of 2021, 2022, and 2023. In the spring of 2023, Town Council unanimously voted to create a Parklet Program at the Town of Jackson, which was enshrined through an Ordinance and a Resolution about parklet fees. Parklets are now permitted from April 30-October 30 annually, and this program has a formal application process. To host parklets, businesses must apply, pay \$3,500 annually, and be inspected before starting to operate. This summer, eight parklets have been activated by the following establishments.

- D.O.G. (Down on Glen)
- Gather
- Jackson Drug
- JH Playhouse & Saloon
- Pearl Street Bagels
- Roadhouse Pub & Eatery
- Teton Tiger
- Trio

Each of these businesses has gone through a thorough approval and inspection process. Businesses can pay for one, two, or three years but must be inspected annually no matter the length of their permit. After approval and payment, the Town created and distributed signs for each parklet that state 'Town-Approved Parklets,' helping promote brand awareness and ensure the Town is recognized for its support of this program throughout the downtown corridor.

Flex Space

For the past four summers, Flex Space has been created that includes tables and chairs with a perimeter of planters in the Town's right of way. Flex Space has been activated on the west side of Center Street between Broadway and Deloney and on the south side of Deloney in the pedestrian bulb-out area near the intersection of Center and Deloney. With the addition of Flex Space, staff also shifts traffic flow on Center Street between Broadway and Deloney from 2-

way to 1-way traffic heading north. No parking spaces are lost when Flex Space is installed. Members of the Town's streets crew have typically set up the Flex Space on Center Street and Deloney Avenue in June or July and removed it and returned the street to 2-way traffic in October.

For the past few summers, the Town also partnered with the Chamber of Commerce to have a Downtown Ambassador who greets tourists, provides information, and monitors and cleans the Town-provided Flex Spaces. The Chamber sets up an information table on the southwest corner of Town Square where the Downtown Ambassador is stationed. In prior years, the Town and Chamber signed a memorandum of understanding (MOU) for this partnership. Currently the Travel and Tourism Board (TTB) funds the Ambassador program thus a MOU is no longer required.

Analysis & Key Questions.

This year, we are further from the pandemic, which first initiated the Parklet Program and Flex Space. With that, while still partnering, organizations have returned to operate in more distinct 'lanes.' As highlighted above, over the spring, the Town focused on rolling out and overseeing its Parklet Program. The Chamber has, once again, contracted a Downtown Ambassador to greet tourists, provide information, and if installed, clean and maintain the Flex Space. Town staff believes there is benefit to providing and maintaining Flex Space to continue to increase pedestrian traffic and activate the downtown corridor.

Alternatives.

Council could choose not to direct staff to create Flex Space.

Comprehensive Plan & Priority Alignment.

The Parklet Program and Flex Space align with the Comprehensive Plan & Community Priority Goals in addressing Town as Heart of the Region - The Central Complete Neighborhood: The Town of Jackson will continue to be the primary location for jobs, housing, shopping, and cultural activities.

Fiscal Impact.

None

Staff Impact.

For Flex Space, the Public Works Street team spends approximately 5 hours total putting tables and chairs out and collecting and storing the same for the winter.

Attachments or Links.

NA

Suggested Motion.

I move to direct staff to implement Flex Space on Center and Deloney streets adjacent to the Town Square during summers going forward.

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Administration	Presenter:	Tanya Anderson
Agenda Item:	Town of Jackson Sustainability Plan	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is for Town Council to consider acceptance of the Town of Jackson Sustainability Plan.

Requested Action.

Staff requests that Council review the Town of Jackson Sustainability Plan and vote to accept the plan or direct staff to make changes and bring it back for review at a future Town Council meeting.

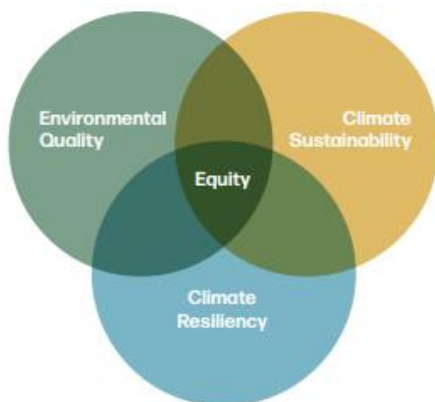
Recommendations.

Staff recommends that Council accept the Town of Jackson Sustainability Plan as presented.

Background.

The Town of Jackson has pursued leadership in sustainability initiatives since 2006. To date, these efforts have saved the Town of Jackson more than \$3 million in energy costs related to fuel, electricity, natural gas, and propane while avoiding more than 4,000 tons of CO₂ equivalent.

At the November 21, 2022, Town Council workshop, Council approved staff to move forward with a Hybrid Municipal and Community-wide Sustainability Plan that includes targets and initiatives for municipal operations within the Town of Jackson as well as targets and initiatives in the greater community, with the overarching priorities of climate sustainability, climate resiliency, and environmental quality, and overarching goals to achieve net zero emissions by 2030, identify areas of vulnerability within our community and actively work to increase resilience, maintain healthy populations of all native species, preserve and enhance surface water and groundwater quality, and reduce air pollutants produced in our community.



- Achieve net zero emissions by 2030 in our municipal operations and community-wide
- Identify areas of vulnerability within our community and actively work to increase resilience
- Maintain healthy populations of all native species
- Preserve and enhance surface water and groundwater quality
- Reduce air pollutants produced in our community

Staff reviewed sustainability plans in other communities; met with multiple departments and department heads within the Town of Jackson; and met with community groups engaged in climate action, sustainability, and conservation. On August 16, 2023, staff hosted a community engagement workshop. Additional feedback was gathered through a survey which received 72 responses. A Spanish language community engagement workshop

was conducted on September 21, 2023, in partnership with Voices JH and supported by grant funding from the University of Wyoming and Western Water Associates, and ten interviews were conducted with community members whose first language is neither English nor Spanish. With the support of Americorps members from Teton Science Schools, five classrooms in three different schools were visited (grades 8-12) and students were able to share their priorities and ideas. All feedback was considered by staff. However, in order to keep the Sustainability Plan manageable, many suggestions did not make it into the plan. Top strategies were reviewed by experts at the International Council for Local Environmental Initiatives (ICLEI). Based on research and input, the following areas of focus were selected: Energy, Nature-based Solutions, The Built Environment, Mobility, Healthy Watershed, and Circularity.



Energy

We will reduce the consumption of non-renewable energy, improve energy resilience, and minimize the impacts of renewable energy projects on environmental quality



Nature-based Solutions

We will value and use the ecosystem services provided by our natural environment to improve environmental quality, increase resiliency, and sequester carbon while maintaining the natural and scenic resources in our community



The Built Environment

We will reduce emissions associated with buildings and infrastructure, design for community resiliency, and improve human/wildlife coexistence



Mobility

We will prioritize multi-modal mobility and take action to reduce traffic congestion, pollution, GHG emissions, and collisions



Healthy Watershed

Our surface and ground waters will be unimpaired, resilient, support healthy populations of cold-water fish, and be valued by our community



Circularity

We will rethink systems to reduce waste, support regeneration, reuse and recovery of resources, and encourage our economy to be productive without being extractive

Staff presented ideas for municipal sustainability goals and targets at the September 18, 2023, Town Council Workshop. Staff presented ideas for community strategies at the December 15, 2023, Town Council Workshop. A contract for a graphic designer was approved at the March 4, 2024, Regular Town Council Meeting. Draft

language and graphic design were reviewed by relevant staff, a select number of local experts, and the International Council for Local Environmental Initiatives (ICLEI).

At the Town Council Retreat on January 29th and 30th, 2024, Council prioritized a Rights of Nature Resolution within the Ecosystem Stewardship Administrator's workplan for 2024. The resolution is being presented concurrently with the Town Sustainability Plan so that it can serve as a preamble to the plan. The draft resolution has been inserted into the Town Sustainability Plan as a place holder. If Council requests edits to the resolution, they will be incorporated prior to publication of the Town Sustainability Plan.

Analysis.

The priorities, goals, and strategies presented within the plan have already been presented to Council. Council either showed support or provided suggestions for additions or revisions. All substantial changes made since the last presentation are noted below:

1. Wording changes: The wording of goals and strategies have been edited for clarity and brevity. Strategies have been shortened for simplicity, and details that were included in the original strategy list presented to Council are now included in the descriptions of the strategies. The word "consider" has been removed from most strategies, and a paragraph has been added to the introduction noting that all strategies involving changes to things like ordinances, building codes, business licenses, and other regulatory measures will come back to Council for consideration at a future meeting. Additionally, all costs associated with strategies must be approved by Council as a part of the budget process. Thus, it is understood that most strategies within the plan will require additional consideration by Council at a future date. Low-cost educational efforts, strategies that are implemented by community organizations, and strategies that rely on voluntary behavior change are the exception.
2. Timeline adjustments: Some items were moved to a shorter or longer timeframe based on feedback from Council or new information. If one strategy was moved to a faster timeline, another was moved to a longer timeline to balance staff capacity.
3. Minor additions or alterations:
 - a. Council discussion following public comment on December 15th expressed support for protection of keystone species, including beavers. Goals were modified to include support for healthy populations of keystone and focal species, and relevant strategies were added.
 - b. A strategy related to idling was added to the mobility section to remind us to continue our efforts to minimize idling.
 - c. Since December, Council has shown general support for local food production, which reduces emissions associated with the transportation of food while supporting a healthy community and economy. A strategy was added related to local food production that includes support for community gardens, farmer's markets, and farm stands while acknowledging that some forms of agriculture may be prohibited from within Town limits.
 - d. Communication is necessary and implicit within any strategy involving regulatory change. Energy Conservation Education was pulled out as a separate strategy because everyone can benefit from energy conservation, whether or not they are affected by a regulatory change.
 - e. Circularity strategies were edited slightly based on new information gathered during the Teton County Integrated Solid Waste and Recycling strategic planning session that occurred on May 13, 2024.

Some of the recommended strategies will require financial investment, which will be brought back before Council in future workplans and budgets. Many strategies will directly reduce operational costs such as funds spent on gasoline, diesel, electricity, natural gas, propane, water, and maintenance and repair. Spending money now may save money over the long run. Currently, there are local, regional, and federal funding opportunities available for many of the strategies outlined that can reduce overall costs and shorten the simple payback period. The combination of these funding opportunities makes pursuing renewable energy installations, energy efficiency upgrades, and fleet upgrades in the next several years more cost effective than if capital improvements and vehicle purchases are delayed. Additionally, there are co-benefits associated with the recommended strategies that have financial benefits for our community, including improved community health, increased resilience to natural disasters, reduced energy burden and increased affordability for residents, increased livability and equity, the creation of new economic opportunities, and the value of ecosystem services provided by our natural environment.

Included with the Sustainability Plan is a Two-year Implementation Plan that includes current status, departments that will be involved, and potential partners. A categorization of cost (low, medium, or high) is included, along with recognition of strategies that have cost saving potential that will offset the capital investment over time. The Implementation Plan is attached as a separate document, as it is intended to be updated annually and will quickly become outdated. The Sustainability Plan should be updated every five years beginning in 2030.

Acceptance of a plan, rather than adoption or approval of it, is a way that Council shows approval of visionary documents. With acceptance of the Town of Jackson Sustainability Plan, Council accepts the goals and strategies within the plan, but it is not binding. All strategies that involve codes, ordinances, resolutions, or other regulatory changes will come back before Council for discussion. All strategies with budget implications will be included in budget requests, which require approval by Council.

Possible Alternatives.

Council may accept, reject, or recommend changes to any of the strategies or content within the Town Sustainability Plan and Two-year Implementation Plan presented in this report.

Comprehensive Plan & Priority Alignment.

Principle 1.1—Maintain healthy populations of all native species.

For future generations to enjoy the ecosystem that exists today the community must manage our impacts to wildlife, wildlife habitat, and wildlife movement corridors on private and public land. The prevalence of wildlife that is central to our ecological, social, and economic character requires an intact ecosystem that supports all native species. Therefore, efforts to protect wildlife must extend to all native species.

Principle 1.2 – Preserve and enhance surface water and groundwater quality.

Clean water is one of the most basic requirements of a healthy ecosystem and community. Protecting the water quality of Jackson and Teton County is essential to the ecosystem and scenic beauty that residents and visitors enjoy. In addition, the public has the right to clean, affordable drinking water. Stewardship of surface water bodies of all sizes, the Snake River Sole Source Aquifer, wetlands, riparian areas, and groundwater, is vital to sustaining healthy populations of native species and for the health and safety of the human community. Preservation of water quality includes water features, from small creeks to large systems, including the Snake River Sole Source Aquifer, due to its importance as the community's water source. Among other measures, it is

integral to minimize pollution from wastewater and stormwater that cause water quality impairment and threaten overall ecosystem health.

Policy 1.3.d Maintain dark night skies

The prominence of nature over the built environment should extend beyond daytime viewsheds. The lighting of individual developments cumulatively impacts the ability to see dark and starry night skies. Although illumination is required for public safety, especially along pedestrian corridors, non-essential lighting should be limited, and all lighting will be designed to meet dark skies best practices. Existing development will also be encouraged to implement best practices.

Principle 2.1 – Reduce energy consumption of non-renewable energy

To reduce the emission of greenhouse gases that contribute to climate change, the community should reduce its consumption of energy from non-renewable sources. The Town and County will lead by example and encourage reductions in energy demand and the use of renewable energy sources. However, it is the daily responsibility of the entire community to reduce greenhouse gas emissions whether for climate, financial or other reasons.

Principle 2.2 Reduce greenhouse gas emissions through land use

Land use patterns have a great effect on the community's overall energy consumption and should be designed with energy efficiency in mind. Complete Neighborhoods require less energy consumption for travel within and around the community; and compact mixed-use infill and redevelopment requires less energy in the provision of services and infrastructure.

Principle 2.3 – Reduce greenhouse gas emissions through transportation

Transportation accounts for approximately 80% of the total carbon emissions in the community and should be a focus of the community's efforts to reduce energy consumption. Reducing fuels consumed for transportation and using renewable fuels has the greatest potential to reduce the community's overall carbon emissions and consumption of non-renewable resources.

Principle 2.4 – Increase energy efficiency in buildings

It is the community's goal to achieve carbon neutral buildings by 2030. Increasing the energy efficiency of buildings and reducing the energy used for the construction of buildings will greatly increase the community's energy conservation efforts, as the construction and operation of buildings accounts for close to 15% of energy use in Jackson and Teton County. Publicly funded construction projects will lead by example in implementing this policy, and incentives will be provided to reduce the energy demand of new and existing private buildings.

Principle 2.5 – Reduce greenhouse gas emissions through waste management and water conservation

The community will reduce the amount of energy required to distribute, clean, and dispose of water and waste through conservation efforts. Our current water consumption and waste management practices will have long-term adverse impacts on the ecosystem and the community's energy demand if conservation measures are not pursued.

Principle 7.1 – Meet future transportation demand with walk, bike, carpool, transit and micro-mobility infrastructure

If the fastest way to travel around the community and region is by walking, biking, carpooling or taking transit, residents, and visitors will move in a way that benefits the environment, their pocketbook, and their health. To achieve this goal, capital investment in transportation must be focused on walking, biking, carpooling, and transit. Single occupancy vehicle solutions have the most significant environmental footprint while providing

transportation access to a limited portion of the population. Increasingly, the transportation network will be an interconnection of walking, biking, carpool and transit infrastructure that makes the single-occupancy vehicle the least convenient mode of travel.

Principle 7.2 – Reduce greenhouse gas emissions from vehicles from 2012 levels

One of the biggest threats to the health of the ecosystem is climate change. The most significant local contributor to greenhouse gas emissions is surface transportation – the cars, trucks, and buses we use to travel into, within, and out of the community. As stewards of the ecosystem, we will manage our transportation to reduce emissions. Cleaner vehicles, fewer trips, and trips that move more people will be prioritized over strategies focused on reducing congestion.

Principle 9.3 – Anticipate future issues and pioneer innovative solutions

Existing implementation tools will not be enough to fully achieve the community's aspirational goals. We have identified many tools that will move the community toward its Vision. We have also purposefully set the Vision out of reach of conventional approaches to challenge ourselves to explore the adjacent possible and reset the leading edge. To find new solutions, we will have to be willing to analyze and perhaps pilot atypical approaches that do not have historical precedent and may not yield tangible process.

Fiscal Impact.

\$2,725 has been spent of the \$15,000 budgeted for graphic design and approved by Council at the March 4, 2024, Regular Town Council meeting. Staff predicts the project will come in at or under budget. The fiscal impact of implementing strategies within the plan will be determined by future budgets and workplans. Strategies will be brought back to Council individually or within annual budget requests.

Staff Impact.

20% of the Ecosystem Stewardship Administrator's job description, or approximately 357 hours annually, is dedicated to the Town Sustainability Plan. Research, community engagement, drafting the plan, working with a graphic designer, and editing the plan used the full allotment. Implementation of the Sustainability Plan will require coordination with other departments and will vary greatly depending on the strategy. With acceptance of the plan, the Ecosystem Stewardship Administrator will dedicate approximately 20% of her time each year to implementing municipal and community strategies within the plan.

Attachments or Links.

Town of Jackson Sustainability Plan – Draft
Two-Year Implementation Plan

Suggested Motion. *Council always has the option to adopt, approve with conditions, continue, or deny items.*
I move to accept the Town of Jackson Sustainability Plan as presented by staff.

Town of Jackson

Sustainability Plan

July 2024





Land Acknowledgment

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



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Rights of Nature

RESOLUTION 24-15

A Resolution to Recognize and Uphold the Rights of Nature

WHEREAS, the Town of Jackson is located on the ancestral homeland of the many indigenous tribes of the Northern Plains Regions, who have been stewards of this land since time immemorial, and the Town acknowledges and pays tribute to numerous tribal nations, including the Mountain Shoshone People, Bannock, Blackfoot, Crow, Eastern Shoshone, Gros Ventre, Nez Perce, Lakota, Northern Arapaho tribes, and others who have also lived upon and cared for this region; and

WHEREAS, the Town of Jackson recognizes the word Thítŕuŕwaŕ, aka "Teton," derives from the Lakŕóta people, which means "dwellers of the prairie"; and

WHEREAS, the vision of the Town of Jackson/Teton County Comprehensive Plan is “to preserve and protect the area’s ecosystem in order to ensure a healthy environment, community, and economy for current and future generations”; and

WHEREAS, it is the responsibility of the Town of Jackson to preserve and protect our ecosystem because we are located in the heart of the Greater Yellowstone Ecosystem, the largest nearly intact ecosystem in the contiguous United States; and

WHEREAS, the Town of Jackson recognizes the imperative for human activities to acknowledge and support nature’s inherent right to exist and flourish both now and in the future; and

WHEREAS, the Town of Jackson passed a resolution committing to Net Zero emissions by 2030 and has developed a bold plan to achieve carbon neutrality, increase climate resilience, and improve environmental quality; and

WHEREAS, the Town of Jackson is a gateway community to Grand Teton and Yellowstone National Parks, the National Elk Refuge, and the Bridger Teton National Forest, and;

WHEREAS, our valley contains the headwaters of the Snake River, Wuhn Ruhn Duhn Ah Ohgwayv (Standing River (Winding)); Yampa Baa (Wild Carrot Water)- Shoshone, and numerous tributaries; and

WHEREAS, the land and water within and around the Town of Jackson provide essential biodiversity, wildlife habitats, and migration corridors; and

WHEREAS, the nearly pristine conditions of nighttime darkness near Jackson, among the last remaining in the continental United States, are tied intimately to the well-being of the nocturnal environment and the integrity of local cultural traditions, and;

WHEREAS, the natural ecosystem located within and around the Town of Jackson is the lifeblood of our community, providing air purification, water purification, flood mitigation, erosion control, shade and temperature control, pollination, photosynthesis, nutrient cycling, soil creation, decomposition, carbon storage, climate regulation, drinking water, food, timber, wood fuel, natural nighttime darkness, cultural production, and critical habitat for the full array of biodiversity native to this area, including several species that are listed as threatened or endangered; and

WHEREAS, the “Rights of Nature” resolution recognizes the Town of Jackson’s natural environment as integral and essential to the health of our ecosystem, our community, and our economy; and

WHEREAS, the Town of Jackson recognizes the wisdom and worldview of indigenous people that acknowledges a reciprocal and regenerative human relationship with nature, and is committed to ongoing and informed actions aimed at connecting with indigenous communities and embracing Traditional Ecological Knowledge; and

WHEREAS, it is the responsibility of the current generation to leave a thriving world for future generations; and

WHEREAS, existing laws and contracts governing our society safeguard the rights of individuals, corporations, and other entities, yet do not expressly protect the rights of nature; and

WHEREAS, humans have a right to clean air, clean water, and a healthy environment, then we must accept that humans are a part of the natural world and that human rights and the rights of nature are intertwined; and

WHEREAS, the Global Alliance for the Rights of Nature (GARN) establishes that in order to ensure an environmentally sustainable future, humans must reorient themselves from an exploitative relationship with nature to one that honors the deep interrelation of all life and contributes to the health and integrity of the natural environment; and

WHEREAS, the Town of Jackson recognizes that natural communities and ecosystems have intrinsic value and possess the inalienable and fundamental rights to be healthy, resilient, and respected; and WHEREAS, the Town of Jackson manages its own land and shall consider rights of nature in its management of publicly held land; and

WHEREAS, the Town of Jackson has authority through land development regulations and ordinances to protect the rights of nature and shall therefore consider opportunities to use these tools to protect the rights of nature; and

WHEREAS, the “Rights of Nature” resolution affirms the intrinsic value of nature, recognizing its importance beyond its utility to humans, and underscores the commitment to uphold these rights for the sake of nature itself; and

NOW, THEREFORE, BE IT RESOLVED that the Jackson Town Council hereby supports the “Rights of Nature” movement, which acknowledges that nature has the right to exist and flourish now and in the future, recognizes the interconnectivity and reciprocity between humans and nature, accepts that it is our responsibility to respect, replenish, and repair the natural world we exist within, and supports initiatives that help bring this vision to fruition.

PASSED AND APPROVED this 1st day of July 2024.

Executive Summary

Vision: Preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

The vision of the Town of Jackson/Teton County Comprehensive Plan is to preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations. The vision is bold, and it recognizes both our dependence on the ecosystem for our existence, as well as our responsibilities as stewards of the ecosystem. The Town of Jackson Sustainability Plan provides a pathway to bring our community's vision to fruition.

Jackson Hole, the valley surrounded by mountain ranges, is located in the heart of the Greater Yellowstone Ecosystem, the largest nearly intact ecosystem in the continental United States. It contains the headwaters of the Snake River, is the gateway to Grand Teton and Yellowstone National Parks, is home to the National Elk Refuge and the Bridger Teton and Shoshone National Forests, and provides critical habitat and movement corridors for a wide array of native species. Indigenous people have used this area since time immemorial and continue to both depend upon the land and to steward it. The Town of Jackson is the only incorporated city within Teton County and is one of the only towns located within the boundaries of the Greater Yellowstone Ecosystem. Jackson Hole is an incredibly special place, and it is the responsibility of all who live, work, visit, and pass through this area to respect and steward it.

The Town of Jackson Sustainability Plan focuses on actions our local government can take to improve environmental quality, reduce greenhouse gas emissions, and increase community resilience. It incorporates municipal goals and strategies to reduce the impact of Town fleets, facilities, and capital projects; it also includes community goals and strategies that leverage infrastructure, policies, incentives, and education that will enable, encourage, and in some cases require residents, businesses, and visitors to adopt practices that promote ecosystem stewardship. The Town of Jackson functions as the heart of a much larger community, and our leadership can both improve the health of the environment regionally and inspire others to take action. We aim to drive systemic change; success will depend on individuals and groups joining the movement and embracing our communal responsibility to preserve and protect our natural environment. While this plan only has jurisdiction within the Town of Jackson's boundaries, strategies can be applied regionally. Implementation will require cooperation with Teton County and public lands managers, as well as support from community nonprofit organizations, businesses, agencies, and individuals. We look forward to working with all who join us as we embark on this journey!



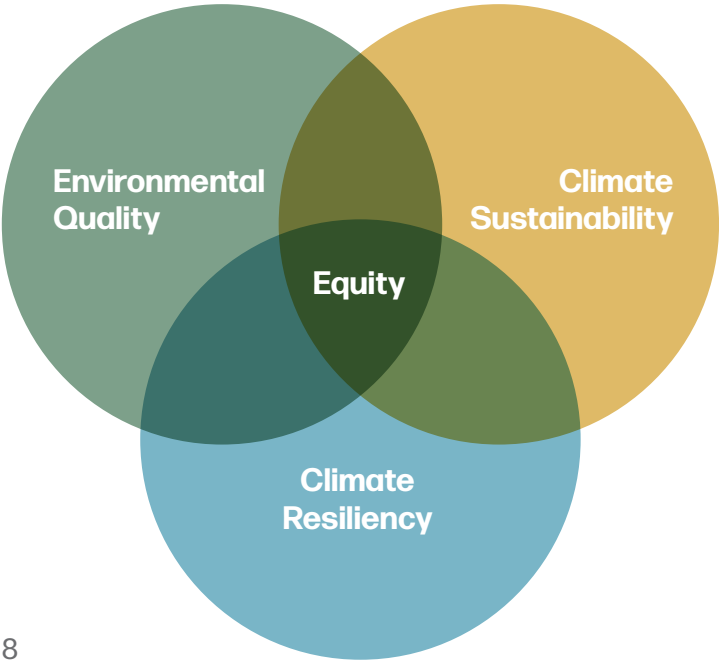
Introduction

Sustainability is a system of practices that are healthy for the environment, community, and economy, and can be maintained for current and future generations.

BACKGROUND

The Town of Jackson has pursued leadership in sustainability initiatives since 2006. To date, these efforts have saved the Town of Jackson more than \$3 million in energy costs related to fuel, electricity, natural gas, and propane while avoiding more than 4,000 tons of carbon dioxide equivalent (CO₂e). The 2024 Town of Jackson Sustainability Plan builds upon the work that has been done over the past two decades to meet and exceed ambitious goals for Town operations and expands it to one that also includes goals and strategies created for and in collaboration with the entire community. The 2024 plan expands the scope from climate action, which focuses primarily on greenhouse gas (GHG) emissions reduction, to one that embraces a broader definition of sustainability and prioritizes resilience and adaptation to the impacts of climate change. The world has changed since we first embarked on this journey in 2006, and our priorities and strategies have changed with it. We know that the world will continue to change, and that new technologies and solutions will emerge. This plan is intended to be updated every five years starting in 2030. While most targets are designed to be met by 2030, some strategies will require longer timelines and may span multiple iterations of the Town’s Sustainability Plan.

OVERVIEW



The 2024 Town of Jackson Sustainability Plan defines ambitious goals and outlines a pathway to meet them. It is built upon three main priorities: environmental quality, climate sustainability, and climate resiliency, viewed through the lens of equity.



Plan Goals

The overarching goals of the plan are defined and guided by our Comprehensive Plan and our Net Zero Resolution:

- Achieve net zero emissions by 2030 in our municipal operations and community-wide
- Identify areas of vulnerability within our community and actively work to increase resilience
- Maintain healthy populations of all native species
- Preserve and enhance surface water and groundwater quality
- Reduce air pollutants produced in our community

Areas of Focus

Strategies for the plan are broken down into six areas of focus: Energy, Nature-based Solutions, The Built Environment, Mobility, Healthy Watershed, and Circularity. Each area of focus is tied to at least one principle from the Town of Jackson/Teton County Comprehensive Plan (Comp Plan), and Sustainability Plan priorities are embedded within each area of focus.



Energy

We will reduce the consumption of non-renewable energy, improve energy resilience, and minimize the impacts of renewable energy projects on environmental quality



Nature-based Solutions

We will value and use the ecosystem services provided by our natural environment to improve environmental quality, increase resiliency, and sequester carbon while maintaining the natural and scenic resources in our community



The Built Environment

We will reduce emissions associated with buildings and infrastructure, design for community resiliency, and improve human/wildlife coexistence



Mobility

We will prioritize multi-modal mobility and take action to reduce traffic congestion, pollution, GHG emissions, and collisions



Healthy Watershed

Our surface and ground waters will be unimpaired, resilient, support healthy populations of cold-water fish, and be valued by our community



Circularity

We will rethink systems to reduce waste, support regeneration, reuse and recovery of resources, and encourage our economy to be productive without being extractive

The sustainability actions we take locally should not create harm elsewhere, impair other community goals, or have negative impacts on vulnerable individuals or communities. We should avoid strategies with marginal benefits that would take significant funding or staff time away from strategies that will have a greater impact.

To avoid these pitfalls, all strategies are filtered through the following guiding questions:

Does it promote a healthy environment, here and everywhere?

Does it promote a healthy community?

Do the long-term benefits outweigh the economic impacts of implementation?

Is it equitable?

IMPLEMENTATION

The Town of Jackson Sustainability Plan outlines key strategies that can be deployed to help us meet our sustainability goals and targets. Some strategies, such as outreach and education, will not need additional approval by Town Council to implement. Any strategies that require capital purchases or changes to business permits, franchise agreements, municipal code, land development regulations, or other regulations will require future consideration by Town Council prior to implementation. Approval is not guaranteed; the presence of strategies within the plan should not be viewed as a promise that they will be implemented. Additionally, some strategies will require support from the larger community. Finally, this plan is intended to be a living document, providing flexibility to update strategies within this plan with new technologies and practices that may be more effective.

Strategies are divided into immediate, short, medium, and long-term strategies. Some long-term strategies indicate projects that will take longer than 6 years to complete, while others indicate programs that should continue indefinitely. Unless otherwise noted, targets will be measured against baseline data from Fiscal Year 2024.

Timelines are as follows:

- Immediate: 1-2 years
- Short: 1-4 years
- ◆ Medium: 1-6 years
- ◆◆ Long: 1-11 years

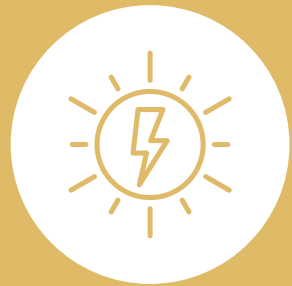
COMMUNITY ENGAGEMENT

Public input was critical to the creation of this Sustainability Plan. Input was gathered through interviews with representatives from government, business, and nonprofit sectors, a public community engagement workshop, and an online survey. A Spanish language community engagement workshop was conducted in partnership with Voices JH and supported by grant funding from the University of Wyoming and Western Water Associates. Additionally, ten interviews were conducted with community members whose first language is neither English nor Spanish. With the support of two Americorps members doing a term of service with Teton Science Schools, five classrooms in three different schools were visited (grades 8-12) and students were able to share their priorities and ideas. All feedback was considered by staff and top strategies were reviewed by experts at the International Council for Local Environmental Initiatives (ICLEI) for viability.

Guiding Documents

Goals and strategies within the plan are designed to align with and amplify other guiding documents within our community, including the Jackson/Teton County Comprehensive Plan, the Jackson/Teton Integrated Transportation Plan, the Flat Creek Watershed Management Plan, the Jackson Hole Sustainable Destination Management Plan, and others. Additionally, the Climate Action Roadmap for Jackson Hole, WY, published by the nonprofit Jackson Hole Climate Action Collective, served as inspiration and a model for the plan. It provides an overview of present conditions, future climate projections, and climate actions our community needs to take. There is a great deal of overlap between these two documents as the Town of Jackson’s Sustainability Plan transforms ideas from the Roadmap into practical actions that can be incorporated into budgets and work plans for Town of Jackson staff. Finally, the Rights of Nature Resolution at the beginning of this plan serves as a reminder of why we created it: to honor, respect, and be good stewards of our natural environment. This resolution provides the vision and intent to move towards a more reciprocal and less extractive relationship with the natural world and is intended to be front of mind as we implement strategies within the plan. We are grateful to everyone who contributed to the documents that served as guideposts for our Sustainability Plan, and to all stakeholders who provided input.





Energy

We will reduce the consumption of non-renewable energy, improve energy resilience, and minimize the impacts of renewable energy projects on environmental quality

COMPREHENSIVE PLAN PRINCIPLE 2.1: Reduce the consumption of non-renewable energy

The energy sources powering our community significantly impact our emissions, resilience, and health. Electricity and natural gas are the main sources, alongside propane, wood-burning stoves, and gasoline or diesel generators. While our local electric cooperative, Lower Valley Energy (LVE), largely relies on the Bonneville Power Administration (BPA) for 95% clean energy, during winter when solar and hydroelectric production is lowest and energy demand is highest, a greater proportion of fossil fuel-based energy is utilized. With potential shifts in climate affecting hydroelectric output and conservation efforts to save salmon and steelhead potentially reducing the number of large dams, finding clean energy alternatives is imperative to replace dwindling hydroelectric capacity and fossil fuels.

Reducing the environmental and health impact of energy use will require wide-ranging strategies, beginning with energy conservation. Energy conservation strategies are in the Built Environment section of this Sustainability Plan. We must also increase on-site and community renewable energy generation locally and encourage investment in both small-scale and large-scale renewable energy projects regionally. To reduce the need to supplement our energy demand during peak periods, we must increase renewable energy storage and reduce energy consumption during the seasons and times of day when fossil fuels supplement clean energy. Finally, we must balance the need for clean energy with the ecosystem values of our community by taking measures to ensure that renewable energy project siting does not damage or impede important wildlife habitat, migration corridors or flight paths, or have other detrimental environmental impacts.

Principle 2.1 of the Comprehensive Plan is to reduce consumption of non-renewable energy. Proposed policies include shifting community energy consumption behavior, encouraging energy conservation through energy pricing, increasing local use and generation of renewable energy, and allowing and encouraging onsite renewable energy generation. We can support these policies and more to meet our renewable energy goals.



Goals

Maintain a clean electricity supply

Increase local generation of renewable energy

Increase investment in Green Power

Reduce energy consumption during peak periods

Minimize the impacts of energy development on environmental quality

Expand energy storage capabilities

Targets

Target: 100% of electricity from the grid is clean or renewable energy

Target: 80% of electricity used in our community is Green Power

Municipal target: 100% of electricity used for municipal operations is Green Power

Municipal target: 30% of energy for municipal operations will come from Town-owned renewable energy sources by 2030

Municipal target: 35% of energy for municipal operations will come from Town-owned renewable energy sources by 2035.





Strategies

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

- **Support the development of community renewable energy projects**
Installing solar panels on homes and businesses is a great way to increase renewable energy generation in our community, but it is generally only accessible to homeowners in single-family homes with enough disposable income to make a large purchase. However, more than 36% of the housing stock in Teton County consists of multi-unit dwellings (MUDs) where roofs are shared, and many residents in our community are renters. Community solar projects provide renewable energy that can be purchased in small shares by renters, residents in MUDs, residents whose homes have low solar energy production potential, and residents who do not have the capital to purchase a solar energy system. The Town of Jackson can support the development of community solar, wind, or geothermal projects through grant writing support, financial support, incentives, education, and other means.
- **Develop renewable energy project standards that minimize impacts to the environment**
It is important to create standards that minimize the impact of renewable energy projects, ensuring that they are sited in ways that minimize impacts to wildlife migrations, critical habitat, flight patterns, and winter habitat.
- **Encourage Lower Valley Energy (LVE) to move to an opt-out system for their Green Power program**
Lower Valley Energy offers a Green Power program, where customers can choose to purchase energy produced by renewable sources, like wind and solar. Currently, customers must opt-in to switch to Green Power and elect to pay 1.2 cents more per kilowatt-hour (kWh). At 6.8 cents per kWh, Green Power in our community costs a fraction of the national average electricity rate of 15.45 cents per kWh and is affordable for most households. Communities across the country are switching to opt-out models, where customers are automatically enrolled in Green Power programs and may choose to opt out at any time. A switch to an opt-out model, starting with new accounts, would increase the investments needed for a clean energy transition while still providing consumer choice. Alternatively, the Green Power rate could be the base rate for all customers, with a percentage of all energy bills supporting investments in renewable energy projects.
- **Support local production of renewable energy**
Comprehensive plan strategy 2.1.S.5 directs us to update land use regulations to support renewable energy generation, while strategy 2.1.S.6 directs us to remove barriers in Codes, Covenants, and Restrictions (CC&Rs) that prohibit on-site renewable energy generation. The Town of Jackson can lead this process by examining our building codes and land development regulations to remove barriers to renewable energy development, implement voluntary codes that incentivize builders to incorporate renewable energy into projects, encourage building orientations that optimize active solar gain, and consider requirements such as a solar-ready ordinance requiring adequate wiring for future solar installations. We can then work with HOAs to revise CC&Rs to allow and encourage renewable energy generation.

◆ **Encourage energy pricing that incentivizes conservation**

Strategy 2.1.S.5 of the Comprehensive Plan encourages energy pricing strategies where unit cost increases with total energy consumption. Energy pricing strategies can also charge more per unit during peak times of day, encouraging consumers to conserve energy during those times and utilize smart technology for consumptive activities, such as running washing machines and dishwashers. Peak energy use tends to occur at the beginning and end of the traditional workday, around the same time that solar energy generation wanes. This requires a backup source of power, which is often supplied by fossil fuels. Battery storage can be utilized to help cover energy needs during peak periods, while market-based incentives can reduce demand and flatten the energy consumption curve. Promotion of energy efficiency measures should be coupled with this strategy.

◆ **Incentivize electric vehicle charging during off-peak hours**

One way the Town can help reduce energy consumption peaks is to incentivize electric vehicle (EV) charging during off-peak hours at public EV charging stations. This may require purchasing software or using more advanced EV chargers. This will be most impactful at DC fast charging stations. This strategy could be accomplished on a larger scale for all EV charging through energy pricing strategies.

◆ **Support regional production of renewable energy**

Wyoming is an energy-producing state that depends on severance taxes imposed on the extraction of natural resources, federal mineral royalties, and mineral ad valorem taxes to fund the state government. The Town of Jackson can encourage our state government to think creatively about funding sources and support statewide policies that are favorable to renewable energy development.

◆ **Encourage our local utility to increase the percentage of renewable energy in their electric portfolio**

Our current electricity supply that LVE purchases from BPA is approximately 95% clean energy, and about 85% hydroelectricity. We can encourage LVE and BPA to grow the percentage of renewable energy in their portfolio as they seek to replace waning hydropower facilities in the future.

◆◆ **Research feasibility of additional renewable energy sources for our community**

To meet our joint goals of reducing emissions from energy consumption and increasing our energy resiliency, we need to add renewable energy production in our community. However, not all technologies are suitable for our environment, and poor siting decreases the effectiveness of the project. A feasibility study investigating the potential for additional solar energy, wind energy, and geothermal energy can help us to invest wisely. The study should include options for energy storage and emerging technologies, such as hydroelectric microturbine installations in water lines.

◆◆ **Develop an energy supply resiliency plan**

Power outages occur regularly in our community and can range from a few minutes or hours to several days. This puts human lives at risk, can be devastating to local businesses, and can lead to increased waste of perishable items like food and medicines. An energy supply resiliency plan will help our community prepare for future outages and reduce the risk to health and our economy. It may include microgrids, energy storage, and on-site renewable energy generation among other things.

MUNICIPAL STRATEGIES

◆◆ **Continue to purchase 100% Green Power**

The Town of Jackson purchases Green Power from LVE for our municipal operations, including buildings, water production, and wastewater treatment. Our commitment to Green Power supports a certified low-impact hydropower facility on Strawberry Creek near Bedford, Wyoming. The Town should continue to purchase Green Power to support the development of a clean and renewable energy supply.

Increase percentage of energy from renewable energy sources

- ◆◆ The Town of Jackson has invested in multiple rooftop and ground-mounted solar arrays, including Wyoming's first shared solar project, to power municipal operations. The Town's municipal solar arrays currently provide 17-23% of our electricity. To meet our goal of increasing the percentage of energy powered by municipal renewable energy sources, we must reduce energy consumption and increase renewable energy generation. This will involve adding solar installations where possible and considering other renewable energy sources if feasible.





Nature-based Solutions

We will value and use the ecosystem services provided by our natural environment to improve environmental quality, increase resiliency, and sequester carbon while maintaining the natural and scenic resources in our community

COMPREHENSIVE PLAN PRINCIPLE 1.1:

Maintain healthy populations of all native species

COMPREHENSIVE PLAN PRINCIPLE 2.2:

Reduce greenhouse gas emissions through land use

Nature-based solutions are actions to protect, sustainably manage, or restore natural ecosystems that address societal challenges such as climate change, human health, food and water security, and disaster risk reduction effectively and adaptively, simultaneously providing human well-being and biodiversity benefits. – *The World Bank*

Our natural ecosystem is our most effective and resilient infrastructure. Nature-based solutions can help our community protect the assets we value while increasing our resilience to heat, drought, floods, and other natural disasters that are predicted to become more likely due to climate change.

Based on the Greater Yellowstone Climate Assessment's models of future climate conditions in our region, we can expect to see more days with temperatures above 90 degrees Fahrenheit (32.2° C) and warmer overnight temperatures, less precipitation falling as snow and more as rain, drier conditions in late summer, and more severe wildfires. Extreme precipitation events can wash out roads and bridges, blocking transportation routes for critical workforce and the distribution of food and supplies, compromising the safety of our community and the ability of workplaces to function. Drought decreases water flows in streams and rivers and the water content in soils and plants, stressing aquatic species and increasing the risk of wildfire, escalating the risk of harm to human life and property and the resources required to mitigate those harms. Both extreme heat and wildfire smoke harm the health of our community's most vulnerable populations, including those who work outside, those who rely on active and public transit, and those who do not have access to air conditioning in their homes and workplaces, leading to stress on health care systems, lost workdays, and economic losses to local businesses. Our community will be affected by climate change; therefore, we need to take action to increase resilience and mitigate the impact of natural disasters.

Nature-based solutions include both natural infrastructure, which uses existing or rebuilt natural landscapes such as wetlands to increase resilience, and green infrastructure, which is built or engineered solutions emulating natural systems, such as green roofs, bioswales, urban forestry, and community gardens. In addition to providing essential ecosystem services, nature-based solutions support green spaces and beautify the community, improve social equity, and build community trust. Nature-based solutions are already embedded within the Flat Creek Watershed Management Plan and are likely to be included in the Town of Jackson Stormwater Management Program.

Goals

Preserve and maintain natural landscapes that provide erosion and flood control

Increase the proportion of landscaping with native plants

Expand absorbent landscapes and runoff recapture

Support healthy populations of keystone species, focal species and minifauna

Develop an ethos of ecosystem stewardship and coexistence

Targets

Target: Attain Bee City USA certification

Target: An Eco-Stewards program is created and has at least two engagement events annually

Municipal target: There is a model native plant or pollinator garden on Town property





Strategies

KEY			
● Immediate	◆ Medium		
■ Short	◆◆ Long		

- **Engage community in pollinator protection**
Native pollinators, which have evolved alongside native plants, play a critical role in the natural ecosystem and in food production, yet they are declining globally. Commercial honeybees, while important agricultural commodities, do not fill the same ecological niche and can have negative impacts on native bee populations. Native pollinators support local food webs and agricultural crops alike. Pollinator protection programs may include education around pesticide use and insect microhabitats, promotion of native plant landscaping, creation of pollinator gardens and pathways, pollinator week celebrations, and the pursuit of Bee City USA certification. Actions to protect native pollinators have multiple co-benefits, including carbon sequestration, creation of community green spaces, stormwater retention, and reduced pesticide pollution.
- **Encourage or require green infrastructure in new construction**
Green infrastructure, such as rain gardens, bioswales, and green roofs are nature-based techniques used to slow and filter stormwater while sequestering carbon and increasing green space in the community. Investing in green infrastructure is a cost-effective way to reduce the burden of flood mitigation and stormwater treatment. Policies and programs that encourage or require green infrastructure in new construction will increase community resilience and decrease costs borne by the Town of Jackson.
- ◆ **Protect riparian zones and other sensitive natural areas**
Conserving sensitive natural areas, including riparian areas, wetlands, and steep hillsides, reduces erosion, enables stormwater filtration, decreases flood risks, protects wildlife habitat, and provides green space. Protections for natural areas can include no mow zones around surface water, improved hillside regulations, increased stream setbacks, and the purchase and protection of conservation lands.
- ◆ **Strengthen protections for keystone and focal species**
A keystone species is one which most other species in an ecosystem directly or indirectly depend upon. Focal species serve as indicators of ecological sustainability because they live in habitats needed for other species and are often more sensitive to changes in those habitats. When healthy populations of keystone and focal species are maintained, almost every species in that ecosystem benefits. Teton County completed a Focal Species Habitat Mapping project several years ago and is updating LDRs to better protect high quality habitat identified within the report. The Town of Jackson can do the same.
- ◆ **Incentivize or require landscaping with native plants**
Native plants are adapted to our local climate and, after they are established, require less water, fertilizer, and maintenance than non-native plants while providing food and habitat for local species and sequestering carbon. Encouraging or requiring a higher percentage of native plants in landscaping will decrease demand for irrigation water and the energy used to produce it and provide drought resilience.

- ◆◆ **Promote tree planting**
Trees sequester carbon, produce shade, and provide habitat for birds and other wildlife. Urban tree canopies can mitigate heat islands, while trees along streambanks can help keep water temperatures colder. By planting trees now, we can prepare for a future in which our community experiences higher temperatures and our streams have reduced buffering capacity.

- ◆◆ **Daylight sections of Cache Creek to restore ecological integrity**
In the 1970s, after severe flooding, most of Cache Creek was diverted to a subterranean pipe system that runs under the streets of Jackson. Many of the stormwater drains in the Town of Jackson empty directly into this pipe system, eventually joining Flat Creek at Karns Meadow. While it is neither easy nor practicable to bring all of Cache Creek above ground, daylighting select sections of the creek will restore ecological function, including flood control and fisheries connectivity, while providing urban blue space and decreasing heat islands. This strategy is also included in the Flat Creek Watershed Management Plan.

- ◆◆ **Develop a local Biodiversity Strategy and Action Plan**
A local Biodiversity Strategy and Action Plan (LBSAP) is a guiding strategy adopted by a local government to manage biodiversity and ecosystem services. Developing a LBSAP will require public participation and a deep dive into interrelated issues such as biodiversity, vegetation cover, and habitat fragmentation. It is a natural extension of the nature-based solutions our community will begin while implementing this Sustainability Plan.

MUNICIPAL STRATEGIES

- **Create model native plant or pollinator garden on Town property**
To promote pollinator protection and water conservation, the Town of Jackson can lead by example and convert turf grass on Town property to a native plant or pollinator garden.

- **Create an Eco-Stewards program**
When community members feel pride and ownership of a resource, they are more likely to protect it. Therefore, it is important that residents are both educated to properly care for the natural environment and empowered to take action. A volunteer-based stewardship program will catalyze citizen engagement in the protection of lands within the Town. Eco-stewards can be mobilized to restore native vegetation, remove invasive species, engage in citizen science projects, pick up trash, and educate visitors, among other things.

- ◆ **Develop beaver coexistence strategy**
Beavers are ecological engineers whose ponds can help stabilize water tables, reduce runoff and soil erosion, and provide habitat for other species. Locally, water from beaver ponds has been used to protect properties from wildfires. However, conflicts may arise when beavers construct dams on public and private property. A municipal beaver coexistence strategy can be used to identify locations where beavers will be tolerated, use deterrents in areas where beavers are not desired, and determine a plan of action for removal or relocation of beavers when required.





The Built Environment

We will reduce emissions associated with buildings and infrastructure, design for community resiliency, and improve human-wildlife coexistence

COMPREHENSIVE PLAN PRINCIPLE 2.4:

Increase energy efficiency in buildings

COMPREHENSIVE PLAN PRINCIPLE 1.3:

Maintain the scenic resources of the community

The Built Environment refers to commercial and residential buildings and the infrastructure that supports them. It includes roads, bridges, water and sewer systems, and public utilities, as well as parks and green spaces.

The standard to which buildings and infrastructure are constructed and the materials they are constructed with determines their carbon emissions. Efficient design reduces the lifetime emissions of heating, cooling, lighting, and technology. It also reduces embodied carbon, the amount of GHG emissions associated with upstream stages of a product's life, including extraction, production, transport, and manufacturing. How and where buildings and infrastructure are constructed also determines how resilient they will be to heat, cold, wildfires, and floods. Finally, buildings, infrastructure, and green space all influence stormwater runoff and water quality, wildlife permeability, and pollutants in our community. As a community, it's imperative to enhance energy efficiency, decrease embodied carbon emissions and the utilization of toxic materials, minimize air and water pollution, bolster resilience, foster the growth of green workforce skills and markets for sustainable materials, enhance wildlife habitat connectivity and promote human-wildlife coexistence, and mitigate noise and light pollution. Reducing emissions while population and visitation continue to increase will require higher standards for new construction, energy efficiency upgrades of existing buildings, education and information sharing, and behavior change. We can and must build for future climate conditions while maintaining scenic values, community character, and healthy wildlife populations.



Goals

Reduce emissions attributed to the Built Environment

Improve air quality

Reduce human-wildlife conflicts

Reduce light pollution

Build community resiliency

Targets

Target: Reduce emissions attributed to the Built Environment 30% by 2030

Target: Attain Dark Sky Community Certification

Municipal target: 100% of Town-owned trash containers will be bear-resistant by 2026

Municipal target: 100% of Town-owned lighting will be dark sky compliant by 2030

Municipal target: Reduce emissions from Town operations 40% by 2030

Municipal target: Reduce emissions from Town buildings leased to others 20% by 2035





Strategies

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

- **Commit to reviewing and adopting the latest International Energy Conservation Code (IECC) within one year of their release**

Policy 2.4.a of the Comprehensive Plan is to construct energy efficient buildings. The IECC sets minimal standards for energy efficiency in new construction and is usually updated every three years to keep up with new technologies. Updating the building code is one of the easiest ways to reduce carbon emissions from the Built Environment by ensuring new construction is built to a high standard, but it can be easy to fall behind as new standards emerge. The Town of Jackson should commit to reviewing and adopting the latest IECC within one year of its release to the greatest extent practicable, and to consider stretch codes.
- **Encourage or require smaller, more energy-efficient buildings**

Large homes require more energy to heat, cool, and light compared to smaller homes. Large homes also have more embodied carbon because they use more materials that are energy-intensive to produce. Furthermore, very large homes require more staff to build, maintain, and clean than smaller homes, exacerbating our community’s housing and transportation challenges without any required mitigation. Policy 2.4.e of the Comprehensive Plan is to encourage smaller buildings. The Town of Jackson should remove barriers to constructing smaller homes and consider reducing the maximum single-family home size, incentivizing smaller homes through permitting fees and processes, and/or requiring higher energy efficiency standards for larger homes.
- **Develop strategies to reduce energy used to heat outdoor spaces**

Outdoor heating is used to melt snow on roofs to prevent damage, to melt snow on driveways and sidewalks, and to warm outdoor living spaces and expand outdoor seating at restaurants and hotels. The GHG emissions associated with outdoor heating vary greatly depending on whether the outdoor heating is left on all the time or if it is managed effectively. New technologies use artificial intelligence, cameras, weather sensors, and timers to minimize the amount of energy used. These technologies can be encouraged or required of businesses and homeowners. The Town could also add stipulations to contracts, permits, or licenses prohibiting some outdoor heating applications or locations.
- **Apply for International Dark Sky Community certification**

According to DarkSky International, artificial lighting disrupts human circadian rhythms, contributing to a wide variety of health issues including sleep disorders, depression, obesity, diabetes, heart disease, and cancer. Lighting also has a detrimental impact on wildlife, especially species that are nocturnal or migrate at night. Dark night skies support healthy wildlife populations, improve human health, preserve the ability to see the Milky Way, and contribute to celestial tourism. Jackson and Teton County have already passed dark sky lighting ordinances; seeking Dark Sky Community certification will embolden us to go above and beyond in our efforts to preserve the night sky.

- **Prioritize energy efficiency upgrades for deed-restricted housing and long-term rentals**
Low-income residents often face the highest energy burden. Deed-restricted and naturally occurring affordable housing is often built inexpensively to decrease purchase or rental prices; however, residents pay higher energy costs over the lifetime of the building as a result while having less autonomy to make upgrades. Few incentives exist for renters to improve the energy efficiency of their homes, while landlords are not incentivized to improve rental properties if they do not pay the energy bills. Local governments can help improve energy efficiency, reduce energy burden and GHG emissions, and improve indoor air quality. Support may include incentive programs for landlords and tenants, technical support for federal tax rebates and incentives through the Inflation Reduction Act, “pay as you save” financing mechanisms that stay with the unit regardless of the owner, grant funding, and more.
- **Adopt a voluntary energy conservation stretch code**
In addition to adopting the most recent IECC, the Town can encourage developers to go above and beyond the minimum standards by offering incentives for additional energy efficiency measures, renewable energy, or using materials with fewer toxic substances. Incentives may include things such as fee waivers, reimbursements, streamlined processes, and variances, and should be created in consultation with Building and Planning staff.
- **Require disclosure of energy efficiency and/or energy efficiency upgrades at point of sale**
Disclosure of energy efficiency at the point of sale for residential and commercial buildings can encourage sellers to invest in energy efficiency upgrades prior to selling a property and buyers to invest in energy efficiency upgrades. Alternatively, the Town could require some energy efficiency upgrades at the point of sale to reduce emissions in existing buildings.
- **Support building energy conservation education for residents and businesses**
Updated codes, ordinances, and resolutions are not effective if residents and businesses do not know about them or do not have a good understanding of how to follow them. Education for current and future homeowners and business owners is critically important for them to understand the base requirements, the benefits of energy conservation, and the available financial incentives. Renters can also benefit from energy conservation, regardless of whether they are affected by regulatory changes.
- **Review Land Development Regulations (LDRs) to address wildlife permeability and climate mitigation, adaptation, and resilience**
Vegetation, site development, water use, and renewable energy installations determine the GHG emissions of developments. These factors also affect a development’s resilience to natural hazards and the ability of wildlife to pass through properties. The Town can review and update LDRs to improve wildlife permeability and resilience, while decreasing GHG emissions. Updates should consider future climate projections rather than current conditions.

- ◆ **Expand Bear Conflict Zone to the entire town**
Access to trash is the most common bear attractant in our community. When bears enter the Town of Jackson seeking food rewards, human safety is compromised, and bears are often captured and relocated or euthanized. Expanding the Bear Conflict Zone and requiring bear-resistant trash containers throughout Town will reduce bear-human conflicts while reducing access to trash for other wildlife, including foxes and ravens, which scatter trash throughout Town.
- ◆ **Protect highly used wildlife corridors from development**
The Jackson/Teton County Comprehensive Plan steers development to existing neighborhoods. Denser development is often desirable because it is more energy efficient and it can house more of the workforce closer to their places of work, decreasing traffic, wildlife-vehicle collisions, and emissions associated with transportation. However, developments should either be designed for permeability or highly used corridors should be protected to ensure that wildlife can continue to thrive. The Town can review LDRs and Building Code to maintain wildlife permeability in new developments, commercial buildings, and multi-unit dwellings.
- ◆ **Support green workforce development**
One barrier to increasing energy efficiency, renewable energy infrastructure, electric vehicle charging infrastructure, and less harmful building materials is the lack of a local workforce with the knowledge and skills to install and maintain infrastructure and technology. Support for training for local builders, heating, ventilation, and air conditioning (HVAC) contractors, plumbers, and electricians will help prepare our workforce with the skills needed to build to code and beyond. This could be done in partnership with education organizations, such as Central Wyoming College.
- ◆ **Conduct a vulnerability assessment**
The Town of Jackson needs to prepare for future climate conditions and should consider future threats to our infrastructure. A vulnerability assessment will inform and help us to prioritize implementation of resilience measures to protect our community members, assets, and heritage in a changing climate.
- ◆ **Designate or develop resilience hubs**
Resilience hubs are locations that residents and visitors can go to get relief from climate conditions. While emergency shelters provide shelter for residents during an emergency and are usually only open for short periods of time, resilience hubs are locations that are intended to be open for longer periods of time to provide reprieve from extreme heat for residents without access to air conditioning, filtered air for residents who work outside during periods of wildlife smoke, or protection from other climate change induced conditions. Resilience hubs can use existing facilities, or they can be new buildings.
- ◆ **Educate, encourage, and incentivize conversion of non-compliant lighting to dark sky lighting**
To attain Dark Sky Community certification, the Town of Jackson must allocate resources towards enhancing publicly owned lighting. Yet, to safeguard the integrity of dark skies, residents and businesses must also undertake measures to minimize light pollution. The Town of Jackson and/or local community organizations can encourage residents and businesses to enhance their lighting practices through educational initiatives, recognition programs, technical or financial support, or alternative approaches, aiming for all privately-owned lighting to be dark sky compliant by 2030.

◆◆ **Incentivize low-emission construction practices and the use of materials with low embodied carbon**

Every building has embodied carbon in the materials used to build it. This carbon is a part of the building’s footprint no matter how efficient it is. Similarly, the construction process contributes to the overall carbon footprint of buildings and infrastructure through vehicle use, waste management practices, and efficiency of construction. Low-emission construction practices and the incorporation of materials with low embodied carbon can greatly reduce the climate impact of any project. The Town can incentivize low-emission construction equipment and practices and materials with low embodied carbon. Low-carbon alternatives can be expensive or difficult to find in rural areas; local governments can commit to using them to help grow markets for them.

◆◆ **Adopt a bird-friendly window ordinance**

According to the U.S. Fish and Wildlife Service, nearly one billion birds collide with windows each year in the United States, with most fatalities occurring in buildings less than four stories high. Educating residents and businesses about ways to reduce collisions is a good starting place. Many communities are adopting regulations that reduce window strikes through minor design changes and utilizing finishes that are more visible to birds. The Town of Jackson can adopt a similar ordinance.

MUNICIPAL STRATEGIES

● **Convert Town-owned trash receptacles to bear-resistant ones**

The Town of Jackson should lead by example in our efforts to reduce bear-human conflict by converting Town-owned trash cans to bear-resistant ones prior to requiring residents and businesses to do the same. This will require new cans in Town parks, at bus stops, and downtown.

■ **Build for the future**

The Town of Jackson should lead by example to mitigate climate change by requiring a higher level of energy efficiency, such as LEED, Net Zero, or another standard, in all new developments using public funds. Selecting that standard in advance will simplify future requests for proposals. In addition, the Town should commit to using the Envision Sustainable Infrastructure rating system for all capital infrastructure projects, including roads, water and sewer systems, and other civil infrastructure. This may require staff acquiring certification or hiring local contractors with the certification, and will result in more cost-effective, resilient, and equitable public infrastructure.

◆ **Convert Town-owned lighting to dark sky compliant lighting**

To attain Dark Sky Community Certification, municipal lighting must be dark sky compliant within five years of the date of certification. A 2023 lighting inventory found that 145 fixtures of the 616 exterior artificial lighting fixtures (23.5%) owned by the Town of Jackson are compliant with the 2018 International Dark Sky Community lighting guidelines. The Town of Jackson should avoid installing any new lighting unless it is required for public safety purposes, and work to convert the 471 non-compliant fixtures to dark sky compliant ones.

◆ **Reduce GHG emissions from Town operations**

The Town of Jackson will use information from our 2024 Energy Audit to upgrade lighting and appliances, maximize the energy efficiency benefits of our building automation systems, electrify buildings, conserve water, install heat pumps and other technologies, increase renewable energy generation, and improve staff behaviors to increase energy efficiency in Town operations and reduce greenhouse gas emissions.

◆ **Reduce GHG emissions from Town-owned buildings leased to others**

To lead by example and encourage other landlords to make energy efficiency improvements to buildings they lease, the Town of Jackson will use information from our 2024 Energy Audit to make energy efficiency improvements to buildings the Town owns and leases to others, including the Snow King Events Center, the Si Ferrin Building, and staff housing.

◆ **Commit to purchasing carbon offsets for emissions attributed to municipal operations**

The Town of Jackson has set an ambitious goal to be net zero by 2030. That will require reducing emissions significantly while increasing generation of renewable energy and continuing to purchase Green Power for 100% of the electricity used for municipal operations. However, there will still be some emissions from municipal operations. Committing to purchasing offsets starting in 2030 for all remaining emissions from Town municipal operations, including buildings, fleets, waste, and business travel will encourage the Town to take bold actions now to reduce costs later. Currently, a local carbon offset program for air and surface transportation reinvests money in local emissions-reducing transportation projects. The Town could work with partners to develop a local carbon sequestration program that keeps dollars invested locally in programs while helping farmers and ranchers retain carbon in soils and supporting native plant restoration.





Mobility

We will prioritize multi-modal mobility and take action to reduce traffic congestion, pollution, greenhouse gas emissions, and collisions

COMPREHENSIVE PLAN PRINCIPLE 2.3: Reduce greenhouse gas emissions through transportation

Jackson is a destination for visitors from around the world who come to view wildlife, experience western heritage, float or fish the Snake River, enjoy winter sports, and explore our public lands. Because Jackson is located far from urban centers, most visitors travel long distances to get here, as do the goods and materials used by residents and visitors alike. Additionally, much of the local workforce commutes long distances from other communities several days a week. As a result, most of our community's GHG emissions are attributed to transportation, with over 60% attributed to surface transportation and almost 19% to air transportation in 2022. However, emissions are not the only problem associated with transportation; traffic congestion, pedestrian safety, wildlife-vehicle collisions, air pollution, and noise are also growing concerns in our community.

To tackle the problems associated with transportation, we must prioritize reducing trips in single-occupancy vehicles while also shifting to cleaner fuels for all motor vehicles and equipment. Designing development around multi-modal mobility options, including active transit, reduces traffic congestion, air pollution, GHG emissions, and collisions, and helps create a vibrant, healthy community. We already have an Integrated Transportation Plan (ITP) that includes plans for expansion and improvement of the START bus (Southern Teton Area Rapid Transit) among other strategies. The Sustainable Destination Management Plan has a goal to advocate for and support destination transit and mobility solutions, with strategic initiatives to support mobility hubs, transit planning apps, and transit to the airport and key attractions. To avoid redundancy, the Sustainability Plan will not set specific goals or strategies related to pathways and transit improvements, though those are critical. The strategies below amplify the goals and strategies of the ITP while addressing gaps related to emissions reduction. Likewise, while we recognize that air travel contributes to emissions, the airport is working on its own Net Zero Roadmap, which the Town can support. The strategies in this Sustainability Plan focus on surface transportation, including surface transportation options for visitors who arrive by plane.



Goals

Reduce vehicles miles traveled

Increase active transit mode share

Reduce GHG emissions associated with surface transportation and motors

Reduce noise pollution

Targets

Target: Reduce community-wide GHG emissions attributed to surface transportation 30% by 2030

Target: 25% of trips are active transit by 2030

Target: Vehicle miles traveled on North 89, WY 22, and the Moose-Wilson Corridor are below ITP thresholds in 2030

Municipal target: Reduce GHG emissions from Town fleets 40% by 2030

Municipal target: Reduce GHG emissions from transit fleets 20% by 2030

Municipal target: Reduce GHG emissions from Town of Jackson staff commutes 20% by 2030

Municipal target: Convert all small motor equipment to electric by 2035





Strategies

KEY			
● Immediate	◆ Medium		
■ Short	◆◆ Long		

- **Update parking management program downtown**
Currently, public on-street and off-street parking is free throughout the Town of Jackson and most of Teton County. Once an individual has invested in a personal vehicle purchase or rental, there is little incentive to use other modes of transportation. Updating parking management may include prioritizing bike parking and pedestrian access and safety, improving access for people with limited mobility, and implementing more paid or timed parking systems, activities that are consistent with the Town of Jackson 2019 Downtown Parking Management Plan.
- **Pilot community-wide carshare and bikeshare program with low-emission vehicles**
One of the best ways to reduce trips in personal vehicles is to reduce the number of vehicles in the community. That requires designing our community so that visitors and residents can reduce or eliminate personal vehicle use and associated expenses. We cannot accomplish this through investments in public transit alone. A community-wide carshare and bikeshare program provides an alternative to visitors who need mobility for a short duration and for car-free and car-light residents who only need a vehicle occasionally. It could also provide midday mobility options for the local workforce, enabling more people to carpool or take transit to work.
- **Prioritize access to multi-modal mobility when considering new housing developments**
If we want people to walk, bike, and use transit, we need to house people in locations that have access to sidewalks, pathways, and bus stops, and for communities to be designed so that active and public transit are more convenient than private vehicles. Access to mobility options should be prioritized in housing developments and paid for by developers in partnership with transportation staff.
- **Implement Travel Demand Management strategies and programs in the Integrated Transportation Plan**
Many of the Town’s municipal strategies to reduce emissions from staff commutes are Travel Demand Management strategies within the ITP, such as providing flexible work schedules or telecommuting options and providing incentives for active transportation. Additional strategies to reduce personal vehicle travel by commuters, visitors and residents are in the ITP. The Town of Jackson can prioritize implementing these strategies, model them, and encourage or require local businesses to do the same.
- **Require or incentivize low-emissions vehicles, alternative fuels, and other climate mitigation actions in government contracts**
Local governments can reduce the emissions of the companies we do business with by including base requirements for vendors to use efficient vehicles and equipment, minimize idling, and avoid high congestion periods, and by awarding points to proposals that incorporate sustainable practices such as low-emission vehicles, alternative fuels, and route optimization.

■ Incentivize vehicle efficiency through business permitting process

The vehicles owned and operated by local businesses may be in operation several hours each day and can have an outsized contribution to local emissions. Encouraging the use of low emission vehicles through incentives built into business permits could decrease emissions from several industry sectors.

■ Prioritize car-free and car-light applications in affordable and workforce housing lotteries

Jackson is one of the most expensive places to live in the country. Housing is prohibitively expensive. Parking at multi-family housing developments takes up valuable space that could provide additional housing or communal spaces and is often provided free of external charges. However, parking is not free; the cost is embedded in rents, mortgages, and taxes regardless of whether those who pay for parking actually use it. Decoupling housing costs from parking costs would bring more equity and affordability to housing. Alternatively, housing applications with reduced parking needs could receive additional points in housing lotteries, which are currently weighted to benefit critical service providers and applicants with more years of local employment. Prioritizing housing with parking restrictions could enable housing to be built at a lower cost per unit while encouraging car-light lifestyles. For this strategy to succeed, alternatives such as expansion of transit service, car-share, and bike-share programs will be needed.

■ Encourage businesses to offer transit passes, bike/car share memberships, or stipends in lieu of parking

Workforce commuters contribute to traffic and fill many of the parking spaces in our community that would otherwise be available to customers. Many businesses provide free parking for their staff but do not provide employee benefits for employees who use other modes of transit. The Town can encourage businesses to provide transit passes or bike/car share memberships to staff in lieu of free parking, or provide a monetary benefit for staff who forgo use of parking spaces.

■ Reduce unnecessary idling

The Town of Jackson has an Idle-Free Resolution and encourages residents and visitors to be mindful about idling behaviors through messaging and signage. However, excessive idling still occurs. Idling creates noise pollution, increases GHG emissions and air pollution, and compromises the respiratory health of our most vulnerable community members, including children. Additional signage and improved messaging are needed; an idling ordinance can be considered if voluntary reductions are insufficient.

■ Amplify and support car-free travel options for visitors

Encouraging visitors to forego personal vehicles will reduce traffic and greenhouse gas emissions, but it needs to be easy for visitors to get around without a car. The Town of Jackson can work with the Travel and Tourism Board and Destination Stewardship Council to promote car-free mobility options to tourists, aligning with the goals and strategic initiatives within the Sustainable Destination Management Plan. This may include investments in transit, transportation alternatives from the airport, and other multi-modal mobility services as well as the infrastructure to accommodate them.

◆ Expand park-and-ride facilities and mobility hubs

For active and public transit to succeed, users need convenient, comfortable, and well-signed areas to connect to multi-modal transportation options. The Stilson Transit Hub is one example of a park-and-ride facility that reduces traffic and the amount of parking needed at popular destinations. Mobility hubs are also needed in locations that are walkable and bikeable from hotels and homes in the Town of Jackson to encourage the use of alternatives to personal vehicles and enable car-free and car-light lifestyles.

◆◆ Streamline waste hauling

The Town of Jackson does not provide waste collection services to residents; rather, private haulers provide that service. Currently, multiple waste haulers drive the same routes every week, increasing wear and tear on roads, adding noise pollution, and increasing GHG emissions. The Town of Jackson can incentivize haulers to streamline routes, use low-emission vehicles, or add curbside recycling, compost, or yard waste pickup to reduce noise, traffic, and emissions.

◆◆ Improve walkability and bikeability downtown

To encourage alternative modes of transportation, people need to feel safe walking and biking. Town can prioritize improvements to bike lanes, design intersections to increase the visibility of pedestrians and cyclists, and prioritize the development of pedestrian corridors. Investments in safe and convenient bicycle parking will also encourage active transit and make downtown more vibrant.

◆◆ Plan for an electric future

The Town of Jackson began installing public electric vehicle (EV) charging stations in 2013 when there were few electric vehicles in Wyoming. Demand grows annually, and Jackson needs to plan for a future where electric vehicles will be the norm rather than the exception. EV charging infrastructure enables people to choose the vehicle that best suits their needs; the Town can support the growth of cleaner vehicles by planning strategically for growth in EV charging infrastructure. EV planning should also include outreach strategies and incentives to encourage the use of electric and alternative fuel vehicles.

◆◆ Research options for centralized delivery hubs

Large trucks are needed to bring goods and services to our community, but they struggle to navigate our narrow streets and increase traffic congestion, air pollution, and GHG emissions. Currently, trucks stop at multiple locations, unloading relatively small deliveries at each one. A delivery hub located close to a main highway would enable trucks to unload their products at one location to be delivered to individual businesses in smaller, lower emission vehicles, reducing traffic, noise, and pollution.





MUNICIPAL STRATEGIES

- **Implement a vehicle purchasing policy**

The Town of Jackson has improved fuel efficiency 60% since 2006, largely through the purchase of more efficient vehicles. However, there is no official policy directing staff to do so. Creating and implementing a purchasing policy will ensure that these practices can continue regardless of staff transitions. A policy should prioritize electric vehicles, hybrids, electric bicycles, and other low-emission vehicles, encourage right-sizing, consider vehicle sharing or participation in a car-sharing program, and other fleet optimization strategies. Federal grants and rebates can reduce the cost of low-emission vehicles.

- **Improve fuel efficiency in Town fleets**

Fuel additives, vehicle technology, and driver behavior can improve fuel efficiency. The Town can investigate fuel additives and new vehicle technologies for their potential, train staff in efficient driving practices, and discourage unnecessary idling.

- **Increase use of alternative fuels**

Jackson has a cold climate, and electric vehicle technology does not currently meet some of our needs. Renewable diesel is a lower-emission alternative to diesel that does not require any modifications to vehicles or pumps. Additional alternative fuels can be considered where and when the technology is appropriate.

- **Reduce vehicle miles traveled in Town fleets**

The Town of Jackson can encourage staff to reduce miles traveled in Town vehicles by combining trips, using telematics to streamline routes, encouraging carpooling and the use of workplace E-bikes, and enabling virtual attendance and teleworking.

- ◆ **Reduce barriers to commute alternatives and incentivize active transit and ridesharing**

Every staff member has unique circumstances that guide their commute habits. A staff survey of commute habits conducted in the summer of 2023 revealed several barriers to using alternatives to single-occupancy vehicles, including childcare locations, inflexible work schedules, and the need to run errands during the workday or get home in an emergency. To remove these barriers, the Town of Jackson could incorporate more flexibility into work schedules, consider four-day workweeks or remote work options for some positions, or provide access to a carshare or bikeshare for workday errands. The Town can also promote active transit and ride sharing through incentives, stipends, or improved bike parking and facilities.

- ◆◆ **Convert small motor equipment and tools to electric**

While this strategy is not specifically related to mobility, it uses the same fuel. Phasing out municipal gas-powered equipment through an electric-first policy will reduce GHG emissions, improve air quality, and reduce noise pollution.



Healthy Watershed

Our surface and ground waters will be unimpaired, resilient, support healthy populations of cold-water fish, and be valued by our community

COMPREHENSIVE PLAN PRINCIPLE 1.2:

Preserve and enhance surface water and groundwater quality

COMPREHENSIVE PLAN PRINCIPLE 2.5:

Conserve energy through waste management and water conservation

The Snake River and its tributaries are the lifeblood of our community. These waterways provide for the mental, physical, and spiritual health of residents and visitors alike. As the headwaters of the Snake River, it is our community's responsibility to protect and restore these waters by maintaining the health of the lands that drain into them, the watershed.

Our water quality goals should be audacious. First and foremost, we must address pollutants so that the surface waters in our community meet water quality standards and are removed from the 303(d) list of impaired water bodies. Protecting wells from degradation safeguards clean drinking water.

We must also work to maintain habitat for wildlife, particularly native cold-water fish species. This will involve protecting and restoring riparian habitat to support biodiversity, removing barriers to fish movement, and ensuring that there is adequate flow in our rivers and streams to maintain cold waters and healthy fish populations while preserving the Outstandingly Remarkable Values of our regional Wild and Scenic Rivers in perpetuity.

We need to prepare for a warmer, drier future. Projections in the Greater Yellowstone Climate Assessment suggest that in the future less precipitation will fall as snow, more will fall as rain, and snowpack melts will occur earlier in the year. Data confirms that this is already occurring. With less precipitation stored as snow, we are likely to see drier summer and fall conditions with lower stream flows, increased drought, and an increased risk of wildfires. Precipitation events following wildfires increase erosion, disturbing spawning habitat for native cutthroat trout and introducing harmful pollutants into surface waters and groundwater. Additionally, moderate increases in temperature coupled with reduced snowmelt leads to increased water temperatures that already stress native cold-water fisheries and the economies that depend on them. Some strategies in the Nature Based Solutions section will help our watershed maintain resilience in a changing world. Additional actions related to water conservation, habitat protection, and stream restoration are needed.

Water conservation provides drought resilience for our community and reduces energy-use-associated GHG emissions that are causing the conditions we aim to mitigate. Nearly one-quarter of the emissions associated with Town of Jackson operations are attributed to the energy needed to produce clean drinking water and treat wastewater. Conserving water decreases the total amount of water used and is an easy way to reduce these emissions. Additionally, hot water heaters are one of the largest energy consumers within homes. Water efficiency, or the conservation of water through the utilization of water-saving technology such as efficient sinks, showers, and washers, can decrease both energy use and water consumption, reducing bills and emissions while conserving a valuable resource. Landscape irrigation is one of the largest consumers of residential water use nationwide, and much of that water is wasted due to evaporation and runoff. Waterwise irrigation practices are critical for conserving water resources and increasing our drought resiliency.

Water quality efforts in our community are a work in progress. Teton County is nearing the end of a two-year process to draft a Water Quality Management Plan. The Town of Jackson is currently working on a Stormwater Management Program. The newly formed Snake River Headwaters Watershed Group is bringing together diverse stakeholders to work together to find solutions for water resource issues in our community. There is a Watershed Management Plan in place for Flat Creek and another being drafted for Fish Creek. The strategies below will attempt to either fill water quality and conservation gaps that are not being addressed by other initiatives or to elevate strategies within the other initiatives that need the Town's support to succeed.

Goals

Conserve energy through water conservation and efficiency

Improve water quality in rivers and streams

Support healthy populations of native cold-water fish species

Reduce the gap between water produced and water billed, excluding non-revenue water

Targets

Target: Reduce consumption of potable water 10% by 2030

Target: Have local streams removed from the 303(d) list of impaired water bodies

Municipal target: Reduce water consumption in Town-owned facilities and irrigation on Town properties 20% by 2030

Municipal target: The gap between water produced and water billed, excluding non-revenue water, will be less than 10% by 2030

Municipal stretch target: The gap between water produced and water billed, excluding non-revenue water, will be less than 5% by 2030





Strategies

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

- **Implement a water conservation campaign**

The first step in conserving water on a community scale is increasing awareness around water conservation. Small behavior changes can conserve water at no cost to the user, while low-cost measures such as faucet aerators and irrigation sensors provide a quick return on investment without behavior modification. Our community has been sheltered from the impacts of severe drought experienced in other Western communities; we need to educate people now to prepare ourselves for conditions we are likely to experience in the future. Education campaigns should target residents, businesses, commuters, and visitors.
- **Implement an emerging pollutant education campaign**

Our community streams are monitored for several common water quality parameters, such as nutrient loading and E. coli. There are also pollutants that we do not measure, including emerging pollutants that we are just becoming aware of, such as microplastics, pharmaceuticals, and per- and polyfluoroalkyl substances (PFAS), also called “forever chemicals” because they do not break down easily. The Town of Jackson began testing drinking water for PFAS voluntarily in 2023; the US Environmental Protection Agency will require testing of PFAS in all public drinking water supplies by 2027. Consumer choices and appropriate disposal of materials can prevent these pollutants from entering our waterways.
- **Incentivize and encourage water conservation and efficiency**

The Town of Jackson already has a water pricing strategy that encourages conservation by charging more per 1,000 gallons as more water is used. Additional water conservation incentives could include adding a user explorer tool for conservation messaging in water bills, providing discounts or rebates on water conservation tools, and rewarding businesses for sustainable practices.
- **Create drought management plan**

The Town of Jackson has asked residents and businesses to use less water, but it has never enforced restrictions. We should prepare for a time when that may occur. A drought management plan, which could be in the form of a water conservation ordinance, would determine action steps the Town will take when our community reaches different levels of drought. By having a plan with clearly outlined steps, the Town will not have to make last-minute decisions based on emerging conditions, and residents will not be surprised if temporary restrictions are enacted.
- **Require fluoro-free products be sold and used in local shops**

Many common products contain PFAS, which is detrimental to human health and the environment. There are already federal regulatory actions regarding some large sources, such as firefighting foams that contain PFAS. Other sources of PFAS can be addressed on a community scale. Ski waxes containing PFAS wear off on the ski slopes, where they melt directly into soils and streams and can bioaccumulate in fish. There are fluoro-free market alternatives to PFAS-containing ski waxes and many other common products. To reduce the impact of this emerging pollutant on our health, environment, and economy, the Town can ban certain products from being sold or used in local shops or require fluoro-free versions.

■ **Prohibit snow storage near bodies of water**

Flat Creek within the Town of Jackson is impaired and does not meet surface water quality standards for Total Suspended Solids and Turbidity, primarily due to excess sedimentation. Snow that is removed from streets, sidewalks, and parking lots contains salt, sediment, hydrocarbons, trash, and other pollutants, which can enter streams when it melts. It is best to store snow in a location where the snowmelt will receive treatment. When that is not possible, storing snow away from water bodies to allow greater filtration can help protect streams from pollution. Supporting the creation and use of snow storage facilities with treatment will provide environmentally-sound alternatives for residents and businesses.

◆ **Update Land Development Regulations to encourage or require water conservation and protection**

How a property is developed determines its pollutant load and resiliency to future conditions, including floods and droughts. Land development regulations (LDRs) that encourage or require stream buffers, onsite stormwater management, or the use of green stormwater infrastructure such as permeable surfaces and absorbent landscaping reduce the impacts of stormwater runoff and provide resiliency to floods. LDR amendments that encourage runoff recapture and reuse conserve water and provide resiliency to drought.

◆ **Address large sources of sedimentation entering Flat Creek**

Flat Creek has been listed as an impaired water body due to sedimentation. However, we do not currently know where most of the sediment comes from. The Teton Conservation District, with support from the Town of Jackson, has partnered with the US Geological Survey to conduct a source sedimentation study. The results of this study will help us to determine the most effective actions to address sedimentation. Additionally, the Town should work to increase sediment and debris storage from potential pathways during a flood event, increasing community resilience.

◆ **Support efforts to ensure adequate, consistent, and reliable flow from the Jackson Lake Dam**

Rapid rampdowns of flows from the Jackson Lake Dam are one of the greatest threats to the health of the Snake River, stranding fish and changing natural flow regimes that fish are adapted to. The Town of Jackson participates in the Snake River Headwaters Watershed Group (SRHWG), a regional collaborative working on large-scale water challenges. The Town of Jackson can use our voice to support and join the efforts of the SRHWG and others to ensure flows from the Jackson Lake Dam are adequate to support healthy populations of native fish species and their seasonal needs, that rampdowns occur gradually to minimize negative impacts, and that flow changes are predictable and reliable.

◆ **Encourage and incentivize riparian restoration**

Some local streambanks are denuded of vegetation, altered to restrict natural flows, or have minimal buffers from stormwater runoff. Restoring vegetation and flow regimes will improve the health of streams and riparian zones, reduce pollutants, provide wildlife habitat, and increase resilience to flood events. The Town can encourage and support these projects and develop tools to incentivize riparian restoration and increased flood protections.

◆◆ **Support beautification of and access to Flat Creek**

Waterways in the Town of Jackson have historically been disregarded rather than celebrated. Cache Creek was moved underground, and Flat Creek was diverted to the edge of town where it is hidden behind businesses. In recent years, work has been done to improve access; Karns Meadow and Garaman Park provide opportunities to celebrate our connection to Flat Creek. We can encourage further beautification of Flat Creek that invites people to it, transforming it from a hidden asset to a cherished amenity that provides beauty and enjoyment.

◆◆ **Host community celebration of Flat Creek**

People care for the things they love, and Flat Creek could use a little more love. As we implement the strategies in this plan and improve water quality, we should invite people back to Flat Creek to celebrate our successes and encourage others to join us in our efforts in supporting a healthy watershed.

MUNICIPAL STRATEGIES

◆ **Improve efficiency of faucets, irrigation systems, and practices on Town properties**

To meet the goal of reducing water use at Town facilities, the Town will invest in faucet aerators, low flow technology, and sensors where applicable, and will transition to soil-moisture and weather-based irrigation systems. We will evaluate water conservation practices, such as keeping lawns longer before mowing. Drought tolerant species and lawn alternatives will be considered.

◆ **Implement water reuse in at least one Town facility**

Water reuse, also called recycled water, is the process of reclaiming non-potable water for uses other than cooking or drinking. Greywater from sinks and showers cannot be used for drinking or cooking, but it could be used in toilets or irrigation. Incorporating greywater systems into buildings could decrease water consumption while also reducing the energy used for both water production and wastewater treatment. On a larger scale, reclaimed water, or wastewater that has been treated but is still below drinking water standards, could be rerouted for irrigation.

◆◆ **Improve leak detection system**

All public water systems experience losses through small leaks and other system errors, leading to a discrepancy between how much water is produced and how much is distributed and billed. Improving leak detection can reduce this gap, conserve water and energy, and reduce operational expenses. Non-revenue water, or water that is distributed for the public good at no cost, such as water used in fire hydrants, is excluded.



Circularity

We will rethink systems to reduce waste, support regeneration, reuse and recovery of resources, and encourage our economy to be productive without being extractive

COMPREHENSIVE PLAN PRINCIPLE 2.5:

Conserve energy through waste management and water conservation

Circularity promotes a just transition from an economy that follows a linear “take, make, waste” model to one where resource extraction is minimized, and materials and nutrients are maintained for as long as possible and are continuously cycled instead of becoming waste. A circular economy manages materials from procurement through disposal to lower emissions while protecting and enhancing biodiversity, reducing social inequities, and increasing resilience. It expands upon the reduce, reuse, recycle mantra, which is embedded within a linear model of producing, consuming, and discarding, and challenges us to rethink that system and replace it with one that is recyclable, shareable, and regenerative. Input, waste, and emissions are minimized, closed-loop systems exist locally, and small businesses, including farms and ranches, are viable. Circularity decouples economic development from resource consumption and environmental degradation, and encourages economies that are productive without being extractive, and where goods and services are exchanged and not wasted.



Our community already has informal circular relationships, where brewery waste may feed cattle at a ranch that provides beef for brewery burgers. We have a robust reuse economy keeping goods in use for longer. We have community recycling, commercial composting, and strong financial incentives to sort and divert waste. We also have community organizations that work to redistribute food waste to people in need. Despite these programs and systems, our community still disposes of more than 30,000 tons of municipal solid waste annually while our waste diversion rate has held steady at 29-35% since fiscal year 2007. It is time to rethink the system.

Our Comprehensive Plan prioritizes conserving energy through waste management. We can approach this by rethinking our current operations and shifting them to prioritize regenerative practices, reduce waste as the

source, find end of life uses for materials, and divert more of our waste from the landfill. These strategies will reduce the GHG emissions emitted by each truckload of waste that is taken to the landfill, reduce methane emissions from our landfilled waste, and reduce the energy used and pollution released by the mining of virgin materials while providing revenue for our community and creating regenerative and reciprocal relationships between industries as well as between humans and our environment.

While the strategies in the circularity section still rely heavily on reducing and recycling, reframing this section as circularity reminds us to rethink systems and focus on front-end reduction, regeneration, and local reuse and recovery over recycling. Strategies are designed to align with Teton County Integrated Solid Waste and Recycling's Road to Zero Waste Plan, amplifying their goals through municipal actions.

Goals

Reduce waste generation and increase diversion rates

Reduce plastic waste and the use of materials containing PFAS

Develop and support markets for reuse and goods made from recycled materials

Targets

Target: Reduce landfilled waste 20% by 2030

Target: Divert 60% of our waste stream by 2030

Municipal target: Reduce landfilled waste from municipal operations 20% by 2030

Municipal target: Maintain a waste diversion rate greater than 70%

Municipal target: Divert 80% of our waste stream

Municipal target: Reduce emissions from paper products 20% by 2030





Strategies

KEY			
● Immediate	◆ Medium		
■ Short	◆◆ Long		

- **Implement Pay-As-You-Throw Pricing**
Options for residents to choose smaller waste containers or less frequent pickup for a reduced cost of service provides a direct economic incentive to reduce waste through purchasing habits, recycling, and composting. In other communities, pay-as-you-throw pricing models have effectively reduced the amount of waste going to the landfill by 14-27% while increasing recycling rates by 32-59%.
- **Update events form to encourage or require waste reduction and recycling**
Large community events require permitting by the Town. Currently, all efforts to reduce waste are at the discretion of the event holder. Lack of recycling facilities frustrates residents and visitors alike who expect that level of service at events. Incentives or requirements could be added to the events form to reduce the amount of waste landfilled after events.
- **Require commercial recycling of beverage containers for alcoholic beverage service permit holders**
Businesses benefit greatly when they have the privilege of serving alcohol at their establishments. Bottles and cans are easily recycled, yet a 2022 Waste Characterization Study estimated that 331 tons of aluminum cans and 1,414 tons of glass bottles are landfilled annually from our community, with an estimated value of \$324,000 to \$479,000. Aluminum cans are extremely energy intensive to produce, creating emissions and environmental degradation in the location where they are mined and manufactured. Requiring recycling of beverage containers as a condition to receive a liquor license will increase commercial recycling of these valuable commodities.
- **Require reusable foodware for dine-in experiences, prohibit foodware containing expanded polystyrene or PFAS, and require provision of accessories only upon request**
Jackson's economy is based on tourism, and that includes a strong food service industry, including takeout. Plastic and polystyrene foodware breaks down into microplastics that are harmful to human health and our environment. Some take-out containers also contain PFAS, or Per- and Polyfluoroalkyl substances, also called "forever chemicals" because they break down very slowly in our environment and bioaccumulate in humans, fish, and other species. Plastic waste and harmful materials used in the food service industry can be minimized by requiring reusable foodware for dine-in experiences, prohibiting foodware containing polystyrene or PFAS, and stipulating that takeout restaurants only provide items like napkins, straws, and disposable utensils upon request.
- **Require commercial recycling of cardboard**
Cardboard is easily recyclable, highly valuable, and takes up a lot of space in garbage trucks. Requiring businesses to recycle cardboard will recover a valuable resource for reuse, reduce the number of trucks hauling waste to the landfill, and generate revenue to support recycling operations. A 2022 Waste Characterization Study estimated that 1,768 tons of cardboard are landfilled annually, with an estimated value of \$35,000 to \$110,000 if recycled.



■ **Require diversion of C&D waste**

Construction and demolition (C&D) waste comprises approximately one-third of all waste sent to the landfill Teton County. While it is more expensive to landfill C&D waste than to sort and divert it, most builders simply pass that cost on to their clients. Permitting processes or building codes could require diversion of certain C&D waste.

■ **Discontinue Burn Week**

The Town of Jackson designates one week in the fall and one week in the spring to allow burning of yard waste. Burn week corresponds with the timing of the Fall and Spring Clean Up when residents can drop off yard waste at the rodeo grounds or the transfer station for free. With convenient and free disposal options available for materials that can be chipped or composted, there is no need to continue the practice of burning waste, which impairs local air quality and increases the risk of fires spreading.

◆ **Incentivize or require hotels to reduce single-use toiletries**

There is a nationwide shift away from single-use toiletries in hotels to larger, refillable containers to reduce plastic waste. Grand Teton National Park requires its concessionaires to provide sustainable toiletries rather than single-use versions. The Town could encourage, incentivize, or require hotels in Town to do the same.

◆ **Consider local restrictions on the sale of single-use plastic water bottles**

Bottled water is rarely needed in our community, as drinking water available from the tap is as clean or cleaner than bottled waters, which have less stringent regulations than tap water. Bottled water creates unnecessary plastic waste that is often not recycled. Restricting the sale of small, single-use plastic water bottles, while allowing the sale of larger containers for the few households that need them, reduces this waste at the source.

◆ **Encourage reusables through a surcharge on beverage cups and food containers**

Similar to the plastic bag reduction ordinance, in which customers are incentivized to bring their own bags by a 20-cent fee for each paper bag used, a surcharge on take-out beverages cups or other food containers could encourage customers to use reusables while encouraging vendors to provide durable containers, including items that are returnable for a rebate.

◆ **Encourage or require bear-resistant food waste composting by restaurants**

Nearly 12% of the municipal solid waste received at the Transfer Station is organic material that could be composted, including food waste, yard waste, untreated wood, manure, and sod. Restaurants and industrial kitchens produce more organic food waste than individual households. Targeting diversion of organic material from the largest producers is the most effective way to reduce this component of the waste stream while creating a valuable product that can be used locally to regenerate landscapes.

◆ **Support local food production**

Local food production provides nutrient-dense foods while reducing emissions related to transporting food to our region. The Town can support the creation and actualization of community gardens and farmer's markets and support local producers through the creation of a local carbon offset program that supports regenerative practices. Precautions need to be taken to avoid attracting bears to urban areas, which may include not allowing some agricultural practices within Town limits.

◆ **Require Sustainable Deconstruction Plans with a diversion requirement**

Deconstruction differs from demolition in that it encourages the foresight needed to reuse and recycle materials rather than landfilling them. Requiring deconstruction plans with a diversion requirement will add this foresight to an industry that often operates as quickly as possible without providing options for reuse.

◆ **Require equal space for trash and diversion in new commercial buildings and multi-unit dwellings**

Building designs include locations for trash storage and pickup. However, few incorporate adequate space for recycling, compost, or other types of waste diversion, providing a barrier to participation that is difficult to overcome. Design standards should require space for diversion as well as trash.

MUNICIPAL STRATEGIES

● **Digitize paperwork, incentivize workplace recycling, and model zero waste events**

The Town of Jackson will continue to improve waste diversion and recycling within our operations, reduce unnecessary printing through habit changes and digitization, and aim to model low-waste and zero-waste practices at employee events.

■ **Incorporate waste diversion requirements into Requests for Proposals and contracts**

The Town of Jackson can encourage better practices among our contractors by including waste diversion requirements and model practices within our contracts, and awarding points for circular practices.

◆ **Develop sustainable procurement policies that prioritize materials with recycled content**

The Town of Jackson can drive markets through the purchases we make. A procurement policy that prioritizes materials made with recycled content, such as office paper, will support those markets while reducing the Town's scope 3 emissions.

◆ **Pair recycling bins with public trash bins**

The Town of Jackson currently provides trash and recycling bins throughout downtown, and joint Town/County departments provide public trash and recycling bins at city parks and trash bins at bus shelters. However, many trash bins do not have recycling bins nearby. If trash bins are paired with recycling bins, recycling cans and bottles will be easier for users and we will divert more waste.

Accountability

Regardless of the sector, goal, or strategy, it is important to have a plan for monitoring progress and communicating it transparently. The first step is to improve our systems for tracking municipal and community GHG emissions. We must also establish methods for tracking progress towards implementation of the strategies outlined in this plan. Finally, we must develop systems for communicating the data and progress we are tracking with Town Council, Town staff, and the public.

Goals

Better understand the sources of our community's GHG emissions

Track climate and sustainability metrics accurately

Share Sustainability Plan progress transparently with the community

Targets

Target: Create Sustainability Plan progress report that is publicly accessible by 2026

Target: Communicate with the public about relevant sustainability plan strategies quarterly

Municipal target: Provide annual update to Town Council on Sustainability Plan progress

Municipal target: Communicate with Town staff about Sustainability Plan initiatives quarterly

Strategies

KEY			
● Immediate	◆ Medium		
■ Short	◆◆ Long		

- **Commit to quarterly communications with the public**

It is not possible to reach our sustainability goals without buy in from the public and participation by individuals, businesses, and visitors. Communications about Sustainability Plan strategies, progress, and ways to engage can occur in many forms, including in-person events, flyers, advertisements, media features, social media. These should occur at least quarterly to maintain engagement.

- **Complete a Local Government Operations (LGO) and Community-wide GHG inventories within one year of adoption**

The most recent formal community-wide GHG inventory for Teton County was completed in 2017 and is becoming outdated. The Town of Jackson gathers data on municipal energy, fuel, and water consumption, but has never completed a formal LGO GHG inventory. We should complete an LGO and Community-wide GHG inventory within one year of adoption of the Town Sustainability Plan to provide the baseline data we need to measure success.

- **Create or improve LGO and community-wide GHG emissions data collection**

Using data from the LGO and Community-wide GHG inventories, we can create or improve systems for collecting and recording data to track our progress. Efficient systems will enable us to gather the information necessary to meet our reporting and communications targets.

- **Create a publicly accessible dashboard for tracking progress towards goals**

To hold us accountable to the goals and targets within the Sustainability Plan, the Town can create a platform for showing progress towards goals. While targets related to emissions reduction need only be reported annually, progress towards strategies can be updated on an ongoing basis.

- ◆ **Complete a full GHG inventory every five years**

Formal GHG inventories have been completed for Teton County in 2007 and 2017. They are updated annually using data and assumptions that are built into the modeling. However, it is recommended to do formal inventories more frequently than every ten years. Committing to do a formal inventory every five years will provide more accurate data on our progress and will help us to have the information needed to update the Town Sustainability Plan every five years.



Appendix

Summary of Goals and Strategies

Energy

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Support the development of community renewable energy projects	Increase local generation of renewable energy
●	Develop renewable energy project standards that minimize impacts to the environment	Minimize the impacts of energy development on environmental quality
■	Encourage Lower Valley Energy (LVE) to move to an opt-out system for their Green Power program	Increase investment in Green Power
■	Support local production of renewable energy	Increase local generation of renewable energy
◆	Encourage energy pricing that incentivizes conservation	Reduce energy consumption during peak periods
◆	Incentivize electric vehicle charging during off-peak hours	Reduce energy consumption during peak periods
◆	Support regional production of renewable energy	Maintain a clean electricity supply
◆	Encourage our local utility to increase the percentage of renewable energy in their electric portfolio	Maintain a clean electricity supply
◆◆	Research feasibility of additional renewable energy sources for our community	Increase local generation of renewable energy
◆◆	Develop an energy supply resiliency plan	Expand energy storage capabilities
Timeline	Municipal Strategy	Goals Addressed
◆◆	Continue to purchase 100% Green Power	Increase investment in Green Power
◆◆	Increase percentage of energy from renewable energy sources	Increase local generation of renewable energy

Nature-based Solutions

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Engage community in pollinator protection	Support healthy populations of keystone species, focal species, and minifauna
■	Encourage or require green infrastructure in new construction	Expand absorbent landscapes and runoff recapture
◆	Protect riparian zones and other sensitive natural areas	Preserve and maintain natural landscapes that provide erosion and flood control
◆	Strengthen protections for keystone and focal species	Support healthy populations of keystone species, focal species, and minifauna
◆	Incentivize or require landscaping with native plants	Increase the proportion of landscaping with native plants
◆◆	Promote tree planting	Increase the proportion of landscaping with native plants; Expand absorbent landscapes and runoff recapture
◆◆	Daylight sections of Cache Creek to restore ecological integrity	Preserve and maintain natural landscapes that provide erosion and flood control
◆◆	Develop a local Biodiversity Strategy and Action Plan	Support healthy populations of keystone species, focal species, and minifauna
Timeline	Municipal Strategy	Goals Addressed
●	Create model native plant or pollinator garden on Town property	Increase the proportion of landscaping with native plants; Support healthy populations of keystone species, focal species, and minifauna
■	Create an Eco-Stewards program	Develop an ethos of ecosystem stewardship and coexistence
◆	Develop beaver coexistence strategy	Support healthy populations of keystone species, focal species, and minifauna

The Built Environment

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Commit to reviewing and adopting the latest International Energy Conservation Code (IECC) within one year of their release	Reduce emissions attributed to the Built Environment; Improve air quality
●	Encourage or require smaller, more energy-efficient buildings	Reduce emissions attributed to the Built Environment; Improve air quality
●	Develop strategies to reduce energy used to heat outdoor spaces	Reduce emissions attributed to the Built Environment; Improve air quality
●	Apply for International Dark Sky Community certification	Reduce light pollution
■	Prioritize energy efficiency upgrades for deed-restricted housing and long-term rentals	Reduce emissions attributed to the Built Environment; Improve air quality
■	Adopt a voluntary energy conservation stretch code	Reduce emissions attributed to the Built Environment; Improve air quality
■	Require disclosure of energy efficiency and/or energy efficiency upgrades at point of sale	Reduce emissions attributed to the Built Environment; Improve air quality
■	Support building energy conservation education for residents and businesses	Reduce emissions attributed to the Built Environment; Improve air quality
■	Review Land Development Regulations (LDRs) to address wildlife permeability and climate mitigation, adaptation, and resilience	Reduce human-wildlife conflicts
◆	Expand Bear Conflict Zone to the entire town	Reduce human-wildlife conflicts
◆	Protect highly used wildlife corridors from development	Reduce human-wildlife conflicts
◆	Support green workforce development	Reduce emissions attributed to the Built Environment; Improve air quality
◆	Conduct a vulnerability assessment	Build community resiliency
◆	Designate or develop resilience hubs	Build community resiliency
◆	Educate, encourage, and incentivize conversion of non-compliant lighting to dark sky lighting	Reduce light pollution
◆◆	Incentivize low-emission construction practices and the use of materials with low embodied carbon	Reduce emissions attributed to the Built Environment; Improve air quality
◆◆	Adopt a bird-friendly window ordinance	Reduce human-wildlife conflicts
Timeline	Municipal Strategy	Goals Addressed
●	Convert Town-owned trash receptacles to bear-resistant ones	Reduce human-wildlife conflicts
■	Build for the future	Reduce emissions attributed to the Built Environment
◆	Convert Town-owned lighting to dark sky compliant lighting	Reduce light pollution
◆	Reduce GHG emissions from Town operations	Reduce emissions attributed to the Built Environment; Improve air quality
◆	Reduce GHG emissions from Town-owned buildings leased to others	Reduce emissions attributed to the Built Environment; Improve air quality
◆	Commit to purchasing carbon offsets for emissions attributed to municipal operations	Reduce emissions attributed to the Built Environment

Mobility

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Update parking management program downtown	Reduce vehicles miles traveled
●	Pilot community-wide carshare and bikeshare program with low-emission vehicles	Reduce vehicle miles traveled; Increase active transit mode share
●	Prioritize access to multi-modal mobility when considering new housing developments	Reduce vehicle miles traveled; Increase active transit mode share
●	Implement Travel Demand Management strategies and programs in the Integrated Transportation Plan	Reduce vehicles miles traveled
■	Require or incentivize low-emissions vehicles, alternative fuels, and other climate mitigation actions in government contracts	Reduce GHG emissions associated with surface transportation and motors
■	Incentivize vehicle efficiency through business permitting process	Reduce GHG emissions associated with surface transportation and motors
■	Prioritize car-free and car-light applications in affordable and workforce housing lotteries	Reduce vehicles miles traveled
■	Encourage businesses to offer transit passes, bike/car share memberships, or stipends in lieu of parking	Reduce GHG emissions associated with surface transportation and motors; Increase active transit mode share
■	Reduce unnecessary idling	Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution
■	Amplify and support car-free travel options for visitors	Reduce GHG emissions associated with surface transportation and motors; Increase active transit mode share
◆	Expand park-and-ride facilities and mobility hubs	Reduce vehicles miles traveled; Reduce GHG emissions associated with surface transportation and motors
◆◆	Streamline waste hauling	Reduce vehicles miles traveled; Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution
◆◆	Improve walkability and bikeability downtown	Increase active transit mode share
◆◆	Plan for an electric future	Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution
◆◆	Research options for centralized delivery hubs	Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution
Timeline	Municipal Strategy	Goals Addressed
●	Reduce GHG emissions associated with surface transportation and motors	Reduce GHG emissions from Town fleets and public transit
●	Reduce GHG emissions associated with surface transportation and motors	Reduce GHG emissions from Town fleets and public transit
●	Reduce GHG emissions associated with surface transportation and motors	Reduce GHG emissions from Town fleets and public transit
■	Reduce vehicles miles traveled; Reduce GHG emissions associated with surface transportation and motors	Reduce vehicles miles traveled; Reduce GHG emissions associated with surface transportation and motors
◆	Reduce vehicles miles traveled; Reduce GHG emissions associated with surface transportation and motors; Increase active transit mode share	Reduce GHG emissions from Town of Jackson staff commutes; Reduce vehicles miles traveled; Increase active transit mode share
◆◆	Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution	Reduce GHG emissions associated with surface transportation and motors; Reduce noise pollution

Healthy Watershed

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Implement a water conservation campaign	Conserve energy through water conservation and efficiency
●	Implement an emerging pollutant education campaign	Improve water quality in rivers and streams
■	Incentivize and encourage water conservation and efficiency	Conserve energy through water conservation and efficiency
■	Create drought management plan	Conserve energy through water conservation and efficiency
■	Require fluoro-free products be sold and used in local shops	Improve water quality in rivers and streams
■	Prohibit snow storage near bodies of water	Improve water quality in rivers and streams; Support healthy populations of native cold-water fish species
◆	Update Land Development Regulations to encourage or require water conservation and protection	Conserve energy through water conservation and efficiency; Improve water quality in rivers and streams
◆	Address large sources of sedimentation entering Flat Creek	Improve water quality in rivers and streams; Support healthy populations of native cold-water fish species
◆	Support efforts to ensure adequate, consistent, and reliable flow from the Jackson Lake Dam	Support healthy populations of native cold-water fish species
◆	Encourage and incentivize riparian restoration	Improve water quality in rivers and streams; Support healthy populations of native cold-water fish species
◆◆	Support beautification of and access to Flat Creek	Improve water quality in rivers and streams
◆◆	Host community celebration of Flat Creek	Improve water quality in rivers and streams; Support healthy populations of native cold-water fish species
Timeline	Municipal Strategy	Goals Addressed
◆	Improve efficiency of faucets, irrigation systems, and practices on Town properties	Conserve energy through water conservation and efficiency
◆	Implement water reuse in at least one Town facility	Conserve energy through water conservation and efficiency
◆◆	Improve leak detection system	Reduce the gap between water produced and water billed, excluding non-revenue water

Circularity

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Implement Pay-As-You-Throw Pricing	Reduce waste generation and increase diversion rates
●	Update events form to encourage or require waste reduction and recycling	Reduce waste generation and increase diversion rates
●	Require commercial recycling of beverage containers for alcoholic beverage service permit holders	Reduce waste generation and increase diversion rates
●	Require reusable foodware for dine-in experiences, prohibit foodware containing expanded polystyrene or PFAS, and require provision of accessories only upon request	Reduce plastic waste and the use of materials containing PFAS
■	Require commercial recycling of cardboard	Reduce waste generation and increase diversion rates
■	Require diversion of C&D waste	Reduce waste generation and increase diversion rates
■	Discontinue Burn Week	Develop and support markets for reuse and goods made from recycled materials
◆	Incentivize or require hotels to reduce single-use toiletries	Reduce plastic waste and the use of materials containing PFAS
◆	Consider local restrictions on the sale of single-use plastic water bottles	Reduce plastic waste and the use of materials containing PFAS
◆	Encourage reusables through a surcharge on beverage cups and food containers	Reduce waste generation and increase diversion rates
◆	Encourage or require bear-resistant food waste composting by restaurants	Reduce waste generation and increase diversion rates; Develop and support markets for reuse and goods made from recycled materials
◆	Support local food production	Develop and support markets for reuse and goods made from recycled materials
◆	Require Sustainable Deconstruction Plans with a diversion requirement	Reduce waste generation and increase diversion rates
◆	Require equal space for trash and diversion in new commercial buildings and multi-unit dwellings	Reduce waste generation and increase diversion rates
Timeline	Municipal Strategy	Goals Addressed
●	Digitize paperwork, incentivize workplace recycling, and model zero waste events	Reduce waste generation and increase diversion rates
■	Incorporate waste diversion requirements into Requests for Proposals and contracts	Reduce waste generation and increase diversion rates
◆	Develop sustainable procurement policies that prioritize materials with recycled content	Develop and support markets for reuse and goods made from recycled materials
◆	Pair recycling bins with public trash bins	Reduce waste generation and increase diversion rates

Accountability

KEY

● Immediate

◆ Medium

■ Short

◆◆ Long

Timeline	Strategy	Goals Addressed
●	Commit to quarterly communications with the public	Share Sustainability Plan progress transparently with the community
●	Complete a Local Government Operations (LGO) and Community-wide GHG inventories within one year of adoption	Better understand the sources of our community's GHG emissions
●	Create or improve LGO and community-wide GHG emissions data collection	Track climate and sustainability metrics accurately
●	Create a publicly accessible dashboard for tracking progress towards goals	Share Sustainability Plan progress transparently with the community
■	Complete a full GHG inventory every five years	Track climate and sustainability metrics accurately

Glossary

Active transit: Refers to transportation modes such as walking, biking, public transit, and micromobility options like bikeshare and scooters.

Bioswale: A landscape element, typically a vegetation ditch, designed to concentrate stormwater runoff while removing debris and pollution. Bioswales are often used to manage water quantity and quality in urban areas.

Built environment: Commercial and residential buildings and the infrastructure that supports them. It includes roads, bridges, water and sewer systems, public utilities, parks, and green spaces.

Carbon dioxide equivalent (CO₂e): CO₂e, or carbon dioxide equivalent, is a metric used to compare the emissions of various greenhouse gases based on their global warming potential relative to that of carbon dioxide over a specific period. It allows different greenhouse gases to be expressed as an equivalent amount of CO₂, providing a standardized measure of their impact on climate change.

Carbon sequestration: The process of capturing and storing atmospheric carbon dioxide through habitat restoration, carbon capture technologies, afforestation, or sustainable farming practices.

Circular economy: A framework in which resource input, waste, and emissions are minimized by slowing, closing, and narrowing material loops. It aims to eliminate waste and pollution, circulate products and materials at their highest value, and regenerate nature through five strategies: rethink, regenerate, reduce, reuse, and recover. (ICLEI and the Ellen MacArthur Foundation)

Climate action: Efforts to reduce greenhouse gas emissions, enhance resilience to climate change impacts, and promote sustainable practices to mitigate global warming. This encompasses policy measures, technological innovations, and community initiatives to ensure a stable climate for future generations.

Community resilience: The ability of the local population to withstand, adapt to, and recover from adverse events such as natural disasters, economic downturns, or social disruptions. It involves enhancing the town's infrastructure, social networks, and emergency preparedness to ensure long-term well-being.

Ecosystem services: The direct and indirect benefits that humans receive from natural ecosystems. This includes provisioning (food, water), regulating (climate, disease control), supporting (nutrient cycles, pollination), and cultural services (recreational, spiritual).

Embodied carbon: The total greenhouse gas emissions generated to produce a built asset, including the extraction, manufacture, transportation, assembly, maintenance, and disposal of building materials.

Focal species: Species that serve an umbrella function because they live in habitats needed for other species and are often more sensitive to changes in those habitats. They are often indicators of ecological sustainability.

Green infrastructure: A network of natural and semi-natural systems that reduce and treat stormwater at its source to reduce flows to sewer systems or surface waters. Raingardens, permeable pavement, stormwater harvest and reuse, and bioswales are examples of green infrastructure.

Greenhouse gas (GHG): A gas that traps heat in the Earth's atmosphere. Common GHGs include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). These gases absorb and emit infrared radiation, leading to a warming effect on the planet.

Greywater: Wastewater generated from household or commercial activities such as laundry, dishwashing, and bathing, which can be recycled for non-potable uses like landscape irrigation and flushing toilets.

Keystone species: A plant or animal which most other species in an ecosystem directly or indirectly depend upon. When healthy populations for keystone species are present, many other species benefit.

Low-emission construction practices: Building methods and materials that minimize greenhouse gas emissions and other pollutants during the construction process. These practices can include sustainable waste management, efficient on-site energy use, and place-based materials.

Microhabitat: A small, specialized habitat within a larger ecosystem that supports specific plant and animal species.

Minifauna: Small or localized animals that play significant roles in ecosystems, such as pollination, soil health and decomposition. Examples include small mammals, birds, and insects.

Multi-modal mobility: Transportation systems that integrate various modes of transport, such as walking, cycling, public transit, and car-sharing, to provide flexible, efficient, and seamless travel experiences for users. These systems aim to optimize connectivity and convenience by allowing travelers to switch between different transportation methods easily.

Natural infrastructure: The strategic use of natural systems, such as wetlands, forests, and floodplains, to provide services like water purification, flood control, and climate regulation.

Nature-based solutions: Actions to protect, sustainably manage, or restore natural ecosystems that address societal challenges such as climate change, human health, food and water security, and disaster risk reduction effectively and adaptively, simultaneously providing human well-being and biodiversity benefits (The World Bank).

Non-renewable energy: Energy sources that cannot be replenished on a human timescale once they are depleted. These include fossil fuels such as coal, oil, natural gas, and nuclear energy.

Peak periods: Refer to times when electricity demand is at its highest. Typically, peak periods occur in the morning and evening daily. They also occur during extreme seasonal temperatures in summer and winter. These periods are influenced by climate, population density, green infrastructure, and local industrial activity, impacting electricity pricing and grid management.

Perfluoroalkyl and Polyfluoroalkyl substances (PFAS): Perfluoroalkyl and polyfluoroalkyl substances (PFAS) are a group of synthetic chemicals that are widely used for their water and grease-resistant properties, found in products like non-stick cookware, ski wax, waterproof clothing, and firefighting foams. They are known for their persistence in the environment and human body, leading to concerns about their potential health effects.

Rain gardens: Shallow, vegetated basins designed to capture and absorb rainwater runoff from impervious surfaces like roofs, sidewalks, and streets. They help reduce flooding and improve water quality.

Reclaimed water: Reused treated water that can be used for various purposes, such as agricultural irrigation, industrial processes, and landscape watering.

Recycled water: Wastewater treated and purified for reuse in non-potable applications like irrigation, industrial processes, and toilet flushing.

Resilience hub: A community-serving facility designed to support residents, coordinate resource distribution, and enhance community resilience to the impacts of climate change. They are the central point for gathering, assembling information and distributing resources before, during, and after emergencies. They also serve to enhance quality of life and help residents adapt to the impacts of climate change on a day-to-day basis.

Riparian restoration: Rehabilitating the natural habitats and ecosystems along riverbanks and streams to improve water quality, enhance biodiversity, and stabilize the shoreline. This can include activities like planting native vegetation, removing invasive species, and managing erosion.

Scope 1, 2, and 3 emissions: Categories of greenhouse gas emissions associated with an organization's operations. Scope 1 includes direct emissions from owned sources, Scope 2 covers indirect emissions from purchased electricity, and Scope 3 encompasses all other indirect emissions in the value chain.

Sustainability: A system of practices, technologies, and policies encompassing environmental, social, and economic dimensions that enable the fulfillment of present needs without compromising the ability of future generations to meet their own needs.

Systemic change: Fundamental shifts in the structures, processes, and behaviors of a system, leading to long-lasting and transformative impacts. It involves addressing the root causes of problems rather than just their symptoms, often requiring coordinated efforts across multiple sectors and levels of society.

Vulnerability assessment: Evaluating the exposure, sensitivity, and adaptive capacity of infrastructure, ecosystems, and populations to climate-related hazards. The goal is to inform strategies for reducing risks and enhancing resilience.

Water conservation: Decreasing the total amount of water use.

Water efficiency: Conserving water by utilizing water-saving technology.

Watershed: An area of land within which all the water that falls drains into a common outlet, such as a river, lake, or ocean. Jackson Hole is a part of the Snake River Headwaters Watershed.

303(d) list of impaired water bodies: A state's list of impaired and threatened waters (such as stream and river segments, and lakes) is submitted to the EPA for approval every two years. For each water body on the list, the state identifies the pollutant causing the impairment, if it is known.

Acronyms

BPA: Bonneville Power Administration

CC&R: Covenants, Conditions, and Restrictions

CO2e: Carbon dioxide equivalent

GHG: Greenhouse Gas

ICLEI: International Council for Local Environmental Initiatives

IECC: International Energy Conservation Code

ITP: Integrated Transportation Plan

LBSAP: Local biodiversity strategy and action plan

LDR: Land development regulations

LEED: Leadership in Energy and Environmental Design

LVE: Lower Valley Energy

MUD: Multi-unit dwelling

PFAS: Per- and Polyfluoroalkyl substances

SRHWG: Snake River Headwaters Watershed Group

START: Southern Teton Area Rapid Transit

Acknowledgments

Thank you to all of our staff, Town Council members, community partners, and community members who assisted with the development of this plan. We are grateful for the support and engagement we received from a wide variety of departments, community-based organizations, and individuals. We set bold goals. It will take a community to accomplish them. We look forward to working with the dedicated members of our community to implement this plan.



Two-Year Implementation Plan

The Two-Year Implementation Plan is structured to initiate the necessary actions for our community to achieve its goals and targets. This plan encompasses all strategies slated for immediate implementation. Although we will begin making progress on some longer-term strategies during the first two years, this document includes only those with significant work already budgeted or approved.

Cost Estimates

The cost estimates provided cover upfront capital costs, staff time, and any ongoing expenses through 2030, categorized as follows:

Small Costs (\$): Less than \$100,000

Medium Costs (\$\$): Between \$100,000 and \$1,000,000.

Large Costs (\$\$\$): Exceeding \$1,000,000.

These estimates exclude potential funding sources that could mitigate overall costs. The federal Inflation Reduction Act now offers a Direct Pay option for local governments, potentially providing rebates of up to 40% for renewable energy projects, electric vehicles, and electric vehicle charging infrastructure.

Financial and Community Benefits

Strategies that offer direct cost savings or revenue-generating potential for the Town of Jackson, Teton County, local businesses, or individuals are highlighted in green. While the simple payback period varies depending on the strategy and is not specified in this chart, the indirect benefits—such as improved community health, economic growth, and environmental sustainability—are equally significant, although harder to quantify.

This plan is a foundational step towards a sustainable future, ensuring our community is well-prepared to meet its long-term objectives efficiently and effectively.

Community Strategies

Green \$ indicates long term cost savings

Status	Area of Focus	Strategy	Departments/Partners	Cost
In progress	The Built Environment	Apply for International Dark Sky Community certification	Teton County, Wyoming Stargazing	\$
In progress	Mobility	Implement Travel Demand Management strategies and programs in the Integrated Transportation Plan	Regional Transportation Planning Administrator	\$\$
In progress	Healthy Watershed	Implement a water conservation campaign	Administration, Community Partners	\$
In progress	Circularity	Update events form to encourage or require waste reduction and recycling	Communications and Strategic Initiatives	\$
In progress	Accountability	Commit to quarterly communications with the public	Communications and Strategic Initiatives, Administration	\$
Prioritized for 2024	Circularity	Implement Pay-As-You-Throw Pricing	Administration, Teton County ISWR	\$
Prioritized for 2024	Circularity	Require commercial recycling of beverage containers for alcoholic beverage service permit holders	Administration, Teton County ISWR	\$
Budgeted for Fiscal Year 2025	Accountability	Complete a Local Government Operations (LGO) and Community-wide GHG inventories within one year of adoption	Administration	\$
Budgeted for Fiscal Year 2025	Accountability	Create or improve LGO and community-wide GHG emissions data collection	Administration	\$
Awaiting approval	Energy	Support the development of community renewable energy projects	Energy Conservation Works	\$\$\$
Awaiting approval	Mobility	Pilot community-wide carshare and bikeshare program with low-emission vehicles	Regional Transportation Planning Administrator	\$\$
2025	The Built Environment	Commit to reviewing and adopting the latest International Energy Conservation Codes (IECC) within one year of their release	Planning and Building	\$
2025	The Built Environment	Encourage or require smaller, more energy-efficient buildings	Planning and Building, Administration	\$
2025	The Built Environment	Develop strategies to reduce energy used to heat outdoor spaces	Planning and Building, Administration	\$
2025	Mobility	Update parking management program downtown	Regional Transportation Planning Administrator	\$\$
2025	Mobility	Prioritize access to multi-modal mobility when considering new housing developments	Administration, Teton County Housing Authority	\$
2025	Healthy Watershed	Implement an emerging pollutant education campaign	Administration, Community Partners	\$
2025	Accountability	Create a publicly accessible dashboard for tracking progress towards goals	Administration	\$\$
2026	Circularity	Require reusable foodware for dine-in experiences, prohibit foodware containing expanded polystyrene or PFAS, and require provision of accessories only upon request	Administration, Teton County ISWR	\$
2026	Nature-based solutions	Engage community in pollinator protection	Administration/Community Partners	\$

Municipal Strategies

Green \$ indicates long term cost savings

Status	Area of Focus	Strategy	Departments/Partners	Cost
Ongoing	Energy	Continue to purchase 100% Green Power	Finance	\$
In progress	The Built Environment	Convert Town-owned trash receptacles to bear-resistant ones	Administration, Public Works, Parks & Rec, Transit	\$
In progress	Circularity	Digitize paperwork, incentivize workplace recycling, and model zero waste events	Internal Services, Administration, Communications and Strategic Initiatives, Information Technology	\$
In progress	Healthy Watershed	Improve efficiency of faucets, irrigation systems, and practices on Town properties	Public Works, Parks & Rec	\$
In progress	The Built Environment	Reduce GHG emissions from Town operations	Public Works, Administration	\$
Pilot in 2024	Mobility	Improve fuel efficiency in Town fleets	Public Works, Administration, Transit	\$
Pilot in 2024	Mobility	Increase use of alternative fuels	Public Works, Administration, Transit	\$
Start in 2024	The Built Environment	Convert Town-owned lighting to dark-sky compliant lighting	Public Works, Administration	\$
2025	Mobility	Implement a vehicle purchasing policy	Administration, Public Works	\$
2025	Nature-based solutions	Create model native plant or pollinator garden on Town property	Administration, Parks & Rec, Teton Conservation District	\$
Start in 2025	The Built Environment	Reduce GHG emissions from Town-owned buildings leased to others	Public Works, Administration	\$
Start in 2025	The Built Environment	Build for the future	Public Works	\$
2026	Circularity	Pair recycling bins with public trash bins	Administration, Public Works, Transit, Parks & Rec	\$
Start in 2026	Energy	Increase percentage of energy from renewable energy sources	Public Works, Administration	\$

Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Administration	Presenter:	Tanya Anderson
Agenda Item:	Request For Proposals for Purchase and Relocation of the Mercer Cabin	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for Council to review and approve a Request for Proposals (RFP) to purchase and move the Mercer Cabin off the Karns Meadow property and relocate it.

Requested Action.

Consider and approve release of an RFP to purchase and move the Mercer Cabin.

Recommendations.

Staff recommends approving release of the RFP.

Background.

The Mercer Cabin was originally built on Cache Street in 1938 by Phil Baux. The Cabin was moved by the Mercer family to the Sagebrush Motel and then to 265 E. Broadway where they ran the Alpine Pawn Shop. In 2014, the Teton County Historic Preservation Board determined the Cabin had historical significance because of its connection to Phil Baux, its unique design characteristics including a steep roof and wavy shingles, and because it was featured in Life Magazine in 1948. The Cabin's materials and design retain historical integrity from its original construction and historic era. It is 17 feet deep by 20 feet tall by 23 feet long.

In 2014, the Cabin was moved to Karns Meadow temporarily, with discussion of moving it to May Park to be a XC ski warming hut. The plan to move the Cabin never came to fruition. Storage of the Cabin at Karns Meadow is in violation of the restrictive covenants for the property.

On July 17, 2023, staff presented an RFP for removal of the Mercer Cabin from Karns Meadow. Council did not approve the release of the RFP and directed staff to incorporate the cabin into the Karns Meadow Park Plan. Staff proceeded to work with the Historic Preservation Board to incorporate the cabin into the property and began discussions with the Jackson Hole Land Trust. The Historic Preservation Board spent time, money, and energy seeking grant funding to preserve the cabin and working with staff involved in the planning of Karns Meadow Park.

Incorporation of the Mercer Cabin into the park plan requires approval by the Jackson Hole Land Trust Board of Directors and support from the Karns Family. On April 4, 2024, Pete Karns wrote a letter to the Jackson Town Council expressing disapproval for the incorporation of the Mercer Cabin into Karns Meadow Park. Follow-up discussions with Mr. Karns yielded the same response.

Analysis.

Without the support of the Karns Family and the Jackson Hole Land Trust, incorporation of the Mercer Cabin into Karns Meadow Park is not possible. This leaves several alternatives:

1. The Town can release an RFP for purchase and removal of the Mercer Cabin
2. The Town can move the Mercer Cabin to another Town property
3. The Town can hire someone to demolish the Mercer Cabin.

Demolishing the Mercer Cabin is not recommended due to its historic value and ability to help maintain our community character. Moving the Mercer Cabin to another Town property is possible, but it will require additional budget allocations for moving the Cabin and maintaining it. The Town of Jackson does not currently have staff capacity or resources to maintain the Cabin. Without dedicated staff, it is likely to fall into a state of disrepair, as happened while it was stored at Karns Meadow. Releasing an RFP for purchase and removal of the Mercer Cabin provides the opportunity for individuals with the ability to care for the Cabin to find a permanent home for it.

The Mercer Cabin has historic value. However, the Town of Jackson may not be the best entity to steward that history. In the ten years since the Cabin has been at Karns Meadow, it has not been maintained or opened to the public. Other members of the community may be better able to care for and preserve the Cabin. An RFP to purchase the Mercer Cabin, remove it from Karns Meadow and relocate it will bring the Town into compliance with the restrictive covenants encumbering Karns Meadow, allow for the development of Karns Meadow Park, and enable the Cabin to find a permanent home where it is better utilized and appreciated. The RFP can include strong incentives to keep the Mercer Cabin local and visible to and/or accessible to the public. The Town is not obliged to accept a proposal and can choose another alternative. Releasing an RFP enables the Town to see what options are available.

Staff proposes the following timeline for release of the RFP:

- July 2, 2024 5:00 pm MST – RFP is released.
- July 15, 2024 5:00 pm MST – Questions must be received.
- July 22, 2024 5:00 pm MST – Responses to questions will be available.
- July 31, 2024 5:00 pm MST – Deadline for RFP submittal.
- September 1, 2024 5:00 pm MST – Review and selection of proposal
- October 31, 2024 5:00 pm MST – Removal of the Cabin from Town property is complete.

Based on Council's strong interest in keeping the cabin local that was expressed at the July 17, 2023, Regular Town Council Meeting, staff edited the evaluation criteria from the previous RFP, increasing points available for proposals that keep the cabin local and visible to the public.

Staff proposes the following criteria to be used by the selection panel while evaluating proposals.

EVALUATION CRITERIA	POINT VALUE
Project Approach – What is the ability of the proposer to successfully coordinate all aspects of the work required to move the Mercer Cabin from Karns Meadow to a permanent location within the designated timeline? Does the proposer have experience moving and maintaining historic structures? Are they contracting someone who does?	30
Budget – Appendix A: Relocation costs and purchase price for the Cabin (minimum bid \$1).	25
Relocation – Will the Mercer Cabin be relocated within the Town? Will it be located within Teton County or the greater Teton region? Will it be located where the public can see it, or will it be hidden from view? Priority will be given to proposers who will keep the Cabin local and visible to the public, with highest priority going to proposers who will relocate the cabin within the Town of Jackson.	25
Future Use – Will the Cabin be utilized? For what? Will the proposed use be private or public? Projects that will utilize the Cabin and are available to the public will receive higher points.	15
Clarity of Proposal – Did the proposer follow the directions and include all of the requested materials?	5
TOTAL MAXIMUM SCORE	100

Possible Alternatives.

Possible alternatives for this item include:

1. Not approving the RFP as presented and directing staff to write an RFP with different objectives.
2. Not approving the RFP as presented and directing staff to do a scoping report of alternative locations on Town property.
3. Not approving the RFP and directing staff to demolish the cabin.

Comprehensive Plan & Priority Alignment.

Principle 1.4 – Protect and steward open space.

Protecting open space preserved habitat and scenery and maintains our western agricultural heritage. Avoiding development in critical wildlife areas and providing recreational opportunities that reduce pressure on habitat help maintain a healthy ecosystem. Agriculture, conservation easements, and other methods to protect open space from development while providing active stewardship of the land should continue to be encouraged.

Character Defining Feature 4.5 - Karns Meadow

This PRESERVATION Subarea should continue to serve as wildlife habitat and a key wildlife movement corridor in the future. Moving forwards wildlife needs will need to be carefully balanced with providing the recreational and other amenities envisioned in the original landowner's conveyance of the property. The future addition of a street connection through this district will improve connectivity for all modes of transportation and create a separation between the developed and undeveloped portions of the area.

Strategy 4.4.S.6 - Evaluate future active use of Karns Meadow

Fiscal Impact.

In the RFP scoring criteria, proposals in which the Town will not incur financial costs will receive higher scores. If there are no interested parties, the Town of Jackson will either have to demolish the Cabin or will need to invest time and money in moving the Cabin and maintaining it. Soliciting interest from potential parties to purchase and move the Cabin is likely to cost the Town less than the other options. The minimum purchase price in the RFP is \$1.

Staff Impact.

It will take an estimated 24 hours of staff time from Administration, Community Development, Parks & Recreation, and Public Works to release the RFP, review proposals, select a qualified applicant, and work with the applicant to set a timeline for moving the Cabin. It took staff 3 hours to draft and review the RFP and write the report in 2023, and one hour to revise them. It took staff approximately 12 hours to work with the Historic Preservation Board, the Jackson Hole Land Trust, and other stakeholders to investigate incorporation of the Cabin into Karns Meadow. The Historic Preservation Board, the Jackson Hole Land Trust, and EcoConnect Consulting also dedicated time to considering the incorporation of the Cabin into Karns Meadow Park.

Attachments or Links.

RFP

Appendix A - Budget

Suggested Motion.

I move to approve the release of the RFP to purchase and remove Mercer Cabin from the Karns Meadow property.

CALL FOR Historic Building Relocation Experts
REQUEST FOR PROPOSALS, JACKSON HOLE, WYOMING

Requested By: Town of Jackson

Proposal Due Date: 5:00 PM MST July 31, 2024

Proposal Submission: via e-mail or hard copy delivered by hand or delivery service to:

Town of Jackson
C/O: Riley Taylor
150 East Pearl Avenue
P.O. Box 1687
Jackson, WY 83001
rtaylor@jacksonwy.gov

RFP Available from: July 2, 2024, 5:00 PM MST

Contact and Questions: Riley Taylor, Town Clerk
rtaylor@jacksonwy.gov

The Town of Jackson reserves the right to **reject any or all responses submitted**, in whole or part, and to waive any informalities.

I: SUMMARY

The Town of Jackson seeks proposers interested in purchasing, removing from Town property, and relocating the historic Mercer Cabin to a new location from its current temporary storage location at Karns Meadow. The Town intends to enter into a contract with a qualified proposer for such purchase, removal, and relocation.

A: BACKGROUND AND PURPOSE

The Mercer Cabin was originally built on Cache Street in 1938 by Phil Baux. The Cabin was moved by the Mercer family to the Sagebrush Motel and then to 265 E. Broadway where they ran the Alpine Pawn Shop. In 2014, the Cabin was moved to Karns Meadow. The intent was for the Cabin to be stored temporarily at Karns Meadow and potentially moved to May Park to be a cross-country ski warming hut. The plan to use it locally never came to fruition. It has been stored at Karns Meadow, unused, since 2014. Storage of the Cabin at Karns Meadow out of compliance with the Town's conservation easements and restrictive covenants for the property; the Town seeks a qualified proposer to purchase the Cabin and relocate it.

The Mercer Cabin is 17 feet deep by 20 feet tall by 23 feet long. In 2014, the Teton County Historic Preservation Board determined the Cabin's historical significance because of its connection to Phil Baux, its unique design characteristics including a steep roof and wavy shingles, and because it was featured in Life Magazine in 1948. The Cabin's materials and design retain historical integrity from its original construction and historic era.

Because the Mercer Cabin has historic value, proposals to preserve the Cabin rather than destroy it will be scored more highly, and proposals that keep the Cabin local and available to the public will be scored even higher.

II: STATEMENT OF WORK

A: Intent

The Town of Jackson's goal is to award a contract to a proposer that will purchase the Cabin, remove it from Town property, and relocate it (ideally locally and for public viewing) and use qualified movers to execute these steps.

B: Scope of Work

The Town of Jackson seeks a proposer to purchase, remove from Town property, and relocate the Mercer Cabin. The selected proposer will be expected to meet with Town staff to coordinate removal, to use a qualified mover for the relocation, and to complete the removal by October 31st, 2024.

C: Qualifications

The successful proposer must have the experience and knowledge necessary to move a historic structure or must contract with a mover who does and must have the capacity to complete the project by October 31st, 2024, including milestones mutually agreed to within that deadline. The timeline will be mutually agreed upon and set via contract.

D. Project Budget

Proposers should include a budget in their proposal that includes a purchase price for the Cabin and the cost of moving the Cabin. Proposals that include paying the full cost of removal and relocation will be prioritized. The purchase price must be \$1 or greater.

E. Communications and Tour of Facility

Requests for additional information or a tour of the Cabin at its current temporary location can be submitted until 5:00pm Mountain Standard Time July 15, 2024. Such requests must be in writing via email and submitted to rtaylor@jacksonwy.gov. The Town will respond to any request for additional information or will schedule a tour of the Cabin at its current temporary location via email by 5:00 pm Mountain Standard Time July 22, 2024. Any communications will be considered unofficial and non-binding on the Town.

III. SELECTION PROCESS AND TIMELINE

A: Timeline and Process

A selection committee will review the proposals. The committee may select proposers for further consideration or may directly select and negotiate a contract with the leading proposer. If more than one proposer is considered, then interviews may be conducted, or additional information requested. The final selection schedule is contingent upon the proposals received and may be changed at any time. The selection process will proceed on the following schedule:

July 2, 2024, 5:00 MST– RFP released.

July 15, 2024, 5:00pm MST– Questions must be received.

July 22, 2024, 5:00pm MST– Responses to questions will be available.

July 31, 2024, 5:00pm MST – Deadline for RFP submittal.

- Proposals must be received at the Town of Jackson by 5:00 PM MST July 31, 2024. Proposals may be transmitted via e-mail or hard copy delivered by hand or delivery service (Fed /Ex etc.) to Town of Jackson, C/O: Riley Taylor, 150 Pearl Avenue, P.O. Box 1687, Jackson, WY 83001. Please email submissions to rtaylor@jacksonwy.gov.
- The Town of Jackson cannot accept responsibility for delayed delivery of proposals so please plan accordingly.

September 1, 2024, 5:00pm MST – Review and selection of proposal.

- The selection panel will select the proposer from proposals received. This process will include a review of proposals and other information as necessary. The Town of Jackson may conduct interviews with the potential proposer(s) if applicable. In making this selection, the Town of Jackson reserves the right to request information from any proposer to clarify their proposal or to supply any additional material deemed necessary to assist in the evaluation of the proposal. The Town of Jackson also reserves the right to make a selection without conducting interviews.
- One proposer will be identified based on the selection criteria listed below and enter into an agreement with the Town of Jackson.

October 31, 2024, 5:00pm MST– Removal of the Cabin from Town property is complete.

B: Submittal Requirements

Proposers are invited to submit a proposal at their own cost. The Town of Jackson assumes no obligation of any kind for expenses incurred by any respondent to this RFP.

- Proposals submitted electronically must be submitted through the Town Clerk, Riley Taylor, at rtaylor@jacksonwy.gov and must be compiled into a single Word or .pdf document named "Mercer Cabin Relocation – [proposer name]".
- Proposals must be received by 5:00 pm MST July 31, 2024, in order to be considered.
- Proposals must be submitted as follows:

Section 1:

1. Five (5) page maximum proposal. Cover letters will be considered part of the maximum page limit.
 - a. Brief (1 page) cover letter. The cover letter shall include:
 - i. Proposer's legal name and address.
 - ii. The name, title, and contact information of the person authorized to negotiate the contract on behalf of the proposer.
 - iii. The name, title, and contact information of the person to be contacted for clarification of the proposal.
 - iv. Acknowledgement that the conditions governing this RFP have been read and accepted.
 - b. Project approach (1 page maximum): Narrative explaining how the proposer will complete the project. This section must include a proposed timeline.
 - c. Budget (1 page maximum): Proposer must use the Appendix A table.
 - d. Relocation (1 page maximum): Statement describing the new Cabin location.
 - e. Future Use (1 page maximum): Statement describing how the Cabin will be used.
2. List of all subcontractors, including statement of experience, if subcontractors will be used. If no subcontractors will be used, include a statement to that effect in the proposal.

Section 2: Proof of Liability and Worker's Compensation Insurance.

C: Selection Criteria

The Selection Panel will refer to the criteria listed below while evaluating proposals.

EVALUATION CRITERIA	POINT VALUE
Project Approach – What is the ability of the proposer to successfully coordinate all aspects of the work required to move the Mercer Cabin from Karns Meadow to a permanent location within the designated timeline? Does the proposer have experience moving and maintaining historic structures? Are they contracting someone who does?	30
Budget – Appendix A: Relocation costs and purchase price for the Cabin (minimum bid \$1).	25
Relocation – Will the Mercer Cabin be relocated within the Town? Will it be located within Teton County or the greater Teton region? Will it be located where the public can see it, or will it be hidden from view? Priority will be given to proposers who will keep the Cabin local and visible to the public, with highest priority going to proposers who will relocate the cabin within the Town of Jackson.	25
Future Use – Will the Cabin be utilized? For what? Will the proposed use be private or public? Projects that will utilize the Cabin and are available to the public will receive higher points.	15
Clarity of Proposal – Did the proposer follow the directions and include all of the requested materials?	5
TOTAL MAXIMUM SCORE	100

IV. LEGAL

Any and all documents submitted to the Town of Jackson may be deemed public records subject to examination and inspection by third parties.

The Town of Jackson reserves the right to:

- Reject any or all proposals or accept what is, in its judgment, the proposal which is in the Town of Jackson's best interest.
- Accept a late submittal or to waive any technical defects or irregularities in any or all proposals.
- Discuss proposals with proposers whose submittals are reasonably susceptible to selection in order to clarify, assure a full understanding of, ensure responsiveness to the RFP requirements, and eliminate some proposal elements.
- Not fund the project if it does not receive any proposals that, in its sole discretion, meet the goals of the project.
- Alter the makeup of the Selection Panel or re-issue this RFP.

Instructions: For Cabin Bid: enter an amount one dollar or greater. For Relocation Cost: if you will be paying the cost of relocation, enter zero. If your proposal includes a cost to the Town for relocation, enter the amount. Relocation Cost includes, but is not limited to, staffing, freight, fuel, insurance, and all other costs.

Activity	Dollar Amount
Cabin Bid	\$0.00
Relocation Cost	\$0.00
Other Costs (please explain)	\$0.00
Total Project Cost/Bid	\$0.00

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Planning Department	Presenter:	Katelyn Page
Agenda Item:	P24-066: Request for a Subdivision Plat at the property addressed at 250 Veronica Lane	Public Comment:	Yes

Purpose & Policy Considerations.

A Subdivision Plat is required to divide land or airspace, including condominiums and townhouse subdivisions, and all subdivision plats must be reviewed and approved by the Town Council at a public hearing per Section 8.5.4 of the Town of Jackson Land Development Regulations.

Requested Action.

The applicant is requesting approval of a Subdivision Plat for the Veronica Lane Condominium Addition to the Town of Jackson at the property addressed at 250 Veronica Lane.

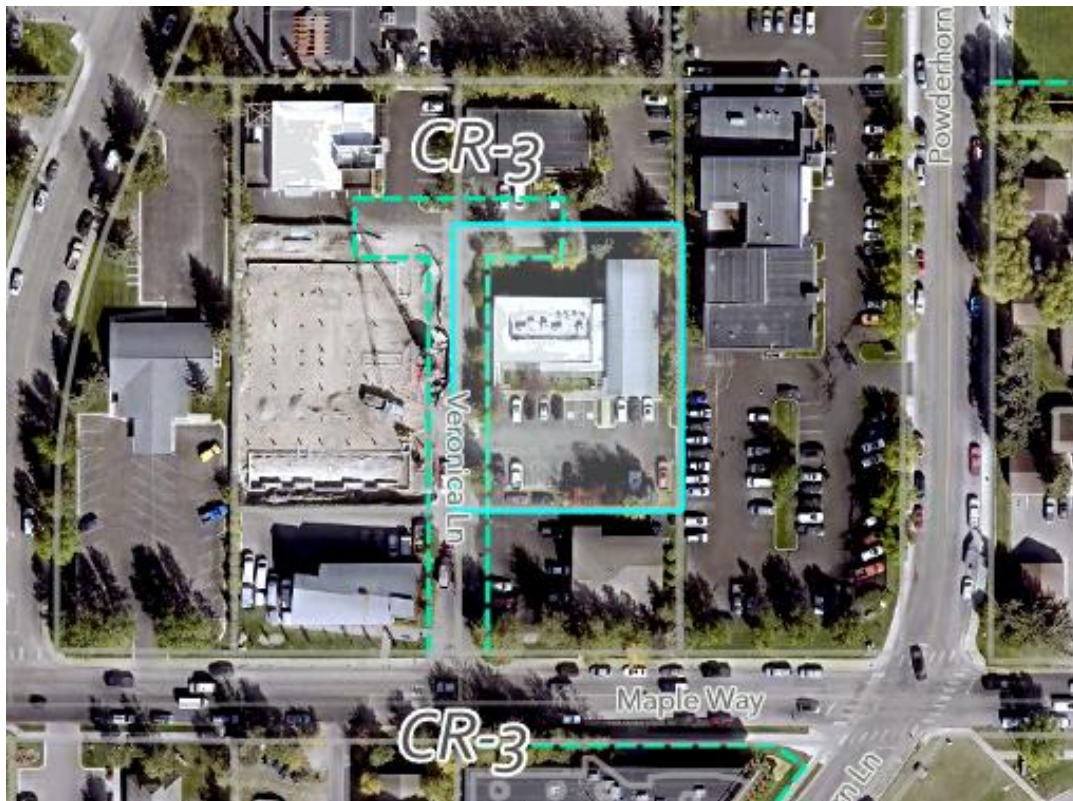
Recommendations.

The Planning Director recommends **approval** of a Subdivision Plat for the Veronica Lane Condominium Addition to the Town of Jackson at the property addressed at 250 Veronica Lane, subject to the Land Development Regulations, the department reviews, and the following three (3) conditions of approval:

1. Prior to recording the Final Plat, a certificate of completion is required for Building Permit (B24-0093).
2. Prior to recording the Final Plat, applicant shall revise plat to include a note as directed by the County Surveyor in review dated June 18, 2024, regarding common element areas.
3. Within sixty (60) calendar days from the date of Town Council approval all department reviews shall be addressed to the satisfaction of the Town and the Final Plat shall be recorded with the County Clerk, otherwise the subdivision plat shall expire.

Project Location.

The property is located at 250 Veronica Lane and is legally described as LOTS 4 & 5, STOCKHOUSE-PATTERSON ADDITION to the Town of Jackson. An aerial photo and zoning map are shown on the following page:



Background/Project Description.

The property owner, L2 Real Estate Holdings, LLC, is proposing a subdivision plat to create five commercial ownership condominium units in an existing building. The structure was built in 2001 and subject to Final Development Plan 98-33.1 for a 10,472-square-foot, two-story office building. Commercial units on the property are served by 30 existing vehicle parking spaces accessed from the private road Veronica Lane.

Active building permit B24-0093 was issued on May 6, 2024, to address minor floor plan alterations required for compliant egress distances under the building code. As the alterations under B24-0093 are required for a compliant subdivision, staff recommends a condition of approval that, prior to recordation of the final plat, a certificate of completion is required for B24-0093.

Analysis.

Staff find that as conditioned, the proposed subdivision plat is in conformance with the LDRs and the previously approved building permit. No exactions are required for the proposed subdivision because a subdivision of an existing commercial building that does not result in the creation of additional dwelling units is exempt from the requirements of LDR Sec. 7.5.2 and 7.5.3 (Parks and Schools Exactions).

Comprehensive Plan & Priority Alignment.

Pursuant to Section 8.5.4.C (Subdivision Plat) of the Land Development Regulations, the following findings shall be made for the approval of a Subdivision Plat.

- 1. *Approved Physical Development Plan.*** *Is in substantial conformance with an approved development plan or development option plan or is a condominium or townhouse subdivision of existing physical development;*

Complies. Staff finds that, as conditioned, the project is in substantial conformance with previously approved Building Permit (B24-0093) and Final Development Plan 98-33.1. A certificate of completion for B24-0093 is required prior to final recordation of the proposed subdivision plat.

- 2. *Complies with Section 8.5.4.*** *The proposed Subdivision Plat shall comply with Section 8.5.4 – Subdivision Plat.*

Complies. Staff finds that, as conditioned, the proposed subdivision plat complies with the standards of Section 8.5.4 – Subdivision Plat regarding the purpose, applicability, required documentation information, and review process.

- 3. *Complies with Division 7.2.*** *The proposed Subdivision Plat shall comply with Division 7.2 – Subdivision Standards.*

Complies. The proposed subdivision plat meets the standards of Division 7.2 pertaining to the provision of such requirements for new roads, water and sewer infrastructure, utilities, parks, and other physical improvements necessary to safely serve the newly subdivided property and minimize impacts on existing community services and infrastructure.

4. Other Relevant Standards/LDRs. *The subdivision plat shall comply with all other relevant standards of these LDRs and other Town Ordinances.*

Complies. Staff finds that, as conditioned, the proposed subdivision plat complies with the provisions of the LDRs and with all other Town Ordinances.

Fiscal Impact.

There is no fiscal impact related to the subdivision plat request because no exaction fees are required of the subdivision which is comprised of nonresidential units.

Public Comment.

Staff received two public comments from representatives of neighboring properties including the owner's agents of 2LSN, LLC at 270 Veronica Lane and the Maple Way Office Building at 1115 Maple Way. Their comments expressed concerns over impacts from recent development on Veronica Lane, which is a private road, that serves the Stockhouse-Patterson subdivision. The comments request that the Town of Jackson consider "annexing" Veronica Lane into the Town to presumably take over all maintenance duties and costs for maintaining the road.

Staff Impact.

The amount of staff time to review, research and write this staff report as well as estimated future staff time to obtain signatures and record the plat is approximately 13 hours.

Attachments or Links.

Departmental Reviews

County Surveyor Supplemental Review 06.18.24

Applicant Submittal

Public Comment

Suggested Motion.

I move to **approve** Subdivision Plat (P24-066) for the Veronica Lane Condominium Addition to the Town of Jackson at the property addressed at 250 Veronica Lane based upon the findings and conditions presented in the staff report, the departmental reviews, minor changes by staff, and subject to this staff report dated July 1, 2024.



PERMIT NOTES

Page 1 of 4

Report Run On: Wednesday, 19 June
2024 09:33

Permit # P24-066
Site Address: 250 VERONICA LANE
Project Name: 250 Veronica Lane - Subdivision Plat Amendment

Parcel # : 22-41-16-32-4-29-009

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		See Final Staff report, staff rec. approved with conditions: 1. Prior to recording the Final Plat, a certificate of completion is required for B24-0093. 2. Prior to recording the Final Plat, applicant shall revise plat to include a note as directed by the County Surveyor in review dated June 18, 2024, regarding common element areas. 3. Within sixty (60) calendar days from the date of Town Council approval all department reviews shall be addressed to the satisfaction of the Town and the Final Plat shall be recorded with the County Clerk, otherwise the subdivision plat shall expire.	KPAGE@JACKS ONWY.GOV	06/19/24	6/19/24
CONDITIONS		see attached letter. County Surveyor recommends adding the following note: "Some ownership areas as drawn on this plat are located partially within Common Element areas"	KPAGE@JACKS ONWY.GOV	06/18/24	6/18/24



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		SUBDIVISION PLAT APPROVED w CONDITITIONS P24 -066 Condominium Subdivision ADDRESS: 250 Veronica Lane OWNER: L2 Real Estate Holdings, LLC APPLICANT: Owner 6/11/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 06/04/2024 DATE OF MATERIALS: 04/17/2024 (Application Date) REVISION NO.: 01 BOND FOR MONUMENTATION: \$1,000.00 \$500/corner 2 south corners need to be set Bond will be released once monumentation for the subdivision has been set or verified to be in place and not disturbed by written statement by a licensed surveyor. The Engineering Division has reviewed your application for a CONDOMINIUM SUBDIVISION PLAT submitted on and with application materials as dated above. ENGINEER REVIEW AND COMMENTS: Address the following comments prior to production of the mylar plat. Engineering will NOT require another review. CERTIFICATE OF SURVEYOR: Paragraph 3, Include N in the legal description to match the sheet title description. CERTIFICATE OF APPROVAL: For clarity identify the clerk and planning director as Town Clerk and Town Planning Director under the Notary Public signature blocks.	SMOHROR@JA CKSONWY.GOV	06/11/24	6/11/24



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
CONDITIONS		SUBDIVISION PLAT APPROVED w CONDITITIONS P24 -066 Condominium Subdivision ADDRESS: 250 Veronica Lane OWNER: L2 Real Estate Holdings, LLC APPLICANT: Owner 5/23/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 04/23/2024 DATE OF MATERIALS: 04/17/2024 (Application Date) REVISION NO.: 00 BOND FOR MONUMENTATION: \$1,000.00 \$500/corner 2 south corners need to be set Bond will be released once monumentation for the subdivision has been set or verified to be in place and not disturbed by written statement by a licensed surveyor. The Engineering Division has reviewed your application for a CONDOMINIUM SUBDIVISION PLAT submitted on and with application materials as dated above. PRIOR TO PLAT APPROVAL THE FOLLOWING SHALL BE ADDRESSED: NOTES Split the first note into two notes; clarify the first note to: THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWGE COLLECTION AND TREATMENT SYSTEMS THROUGH COMMON PRIVATELY OWNED WATER AND SEWER SYSTEMS. CERTIFICATE OF OWNERS: Clarify That access to the subdivision is from Veronica Lane, a private common driveway per plat 822. CERTIFICATE OF SURVEYOR: Include N in the legal description to match the sheet title description. CERTIFICATE OF APPROVAL: For clarity identify the clerk and planning director as Town Clerk and Town Planning Director.	SMOHROR@JA CKSONWY.GOV	05/23/24	5/23/24



PERMIT NOTES

Note Type	Note Code	Text	Created By	Begin Date	End Date
DEFICIENCY		Provide applicant response to each of the findings of approval for Subdivision Plats LDR Sec. 8.5.4.C. LDR Section 1.9.2.C.2 states that "A nonconforming building shall not be subdivided into condominiums or townhomes, unless the subdivision brings the physical development into compliance with these LDRs." Please demonstrate that the existing structure complies with all setbacks shown on the current plat. This means updating the survey/site plan to include the platted setbacks/building envelope. Please note that if the building does not meet any one of the perimeter setbacks shown on the proposed plat, either the building needs to be brought into compliance, or the new subdivision plat cannot be approved. In addition, please provide an LDR compliance checklist for the CR-3 zone so that staff can confirm if the building is conforming to all other physical development standards. Provide copy of CC&R "Exhibit B" for parking assignments	KPAGE@JACKS ONWY.GOV	05/22/24	5/22/24
DEFICIENCY		See attached notes	MTIPPETTS@JA CKSONWY.GOV	05/20/24	5/20/24
GENERAL		See attached invoice; surveyor's review P24-066	MTIPPETTS@JA CKSONWY.GOV	05/17/24	
GENERAL		(via email sent 4/26/24) 1002093 is referenced on the map, but it is an easement for Lot 11 of the Second Karns Addition, so that doc number is probably incorrect. Any documents that are going to be recorded will need to include a completed notary statement.	KPAGE@JACKS ONWY.GOV	04/26/24	4/26/24
GENERAL		Annual inspections shall be scheduled through this office for each unit.	LPOTZ@JACKS ONWY.GOV	04/24/24	
CONDITIONS		Build permits must be obtained and completed for these condo units to be legal.	KSLUDER@JAC KSONWY.GOV	04/23/24	4/23/24



Todd Cedarholm, PLS

Town of Jackson Planning Department and Building Department
P.O. Box 1687
Jackson, WY 83001

May 17, 2024

ATTN: Katelyn Page, Planner

**RE: P24-066, Condominium Plat of Lots 4-5, Stockhouse-Patterson Addition
250 Veronica Lane Condominiums Addition**

Dear Katelyn:

I have reviewed the proposed plat dated 3-4-2024 accompanying the P24-066 application. I would suggest that the surveyor address the following items:

General content and Sheet 1

- The applicant phone number should be added.
- In the COO, **Resolution 903**, is identified incorrectly but referenced with the correct instrument number. The Resolution number must be corrected.
- In the COO, that easement granted to LVE in instrument 1002093 is not appurtenant to this property, the reference must be corrected or removed.
- In the COO the description of WS 34-20-101 through 34-20-104 the outdated phrase **"...1977 as amended"** does not apply and should be deleted.
- That 15' wide easement granted to LVE and described in 415p434 must be drawn on the map..

Sheet 2

- The vicinity map must include a scale.
- Plat dates are missing.
- The boundary annotation must include measured or calculated bearings and distances AND the record bearings and distances.
- The source of the Basis of Bearing should be noted, i.e. from a map, plat, deed, or GPS.
- The map should not include any existing or proposed improvements such as pavement and curb lines.
- Each separate and different GCE area must be shown with an annotated boundary and area, ie GCE parking, GCE Stairs, GCE Walkways, GCE Open space.
- In the acreage table the "Area Outside The Building Line" must be described and broken down into the separate GCE or Common Area components.
- The building footprint should be drawn by projecting the extreme exterior of the building down to the ground and not simply utilizing the foundation footprint. Upper floor Unit areas must not cross over or extend beyond the building footprint.
- All easements described in the COO must be shown on the map if possible.
- The annotation of lot lines to be vacated is unnecessary and adds confusion.
- The lines to be vacated should be labeled "LOT LINE TO BE VACATED".



Todd Cedarholm, PLS

Sheets 3, 4, 5

- The building footprint should be drawn by projecting the extreme exterior of the building down to the ground and not simply utilizing the foundation footprint. All areas of ownership units must be within the building footprint line. Upper floor Units 201 and 202 areas must not cross over or extend beyond the building footprint.
- Unit 201 is missing a dimension.
- The building footprint line is incomplete and incorrectly drawn on Section D.

This review of submitted information is for general compliance with the requirements of Teton County, Wyoming. This review only indicates that an examination of the exhibits has been made.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Ce", is enclosed in a rectangular box.

Todd Cedarholm, PLS
County Surveyor, Teton County, Wyoming



Todd Cedarholm, PLS

Town of Jackson Planning Department and Building Department
P.O. Box 1687
Jackson, WY 83001

June 18, 2024

ATTN: Katelyn Page, Planner

RE: P24-066, 250 Veronica Lane Condominiums Addition

Dear Katelyn:

I have reviewed the revised plat dated 5-31-2024 accompanying the P24-066 application. All of my comments have been adequately addressed with the exception of the following;

The building footprint should be drawn by projecting the extreme exterior of the building down to the ground and not simply utilizing the foundation footprint. Upper floor Unit areas must not cross over or extend beyond the building footprint.

Unfortunately, the requirements for Condominium plats in Wyoming and Teton County/Town of Jackson are silent on exactly how the three-dimensional ownership airspace is to be drawn and exactly how that airspace and its relationship to the Common Elements of a plat are to be depicted. The applicant correctly states that "The entire condominium unit is not required within the foundation..." because there are no requirements. However, as professionals, surveyors have a duty to describe ownership in the clearest and most unambiguous fashion to minimize title conflict and confusion in the future.

Specifically, my concern with this plat is that portions of the second story ownership units overlap area defined as Common Area. This situation is analogous to a situation in which a building's foundation is constructed outside of an easement but some above ground portions of the building extend over the easement, that is clearly considered a trespass into the easement. As the County Surveyor my role is to simply make recommendations based on compliance with State Statute, Town/.County Regulations, and WBRPEPLS rules, but also compliance with what I believe to be best professional practice. Therefore, if the applicant believes the plat as drawn is the best solution available that is their choice. However, I believe it would be appropriate to include a note on the plat stating to the effect that ***"Some ownership areas as drawn on this plat are located partially within Common Element areas"***.

This review of submitted information is for general compliance with the requirements of Teton County, Wyoming. This review only indicates that an examination of the exhibits has been made.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Cedarholm", is written over a white rectangular background.

Todd Cedarholm, PLS
County Surveyor, Teton County, Wyoming



SK/23-407

May 31, 2024

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

ATTN: Katelyn S. Page/Planning Department

RE: 250 Veronica Lane Condominiums Addition

Dear Katelyn:

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

250 Veronica Lane Condominiums Addition

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

General content and Sheet 1

1. The applicants phone number has been added.
2. In the Certificate of Owners, Resolution 903 has been corrected to Resolution 99-03.
3. Easement 1002093 has been removed from the Certificate of Owners.
4. The phrase "1977 as amended", has been removed from WS34-20-101 through 34-20-104....
5. The easement to LVE B415 page 434, is shown on the map.

Sheet 2

1. A scale has been added to the Vicinity Map.
2. The plat dates have been added.
3. Record boundary annotation has been added to the plat.
4. The source of the Basis of Bearing has been added, Plat no. 822.
5. Existing improvements have been shown to define/clarify GCE elements.
6. A condominium Plat is to define the unit air space and limited common spaces, which has been done. Where is the requirement within the State Statutes or the Town of Jackson to define GCE?
7. Not required and not feasible to show.
8. The entire condominium unit is not required within the foundation just like limited common decks and patios may be outside of the building foundation and into the Common Area airspace. The portion of Unit 201 and Unit 202 that extends over the foundation are shown correctly.
9. All definable easements within the Certificate of Owners have been shown on the map.
10. The annotations to the vacated lot line have been removed.
11. A label on the line to be vacated has been added. It is also in the legend labeled.

12. The entire condominium unit is not required within the foundation just like limited common decks and patios may be outside of the building foundation and into the Common Area airspace. The portion of Unit 201 and Unit 202 that extends over the foundation are shown correctly.
13. Unit 201 missing dimension has been added.
14. Building footprint line is complete and shown correctly on Section D.

In response to the comments of the Planning Department, I make the following remarks:

1. An Exhibit demonstrating compliance of the platted/building envelope has been submitted.
2. Parking Exhibit has been attached.
3. The easement document no. 1002093 has been removed from the Certificate of Owners.

In response to the comments of Engineering Division, I make the following remarks:

General

1. The first note has been split into two notes and the first has been clarified as requested.
2. In the Certificate of Owners, Access Note – Access to the subdivision is from Veronica Lane, “*a private common driveway per plat no. 822*” has been added.
3. Unable to locate missing letter in Certificate of Surveyor.
4. Added “*Town*” in front of Clerk and Planner under Certificate of Approval.

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

Sincerely,

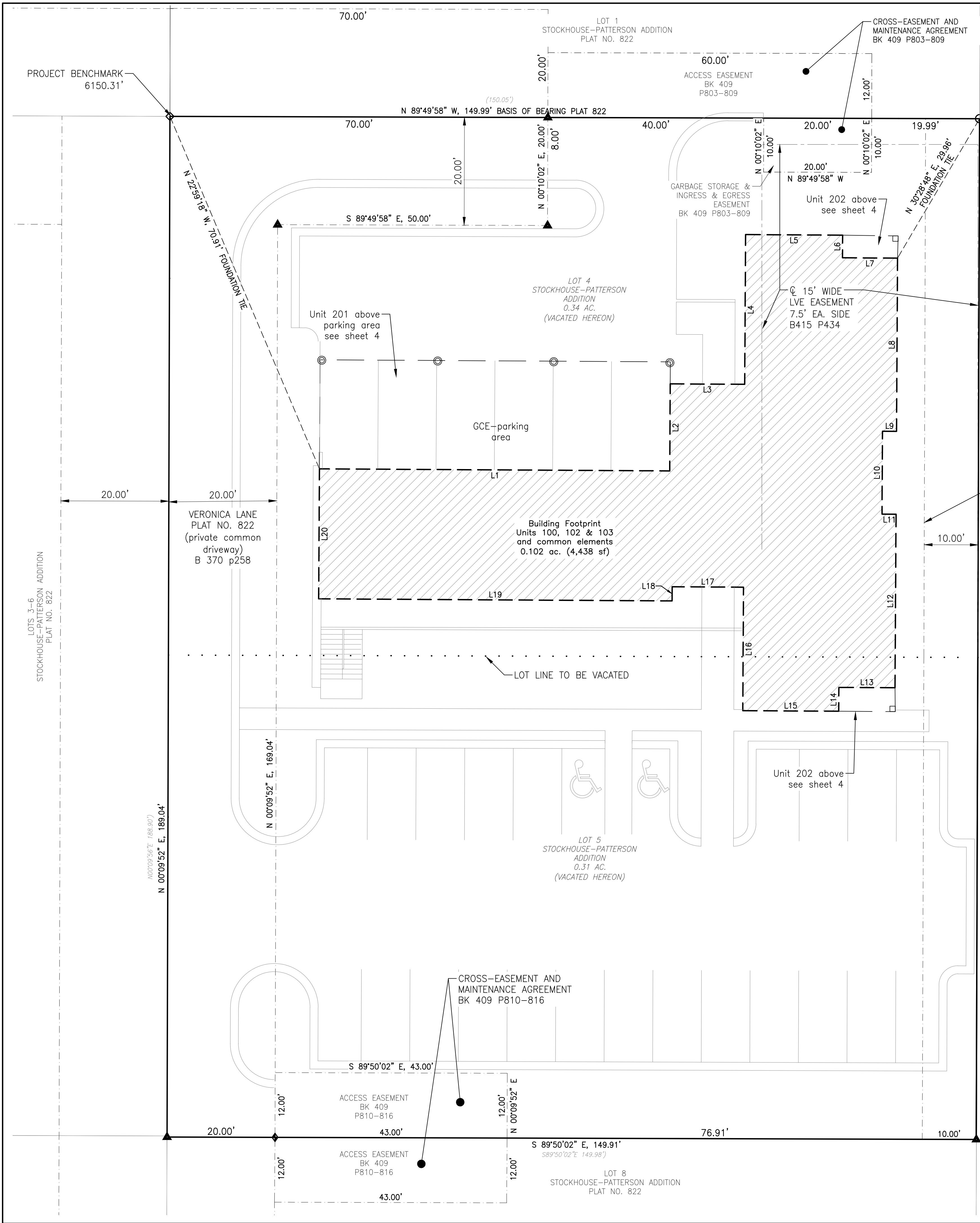
Luke Rudolph/Sue Karichner

LR/SK

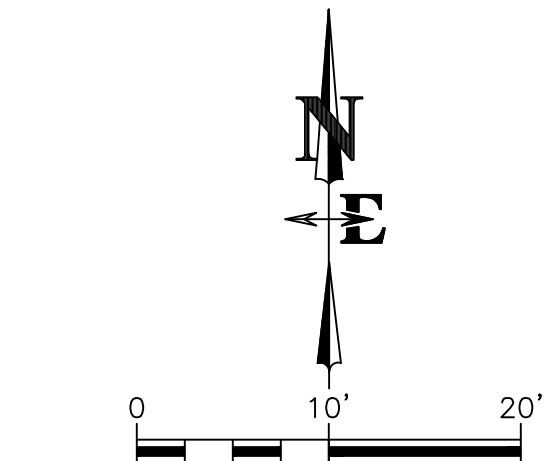
Encl.

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DWG NAME: S:\Proj\2023\407-01 (Condo Plat - 250 Veronica Ln. - Surv)\4 Drawing\23-407 Site Plans.dwg - DATE/TIME: 5/31/2024 10:02:51 AM

DRAWING NO 1 of 5		JOB TITLE L2 REAL ESTATE HOLDINGS, LLC 250 VERONICA LANE JACKSON, WY	DRAWING TITLE CERTIFICATE SHEET	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 793-2087						DATE 3/04/2024	REV. 5/30/2024
JOB NO 23-407-01				SURVEYED NE	ENGINEERED NA	DRAWN SK	CHECKED LR	APPROVED LR			



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°39'45"W	64.89
L2	S00°20'15"W	16.12
L3	N89°39'45"W	13.80
L4	S00°20'15"W	27.73
L5	N89°39'45"W	17.98
L6	N00°20'15"E	4.19
L7	N89°39'45"W	10.20
L8	N00°20'15"E	32.08
L9	S89°39'45"E	2.60
L10	N00°20'15"E	15.35
L11	N89°39'45"W	2.60
L12	N00°20'15"E	32.14
L13	S89°39'45"E	10.41
L14	N00°20'15"E	4.41
L15	S89°39'45"E	17.77
L16	S00°20'15"W	22.87
L17	S89°39'45"E	13.21
L18	N00°20'15"E	2.62
L19	S89°39'45"E	65.48
L20	S00°20'15"W	24.08



Vertical datum based on NAVD88 (geoid12b),
project benchmark NW lot corner =
6150.31' derived from network gps
observations.

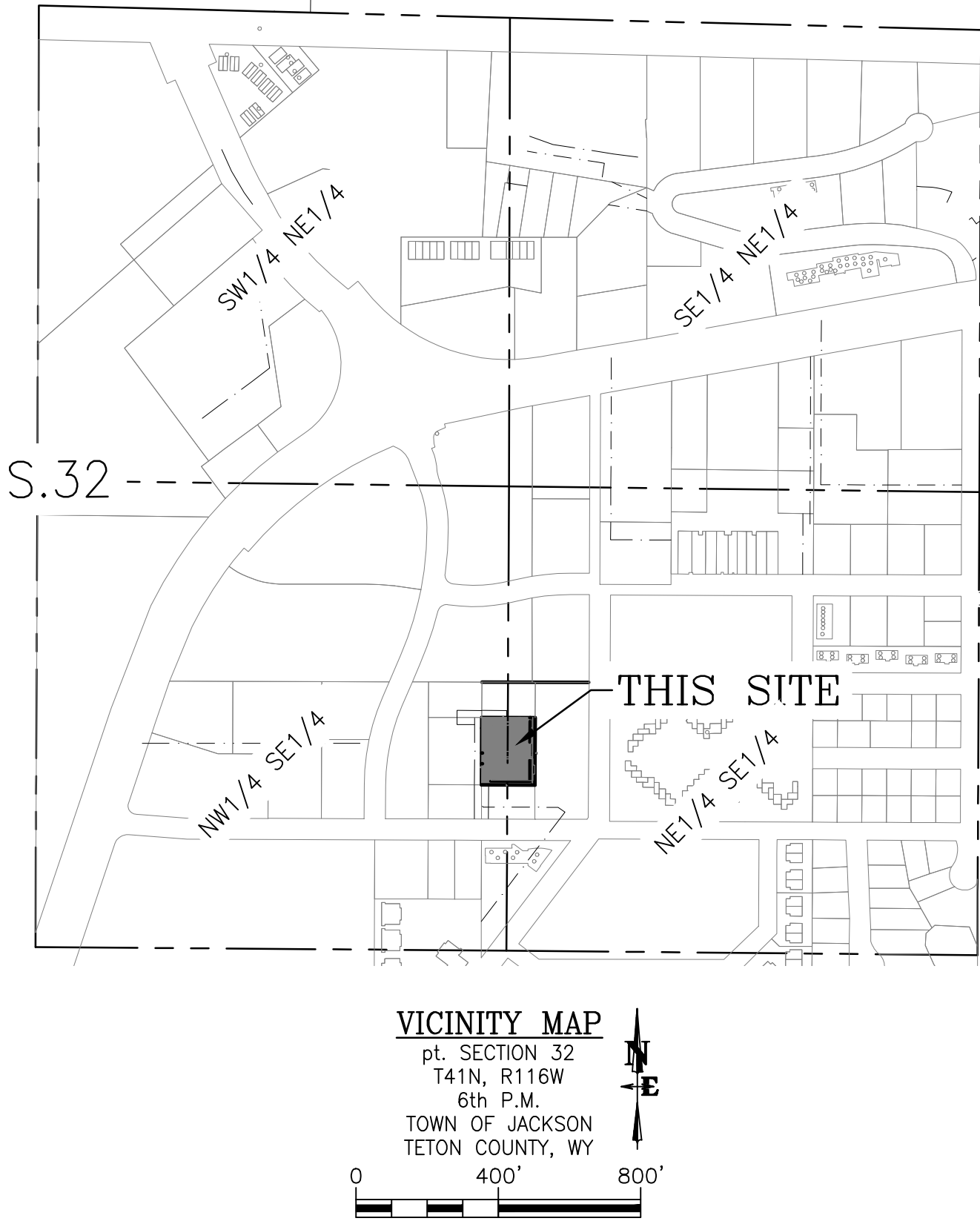
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.
3. All areas not included within the delineated Air-space Unit boundaries are part of the shared components of this subdivision.

LEGEND

- _____ = LOT LINE
 - - - - - = EASEMENT LINE
 _____ = CENTERLINE OF EASEMENT
 _____ = ADJACENT PROPERTY LINE
 _____ = LOWER LEVEL BUILDING LINE/FOUNDATION LINE
 _____ = BUILDING LINE OF SECOND FLOOR
 = LOT LINE TO BE VACATED THIS PLAT
 N00°09'52"E 189.04' = MEASURED OR CALCULATED BEARING AND DISTANCE
 (N00°09'56"E 188.90') = RECORD BEARING AND DISTANCE PER PLAT 822
 □ ⊙ = BUILDING COLUMN/SUPPORT POST
 ○ = FOUND 5/8"Ø REBAR
 ◇ = FOUND PK WITH SHINER INSCRIBED "NELSON ENGR PLS 6193"
 ◆ = FOUND 5/8"Ø REBAR WITH ALUMINUM CAP "ILLEGIBLE"
 ▲ = TO BE SET 5/8"Ø REBAR WITH 1.5" DIA. ALUMINUM CAP INSCRIBED:
 "NELSON ENGR PLS 15442"

Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

Owner and Subdivider:
L2 Real Estate Holdings LLC
Box 11941
Jackson, Wyoming 83002
(917) 455-9959



TOTAL ACREAGE: 0.651 ACRES (28,347 sf)
 AREA OUTSIDE BUILDING LINE: 0.549 ACRES (23,909 sf)
 AREA WITHIN BUILDING LINE: 0.102 ACRES (4,438 sf)
 NUMBER OF COMMERCIAL CONDOMINIUM UNITS: 5
 SUBMITTAL DATE: 4/17/2024
 FINAL SUBMITTAL DATE: 5/30/2024

SQUARE FOOTAGE OF CONDOMINIUM UNITS

UNIT 101:	1,397	sq. ft.
UNIT 102:	887	sq. ft.
UNIT 103:	1,139	sq. ft.
UNIT 201:	2,691	sq. ft.
UNIT 202:	2,118	sq. ft.

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON
WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS
THROUGH COMMON PRIVATELY OWNED WATER AND SEWER SYSTEMS.

ON-SITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

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

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS
TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE
SUBDIVISION.

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

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

THERE ARE NO MAPPED ACTIVE CLASS A OR B FAULTS ON OR WITH 200 FEET ACCORDING TO USGS SEISMIC HAZARD MAPPING CURRENT AT THE TIME OF THE SURVEY.

NO KNOWN WATER RIGHTS APPURTENANT TO THIS SUBDIVISION. WATER RIGHTS MAY BE ALTERED OVER TIME, FOR INFORMATION ON WATER RIGHTS APPURTENANT TO THE LANDS OF THIS SUBDIVISION AFTER THE DATE OF RECORDATION OF THIS PLAT REFER TO THE RECORDS OF THE WYOMING STATE ENGINEER'S OFFICE.

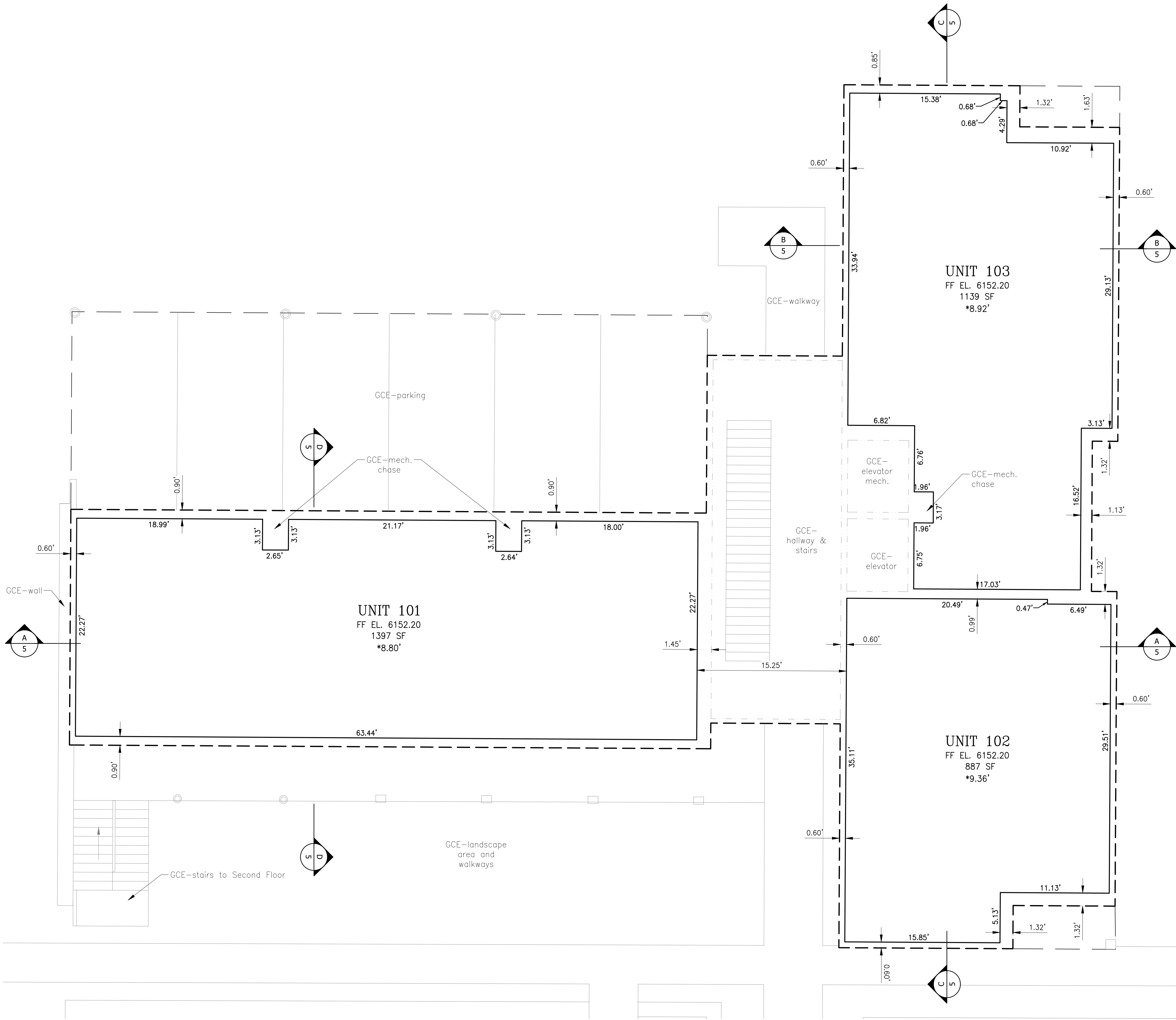
250 VERONICA LANE CONDOMINIUMS ADDITION
to the Town of Jackson

a condominium subdivision of
 Lot 4 and Lot 5 of
 Stockhouse-Patterson Addition
 Plat No. 822

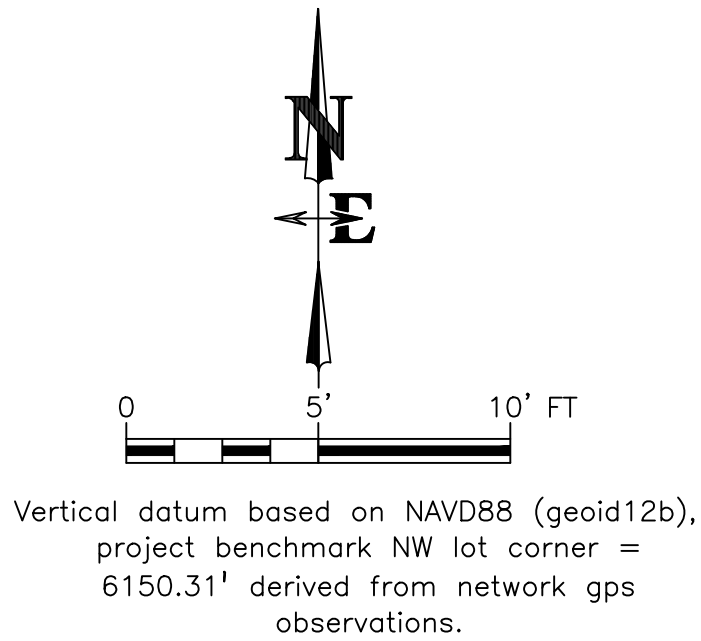
located within the
N1/2 SE1/4, Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO	JOB TITLE	DRAWING TITLE	REV
2 of 5	L2 REAL ESTATE HOLDINGS, LLC	STIE PLAN	5/30/2024
JOB NO	250 VERONICA LANE JACKSON, WY		
23-407-01			

LAYOUT: 1ST FLOOR.dwg - : PRINTER/PLOT: DWG To PDF.pc3 - : PAGE SETUP: 24x36.dwt - : PLOT: 24x36 - : PLOTTER: HP DesignJet 2440 - : PLOT DATE: 3/12/2024 10:52:02 AM
DWG NAME: 250 Veronica Lane - : CONDO Plat - : 250 Veronica Lane - : Survey Drawing - : 1st Floor.dwg - : DATE/TIME: 3/12/2024 10:52:02 AM



- LEGEND
- NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, Section 34-20-101 through 34-20-104 and the definitions contained within the Declaration of Condominium recorded concurrently with this plat.
- = Lot line
 - = Unit Boundary/Wall Line
 - - - - - = General Common Element
 - - - - - = Building line as shown on Sheet 2 of this plat
 - - - - - = Second Floor above
 - ● = Building Column
 - *10.5' = Ceiling height above floor elevation
 - FF. EL. = Floor elevation
 - GCE = General Common Element
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.



250 VERONICA LANE CONDOMINIUMS ADDITION to the Town of Jackson

a condominium subdivision of
Lot 4 and Lot 5 of
Stockhouse-Patterson Addition
Plat No. 822

located within the
N1/2 SE1/4, Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

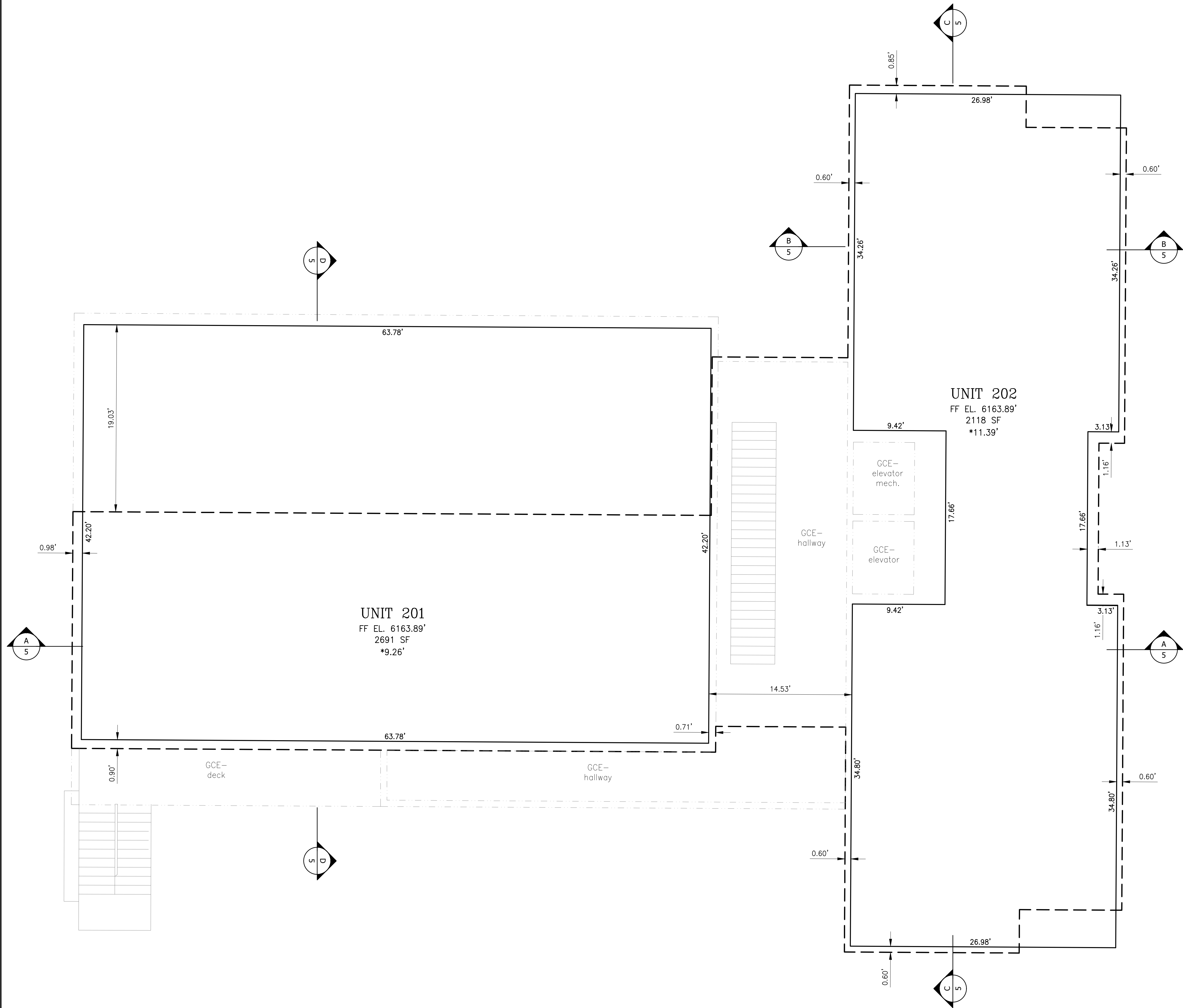
DRAWING NO		JOB TITLE		DRAWING TITLE		REV.	
3 of 5		L2 REAL ESTATE HOLDINGS, LLC		FIRST FLOOR PLAN		3/04/2024	
JOB NO		250 VERONICA LANE				DATE	
23-407-01		JACKSON, WY				SURVEYED	
						ENGINEERED	
						DRAWN	
						CHECKED	
						APPROVED	
						LR	
						LR	

NELSON

ENGINEERING

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

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



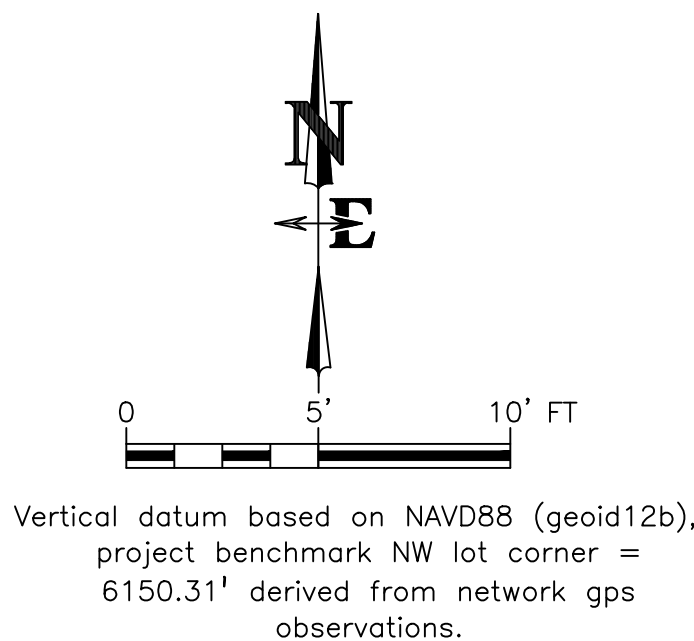
LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, Section 34-20-101 through 34-20-104 and the definitions contained within the Declaration of Condominium recorded concurrently with this plat.

	= Lot line
	= Unit Boundary/Wall Line
	= General Common Element
	= Building line as shown on Sheet 2 of this plat
*10.0'	= Ceiling height above floor elevation
FF. EL.	= Floor elevation
GCE	= General Common Element

1. The plan views and sections were prepared from architectural plans and from actual measurements.

2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.



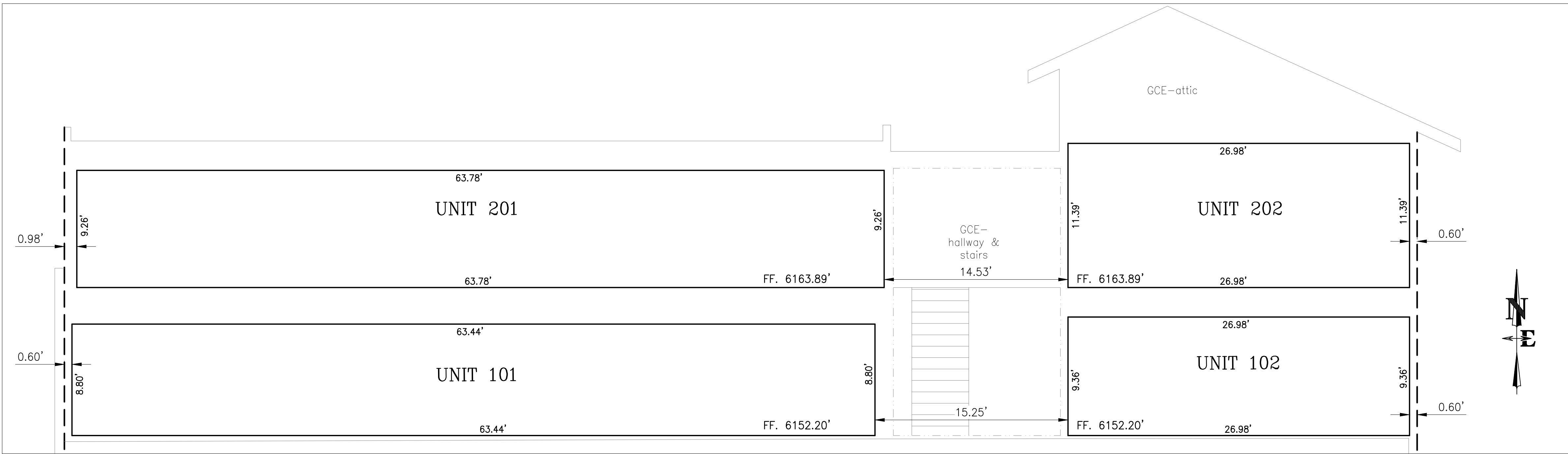
250 VERONICA LANE CONDOMINIUMS ADDITION
to the Town of Jackson

a condominium subdivision of
 Lot 4 and Lot 5 of
 Stockhouse-Patterson Addition
 Plat No. 822

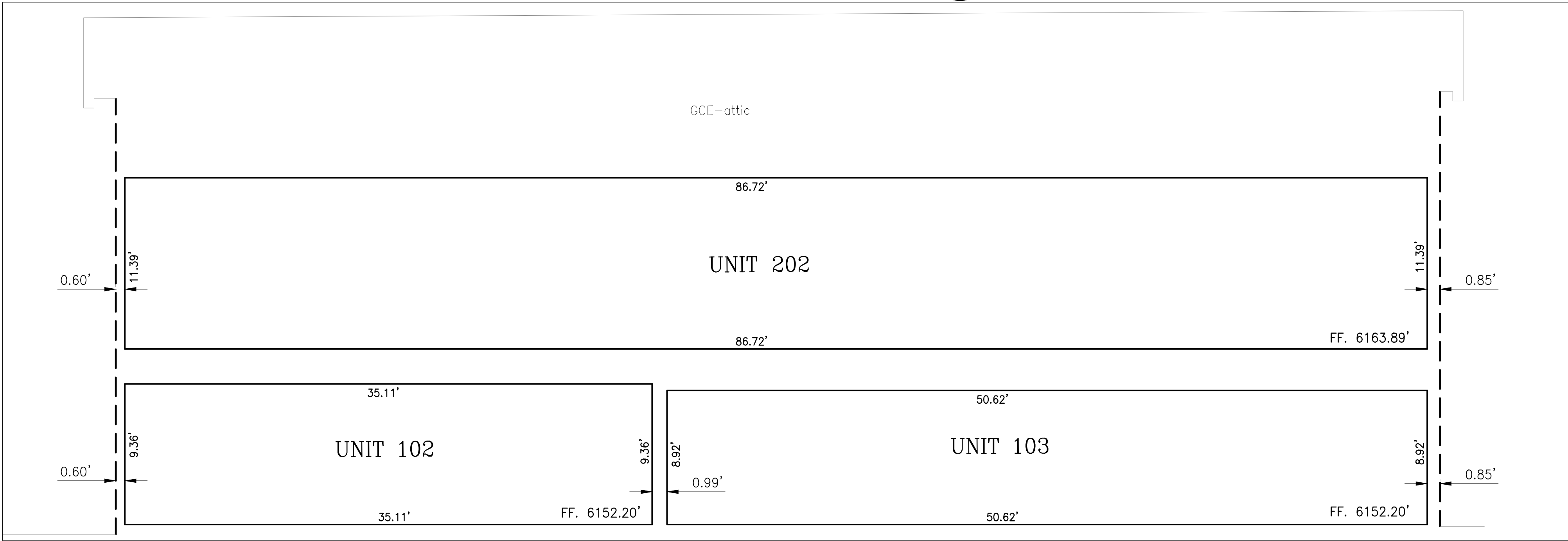
located within the
N1/2 SE1/4, Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO 4 of 5	JOB TITLE L2 REAL ESTATE HOLDINGS, LLC 250 VERONICA LANE JACKSON, WY	DRAWING TITLE SECOND FLOOR PLAN	 P.O. BOX 1599, JACKSON WYOMING (307) 733-2087						REV.
			DATE	SURVEYED	ENGINEERED	NA	SK	LR	3/04/2024
JOB NO 23-407-01			DRAWN	CHECKED	APPROVED	LR			

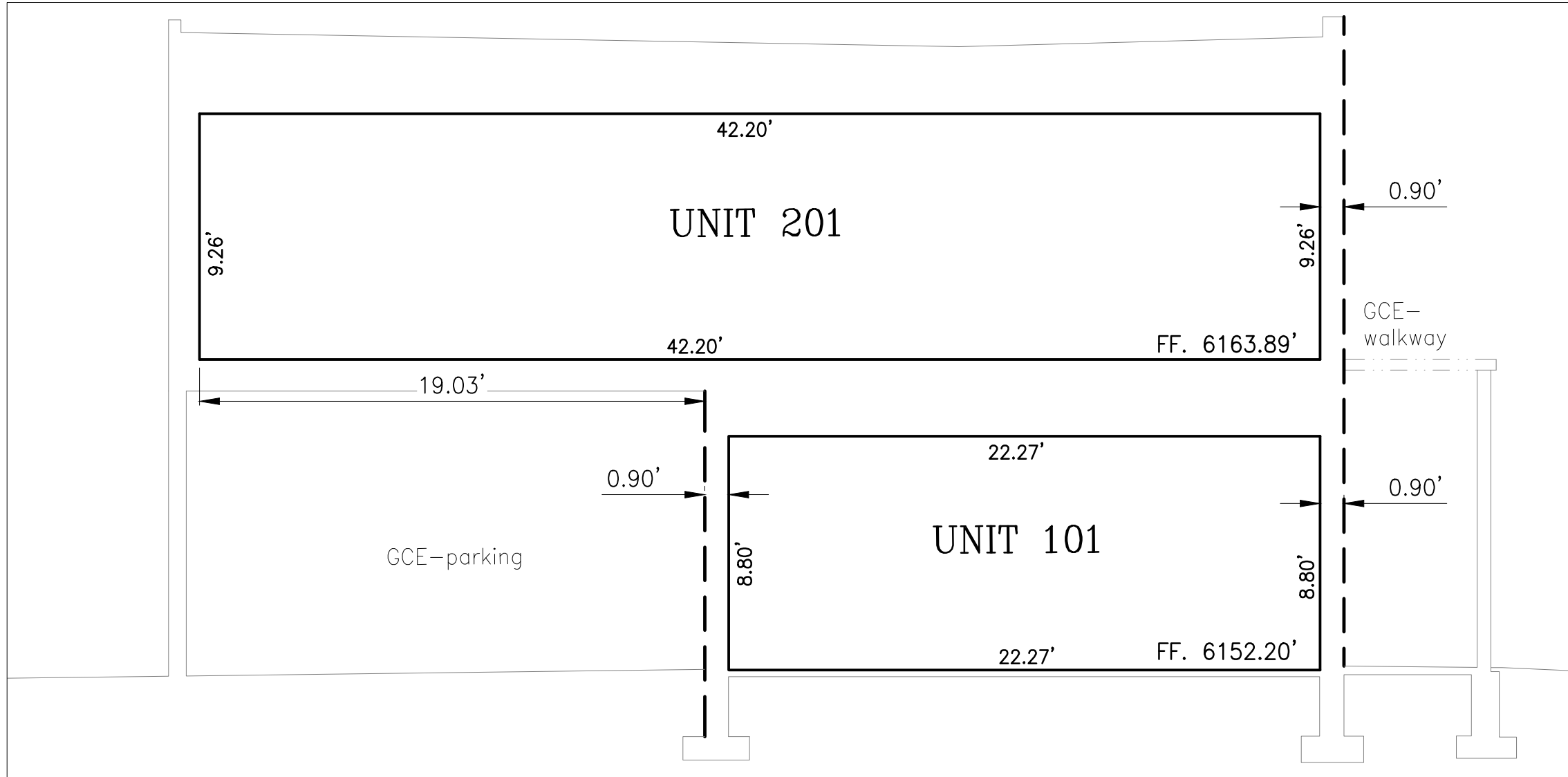
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DWG NAME: 51092302407-01_Condo Plat - 250 Veronica Ln - Survey Drawing SECTION VIEW#9515.dwg -- DATE/TIME: 9/9/2024 10:05 AM



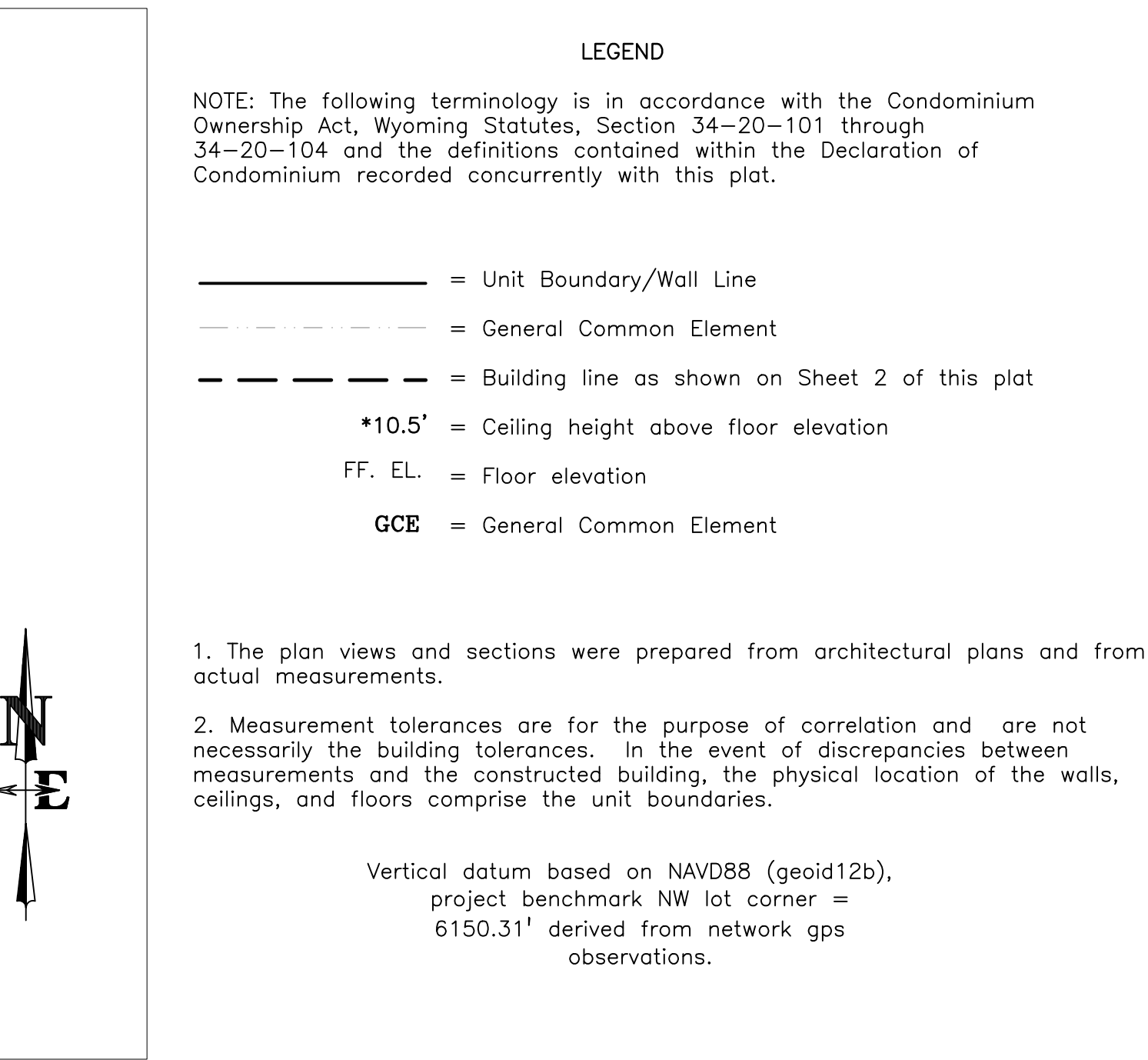
A
5
SECTION A
Scale: 1" = 5'



C
5
SECTION C
Scale: 1" = 5'



D
5
SECTION D
Scale: 1" = 5'



B
5
SECTION B
Scale: 1" = 5'

250 VERONICA LANE CONDOMINIUMS ADDITION to the Town of Jackson

a condominium subdivision of
Lot 4 and Lot 5 of
Stockhouse-Patterson Addition
Plat No. 822

located within the
N1/2 SE1/4, Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

LEGEND

NOTE: The following terminology is in accordance with the Condominium Ownership Act, Wyoming Statutes, Section 34-20-101 through 34-20-104 and the definitions contained within the Declaration of Condominium recorded concurrently with this plat.

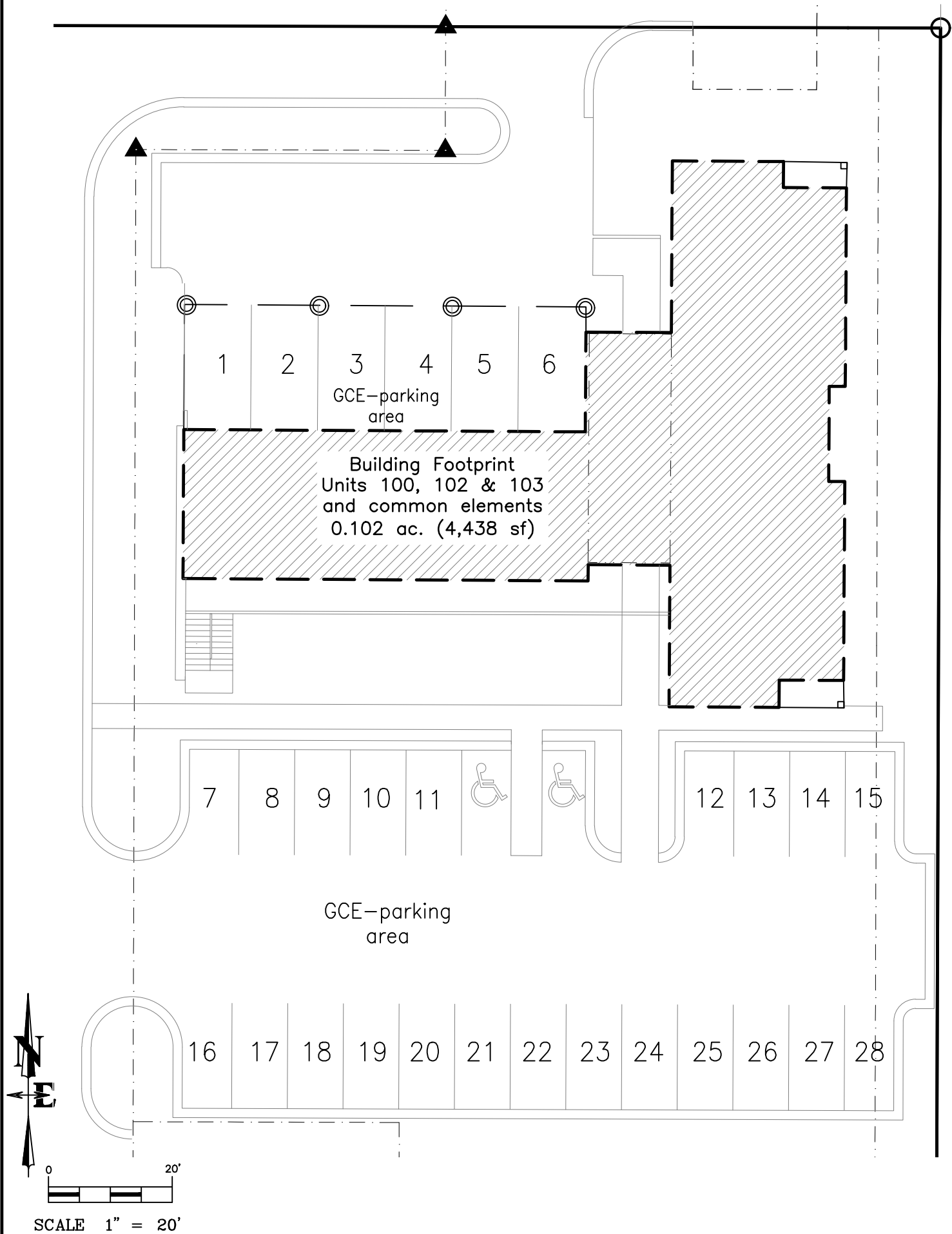
- = Unit Boundary/Wall Line
- - - = General Common Element
- - - = Building line as shown on Sheet 2 of this plat
- *10.5' = Ceiling height above floor elevation
- FF. EL. = Floor elevation
- GCE = General Common Element

- The plan views and sections were prepared from architectural plans and from actual measurements.
- Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.

Vertical datum based on NAVD88 (geoid12b),
project benchmark NW lot corner =
6150.31' derived from network gps
observations.

DRAWING NO	JOB TITLE	DRAWING TITLE					REV.				
		SECTION VIEWS					DATE	SURVEYED	ENGINEERED	DRAWN	CHECKED
5 of 5	L2 REAL ESTATE HOLDINGS, LLC 250 VERONICA LANE JACKSON, WY						3/04/2024	NE	NA	SK	LR
JOB NO	23-407-01										

PARKING EXHIBIT



DRAWING NO	DRAWING TITLE L2 REAL ESTATE HOLDINGS LLC 250 VERONICA LANE CONDO. PARKING EXHIBIT	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	5/30/2024
EXHIBIT			ENGINEERED	
JOB NO			DRAWN	SK
23-407			CHECKED	
			APPROVED	LR

5/24/2024

TC/23-407-01

ATTN: Town of Jackson Planning

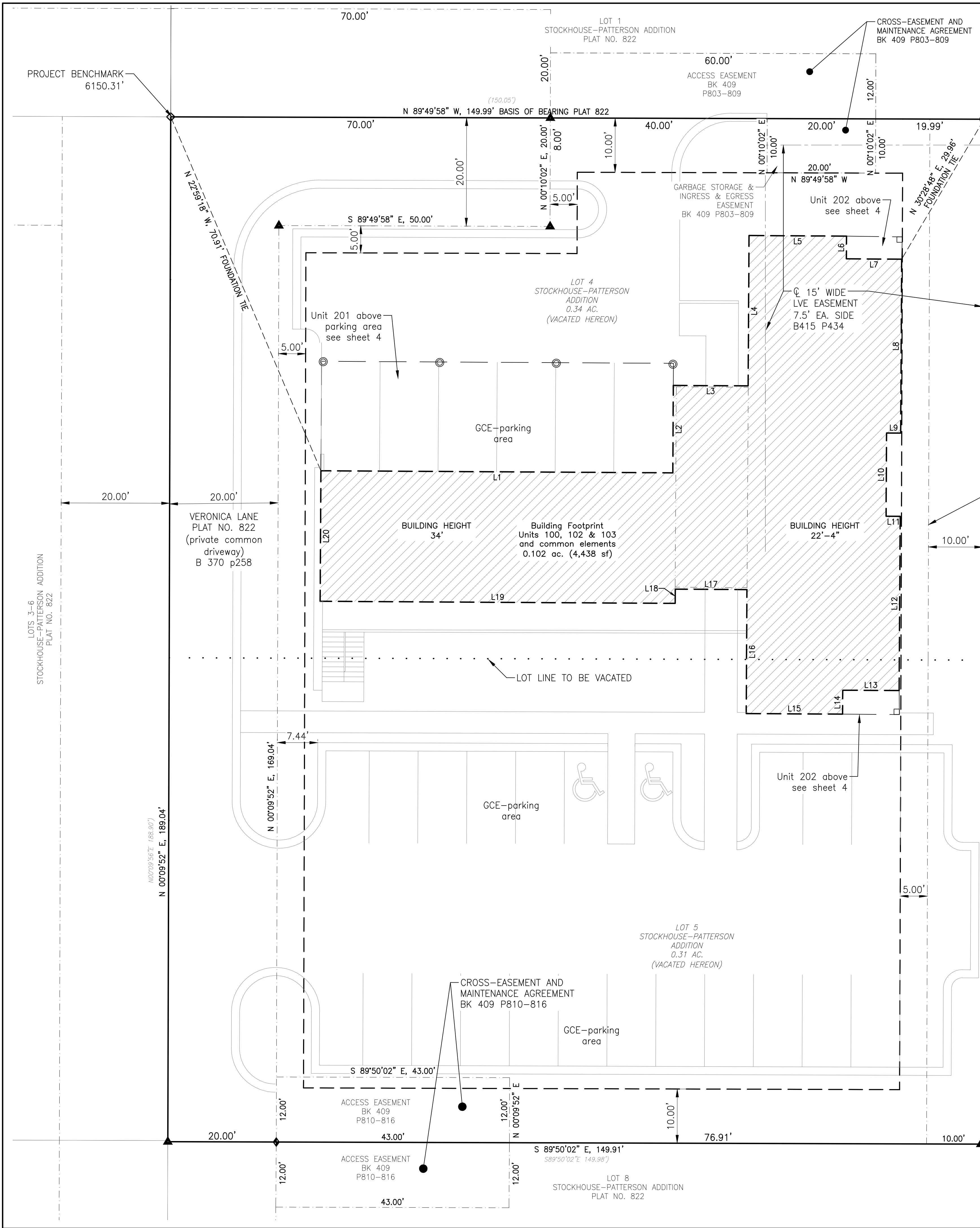
RE: **250 Veronica Lane Condo Plat/Findings of Approval (8.5.4.C)**

Subdivision Plat Findings (8.5.4.C)

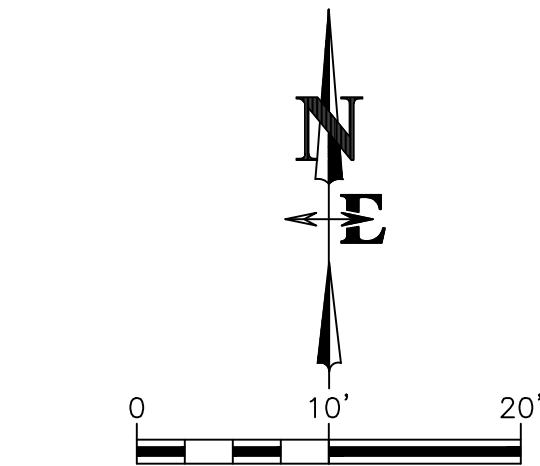
C. Findings. A plat shall be approved upon a finding the proposed plat:

1. Is in substantial conformance with an approved development plan or development option plan or is a condominium or townhouse subdivision of existing physical development;
Can be met. Development is already existing and the proposed condo plat is conforming to all applicable physical development standards.
2. Complies with the standards of this section.
Can be met. All standards are met with this proposed subdivision/condo plat.
3. Complies with the subdivision standards of [Division 7.2](#); and
Can be met. Applicable subdivision standards listed in Section 7.2 are being met or will be met with this proposed condo plat.
4. Complies with all other relevant standards of these LDRs and other Town Ordinances.
Can be met. All other relevant standards are being complied with.

Taylor R Cook
Project Manager
Tcook@nelsonengineering.net



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°39'45"W	64.89
L2	S00°20'15"W	16.12
L3	N89°39'45"W	13.80
L4	S00°20'15"W	27.73
L5	N89°39'45"W	17.98
L6	N00°20'15"E	4.19
L7	N89°39'45"W	10.20
L8	N00°20'15"E	32.08
L9	S89°39'45"E	2.60
L10	N00°20'15"E	15.35
L11	N89°39'45"W	2.60
L12	N00°20'15"E	32.14
L13	S89°39'45"E	10.41
L14	N00°20'15"E	4.41
L15	S89°39'45"E	17.77
L16	S00°20'15"W	22.87
L17	S89°39'45"E	13.21
L18	N00°20'15"E	2.62
L19	S89°39'45"E	65.48
L20	S00°20'15"W	24.08



Vertical datum based on NAVD88 (geoid12b),
project benchmark NW lot corner =
6150.31' derived from network gps
observations.

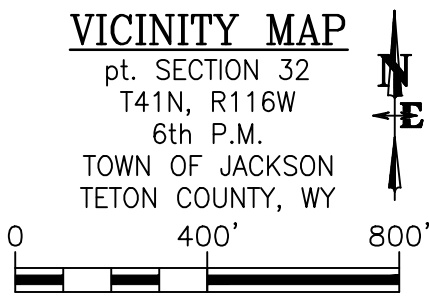
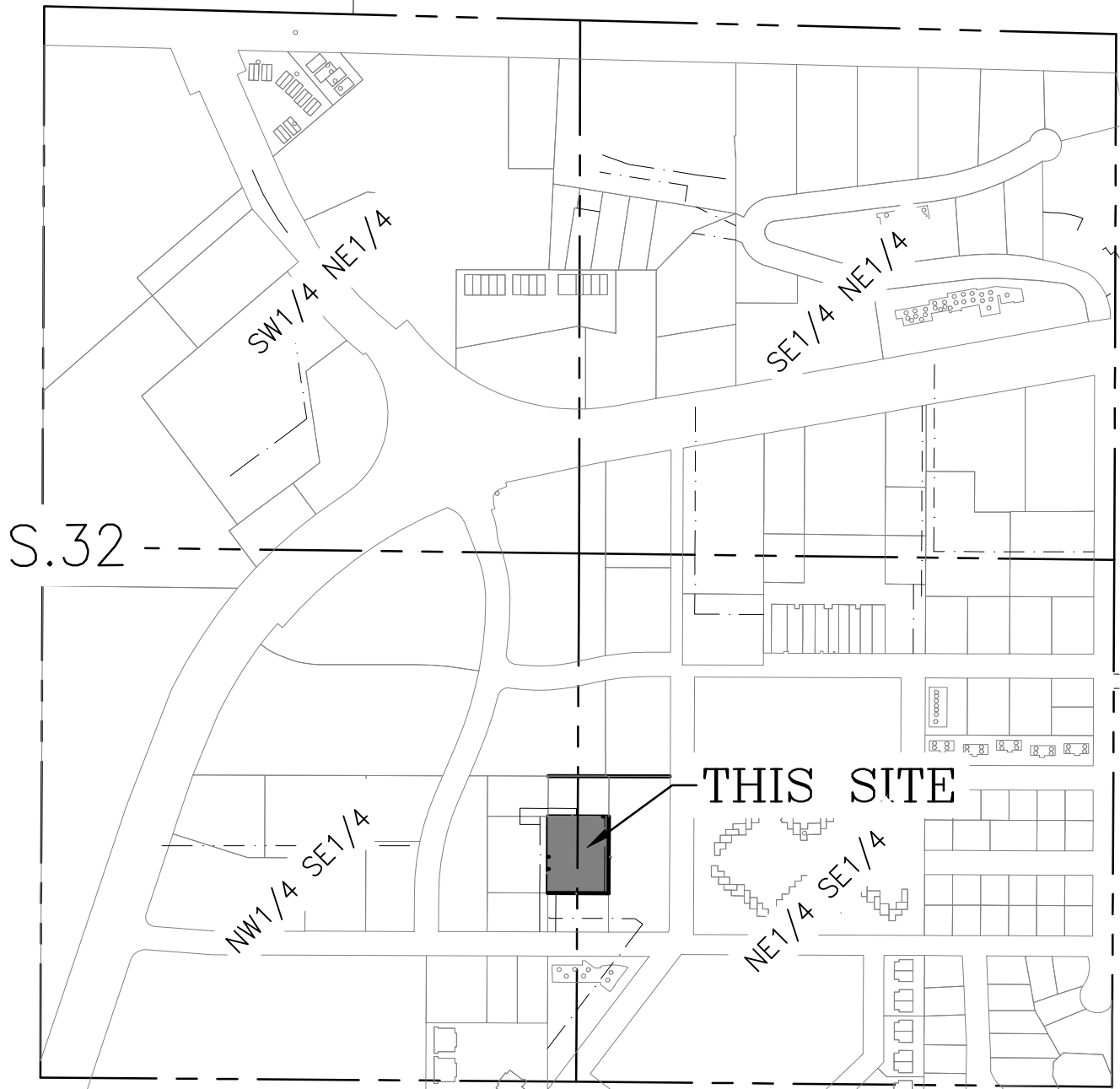
1. The plan views and sections were prepared from architectural plans and from actual measurements.
2. Measurement tolerances are for the purpose of correlation and are not necessarily the building tolerances. In the event of discrepancies between measurements and the constructed building, the physical location of the walls, ceilings, and floors comprise the unit boundaries.
3. All areas not included within the delineated Air-space Unit boundaries are part of the shared components of this subdivision.

LEGEND

- _____ = LOT LINE
 - - - - - = EASEMENT LINE
 _____ = SETBACK LINE
 _____ = CENTERLINE OF EASEMENT
 _____ = ADJACENT PROPERTY LINE
 _____ = LOWER LEVEL BUILDING LINE/FOUNDATION LINE
 _____ = BUILDING LINE OF SECOND FLOOR
 = LOT LINE TO BE VACATED THIS PLAT
 N00°09'52"E 189.04' = MEASURED OR CALCULATED BEARING AND DISTANCE
 (N00°09'56"E 188.90') = RECORD BEARING AND DISTANCE PER PLAT 822
 □ ⊙ = BUILDING COLUMN/SUPPORT POST
 ○ = FOUND 5/8" REBAR
 ◇ = FOUND PK WITH SHINER INSCRIBED "NELSON ENGR PLS 6193"
 ◆ = FOUND 5/8" REBAR WITH ALUMINUM CAP "ILLEGIBLE"
 ▲ = TO BE SET 5/8" REBAR WITH 1.5" DIA. ALUMINUM CAP INSCRIBED:
 "NELSON ENGR PLS 15442"

Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

Owner and Subdivider:
L2 Real Estate Holdings LLC
Box 11941
Jackson, Wyoming 83002
(917) 455-9959



TOTAL ACREAGE: 0.651 ACRES (28,347 sf)
CR3 ZONE FAR = 28,347 SF X 0.40 = 11,339 SF
FIRST FLOOR 4,438 SF. SECOND FLOOR 6,145 SF
TOTAL EXISTING FAR = 10,583 SF

AREA OUTSIDE BUILDING LINE: 0.549 ACRES (23,909 sf)
AREA WITHIN BUILDING LINE: 0.102 ACRES (4,438 sf)

NUMBER OF COMMERCIAL CONDOMINIUM UNITS: 5

SUBMITTAL DATE:
FINAL SUBMITTAL DATE:

SQUARE FOOTAGE OF CONDOMINIUM UNITS

UNIT 101: 1,397 sq. ft.
UNIT 102: 887 sq. ft.
UNIT 103: 1,139 sq. ft.
UNIT 201: 2,691 sq. ft.
UNIT 202: 2,118 sq. ft.

THIS SUBDIVISION IS CONNECTED TO THE TOWN OF JACKSON
WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS.
THROUGH COMMON PRIVATELY OWNED WATER AND SEWER SYSTEMS.

ON-SITE WATER AND SEWER SYSTEMS SHALL BE PRIVATELY OWNED AND MAINTAINED.

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

NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM WITHIN OR ADJACENT TO THE SUBDIVISION.

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

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

THERE ARE NO MAPPED ACTIVE CLASS A OR B FAULTS ON OR WITH 200 FEET ACCORDING TO USGS SEISMIC HAZARD MAPPING CURRENT AT THE TIME OF THE SURVEY.

NO KNOWN WATER RIGHTS APPURTENANT TO THIS SUBDIVISION. WATER RIGHTS MAY BE ALTERED OVER TIME, FOR INFORMATION ON WATER RIGHTS APPURTENANT TO THE LANDS OF THIS SUBDIVISION AFTER THE DATE OF RECORDATION OF THIS PLAT REFER TO THE RECORDS OF THE WYOMING STATE ENGINEER'S OFFICE.

250 VERONICA LANE CONDOMINIUMS ADDITION
to the Town of Jackson

a condominium subdivision of
Lot 4 and Lot 5 of
Stockhouse-Patterson Addition
Plat No. 822

located within the
N1/2 SE1/4, Section 32,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

DRAWING NO		JOB TITLE	DRAWING TITLE	REV.
EXHIBIT		L2 REAL ESTATE HOLDINGS, LLC	SETBACK EXHIBIT	
JOB NO		250 VERONICA LANE		
23--407-01		JACKSON, WY		
NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087				
			DATE	3/04/2024
			SURVEYED	NE
			ENGINEERED	NA
			DRAWN	SK
			CHECKED	LR
			APPROVED	LR

June 14, 2024

Revisions to 250 Veronica Lane Condominiums Addition re: Parking Spaces

Attached is a revised condominium declaration that: (i) provides that at the current time, all parking spaces are not assigned to any specific unit owner and may be used by any Owner, their guests or invitees, and (ii) attaches an exhibit showing and numbering the existing parking spaces so that in the future, they may be assigned to specific units, at the developer/declarant's election. The revised language in the condominium declaration is shown below. In addition, Exhibit B (the parking space depiction) to the declaration was completed.

3.6 Vehicle Parking, Storage, Operation and Repair.

▲ (a) All parking on any portion of the Plat is subject to the provisions of the applicable Governing Documents, and no party subject to this Declaration shall cause, or permit any party acting by or through such party to cause, any violation of the Governing Documents' provisions as to parking.

(b) The parking spaces ("Parking Spaces") are hereby ~~assigned~~ delineated and numbered as set forth on ~~by the Declarant to the Owners for his or her exclusive use in accordance with Exhibit B~~ attached hereto and made a part hereof; ~~provided, however, that, with respect to any Parking Spaces that are not assigned to an Owner in accordance with Exhibit B, the~~ The Declarant may assign parking spaces in a deed for a given Unit, and Declarant shall record a Supplemental Declaration setting forth a depiction of such parking spaces, without the consent of any other party being required to record such Supplemental Declaration. In the absence of any such assignment by Supplemental Declaration, the parking spaces may be used by any Unit Owner and its guests and invitees of Owners. In the discretion of the Board, annual fees may be charged in direct relation to Parking Spaces being used by an Owner. The Board may establish rules concerning the use of the Parking Spaces. The Board shall not have any control over the use or disposition of those Parking Spaces not assigned to an Owner by the Declarant. The Board shall also have full power and authority to regulate the Parking Spaces and all storage on the Property. The Declarant shall have the authority to dedicate or subject Parking Spaces to cross-parking easements for the benefit of nearby property.

Table of LDR Compliance			
General Standard	LDR Standard	Existing	Proposed
Floor Area Ratio (FAR)	.46	.37	No change
Landscape Surface Ratio (LSR)	10%	28.7%	No change
Height	42'	33.92'	No change
Front Setback	10' – 65' (5' Driveway Easement)	6.614'	No change
Side Setback	5'	21.586'	No change
Side Setback	5'	79.280'	No change
Rear Setback	10'	15.109'	No change
Parking Spaces	2.47/1,000 sf = 21	30	No change
Other?			
Comments:			

**Declaration of Condominium
for
The 250 Veronica Lane Condominiums Addition to the Town of Jackson**

This DECLARATION OF CONDOMINIUM FOR THE 250 VERONICA LANE CONDOMINIUMS ADDITION TO THE TOWN OF JACKSON (this “**Declaration**”) is _____ day of _____, 2024, by **L2 REAL ESTATE HOLDINGS, LLC**, a Wyoming limited liability company (the “**Declarant**”), pursuant to the Condominium Ownership Act, Wyoming Statute Section 34-20-101 *et seq.* (the “**Act**”).

**ARTICLE I
CREATION OF THE CONDOMINIUM OWNERSHIP STRUCTURE**

1.1 Purpose and Intent. The Declarant, as the owner of the real property known as 250 Veronica Lane, Jackson, Wyoming 83001 and identified as Lot 4 on that certain Stockhouse-Patterson Addition to the Town of Jackson recorded in the Office of the Teton County Clerk on October 7, 1994 as Document 384139, such plat being Plat No. 822 (the “**Properties**” or “**Real Property**” or “**Project**”) intends by the recording of this Declaration to create a condominium project and provide for condominium ownership of real property under the Act. This Declaration provides for the overall development, administration, maintenance and preservation of the Real Property now or hereafter comprising the “250 Veronica Lane Condominiums” aka the “250 Veronica Lane Condominiums Addition to the Town of Jackson” as a condominium ownership structure. Capitalized terms used herein but not defined shall have the meanings set forth in Article II below.

1.2 Type of Ownership. This Declaration and the Plat will provide a means for ownership in fee simple of separate interests in Units together with an undivided fee simple interest in the General Common Elements.

1.3 Binding Effect; Enforceability. The Project shall be owned, conveyed and used subject to all of the provisions of this Declaration, which shall run with the land as to such property. This Declaration shall be binding upon all Persons having any right, title or interest in any portion of the Project, their heirs, successors, successors-in-title, and assigns. This Declaration shall be enforceable in perpetuity by the Declarant, the Association, any Owner, and their respective legal representatives, heirs, successors, and assigns. The Association may, but shall not be required to, enforce any such covenants, restrictions or other Governing Documents.

1.4 Governing Documents. In the event of a conflict between or among the Governing Documents and any additional covenants or restrictions, the more restrictive provision shall control. Nothing in this Section shall preclude any Supplemental Declaration or other recorded covenants applicable to any portion of the Project from containing additional restrictions or provisions that are more restrictive than the provisions of this Declaration. All provisions of the Governing Documents shall apply to all Owners as well as their respective family members, tenants, guests and invitees.

ARTICLE II DEFINITIONS

The terms used in the Governing Documents shall generally be given their natural, commonly accepted definitions unless otherwise specified. Capitalized terms used herein but not defined shall have the respective meanings set forth below.

2.1 Association. The 250 Veronica Lane Owners Association, a Wyoming nonprofit corporation, its successors or assigns. The “**Articles**” shall refer to those Articles of Incorporation of the Association, as they may be amended from time to time. The “**Bylaws**” shall refer to those Bylaws adopted by the Association, as they may be amended from time to time.

2.2 Base Assessment. Assessments levied on all Units subject to assessment under Article VIII to fund Common Expenses, as determined in accordance with Section 8.1.

2.3 Board of Directors or Board. The body responsible to the Members for operations of the Association, selected as provided in the Bylaws and generally serving the same role as a board of directors under Wyoming corporate law. The Board of Directors may also be referred to as the “**Board.**”

2.4 Building. The structure constructed or located on the Real Property pursuant to this Declaration.

2.5 Common Elements or General Common Elements. The entire Project excepting all Units. Without limiting the generality of the foregoing, the General Common Elements shall include (i) the driveway, parking areas, the land, the courtyards, the common entrance, the common interior and exterior stairwells the lobbies and corridors, and any separate exterior entrance solely serving an individual Unit (including doors, door frames and windows related thereto); (ii) all appurtenances; (iii) electric, water, sewer, stormwater and other utilities from the boundary of each Unit to the connection into publicly owned utilities, including, without limitation all common utilities located in the drop ceilings in the Building and which serve more than one (1) Unit (“**Common Utilities**”); (iv) pipes, ducts, flues, chutes, conduits, wires and other utility installations to the boundary of each Unit; (v) any snowmelt systems and any drainage systems from the boundary of each Unit; (vi) the I-Beams (as hereinafter defined) in their entirety and in their as-built, in-place condition; and (viii) to the extent located such component parts of walls, floors, ceilings, columns, roofs and other structures and installations that are outside of the Unit boundaries as delineated or described on the Condominium Plat. General Common Elements may be referred to herein and on the Condominium Plat as “**General Common Element,**” “**Common Element**” or “**GCE.**” The provisions in this paragraph providing for the inclusion of the I-Beams and any Common Utilities as General Common Elements shall be deemed in full force and effect notwithstanding anything set forth to the contrary in the Plat.

2.6 Common Expenses. The actual and estimated expenses incurred, or anticipated to be incurred, by the Association for the general benefit of the Units including any reasonable reserve, as the Board may find necessary and appropriate pursuant to the Governing Documents.

2.7 Declarant. As defined in the initial paragraph of this Declaration.

2.8 Governing Documents. A collective term referring to this Declaration and any applicable Supplemental Declaration, the Bylaws, the Articles and the Rules and Regulations, if any, as they may be amended.

2.9 Member. A Person subject to membership in the Association pursuant to Section 6.2.

2.10 Mortgage. Any mortgage, deed of trust, or other security instrument by which a Unit or any part thereof is encumbered.

2.11 Mortgagee. Any person, or any successor to the interest of such person, named as the mortgagee, trust beneficiary, or creditor under any Mortgage under which the interest of any Owner, or successor to the interest of such Owner, is encumbered.

2.12 Occupant. Any person or persons in possession of a Unit, including Unit Owners, lessees, guests, agents, employees and invitees of such person or persons.

2.13 Owner. Any person or entity, including Declarant, at any time owning a Unit. The term “Owner” shall not refer to any Mortgagee, as herein defined, unless such Mortgagee has acquired title pursuant to foreclosure or any proceeding in lieu of foreclosure.

2.14 Person. A natural person, a corporation, a limited liability company, a partnership, a trustee, or any other legal entity.

2.15 Plat or Final Plat or Condominium Plat. The Final Plat of the 250 Veronica Lane Condominiums Addition to the Town of Jackson, according to that final plat recorded in the Office of the Teton County Clerk on the same date hereof, consisting of a plat of the Real Property, showing a survey and legal description thereof, the location of the Building with respect to the boundaries of the Real Property, together with diagrammatic floor plans of the Building showing the boundaries of each Unit within the Building, including horizontal and vertical locations and dimensions of all boundaries of each Unit, Unit numbers identifying the Units and the General Common Elements, together with such other information as may be included therein in the discretion of the Declarant.

2.16 Public Records. The official records of the Clerk of Teton County, Wyoming.

2.17 Rules and Regulations. The Rules and Regulations adopted by the Board, if any, pursuant to Section 3.1 hereof.

2.18 Special Assessment. Assessments levied in accordance with Section 8.3.

2.19 Specific Assessment. Assessments levied in accordance with Section 8.4.

2.20 Supplemental Declaration. An instrument filed in the Public Records pursuant to Article IX that imposes, expressly or by reference, additional restrictions and obligations on the land described in such instrument.

2.21 Unit or Condominium Unit. Those certain individual air spaces as designated and delineated on the Plat and to be occupied and used by an Owner or Occupant for commercial and commercial rental purposes only. Each Unit shall consist of that part of the Building as bounded by the interior surfaces of the perimeter walls, floors, ceilings, windows and window frames, doors and door frames, and trim, as shown and numbered on the Condominium Plat, and also referred to as individual airspace Units on the Plat. The Unit shall include all lath, furring, wallboard, plasterboard, plaster, paneling, tiles, wallpaper, paint, finished flooring and any other materials constituting any part of its finished surfaces. Notwithstanding the forgoing, all Units located on the first floor of the Building shall be deemed to exclude, and to terminate at (with respect to the top of the Unit), the I-beams supporting the second floor of the Building and located above the Units on the first floor of the Building (the “**I-Beams**”). All other portions of the walls, mechanical chases defined on the Plat or within existing walls, floors or ceilings (including the common walls to separate Units) shall be a part of the Common Elements. In addition, each Unit shall include the following: (a) all spaces, nonbearing interior partitions, windows, window frames, exterior doors, door frames and all other fixtures and improvements within the boundaries of the Unit; (b) all outlets, lines and ducts of utility service lines, including but not limited to power, light, gas, hot and cold water, heating and waste disposal, within the boundaries of the Unit; and (c) all heating, hot water and air conditioning apparatus exclusively serving the Unit. The interior surfaces of a perimeter window or door means such surfaces at the points at which they are located when such windows or doors are closed; the physical perimeter windows and doors themselves are part of the Common Elements as herein defined.

ARTICLE III

3.1 Rule Making Authority.

(a) The Board may prepare and adopt Rules and Regulations. Subject to the terms of this Article and the Board’s duty to exercise business judgment and reasonableness on behalf of the Association and its Members, the Board may modify, cancel, limit, create exceptions to, or expand the Rules and Regulations. The Board shall send notice by mail to all Owners concerning any such proposed action as least thirty (30) days prior to the Board meeting at which time such action is to be considered. Members shall have a reasonable opportunity to be heard at a Board meeting prior to such action being taken. Such action shall become effective after compliance with Section 3.1(c) below unless disapproved at a meeting of the Members by more than fifty percent (50%) of the total votes entitled to vote on the matter, and subject to the foregoing provisions. The Board shall have no obligation to call a meeting of the Members to consider disapproval except upon receipt of a petition of the Members as required for special meetings in the Bylaws. Upon such petition of the Members prior to the effective date of any Board action under this Section 3.1(a), the proposed action shall not become effective until after such meeting is held, and then is subject to the outcome of such meeting.

(b) In addition to the foregoing rights of the Board, the Members, at an Association meeting duly called for such purpose, may adopt rules which modify, cancel, limit, create exceptions to, or expand the Rules and Regulations that have been adopted by the Board by a vote of more than seventy-five percent (75%) of the total votes entitled to vote on the matter

pursuant to the Bylaws of the Association. The effective date of any sixty (60) days after the date of adoption pursuant to this Section.

(c) At least thirty (30) days prior to the effective date of any action taken under subsection (a) of this Section, the Board shall send a copy of the new rule or explanation of any changes to the Rules and Regulations to each Owner specifying the effective date. The Association shall provide, at no additional charge, a copy of the Rules and Regulations then in effect to any requesting Member or Mortgagee.

3.2 Owners' Acknowledgment and Notice to Purchaser. All Owners are given notice that use of their Unit is limited by the Rules and Regulations as they may be amended, expanded and otherwise modified hereunder. Each Owner, by acceptance of a deed for their Unit, acknowledges that the use and enjoyment and marketability of his or her Unit can be affected by this Declaration and the other Governing Documents and that the Rules and Regulations may change from time to time. All purchasers are on notice that changes may have been adopted by the Association that are not recorded in the Public Records. Copies of the current Rules and Regulations or any other Governing Documents may be obtained from the Association, or if no Association has yet been formed, from the Declarant.

3.3 Signs. No signs whatsoever, including, but without limitation, commercial, political and similar, visible from neighboring Units, shall be erected or maintained upon any portion of the Building, except:

(a) standardized unit number signs to be installed by Declarant outside the entrance of each Unit and additional identification panel(s) may be installed by the Association on the Building in a location to be determined by the Board;

(b) any monument sign on the Property and any interior directory signage that is maintained by the Association for the purpose of identifying the Owners to any visitors at the Property (collectively, "**Common Signage**");

(c) those signs protected by law as set forth in Section 3.4.

(d) those signs permitted by the reserved right of Declarant and its agents pursuant to Section 9.3.

Notwithstanding anything set forth herein to the contrary, each Owner may require the Association to install signage identifying such Owner on the Common Signage. Only the Association may place Common Signage on the Common Elements. The Board or its designee shall have the right to enter a Unit or the Properties and remove any sign in violation of this **Error! Reference source not found.** and such action shall not be deemed a trespass. The Board shall not be responsible for any damage done to a Unit, the Building or the sign in removing the non-conforming sign, and all costs of removing and caring for the non-conforming sign as incurred by the Board shall be assessed against the applicable Unit Owner.

3.4 Protection of Owners and Others. No rule shall be adopted in violation of the following provisions, except as may be specifically set forth in this Declaration (either initially or by amendment) or in the initial Rules and Regulations.

(a) **Equal Treatment.** Similarly situated Owners shall be treated similarly by the Board and the Association; however, the Rules and Regulations may differ between floors and unit types.

(b) **Displays.** The rights of Owners to display political, religious and holiday signs, symbols, and decorations inside their Units shall not be abridged, except that the Association may adopt reasonable time, place, and manner restrictions with respect to displays visible from outside a Unit. Such restrictions may be contained in the Rules and Regulations. No rules shall regulate the content of political signs. In addition to the foregoing, no Owner will display, hang or otherwise exhibit any banners, flags, placards, pictures or similar ornamentation of any kind in the windows of its Unit so as to be visible from the exterior of the Project.

(c) **Household Composition.** No rule shall interfere with the freedom of Owners to determine the composition of their households, *provided, however,* that the occupancy of each Unit shall be in accordance with the Town of Jackson land use regulations and zoning ordinances.

(d) **Activities Within Units.** No rule shall interfere with the activities carried on within the confines of the Units, except as otherwise provided in this Declaration. Notwithstanding the foregoing, the Association may restrict or prohibit any activities in Units that create monetary costs for the Association or other Owners, that create a danger to the health or safety of occupants of other Units, as applicable, that generate excessive noise or traffic, that create unsightly conditions visible outside a Unit, that create an unreasonable source of annoyance or nuisance as reasonably determined by the Board.

(e) **Insurance Rates.** Nothing shall be done or kept on the Properties that would increase the rate of insurance or cause the cancellation of insurance for any Unit or the Common Elements without prior written approval of the Board.

(f) **Allocation of Burdens and Benefits.** No rule shall alter the allocation of financial burdens among the various Units, as applicable, to the detriment of any Owner over that Owner's objection expressed in writing to the Association. This provision does not affect the right to increase the amount of assessments as provided by Article VIII.

(g) **Abridging Existing Rights.** If any rule would otherwise require an Owner to dispose of personal property that they maintained in or on a Unit prior to the effective date of such rule, or to vacate a Unit in which they resided prior to the effective date of such rule, and such property was maintained or such occupancy was in compliance with this Declaration and all rules previously in force, such rule shall not apply to any such Owner without their written consent.

(h) **Rights to Develop.** No rule or action by the Association or Board shall impede the Declarant's right to develop the Properties or any property annexed into the regime of the Properties as provided for herein.

(i) **Unsightliness.** The General Common Elements and Parking Spaces shall be kept in a neat and orderly fashion at all times. No exterior area may be used for the storage of personal property.

The limitations in subsections (a) through (i) of this Section 3.4 shall only limit rulemaking authority exercised under Section 3.1; they shall not apply to amendments to this Declaration adopted in accordance with Article IX.

3.5 Domestic Animals. No animals, reptiles, primates, fish, fowl or insects of any kind shall be kept, raised, bred, maintained or boarded within or upon any of the Units, General Common Elements; provided, however, that Owners and their invitees may bring a total of two (2) dogs, or two (2) cats, or one (1) dog and (1) cat (“**Household Pets**”) onto the Property and into General Common Elements and the Unit(s) owned by the applicable Owner, provided, further, that, such animals (i) are household pets of the applicable Owner or his or her invitees, (ii) are not kept for any commercial purpose, (iii) do not cause noise, odor or other disturbance that would be noticeable or become a nuisance to any other Owner, and (iv) are not be left unaccompanied anywhere on the Property or in the Building or kept overnight in any Unit. All Household Pets shall be kept restrained within the Common Elements in accordance with applicable leash laws, and the applicable Owners shall clean up after their Household Pet. The Association may prohibit any Household Pet from entering upon the Property if the Association determines such animal constitutes a nuisance. Any Owner that permits a Household Pet to enter upon the Property, as well as the legal owner of such pet (if not such Owner), shall be jointly and severally liable for any and all damage and destruction caused by the pet, and for any clean-up of driveways, walkways or Common Elements affected by such Household Pet.

3.6 Vehicle Parking, Storage, Operation and Repair.

(a) All parking on any portion of the Plat is subject to the provisions of the applicable Governing Documents, and no party subject to this Declaration shall cause, or permit any party acting by or through such party to cause, any violation of the Governing Documents’ provisions as to parking.

(b) The parking spaces (“**Parking Spaces**”) are hereby delineated and numbered as set forth on **Exhibit B** attached hereto and made a part hereof. The Declarant may assign parking spaces in a deed for a given Unit, and Declarant shall record a Supplemental Declaration setting forth a depiction of such parking spaces, without the consent of any other party being required to record such Supplemental Declaration. In the absence of any such assignment by Supplemental Declaration, the parking spaces may be used by any Unit Owner and its guests and invitees of Owners. In the discretion of the Board, annual fees may be charged in direct relation to Parking Spaces being used by an Owner. The Board may establish rules concerning the use of the Parking Spaces. The Board shall not have any control over the use or disposition of those Parking Spaces not assigned to an Owner by the Declarant. The Board shall also have full power and authority to regulate the Parking Spaces and all storage on the Property. The Declarant shall have the authority to dedicate or subject Parking Spaces to cross-parking easements for the benefit of nearby property.

(c) Any visitor parking areas designated within the Property may be used only for short-term parking of the vehicles of Owners and the guests and invitees of Owners. Tenants and invitees of a specific Owner may use the designated parking of such Owner’s Unit pursuant to this Declaration.

(d) No boats, trailers, buses, motor homes, campers (on or off road supporting vehicles), snowmobiles, go carts, recreational vehicles, golf carts, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles (as defined below), or any other similar vehicles (collectively, the “**Prohibited Vehicles**”) shall be parked or stored in or upon the Project, and no vehicle of any kind shall be maintained, repaired, repainted, serviced or rebuilt on the Project. Notwithstanding the foregoing, Prohibited Vehicles may be temporarily parked on Project for loading, delivery or emergency purposes, but only for the time required to accomplish such purpose, and as necessary for the construction or maintenance of the Properties upon compliance with the Rules and Regulations. An “abandoned or inoperable vehicle” shall mean any motorized vehicle that does not display a current valid motor vehicle license and registration tag or that does not have an operable propulsion system within the vehicle.

(e) If the Board shall determine that a vehicle is abandoned or inoperable, or is otherwise in violation of the provisions of this Section, a written notice of violation describing said vehicle shall be personally delivered to the vehicle owner (if such owner can be reasonably ascertained) or shall be conspicuously placed upon the vehicle (if the owner cannot be reasonably ascertained), and if the offending vehicle is not removed within seventy-two (72) hours thereafter, the Board shall have the right to remove and store the offending vehicle, or cause the vehicle to be removed and stored, at the sole expense of the relevant Owner, all without liability on the part of the Board.

3.7 Nuisance. No noxious or offensive activity shall be carried on upon the Properties or any Unit within the Properties, nor shall anything be done or placed thereon which may be or become a nuisance, or cause unreasonable embarrassment, disturbance or annoyance to other Owners or occupants in their enjoyment of their Unit, or in their enjoyment of the Common Area. Without limiting the foregoing, no horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of the Properties and improvements located thereon, shall be placed or used upon any Unit. Subject to any alternative provisions set forth in the Rules and Regulations, smoking at any time is prohibited in any area of the Project, both within Units and within Common Elements, whether enclosed or outdoors. This policy applies to all Owners, tenants, guests, employees, servicepersons and service-providing companies. The term “smoking” means inhaling, exhaling, burning or carrying any lighted cigar, cigarette, pipe, or other tobacco product in any manner or in any form.

3.8 Hunting; Fireworks. No hunting or discharge of firearms shall be permitted on any portion of the Properties. No discharge of firecrackers and other fireworks shall be permitted on any portion of the Properties.

3.9 Restrictions Regarding Exteriors. No changes, modifications or improvements may be made to the exterior of any Unit without the approval of the Board. For each violation of this Section, the Association may assess a penalty of \$200.00 per violation per day in addition to the other remedies set forth in this Declaration.

3.10 Satellite Dishes. No exterior radio, television, microwave or other antenna or antenna dish or signal capture and distribution device shall be permitted outside any Unit or on the exterior of the Building. Declarant or the Association may install one or more exterior radio,

television, microwave or other antenna or antenna dish or signal capture and distribution device for the Building.

ARTICLE IV IMPROVEMENTS; MAINTENANCE AND REPAIR BY OWNERS

4.1 General.

(a) **Units.** No improvements to a Unit shall take place except in conformance with this Article IV. Any Owner may remodel, paint or redecorate the interior of its Unit without approval of the Board. However, modifications to a Unit visible from structures outside of a Unit shall be subject to approval of the Board and the ARC. Notwithstanding anything to the contrary contained in this Declaration, in no event will the owner of a Unit alter any structural element of the Project without the express written approval of the Board and the ARC.

(b) **Architectural Review Committee.** Declarant shall appoint the three (3) initial members to the ARC and all replacements as long as Declarant owns any of the Units or any of the lands subject to annexation to this Declaration. Thereafter, all of the members of the ARC shall be appointed by the Board. The members of the ARC shall each serve a three (3) year term. The ARC may establish and charge reasonable fees to reimburse the ARC for review of applications hereunder and may require such fees to be paid in full prior to review of any application pursuant to this Article. The ARC may employ architects, engineers or other persons as deemed necessary to perform the review. The ARC shall include the reasonable compensation of such persons, if any, in the fee charged by the ARC to the applying Owner.

(c) **ARC Approvals.** Approval pursuant to this Article shall be in the sole and absolute discretion of the ARC. The Declarant shall have sole and full authority to amend this Article as long as it owns any portion of the Property, notwithstanding the reviewing authority of the ARC, unless Declarant delegates the power to amend to the ARC. Upon termination or delegation of the Declarant's right to amend, the ARC shall have the authority to amend this Article with the consent of the Board. Any amendments to this Article shall not require modifications to or removal of structures previously approved once the approved construction or modification has commenced. There shall be no limitation on the scope of amendments to this Article, and such amendments may remove requirements previously imposed or otherwise make this Article less restrictive.

(d) **Procedures.** Prior to commencing any work within the scope of this Article (“**Work**”), an Owner shall submit to the ARC an application for approval of the proposed Work in such form as this Article or the ARC may specify, along with any fees required for review, such fees to be set by the ARC from time to time. Such application shall include plans and specifications in compliance with this Article showing square footage, site layout, interior materials and colors, lighting, and other features of proposed construction, as applicable (“**Plans**”). The ARC may require the submission of such additional information as may be reasonably necessary to consider any application. The Plans shall be in such form and shall contain such information as may be reasonably required pursuant to this Article. In reviewing each submission, the ARC must confirm that the specifications required by this Article IV are met by the applicant and may consider any factors it deems relevant, including without limitation, the harmony of interior design with

surrounding Units and environment. Decisions may be based on purely aesthetic considerations. Each Owner acknowledges that determinations as to such matters are purely subjective and opinions may vary as to the desirability and/or attractiveness of particular improvements.

- (1) The ARC shall, within thirty (30) days after receipt of a completed application and all required information, respond in writing to the applicant at the address specified in the application. The response may (i) approve the application, with or without conditions; (ii) approve a portion of the application and disapprove other portions; or (iii) disapprove the application. The ARC may, but shall not be obligated to, specify the reasons for any objections and/or offer suggestions for curing any objections. If the ARC fails to respond in writing within thirty (30) days of submission, approval shall be deemed to have been given, with the exception of any development proposed that is not in compliance with the Final Development Permit, which will be deemed automatically disapproved and denied. However, no approval, whether expressly granted or deemed granted pursuant to the foregoing, shall be inconsistent with this Article unless a variance has been granted pursuant to subsection (8). Notice shall be deemed to have been given at the time the envelope containing the response is deposited with the U.S. Postal Service. Personal delivery of such written notice shall, however, be sufficient and shall be deemed to have been given at the time of delivery to the applicant.
- (2) Until expiration of the Declarant's rights under this Article, the ARC shall notify the Declarant in writing within three (3) business days after the ARC has approved any applications relating to proposed Work within the scope of matters delegated to the ARC by the Declarant. The notice shall be accompanied by a copy of the application and any additional information which the Declarant may require. The Declarant shall have ten (10) days after receipt of such notice to veto any such actions, in its sole discretion, by written notice to the ARC and the applicant.

(e) **No Waiver of Future Approvals.** Each Owner acknowledges that the persons reviewing applications under this Article will change from time to time and that opinions on aesthetic matters, as well as interpretation and application of this Article, may vary accordingly. In addition, each Owner acknowledges that it may not always be possible to identify objectionable features of proposed Work until the Work is completed, in which case it may be unreasonable to require changes to the improvements involved, but the ARC may refuse to approve similar proposals in the future. Approval of applications or Plans for any work done or proposed, or in connection with any other matter requiring approval, shall not be deemed to constitute a waiver of the right to withhold approval as to any similar applications, Plans, or other matters subsequently or additionally submitted for approval.

(f) **Variances.** The ARC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as hardship, or aesthetic or environmental considerations require, but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless approved in writing by the ARC; (b) be contrary to this Declaration; or (c) estop the ARC from denying a variance in other circumstances. For purposes of this Section, the inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not be considered a hardship warranting a variance.

(g) **Limitation of Liability.** The standards and procedures established by this Article are intended as a mechanism for maintaining and enhancing the overall aesthetics of the Properties but shall not create any duty to any Person. Review and approval of any application pursuant to this Article is made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, nor for ensuring compliance with building codes and other governmental requirements or compliance with plans and specifications. Neither the Declarant, the Association, the Board, any committee, nor member of any of the foregoing shall be held liable for general site work or for any defects in plans revised or approved hereunder. In all matters, the ARC and all persons comprising the ARC shall be defended and indemnified by the Association as provided in Section 7.6.

(h) **Certificate of Compliance.** Any Owner may request that the ARC issue a certificate of architectural compliance certifying that there are no known violations of this Article. The ARC shall either grant or deny such request within thirty (30) days after receipt of a written request and may charge a reasonable administrative fee for issuing such certificate. Issuance of such a certificate shall stop the Association from taking enforcement action with respect to any condition as to which the Association had notice as of the date of such certificate.

(i) **Lighting.** Lighting fixtures shall not cause a nuisance to any adjacent Units. All interior lights shall be designed to avoid emission of glare or unreasonable brightness from any window, door or other opening in the building.

4.2 Enforcement. Any structure, improvement or landscaping placed or made in violation of this Article shall be deemed to be nonconforming. Upon written request from the Declarant or the Board, Owners shall, at their own cost and expense, remove such structure or improvement and restore the property to substantially the same condition as existed prior to the nonconforming Work. Should an Owner fail to remove and restore as required, the Declarant, the Association or its designees shall have the right to enter the property, remove the violation, and restore the property to substantially the same condition as previously existed. All costs, together with interest at the maximum rate then allowed by law, may be assessed against the benefited Unit and collected as a Specific Assessment. Any contractor, subcontractor, agent, employee, or other invitee of an Owner who fails to comply with the terms and provisions of this Article may be excluded from the Properties, subject to the notice and hearing procedures contained in the Bylaws. In such event, neither the Declarant, nor the Association its officers, or directors shall be held liable to any Person for exercising the rights granted by this Section. In addition to the foregoing, the Association and the Declarant shall have the authority and standing to pursue all legal and equitable remedies available to enforce the provisions of this Article.

4.3 Development and Use Restrictions. All development of the Properties shall conform to the following requirements:

(a) **Land Use and Zoning Ordinances.** Conformity with any and all applicable land use regulations and zoning ordinances of the Town of Jackson, Wyoming shall be required, in addition to the requirements of this Declaration.

(b) **Authorized Use for Units; Third Party Property or Management Leasing Service Companies.** Commercial office use shall be permitted in Units. Industrial and residential uses are prohibited in any Unit. For the avoidance of doubt, and without limitation to any other prohibitions set forth in this Declaration, under no circumstances shall any Unit be used for any purpose set forth on **Exhibit C** attached hereto.

4.4 Maintenance by Owners. Each Owner shall maintain, repair and replace, at such Owner's expense, all portions of the Owner's Unit, including internal installations such as appliances, heating, plumbing, electrical and air conditions fixture, and any other utility service facilities located within a Unit. It is also each Owner's responsibility to maintain, repair and replace, at such Owner's expense, the appurtenances to such Owner's Unit, including, without limitation, windows, doors and entry-ways, and of all associated structures and fixtures therein. The forgoing obligations include, without limitation, the responsibility for all breakage, damage, malfunctions and ordinary wear and tear of such appurtenances. Subject to the Association's reservation set forth in Section 8.4(a), in each instance without material adverse impact on any other Owner's use or enjoyment of its Unit or any Common Element, however notwithstanding anything herein to the contrary, the responsibility to maintain the staining and/or painting of the decking shall be the responsibility and expense of the Association. If any Owner fails to maintain, repair and/or replace the items that it is obligated to maintain, repair and replace, the Declarant and/or the Association shall be authorized, after providing fifteen (15) days' notice to the Owner, to enter upon the Unit to cure such failure and to assess all costs incurred against the Unit and the Owner thereof as a Specific Assessment. To the extent that the Plat designates any portion of the Project as a "limited common element" under the Act, the Owner or Owners who have rights to such limited common element shall have the sole obligation to maintain, repair and replace such limited common element, where the Association shall have the right to conduct such maintenance, repair or replacement, and bill the Owner or Owners for all related costs and expenses.

ARTICLE V CONDOMINIUM DECLARATION

5.1 Estates of an Owner. The Project is hereby divided into Condominium Units, each consisting of a separate interest in a Condominium Unit and an undivided interest in common in the Common Elements in accordance with the Final Plat which sets forth the Common Elements appurtenant to each Condominium Unit. The percentage of ownership interest in the Common Elements which is to be allocated to each Unit for purposes of voting, taxes, assessments and other charges under Wyoming statute § 34-20-104(a) and for purposes of liability shall be the same as set forth on **Exhibit A**. Such undivided interests in the Common Elements are hereby declared to be appurtenant to the respective Units. The legal description of each Unit shall be as provided in Article V herein and as shown on the Condominium Plat.

5.2 Title. Title to a Condominium Unit may be held or owned by an entity and in any manner in which title to any other real property may be held or owned in the State of Wyoming.

5.3 Inseparability. No part of a Condominium Unit or of the legal rights comprising ownership of a Condominium Unit may be separated from any other part thereof during the period of Condominium Unit ownership prescribed herein, so that each Condominium Unit and the undivided interest in the Common Elements shall always be conveyed, devised, encumbered, and otherwise affected only as a complete Condominium Unit. Every gift, devise, bequest, transfer, encumbrance, conveyance, or other disposition of a Condominium Unit shall be presumed to be a gift, devise, request, transfer, encumbrance, or conveyance, respectively, of the entire Condominium Unit, together with all appurtenant rights created by law or by this Declaration.

5.4 Partition Not Permitted. The Common Elements shall be owned in common by all owners of Units and no Owner may bring any action for partition thereof.

5.5 Owner's Right to General Common Elements. Subject to the limitations contained in this Declaration, each Owner shall have the nonexclusive right to use and enjoy the General Common Elements shown on the Final Plat and defined herein.

5.6 Taxes and Assessments. Each Owner shall execute such instruments and take such actions as may reasonably be specified by the Association to obtain separate real property tax assessments of the interest of each Owner in each Condominium Unit. If any property taxes or special district or other assessments (collectively, "**Impositions**") may, in the opinion of the Association, become a lien on the Project or any part thereof (as opposed to an individual Owner's Unit), the Association shall pay the same and assess the same to the Owner or Owners responsible therefore, unless the applicable Owner has properly appealed or has the right to appeal the application of such Imposition and the Imposition is not delinquent (the "**Appeal Right**"). In the event the Owner has an Appeal Right, they must notify the Association of their intentions regarding such and will be responsible for any payment determined due from such Appeal Right, and in any event, shall pay all Impositions prior to their delinquency Date. Each Owner shall pay the Impositions assessed against such Owner's Condominium Unit, or interest therein, or such Owner's interest in the Common Elements or any part of any or all of the foregoing directly to the entity imposing or collecting the Imposition. Each Owner shall pay all Impositions levied against the Project or any part of the Common Elements in proportion to such Owner's interest in the Common Elements, such payment to be made to the Association upon the later of (a) at least thirty (30) days prior to the delinquency of such tax or assessment or (b) upon notice of such Imposition. Each such unpaid Imposition shall bear interest at eighteen percent (18%) per annum from and after the time the same becomes payable by each Owner and shall be secured by the lien created by Sections 8.8 and 8.9 hereof. Notwithstanding the foregoing, Impositions or other charges attributable to the Common Elements shall be apportioned among the Owners of Condominium Units as provided in Article VIII hereof.

5.7 Owner's Rights with Respect to Interiors. Except as provided in this Declaration, each Owner shall have the exclusive right to paint, repaint, tile, wax, paper, or otherwise maintain, refinish, and decorate the interior surfaces of the walls, ceilings, floors, doors and clean the exterior and interior surfaces of the windows, all of which form the boundaries of his/her Condominium Unit and all walls, ceilings, floors, and doors within such boundaries.

5.8 Declarant's Right Incident To Construction. Declarant, and persons it shall select, shall have the right to ingress and egress over, upon, and across the Common Elements, the right to store materials thereon and to make such other use thereof as may be reasonably necessary incident to complete development of the Project.

5.9 Legal Description. Every contract for the sale of a Condominium Unit and every other instrument affecting title to a Condominium Unit may describe that Condominium Unit by the number shown on the Final Plat and this Declaration as each appears on the records in the Office of the Teton County Clerk, in the following fashion:

*Unit [insert unit number] of the 250 Veronica Lane Condominiums Addition to the Town of Jackson, to be shown on the Final Plat of the 250 Veronica Lane Condominium Addition to the Town of Jackson to be filed in the Office of the Clerk of Teton County, Wyoming (the "**Plat**"), and described in the Amended and Restated Declaration of Condominium for the 250 Veronica Lane Condominiums Addition to the Town of Jackson (the "**Declaration**") to be recorded contemporaneously with the Plat and all supplements and amendments thereto, and such descriptions will be construed to describe the unit, together with all interests appurtenant thereto, including the appurtenant undivided interest in the Common Elements, as defined in the Declaration (together, the "**Unit**" or the "**Real Property**").*

Such description will be construed to describe the Condominium Unit, together with the appurtenant undivided interest in the Common Elements and to incorporate all the rights incident to ownership of a Unit and all the limitations on such ownership as described in this Declaration.

5.10 Right to Combine Units. Declarant reserves the right for itself and for each Owner to physically combine the area or space of one Unit with the area or space of one or more adjoining Units. Such combination shall not prevent separate ownership of such Units in the future. Declarant reserves the right for itself and for each Owner to designate and convey to any purchaser of such combined Units as additional General Common Elements any walls, floors, or other structural separations between Units so combined, or any space which would be occupied by such structural separations but for the combination of the Units. Such structural separations and such space shall automatically become Common Elements if the combined Units become subject to separate ownership in the future.

ARTICLE VI

THE ASSOCIATION AND ITS MEMBERS

6.1 Function of Association. The Association shall be the entity responsible for management, maintenance, operation and control of the Common Area. The Association also shall be the primary entity responsible for enforcement of the Governing Documents. The Association shall perform its functions in accordance with the Governing Documents and the laws of the State of Wyoming.

6.2 Membership. Every Owner of a Unit, by virtue of their purchase of a Unit or the acceptance of a deed therefore, shall be a Member of the Association. There shall be only one

membership per Unit. If a Unit is owned by more than one Person, all co-Owners shall share the privileges of such membership, subject to reasonable Board regulation and the restrictions on voting set forth in Section 6.3(a), and all such co-Owners shall be jointly and severally obligated to perform the responsibilities of Owners. The membership rights of an Owner that is not a natural person may be exercised by any officer, director, partner or trustee, or by the individual designated from time to time by the Owner in a written instrument provided to the Secretary of the Association except where such privileges may be restricted by the Rules and Regulations.

6.3 Voting. The Association shall have one class of membership. The total number of votes that may be cast by all members of the Association shall be set as provided for in the Bylaws, and each Owner shall be entitled to one (1) vote per Unit owned by each Owner. All votes shall be cast as provided in Section 6.3(a).

(a) **Exercise of Voting Rights.** The vote for each Unit owned by a Member shall be exercised by the Owner of the Unit. In any situation where there is more than one Owner of such Unit, the vote for such Unit shall be exercised as the co-Owners determine among themselves and advise the Secretary of the Association in writing prior to the vote being taken. Absent such advice, the Unit's vote shall be suspended if more than one Person seeks to exercise it in a conflicting manner.

(b) **Commencement of Voting Rights.** Voting rights as to each Unit shall vest upon the commencement of assessment obligations for such Unit.

6.4 Association Board of Directors. The Association shall have not less than three (3) nor more than seven (7) directors. Notwithstanding any other provision set forth herein or in any of the Governing Documents, the initial Board and all replacements shall be appointed by the Declarant for three (3) year terms until the expiration of the Declarant rights as provided in Section 9.10. Each director appointed by the Declarant shall serve (irrespective of the expiration of a term) until the earlier of the appointment of his or her successor by Declarant, or his or her death, resignation or removal. Following the expiration of the Declarant's rights, the Directors shall be elected and shall serve as provided in the Bylaws.

ARTICLE VII ASSOCIATION POWERS AND RESPONSIBILITIES

7.1 Acceptance and Control of Association Property.

(a) The Association, through action of its Board, may acquire, hold, and dispose of tangible and intangible personal property.

(b) The Declarant and its designees may convey real or personal property to the Association and the Association shall accept such property.

7.2 Maintenance of Common Area.

(a) The Association shall maintain, repair and replace all utility services or other types of elements and easements that are utilized in common, such as, but not limited to, sewer or water lines, up to the connection point at the boundary of each Unit.

(b) The Association shall maintain, in accordance with the Governing Documents, the General Common Elements as designated on the Final Plat, including but not limited to, the maintenance, repair and replacement of all heat pumps utilized by more than one Unit, siding, roofing, stairwells, driveways, foyers, trees, and sidewalks.

(c) The Association shall maintain and repair all Parking Spaces that are on the Project.

The costs associated with the maintenance, repair and replacement of those items that the Association is obligated to maintain, repair and replace in the GCE shall be a Common Expense; provided, if the Board reasonably determines that the expenses associated with the maintenance, repair or replacement is necessitated by the act, negligence or willful misconduct of one or more Owners, their guests, invitees, or lessees, then the Board may assess the full amount of such maintenance, repair or replacement against such Owner(s) and their Units as a Specific Assessment.

7.3 Insurance.

(a) **Required Coverages.** The Association, acting through its Board or its duly authorized agent, shall obtain and continue in effect the following types of insurance, if reasonably available, or if not reasonably available, the most nearly equivalent coverages as are reasonably available:

(i) Blanket property insurance covering “risks of direct physical loss” on a “special form” basis (or comparable coverage by whatever name denominated) for all Units and insurable improvements within the Properties. If such coverage is not generally available at reasonable cost, then “broad form” coverage may be substituted. All property insurance policies obtained by the Association shall have policy limits sufficient to cover the full replacement costs of the insured improvements (including all Units) under current building ordinance and codes;

(ii) Commercial general liability insurance on the Common Elements and Units, insuring the Association and its Members for damage or injury caused by the negligence of the Association or any of its Members, employees, agents, or contractors while acting on its behalf. If generally available at reasonable cost, such coverage (including primary and any umbrella coverage) shall have a limit of at least one million dollars (\$1,000,000.00) per occurrence, with an aggregate limit of not less than \$2,000,000, with respect to bodily injury and personal injury and property damage; provided, should additional coverage and higher limits be available at reasonable cost which a reasonably prudent person would obtain, the Association shall have the option to obtain such additional coverages or limits. If the policy does not contain “severability of interest” in its terms, the Association shall acquire an endorsement to preclude the insurer’s denial of a Unit Owner’s claim because of negligent acts of the Association or of other Unit Owners;

(iii) Such additional insurance as the Board, in its best business judgment, determines advisable; and

(iv) In addition to the foregoing insurance policies and other additional policies required by the Board in its best business judgment as set forth in Section 7.3(a)(i) - 7.3(a)(iii), above, the Association shall obtain Directors and Officers insurance in an amount not

less than one million dollars (\$1,000,000.00) covering the Board of Directors and its individual members and creating liability protection for economic loss resulting from business-related negligence, errors or wrongdoing on the part of the Board of Directors and its individual members, excepting from such coverage fraudulent or criminal conduct on the part of the Board. Such Directors and Officers insurance policy shall protect individual directors and officers from losses not indemnified by the Association pursuant to this Declaration or other Governing Instruments, and shall cause the insured Board of Directors and individual members thereof to be insured, indemnified and defended against any claims, liabilities or amounts that the Board of Directors may be obligated to pay or answer for claims made against the Board or its individual members.

Premiums for all insurance on the Common Elements and the Units shall be assessed by the Board as a Common Expense. Premiums for all insurance on the Units shall be assessed against the Unit Owners as a Specific Assessment the cost of which shall be divided pro-rata among the Unit Owners according to those percentages set forth on **Exhibit A**.

(b) **Policy Requirements.** All Association policies shall provide for a certificate of insurance to be furnished to the Association and, upon request, to each Member insured. The policies may contain a reasonable deductible, and the amount thereof shall not be subtracted from the face amount of the policy in determining whether the policy limits satisfy the requirements of Section 7.3(a). In the event of an insured loss, the deductible shall be treated as a Common Expense in the same manner as the premiums for the applicable insurance coverage except for the deductible attributable to the insured loss of an insured Unit the cost of which shall be a Specific Assessment as provided for in Section 7.3(a). However, if the Board reasonably determines, after notice and an opportunity to be heard in accordance with procedures adopted by the Board, that the loss is the result of the negligence or willful misconduct of one or more Owners, their guests, invitees, or lessees, then the Board may assess the full amount of such deductible against such Owner(s) and their Unit as a Specific Assessment.

All insurance coverage obtained by the Board shall:

(i) Be written with a company authorized to do business in the State of Wyoming or authorized to do business as an approved surplus lines carrier in the State of Wyoming;

(ii) Be written in the name of the Association as trustee for the benefited parties, including the Declarant.

(iii) Not be brought into contribution with insurance purchased by Owners, occupants, or their Mortgagees individually;

(iv) Contain an inflation guard endorsement;

(v) Include an agreed amount endorsement if the policy contains a co-insurance clause;

(vi) Provide a waiver of subrogation under the policy against any Owner or family member of an Owner;

(vii) Include an endorsement precluding cancellation, invalidation, suspension, or non-renewal by the insurer on account of any one or more individual Owners, or on account of any curable defect or violation without prior written demand to the Association to cure the defect or violation and allowance of a reasonable time to cure;

(viii) Include an endorsement precluding cancellation, invalidation, or condition to recovery under the policy on account of any act or omission of any one or more individual Owners, unless such Owner is acting within the scope of its authority on behalf of the Association;

(ix) Provide that the policy will be primary, even if an Owner has other insurance that covers the same loss; and

(x) Be issued by insurance companies having an “A-” rating or better by Standard and Poor’s, and if not rated by Standard & Poor’s, then a rating of “A-” by A.M. Best Company.

In addition, the Board shall use reasonable efforts to secure insurance policies which list the Owners as additional insureds and provide:

(xi) A waiver of subrogation as to any claims against the Association’s Board, officers, employees, and its manager, its attorneys, the Owners and their tenants, servants, agents, and guests;

(xii) A waiver of the insurer’s rights to repair and reconstruct instead of paying cash;

(xiii) An endorsement excluding Owners’ individual policies from consideration under any “other insurance” clause;

(xiv) An endorsement requiring at least thirty (30) days prior written notice to the Association and to all Mortgagees and Guarantors of Units of any cancellation, substantial modification, or non-renewal;

(xv) A provision vesting in the Board exclusive authority to adjust losses; *provided, however*, no Mortgagee having an interest in such losses may be prohibited from participating in the settlement negotiations, if any related to the loss.

(c) **Restoring Damaged Improvements.** In the event of damage to or destruction of property that the Association is obligated to insure, the Board or its duly authorized agent shall file and adjust all insurance claims and obtain reliable and detailed estimates of the cost of repairing or restoring the property to substantially the condition in which it existed prior to the damage, allowing for changes or improvements necessitated by changes in applicable building codes.

Damaged improvements on the property shall be repaired or reconstructed unless the Board, using reasonable judgment and in reliance upon professional estimates and advice, determines either that (i) such full repair and/or restoration is physically impossible; or (ii)

available insurance proceeds are less than eighty percent (80%) of the cost of such repair and/or restoration, and at least seventy-five percent (75%) of the Owners of damaged or destroyed Units decide, within sixty (60) days after the determinations set forth in (i) and (ii) above have been made, not to repair or reconstruct. No Mortgagee shall have the right to participate in the determination of whether the damage or destruction to the insured improvements shall be repaired or reconstructed.

If a decision is made not to restore the damaged improvements, then the insurance proceeds shall be paid to the Owners (first to Mortgagees and other lien holders in the order of priority of their mortgages and other liens and the balance remaining to each respective Owner) as their interests are determined based upon the square footage size of each Unit and the insurance proceeds available. All mortgages, liens and other charges against the Units shall be paid out of the insurance proceeds before any proceeds are released to an Owner(s).

Any insurance proceeds remaining after paying the costs of repair or reconstruction, or after such settlement as is necessary and appropriate, shall be retained by the Association for the benefit of its Members or the Owners of Units, as appropriate, and placed in a capital improvements account.

If insurance proceeds are insufficient to cover the costs of repair or reconstruction, the Board may, without a vote of the Members, levy Special Assessments to cover the shortfall against those Owners responsible for the premiums for the applicable insurance coverage under Section 7.3(a).

(d) **Insurance Obtained by Owners/Non-liability of Association.** Each Owner shall obtain insurance, at its sole cost and expense, covering such Owner's Unit, its personal property in its Unit and providing liability coverage regarding the same and Owner's use of the Property. Notwithstanding the obligation of the Association to obtain insurance coverage as stated in this Declaration, neither the Declarant nor the Association, or their respective officers, directors, employees, members or agents, shall be liable to any Owner or any other party if any risks or hazards are not covered by the insurance to be maintained by the Association or if the amount of the insurance is not adequate, and it shall be the responsibility of each Owner to ascertain the coverage and protection afforded by the Association's insurance and to procure and pay for any additional insurance coverage and protection that the Owner may desire. Each Owner or tenant shall be solely responsible for securing insurance to protect their interest in their Unit and its contents.

7.4 Compliance and Enforcement.

(a) Every Owner and Occupant of a Unit shall comply with (1) the Governing Documents, (2) the codes, rules, ordinances and orders of the Town of Jackson applicable to their Unit and/or the Project, including those relating to rental of the Units, and (3) the reasonable and customary underwriting requirements of any insurance company providing insurance on any portion of the Project. The Board may impose sanctions for violation of the any of the foregoing after notice and a hearing in accordance with the procedures set forth in the Bylaws. Such sanctions may include, without limitation:

(i) Imposing reasonable monetary fines (which shall not, except in the case of nonpayment of assessments, constitute a lien upon the violator's Unit). In the event that any occupant, guest or invitee of a Unit violates the Governing Documents and a fine is imposed, the fine shall first be assessed against the violator; *provided however*, if the fine is not paid by the violator within the time period set by the Board, the Owner shall pay the fine upon notice from the Board. The fine, in either circumstance, shall be a Specific Assessment against the Owner;

(ii) Suspending an Owner's right to vote;

(iii) Suspending any Person's right to use any Common Elements; *provided, however*, nothing herein shall authorize the Board to limit ingress or egress to or from a Unit;

(iv) Suspending any services provided by the Association to an Owner or the Owner's Unit if the Owner is more than thirty (30) days delinquent in paying any assessment or other charge owed to the Association;

(v) Exercising self-help or taking action to abate any violation of the Governing Documents in a non-emergency situation;

(vi) Requiring an Owner, at its own expense, to remove any structure or improvements in violation of **Error! Reference source not found.** and/or Article IV and to restore the Unit to its previous condition and, upon failure of the Owner to do so, the Board or its designee shall have the right to enter the property, remove the violation and restore the property to substantially the same condition as previously existed and any such action shall not be deemed a trespass. Any costs incurred by the Board in bringing a non-conforming Unit into compliance shall be assessed to such Owner as a Specific Assessment;

(vii) Without liability to any Person, precluding any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the terms and provisions of **Error! Reference source not found.** and/or Article IV from continuing or performing any further activities in the Properties; and

(viii) Levying Specific Assessments to cover costs incurred by the Association, including reasonable attorneys' fees incurred, to bring a Unit into compliance with Governing Documents.

In addition, the Board may take the following enforcement procedures to ensure compliance with the Governing Documents without the necessity of compliance with the procedures set forth in the Bylaws:

(ix) Exercising self-help in any emergency situation (specifically including, but not limited to, the towing of vehicles that are in violation of parking rules and regulations); and

(x) Bringing suit at law or in equity to enjoin any violation or to recover monetary damages or both.

In addition to any other enforcement rights, if an Owner fails to properly perform his or her maintenance responsibility after written notice specifying the maintenance required and a reasonable opportunity to perform such maintenance, the Association may record a notice of violation in the Public Records or perform such maintenance responsibilities and assess all costs incurred by the Association against the Unit and the Owner as a Specific Assessment. Except in an emergency situation, the Association shall provide the Owner reasonable notice and an opportunity to cure the problem prior to taking such enforcement action.

(b) The decision to pursue enforcement action in any particular case shall be left to the Board's discretion, except that the Board shall not be arbitrary or capricious in taking enforcement action. Without limiting the generality of the foregoing sentence, the Board may determine that, under the circumstances of a particular case:

(i) the Association's position is not strong enough to justify taking any or further action;

(ii) the covenant, restriction or rule being enforced is, or is likely to be construed as, inconsistent with applicable law;

(iii) although a technical violation may exist or may have occurred, it is not of such a material nature as to be objectionable to a reasonable person or to justify expending the Association's resources; or

(iv) that it is not in the Association's best interests, based upon hardship, expense, or other reasonable criteria, to pursue enforcement action.

Such a decision shall not be construed a waiver of the Association's right to enforce such provision at a later time under other circumstances or preclude the Association from enforcing any other covenant, restriction, or rule.

All remedies set forth in the Governing Document shall be cumulative of any remedies available at law or in equity. In any action to enforce the Governing Documents, if the Association prevails, it shall be entitled to recover all costs, including, without limitation, attorneys fees and court costs, reasonably incurred in such action.

The Association may enforce applicable town and county ordinances, if applicable, and permit the Town of Jackson, Wyoming to enforce ordinances within the Properties for the benefit of the Association and its Members.

7.5 Implied Rights; Board Authority. The Association may exercise any right or privilege given to it expressly by the Governing Documents, or reasonably implied from or reasonably necessary to effectuate any such right or privilege. Except as otherwise specifically provided in the Governing Documents, or by law, all rights and powers of the Association may be exercised by the Board, or delegated to the ARC without a vote of the membership.

7.6 Indemnification of Officers, Directors and Others. The Association shall indemnify every current and former officer, director, and committee member against all damages and expenses, including attorney's fees, reasonably incurred in connection with any action, suit,

or other proceeding (including settlement or any suit or proceeding, if approved by the then Board) to which he or she may be a party by reason of being or having been an officer, director, or committee member, except that such obligation to indemnify shall be limited to those actions for which liability is limited under Wyoming law and the Bylaws.

7.7 Maintenance of Association Standing. The Association shall be obligated to maintain itself in good standing with the Wyoming Secretary of State and any other governmental entities having jurisdiction over the activities or existence of the Association.

ARTICLE VIII ASSOCIATION FINANCES

8.1 Budgeting and Allocating Common Expenses; Base Assessments. At least thirty (30) days before the beginning of each fiscal year, the Board shall prepare a budget of the estimated Common Expenses for the coming year, including any contributions to be made to a reserve fund pursuant to Section 8.2. The budget shall also reflect the sources and estimated amounts of funds to cover such expenses, which may include any surplus to be applied from prior years, any income expected from sources other than assessments levied against the Units, and the amount to be generated through the levy of Base Assessments, Special Assessments and Specific Assessments against each.

The Association is hereby authorized to levy Base Assessments against all Units subject to assessment under Section 8.6 to fund the Common Expenses. The liability for Common Expenses described herein shall be allocated to each Unit in accordance with those percentages set forth on **Exhibit A** for each Unit.

The Board shall send a copy of the final budget, together with notice of the amount of the Base Assessment to be levied pursuant to such budget, to each Owner not less than thirty (30) days prior to the effective date of such budget. Such budget and assessment shall automatically become effective unless subject to the limitation on increases of assessments provided for in Section 8.5.

Failure of the Board to fix assessment amounts or rates or to deliver or mail each Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay assessments on the same basis as for the last year for which an assessment was made, if any, until a new assessment is made, at which time the Association may retroactively assess any shortfalls in collections.

The Board may revise the budget and adjust the Base Assessment from time to time during the year, subject to the notice requirements and the limitations on increases of assessments provided for in Section 8.5.

8.2 Budgeting for Reserves. The Board shall prepare and review at least annually a reserve budget for the Common Elements and other assets of the Association. The budgets shall take into account the number and nature of replaceable assets, the expected life of each asset, and the expected repair or replacement cost. The Board shall include in the Common Expense budget adopted pursuant to Section 8.1, a capital contribution to fund reserves in an amount sufficient to meet the projected need with respect to both amount and timing by annual contributions over the budget period.

8.3 Special Assessments. In addition to other authorized assessments, the Association may, subject to the limitations of Section 8.5, levy Special Assessments to cover unbudgeted expenses or expenses in excess of those budgeted. Any such Special Assessment may be levied: (i) against the entire membership if such Special Assessment is for Common Expenses; or (ii) against an individual Unit if such Special Assessment is for an unbudgeted expense relating to less than all of the Properties. Special Assessments shall be payable in such manner and at such times as determined by the Board, and may be payable in installments extending beyond the fiscal year in which the Special Assessment is approved. The Board shall provide notice of the Special Assessment by first class mail to the Owners not less than thirty (30) nor more than sixty (60) days prior to the Special Assessment becoming due.

8.4 Specific Assessments. The Association shall have the power to levy Specific Assessments against a particular Unit as follows:

(a) To cover the cost of providing services to a Unit, including but not limited to snow removal and parking areas, the Association hereby reserving the right to retain one or more contractors to perform such snow removal for all of the Units. Specific Assessments may be levied in advance; and

(b) To cover costs incurred in bringing a nonconforming Unit into compliance with the Governing Documents, or costs incurred as a consequence of the conduct of the Owner or occupants of a nonconforming Unit, their agents, contractors, employees, licensees, invitees, or guests; provided, the Board shall give the nonconforming Owner prior written notice and an opportunity for a hearing, in accordance with the Bylaws, before levying any Specific Assessment under this Section.

8.5 Limitation on Increases of Special Assessments. Notwithstanding any provision to the contrary, and except for assessment increases necessary for emergency situations or to reimburse the Association for actual costs for insurance required by Section 7.3 of this Declaration, the Board may not impose a Special Assessment that in the aggregate exceeds twenty percent (20%) of the budgeted Common Expenses for the current fiscal year, without one of the following: (i) a majority vote of a quorum of the Members who are subject to the applicable assessment at a meeting of the Association, (ii) an action without meeting by written ballot in lieu thereof signed by all of the Members of the Association, or (iii) a determination by the Board that the amount of the Special Assessment is necessary because of an unexpected event or casualty or an emergency situation or the incurrence of actual costs of insurance.

For purposes of this Section, “quorum” means more than fifty percent (50%) of the total voting power of the Association subject to the applicable assessment. For purposes of this Section, the term “Base Assessment” shall be deemed to include the amount assessed against each Unit for the year immediately preceding the year for which the assessment is to be increased.

An emergency situation justifying a Special Assessment may be, but shall not be limited to, any one of the following:

(a) An extraordinary expense required by an order of a court;

(b) An extraordinary expense necessary to repair or maintain the Properties or any part of them for which the Association is responsible where a threat to personal safety on the Properties is discovered; or

(c) An extraordinary expense necessary to repair or maintain the Properties or any part of them for which the Association is responsible which expense could not have been reasonably foreseen by the Board in preparing and distributing the budget as provided for in Section 8.1. However, prior to the imposition or collection of such an assessment, the Board shall pass a resolution containing written findings as to the necessity of the extraordinary expense involved and why the expense was not or could not have been reasonably foreseen in the budgeting process. Such resolution shall be distributed to the Members with the notice of such assessment.

8.6 Authority to Assess Owners; Date of Commencement of Assessments; Time of Payment. The Declarant hereby establishes that the Association is authorized to levy assessments as provided for in this Article and elsewhere in the Governing Documents. Subject to Sections 8.1 and 8.7, the obligation to pay the assessments provided for herein shall commence as to all Units on the first day of the month following the first conveyance of a Unit to an Owner not affiliated with the Declarant. The first annual assessment shall be adjusted according to the number of days remaining in the fiscal year at the time assessments commence on the Unit. Any assessments collected but not spent prior to the Association incurring expenses shall be placed into the Association's reserve account for maintenance, repair and replacement of the Common Elements and any other common amenities.

Assessments shall be paid in such manner and on such dates as the Board may establish. The Board may require advance payment of assessments at closing of the transfer of title to a Unit and impose special requirements for Owners with a history of delinquent payment. If the Board so elects, annual assessments may be paid in two or more installments. Unless the Board otherwise provides, the Base Assessment shall be due and payable in advance on the first day of each fiscal year. If any Owner is delinquent in paying any assessments or other charges levied on his or her Unit, the Board may require the outstanding balance on all assessments to be paid in full immediately.

8.7 Personal Obligation.

(a) Each Owner, by accepting a deed or entering into a recorded contract of sale for any portion of the Properties, is deemed to covenant and agree to pay all assessments authorized in the Governing Documents. All assessments, together with interest (computed from its due date at a rate of eighteen percent (18%) per annum or such other rate as the Board may establish, subject to the limitations of Wyoming law), late charges as determined by Board resolution, costs, and reasonable attorneys' fees, shall be the personal obligation of each Owner and a lien upon each Unit until paid in full. Upon a transfer of title to a Unit, the grantee shall not be personally liable for any assessments and other charges due at the time of conveyance unless expressly assumed by him/her, but such transferred Unit shall remain subject to any liens imposed upon it pursuant to Section 8.8 herein.

Failure of the Board to fix assessment amounts or rates or to deliver or mail each Owner an assessment notice shall not be deemed a waiver, modification, or a release of any Owner from the obligation to pay assessments. In such event, each Owner shall continue to pay Base

Assessments on the same basis as during the last year for which an assessment was made, if any, until a new assessment is levied, at which time the Association may retroactively assess any shortfalls in collections.

No Owner may exempt himself or herself from liability for assessments by non-use of the Common Elements, by abandonment of his Unit, or any other means. The obligation to pay assessments is a separate and independent covenant on the part of each Owner. No diminution or abatement of assessments or set-off shall be claimed or allowed for any alleged failure of the Association or Board to take some action or perform some function required of it, or for inconvenience or discomfort arising from the making of repairs or improvements, or from any other action it takes.

The Association shall, upon request, furnish to any Owner liable for any type of assessment a certificate in writing signed by an Association officer setting forth whether such assessment has been paid. Such certificate shall be conclusive evidence of payment. The Association may require the advance payment of a reasonable processing fee for the issuance of such certificate.

(b) Declarant's Obligations for Assessments. The Declarant is subject to the payment of assessments against Units that it owns.

8.8 Lien for Assessments. Each Owner, by his or her acceptance of a deed to a Unit, hereby vests in the Association and its agents the right and power to bring all appropriate actions against such Owner personally for the collection as a debt of any unpaid and delinquent billings for Base Assessments, Special Assessments, Specific Assessments, interest, late fees, enforcement costs and other charges owing by such Owner in accordance with the terms hereof. Additionally, in order to secure payment of any billings for Base Assessments, as well as Special Assessments and Specific Assessments, interest, late fees, enforcement costs (including reasonable attorney fees) and other charges due hereunder, Declarant hereby retains, and each Owner by his or her acceptance of a deed to a Unit, hereby grants the Association and its agents a lien for such Base Assessments, as well as Special Assessments and Specific Assessments, interest, late fees, enforcement costs and other charges for which such Owner is responsible under the terms hereof. The Board, acting on behalf of the Association, is authorized to record a notice of any unpaid amounts secured by such lien in the Public Records, which shall include a description of the applicable Unit and the name of the Owner thereof and the basis for the amount of the lien. Said lien shall be enforceable by the Association or its agents through all appropriate methods available under applicable Wyoming law for the enforcement of such liens, including without limitation, non-judicial foreclosure, and the Declarant and each such Owner hereby expressly grant to the Association a power of sale in connection with said lien. The Association may designate a trustee in writing from time to time to post or cause to be posted the required notices and to conduct such foreclosure sale. The trustee may be changed at any time and from time to time by an instrument in writing and signed by the President or a Vice President of the Association and attested by the Secretary or any Assistant Secretary of the Association and filed for record in the Public Records. The Association may bid for the Unit at the foreclosure sale and acquire, hold, lease, mortgage and convey the Unit. While a Unit is owned by the Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Unit shall be charged, in addition to its usual assessment, its pro rata share of the assessment that would have been charged such Unit had it not been acquired by the Association. The Association

may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same.

The sale or transfer of any Unit shall not affect the assessment lien or relieve such Unit from the lien for any subsequent assessments. Notwithstanding the foregoing, after any foreclosure or deed in lieu of foreclosure, such Unit shall remain subject to this Declaration and the new Owner of such Unit shall thereafter be personally liable for all charges of the type described above which relate to such Unit which become due after such new Owner acquires title to said Unit by foreclosure or by acceptance of a deed in lieu of foreclosure. All sums previously assessed hereunder but still unpaid after any foreclosure or deed in lieu of foreclosure shall remain the obligation of and shall be payable by the person foreclosed upon; *provided, however*, if such sum should prove uncollectible after reasonable efforts, then it shall be deemed to be a Common Expense, collectable from all of the other Owners, including the purchaser of the Unit at foreclosure, and shall be shared among such Owners in the same manner as other Common Expenses are shared. No sale or transfer of any Unit shall: (i) relieve any Owner thereof from personal liability for any of such unpaid charges attributable to the applicable Unit which become due prior to the date of such sale or transfer; or (ii) satisfy or extinguish the above-described lien in respect of such unpaid charges.

ARTICLE IX ADDITIONAL RIGHTS RESERVED TO DECLARANT

9.1 Additional Covenants and Easements. During the time that Declarant owns any real property subject to this Declaration, the Declarant may subject any portion of the Property to additional covenants and easements, including covenants obligating the Association to maintain and insure such property and authorizing the Association to recover its costs through the various Assessments as provided for herein. Such additional covenants and easements may be set forth either in a Supplemental Declaration subjecting such property to this Declaration or in a separate Supplemental Declaration referencing property previously subjected to this Declaration.

9.2 Effect of Filing Supplemental Declarations. Any Supplemental Declaration filed pursuant to this Article shall be effective upon recording in the Public Records unless otherwise specified in such Supplemental Declaration. On the effective date of the Supplemental Declaration, any additional property subjected to this Declaration shall be assigned voting rights in the Association and assessment liability in accordance with the provisions of this Declaration.

9.3 Marketing. Declarant reserves the right for itself and its agents to install and maintain flags, banners and/or signage within the Properties and to conduct sales activities within the Properties (including, but not limited to, conducting open houses for brokers and prospective purchasers within model Units and performing other forms of advertising) for purposes of marketing and advertising the Properties and its agents.

9.4 Budget Considerations. As additional properties are annexed to the Properties pursuant to this Article IX, the budget of the Association may be affected, as well as assessment obligations of the Owners as a result thereof.

9.5 Right to Approve Additional Covenants. So long as Declarant owns any property subject to this Declaration, no Person shall record any declaration of covenants, conditions and restrictions, or declaration of condominium or similar instrument affecting any portion of the Properties without Declarant's review and written consent. Any attempted recordation without such consent shall result in such instrument being void and of no force and effect unless subsequently approved by written consent signed by the Declarant and recorded in the Public Records.

9.6 Right to Approve Changes in Rules and Regulations. No amendment to or modification of any Rules and Regulations shall be effective without prior notice to and the written approval of Declarant so long as the Declarant owns property subject to this Declaration.

9.7 Right to Appoint Members of Board. The Declarant hereby reserves the right to appoint and/or remove all members of the Board of Directors of the Association and any and all members of any committees created by the Board. Following the expiration of the Declarant's rights, the Directors shall be elected and shall serve as provided in the Bylaws.

9.8 Right to Delay Commencement of Association, Meetings or Assessments. The Declarant hereby reserves the right to delay the filing of the Articles for the Association, creation of Bylaws and Rules and Regulations, or to delay the commencement of Association meetings or to delay implementation of Association assessments as required hereunder and in the Bylaws. In the event that the Declarant elects to delay the creation of the association, the rights, but not the obligations, of the Association created by this Declaration are hereby assigned to the Declarant until such time as the Association is created.

9.9 Right to Amend Plat. The Declarant hereby reserves the right to amend the Plat to provide for the orderly development of the Properties as determined by the Declarant. By accepting a deed for their Unit, an Owner acknowledges the Declarant's rights as set forth in this Section 9.9 and expressly consents thereto.

9.10 Termination of Rights. The rights contained in this Article shall not terminate until the Declarant, or any party controlled by or under common control with Declarant, is no longer a record owner of any real property subject to this Declaration unless Declarant elects to terminate such reservations at an earlier date. Declarant may from time to time relinquish and surrender one or more but less than all of the reserved rights, in which event the unrelinquished reserved rights shall remain fully valid and effective for the remainder of the term thereof.

9.11 Right to Meeting Minutes, Meeting Attendance. Notwithstanding the limitations set forth in Section 9.10, the Declarant shall be provided complete minutes of all meetings of the Association or the Board held during the period of ten (10) years following the date of Declarant's sale or other conveyance of the last of the Units to an unrelated third party. In addition, Declarant shall have the right, but not the obligation, to attend meetings of the Association or the Board for a period of ten (10) years following the date of Declarant's sale or other conveyance of the last of the Units to an unrelated third party, notwithstanding Declarant's earlier sale or other transfer of all of its interest in the Project. Declarant shall be provided notice of such meetings in the matter and upon the timeframes applicable to Owners.

9.12 Right to Cure Alleged Defects. It is Declarant's intent that all improvements constructed or made by Declarant in the Project be built or made in compliance with all applicable building codes and ordinances. Nevertheless, due to the complex nature of construction and the subjectivity involved in evaluating such quality, disputes may arise as to whether a defect exists and Declarant's responsibility therefor. It is Declarant's intent to resolve all disputes and claims regarding Alleged Defects (as defined below) amicably, and without the necessity of time-consuming and costly litigation. Accordingly, the Association, the Board and all Owners shall be bound by the following claim resolution procedure:

(a) **Declarant's Right to Cure.** In the event the Association, the Board or any Owner or Owners (collectively, "**Claimant**") claim, contend or allege that any portion of the Project, including, without limitation, any Unit, and/or any improvements constructed on the Project, are defective or that Declarant or its agents, consultants, contractors or subcontractors were negligent in the planning, design, engineering, grading, construction or other development thereof (any of the foregoing, an "**Alleged Defect**"), Declarant hereby reserves the right to inspect, repair and/or replace such Alleged Defect as set forth herein.

(b) **Notice to Declarant.** In the event that a Claimant discovers any Alleged Defect, Claimant shall, within a reasonable time after discovery, notify Declarant in writing, at the address at which Declarant maintains its principal place of business, of the specific nature of such Alleged Defect ("**Notice of Alleged Defect**").

(c) **Right to Enter, Inspect, Repair, and/or Replace.** Within a reasonable time after the receipt by Declarant of a Notice of Alleged Defect, or the independent discovery of any Alleged Defect by Declarant, as part of Declarant's reservation of rights, Declarant shall have the right, upon reasonable notice to Claimant and during normal business hours, to enter onto or into, as applicable, any Unit, and/or any improvements or other portion of the Project for the purposes of inspecting and, if deemed necessary by Declarant, repairing and/or replacing such Alleged Defect. In conducting such inspection, repairs and/or replacement, Declarant shall be entitled to take any actions as it shall deem reasonable and necessary under the circumstances.

(d) **Legal Actions.** No Claimant shall initiate any legal action, cause of action, proceeding, reference or arbitration against Declarant alleging damages (i) for the costs of repairing or the replacement of any Alleged Defect, or (ii) for the diminution in value of any real or personal property resulting from such Alleged Defect, unless and until (1) Claimant has delivered to Declarant a Notice of Alleged Defect and (2) Declarant has, within ninety (90) days after its receipt of such Notice of Alleged Defect, either (x) failed to repair or replace such Alleged Defect or (y) if such Alleged Defect cannot reasonably be repaired or replaced within such ninety (90) day period, failed to commence such repair or replacement of the Alleged Defect and, thereafter, failed to pursue diligently such repair or replacement to completion. Any such action undertaken on behalf of the Association shall also require, as a prerequisite to such action, the approval of not less than sixty-six percent (66%) of the Owners and not less than sixty-six percent (66%) of the Mortgagees. In no event will Declarant be liable for, nor shall any Claimant be entitled to pursue, consequential damages resulting from any Alleged Defect.

(e) **No Additional Obligations; Irrevocability and Waiver of Right.** Nothing set forth in this Section shall be construed to impose any obligation on Declarant to inspect, repair

or replace any item or Alleged Defect for which Declarant is not otherwise obligated under applicable law. The right of Declarant to enter, inspect, repair, and/or replace reserved hereby shall be irrevocable and may not be waived or otherwise terminated except by a writing, in recordable form, executed and recorded by Declarant in the Public Records.

(f) **Waiver**. Notwithstanding anything to the contrary in this Section 9.12, (i) Declarant hereby disclaims any representations and warranties in respect of, shall have no continuing liability to any Owner for, any design or construction defects (whether known or unknown) relating to the Project, including latent defects, and (ii) the provisions of this Section 9.12 in no way extend or modify any contractual waivers or statutes of limitation or statutes of repose.

(g) **Amendment**. Notwithstanding any other provision of this Declaration to the contrary, the provisions of this Section 9.12 may be amended only with the written consent of Declarant, any such amendment being applicable only to Alleged Defects with respect to which a Notice of Alleged Defect is delivered after the date of such amendment.

ARTICLE X EASEMENTS

10.1 Easements in Common Elements. The Declarant grants to each Owner a non-exclusive right and easement of use (subject to the rights of other Owners, Members and the Association), access, and enjoyment in and to the General Common Elements.

The foregoing grants are subject to:

(a) The restrictions, rules and regulations set forth in the Governing Documents and any other applicable covenants;

(b) Any restrictions or limitation contained in any deed or easement conveying such property or easement to the Association;

(c) The right of the Board to adopt rules regulating the use and enjoyment of the Common Elements;

(d) The right of the Board to suspend the right of an Owner to use the Common Elements (i) for any period during which any charge or assessment against such Owner's Unit remains delinquent, and (ii) for a period not to exceed thirty (30) days for a single violation or for a longer period in the case of any continuing violation of the Governing Documents after notice and a hearing pursuant to the Bylaws.

Any Owner may extend his or her right of use and enjoyment of the Common Area to the members of his or her family, lessees, and social invitees, as applicable, subject to reasonable regulation by the Board. An Owner who leases his or her Unit, subject to the terms and conditions of this Declaration, shall be deemed to have assigned all such rights to the lessee of such Unit for the period of the lease.

10.2 Easements for Utilities and Infrastructure.

(a) All dedications, limitations, restrictions and reservations of easements, including those for drainage, prepared and recorded by Declarant and/or set forth on the Plat are incorporated herein by reference and made a part of this Declaration for all purposes as if fully set forth in this Declaration.

(b) The Declarant hereby grants to the Association and each Owner of a Unit, and, so long as the Declarant owns a Unit, reserves for itself, and reserves the right to grant to utility providers, the Association, and the owners of any of the Units perpetual non-exclusive utilities easements located as described on the Plat for the purpose of:

(i) Installing utilities and infrastructure, including without limitation, water and sewer systems, cable and other systems for sending and receiving data and/or other electronic signals; signage; security and similar systems; roads, sidewalks, bicycle racks, pathways and drainage systems; to serve the Properties;

(ii) Inspecting, maintaining, repairing and replacing such utilities and infrastructure to serve the Properties; and

(iii) Access to read utility meters.

(c) All work associated with the exercise of the easements described in subsections (a) and (b) of this Section shall be performed in such a manner as to minimize interference with the use and enjoyment of the property burdened by the easement. Upon completion of the work, the Person exercising the easement shall restore the property, to the extent reasonably possible, to its condition prior to the commencement of the work. The exercise of these easements shall not extend to permitting entry into the structures on any Unit, nor shall it unreasonably interfere with the use of any Unit and, except in an emergency, entry onto any Unit shall be made only after reasonable notice to the Owner or occupant.

(d) In order to adequately serve each Unit and the General Common Elements, utility facilities may be constructed and may encroach on a Unit(s). An easement for such encroachment and for the maintenance of the same shall and does hereby exist.

10.3 Easements for Maintenance, Emergency and Enforcement. The Declarant grants to the Association easements over the Common Elements as necessary to enable the Association to fulfill its maintenance responsibilities under Section 7.2. The Association shall also have the right, but not the obligation, to enter upon any Unit, but not to enter any structure thereon, for emergency, security, and safety reasons and to inspect for the purpose of ensuring compliance with the Governing Documents and to enforce the Governing Documents. Such right may be exercised by any member of the Board and its duly authorized agents and assignees, and all emergency personnel in the performance of their duties. Except in an emergency situation, entry shall only be during reasonable hours and after notice to the Owner. Some of the General Common Elements are or may be located within the Units or may be conveniently accessible only through the Units. The Owners of other Units shall have the irrevocable right, to be exercised by the Association as their agent, to have access to each Unit and to all General Common Elements from time to time during such reasonable hours as may be necessary for the maintenance, repair, or

replacement of any of the General Common Elements located therein or accessible therefrom or for making emergency repairs therein necessary to prevent damage to the General Common Elements or to any Unit or Units. The Association shall also have such right independent of any agency relationship. Damage to the interior of any part of a Unit or Units resulting from the maintenance, repair, emergency repair, or replacement of any of the General Common Elements or as a result of emergency repairs within another Unit at the instance of the Association or of Owners shall be an expense of all of the Owners of the General Common Elements; *provided, however*, that if such damage is the result of negligence of the Owner of a Unit, then such Owner shall be financially responsible for all of such damage. Amounts owing by Owners pursuant hereto shall be collected by the Association by assessment pursuant to Article VIII.

10.4 Easements for Cross-Drainage. Every Unit shall be burdened with easements for natural drainage of storm water runoff from other portions of the Properties; provided, no Person shall alter the natural drainage on any Unit to increase materially the drainage of storm water onto adjacent portions of the Properties without the consent of the Owner(s) of the affected Unit and the Board.

10.5 Easement for Emergency Vehicles. The Properties are hereby burdened with an easement allowing all policemen, firemen, ambulance personnel, and similar emergency personnel entry to perform their duties, including the enforcement of traffic regulations.

10.6 Easement for Encroachments. If any part of the Common Elements encroaches or shall hereinafter encroach upon a Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. If any part of a Unit encroaches or shall hereafter encroach upon the Common Elements, or upon an adjoining Unit, an easement for such encroachment and for the maintenance of the same shall and does exist. Such encroachments shall not be considered to be encumbrances either on the Common Elements or the Units. Encroachments referred to herein are limited to encroachments caused by engineering errors, settling, rising, or shifting of the earth, or by changes in position caused by construction, repair or reconstruction or any part thereof in accordance with the original plans and any encroachment due to building overhang or projection.

10.7 Owner's Right to Ingress and Egress and Support. Each Owner shall have the right to ingress and egress over, upon, and across the Common Elements necessary for access to her/his Unit, and shall have the right to the horizontal and lateral support of her/his Unit, and such rights shall be appurtenant to and pass with the title to each Unit.

ARTICLE XI AMENDMENT OF DECLARATION

11.1 By Declarant. In addition to any specific amendment rights granted elsewhere in this Declaration, until the conveyance of ninety-five percent (95%) of the Units to an Owner unaffiliated with Declarant, Declarant may unilaterally amend or repeal this Declaration for any purpose, provided that any such amendment or repeal does not materially adversely affect the rights or interests of any other Owner. Thereafter, and until such time as Declarant no longer owns any interest in the Project, Declarant may unilaterally amend this Declaration if such amendment is necessary to (i) correct clerical, typographical or technical errors, or to bring any provision into

compliance with any applicable governmental statute, rule, regulation, or judicial determination; (ii) enable any reputable title insurance company to issue title insurance coverage on the Units; (iii) enable any institutional lender, the Federal National Mortgage Association, Federal Home Loan Mortgage Corporation, or any successor or similar governmental authority to make, purchase, insure or guaranty mortgage loans on the Units; (iv) to satisfy the requirements of any local, state or federal governmental agency, including any department of real estate or real estate commission, (v) correct or reflect modifications to, or discrepancies in, the physical attributes of the Project, including the size, location and configuration of Units and Common Elements, that may have arisen during construction of the Project, or (iv) to satisfy the reasonable and customary underwriting requirements of any insurance company providing insurance on any portion of the Project.

In addition to the foregoing, for as long as Declarant owns a Unit, Declarant shall have the right to (a) relocate the boundaries of and between two adjoining Units, (b) physically combine a part of or combination of parts of the space of one Unit with a part of or combination of parts of the space within one or more adjoining Units, or (c) subdivide a Unit or part of a Unit to create additional Units (in each case, provided that the affected Units are owned by Declarant). Before exercising its rights herein, Declarant must obtain all necessary approvals from any governmental authority having jurisdiction over the Project before exercising its rights herein. Declarant shall be permitted to execute and record any amendment to the Declaration or the Condominium Plat, or both, effectuating the relocation of boundaries of, combination or subdivision, or redesignation of Unit(s). If Declarant requires, whether for title purposes, governmental approvals or otherwise, the Board shall ratify the action in connection with effectuating such relocation of boundaries, combination or subdivision, or redesignation of Unit(s), and take such necessary actions in connection therewith if the requirements in this section have been satisfied.

Notwithstanding the foregoing reserved amendment rights of Declarant, Declarant shall obtain written consent of mortgagees that represent at least 51% of the votes of Owners that are subject to mortgages if the subject amendment is materially adverse to such mortgagees; *provided, however*, that if such Mortgagees fail to respond to any written proposal for an amendment within 60 days after receipt of proper notice of the proposal (delivered by certified mail or registered mail with a return receipt requested), such approval shall be deemed implied as of the date of expiration of such 60 day period.

11.2 By Members. Except as otherwise specifically provided above and elsewhere in this Declaration, this Declaration may be amended only by the affirmative vote or written consent, or any combination thereof, of at least sixty-six percent (66%) of the Members.

11.3 Validity and Effective Date. No amendment may remove, revoke, or modify any right or privilege of the Declarant without the written consent of the Declarant. If an Owner consents to any amendment to this Declaration or the Bylaws, it will be conclusively presumed that such Owner has the authority to consent, and no contrary provision in any Mortgage or contract between the Owner and a third party will affect the validity of such amendment. Any amendment shall become effective upon recording in the Public Records, unless a later effective date is specified in the amendment. Any procedural challenge to an amendment must be made within thirty (30) days of its recordation, or such amendment shall be presumed to have been

validly adopted. In no event shall a change of conditions or circumstances operate to amend any provisions of this Declaration.

ARTICLE XII MECHANIC'S LIEN RIGHTS

No labor performed or services or materials furnished with the consent of or at the request of an Owner or his/her agent or her/his contractor or subcontractor shall be the basis for the filing of a lien against the Unit of any other Owner, or against any part thereof, or against any other property of any other Owner, unless such other Owner has expressly consented to or requested the performance of such labor or furnishing of such materials or services. Such express consent shall be deemed to have been given by the owner of any Unit in the case of emergency repairs thereto. Labor performed or services or materials furnished for the Project or any portion thereof, if duly authorized by the Association, shall be deemed to be performed or furnished with the express consent of each Owner of that portion of the Project. Any Owner may remove his/her Unit from a lien against two or more Units or any part thereof by payment to the holder of the lien of the fraction of the total sum secured by such lien which is attributable to her/his Unit.

ARTICLE XIII MISCELLANEOUS

13.1 Registration of Mailing and E-mail Address; Notice; Implied Approval of Mortgagees and Guarantors. Each Owner shall register his/her mailing address and e-mail address with the Association and all notices or demands intended to be served upon any Owner shall be sent by either (a) registered or certified mail, postage prepaid, addressed in the name of the Owner at such registered mailing address, by personal delivery or by overnight courier, or (b) by e-mail. All notices or demands intended to be served upon the Association shall be given by registered or certified mail, postage prepaid, or by overnight courier to the address of the Association as designated in the Association Bylaws, or if no such address is designated, to the registered agent of the Association with the Wyoming Secretary of State. All notices or demands intended to be served to a Mortgagee or guarantor of a recorded mortgage shall be given by registered or certified mail, postage prepaid, return receipt requested or by overnight courier. Any notice referred to in this Section to an Owner or the Association shall be deemed given when deposited in the United States mail or when delivery or refusal of delivery occurs when deposited by an overnight courier, or when sent by e-mail, as is provided for in this Section. Any notice referred to in this Section to a Mortgagee or guarantor of a mortgage of record shall be deemed given when such entity or person receives such notice; *provided, however*, that if such Mortgagees or guarantors fail to respond to any request within 60 days after receipt of proper notice of the request (delivered by certified mail or registered mail with a return receipt requested), such approval shall be deemed implied as of the date of expiration of such 60-day period.

13.2 Exhibits. The exhibits attached to this Declaration are incorporated by this reference and amendments of such exhibits shall be governed by this Article.

13.3 No Waiver. The failure of the Board or its agents to insist, in one or more instances, upon the strict performance of any of the covenant, condition or restrictions of this Declaration, or to exercise any right or option herein contained, or to serve any notice or to institute any action,

shall not be construed as a waiver or a relinquishment, for the future, of such term, covenant, condition or restriction; but such term, covenant, condition or restriction shall remain in full force and effect. The receipt and acceptance by the Board or its agent of the payment of any assessment from an Owner, with knowledge of the breach of any covenant hereof, shall not be deemed a waiver of such breach, and no waiver by the Board of any provision hereof shall be deemed to have been made unless expressed in writing and duly signed by or on behalf of the Board.

13.4 Owner's Obligations Continue. The Owner of a Unit shall have no obligation for expenses or other obligations accruing after he/she sells his/her entire interest in such Unit.

13.5 Number and Gender. Whenever used herein, unless the context shall otherwise provide, the singular number shall include the plural, the plural the singular, and the use of any gender shall include all genders.

13.6 Severability. If any of the provisions of this Declaration or any clause, paragraph, sentence, phrase, or word or the application thereof in any circumstances be invalidated, such invalidity shall not affect the validity of the remainder of the Declaration, and the application of any such provision, paragraph, sentence, clause, phrase, or word in any other circumstance shall not be affected thereby.

13.7 Construction by Declarant. Nothing in this Declaration, or any action taken by the Association, shall limit the right of Declarant to complete construction of improvements to the Common Elements and to Units owned by Declarant or to alter the foregoing, or to construct such additional improvements as Declarant deems advisable prior to completion and sale of the entire Project. Such right shall include, but shall not be limited to, erecting, constructing, and maintaining on the Project such structures and displays as may be reasonably necessary for the conduct of its business of completing the work and disposing of the same by sale, lease, or otherwise. This Declaration shall not limit, nor shall any action of the Association limit, the right of Declarant at any time prior to the sale of all Units by Declarant to establish on the Project additional easements, reservations and rights of way to itself, to utility companies, or to others as may from time to time be necessary to the proper development and disposal of the Project.

13.8 Statute. The provisions of this Declaration shall be in addition and supplemental to the Act and to all other provisions of law.

13.9 Condemnation.

(a) **Consequences of Condemnation.** If, at any time or times during the continuance of the condominium ownership pursuant to this Declaration, all or any part of the Project shall be taken or condemned by any public authority or sold or otherwise disposed of in lieu of or in avoidance thereof, the following provisions shall apply.

(b) **Proceeds.** All compensation, damages, or other proceeds therefrom, the sum of which is hereinafter called the "Condemnation Award," shall be payable to the Association.

(c) **Complete Taking.** In the event that the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership pursuant hereto shall terminate. The Condemnation Award shall be apportioned among

the Owners (first to Mortgagees and other lien holders in the order of priority of their mortgages and other liens and the balance remaining to each respective Owner) of the Units in proportion to their interest in the Common Elements as set forth on **Exhibit A** attached hereto, provided that if a standard different from the value of the Project as a whole is employed to measure the Condemnation Award in the negotiation, judicial decree, or otherwise, then in determining such shares the same standard shall be employed to the extent it is relevant and applicable.

On the basis of the principle set forth in the preceding paragraph, the Association shall as soon as practicable determine the share of the Condemnation Award to which each Owner is entitled. Such shares shall be paid into separate accounts and disbursed as soon as practicable, first to Mortgagees and other lien holders in the order of priority of their mortgages and other liens and the balance remaining to each respective Owner.

(d) **Partial Taking.** In the event that less than the entire Project is taken or condemned, or sold or otherwise disposed of in lieu of or in avoidance thereof, the condominium ownership hereunder shall not terminate. Each Owner shall be entitled to a share of the Condemnation Award to be determined in the following manner: As soon as practicable the Association shall, reasonably and in good faith, allocate the Condemnation Award between compensation, damages, or other proceeds, and shall apportion the amounts so allocated among the Owners as follows: (a) the total amount allocated to taking of or injury to the Common Elements shall be apportioned among Owners of the Units in proportion to their interest in the Common Elements as set forth on **Exhibit A** attached hereto, (b) the total amount allocated to severance damages shall be apportioned to those Condominium Units which were not taken or condemned, (c) the respective amounts allocated to the taking of or injury to a particular Unit and/or improvements an Owner has made within her/his own Unit shall be apportioned to the particular Unit involved, and (d) the total amount allocated to consequential damages and any other takings or injuries shall be apportioned as the Association determines to be equitable in the circumstances. If an allocation of the Condemnation Award is already established in negotiation, judicial decree, or otherwise, then in allocating the Condemnation Award the Association shall employ such allocation to the extent it is relevant and applicable. Distribution of apportioned proceeds shall be made in the same manner provided above in subsection (c), first to Mortgagees and other lien holders in the order of priority of their mortgages and other liens and the balance remaining to each respective Owner.

(e) **Reorganization.** In the event a partial taking results in the taking of a complete Unit, if appropriate in the determination of the Board, the Owner thereof automatically shall cease to be a member of the Association. Thereafter, the Board shall reallocate the Ownership, voting rights, and assessment ratio determined in accordance with this Declaration according to the same principles employed in this Declaration at its inception and shall submit such reallocation to the Owners of remaining Units for amendment of this Declaration as provided in this Declaration.

(f) **Reconstruction and Repair.** Any reconstruction and repair necessitated by condemnation shall be governed by the procedures specified above.

(g) **Limitations in Action of Owners Association.** Notwithstanding any other provisions in this Article and except as provided by statute, in case of condemnation or substantial

loss to the Units and/or Common Elements, unless at least three-fourths of Owners of the individual Units have given their prior written approval and unless the additional approval of mortgagees who represent at least 51% of the votes of the Owners that are subject to mortgages of record at such time have given their prior written approval, the Association may not:

- (1) By act or omission seek to abandon or terminate the Project;
- (2) Change the pro rata interest or obligations of any Unit in order to levy assessments or charges, allocate distribution of hazard insurance proceeds or condemnation awards or determine the pro rata share of ownership of each Unit in the Common Elements;
- (3) Partition or subdivide any Unit, provided that such partition or subdivision does not affect the structural elements of the Building or cause any alteration of the Common Elements other those Common Elements contained entirely within such Owner's Unit;
- (4) Seek to abandon, partition, subdivide, encumber, sell or transfer the Common Elements by act or omission; or
- (5) Use hazard insurance proceeds for losses to any Project property (whether Units or Common Elements) for other than the repair, replacement or reconstruction of the Project property.

13.10 Negotiation and Mediation. The provisions of this Section 13.10 are in addition to the provision of Section 9.12. The term “**Claims**” means any and all causes of action, claims, costs, damages, expenses, liabilities, and other claims. The Persons subject to this Declaration will make every reasonable effort to meet in person and confer for the purpose of resolving any Claim by good faith negotiation. If requested in writing, the Board may appoint a representative to assist the parties in negotiation. The term “**Bound Party**” shall mean Declarant, the Association, its officers, directors, and committee members, if any, all Persons subject to this Declaration, and any Person subject to this Declaration. Any Bound Party having a Claim (“**Claimant**” against any other Bound Party (“**Respondent**”) (collectively, the “**Parties**”) shall notify each Respondent in writing (the “**Request for Resolution**”), stating plainly and concisely: (i) the nature of the Claim, including the Persons involved and Respondent; (ii) the legal basis of the Claim (i.e., the specific authority out of which the Claim arises); (iii) Claimant's proposed remedy; and (iv) that Claimant will meet with Respondent to discuss in good faith ways to resolve the Claim; and (v) that Respondent must respond to the Request for Resolution within thirty (30) days of its receipt or it will be deemed to have been rejected.

(a) If a respondent to a Claim rejects the Request for Resolution, or the Parties do not resolve the Claim within forty-five (45) days of the date of acceptance of the Request for Resolution (or within such other period as may be agreed upon by the Parties) (“**Termination of Negotiations**”), Claimant shall have fifteen (15) additional days to submit the Claim to mediation under the auspice of an independent mediation agency providing dispute resolution services (including through travel) in Teton County, Wyoming.

(b) If Claimant does not submit the Claim to mediation within such time, or does not appear for the mediation, Claimant shall be deemed to have waived the Claim, and Respondent shall be released and discharged from all liability to Claimant on account of such Claim; provided, nothing herein shall release or discharge Respondent from any liability to any Person other than the Claimant.

(c) Any settlement of the Claim through mediation shall be documented in writing by the mediator and signed by the Parties. If the Parties do not settle the Claim within thirty (30) days after submission of the matter to the mediation, or within such time as determined by the mediator, the mediator shall issue a notice of termination of the mediation proceedings ("**Termination of Mediation**"). The Termination of Mediation notice shall set forth that the Parties are at an impasse and the date that mediation was terminated. If the mediation is successful, each party shall bear their own costs and attorney fees.

(d) If the Disputing Persons are not successful in resolving the dispute through the mediation, then the Disputing Persons, or any one of them, may pursue, subject to the provisions of Section 9.12, any remedy at law or equity.

13.11 Rights of Mortgagees and Guarantors. Within at least thirty days of the Association obtaining actual knowledge of the following, the Association shall send written notification to all Mortgagees and Guarantors of a mortgage of record of the following events:

(a) Any condemnation or casualty loss that affects either a material portion of the Project or the Unit that secures a mortgage;

(b) Any 60-day delinquency in the payment of assessments or charges owed by the Owner of a Unit on which such Mortgagee or Guarantor holds a mortgage;

(c) A lapse, cancellation or material modification of any insurance policy maintained by the Association upon which the Association; and

(d) Any proposed action that requires the consent of a specified percentage of Mortgagees.

13.12 Act of Neglect of Owner. If, due to the act or neglect of an Owner, or a member of his/her family or her/his household pet or of a guest, tenant or other authorized occupant, customer, employee or visitor of such Owner and which act or neglect is not covered by the Association's insurance, damage shall be caused to the General Common Elements or to a Unit owned by others, or maintenance, repairs or replacements shall be required which would otherwise be an expense of the General Common Elements, then such Owner shall pay for such damage and such maintenance, repairs and replacements as may be determined by the Association's insurance.

13.13 Declarant as Beneficiary. Notwithstanding anything to the contrary contained in this Declaration, the Declarant shall be deemed a third-party beneficiary of this Declaration and shall have the right and standing to enforce the terms and conditions hereof against the individual Owners or the Association, as the case may be, for a period of ten (10) years after the date of this Declaration.

13.14 No Priority. No provision of this Declaration or the Bylaws gives or shall be construed as giving any Owner or any other party priority over any rights of the first Mortgagee of any Unit in the case of distribution to such Owner of insurance proceeds or condemnation awards for losses to or a taking of the Units and/or Common Elements.

[Signature Page Follows]

IN WITNESS WHEREOF, the undersigned Declarant has executed this Declaration the date and year first written above.

Declarant:

**L2 REAL ESTATE HOLDINGS,
LLC**, a Wyoming limited liability
company

By: _____
Name: _____
Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as the _____ of **L2 REAL ESTATE HOLDINGS, LLC**, a Wyoming limited liability company, this _____ day of _____, 2024.

Witness my hand and official seal.

Notary Public
My commission Expires:

**EXHIBIT A
TO CONDOMINIUM DECLARATION**

Unit Number	Area of Unit Used to Calculate Ownership % of General Common Elements (in some cases the area has been rounded to arrive at the ownership % shown here on Exhibit A)	Ownership % of General Common Elements
101	1,397	16.97%
102	887	10.77%
103	1,139	13.84%
201	2,691	32.69%
202	2,118	25.73%
Total	8,232	100%

EXHIBIT B TO CONDOMINIUM DECLARATION

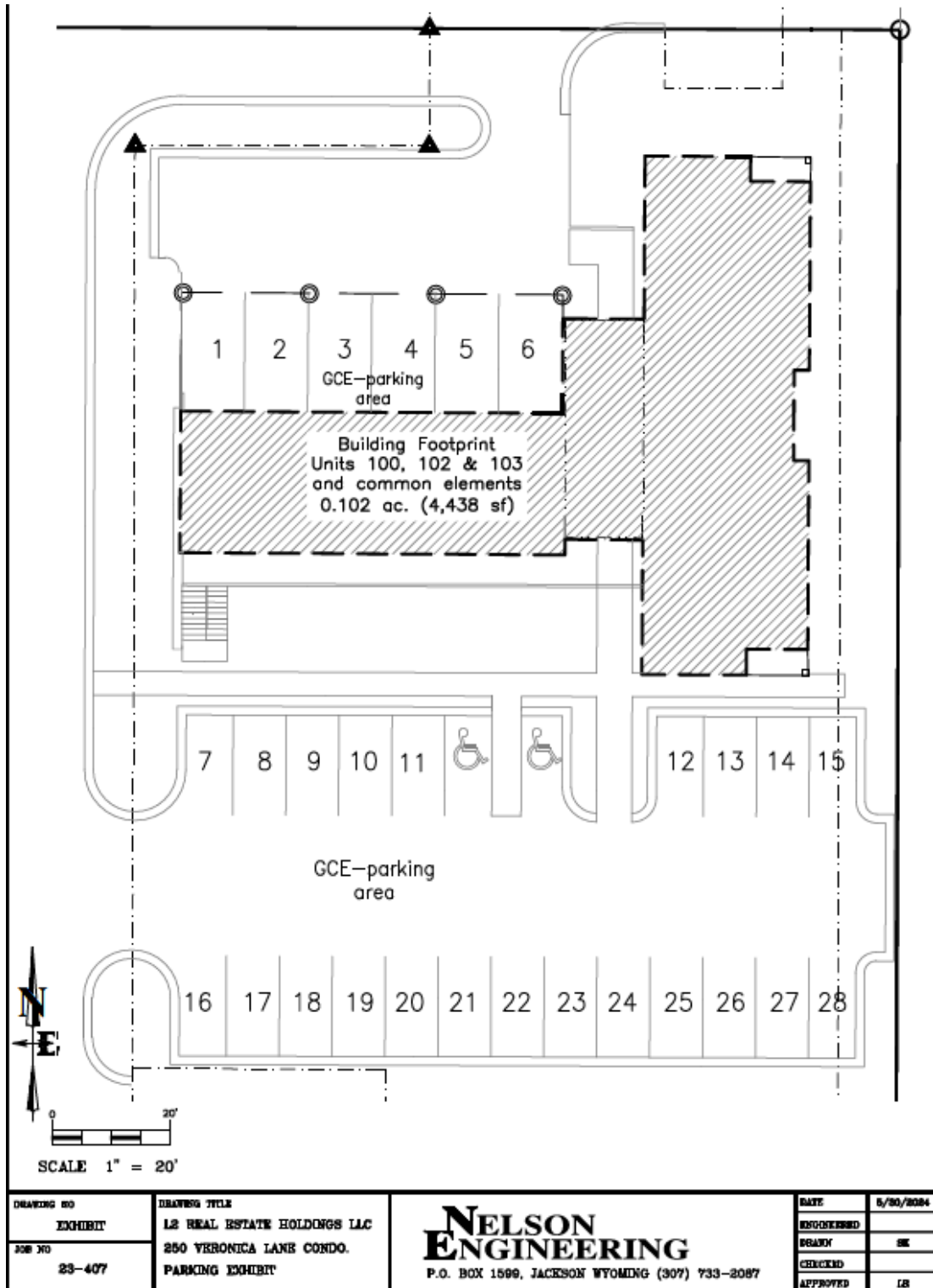


EXHIBIT C
TO CONDOMINIUM DECLARATION

1. Flea market;
2. Swap shop, pawn shop, second hand store or surplus store, except that antique stores and second-hand stores of the type usually found in upscale shopping centers shall be permitted;
3. Massage parlor, but massage services in day spas and other similar retail establishments shall be permitted;
4. Adult bookstore or adult novelty store (meaning a store primarily engaged in the sale, rental, distribution or display of pornographic, lewd, sexually explicit or so called adult material), but the foregoing shall not prohibit the sale of so-called adult materials in a bookstore where such materials are an incidental portion of the books being offered for sale;
5. Facility for the sale of paraphernalia for use with illegal drugs or marijuana (regardless of whether it has been legalized), and including a so called "head shop", "smoke shop", or facility for the sale, rental, distribution or display of drug paraphernalia such as roach clips, bongs, water pipes, coke spoons, cigarette wrapping papers, pipes and/or syringes;
6. Funeral parlor or mortuary;
7. Gambling for money facility or operation, except that sales of legal lottery tickets shall be permitted;
8. Dry cleaning plant or laundry plant;
9. Drug or alcohol addiction recovery facility;
10. Day labor hiring hall;
11. Homeless shelter or similar mission, including a charity dining hall;
12. Tattoo establishment;
13. Bail bond company;
14. Ambulance service;
15. General manufacturing;
16. Kennels;
17. Manufactured home sales;
18. Mobile home parks;

19. Outdoor storage;
20. Rental lots for motorized vehicles, boats or other recreational vehicles;
21. Sale, repair or service of boats or other recreational vehicles;
22. Sales, service or rental of commercial equipment or construction materials;
23. Salvage and recycling center and transfer stations;
24. Shipping or distribution, warehouse transport center;
25. Vehicle towing services;
26. Vehicle sales or mechanic services, or auto body repair;
27. Cigar, smoking or hookah bar (meaning an establishment whereby patrons primarily gather to smoke tobacco in whatever form); or
28. Warehouse or other indoor storage (except indoor storage incidental to a permitted use).

Dear Council Members and Planning Development,

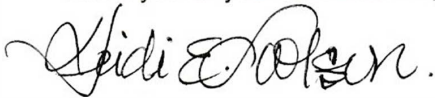
I write to you today on behalf of 2LSN LLC. 270 Veronica Lane. We'd like you to consider the impact of the current proposal for condominiumization from 250 Veronica Lane and how it will impact the private subdivision and the property owners. We'd like you to consider annexing Veronica Lane into the Town of Jackson with the expansions.

We'd like you to know that we don't contest the request of Lots 4 & 5, but would like the Town Council and Planning Department to address the impacts that have been passed on to the property owners and businesses in the subdivision. The previous rezoning approval for 235 & 255 Veronica Lane, CWC College led to the sale of the lots and has now led to a massive apartment development. Pitts West Investments Development expansion has impacted the HOA and its property owners immensely. The original property owners have been forced to absorb the cost of the ongoing developments and the impacts of the building, and the roadways increased use has caused damages and often is clogged and unpassable with the construction from Pitts West Investments Development.

The proposed plans are impacting the surrounding neighbors and businesses. The lots that have/are asking for rezoning are the largest and most used in the subdivision, with the least amount of parking. The increased usage of the projection on the Homeowners Association is sure to incur repairs and maintenance at a more frequent rate. We ask you to consider the burden of these large-scale projects. Is it the responsibility of a private homeowners association to absorb the costs created by these projects?

The council and planning department must be informed that the Stockhouse-Patterson subdivision HOA has been a subdivision consisting of eight property owners that have been operating for the last 35 years. The Town's approval of re-zoning, condominiumization allowing the added expansion of the subdivision development has completely overruled the HOA's bylaws and regulations. We would like to ask that the Town consider a solution to the impacts of the expansion approvals by annexing Veronica Lane into the Town of Jackson.

Thank you for your consideration, Best regards



Heidi Toolson

LLC.Manager, 2LSN LLC.



Katelyn Page

From: Tom Kohlhardt <tkolhart@gmail.com>
Sent: Tuesday, June 18, 2024 1:45 PM
To: Katelyn Page
Subject: Veronica lane

As partner in Mapleway office building I would like the town council to consider annexing the Veronica Lane street. Especially after the completion of the upgraded building on lots 4&5 and the increased traffic the site has brought to the lane. Thank You Tom Kohlhardt Sent from my iPad

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Planned Unit Development Amendment, Development Plan, Conditional Use Permit, and fee waiver request for the Presbyterian Church of Jackson Hole Housing Development at 1201 South Park Loop Road (P23-206, P23-204, P24-007, P24-024)	Public Comment:	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. In this case, the Cottonwood Park CNMP is 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) based on the CNMP.

Lastly, pursuant to Ordinance 939 the Town Council may reduce, defer, or waive application fees upon the request of an applicant if the proposed project advances significant community goals,

Requested Action.

The applicant, Jorgensen Associates, on behalf of the Presbyterian Church of Jackson Hole (PCJH), is requesting approval of a 21-unit townhome-style housing development with a church Fellowship building at 1201 South Park Loop Road. The applicant is formally requesting approval of the following items:

ITEM A (P23-206): Request for 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): Request for approval of a Development Plan for a two-phased development of 21 townhome units totaling 25,466 sf of above-ground habitable on the subject property.

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

ITEM D (P24-024): Request for approval to waive all application fees associated with all Planning applications (i.e., PUD Amendment, Development Plan, CUP, & future Subdivision Plat) and future building permit applications. The total Planning application fees requested to be waived is \$7,036.00.

Building permit review fees are determined after building permit submittal but are estimated to be about \$66,000 for the project as proposed.

Recommendations.

ITEM A (P23-206): The Planning Director and Planning Commission recommend **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 subject property, subject to the departmental reviews attached hereto, and this staff report.

ITEM B (P23-204): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a two-phased development of 21 townhome units totaling 25,466 sf of above-ground habitable at the subject property, 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 (i.e., CO of the last building), a building permit for Phase 2 shall be submitted within one year. Failure to 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 the Phase 1 residential units dedicating 10 parking spaces for the benefit of Parcel 1.
3. At the time of building permit submittal, the applicant shall demonstrate compliance with the Electric Vehicle Charging Station (EVSE) parking requirements for each phase.
4. At the time of building permit submittal, the site plan shall include a direct pedestrian connection from the bike path at the South Park Loop Road/Hi Country intersection to the Phase 2 parking lot.
5. Prior to issuance of a building permit for Phase 1, the applicant shall obtain a driveway access permit from the Teton County Road & Levy Department.
6. Prior to issuance of a Certificate of Occupancy on the first unit or building, the applicant shall record a public pedestrian access easement against the subject property for the portion of the pathway that runs north-south through the subject property just west of the Fellowship building.

ITEM C (P24-007): The Planning Director and Planning Commission recommend **approval** of a CUP for a new Institutional use, specifically a 1,500-sf ancillary church Fellowship building, at the subject property, subject to the departmental reviews attached hereto, this staff report, and the following condition:

1. 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 the Fellowship building dedicating 20 parking spaces for the benefit of the subject property.

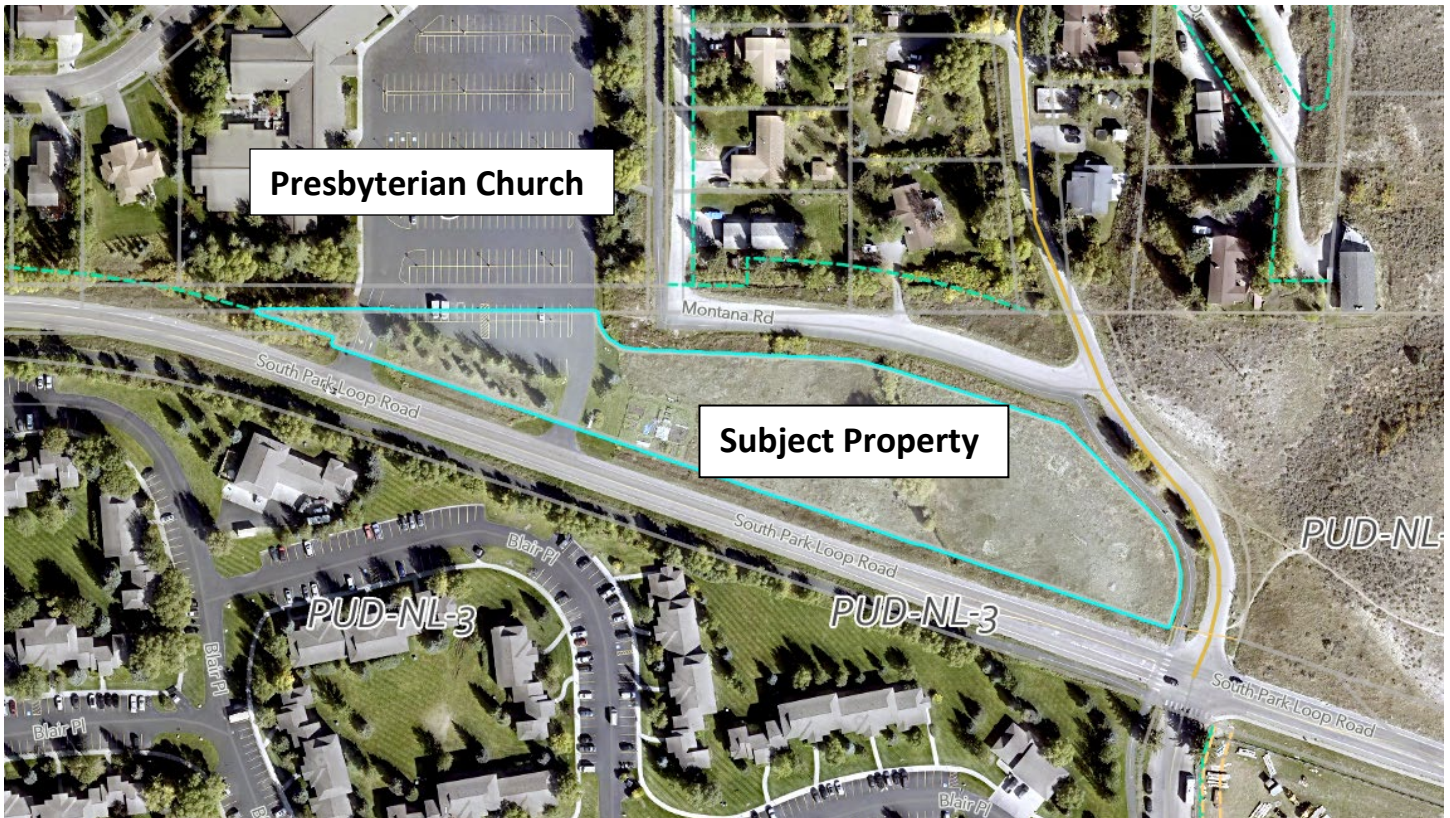
ITEM D (P24-024): No recommendation is made on this item. The Town Council has sole discretion to reduce, defer, or waive application fees based on Ordinance 939.

Key Issues/Questions.

1. Is the proposed density increase from three units to 21 units appropriate at this location?

Project Location.

The property is located at 1201 South Park Loop Road and is legally described as PT. NE1/4NW1/4 SEC. 6, TWP. 40, RNG. 116 PARCEL 1. An aerial photo is shown below:



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 vehicular access point (two accesses) 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 PCJH 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 F 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. Since the original approval, the subject property has undergone many use and configuration changes due to road realignments, annexation into the Town, land exchanges with the County, and other amendments and changes. The result is that Parcel 1 is currently designated for three residential units.

- **2016 – Zoning Compliance Verification (ZCV)** – A ZCV was submitted by Y2 Consultants (P16-093) and staff confirmed, among other things, that 726 of the originally 785 approved units in the CNMP have been built leaving 59 undeveloped units in the CNMP.
- **2021 – ZCV** – A ZCV was submitted by the Presbyterian Church (P22-290) and staff confirmed that 1) the subject property is located within 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 PCJH, and 3) the process to request use of any leftover unused density is through a PUD Amendment and Development Plan. This ZCV ultimately led to the applicant submitting these applications at issue today.

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. Specifically, the applicant is seeking to add both "Multi-Family Residential" (i.e., condominiums, townhomes, apartments) and "Institutional" (i.e., church) 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 the subject property, would allow up to 21 dwelling units.
- 2) **Development Plan:** The applicant is requesting approval for a two-phased Development Plan for a 21-unit townhome development (intended to be ownership units) that includes two sevenplexes, one fourplex, and one triplex for a total of 25,466 sf of above-ground habitable floor area. One of the proposed two-bedroom units will be deed restricted as affordable (80%-120% AMI) to satisfy the LDRs. PCJH also states in their application that they intend to voluntarily deed restrict the remaining 20 units after Development Plan approval by pursuing available funds through the Housing Department's Housing Preservation Program which PCJH states are crucial to funding the project. 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 28' tall. Basements are

proposed underneath portions of the sevenplexes and the fourplex for storage needs including bike storage. A new 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 for the residential units will be provided at the PCJH site through a shared parking agreement for a total of 33 spaces. 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. Finally, a potential future bike path and START bus stop (to be built by others) are shown along South Park Loop Road to demonstrate that space exists for these future improvements.

- **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 1,500 sf church gathering building referred to as the Fellowship Building. As proposed, the Fellowship Building is 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 as a gathering space for the residents in the proposed units. An additional 20 parking spaces will be provided at the PCJH parking lot through a shared parking agreement.

Staff Analysis.

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

Community Neighborhood Master Plans (CNMPs) 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 the current 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: *The proposed PUD Amendment complies with all relevant standards in the CNMP and the underlying NL-3 zoning. The proposed uses, Multi-family Residential and Institutional, are already allowed uses within the CNMP and thus the proposal does not introduce uses that are out of character with the CNMP. 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 issued two ZCVs which both confirmed that the Cottonwood Park CNMP has an approved and vested overall density of 785 units to date and that only 726 units have been built. Of the remaining unbuilt 59 units, four are vested to PCJH 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 within the CNMP. If the applicant's request to transfer 18 units to the subject property is approved, 34 units would be left remaining.

The fundamental question, which is a key technical issue for this project, that the planning records fail to provide clarity on where within the CNMP these leftover units still exist. 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 where the the unused 52 residential development rights might be located within the CNMP (and therefore who might own them), 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 52 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 proper procedures to the applicant's subject property.

This conclusion is based on the fact that Four Lazy F Ranch, Inc., (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 the 18 unused development rights at issue. Mr. Oliver, who represents 4 Lazy F Ranch, Inc., has provided a signed and notarized letter to PCJH (attached) stating their ownership of the remaining leftover units and their intention to sell and transfer the 18 units to PCJH. Additionally, John Graham, an attorney representing 4 Lazy F Ranch, Inc., provided via email correspondence to the Town (attached) that further justifies the claim that the remaining unbuilt units belong to 4 Lazy F Ranch Inc. At this time nobody else has claimed rights to these units and so the most logical owner is 4 Lazy F Ranch who was the original owner and developer.

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:

LDR / CNMP Compliance Table			
Neighborhood Low Density Residential – 3 (NL-3)			
LDR Standard	Required	Proposed	Complies
FAR (max)	0.40 or 51,052 sf	0.21 or 26,966 sf (Both residential and church)	Yes
Landscape Surface Ratio (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 plant units	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 20'2" for Fellowship building	Yes
Stories	2 max (per CNMP)	2	Yes
Parking Spaces	1 or 1.5 per multi-family unit + Independent calc for Institutional 21 x 1.5 = 32 spaces required for multi-family + 20 more for Fellowship building	53 provided (2 are ADA): • 30 provided at the PCJH parking lot via shared parking agreement • 10 provided in Phase 1 • 13 provided in Phase 2	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	• Single-Family Residential	• Single-Family Residential • Multi-Family Residential • Institutional	Yes, if PUD amendment is approved.
Affordable Housing	0.911 units required = fee of \$247,884.03	1 affordable unit	Yes
Trash/Refuse	Required	Provided in both phases	Yes
Lighting	Must be Dark Sky Compliant	TBD at building permit	n/a

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 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 for a new Institutional use 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, nuisance, operational nuisances, etc. The space will be used for modest gatherings that already mostly take place at the main church 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. Overall, staff finds the Fellowship Building to be an appropriate use for this site.

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. All 18 additional units were previously approved in the CNMP and would add to the existing workforce housing stock already provided in the Cottonwood Park area. In addition, the proposed development is designed with moderately sized units (one, two, three, and four-bedroom options) at a scale that fits into the surrounding neighborhood. Furthermore, the proposal would seek to maintain a strong sense of ownership as the church's intention for the proposed units is for them to be occupied by the local workforce. This is supported by the applicant's statement of intent to voluntarily deed restrict the remaining 20 units after Development Plan approval and pursue available funds through the Housing Preservation Programs which the applicant states are crucial to funding the project.

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 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. 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 (roughly 6.3 acres) 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. Staff finds 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 subject property along the 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 is 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.

Staff also analyzed whether adding the proposed 18 units to the subject property would result in a density consistent with existing development allowed under the CNMP. As such, the records indicate that various amendments to the CNMP were approved which shifted/transferred densities from one site or geographic area to another area. As mentioned above in the Background section, the subject property has already gone through a density transfer with the 1993 land exchange agreement which transferred three detached dwelling units from the overall approved density of the CNMP to the subject property. It is important to note that 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 CNMP density range.

Furthermore, if the 2.93-acre parcel was able to be divided into 7,500 sf lots, which is the minimum lot size for this zone, roughly 17 single-family lots could hypothetically be created that could result in up to 34 additional units (17 primary homes and 17 ARUs). Below on the following page is a table comparing the densities of several Cottonwood Park developments:

Development	Density
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
Proposed Amendment	7.2 du/ac

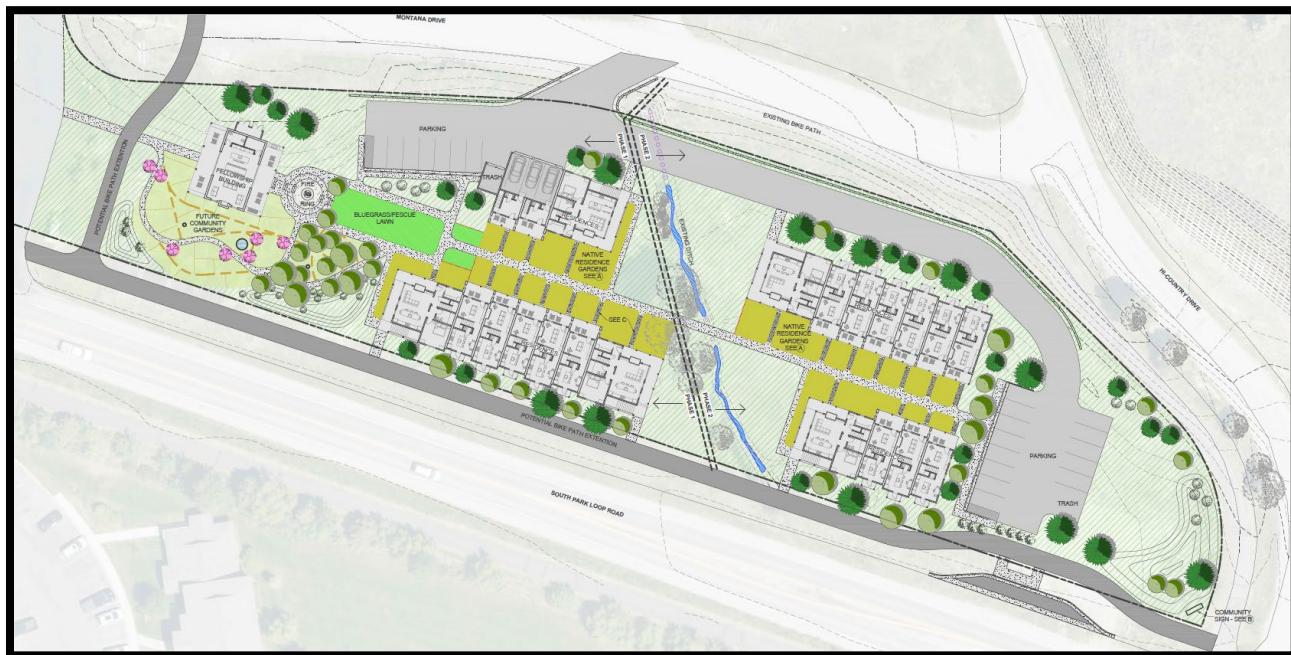
Building and Site Design

As shown 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 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 alternate 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 supports 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 on the following page is a rendering of the proposed site plan:



Vehicular Access/Circulation

Vehicular access will be taken from the existing driveway to the main church parking lot off South Park Loop Road and a new 20'-wide, 2-way driveway that enters from Montana Drive (a county-owned road) on the northern side of the property. Upon entering the site from Montana Drive, an 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 subject property which will require retaining walls along the northern property line to accommodate the new access driveway. Visually, the change in grade will slightly reduce any perceived visual impacts of the new driveway and townhomes from the properties to the north. The applicant is also conscious of the sight distances between the intersection of the new driveway and the existing pathway along the north property line. Jorgensen Associates has provided a statement that the sight distance to the pathway is not an issue as there are no obstructions and that vehicle drivers' views of the pathway will not be obstructed as they exit the site.

The reason that a new access is proposed off of Montana Drive is tied to 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. Essentially the condition required access to be taken from Montana Drive and not South Park Loop Road. Since that agreement, however, South Park Loop Road and the subject property have been annexed into Town limits which brings into question the applicability and enforceability of that original condition. Regardless, if that condition is valid or not, Town staff is not opposed to a new access from Montana Drive, especially considering that only 23 of the total 53 spaces would be served from that new access. After speaking with the Teton County Road and Levy Department, who would ultimately decide on this access, they also expressed no concerns over the proposed access from Montana Drive and stated that they would issue a driveway access permit after approval of this Development Plan. Staff has added a condition of approval requiring the applicant to obtain a driveway access permit prior to the issuance of a building permit.

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.

In conclusion, the proposed development is anticipated to have minimal impacts on LOS and overall traffic on South Park Loop Road. In addition, the proposed housing is located directly adjacent to the main church and PCJH intends to employ the majority of the residents in the new units which helps reduce daily trips to and from work and enables residents to walk to work. However, many of these units could be sold off resulting in vehicle trips to and from the site which is contemplated in the TIS. Based on the 2023 TIS conclusions, staff is able to make the findings that the proposed project minimizes adverse impacts on public facilities.

Parking

Regarding the residential portion of the development, 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 10 off-site spaces are provided in perpetuity and staff has added a condition of approval as part of the Development Plan addressing this matter.

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 dedicate an additional 20 spaces at the main church parking lot. 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 as part of the CUP requiring that an additional 20 spaces

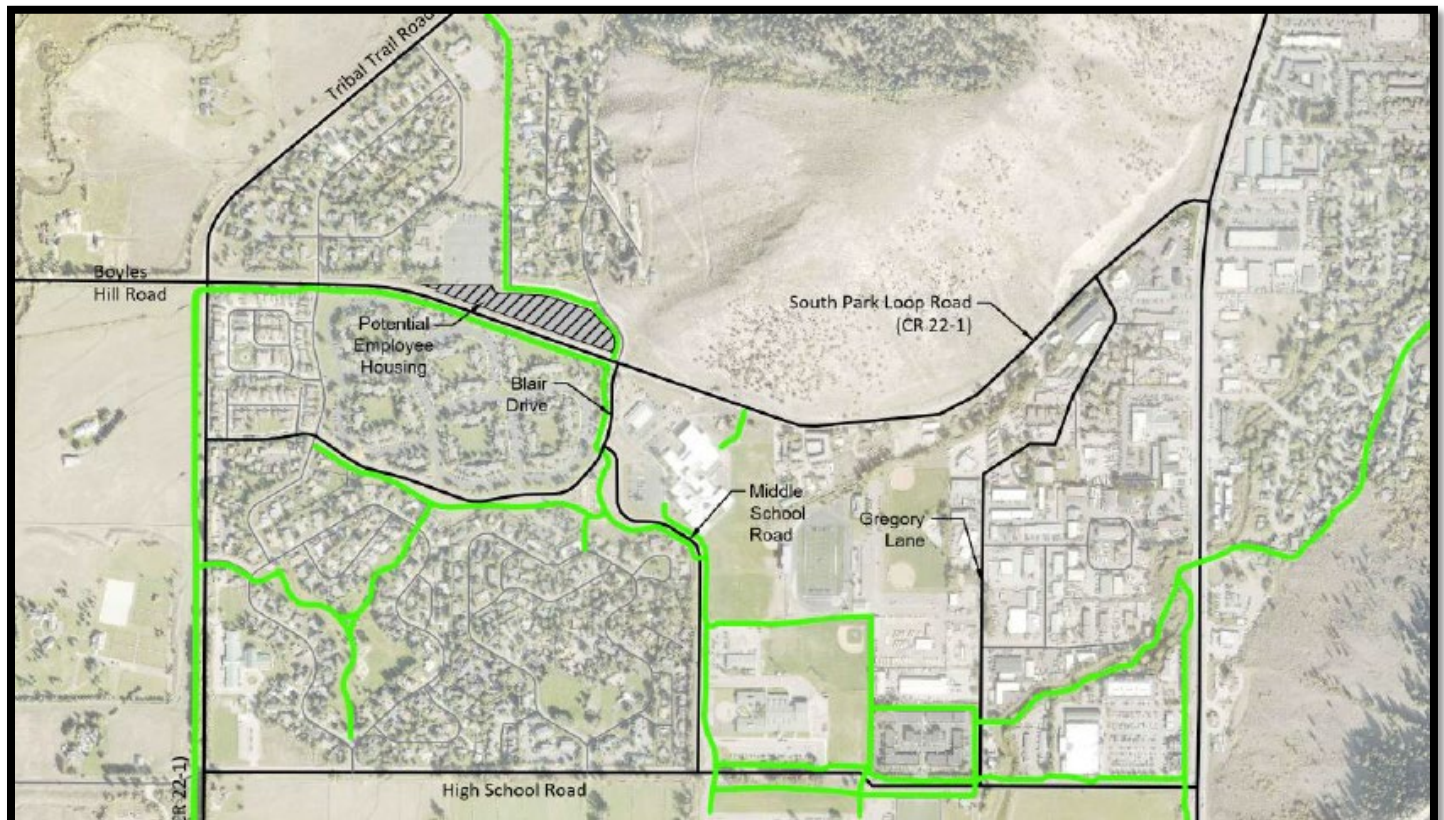
be dedicated, via a shared parking agreement, at the main church parking lot for the benefit of the Fellowship building

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, and most pedestrian improvements in this area of town occur as part of a Capital Improvement Project (CIP) managed by Public Works and Pathways. In general, this area currently has various pedestrian improvements including the following that are nearest to the subject property:

- The north side of South Park Loop Road consists of an unprotected bike lane that connects South Highway 89 to Tribal Trails Road.
- The south side of South Park Loop Road consists of a protected bike path that connects Blair Drive west to the South Park Loop Road/Tribal Trails intersection and connects Blair Drive south to High School Road.
- There is a bike path (partially protected and partially unprotected) that runs along the north side of the subject property adjacent to Hi Country Drive and Montana Drive that continues north connecting to Tribal Trails Road.

Below is a map of the currently constructed bike paths for this area of west Jackson:



Currently, the applicant is showing a reserved area for a potential (not proposed) future 8' - 10' protected bike path along the north side of South Park Loop Road which in the future could connect through the subject property and continue north to the pathway that connects to Tribal Trails Road. Further, as part of their proposal, the applicant is committing to record a pathway easement that runs north/south through the site just west of the Fellowship building to allow for the existing pathway to the north to efficiently connect to any

future pathway constructed on the frontage of the applicant's property. Jackson/Teton County Pathways Coordinator Brian Schilling is supportive of the proposed easement and appreciates that the applicant is reserving adequate space for a potential future pathway to fit along the north side of South Park Loop Road. With that being said, 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 improvement plan, Planning staff is recommending that the bike path not be built now but be considered as a potential future CIP project or as part of Modernizing Mobility in West Jackson. This is similar to how other projects were treated along South Park Loop Road (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

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 reserved area for a potential future bus stop and turnout adjacent to their site just west of Hi Country Drive. In speaking with START, while this could be a potential future bus stop location, 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 at this time 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.

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

Leading up to the Planning Commission meeting, the applicant had submitted a housing mitigation plan proposing to voluntarily restrict all 21 units upfront with a workforce employer ownership restriction (for qualified businesses) instead of paying the required fee-in-lieu that results from their 0.911 unit requirement.

The applicant planned to willfully deed restrict the units upfront in order to seek funding from the Housing Preservation Program. The Presbyterian church has been approved by the Housing Department as a qualified local business (letter attached) and is eligible to apply for funding through the Housing Preservation Program funding. However, in order to qualify for those funds, the units technically need to exist (i.e., be constructed) as market units before a request can be made to place a restriction on them and seek funds.

After the Planning Commission meeting, and after realizing that qualifying for funds cannot occur until after the units are built, the applicant amended their original housing mitigation plan and now proposes placing an affordable deed restriction on a two-bedroom unit within the 80-120% AMI category instead of paying the fee-in-lieu which is allowed by the LDRs. The remaining 20 units would remain market. After Development Plan approval, the applicant states that they would seek to deed restrict the remaining 20 units with a workforce employer restriction as soon as possible to secure funding through the Housing Preservation Program. Staff confirms that the applicant's housing mitigation plan to deed restrict one unit as affordable complies with the LDRs and the applicant is not obligated to go any further with restricting units. However, Planning and Housing Department staff support their intention to use the Housing Preservation Program to secure funding and further restrict units.

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, for final review 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.

Planning Commission

On April 17, 2024, the Planning Commission (PC) reviewed the project and unanimously voted to recommend approval of all three items to the Town Council. There was lengthy discussions over the ownership of the unbuilt 59 units, the appropriateness of the proposed density, the nature of the Fellowship building, the project's relationship to the church in terms of long-term ownership, the proposed housing mitigation, vehicular access, bike path safety, traffic issues along South Park Loop Road, and general neighborhood impacts to the Hi Country & Larry's subdivisions to the north. There were also numerous public comments, mostly those in opposition to the project due to its perceived impact on their neighborhood. Below is a summary of the main discussion topics and questions posed by the Planning Commission:

- **PC asked where else in the CNMP could the additional units be built.** Staff responded that although it is hard to speculate about such a question, it appears that Blair Place and the Community Bible College have the most amount of open space for potential future density.
- **PC asked if applicant was trying to use units that perhaps belonged to another property or person.** Staff responded and clarified the applicant is requesting additional units that were already approved in the CNMP but were unused. Only the Four Lazy F Ranch, Inc., has made a claim to these unused units. The applicant has now agreed to purchase 18 unused units from the owner of those unused units. The applicant is not asking or seeking to take any entitlements or units from someone else's property within the CNMP.
- **PC asked if the land exchange agreement is being violated by allowing some access from SPLR.** Staff responded and confirmed that the land exchange agreement was enforceable by the County when South Park Loop Road and Parcel 1 were located in County limits. Now that both are annexed into Town limits, the Town has no opposition to allowing the existing access on South Park Loop Road to be used. Staff also confirmed with the County that they have no opposition to the proposed access off of Montana Drive.
- **PC asked if the remaining ownership of density needs to be solved today.** Staff responded that although the 40-year record was not crystal clear on ownership of unbuilt units, the applicant has provided adequate proof that Four Lazy F Ranch owns the 18 units being transferred and nobody else has claimed ownership.

- **One PC member preferred a workforce ownership restriction over the proposed workforce employer ownership restriction.** Staff responded and stated that because the applicant is choosing to voluntarily restrict units, the Housing Department allows either restriction type to be proposed [the applicant's housing plan has been changed since this discussion as stated above].
- **Some PC members expressed concern over wildlife impacts.** Staff responded and stated that this property is not within the Natural Resource Overlay and thus there are no regulatory requirements for an Environmental Analysis. The only on-site resource that is protected is the open ditch which requires a 15' setback on either side.
- **PC stated that the applicant should take some of the public comment/neighbor concerns into consideration, perhaps around access impacts.** This was directed toward the applicant thus staff did not respond.
- **PC discussed the down payment assistance and housing preservation programs.** Staff responded and clarified that the applicant will need to clarify which program they intend on using. At that time it was unclear. Since the applicant revised their housing mitigation plan this matter is resolved.
- **PC was unclear about what they were approving with regard to the CUP's size and intensity. What happens if the use changes? Ownership change?** Staff responded by stating that they were approving a 1,500 sf building, no larger, for use associated with the PCJH. Because this is a CUP for church use, the only approved use for the building is a church and any change in use would require approval from the Town. Ownership could change and the LDRs do not prohibit that.
- **PC asked whether these units could be sold off.** Staff responded and clarified that they could be sold. The one affordable unit could be sold to a qualified individual, and the remaining 20 workforce units, assuming the applicant pursues that, could be sold to a qualified business other than the church.
- **PC wondered what would happen if only the Fellowship building gets built.** Staff responded and clarified that if the PUD Amendment is approved to allow Institutional uses, and the CUP is approved, the Fellowship building could be built solely by itself without the residential units. The inverse could happen as well, that being the residential units could be built but the Fellowship building doesn't.

Public Comment

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

John Graham, attorney, spoke on behalf of 4 Lazy F Ranch. James Musclow spoke regarding the units remaining after this project is completed. He questions who owns these units and about resulting traffic impacts from this project. Ryan Peterson spoke regarding the best use of this parcel, and questioned the church's need for staff housing. He also feels that the impact to wildlife would be great and that traffic would be impacted. Dan Heilig spoke regarding the entry and questioned whether there could be other options for access. Janice Skinner spoke about the impact to wildlife, she has concerns about density and access from Montana Drive. Scott Garland asked the Commission to walk the area to get a feel for the area in regards to density. He also questioned the legality of ownership. Matt Kim Miller spoke on behalf of the applicant (lawyer) and discussed vested rights. Robert Warburton spoke regarding whether the housing could be placed on a different part of the church's land.

Comprehensive Plan & Priority Alignment.

ITEM A (P23-206): 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. 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 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. In addition, 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 (P23-204): All Development Plan proposals may be approved only if all of the following findings are made:

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

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

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

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

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

Complies. As conditioned, staff finds 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. In addition, 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. As conditioned, 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 (P23-207): 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.*

Complies. As conditioned, 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 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.

Possible Alternatives.

1. Approve the Development Plan with less density. The Council could approve the Development Plan for a lesser density than 21 units.
2. Deny the PUD Amendment, Development Plan, and CUP. The Council could deny the PUD Amendment based on its inability to make the required findings. If so, then the Development Plan and CUP cannot be approved as they are both dependent upon the PUD Amendment approval.
3. Deny the CUP but approve the Development Plan. The Council could approve only the Development Plan for the residential units but deny the CUP for the Fellowship building. This would be based on the Council's inability to make all of the findings for the PUD Amendment for the proposed Institutional use and if the findings cannot be made for that specific, then the CUP must be denied.
4. Deny the Development Plan but approve the CUP. The Council could approve only the CUP for the Fellowship building but deny the Development Plan for the residential units. This would be based on the Council's inability to make all of the findings for the PUD Amendment for the proposed Multi-family Residential use and if the findings cannot be made for that specific use, then the Development Plan must be denied.
5. Other.

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 **approve** 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 at the property addressed at 1201 South Park Loop Road, based upon the findings presented in the staff report, the departmental reviews, and subject to this staff report dated July 1, 2024.

ITEM B: I move to **approve** Development Plan P23-204 for a two-phased development of 21- townhome units totaling 25,466 sf of above-ground habitable at the property addressed at 1201 South Park Loop Road, based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 1, 2024.

ITEM C: I move to **approve** Conditional Use Permit P24-007 for a new Institutional use, specifically for a 1,500 sf ancillary church building at the property addressed at 1201 South Park Loop Road, based upon the findings and condition presented in the staff report, the departmental reviews, and subject to this staff report dated July 1, 2024.

ITEM D: I move to **approve** a fee waiver request to waive all planning and building permit application fees and direct staff to refund any application fees that have already been collected.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-204		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes at the time of permitting		
P23-204		DETERMINATION OF SUFFICIENCY	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. 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. 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. 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. 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. 6. 2D elevations of all buildings are required. Please include callouts of the proposed materials on the elevations. 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		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			necessary parking remains on Parcel 1 in the event Parcel 1 is sold or subdivided into townhomes or condominiums.		
P23-204		ENGINEERING DEPARTMENT COMMENTS	Development Plan - APPROVED with Conditions P23-204 Development Plan ADDRESS: 1251 South Park Loop Road OWNER: Presbyterian Church of Jackson Hole APPLICANT: Jorgensen Associates 3/5/2024 Jeff Silliman and Brian Lenz, 733-3079 DATE OF SUBMITTAL: 11/10/2023 DATE OF MATERIALS: Plans, 10/10/2023 REVISION NO.: The engineering division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. CONDITIONS OF APPROVAL A)The water, sewer, and storm systems shall be privately owned and operated. B)The domestic water shall be master metered and backflow protected in a building or an above grade all weather enclosure. PROJECT SPECIFIC COMMENTS GENERAL 1)The project should provide for on-site mail delivery. SEWER 2)For accurate wastewater metering and billing a meter should be installed on the wastewater force main. Sheet C1.0 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? 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. 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.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			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. 7)Provide a plan for flushing the water main with each phase. 8)Provide hydrants for fire protection and water main flushing and maintenance. 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. 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. Sheet C3.0 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. 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. 13)Service Connection Thaw Wire Detail: No galvanized pipe allowed. Thaw wire may be used on copper pipe. Review and revise. 14)For valves within the right of way, no Concrete Collar for water valve lids. Use HMA or UPM cold mix note. Sheet C3.2 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. 16)Manhole Collar: Eliminate concrete collar and use a hot mix collar. Sheet C3.3 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. 18)Confirm if storm pipe will be SCH40 PVC and sanitary pipe will be SDR 35. Sheet A-02 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. Affordable Workforce Housing Standards: The applicant proposes that no housing mitigation is required for the 21 residential units, citing two different exemption standards: 1.Town of Jackson Land Development Regulations (LDRs) Section 1.8 Transitional Provisions.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			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: 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. 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 & Regulations are accepted by the Housing Department according to the procedures of Section 8-3 but approval is not guaranteed. A 1,500 square foot community building is also proposed as an Institutional use on the site, but		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			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. 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. Livability Standards: 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 & Regulations, with the following exceptions that must be addressed by the applicant prior to finalizing building plans for a Building Permit: 1-bed, 695sf (1 unit) - oMinimum of 5 lienal upper cabinets required in kitchen - oMinimum 3 continuous kitchen counter space required - oMinimum 30 kitchen sink width required - oMinimum 30 range/oven width required - oEating/dining area for at least two people required - oMinimum 30" wide, 7.5' high, 26" deep linen closet required - oMinimum 4sf bathroom storage required (may be under sink/in vanity) - 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 1-bed, 760sf (1 unit) - oMinimum of 5 lienal upper cabinets required in kitchen - oMinimum 3 continuous kitchen counter space required - oMinimum 30 kitchen sink width required - oMinimum 30 range/oven width required - oEating/dining area for at least two people required - oMinimum 30" wide, 7.5' high, 26" deep linen closet required - oMinimum 4sf bathroom storage required (may be under sink/in vanity) - 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 2-bed, 962sf (8 units) - oMinimum of 6 lienal upper cabinets required in kitchen - oMinimum 3 continuous kitchen counter space required - oMinimum 32 kitchen sink width required - oEntryway must include closet or hooks/space for coats and boots - oMinimum 4sf bathroom storage required (may be under sink/in vanity) - oMinimum 40sf additional storage for large/outdoor items required		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-204		JOINT HOUSING DEPARTMENT COMMENTS	2-bed, 1090sf (6 units) oMinimum of 6 lienal upper cabinets required in kitchen oMinimum 32 kitchen sink width required oEntryway must include closet or hooks/space for coats and boots oMinimum 4sf bathroom storage required (may be under sink/in vanity) oMinimum 40sf additional storage for large/outdoor items required 4-bed, 1955sf (5 units) oMinimum of 7 lienal upper cabinets required in kitchen oMinimum 32 kitchen sink width required oMinimum 4sf bathroom storage required (may be under sink/in vanity) oCloset space in the first floor must meet minimum size standards oMinimum 50sf additional storage for large/outdoor items required All Units oMaterials and finishes: Countertops must be new, durable and cleanable material. 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. Bedroom closets must include installed shelf over rod. All other closets must include necessary shelving and/or fixtures for resident use. Appropriate noise mitigation material must be installed in shared walls, ceilings and floors. Confirm that windows can open for ventilation and access to outside air. Where ped/vehicle access adjacent top-down window coverings required to be installed oAppliances: Refrigerators must be a minimum of 20 cubic feet in 1-bedroom units and 25 cubic feet in 2 and 4-bedroom units. Dishwasher must be full-sized (24 wide minimum) New, Energy Star, UL-listed with 1-year warranty. Include ventilation fan over range. Garbage disposals are required in restricted units if they are included in market (unrestricted) units. Furnace/ boiler/water heater must be appropriately sized for number of residents and have minimum 5-year warranty. oShared Parking: Parking provided for restricted units must be equivalent to parking provided for market units in the development. Must be numbered/designated with at least one space accessible per restricted housing unit. Assignment/use must be codified in writing (resident lease or CC&Rs, etc.) Process & Conditions of Approval: The following conditions of approval are recommended by the Housing Department to be included		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			upon approval of the Development Plan. 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. Prior to applicants submittal of Building Permit, the Livability Standards Questionnaire (https://www.tetoncountywy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive) shall be completed for each unit and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram. a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes. a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application. Prior to issuance of Certificate of Occupancy, the Housing Department shall inspect the site to ensure restricted units were built to approved Livability Standards. 2.Deed Restriction. To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, the property shall be subject to a deed restriction for housing, on all applicable dwelling units, in perpetuity, in a form established and approved by the Housing Department. Prior to issuance of Certificate of Occupancy, a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the unit/property. The applicant will be responsible for payment of recording fees. the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units. Thank you for the opportunity to review this Development Plan. Please contact me with any questions.		
P23-204		PATHWAYS DEPARTMENT COMMENTS	Bike parking looks good. Pathway alignment looks good. 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.		
	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
	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			



Jackson/Teton County Affordable Housing Department

Stacy A. Stoker

Housing Manager

ssroker@tetoncountywy.gov

P: 307.732.0867

December 18, 2023

Presbyterian Church of Jackson Hole
1251 S Park Loop Rd
Jackson, WY 83001

Dear Presbyterian Church of Jackson Hole,

This letter is to inform you that you are approved as a Local Business and are eligible to apply for funding through the Housing Preservation Program through the Jackson/Teton County Affordable Housing Department.

You are eligible to apply for a Deed Restriction Purchase or Down Payment Assistance to restrict an existing housing unit that is not otherwise restricted, to be used as a Workforce Rental. Once approved for funding, the Housing Department will pay you 10% of the appraised value of the unit not to exceed \$100,000 in exchange for recording a Workforce Rental Restriction on the unit, so long as funding exists.

The restriction will require that the tenants in the unit qualify under the Workforce Housing Program which includes the following:

1. At least one adult in the household must work at least an average of 30 hours per week or 1,560 hours per year.
2. At least 75% of the household's total income must be earned from a Local Business.
3. Nobody in the tenant's household may own any other residential real estate within 150 miles of Teton County.

We look forward to working with you to add another home or homes to the Housing Preservation Program to preserve more housing for the local workforce.

I have attached the Housing Preservation Program Application to this letter. Feel free to reach out with any questions you may have.

Sincerely,

Stacy A. Stoker
Housing Manager



Housing Preservation Program Application – Rental Use

Property Information

- ☐ I wish to Purchase a Unit and record a Workforce Rental Restriction
☐ I wish to Record a Workforce Rental Restriction on a Unit I already own

Property Address: _____

Contract Sale Price (if applicable): \$ _____

Amount Requested from Preservation Program: \$ _____

Current Appraised Home Value: \$ _____

The following items must be attached to this application:

- Current appraisal for the property
- Current inspection for the property
- Copy of Purchase and Sale Contract (if applicable)

Household Information

Applicant

Name: _____ Phone: _____

Mailing Address: _____

Email Address: _____

Co-Applicant

Name: _____ Phone: _____

Mailing Address if different than Applicant: _____

Email Address: _____

☐ I understand that my home can only be rented to tenants whose household qualifies under the Workforce Housing Program and that the tenants will need to be approved by the Housing Department prior to leasing and upon lease renewal.

Applicant Signature

Date

Co-Applicant Signature

Date

Certification and Oath

I the undersigned hereby affirm and state under oath that the foregoing information I provided to Jackson/Teton County Affordable Housing Department is complete, true, and correct, and that I, the undersigned hereby acknowledge that under Wyoming and/or federal laws I may be subject to civil and/or criminal penalties, including fines and imprisonment or both, for any false statements made herein.

I attest that no member of the qualified household owns residential real estate in Teton County, Wyoming.

Printed Name of Applicant

Signature

Date

Printed Name of Co-Applicant

Signature

Date

State of Wyoming)
)ss.
County of Teton)

Signed and sworn to before me on _____ by _____
_____.

Notary Public

My commission expires: _____

SEAL



February 14, 2024

Dear Mr. Valentine,

I have reviewed P23-204-P23-206 & P24-007 transmittal and offer the following comments.

The applicant's suggestion to share parking to limit overall new parking is a good one. They are also following bike parking LDRs

Many mountain communities like Jackson have formal Traffic Impact Study or Traffic Impact Analysis guidelines in place. While we do not have these guidelines in place as part of the LDRs, I suggest these draft guidelines (attached) be followed as a condition of furthering this project. We wrote these draft guidelines based on best practices in other communities and set 30 trips during the peak hour as the threshold for which a full Traffic Impact Study (TIS) would be required. The proposed development is 21 multi-family housing units over two phases, with phase 3 involving additional church uses on the site. A 22-unit housing development would be expected to trigger a full Traffic Impact Study, so I suspect an increase in current church activities in addition to the 21 units would trigger a full study depending on the timing of activities.

Given these concerns from a traffic impact standpoint, I request traffic impact conditions be added to any issued permit. I request the applicant follow Figure 1 in the attached appendix and do the following:

1. Conduct traffic counts at each driveway entering the property during peak hours in April 2024 and July 2024. The AM system peak occurs at 8:00 AM, the Midday system peak occurs at 12:00 PM, and the PM system peak occurs at 3:45 PM.
2. Prepare a Trip Generation Memo for 2024 data.
3. Monitor trips every year during the same peak hours at roughly the same time each month (April and July peak hours) from 2024 until 6 years post development opening.
4. Submit a biannual report to the Town Planning Director with copy to appropriate transportation staff in 2026, 2028, 2030 etc. up to 6 years post development opening.

Thank you for the opportunity to comment,

A handwritten signature in cursive script that reads "Charlotte Frei".

Charlotte Frei

Town of Jackson & Teton County

TRANSPORTATION IMPACT STUDY GUIDELINES

February 2024

Prepared by
FEHR & PEERS

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APPENDICES

Appendix A: Custom Trip Generation Rate Development Guidelines (Chapter 9 of ITE Trip Generation Handbook, 3rd Edition)

Appendix B: Land Uses in ITE Trip Generation Manual

Appendix C: Transportation Demand Management Strategies and Relative Effectiveness

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GLOSSARY

- Development:** A project that converts land to a new purpose by constructing new buildings or making new use of its resources.
- Transportation Impact Study (TIS):** A Transportation Impact Study (TIS) evaluates the potential adverse effects of proposed development projects on surrounding and supporting transportation infrastructure and services. A TIS determines if the adverse effects constitute significant impacts, and, if so, how the significant impacts can be mitigated.
- Trip Generation Memo:** A memorandum documenting the processes and assumptions used to estimate peak hour trip generation for a development. This document will only be required when the development is expected to generate fewer than 30 peak hour trips.
- Transportation Demand Management (TDM):** Transportation Demand Management (TDM) is the application of strategies and policies to reduce travel demand (specifically that of single-occupancy vehicles)
- Mixed-Use Development:** A building, complex, or combination of buildings that combines differing land uses in the same development.
- Pass-By Rate:** The percentage of trips to and from a development that come from existing trips on the adjacent roadway, and not generated specifically by the development. Total trip generation estimates may be reduced by this amount, as these trips are not net additions to background roadway traffic.
- Internal Capture Rate:** In mixed-use developments, trips may be shared between varying land uses. (e.g., A patron of a grocery store may also stop to eat at a restaurant in the same development). Thus, the total generation of external trips may be less than the simple sum of the trips generated by each discrete land use. The internal capture rate is a reduction applied to the total external trip generation estimate to account for this effect.
- Minor Project:** A development that is projected to generate fewer than 30 peak hour trips.
- Major Project:** A development that is projected to generate greater than 30 peak hour trips.

1. Introduction

Transportation Impact Study (TIS) guidelines establish methodologies and procedures for assessing transportation impacts of proposed development projects. The following guidelines have been developed according to standard industry practice with modifications to meet the unique needs of Teton County and the Town of Jackson. Any aspect of a TIS not explicitly addressed in this document shall be addressed in a manner consistent with guidelines found in the Institute of Transportation Engineers' (ITE) Transportation Impact Analyses for Site Development.¹

1.1. Intent of Study Guidelines

The purpose of the Transportation Impact Study Guidelines is to create a standardized system for developments to determine and mitigate transportation impacts. This document describes how to prepare a Transportation Impact Study and addresses the following topics:

- Transportation Impact Study (TIS) triggers.
- Scope, methods, and extent of the required study.
- Mitigation measure requirements, including TDM Programs and Infrastructure.
- Criteria to determine if the transportation-related impacts of a proposed project are significant.
- Monitoring and reporting requirements for mitigation measures.

Transportation studies and reports were used to inform the basic framework of this document. However, each project is unique; not all criteria or analysis will apply to every project, and these guidelines are not intended to be prescriptive beyond what might be considered practical. Early and consistent communication with the appropriate Engineering, Planning, and Transportation staff is encouraged to work through the details of a given project. This joint document between the County and Town is designed to simplify the requirements for transportation impact analysis throughout the entire county. The Agency Having Jurisdiction (AHJ) will be the agency within which the development is being proposed. The cost of the TIS and any mitigation measures deemed necessary shall be the responsibility of the individual or entity requesting access to the network.

¹ *Multimodal Transportation Impact Analysis for Site Development: A Recommended Practice of the Institute of Transportation Engineers (ITE)*. Institute of Transportation Engineers, 2023.

2. When a TIS is Required

A TIS is required for all major developments² in Teton County, which is defined as any development with an expected net new external peak hour trip generation of 30 trips or more. Developments expected to generate fewer than 30 net new peak hour trips are considered minor projects. Whenever possible, the most recent version of the ITE Trip Generation Manual and Trip Generation Handbook should be used to determine peak hour trip generation. A sample of common development land uses and the respective quantities that would result in 30 peak-hour trips based on the ITE Trip Generation Manual, 11th Edition, is presented in Table 1. Note that these values serve as a quick reference point for a subset of land uses. Other factors unique to the development (such as mixed-use development or pass-by rates³) should also be considered.

Table 1: Quantity of Land Development above “Major Project” Threshold

Land Use Type	ITE Land Use Code	Quantity	Net Peak Hour Trips Generated
Single-Family Detached Housing	210	28 Dwelling Units	30
Multifamily Housing (Low-Rise)	220	22 Dwelling Units	30
Strip Retail Plaza	822	4,500 Sq. Ft. gross leasable area	30
General Office Building	710	12,500 Sq. Ft. gross floor area	30
Medical-Dental Office Building	720	8,200 Sq. Ft. gross floor area	30
Fast Food Restaurant	933	900 Sq. Ft gross floor area	30
High-Turnover (Sit-Down) Restaurant	932	3,100 Sq. Ft gross floor are	30
Hotel	310	65 rooms	30

The County/Town may also require a TIS for projects that do not exceed 30 peak-hour trips in unique circumstances, such as when significant changes will be made to existing roadways or intersections by the project. Examples of such changes include:

- Changes to intersection control (i.e., stop-control to roundabout or signalization)
- A new leg is added to an existing signalized intersection.

Standard peak hour trip generation estimates should include typical weekday AM and PM peak periods. For commercial, retail, hotel, recreational, and other land use (up to the discretion of the County/Town) developments, the Saturday peak hour shall also be included. For some projects, such as those expected to generate significant trips in non-traditional 9-5 peak periods, the County/Town may substitute or require an

² For all phased or master-planned developments, trip generation estimates should be considered for each phase individually as well as the development as a whole. Each phase that is expected to generate more than the “Major Project” threshold should be analyzed individually in a TIS report or memo.

³ See Glossary for definition of terms.

additional period to use as the peak period for estimating peak hour trip generation, including but not limited to the following time periods.

- Weekday mid-day peak
- Friday evening peak
- Weekend midday peak
- Weekend evening peak

In general, trip generation estimates should be based on the rates found in the most recent edition of the ITE Trip Generation Manual. However, for development types or peak periods that are not covered by or have insufficient documentation in the Manual, a custom trip generation analysis shall be conducted. See **Appendix A** for guidelines on developing custom trip generation rates, as presented in the ITE Trip Generation Handbook, 3rd Edition. The methodology employed for the trip generation rate study (appropriate peer sites, time period for data, etc.) shall be approved by County/Town staff prior to collection of local data.

For developments that do not require a TIS based on trip generation, a Trip Generation Memo performed by a qualified transportation professional, commissioned by the applicant at their own expense, will be required. The Trip Generation Memo should include a documentation of the methodologies used to determine estimated peak hour trips, including details of the proposed development (location, land use type, and scale), the assumed peak hour period, and the trip generation rates used for the estimate. At the County/Town's discretion, the Trip Generation Memo requirement may be waived for developments below the thresholds described in Table 1. For the purposes of assessing the need for a TIS, applicants may reduce the net external new peak hour trips based on pass-by trip rates⁴ (as represented in the most recent edition of the ITE Trip Generation Handbook) and internal capture with proper documentation. See **Figure 1** for a graphical representation of the report-type determination process.

⁴ See glossary for definition of terms.

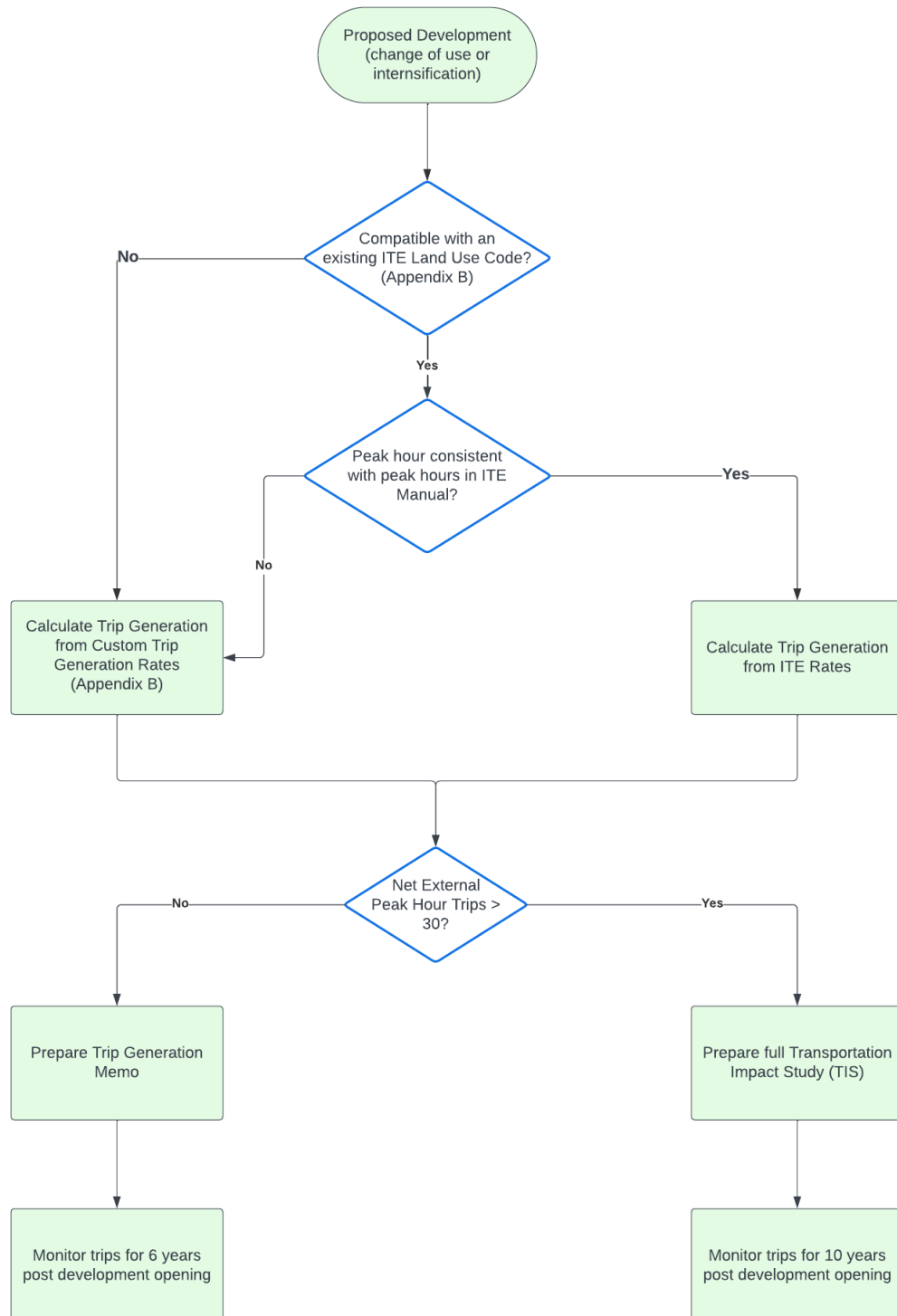


Figure 1. Report Type Decision Process

3. TIS Requirements

When the net external new peak hour trips for a development exceeds 30, a TIS shall be commissioned by the applicant (at their own expense) to be performed by a qualified transportation professional.

The elements that must be included in a TIS are listed in this section.

3.1. Site Plan

The proposed site plan for the development, including all proposed accesses, must be included as part of the TIS. The site plan shall be developed in such a way that driveway spacing, sight distances, and curb radii provide for efficient and safe traffic operations. The site plan must adhere to principle 7.1 of the Comprehensive Plan to make walking, bicycling, transit, carpooling, and micromobility more convenient than driving alone.

3.2. Analysis Scenarios

To properly assess the traffic impacts of a development, both in the near-term and the future, a TIS must include the following analysis scenarios:

- Existing Background Conditions
- Existing Background Plus Project Conditions
- 5-year Forecast Background Conditions
- 5-year Forecast Background Plus Project Conditions

The 5-year forecast scenarios shall assume a growth in background traffic at a rate determined by analysis of historical data near the proposed development or at rates represented in the regional travel demand model, which is available from the County/Town upon request.

For master-planned developments with more than one phase, the County/Town may require a TIS for the first phase and require the developer to meet monitoring requirements for at least two years before authorizing additional phases. Additional phases may also require an amendment to an original TIS after monitoring requirements are met.

3.3. Analysis Time Periods

Analysis time periods for the study shall be determined in coordination with the County/Town. Typically, weekday (Tuesday, Wednesday, or Thursday) AM and PM peak periods will be analyzed. For developments that are only expected to generate trips in either the AM or the PM peak periods, the peak period in which the development is not expected to generate trips may be omitted from analysis. Furthermore, if the development is expected to have peak trip generation at a time outside of conventional peak periods or if the development will be built in an area that has unconventional background peak periods, the city may require analysis of non-standard peak periods. Examples of additional peak periods that could be required are included in Section 2 of this report.

Developments and areas with unconventional peak traffic periods may include, but are not limited to, schools, theaters, or recreational sites.

The study shall analyze traffic conditions during the peak hour within each peak period, which will be defined as the window with the maximum total intersection volume for any four consecutive 15-minute periods within each peak at each study intersection. If study intersections are near each other with differing peak hours, the consultant preparing the study may opt to determine a unified peak hour for analysis based on the overall peak hour of the study area.

3.4. Data Collection

The data required by a TIS includes turning movement counts for the applicable peak periods at all study intersections. Typical weekday AM peak periods shall include data from 6-9 AM, while typical weekday PM peak periods shall include data from 4-6 PM. If additional peak periods are required for analysis, as discussed in the previous section, data should be collected for a minimum of two hours for each peak period.

The data collected shall include turning movement counts for all motor vehicles movements, bicyclists, and pedestrians. Data should also include vehicle classification to determine the percentage of background traffic made up by heavy vehicles. Since the period with the highest amount of traffic is during the summer, traffic count data collected outside of summer months shall be grown with a seasonal adjustment factor. Seasonal adjustment factors shall be calculated based on the most recent data available through WYDOT's Transportation Survey's office⁵. All required data must be submitted to the County/Town as an appendix to the TIS.

3.5. Study Intersections

The study shall include all intersections anticipated to be impacted by traffic from the development. This includes, at a minimum, all project driveways, all public intersections within 1,000 feet of the development's boundaries, all signalized intersections within 0.5 mile of project boundaries, and any other intersection to be impacted by 30 or more project peak hour trips. The County/Town may also request additional intersections to be included in the analysis if existing and potential traffic volumes and trip distribution patterns suggest those could be impacted by the development.

3.6. Trip Generation

Whenever possible, the most recent version of the Institute of Transportation Engineers (ITE) Trip Generation Manual and Handbook should be used to determine peak hour trip generation. For land use types that are not covered by or have insufficient documentation in the ITE Trip Generation Manual, a custom trip generation analysis shall be provided. See **Appendix B** for a list of land use codes included in the ITE Trip Generation Manual 11th Edition. When applicable, developments with differing compatible uses may reduce the number of external trips by accounting for Internal Capture⁶ between on-site land uses. Net new external trips may also be reduced by accounting for pass-by trips consistent with methodology and pass-by rates according to the ITE Trip

⁵ As of December 2023, contact Chad Mathews; Wyoming Department of Transportation; Transportation Surveys; 307-777-4190; chad.mathews@wyo.gov

⁶ See Glossary for definition of terms.

Generation Handbook, or custom collected data as applicable. Vehicular trip reductions resulting from transportation demand management measures and mode shift may also be applied to the trip generation.

3.6.1. Transportation Demand Management Measures

To reduce the transportation impacts of new developments, the County/Town requires transportation demand management (TDM) measures to be incorporated into all development projects. TDM measures can reduce external automobile trips by mixing land uses, reducing the need to make trips to the development, and/or encouraging walking, biking, transit, or carpooling. TDM measures may include mixing uses, telecommuting, charging for parking, providing bicyclist and pedestrian amenities, providing transit incentives, and the like. Applicants may apply these trip reductions to the project trip generation. The TIS shall document all TDM measures being incorporated into the development and quantify⁷ their estimated effect in terms of a percent reduction on project trips. **Appendix C** includes an estimated range of reductions for common TDM measures. TDM measures should reduce peak hour trips above 30 by at least 20% from raw estimates.

3.7. Trip Distribution and Assignment

Trip distribution should be determined based on project proximity to major streets, population densities, and regional destinations. Unless specific circumstances related to the use of the development suggest otherwise, trip distribution should approximately line up with the distribution of existing background traffic.

3.8. Capacity Analysis

Analysis shall use a traffic analysis software program consistent with the state-of-the-practice. Examples of appropriate software include Vistro, Synchro, HCS, VISSIM, and SimTraffic. Analysis with Vistro or Synchro should use the latest version of the Highway Capacity Manual methodology available.

Signalized intersections shall be programmed in accordance with existing signal parameters for phases, splits, yellow and all-red times, and pedestrian crossing times. This information can be obtained from the Agency Having Jurisdiction (AHJ).

The respective capacity analysis reports for all intersections, and all scenarios must be provided to the County/Town as an appendix to the TIS. The AHJ reserves the right to request software files for any TIS.

3.9. Pedestrian, Bicycle, and Transit Facilities

The TIS shall include an assessment of the existing and proposed facilities available to pedestrians, bicyclists, and transit users (as available). This assessment should include sidewalks, trails, bike lanes, bike parking, transit stops, and any other facilities/amenities. Any existing pedestrian, bicycle, and transit facilities/amenities that would be impacted by the development must be replaced or augmented with equivalent or improved facilities/amenities in terms of suitability, quantity, and safety. All facilities must meet standards set by the Americans with

⁷ Caltrans hosts a publicly available tool for quantifying the impact of TDM measures on Vehicle Miles Traveled (VMT) at the following link: <https://www.dropbox.com/s/73w8vi3bdi27fiv/TDM%2B CT custom ver20220913.xlsm?dl=0>. VMT reduction can be used as a proxy for trip reduction in TDM quantification estimates.

Disabilities Act (ADA) as well as the Town of Jackson Community Streets Plan and Teton County Safe Streets for All plans, as applicable.

3.10. Level of Service Standards

Intersections shall be evaluated for Level of Service (LOS) according to the aforementioned methodologies. LOS and delay for signalized, all-way stop, and roundabout intersections shall be reported for the overall intersection, while LOS and delay for side-street stops shall be reported based on the worst movement. The LOS standard for all intersections under both Teton County and the Town of Jackson's jurisdiction is LOS D. At intersections that are found to be below LOS D in background or plus project conditions, the TIS shall analyze potential mitigations for and document the proportional impact of the proposed development on increasing delay at the failed intersection.

3.11. Mitigations

The least intensive successful mitigation should be recommended for all deficient LOS. Signalized phase split adjustments⁸ may be recommended, though required minimums for yellow time, all-red time, and pedestrian crossing times must be maintained, and total cycle length must be preserved for coordinated signals. If an intersection control type modification is recommended, the appropriate planning-level warrants shall be provided. In certain cases, intersections with deficient LOS may be determined to be acceptable by the County/Town if queues are viewed as acceptable, and the only mitigations available could result in a substantial decrease in the suitability of the intersection for non-motorized users. This is particularly applicable at two-way stop-controlled intersections with low-volume minor streets. Proposed mitigations should consider the impact on all roadway-users, with the goal of improving mobility for all users.

3.12. Additional Items

The TIS should comment on the following additional items, where applicable:

- Ensure the proposed site plan allows for the minimum required sight distance, as described in AASHTO's *A Policy on Geometric Design of Highways and Streets*.
- Applicable guidelines for auxiliary/turn lanes.
- Assessment of proposed access spacing.
- Safety impact of proposed development.

3.13. Monitoring

After the opening year of the development, property owners may be required to monitor project-generated motor vehicle trips to ensure that planned TDM measures are having the intended effect. The required monitoring period will last for six years for minor⁹ projects and ten years for major projects. Property owners will be required to document trips in and out of the development on an annual basis and submit a biannual report to the planning director summarizing the updated data. Data collection should include the same peak periods

⁸ Split adjustments must be reviewed and approved by AHJ.

⁹ Minor projects will be defined as projects not requiring a full TIS. Major projects will be those that require a full TIS. See glossary for definition.

analyzed in the TIS. If actual project trips are more than 5% above those forecasted in the TIS, the County/Town will require the owner to develop a new TDM strategy to get trip reductions to the forecasted levels.

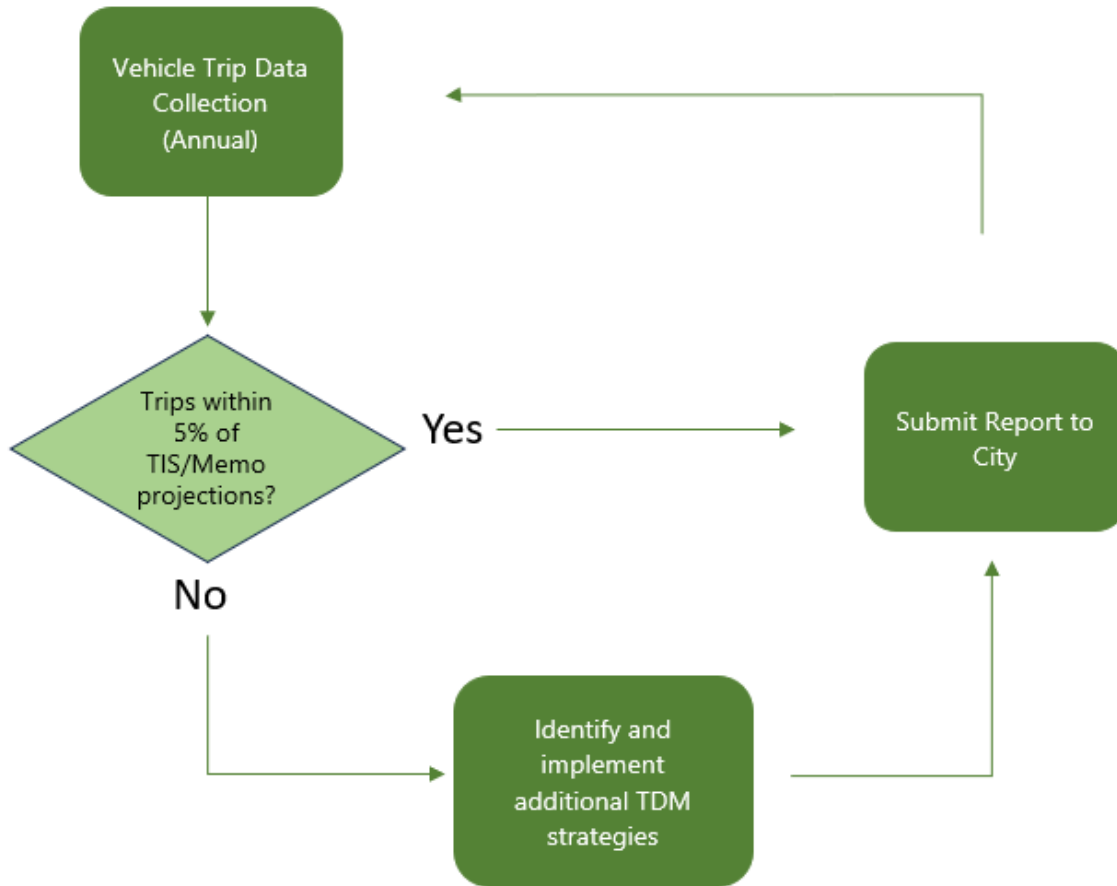


Figure 2. Trip Monitoring Process

Appendix A: Custom Trip Generation Rate Development Guidelines (Chapter 9 of ITE Trip Generation Handbook, 3rd Edition)

9 | Use of Local Data to Estimate Trip Generation

9.1 Background

Chapter 4 presents a recommended process for assessing the appropriateness of *Trip Generation Manual* data for estimating trip generation at a particular study site. The procedure states that local data should be collected and used to estimate trip generation under the following circumstances:

- If the characteristics or setting of a study site are not covered by a land use description and the individual data points presented in the *Trip Generation Manual* data volumes; OR
- If the size of a study site is not within the range of data points presented in the *Manual* data volumes; OR
- If the *Manual* database has an insufficient number of data points; OR
- If the *Manual* database produces weighted average rates or fitted curves for which standard deviation or regression coefficients are not appropriate for use; OR
- If local circumstances (such as the site setting or context, age of residents, worker shifts, area type, parking conditions, or business activity) indicate a study site may have different trip-making characteristics than the baseline sites for which data were collected and reported in the *Manual*.

This chapter presents a recommended procedure for estimating trip generation using local trip generation data.

If the study site is located in a downtown or infill setting, is served by significant public transportation, or is a mixed-use development, other chapters in this *Handbook* provide specific guidance for estimating vehicle and person trip generation. Chapter 6 addresses mixed-use development, Chapter 7 addresses infill development, and Chapter 8 addresses development in close proximity to significant transit service.

9.2 Cautionary Notes

While many analysts and local officials feel their area is somehow unique, this can lead to a conclusion that this uniqueness means vehicle trip generation characteristics in their area are different from those in the national database. However, it is the experience of the professionals who prepared the guidance contained in this *Handbook* that differences in trip generation between sites have more to do with the site context and setting than exclusively with geography.

A development site in one metropolitan area will generally have trip generation characteristics comparable to those of a development site in another metropolitan area if the site settings are similar. In contrast, two development sites in the same state or same local jurisdiction may have different trip generation characteristics because of significant differences in their settings. For example, the analyst should expect vehicle trip generation characteristics to be different between sites located in a downtown setting versus sites located in a suburban setting. Likewise, a site located near and with accessibility to major transit service can exhibit a lower vehicle trip generation rate than a similarly located site with no transit service. Guidelines for estimating the effects of setting and proximity to transit on study site vehicle trip generation are presented in Chapters 7 and 8.

It is recommended that the geography of data points not be the primary focus of concern with the national database when deciding whether to collect or use local trip generation data. Rather, the analyst should understand that site context is the overriding factor influencing trip generation, not the state or local jurisdiction.

9.3 Collection of Local Trip Generation Data

The decision to establish a stand-alone local trip generation rate or equation should start with the development of a hypothesis for why the national *Trip Generation Manual* data might not be appropriate for local application. For example, the rationale could involve the age of residents, or the supply and price of parking, or market area characteristics for a retail site. It is critical that the analyst document a common-sense rationale for the local trip generation characteristics to be significantly different from that presented in the *Manual*. Clearly, the absence of any data covering a particular land use or a data deficiency in the existing database (for example, in the range of site sizes) is a sufficient rationale.

The analyst should collect trip generation data at a minimum of three local sites. Collecting data at five or more sites is preferable. Where there are only one or two potential data collection sites in a comparable setting, the analyst should use that data, coupled with other local or national data, to derive the estimate. The analyst is cautioned that this recommendation should not be used as an excuse for collecting and using data from only one or two sites when more sites are reasonably available.

Chapter 12 presents guidance on the selection of appropriate data collection sites, on the appropriate procedures for collecting data, and on the analysis and summary of data. The following are reminders of specific issues that need to be considered when the analyst designs and conducts a program to establish a local trip generation rate or equation.

- Each data collection site should be located in a setting comparable to that of the study site. For a jurisdiction that wishes to establish a local trip generation rate based on specific characteristics, the local trip generation sites should match the setting or size characteristics set out in the initial hypothesis.
- The data collection sites should reflect the size range of the study site and the anticipated general intensity of activity. Each independent variable presented in the *Manual* for the particular land use (such as GFA or employees) should be included, if available, in the identification of potential comparable sites.
- The data collection time period should reflect the time of day, day of the week, and month of the year corresponding to the analysis period needed for the study site or for the local trip generation database.

In accordance with guidance presented in Chapter 12, the analyst should collect person trip information, tabulated by travel mode, as well as vehicle trips.

9.4 Calculation of a Stand-Alone Local Trip Generation Rate or Equation

The weighted average rate and standard deviation can be calculated as described in Appendix J of this *Handbook*. The weighted average rate is appropriate for use as a stand-alone local estimator for

trip generation if the weighted average rate for the local counted sites is at least 15 percent¹⁶ higher or lower than the comparative *Manual* rate **and** if the local trip generation data provide results that satisfy the Chapter 4 criteria that demonstrate the validity of the data in a statistical sense.¹⁷

If the *Manual* database is composed of two or fewer data points AND if the local trip generation data provide results that satisfy the Chapter 4 criteria, then the weighted average rate (or, if applicable, the fitted curve equation) is appropriate for use as a stand-alone local estimator for trip generation.

On the other hand, if either of the two criteria for establishing a stand-alone local trip generation rate or equation is not met (because the local data either (1) are not sufficiently different from the national data to warrant consideration as being distinct or (2) do not demonstrate sufficient consistency to warrant consideration as a stand-alone local trip generation rate), then the analyst should consider consolidating the local and national databases, as described in the following section 9.5.

9.5 Calculation of a Consolidated Local Trip Generation Rate

The following text presents formulas that should be used for merging local and national databases. They can be used for any land use, time period, and independent variable for which a weighted average trip rate is provided in the *Manual*. Derivation of a consolidated fitted curve equation is not possible with the data that are available.

As shown in the equation below, the consolidated weighted average trip generation rate equals the sum of all trips in the combination of the ITE database and the local database divided by the sum of all the independent variable units in the combination of the ITE database and the local database.

$$\text{Consolidated Weighted Average Rate} = \frac{\Sigma \text{Trips (ITE)} + \Sigma \text{Trips (local)}}{\Sigma \text{IV Units (ITE)} + \Sigma \text{IV Units (local)}}$$

where

$\Sigma \text{Trips (ITE)}$ = “weighted average trip rate” (from ITE data page statistics) multiplied by
“average value of independent variable values” (from data page) multiplied by
number of studies (from data page)

$\Sigma \text{IV Units (ITE)}$ = “average value of independent variable values” (from data page) multiplied
by number of studies (from data page)

$\Sigma \text{Trips (local)}$ = the sum of trips recorded for all of the local data collection sites

$\Sigma \text{IV Units (local)}$ = the sum of independent variable values for all of the local data collection sites

¹⁶ The “15 percent difference” threshold is considered to be a reasonable, though arbitrary, guideline. If the analyst, based on professional judgment, is confident of the validity and applicability of the data for local application, then the analyst should use the local data rather than the national data. But the analyst is reminded that the simple randomness of numbers will produce some variation and the 15 percent threshold tries to limit the possibility of reaching unfounded conclusions that local conditions are indeed different from the national database.

¹⁷ As described in that chapter, an acceptable weighted average trip generation rate requires at least three data points with a computed standard deviation that is no more than 55 percent of the weighted average rate. An acceptable fitted curve equation requires at least four data points with a computed R^2 of at least 0.75.

9.6 Documentation

The stand-alone or consolidated local trip generation documentation should clearly state the following:

- The local rates or equations;
- The circumstances in which they are applicable; and
- What to do in situations where they are not applicable (for examples, use national data or collect more local data).

The documentation should also include the site-specific information for the local data, such as

- Land use;
- Value(s) of the independent variable(s);
- Survey date and day of the week;
- Survey time period and its relation to site peak hour and peak hour of adjacent street; and
- Site context.

All trip generation data should be submitted to ITE for inclusion in future editions of *Trip Generation Manual*. In cases where a local rate or equation is developed, consideration should be given to submitting the results of the local trip generation analysis to ITE. Sources will be cited but the identity of specific sites will be kept confidential. Data and analyses should be transmitted to:

Institute of Transportation Engineers
Trip Generation Data
1627 Eye St., NW, Suite 600
Washington, DC 20006
Tel: +1 202-785-0060
Fax: +1 202-785-0609
www.ite.org

ITE accepts trip generation data in any form. Preference is for forms and content consistent with Chapter 12 guidance. However, it is acceptable to submit data which are potentially incomplete or that must be extracted from a report.

9.7 Examples of Recommended Process

The following examples demonstrate the steps for determining whether a stand-alone, local trip generation rate/equation, or a consolidated local trip generation rate is appropriate. The calculations referenced below are presented in detail in the Appendix J examples for how to calculate weighted average, variance, and standard deviation.

Example 1—Local Data Weighted Average more than 15 Percent Different from *Manual* Weighted Average Rate but Inadequate Local Data Statistics

In the professional judgment of the analyst, *Trip Generation Manual* data for Land Use Code 492 (Health/Fitness Club) is not appropriate for estimating the weekday morning peak hour of the generator as a function of site GFA for a local study site. Trip generation data are collected at three local proxy sites:

- Site A is 43,000 sq. ft. GFA and has 11 vehicle trips in AM site peak hour
- Site B is 49,000 sq. ft. GFA and has 83 vehicle trips in AM site peak hour
- Site C is 15,000 sq. ft. GFA and has 34 vehicle trips in AM site peak hour

The three sites have a total GFA of 107,000 sq. ft. and 128 total AM peak hour trips for a weighted average of 1.20 (calculated as 128/107).

For Land Use 492, the data pages in *Trip Generation Manual*, 9th Edition present the following:

- Weighted average weekday trip rate (per 1,000 sq. ft. GFA) = 1.43
- Average value for the independent variable unit (1,000 sq. ft. GFA) = 39
- Number of studies = 4

The weighted average trip rate for the three local proxy sites (1.20) is 16 percent lower than the *Manual* rate (1.43). However, the weighted standard deviation for the local data is 0.97 (81 percent of the weighted average rate) and is too high to be acceptable (that is, greater than 55 percent). Therefore, the recommended use of the local data is to consolidate it with the national data to produce a consolidated local rate.

$$\text{consolidated weighted average rate} = \frac{\Sigma \text{trips (ITE)} + \Sigma \text{trips (local)}}{\Sigma \text{IV units (ITE)} + \Sigma \text{IV units (local)}}$$

where

$$\Sigma \text{trips (ITE)} = 1.43 * 39 * 4 = 223$$

“weighted average trip rate” multiplied by “average value of independent variable values” multiplied by number of studies

$$\Sigma \text{IV units (ITE)} = 39 * 4 = 156$$

“average value of independent variable values” multiplied by number of studies

$$\Sigma \text{trips (local)} = 128$$

$$\Sigma \text{IV units (local)} = 107$$

$$\text{consolidated weighted average rate} = 1.33 = \frac{223 + 128}{156 + 107}$$

The consolidated weighted average rate (1.33) is less than the *Manual* weighted average rate of 1.43, but higher than the weighted average rate of 1.20 for the three local data points.

Example 2—Local Data Weighted Average less than 15 Percent Different from *Manual* Weighted Average Rate

Trip generation data are collected at a fourth local proxy site to add to the three sites described above:

- Site A is 43,000 sq. ft. GFA and has 11 vehicle trips in AM site peak hour
- Site B is 49,000 sq. ft. GFA and has 83 vehicle trips in AM site peak hour
- Site C is 15,000 sq. ft. GFA and has 34 vehicle trips in AM site peak hour
- Site D is 48,000 sq. ft. GFA and has 65 vehicle trips in AM site peak hour

The four sites have a total GFA of 155,000 sq. ft. and 193 total AM peak hour trips for a weighted average rate of 1.25 (calculated as 193/155).

The weighted average trip rate for the four local proxy sites (1.25) is 13 percent lower than the *Manual* rate (1.43). Because the weighted trip generation rate for the local data is within 15 percent of the *Manual* data trip generation rate, the recommended use of the local data is to consolidate it with the national data to produce a consolidated local rate.

$$\text{consolidated weighted average rate} = \frac{\Sigma \text{trips (ITE)} + \Sigma \text{trips (local)}}{\Sigma \text{IV units (ITE)} + \Sigma \text{IV units (local)}}$$

where

$$\Sigma \text{trips (ITE)} = 1.43 * 39 * 4 = 223 \text{ (from Example 1)}$$

$$\Sigma \text{IV units (ITE)} = 39 * 4 = 156 \text{ (from Example 1)}$$

$$\Sigma \text{trips (local)} = 193$$

$$\Sigma \text{IV units (local)} = 155$$

$$\text{consolidated weighted average rate} = 1.34 = \frac{223 + 193}{156 + 155}$$

The consolidated weighted average rate (1.34) is less than the *Manual* weighted average rate (1.43), but higher than the weighted average rate (1.25) for the four local data points.

Example 3—Local Data Weighted Average more than 15 Percent Different from *Manual* Weighted Average Rate and Adequate Local Data Statistics

Trip generation data are collected at a fifth local proxy site to add to the four sites described above:

- Site A is 43,000 sq. ft. GFA and has 11 vehicle trips in AM site peak hour
- Site B is 49,000 sq. ft. GFA and has 83 vehicle trips in AM site peak hour
- Site C is 15,000 sq. ft. GFA and has 34 vehicle trips in AM site peak hour
- Site D is 48,000 sq. ft. GFA and has 65 vehicle trips in AM site peak hour
- Site E is 38,000 sq. ft. GFA and has 40 vehicle trips in AM site peak hour

The five sites have a total GFA of 193,000 sq. ft. and 233 total AM peak hour trips for a weighted average of 1.21 (calculated as 233/193).

The calculated average trip rate for the five local proxy sites (1.21) is 16 percent lower than the *Manual* rate (1.43). The weighted standard deviation is 0.67 (55 percent of the weighted average rate). The local rate is acceptable for use for estimating trips generated by the study site.

Appendix B: Land Uses in ITE Trip Generation Manual

Land Use Codes

Port and Terminal (Land Uses 000–099)

CODE	LAND USE
021	Commercial Airport
022	General Aviation Airport
030	Intermodal Truck Terminal
090	Park-and-Ride Lot with Bus or Light Rail Service

Industrial (Land Uses 100–199)

CODE	LAND USE
110	General Light Industrial
130	Industrial Park
140	Manufacturing
150	Warehousing
151	Mini-Warehouse
154	High-Cube Transload and Short-Term Storage Warehouse
155	High-Cube Fulfillment Center Warehouse
156	High-Cube Parcel Hub Warehouse
157	High-Cube Cold Storage Warehouse
160	Data Center
170	Utility
180	Specialty Trade Contractor
190	Marijuana Cultivation and Processing Facility

Residential (Land Uses 200–299)

CODE	LAND USE
210	Single-Family Detached Housing
215	Single-Family Attached Housing
220	Multifamily Housing (Low-Rise)
221	Multifamily Housing (Mid-Rise)
222	Multifamily Housing (High-Rise)
223	Affordable Housing
225	Off-Campus Student Apartment (Low-Rise)
226	Off-Campus Student Apartment (Mid-Rise)
227	Off-Campus Student Apartment (High-Rise)
230	Low-Rise Residential with Ground-Floor Commercial
231	Mid-Rise Residential with Ground-Floor Commercial
232	High-Rise Residential with Ground-Floor Commercial
240	Mobile Home Park
251	Senior Adult Housing—Single-Family
252	Senior Adult Housing—Multifamily
253	Congregate Care Facility
254	Assisted Living
255	Continuing Care Retirement Community
260	Recreational Homes
265	Timeshare
270	Residential Planned Unit Development

Lodging (Land Uses 300–399)

CODE	LAND USE
310	Hotel
311	All Suites Hotel
312	Business Hotel
320	Motel
330	Resort Hotel

Recreational (Land Uses 400–499)

CODE	LAND USE
411	Public Park
416	Campground/Recreational Vehicle Park
420	Marina
430	Golf Course
431	Miniature Golf Course
432	Golf Driving Range
433	Batting Cages
434	Rock Climbing Gym
435	Multipurpose Recreational Facility
436	Trampoline Park
437	Bowling Alley
440	Adult Cabaret
445	Movie Theater
452	Horse Racetrack
453	Automobile Racetrack
454	Dog Racetrack
462	Professional Baseball Stadium
465	Ice Skating Rink
466	Snow Ski Area
470	Bingo Hall
473	Casino
480	Amusement Park
482	Water Slide Park
488	Soccer Complex
490	Tennis Courts
491	Racquet/Tennis Club
492	Health/Fitness Club
493	Athletic Club
495	Recreational Community Center

Institutional (Land Uses 500–599)

CODE	LAND USE
501	Military Base
520	Elementary School
522	Middle School/Junior High School
525	High School
528	School District Office
530	Private School (K-8)
532	Private School (K-12)
534	Private High School
536	Charter Elementary School
538	Charter School (K-12)
540	Junior/Community College
550	University/College
560	Church
561	Synagogue
562	Mosque
565	Day Care Center
566	Cemetery
571	Adult Detention Facility
575	Fire and Rescue Station
580	Museum
590	Library

Medical (Land Uses 600–699)

CODE	LAND USE
610	Hospital
620	Nursing Home
630	Clinic
640	Animal Hospital/Veterinary Clinic
650	Free-Standing Emergency Room

Office (Land Uses 700–799)

CODE	LAND USE
710	General Office Building
712	Small Office Building
714	Corporate Headquarters Building
715	Single Tenant Office Building
720	Medical-Dental Office Building
730	Government Office Building
731	State Motor Vehicles Department
732	United States Post Office
750	Office Park
760	Research and Development Center
770	Business Park

Retail (Land Uses 800–899)

CODE	LAND USE
810	Tractor Supply Store
811	Construction Equipment Rental Store
812	Building Materials and Lumber Store
813	Free-Standing Discount Superstore
814	Variety Store
815	Free-Standing Discount Store
816	Hardware/Paint Store
817	Nursery (Garden Center)
818	Nursery (Wholesale)
820	Shopping Center (>150k)
821	Shopping Plaza (40-150k)
822	Strip Retail Plaza (<40k)
823	Factory Outlet Center
840	Automobile Sales (New)
841	Automobile Sales (Used)
842	Recreational Vehicle Sales

843	Automobile Parts Sales
848	Tire Store
849	Tire Superstore
850	Supermarket
851	Convenience Store
857	Discount Club
858	Farmers Market
860	Wholesale Market
861	Sporting Goods Superstore
862	Home Improvement Superstore
863	Electronics Superstore
864	Toy/Children's Superstore
865	Baby Superstore
866	Pet Supply Superstore
867	Office Supply Superstore
868	Book Superstore
869	Discount Home Furnishing Superstore
872	Bed and Linen Superstore
875	Department Store
876	Apparel Store
879	Arts and Crafts Store
880	Pharmacy/Drugstore without Drive-Through Window
881	Pharmacy/Drugstore with Drive-Through Window
882	Marijuana Dispensary
890	Furniture Store
895	Beverage Container Recycling Depot
897	Medical Equipment Store
899	Liquor Store

Services (Land Uses 900–999)

CODE	LAND USE
911	Walk-in Bank
912	Drive-in Bank
918	Hair Salon
920	Copy, Print, and Express Ship Store
926	Food Cart Pod
930	Fast Casual Restaurant
931	Fine Dining Restaurant
932	High-Turnover (Sit-Down) Restaurant
933	Fast-Food Restaurant without Drive-Through Window
934	Fast-Food Restaurant with Drive-Through Window
935	Fast-Food Restaurant with Drive-Through Window and No Indoor Seating
936	Coffee/Donut Shop without Drive-Through Window
937	Coffee/Donut Shop with Drive-Through Window
938	Coffee/Donut Shop with Drive-Through Window and No Indoor Seating
941	Quick Lubrication Vehicle Shop
942	Automobile Care Center
943	Automobile Parts and Service Center
944	Gasoline/Service Station
945	Convenience Store/Gas Station
947	Self-Service Car Wash
948	Automated Car Wash
949	Car Wash and Detail Center
950	Truck Stop
970	Wine Tasting Room
971	Brewery Tap Room
975	Drinking Place

Appendix C: Transportation Demand Management Strategies and Relative Effectiveness

Appendix to comments
on P23-204-206, 007

Table 2. Potential VMT Measures and Relative Effectiveness

Measure Number	Measure Category	Description	Typical Application	CAPCOA ¹⁰ 2021 Reference	Estimated VMT Reduction Potential
1	Bike & Ped	Provide traditional bike racks designed for short-term parking, in a visible publicly accessible space.	Land uses that expect short term visitors. Traditional bike racks are not suitable for longer term parking due to concerns regarding theft and exposure to the weather.	T-9	0.1% - 1.6%
2	Bike & Ped	Construct or improve a bicycle lane facility (Class I, II, or IV) that connects to a larger existing bikeway network. This encourages mode shift from parallel roadways to bicycles, displacing VMT. A wider-based approach that expands more than one facility may be considered to be expanding the bicycle network.	New projects in dense areas, or in areas near existing bicycle infrastructure but without a current connection. Generally an off-site improvement.	T-18; T-19	0.2% - 0.8%
3	Bike & Ped	Provide secure bicycle parking in either a dedicated room, via bicycle lockers, or a bike station incorporated into the project.	Residential and office land uses, where bicyclists will be expected to park their bicycles for 6+ hours per day.	T-9	0.1% - 1.6%
4	Bike & Ped	Improve pedestrian spaces both within the project and on roadways approaching the project. Improvements may include providing sidewalks on both sides of the street, incorporating ADA-compliant improvements such as tactile ramps and audible pedestrian signals, providing sidewalk amenities such as trees, plants, and benches, and otherwise improving the pedestrian experience.	New development in areas where pedestrian facilities are missing or lacking	T-17	0.5% to 6.4%
5	Bike & Ped	Roadways will be designed to reduce motor vehicle speeds and encourage pedestrian and bicycle trips with traffic calming features. Traffic calming features may include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.	Developments located near transit or pedestrian-focused areas; or in cities that have adopted a Vision Zero policy	N/A	0.25 - 1.0%

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Measure Number	Measure Category	Description	Typical Application	CAPCOA ¹⁰ 2021 Reference	Estimated VMT Reduction Potential
6	General	Implement a generalized commute trip reduction program. This measure is intended as an umbrella measure, for use in instances where marketing of commute alternatives is desired, but the client or implementing agency may not want to commit to specific marketing actions. It can include any combination of measures indicated here other than those specific to land use	Office developments; large residential developments; area plans	T-4, T-5	Up to 4% (voluntary compliance)
7	General	Implement a generalized commute trip reduction program. This measure is intended as an umbrella measure, for use in instances where marketing of commute alternatives is desired, but the client or implementing agency may not want to commit to specific marketing actions. It can include any combination of measures indicated here other than those specific to land use	Office developments; large residential developments; area plans	T-4, T-5	Up to 26% (mandatory monitoring)
8	Bike & Ped	Install a bike share program in association with your development, either for exclusive use of the development residents or in conjunction with a future public system.	Cities and Communities		Up to 3%
9	Parking	Reduce the proposed supply of parking at the development relative to other sites in the project vicinity.	Office development, mixed-use development, residential development, area plans, cities and communities	T-14	5 - 13.7%
10	Parking	For residential developments, require that parking spaces be paid for separately from the primary mortgage/HOA dues/rent. This effectively reduces housing costs for households with no cars / fewer cars	Residential development	T-15	2.6 - 15.7%
11	Parking	Price parking at all off-street facilities associated with the project. Pricing should be at a level equal to or higher than typical prices in the project area. Typically referred to as “unbundling” parking pricing for residential projects.	Office development; mixed-use development; residential development	T-11, T-15	Up to 20%

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Measure Number	Measure Category	Description	Typical Application	CAPCOA ¹⁰ 2021 Reference	Estimated VMT Reduction Potential
12	Parking	If free parking is provided as an employee benefit, individuals opting not to receive a parking pass may instead receive the equivalent cash value to a monthly parking permit.	Office development; employers	T-12	Up to 12%
13	Ridesharing	Provide subsidies in the form of cash or gas cards to individuals carpooling to/from work.	Office development, employers	T-7	0.0 - 8.0%
14	Ridesharing	Provide subsidies or company-provided vehicles for vanpooling, and assist with vanpool formation by means of helping individuals identify others with similar commute patterns. This measure may also apply to point-to-point shuttles sponsored by an employer (i.e., "tech buses")	Office development, employers	T-10	3.4 - 20.4%
15	Ridesharing	Maintain a database of individuals interested in carpooling/ridesharing along with their commute characteristics. Allow individuals to search database and contact others to form carpools. At large employers, some one-on-one support may also be provided.	Office development, employers, cities and communities	T-7	0.0 - 8.0%
16	Parking	Install parking meters or other paid parking programs on public roadways within 1/4 mile of the study area. Pricing should be market-rate. This is intended to both discourage driving to/from the project area, as well as reduce the amount of VMT generated by circling for parking by maintaining 85 percent occupancy rates.	Large developments; area plans; cities and communities	T-23	Up to 30%
17	Pricing	Implement a toll or fee for vehicle access to a predetermined area, such as a central business district. An example of this is the fee to access London's core neighborhoods.	Cities and communities	N/A	7.9 - 22.0%
18	Land Use	Locate the project near (and orient it with a clear means of access to) a high-quality transit station. Project design should support (and ideally prioritize) pedestrian access to/from transit. Project should be careful not to oversupply parking.	Mixed-use or residential projects in urban areas	T-3	0.5 - 31%

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Measure Number	Measure Category	Description	Typical Application	CAPCOA ¹⁰ 2021 Reference	Estimated VMT Reduction Potential
19	Transit & Shuttles	Provide express / point-to-point shuttle service, connecting park & ride facilities or other residential neighborhoods directly to an employer's campus. In the SF Bay Area, these shuttle types have become common amongst Silicon Valley employers, and are sometimes known as "tech shuttles"	Employers, campuses	T-10	Up to 20.4%
20	Transit & Shuttles	Provide subsidies in the form of cash, transit passes, or contributions to a regional fare card to transit riders. This is typically implemented by an employer, but may also be used by schools and large residential developments.	Employers, large residential developments, campuses	T-8; T-27 (variant)	Up to 20%
21	Tech-Assisted Approaches	Allow and encourage employees to telecommute or adopt alternative work schedules. Examples may include working from home a certain share of the time, or working a 9/80 or 4/40 work week.	Employers, campuses	N/A	Up to 5.5%
22	Transit & Shuttles	Provide funding to support one of the following: new bus service, increased frequency on existing service, increased operating hours, etc. Effectiveness will range based on the level of investment.	Cities and communities	T-26 (variant)	Up to 11.3%
23	Transit & Shuttles	Provide a publicly available shuttle service between a regional transit facility and employment, residential, or shopping centers located 1-5 miles away.	Employers, commercial development, institutions, campuses	T-24	0.1% to 8.2%

10. Source: Fehr & Peers, 2023. Prepared in conjunction with *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, California Air Pollution Control Officers Association (CAPCOA 21). Link: https://www.caleemod.com/documents/handbook/full_handbook.pdf

COLLINS PLANNING

• A S S O C I A T E S •

June 19, 2024

Mayor Hailey Morton Levinson
Vice Mayor Arne Jorgensen
Councilwoman Jessica Chambers
Councilman Jim Rooks
Councilman Jonathan Schechter
P.O. Box 1687
Jackson, WY 83001

Dear Mayor and Council,

Describing the true purpose and intent of PCJH's housing proposal while pursuing funding from the Housing Preservation program creates an uncommon challenge. The Church proposes to build 21 workforce housing units and intends to deed restrict all of them for this purpose. This straightforward presentation was provided to the Planning Commission in May. Since the Commission meeting, however, we became concerned this straightforward presentation of the plan might put the Church at a disadvantage when seeking funds from the Preservation program. We therefore changed the housing mitigation plan to consist of 20 free market units and one required affordable unit instead of the 21 voluntary workforce units, with the intention of deed restricting the free market units later as a condition of funding from the Preservation program. We wish to reconfirm the purpose of this development is to create employee housing and to be clear that the Church is willing to deed restrict all 21 units as workforce and affordable housing.

Rules for the Preservation program direct funds only to existing housing units in return for deed restrictions that encumber these units. The housing units PCJH proposes to develop exist as entitlements that are approved as part of the Cottonwood Park Master Plan, but of course they have not yet been built. This disconnect from the rules of the Preservation program creates the dilemma in how to describe the proposal.

If the true purpose and intent of the housing proposal is presented, will a future funding request elicit the response 'why award funds for something the Church already is committed to'? In the alternative, is it better to describe the housing proposal as a free market development and then maintain an incentive to award Preservation funds to the Church's proposal? PCJH is betwixt and between on how best to describe the housing proposal.

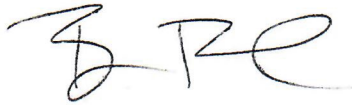
Funding from the Preservation program is necessary for the Church's workforce housing development to occur. The inability to secure a commitment of Preservation funds prior to construction jeopardizes the feasibility of developing the 21 workforce units. We have decided

this straightforward presentation is the best approach, and we hope it can lead to a rule change in the Preservation program and allow funding for the PCJH proposal.

With this presentation in mind, we step beyond the dilemma in describing the Church's proposal and state what we know to be true, and hope the program rules will be changed and Preservation funds awarded for the Church's proposal. Toward that end, we say the following.

- The PCJH proposes 21 housing units that will be used exclusively for workforce housing and the Church is willing to deed restrict every unit for this purpose.
- The Church assumes the responsibility for building the housing overwhelmingly with private money gained through fundraising, but without supplemental funding from the Preservation program, it is less likely the 21 workforce units will occur.

Sincerely,



Ben Pascal Senior Pastor



Scott O'Hare Chairman
PCJH Housing Committee



William E. Collins, AICP

June 7, 2024

Tyler Valentine
Town of Jackson Planning & Building
150 E Pearl Ave
Jackson WY 83001

RE: PCJH Development Plan Application Revision and Response to Comments

Dear Tyler,

We are submitting this revised application along with the requested supplemental materials according to the below e-mailed list from June 3, 2024 from Tyler Valentine to Bill Collins.

1. An updated narrative/clarification on the specific type of deed restriction proposed on the units.

The revised application is attached, in both clean and redline versions. The workforce deed restriction has been removed from the proposal and the units are now proposed to be unrestricted. Funding from the Housing Preservation Program will be sought in exchange for workforce deed restrictions after the units are approved. Details can be found on Page 4 of the revised application.

2. Details and photos of the proposed retaining wall (you sent this but it should be submitted with a re-packaged application).

Attached.

3. More details on sight distances/safety related to where the bike path intersects with the entrance off Montana.

See attached memo. Teton County Pathways is seeking funding to relocate the section of pathway on Montana Rd to the proposed location on South Park Loop Rd, which would improve the current situation.

4. A statement, and response, from the PC discussion about potentially taking access from SPLR. We had this discussion verbally, but we need it in writing.

SPLR access can occur in two scenarios:

- 1) *connecting driveway from existing Church driveways into housing development; half of required parking on housing parcel*
 - *this would require extensive asphalt and route additional traffic onto SPLR*
- 2) *no car connection and no parking on housing site and all housing parking in existing Church lot*
 - *this would pose an accessibility problem with parking and access to the housing development; a long walk to carry groceries and trash;*

In both scenarios, about half of the required parking is already in the Church parking lot via a shared parking agreement. With the current plan, the parking has the same split between the Church lot and the housing site but access is split between Montana Rd / Hi-Country Dr

and SPLR. This reduces the traffic burden on the uncontrolled SPLR driveway and moves half of it to the controlled intersection at Hi-Country and SPLR.

5. Are you only asking for a fee waiver for planning application fees, or building application fees also?

We are requesting a fee waiver for all fees.

Thank you for your consideration of our revised application and we are looking forward to continued discussion.

Sincerely,
JORGENSEN ASSOCIATES

A handwritten signature in dark ink, appearing to read 'M. Dunbar-Irwin', with a stylized flourish at the end.

Mila Dunbar-Irwin
Deputy Planning Manager



JORGENSEN
It's About People, Trust and Know How

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Jackson, WY 83002
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MEMORANDUM

TO: Mila Dunbar Irwin
FROM: Reed Armijo, P.E.
DATE: June 7, 2024
SUBJECT: Presbyterian Church Jackson Hole
Montana Road Access

PROJECT NO.: 22072

Mila –

We have reviewed the sight distance of the access to Montana Road and the pathway. The orientation of the driveway is largely necessary to address the elevation difference between Montana Drive and the site. The design balances the driveway grade with pathway interface. The sight distance to the pathway is not an issue as there are no obstructions. The retaining walls towards the top of the access are daylighting to existing grade such that vehicle driver's view is not obstructed.

The access design is being refined to move slightly west such that grade and intersection angle can be reduced and improved. An exhibit depicting the adjustment is being refined.

Please let me know if you have any comments or questions.



November 9, 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
TOTAL	\$5,117

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

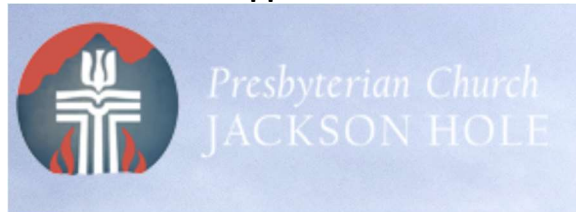
BOULDER WALL DETAIL
NOT TO SCALE



Photo: Example of stacked boulder wall

**MASTER PLAN AMENDMENT,
DEVELOPMENT PLAN
and CONDITIONAL USE PERMIT
for
PRESBYTERIAN CHURCH of JACKSON HOLE
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
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740 East Pearl Ave
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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 18th, 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 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 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 that are proposed as 20 unrestricted free-market houses and one deed restricted affordable unit to satisfy LDR requirements. The pressing need to house its workforce is the only reason the Church is proposing this development. To help finance the development, the Church will seek funding from the Housing Preservation Program at the very first opportunity, and approved funding from this program will require workforce deed restrictions on all 21 units. While this proposal fully meets the intent of the Preservation Program, a technicality in the Program rules requires approval of unrestricted units before seeking Program funding, otherwise the Church would immediately deed restrict all 21 units. The Church has been approved by the Housing Department as an eligible applicant for Preservation Program funding.

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
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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. 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.

IV. Comprehensive Plan

The property is in Character District 5.5, West Jackson Residential, as defined in the Jackson/Teton County Comprehensive Plan. The plan of the Church to house members of the workforce, the townhouse style units, and the Church's plan to retain ownership of most or all the units, exactly match 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 21 housing units will be occupied by members of the workforce 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. As the Church struggles to establish the necessary

funding to construct these units, some townhouses might be sold to entities that are partners of PCJH or social service agencies to house their employees and help fund construction of the overall development.

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 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 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 does not contain any significant natural resource that is protected by the LDR. 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 townhomes on the 2.93-acre parcel in two phases as detailed below. All units will house members of the workforce.

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 ¹	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. A technicality requires the CUP. By definition, an accessory use must be on the same property as the principal it serves. The housing site and the Church property are different legally

described properties and therefore, a CUP is required for an ordinary accessory use to serve the Church on the adjoining property.

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.

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. To expedite construction of the overall development, a plan to sell some townhouses to PCJH partners to house their workers is being explored. 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

Townhouses

The development program of unrestricted units requires the payment of an affordable housing fee of \$247,884 or the deed restriction of 0.911 units, as shown in Table 2. The LDR require the deed restricted unit to have two bedrooms and be affordable to a household earning 120% of the areawide median income. This application proposes to deed restrict a 962 square foot 2-bedroom unit in phase 1 to be rented to a household earning no more than 120% of the median income. The “employer” deed restriction will be recorded against this unit to allow the Church to retain ownership of the unit and rent it to a Church employee.

TABLE 2				
Required Affordable Housing for a Free Market Development Program				
	Bedrooms	Square Feet	Quantity	Housing Required
Attached SF	1	695	1	0.023
	1	760	1	0.025
	2	692	8	0.179
	2	1,090	6	0.242
	4	1,955	5	0.442
Total				0.911 / \$247,884

The deed restricted unit will be occupied by a full time year round employee of the Church. The Church's urgent housing needs require all 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. Also under consideration is the opportunity to sell some townhouses to social service agencies that would house their employees and help fund the overall development. 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. The Church will seek funding from the Housing Preservation Program to help finance this development, and if funding is approved, then all 21 units will be deed restricted as workforce housing. The employer based deed restriction would be used to allow the units to be owned by the Church, or a social service agency.

The Church has been approved by the Housing Department as an eligible applicant/recipient of funds, for the Housing Preservation Program. While this workforce housing development meets the intent of the Preservation Program, the literal interpretation of the rules requires approval of unrestricted housing units before funding can become available. Otherwise, the Church would immediately restrict all 21 units for workforce housing.

Community Building, 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. For the Church, the community building provides an alternative location for activities that already occur on the main Church campus. Any employees who may staff these Church related activities are already employed by the Church.

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 3						
LDR Standards and Compliance						
Gross Site 2.93 acre 127,631sf						
LDR Standard	Required Allowed	Proposed		LDR Standard	Required Allowed	Proposed
FAR	.40 51,052	37,220		LSR	0.45 57,434	66,020
				Plant Units	1 per lot	21
Bldg. Height	30 8/12 pitch	29' 5" to ridge 25' 1" to mid- point		Accessory Bldg. Height	14	14
Structure Setbacks				Parking Setbacks		
Primary St.	20	20		Primary St.	20	20, 10 ¹
Secondary St.	10	10		Secondary St.	10	10
Side, Interior	10	10		Side, Interior, Rear	5	5
Rear	10	10		Parking Spaces	2.5 per 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 housing intended for the workforce 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.

M. PARKING

A total of 23 parking spaces are proposed for 21 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 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. DEVELOPMENT EXACTIONS

The Church will comply with applicable park and school exactions at the time a townhouse subdivision is approved if necessary, if this development is not exempted because the units will be deed restricted as workforce housing prior to the subdivision.

N. 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.

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.

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. Complies.***

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 to house employees 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. The potential to rent some units to employees of other churches or non-profit agencies, or to sell some townhouses to PCJH partners or social service agencies to help fund construction of the overall development, is being explored. Under all potential scenarios, the entire development will be occupied by members of the community’s workforce.

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 housing and the Church will avoid adding traffic to nearby roads during the peak commuting time of day. **Complies.**

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.**

B

- 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.**

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 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.**

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.

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.**

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 with 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 workforce 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 (gpm) 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**

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**

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**

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

- **TRAFFIC IMPACT STUDY**
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- **GEOTECHNICAL REPORT**
- **WATER AND WASTEWATER CALCULATIONS**

*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
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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:

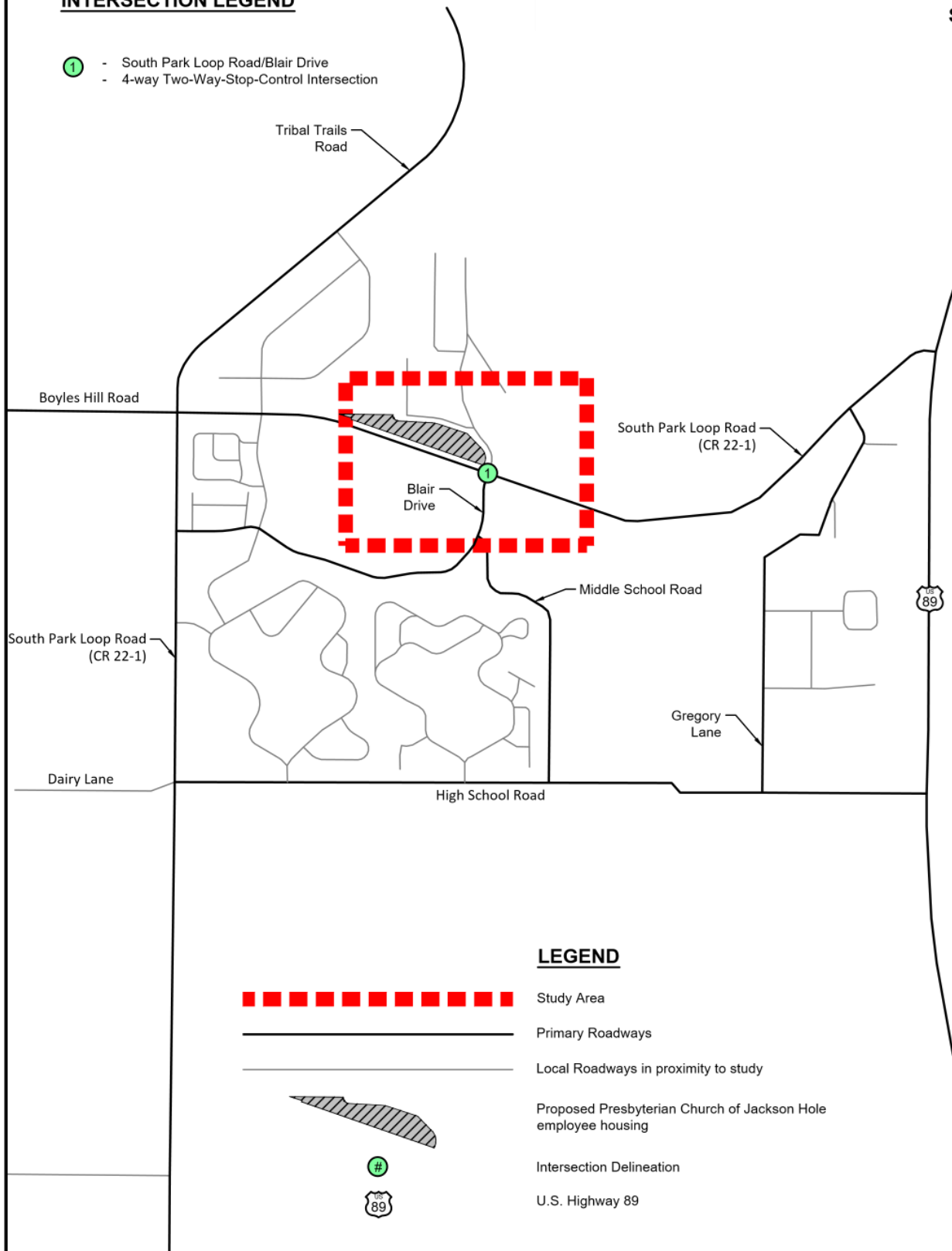
1. **Warranty Deed Book 301, p. 667-772.** See notes at number 3., South Park Road Corridor.
2. **Quitclaim Deed Book 367, p. 954-957.** See notes at number 3., Montana Road Road Corridor.

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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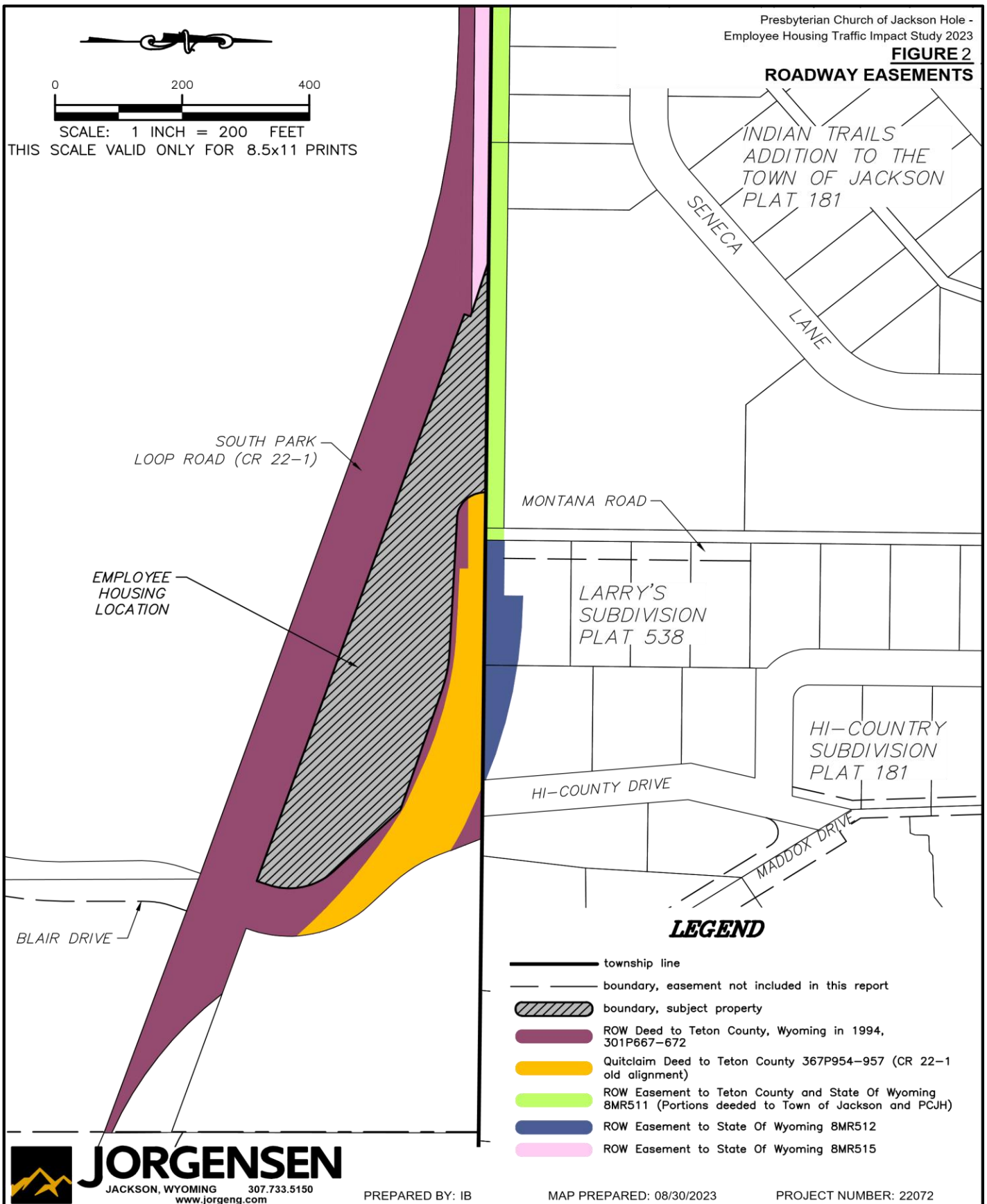
PREPARED BY: IB

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

Control Delay (s/veh)	<u>LOS by Volume-to-Capacity Ratio</u>	
	<u>≤1.0</u>	<u>>1.0</u>
≤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.

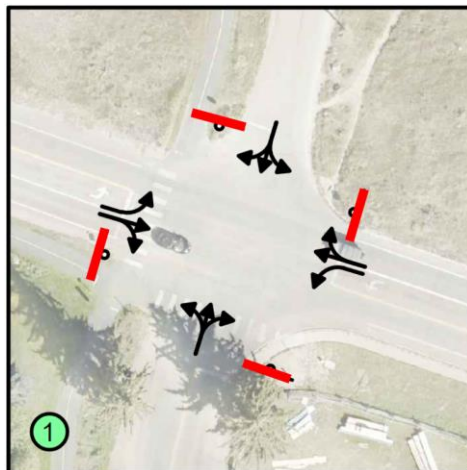


Figure 3. South Park Loop Road and Blair Drive

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.

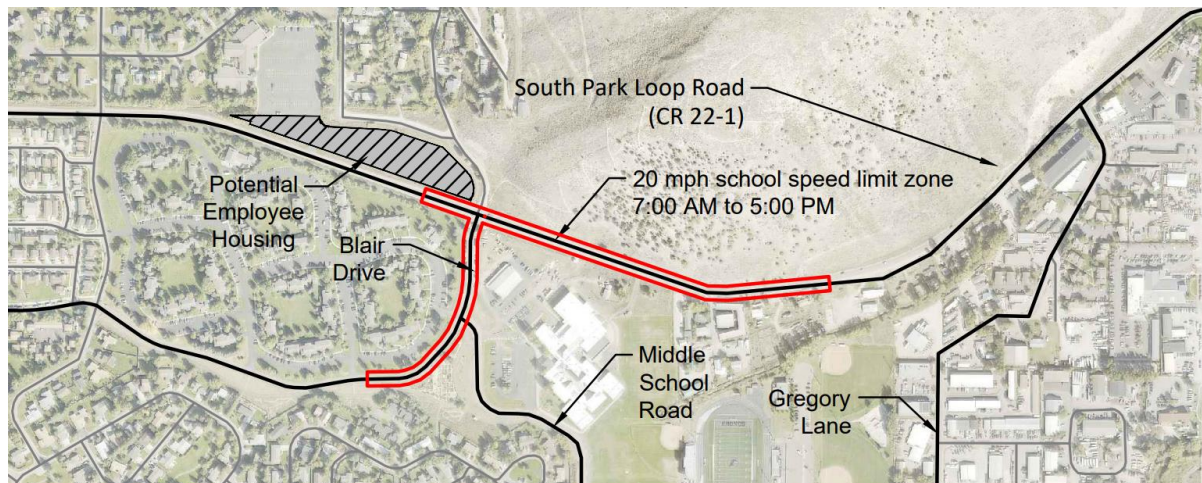
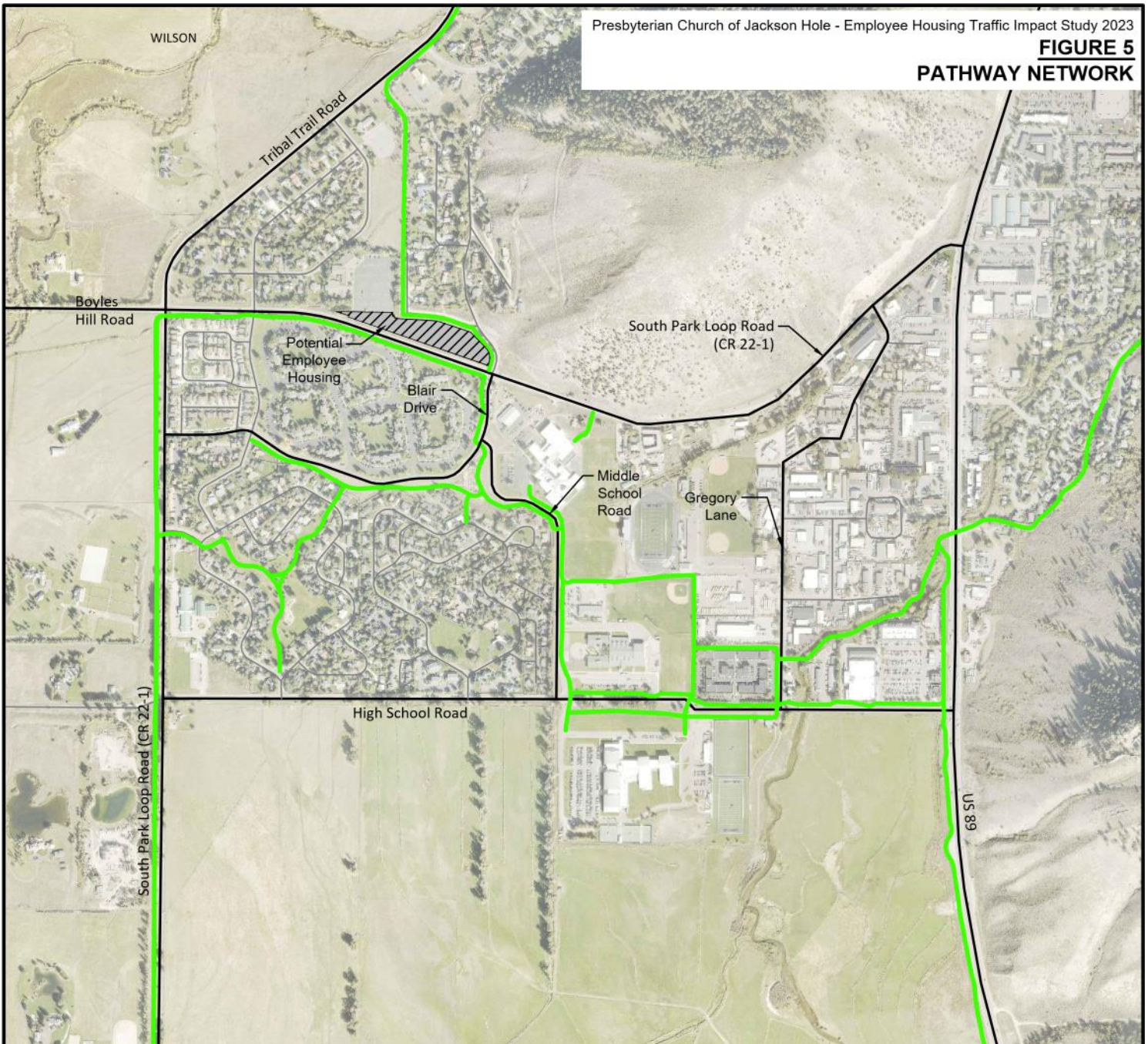


Figure 4. School Speed Limit Zones

Existing Sidewalks/Pathways

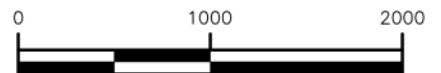
There is an existing network of sidewalks and pathways available for use within the study area. Refer to Figure 5 for the pathway network. South Park Loop Road has pathways to the west of Blair Drive. The pathways on Montana Drive and Blair Drive are heavily used by pedestrians and bicyclists to access 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

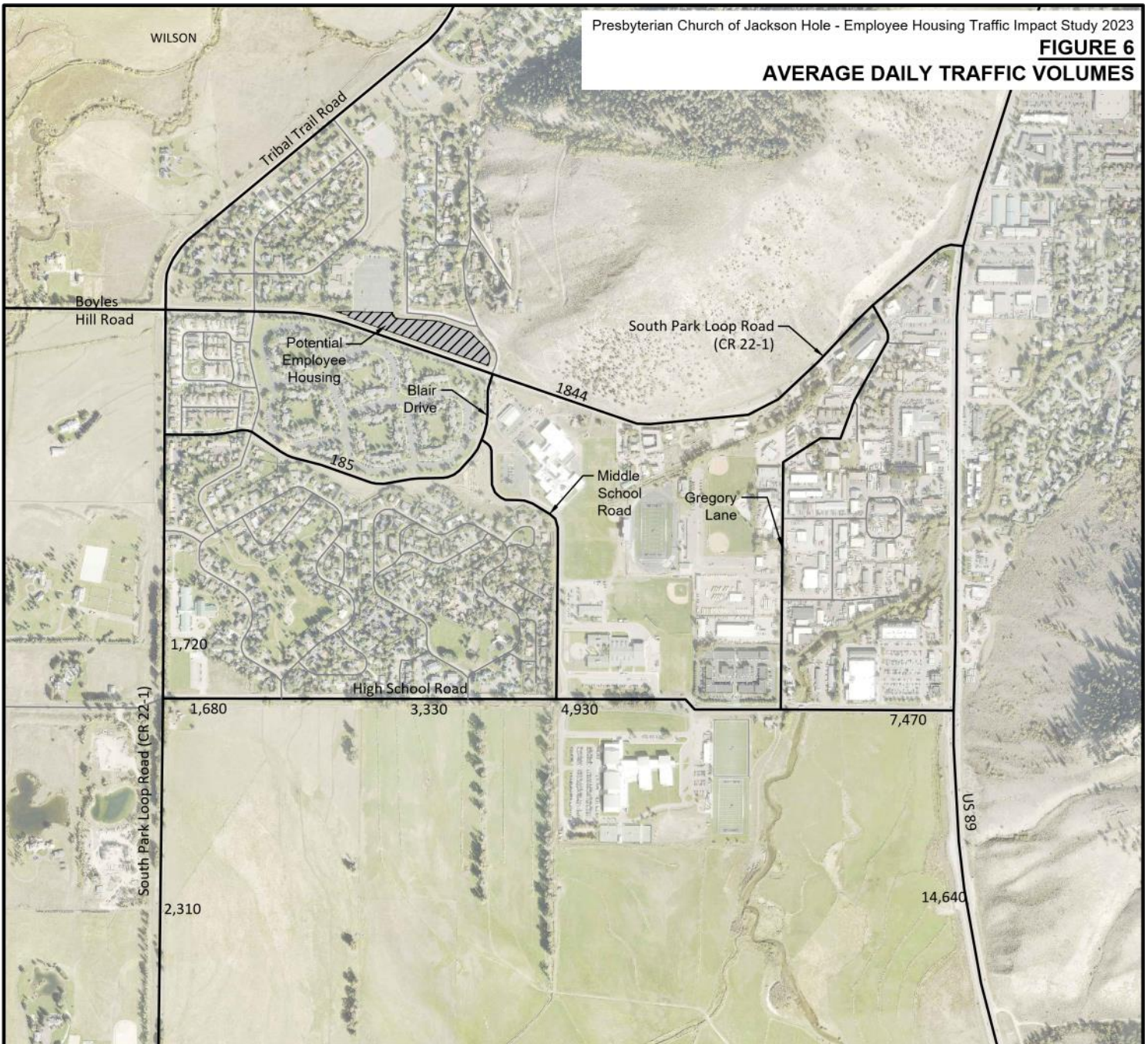
Existing Traffic

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.

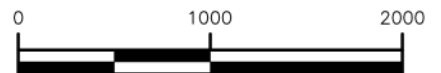
FIGURE 6

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
THIS SCALE VALID ONLY FOR 8x11 PRINTS



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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 & 20th 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

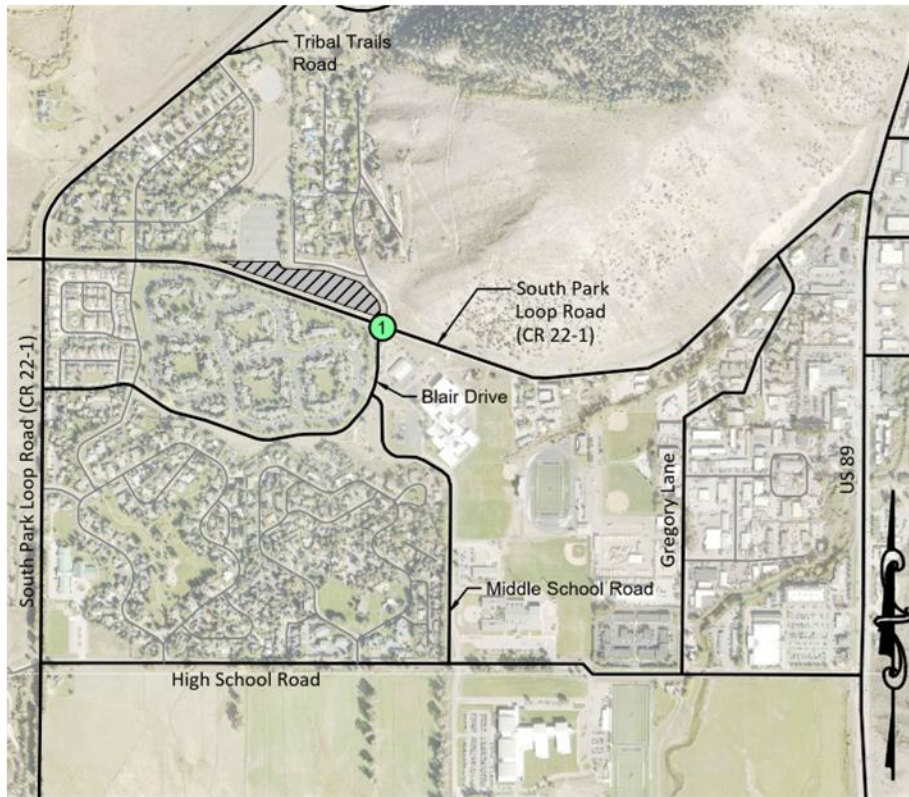
The 2025 baseline hourly traffic volumes and LOS for the intersection at the various peak hours are depicted in Figure 7. In summary, the intersections of South Park Loop Road and Blair Drive is expected to operate at a LOS B.

FIGURE 7

2025 BASELINE

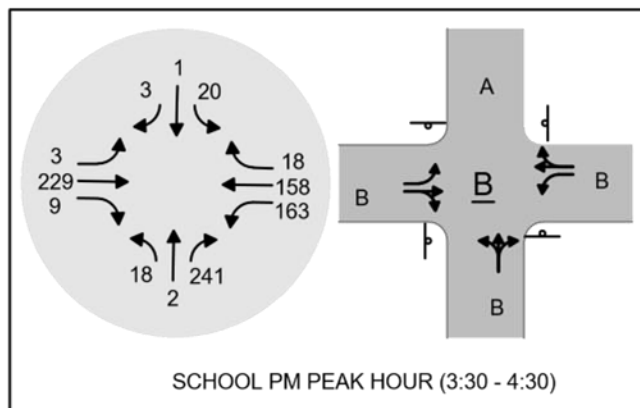
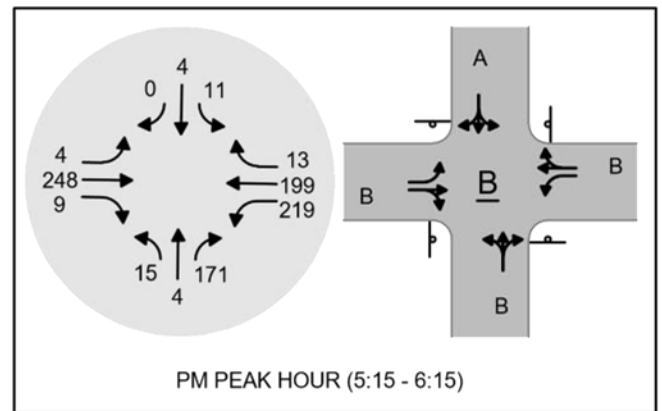
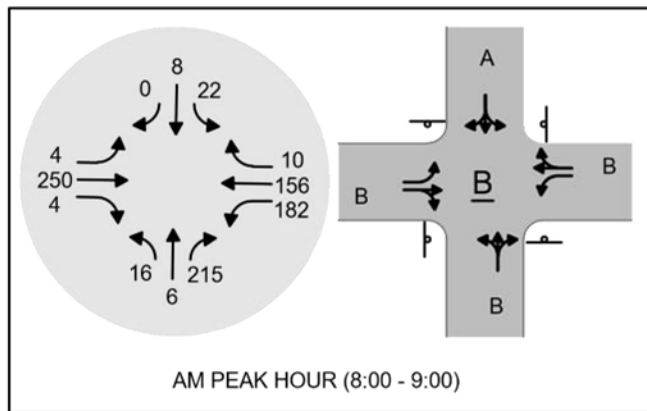
TRAFFIC CONDITIONS

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

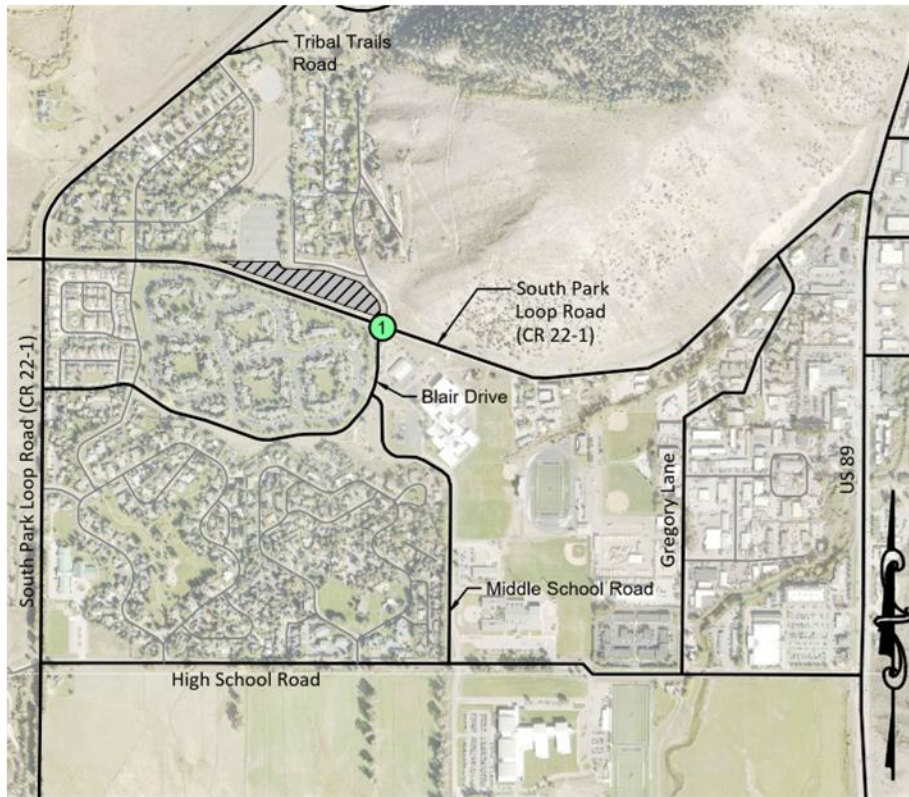
Due to the variation of the data found in The WYDOT Vehicle Miles Book 2022, Jorgensen used the more annualized information available from the previous traffic studies done in the area and used a 3.8% growth rate to determine the traffic counts for the 2035 hourly baseline hourly traffic volumes. These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

FIGURE 8

2035 BASELINE

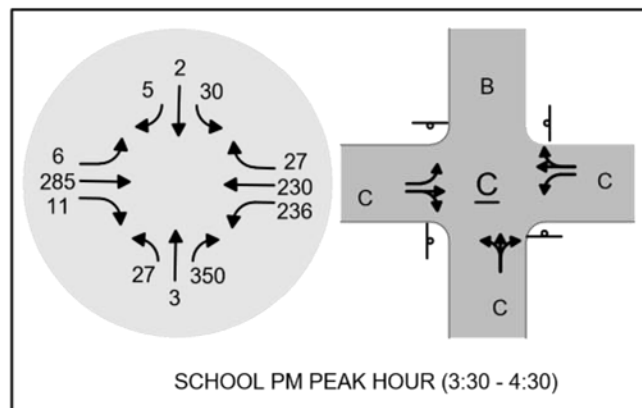
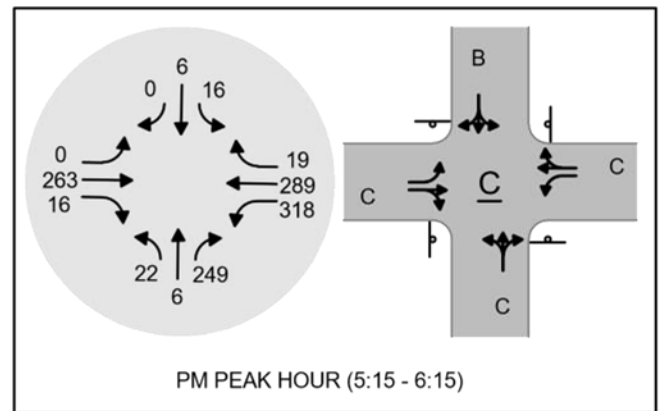
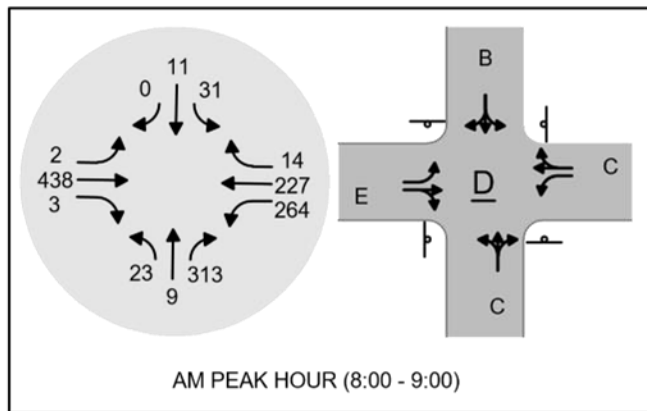
TRAFFIC CONDITIONS

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

Mode	2025 (baseline scenario)	2035 (plan scenario)
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% = 24 multimodal trips	142 x 21% = 30 multimodal trips
Total Vehicle Trips	142 – 24 = 118 vehicle trips	142 – 30 = 112 vehicle trips

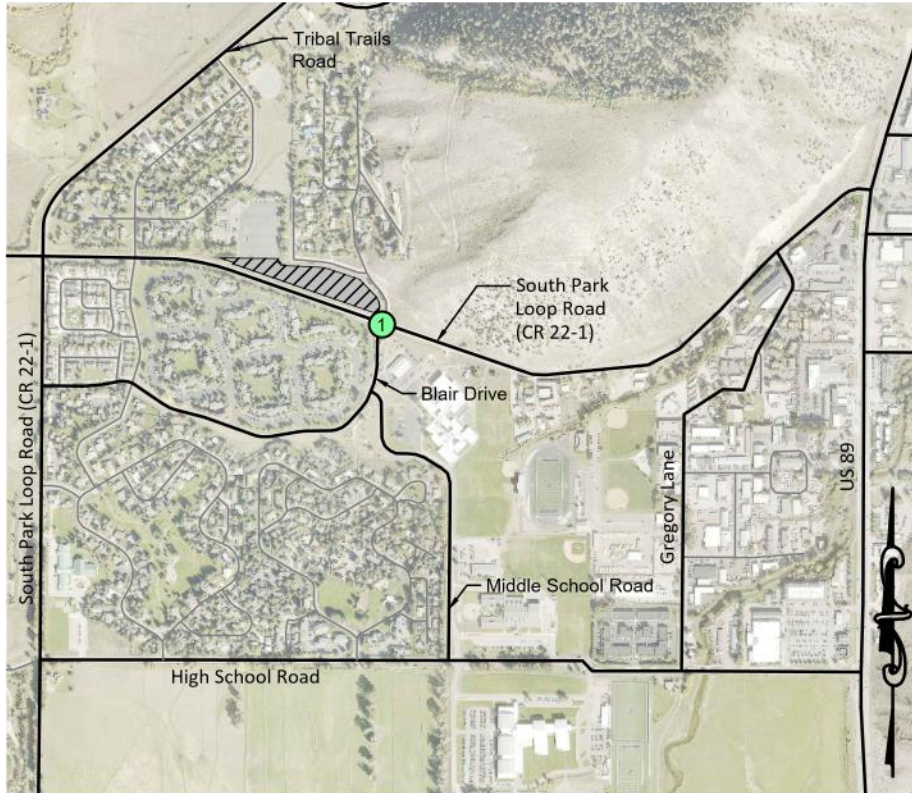
IX. TRIP DISTRIBUTION

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

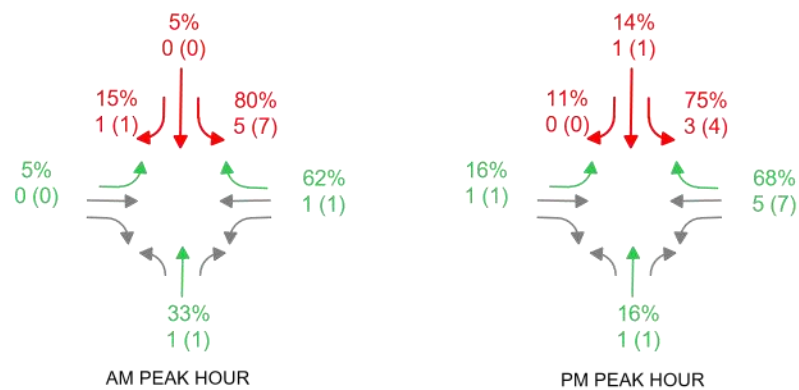
Ingress Movement

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

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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



JORGENSEN



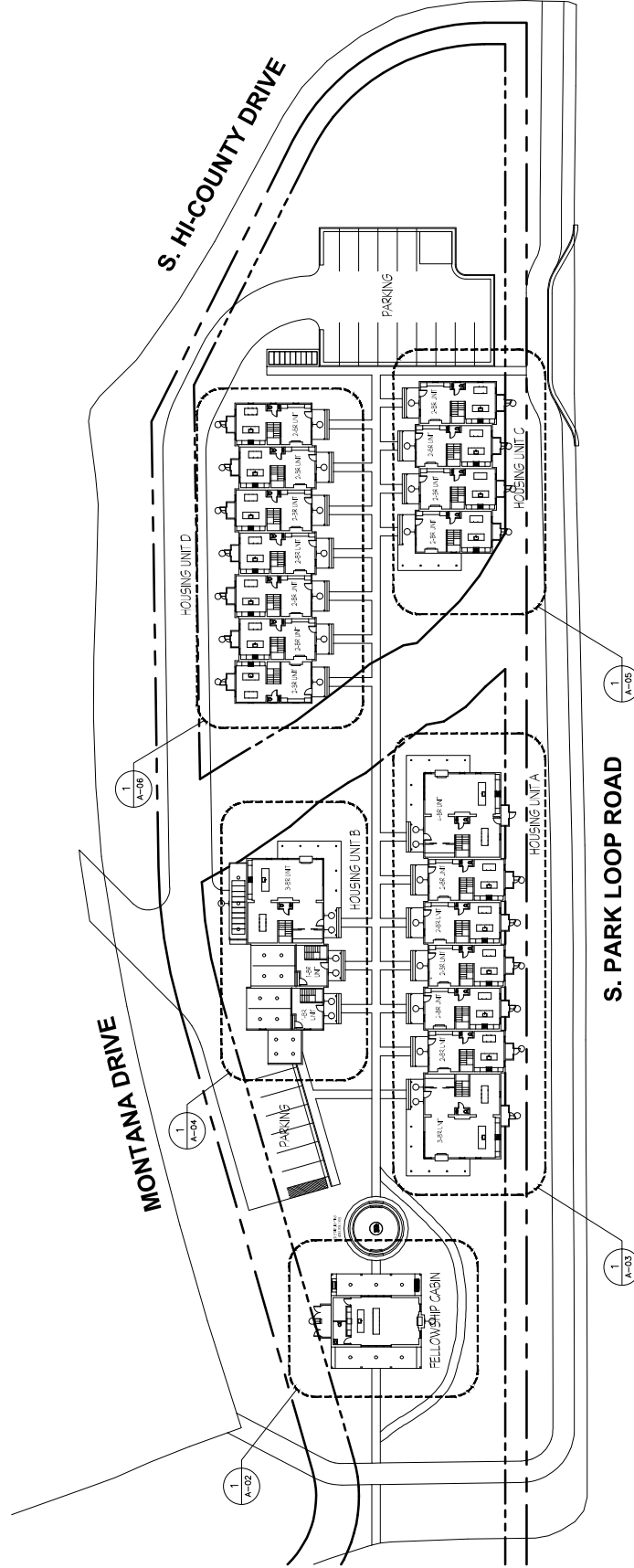
**Presbyterian Church of
Jackson Hole**
1251 South Park Loop Road
Jackson Hole, Wyoming 83001

Architect

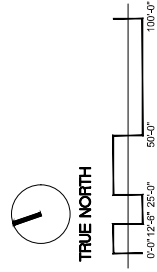
Greenspur, Inc.
2811 Merrill Drive, Suite D
Jackson Hole, WY 83001
Phone: 703-304-1159

Civil Engineer

Jorgensen & Associates
1315 Highway 89 S., Suite 201
P.O. Box 9550
Jackson, Wyoming 83002
Phone: 307-735-5100



1 Site Plan
1" = 25'-0"



Site Plan

A-01

Appendix B

Traffic Counts



JORGENSEN

Appendix C

2025 Intersection Analysis



HCS7 All-Way Stop Control Report

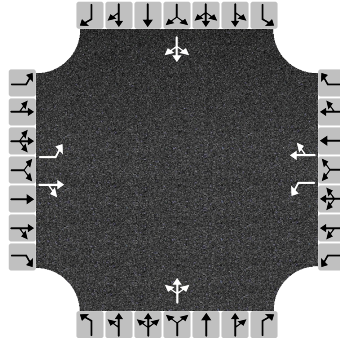
General Information

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 ₉₅ (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

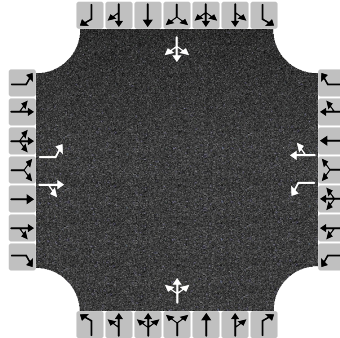
General Information

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 ₉₅ (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

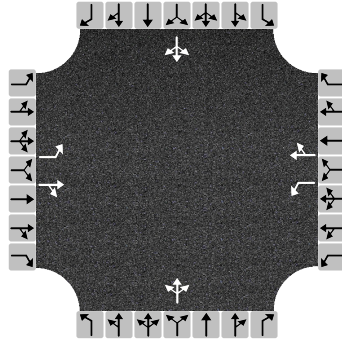
General Information

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 ₉₅ (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

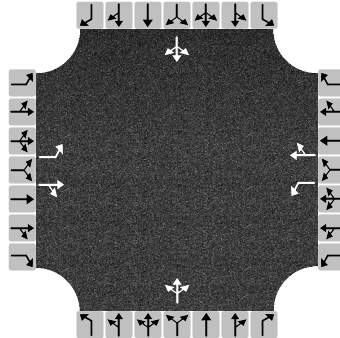
General Information

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

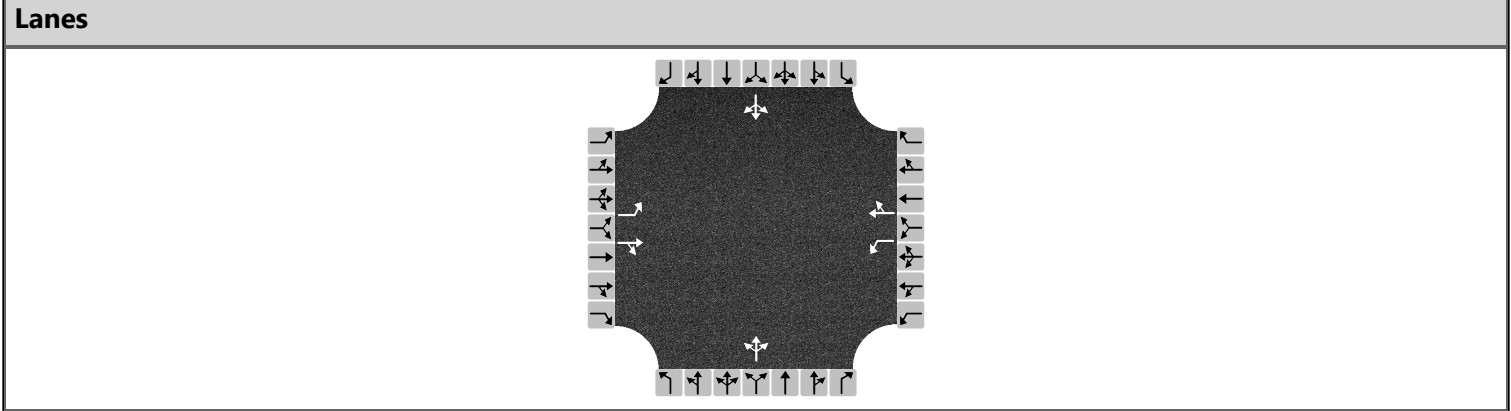
Initial Departure Headway, hd (s)	3.20	3.20		3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.004	0.266		0.190	0.175		0.249			0.038		
Final Departure Headway, hd (s)	6.58	6.06		6.43	5.87		5.33			6.52		
Final Degree of Utilization, x	0.009	0.503		0.382	0.320		0.414			0.077		
Move-Up Time, m (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 ₉₅ (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 ₉₅ (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

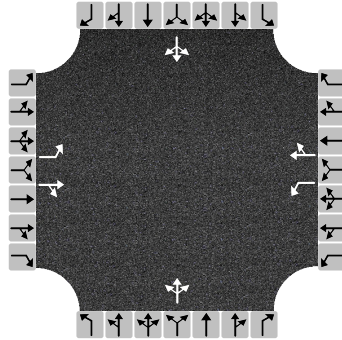
General Information

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 ₉₅ (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

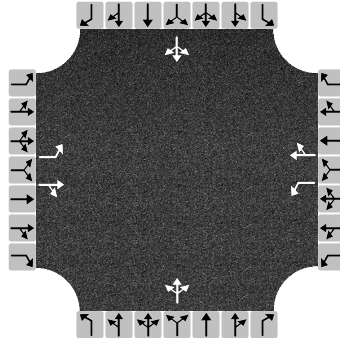
General Information

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 ₉₅ (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

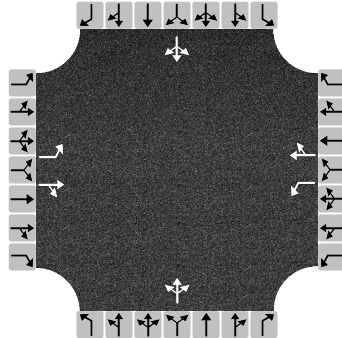
General Information

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 ₉₅ (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

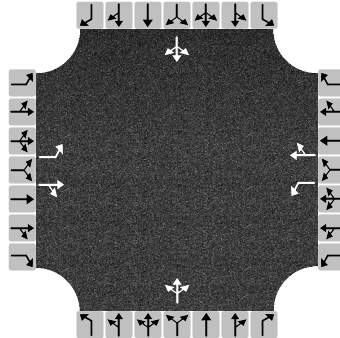
General Information

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 ₉₅ (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

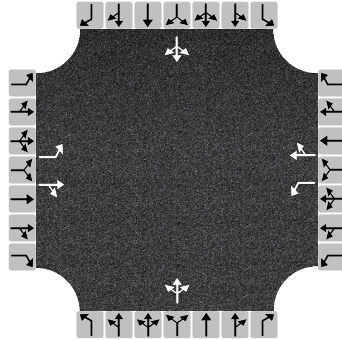
General Information

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 ₉₅ (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

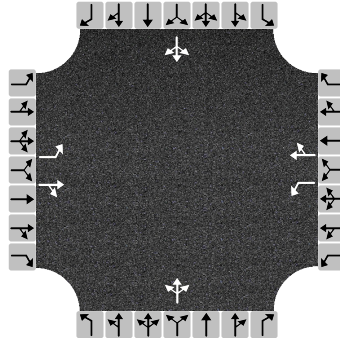
General Information

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 ₉₅ (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

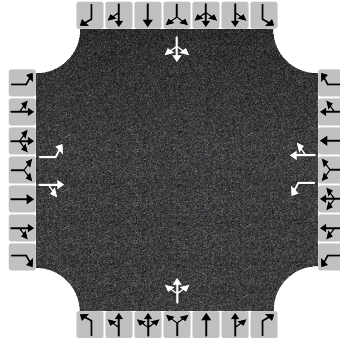
General Information

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

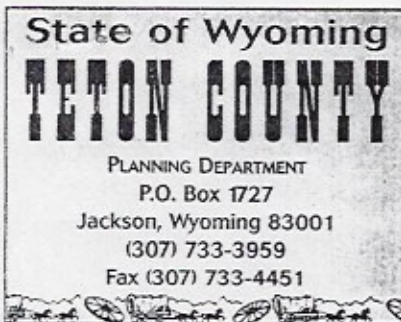
Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume	6	285	11	236	230	27	27	3	350	30	2	5
% Thrus in Shared Lane												
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	L	TR		L	TR		LTR			LTR		
Flow Rate, v (veh/h)	7	348		278	302		447			44		
Percent 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 ₉₅ (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

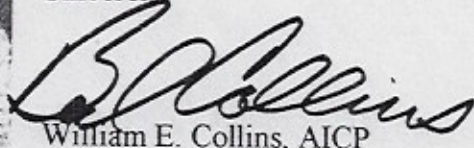
Dear Bob,

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.

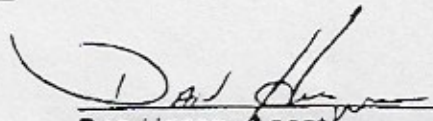
5. The single access point to High Country Subdivision and Larry's Subdivision will be from the intersection of South Park Loop County Road and the Middle School Road. No lots will access directly to the South Park Loop County Road. This access is to be provided as part of the South Park Loop County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

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

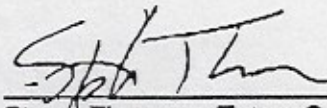
7. The two acres at Adams Canyon will be surveyed by the County Surveyor in coordination with the development plan for the Adams Canyon area.

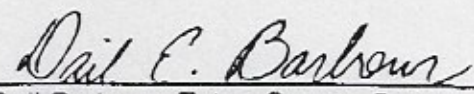
8. The necessary surveys and descriptions for the parcels owned by the Four Lazy F Ranch, Inc. will be surveyed by the County Engineer and coordinated with the plan development for the realignment of the South Park Loop County Road.

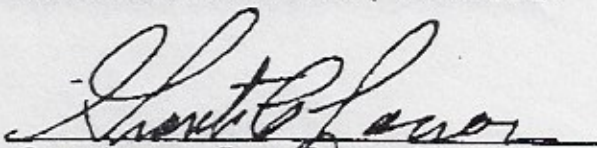
9. The land exchange shall take place by October 15, 1993.


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

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Jackson, WY 83002
PH: 307.733.5150
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

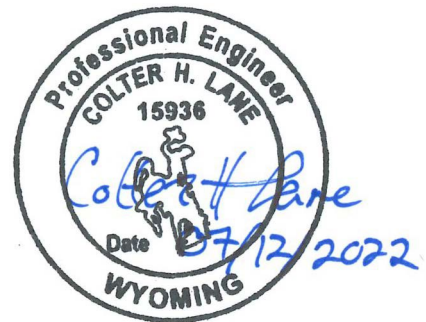


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Appendix A: Test Pit Logs	
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1.0 INTRODUCTION

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

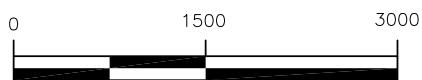
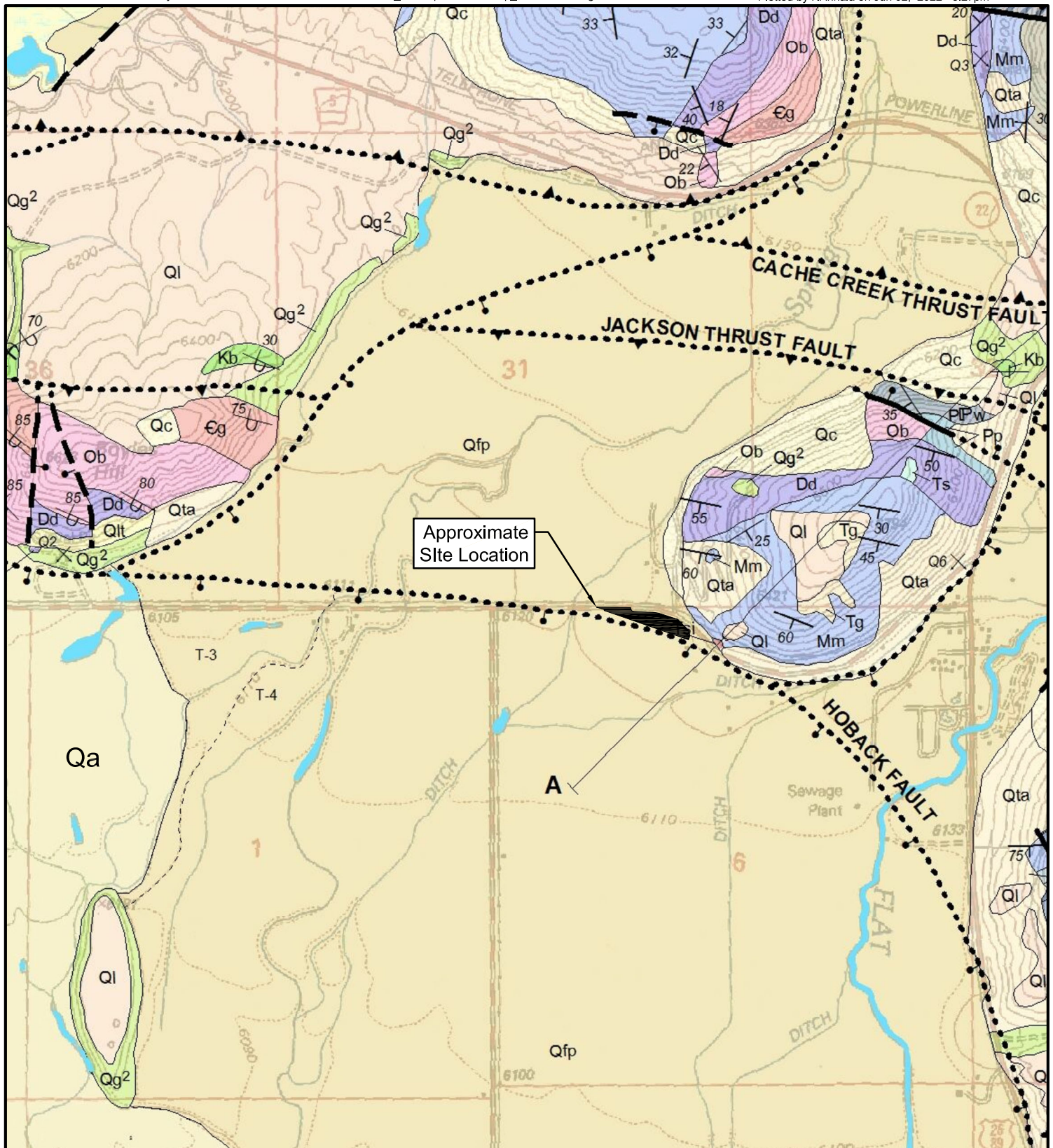
3.1 Field Investigation

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

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

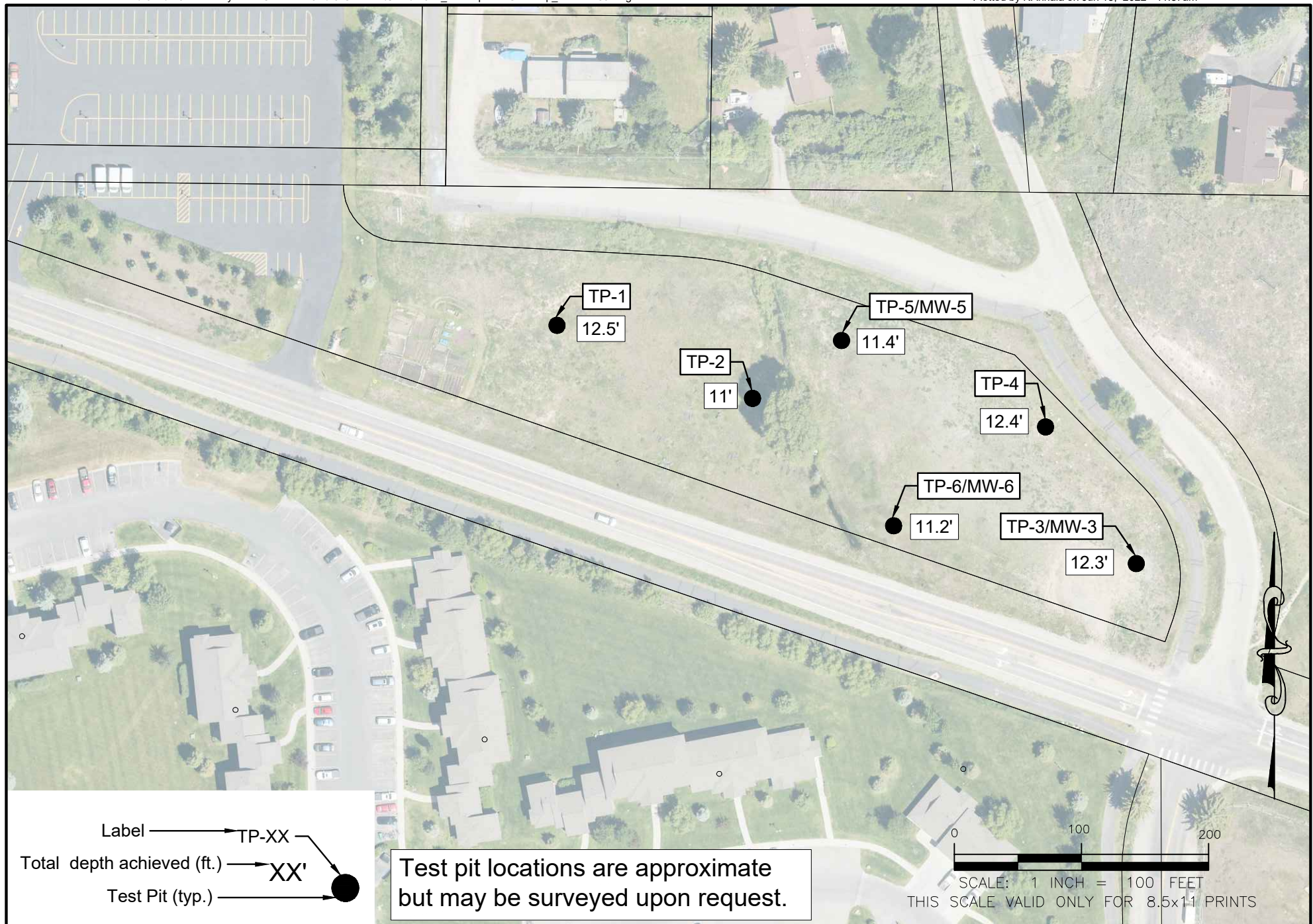
DRAFTED BY: NJA
REVIEWED BY: CHL
PROJECT NUMBER
22072

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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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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307-733-5150 www.jorgeng.com

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 _a = 1.078		S _{MS} = 1.136	
F _v = 1.952		*S _{M1} = 0.679	
Design Spectral Response Parameters			
		S _{DS} = 0.757	
		*S _{D1} = 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	γK (equivalent fluid pressure)
Static Conditions Level Backfill	$K_o = 0.43$ $K_a = 0.27$ $K_p = 3.69$	58 pcf 37 pcf 498 pcf
Earthquake Conditions Level Backfill	$K_{ae} = 0.43$ $K_{pe} = 3.20$	57 pcf 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 (γK_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 (γK_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 (γK_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° . Accordingly, a friction value of 0.58, which is the tangent of 30° , 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

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: 43.464790

Longitude: -110.805320

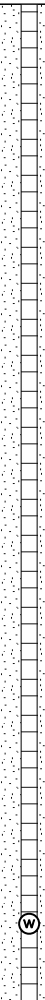
Elevation: 6132.00

Notes:

No groundwater observed. Stopped due to pit walls collapsing.

- Backfilled with spoils. Groundwater monitoring standpipe installed to

- 12.3-ft bgs with a stick-up of 3-ft.

Depth	Graphic	Sample Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits			Well Completion
									Liquid Limit	Plastic Limit	Plasticity Index	
1						0.0-0.9 ft Clayey SAND with Gravel: Slightly moist, dark brown, loose, no apparent structure, containing roots to 3-ft, 20-25% gravel, 60-65% sand, 10-15% fines [TOPSOIL]						
2						0.9-12.3 ft Sandy GRAVEL: Slightly moist, light brown, dense to very dense, stratified, 25-30% subrounded gravel and cobble greater than 3-in. by volume, 75-80% gravel, 20-25% sand, trace fines [ALLUVIUM]						
3												
4												
5												
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												

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: 43.465110

Longitude: -110.805730

Elevation: 6132.00

Notes:

No groundwater observed. Stopped due to pit walls collapsing.

- 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 1

Logged By: NJA

Checked By: CHL

Latitude: 43.465190 **Longitude:** -110.806210 **Elevation:** 6131.00

Notes:

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.

Depth	Graphic	Sample Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits			Well Completion
									Liquid Limit	Plastic Limit	Plasticity Index	
1						0.0-1.0 ft Clayey SAND: Slightly moist, dark brown, loose, no apparent structure, containing roots to 2-3-ft, 70-75% sand, 25-30% fines [TOPSOIL]						
2						1.0-11.4 ft Sandy GRAVEL: Slightly moist to moist, light brown, dense, stratified, clast supported, 40-45% subrounded gravel and cobble greater than 3-in by volume, 70-75% gravel, 25-30% sand, trace fines [ALLUVIUM]						
3												
4												
5												
6												
7												
8						7.0 ft Pit walls beginning to collapse at 7-8-ft						
9												
10												
11												
12												
13												
14												
15												

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: 43.464920

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 11.2-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

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.

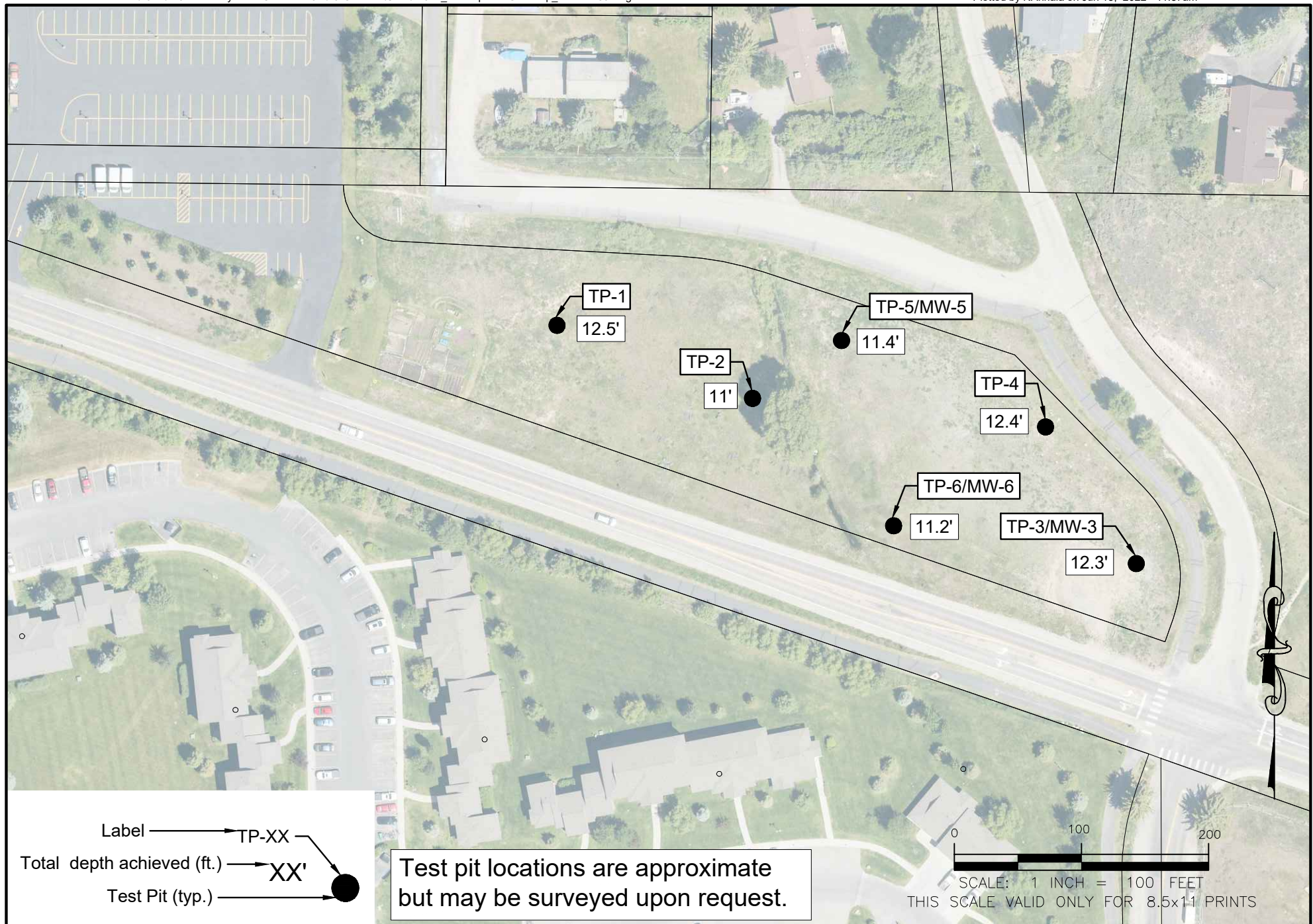
If you have any questions, please contact our office. We are happy to provide additional observations and recommendations as the project progresses.

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



JORGENSEN
Geotechnical, LLC
307-733-5150 www.jorgeng.com



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 ¹	75%
Max Day Factor ¹ , MDF	2.72
Peak Hour Factor ² , PHF	4

WATER DEMAND					
	a	b	c=a*b	d=MDF*c	e=d/1440 * PHF
	Quantity	Average gpd/capita	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, 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 Type	Required Pressure ³	Required Duration ⁴	Total Fire Flow ⁴	Sprinkler Reduction ⁵	Adjusted Fire Flow ⁵
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
0	IV	20	3	3,750	75%	1,500

Note:

¹ Based on daily rates from the WYDEQ CH 12, Section 8

² Peak Hour Factor based on busiest hour occurring during the busiest quarter of the day.

³ IFC - Appendix B, Section B102

⁴ IFC - Appendix B, Table B105.1(2), Type IV

⁵ 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 ²	Fixture Value ¹	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)³ 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 ²	Max Flow per Bedroom, gpd ¹	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

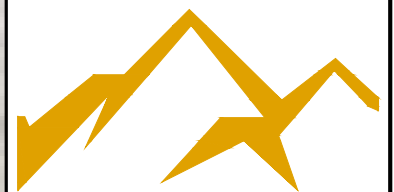
Notes:

¹ Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1

² Bedroom count shown based on Development Plan, 1.12.2024

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PROJECT TITLE:

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

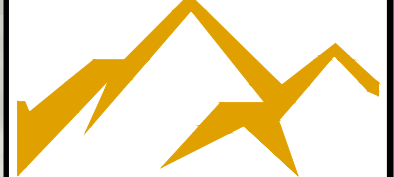
SHEET TITLE:

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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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 (ft)	Demand (gpm)	Pressure (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 (in)	Material	Flow (gpm)	Velocity (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 (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (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 (Needed) (gpm)	Fire Flow (Available) (gpm)	Pressure (Residual Lower Limit) (psi)	Pressure (Calculated Residual) (psi)	Pressure (Calculated Zone Lower Limit) (psi)	Junction w/ Minimum Pressure (Zone @ Total Flow Needed)	Is Fire Flow Run 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 (ft)	Demand (gpm)	Pressure (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 (in)	Material	Flow (gpm)	Velocity (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

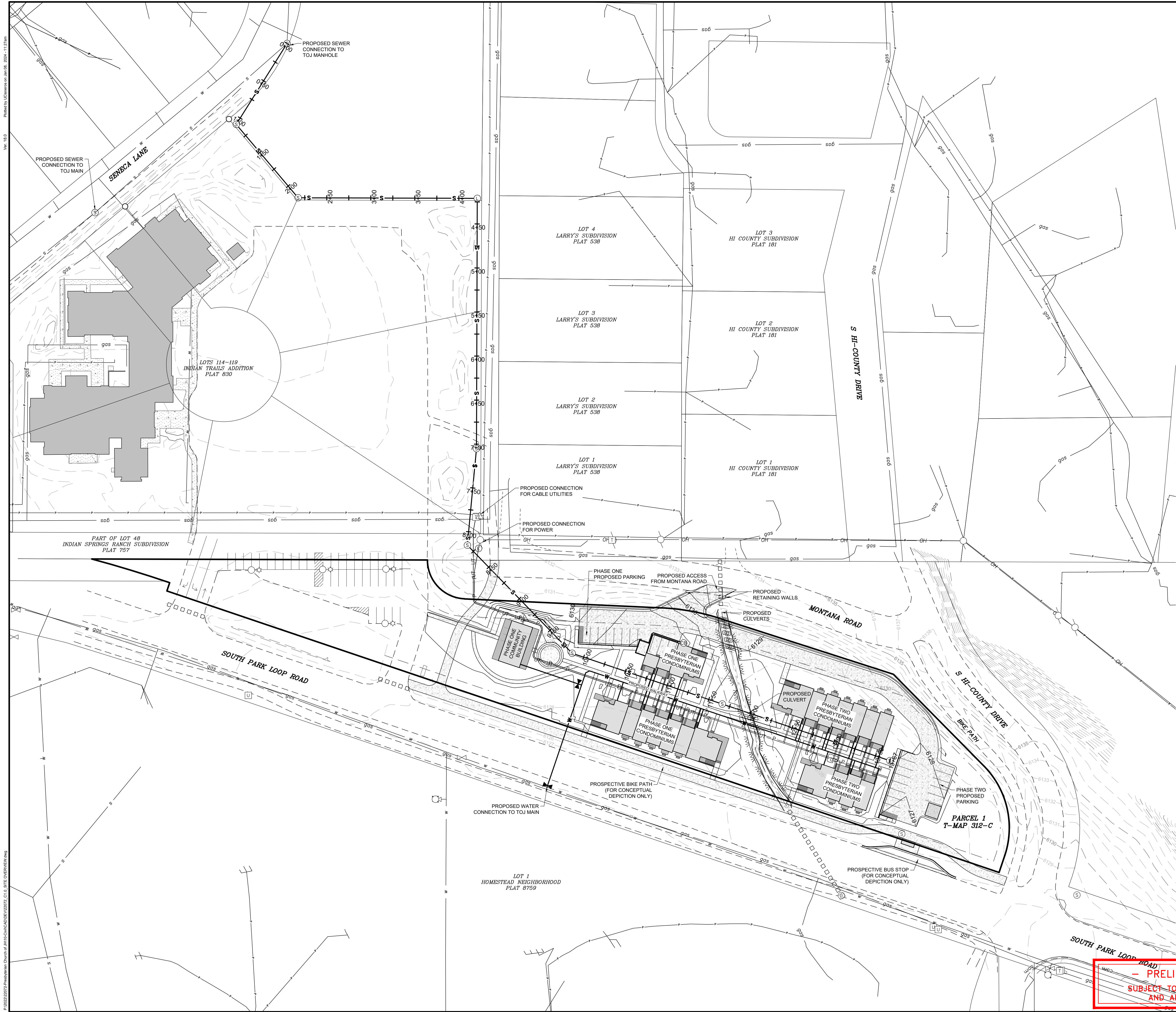
Existing TOJ Demands Plus Presbyterian Church
MDD with Fire When Hydrant H-2 Activated

FlexTable: Reservoir Table

ID	Label	Elevation (ft)	Zone	Flow (Out net) (gpm)	Hydraulic Grade (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-190 - 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.

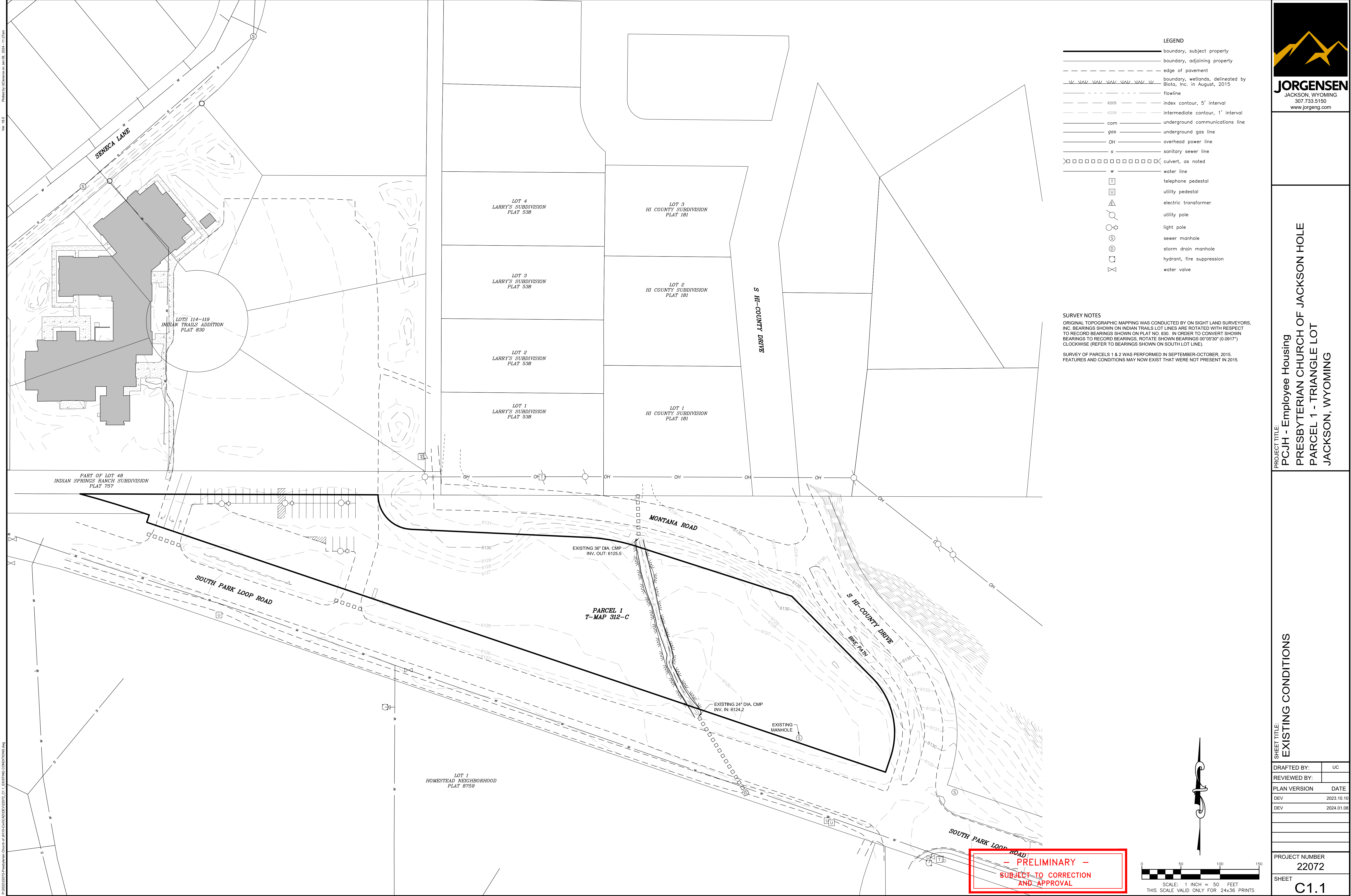


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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
SITE OVERVIEW

DRAFTED BY:	UC
REVIEWED BY:	
PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08
PROJECT NUMBER 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

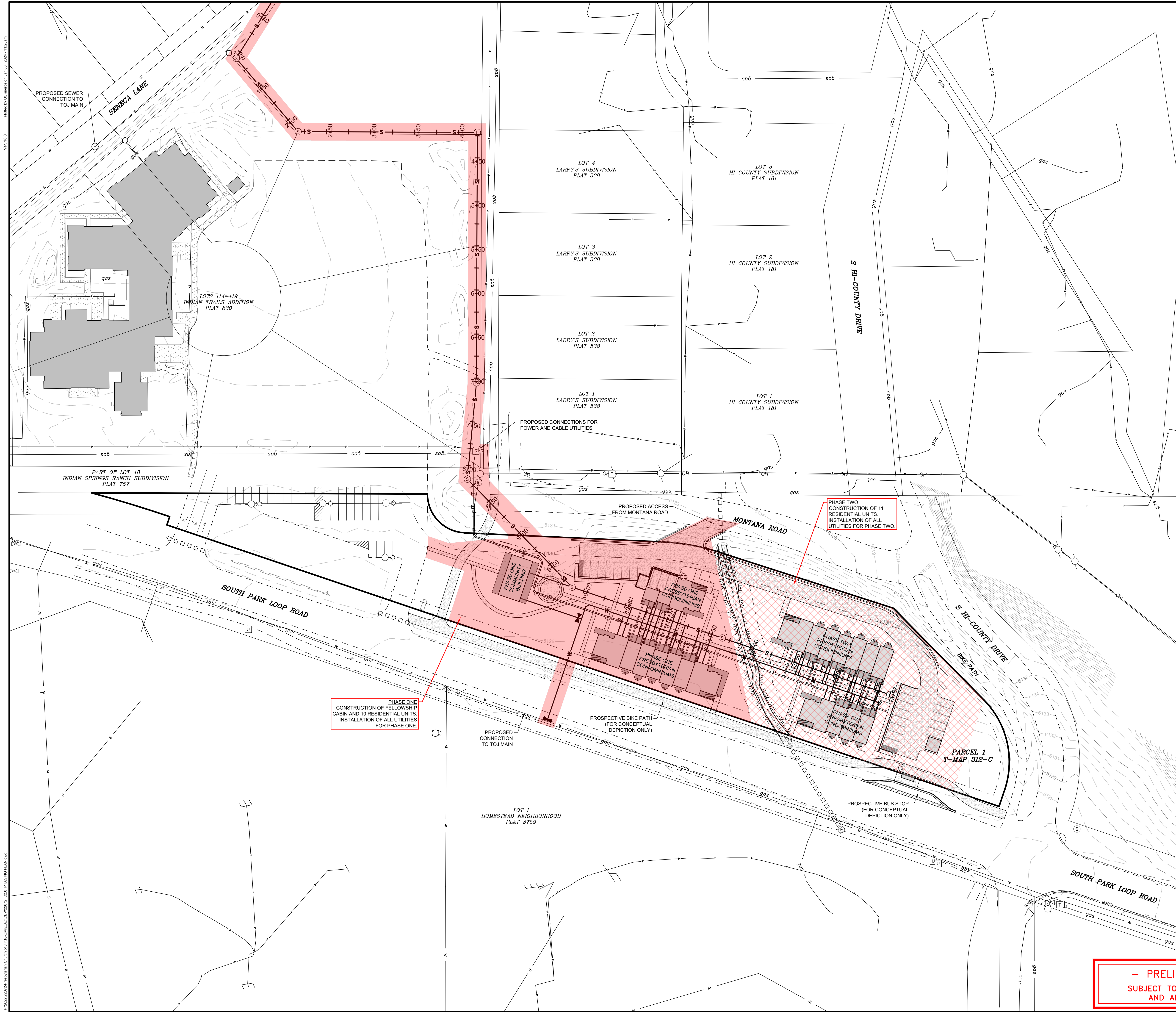
JACKSON, WYOMING

SHEET TITLE:

EXISTING CONDITIONS

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PLAN VERSION	DATE
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DEV	2024.01.08

PROJECT NUMBER	22072
SHEET	C1.1



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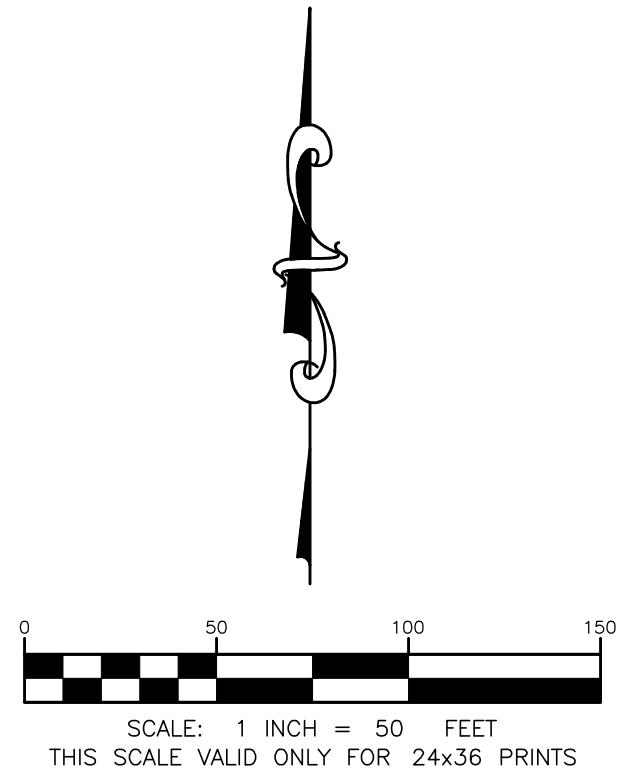
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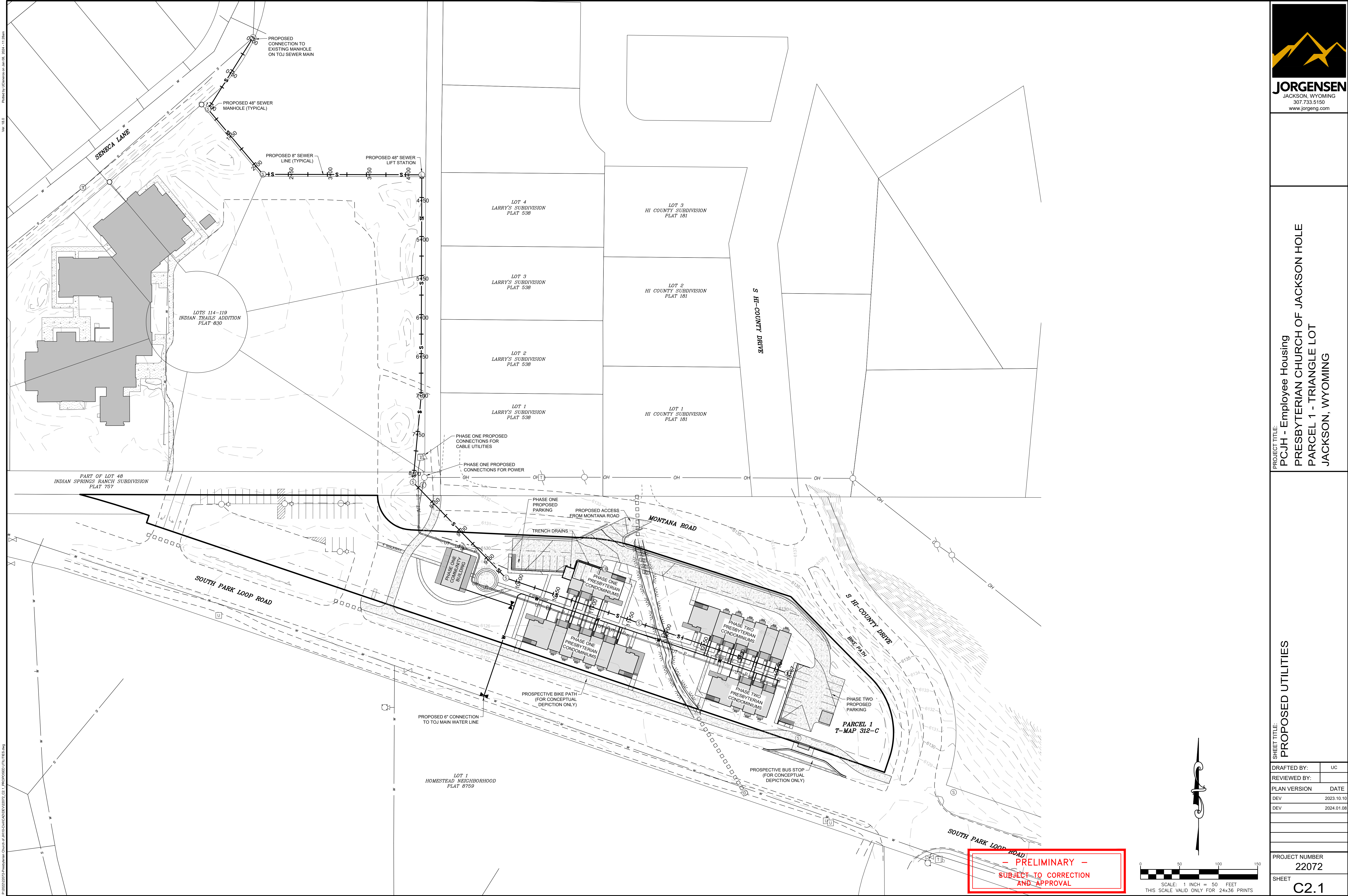
PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PHASING PLAN

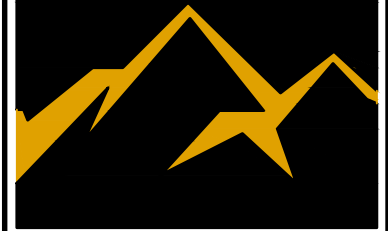
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PROJECT NUMBER 22072	
SHEET	C2.0

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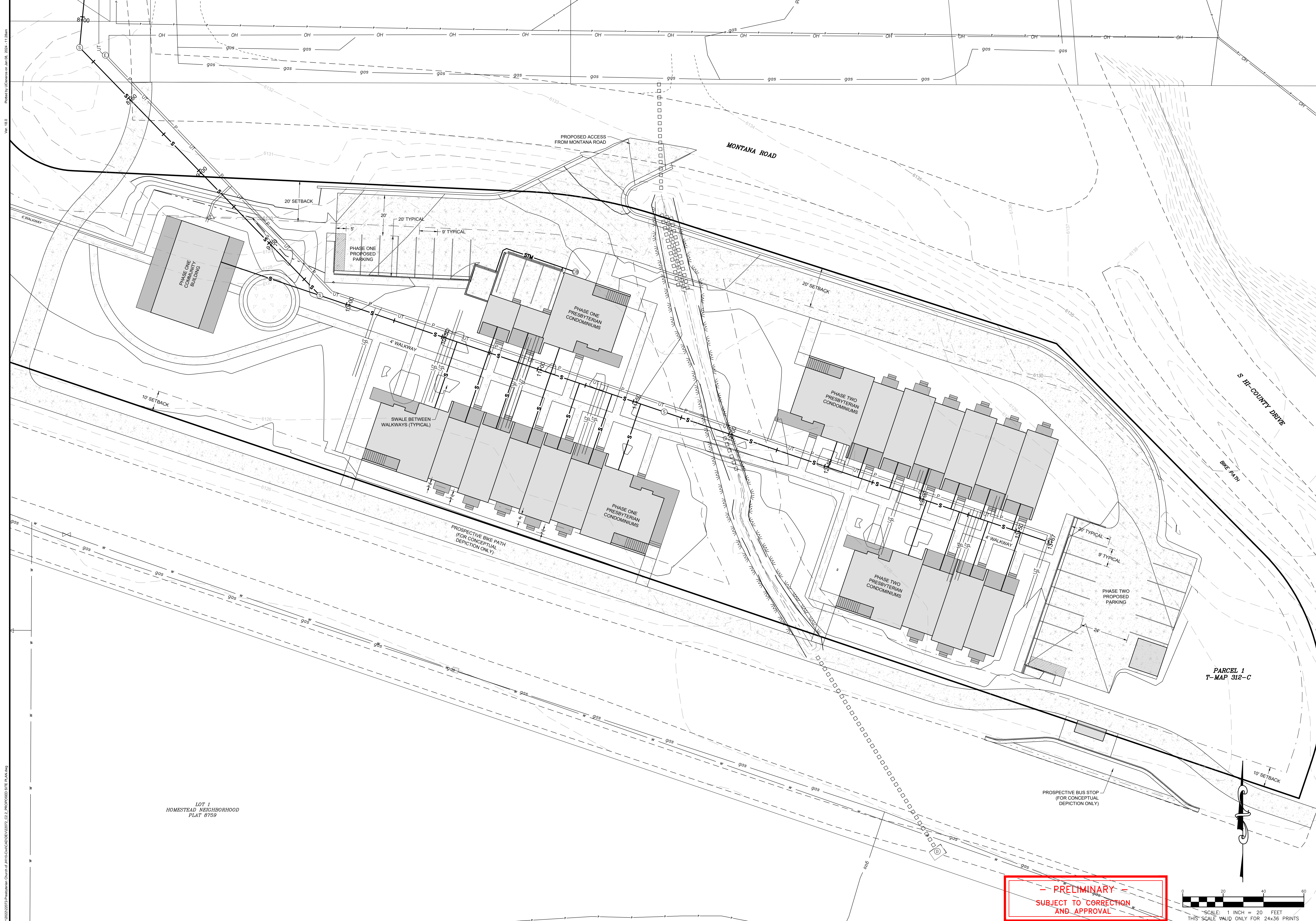


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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PROPOSED UTILITIES

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PROJECT NUMBER 22072	
SHEET C2.1	



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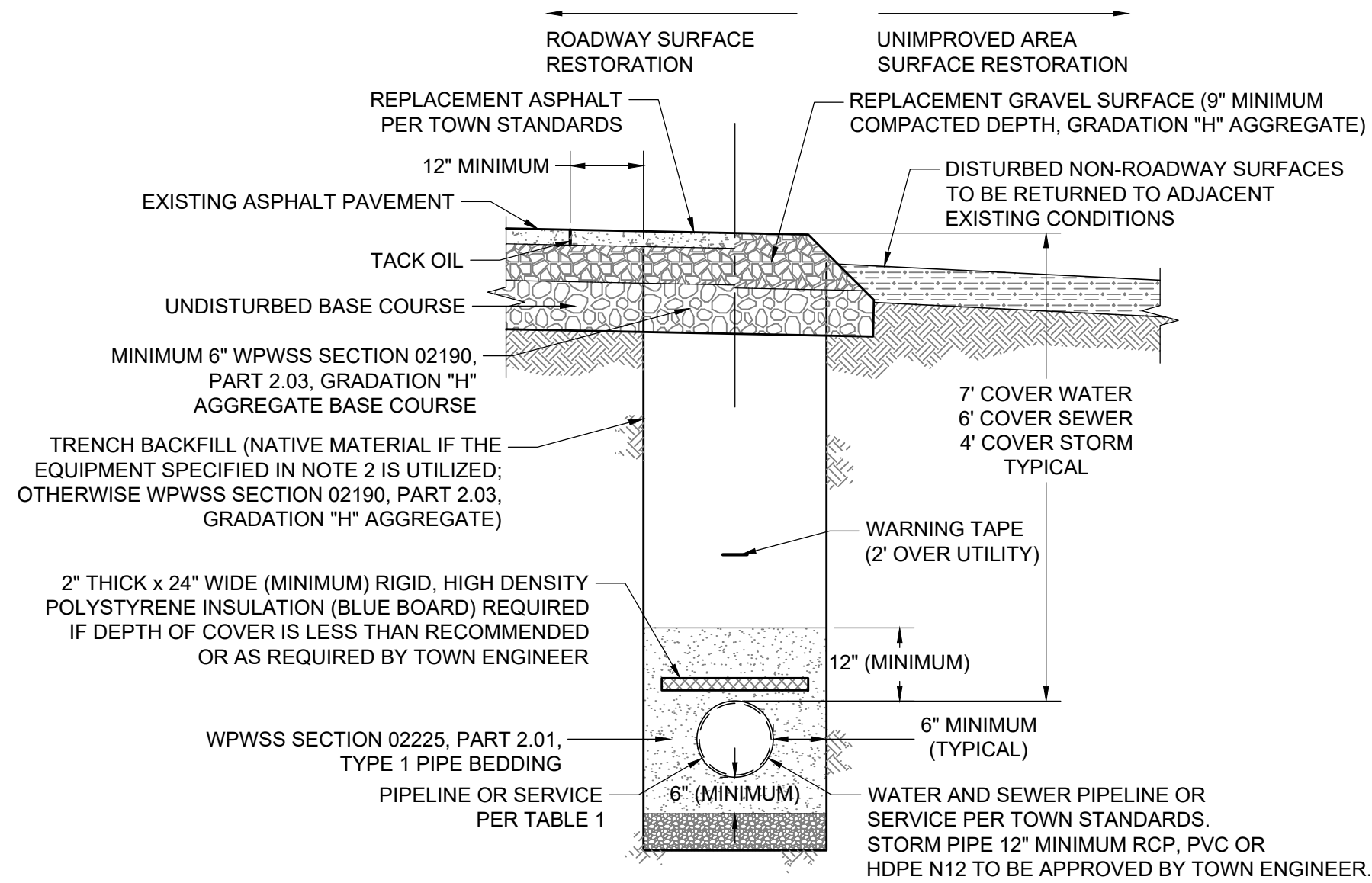
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PROJECT TITLE:
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PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
PROPOSED SITE PLAN

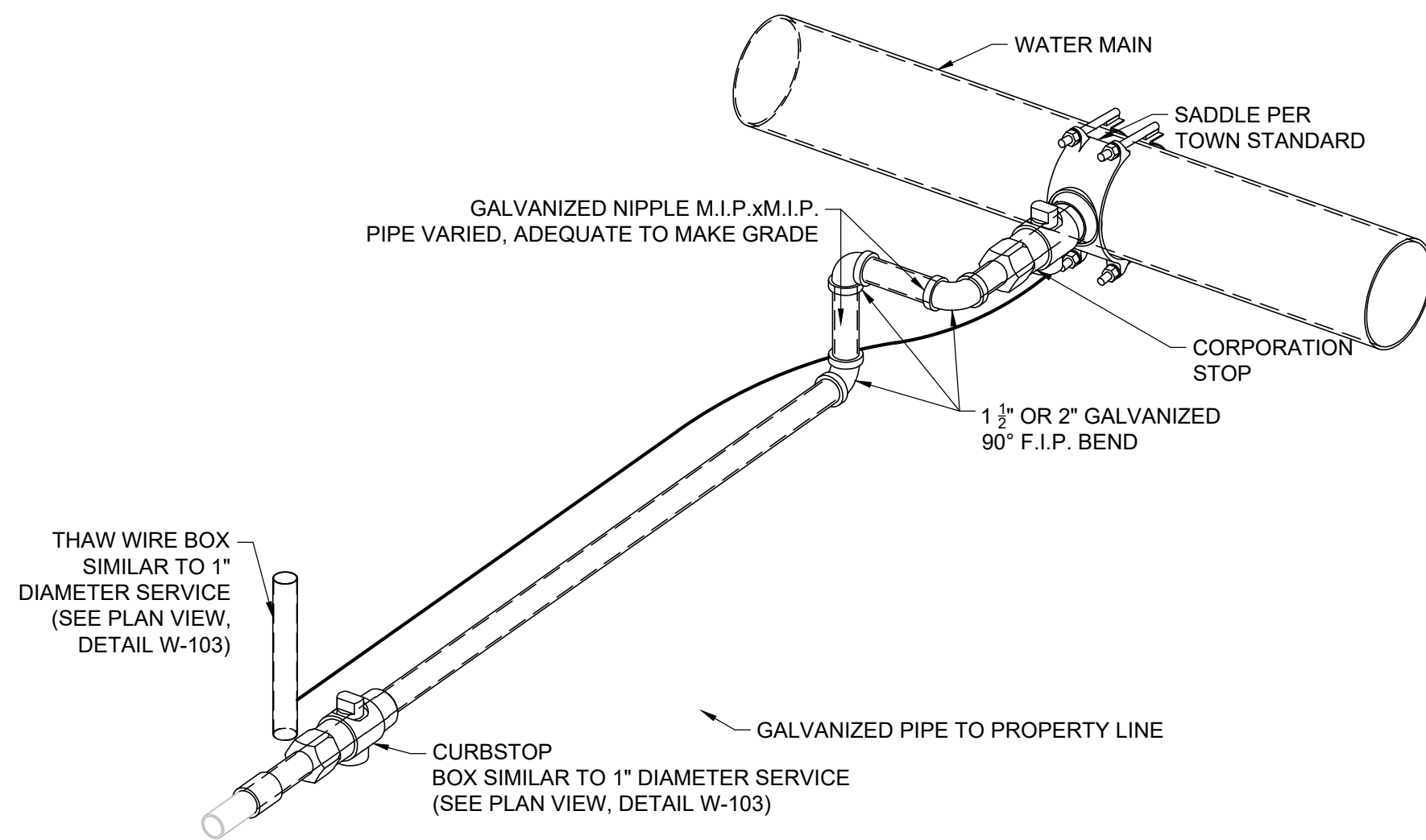
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PLAN VERSION	DATE
DEV	2023.10.10
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PROJECT NUMBER	22072
SHEET	C2.2

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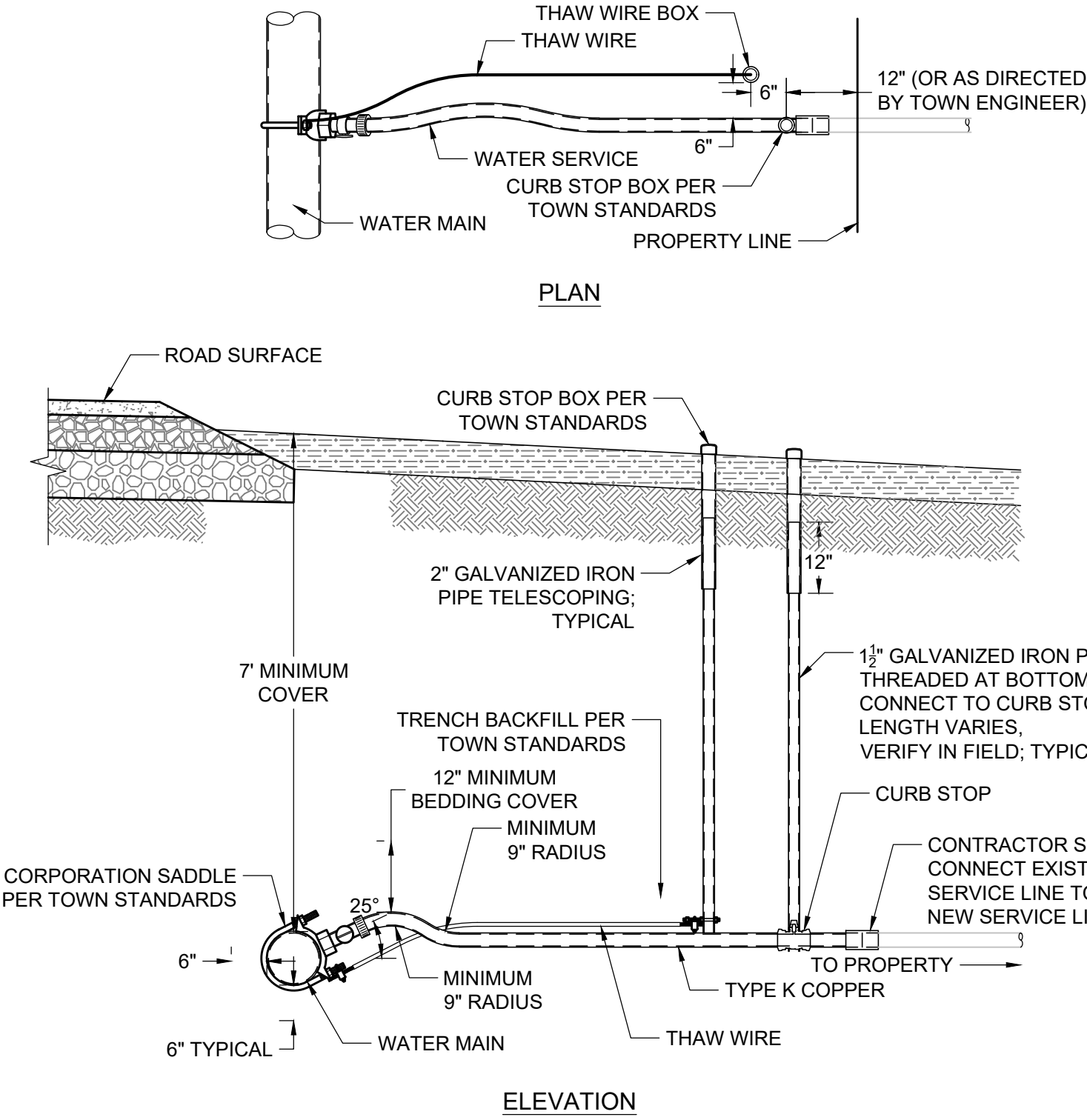
- NOTE
- TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
 - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
 - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
 - COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL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

PIPE TRENCH DETAIL
NOT TO SCALE TOJ W-100, SS-100, STM-100



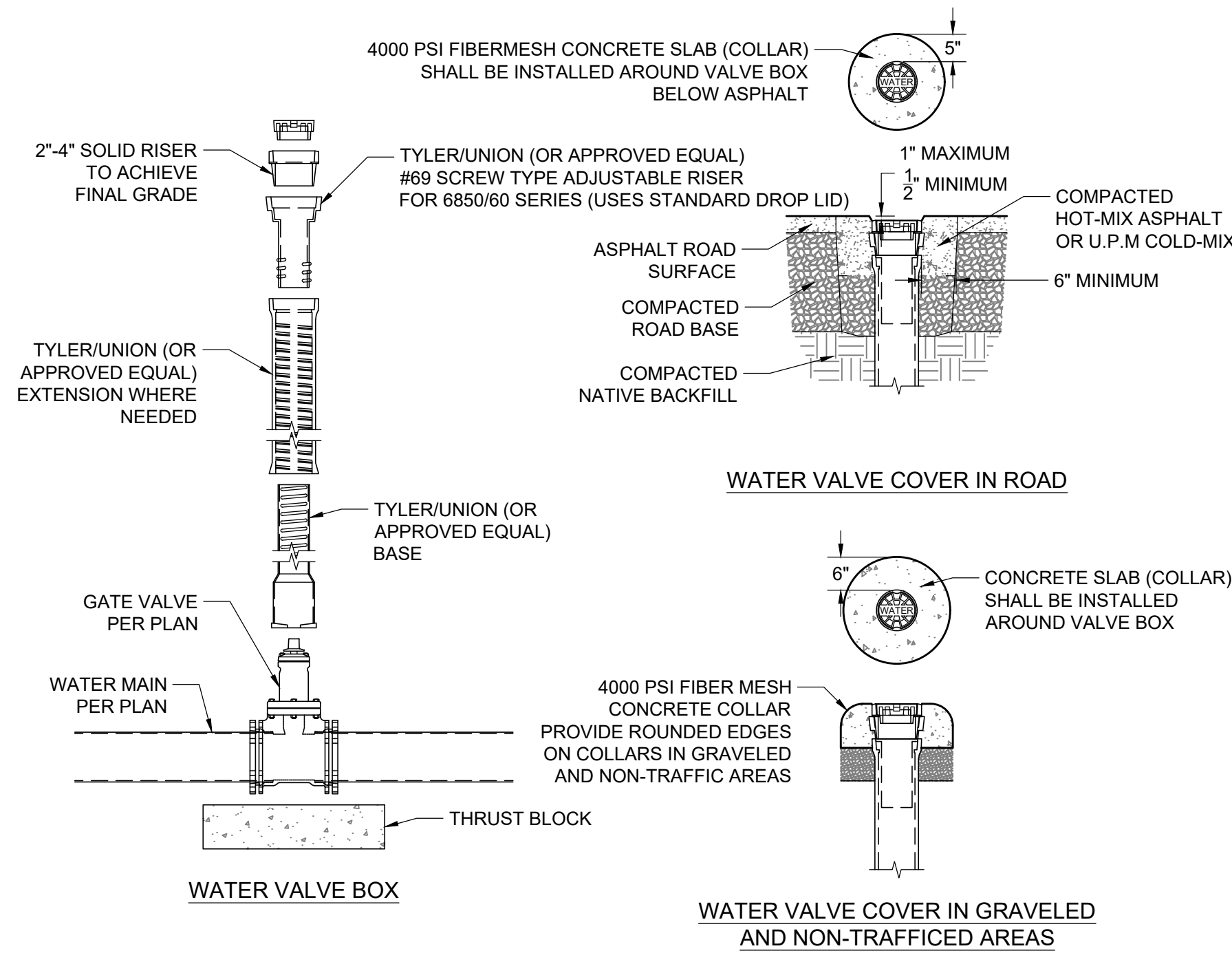
- NOTE
- THAW WIRE IS REQUIRED ON THIS SERVICE

1 1/2" AND 2" DIAMETER STEEL SERVICE DETAIL
NOT TO SCALE REVISED TOJ W-105



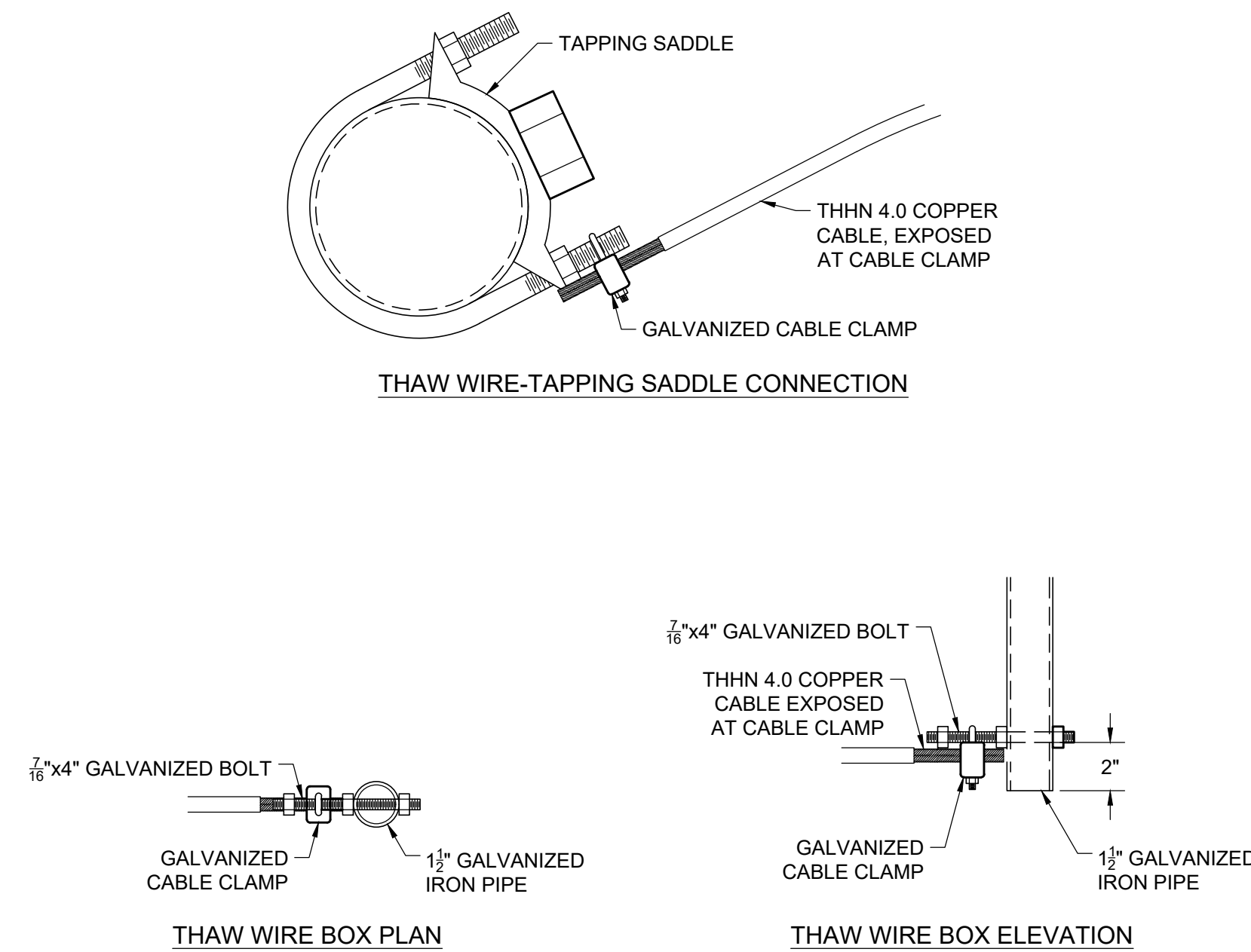
- NOTE
- THAW WIRE TO BE INSTALLED ON ALL NEW AND EXISTING WATER SERVICES IN THE TOWN OF JACKSON.

1" SERVICE WITH THAW WIRE DETAIL
NOT TO SCALE TOJ W-102/103

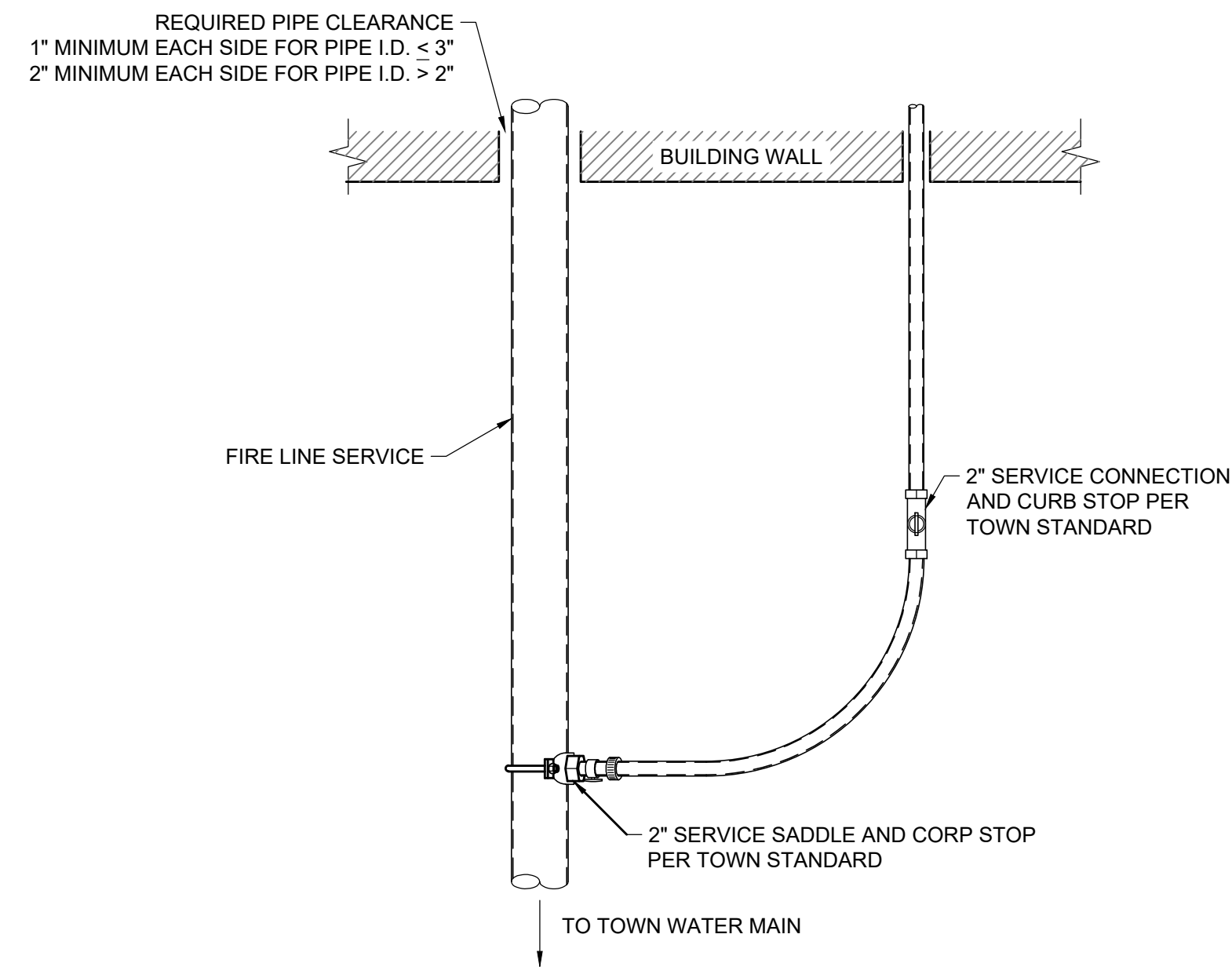


- NOTE
- ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
 - THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
 - MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL
NOT TO SCALE TOJ W-106



SERVICE CONNECTION THAW WIRE DETAIL
NOT TO SCALE TOJ W-104



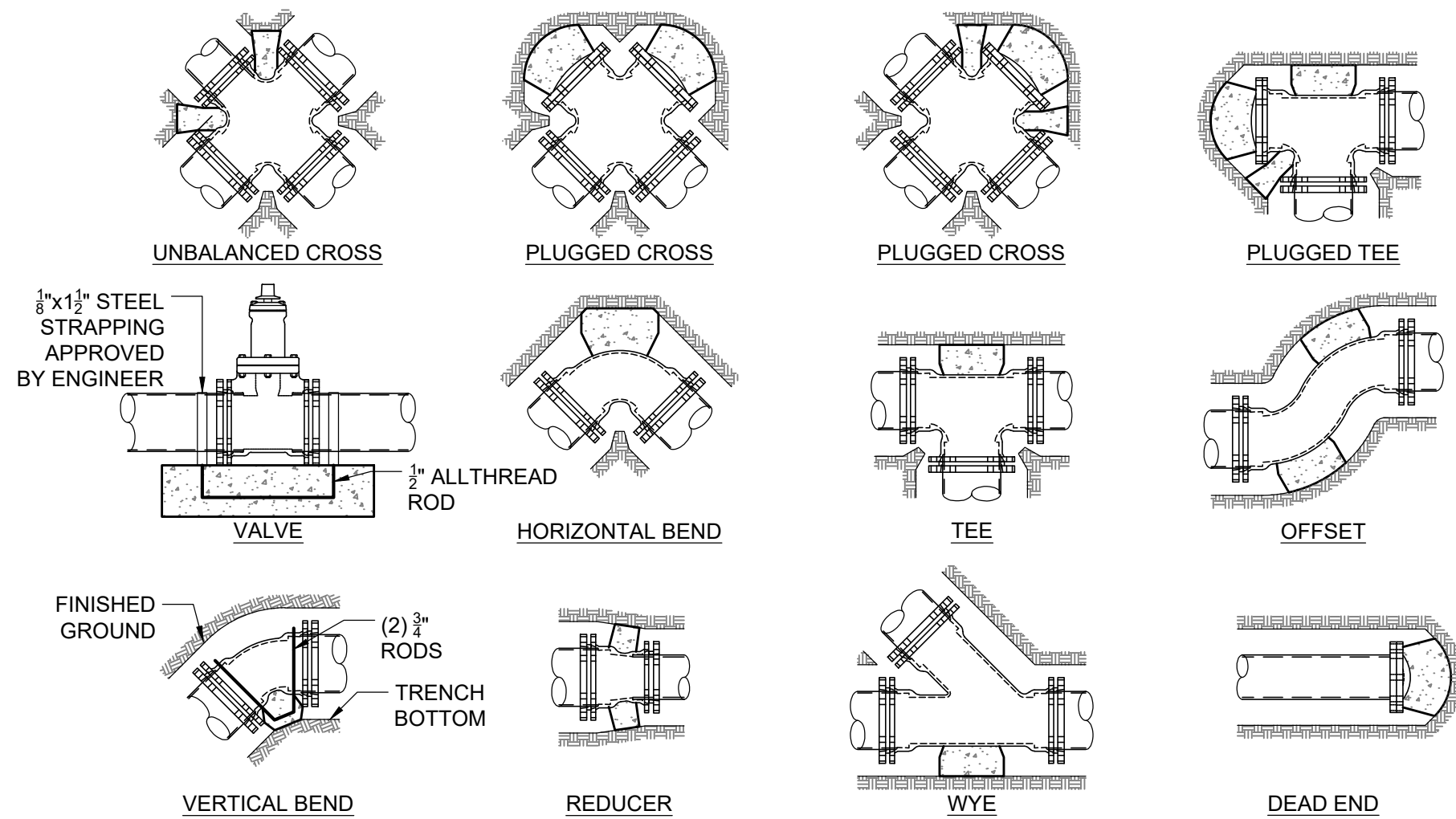
- NOTE
- FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

FIRE LINE WITH 2" WATER SERVICE DETAIL
NOT TO SCALE REVISED TOJ W-110

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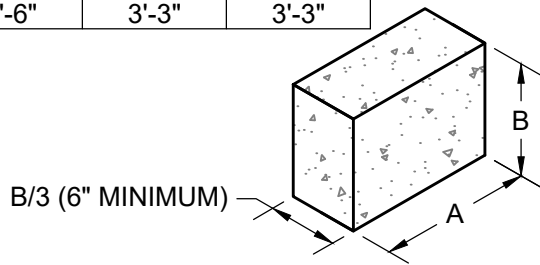
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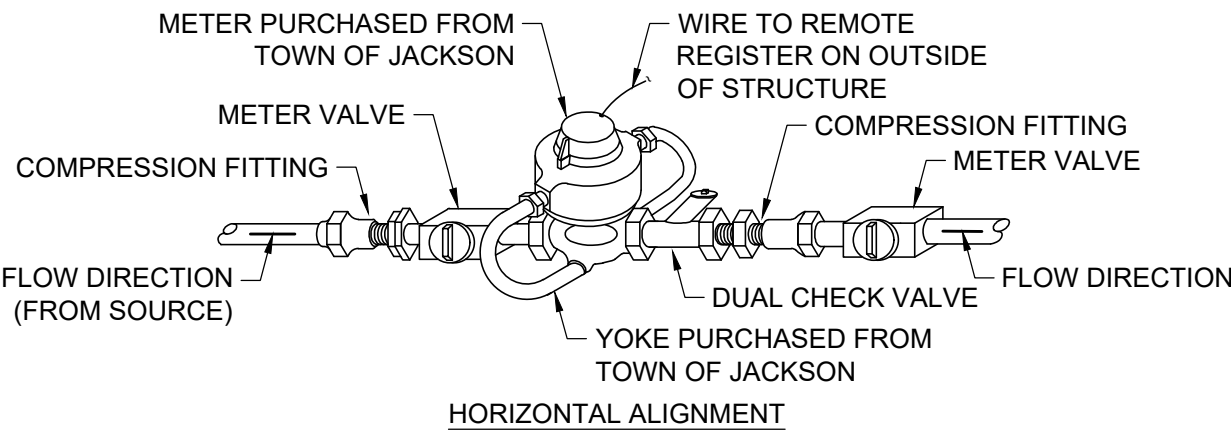
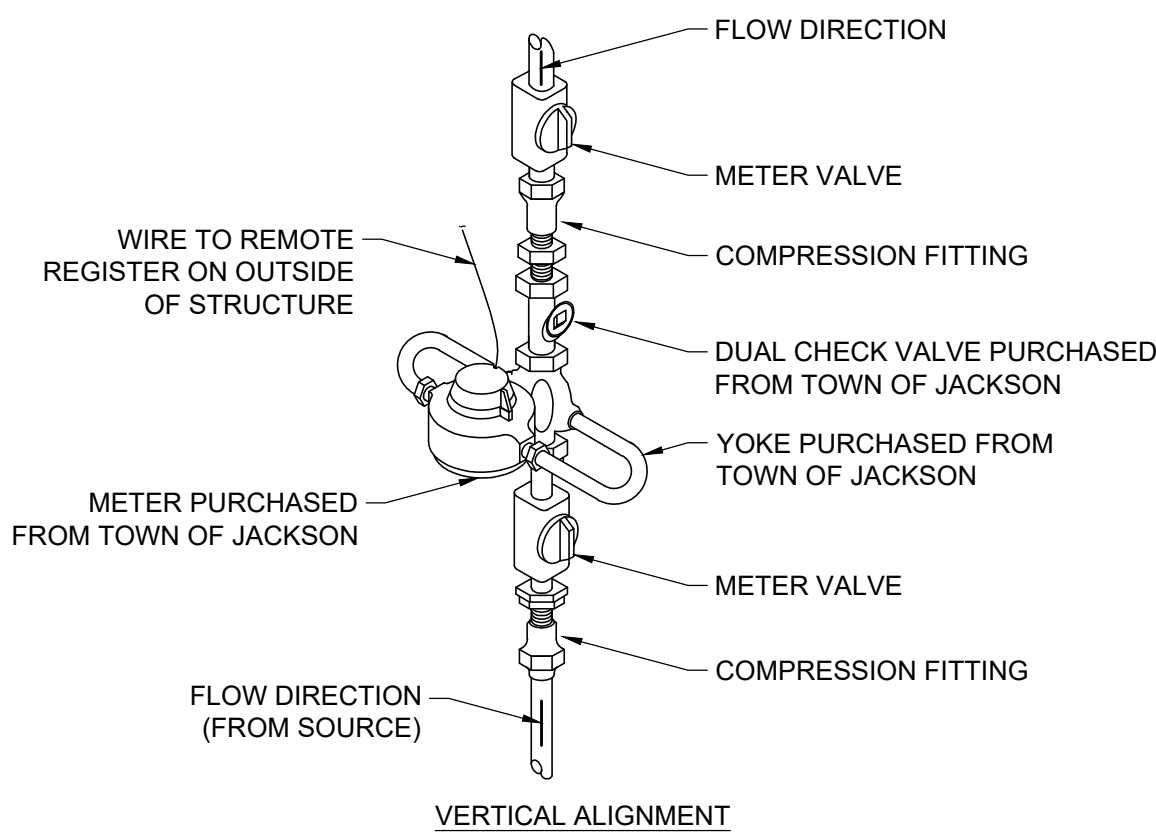


MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES										
FITTING SIZE	TEES AND PLUGS		90° BENDS		45° BENDS AND WYES		REDUCERS AND 22 1/2° BENDS		11 1/2° BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1'-7"	1'-2"	1'-9"	1'-6"	1'-8"	0'-10"	1'-7"	0'-6"	0'-6"	0'-6"
6"	2'-0"	1'-11"	2'-5"	2'-2"	1'-10"	1'-7"	1'-9"	0'-10"	1'-0"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

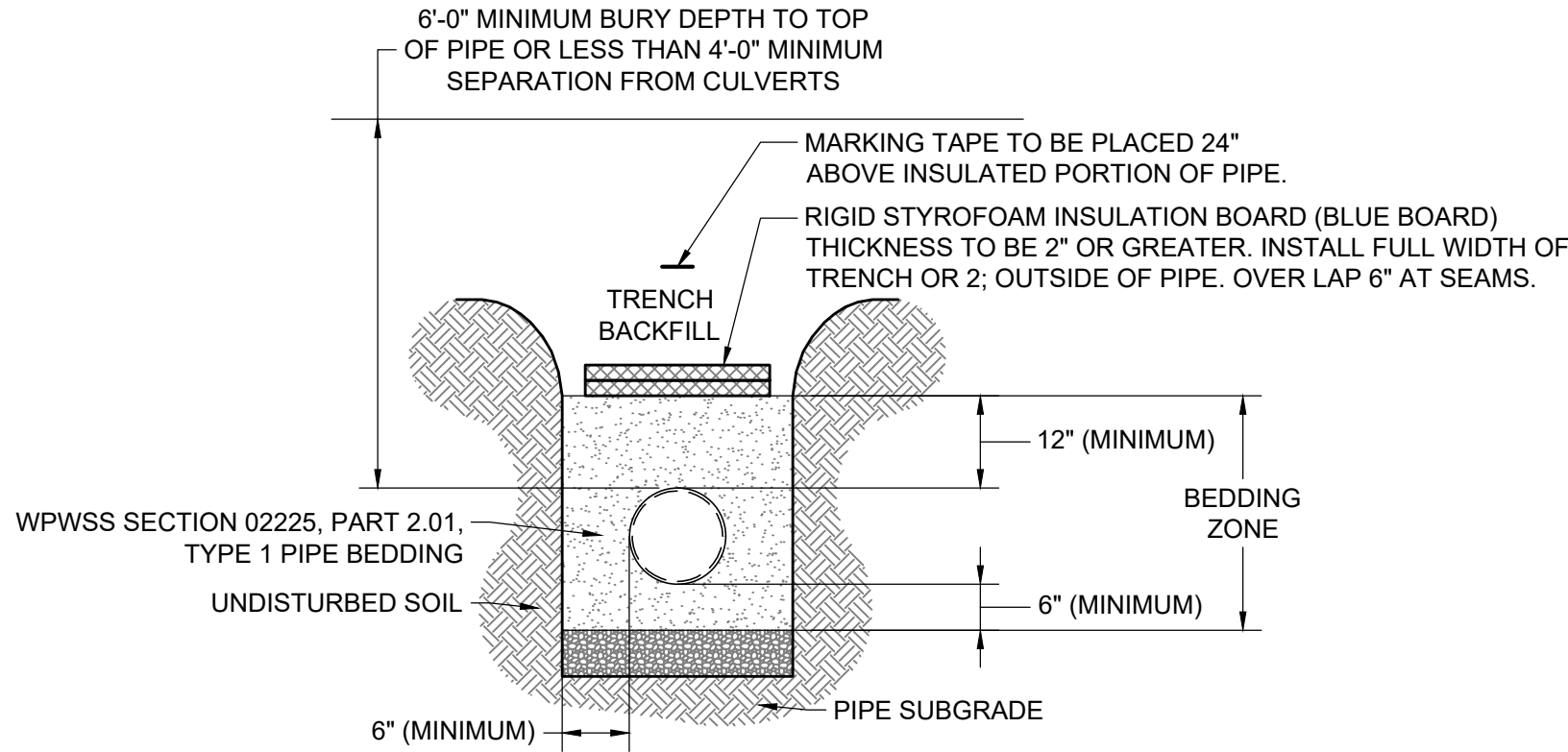


THRUST BLOCK DETAIL
NOT TO SCALE TOJ W-111



- 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



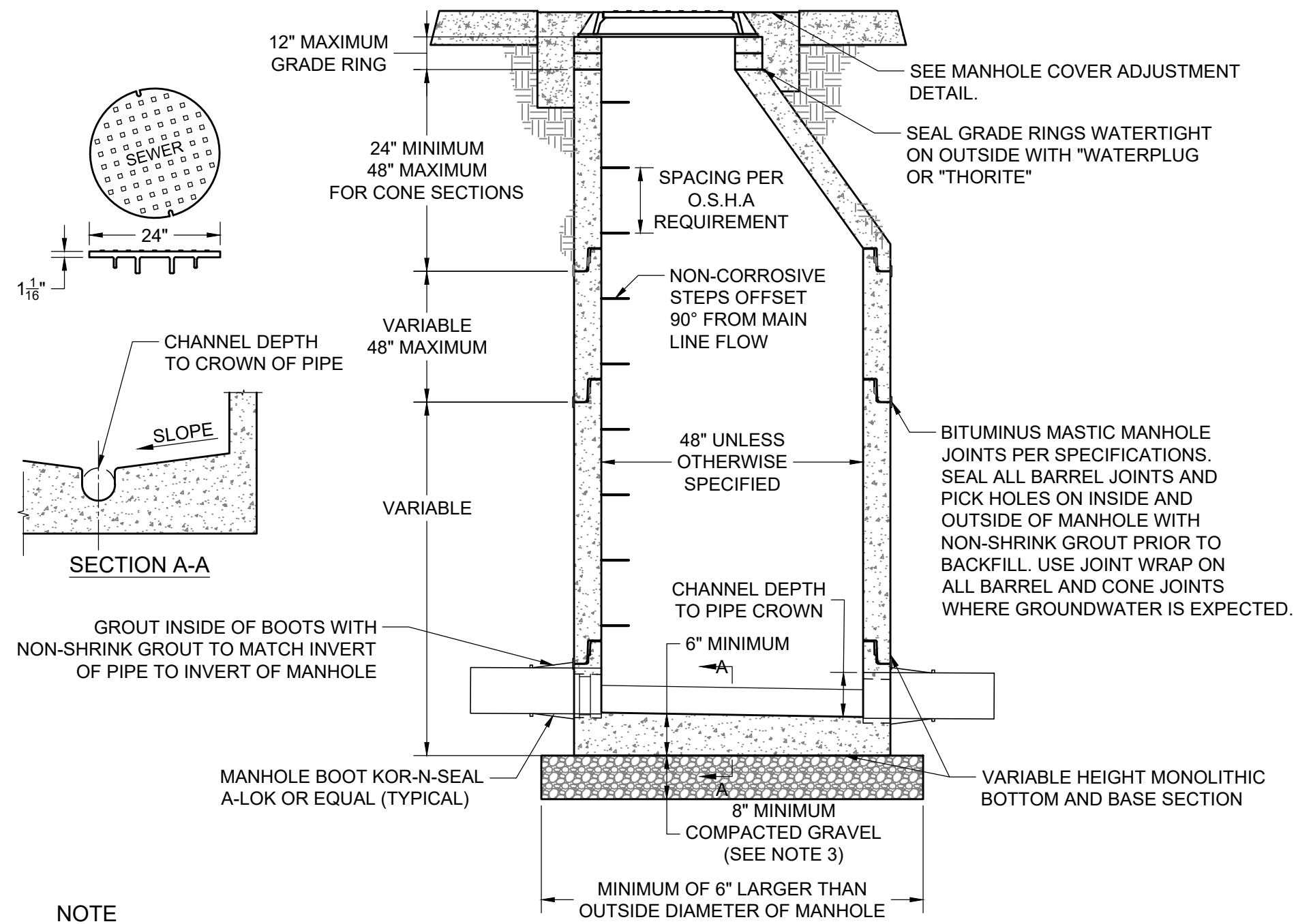
- NOTE
1. A CONDITION OF LESS THAN MINIMUM BURY DEPTH IS ALLOWED ONLY WITH WRITTEN APPROVAL FROM THE TOWN ENGINEER PRIOR TO CONSTRUCTION. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT DO NOT MEET MINIMUM BURY REQUIREMENTS.
 2. INSULATION SHALL BE INSTALLED ON ALL PIPE THAT IS WITHIN FOUR FEET OF ANY 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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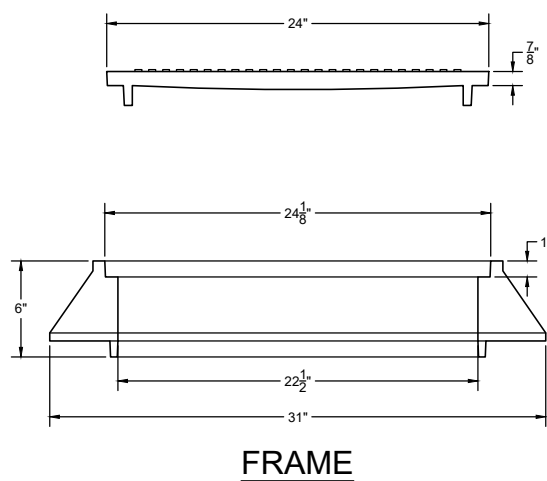
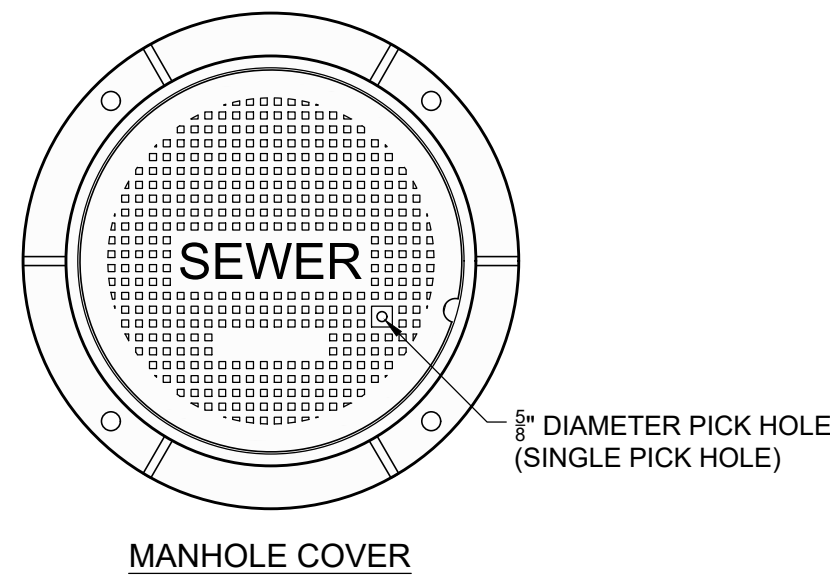
NOTE

- DROP ACROSS INVERT SHALL BE GREATER THAN OR EQUAL TO SLOPE OF ADJACENT SEWER PIPE.
- GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS. CONFORM TO WPMSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPMSS SECTION 02231, PART 3.03.
- PRECAST CONCRETE MANHOLE BASES SHALL HAVE A MINIMUM THICKNESS OF 6".
- MANHOLE BASES SHALL BE REINFORCED TO WITHSTAND THE DEAD LOAD OF THE MANHOLE STRUCTURE AND HS-20 AASHTO LIVE LOAD.
- REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
- C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
- MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.

STANDARD MANHOLE DETAIL

NOT TO SCALE

REVISED TOJ SS-101



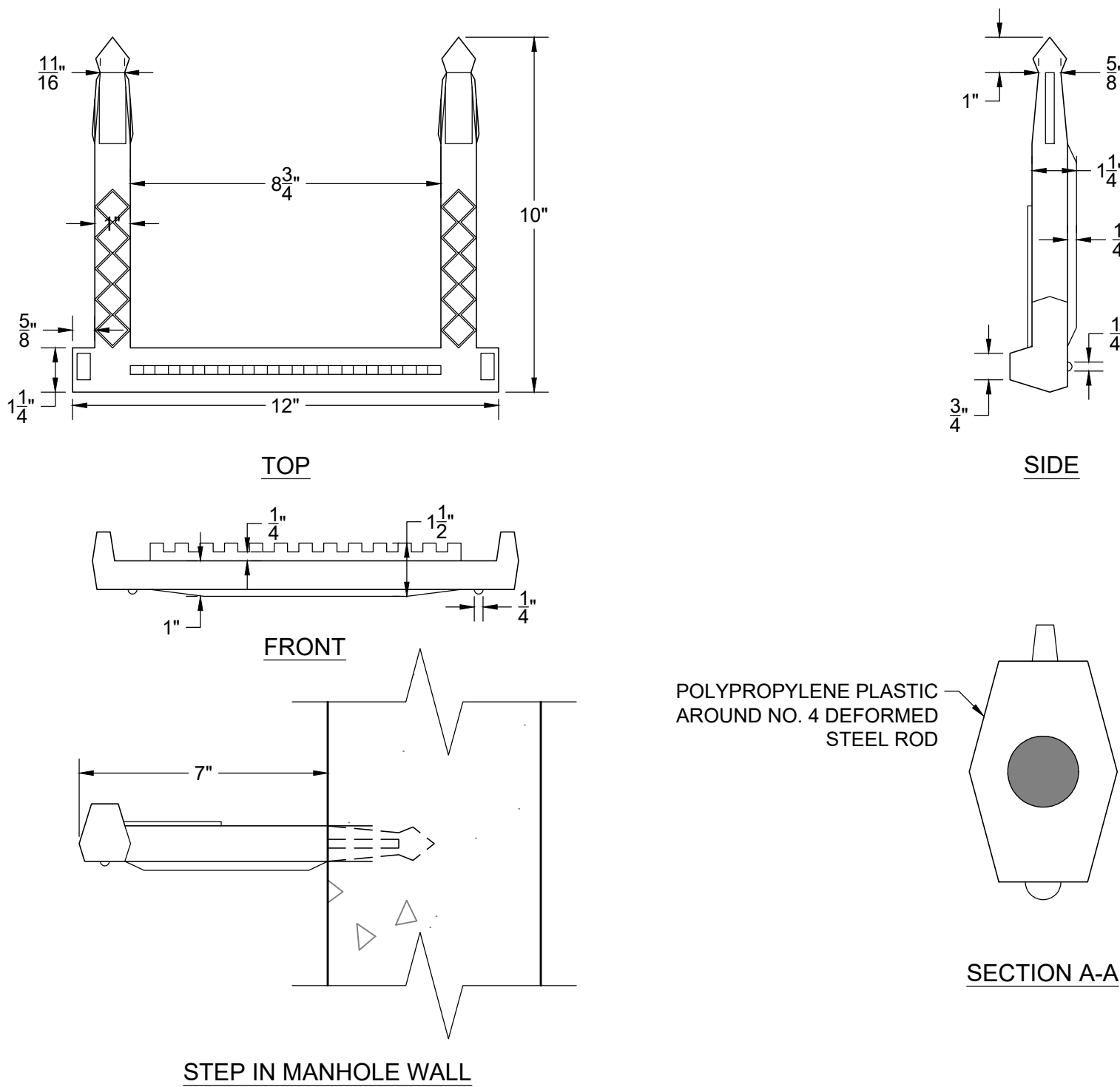
NOTE

- 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.
- 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



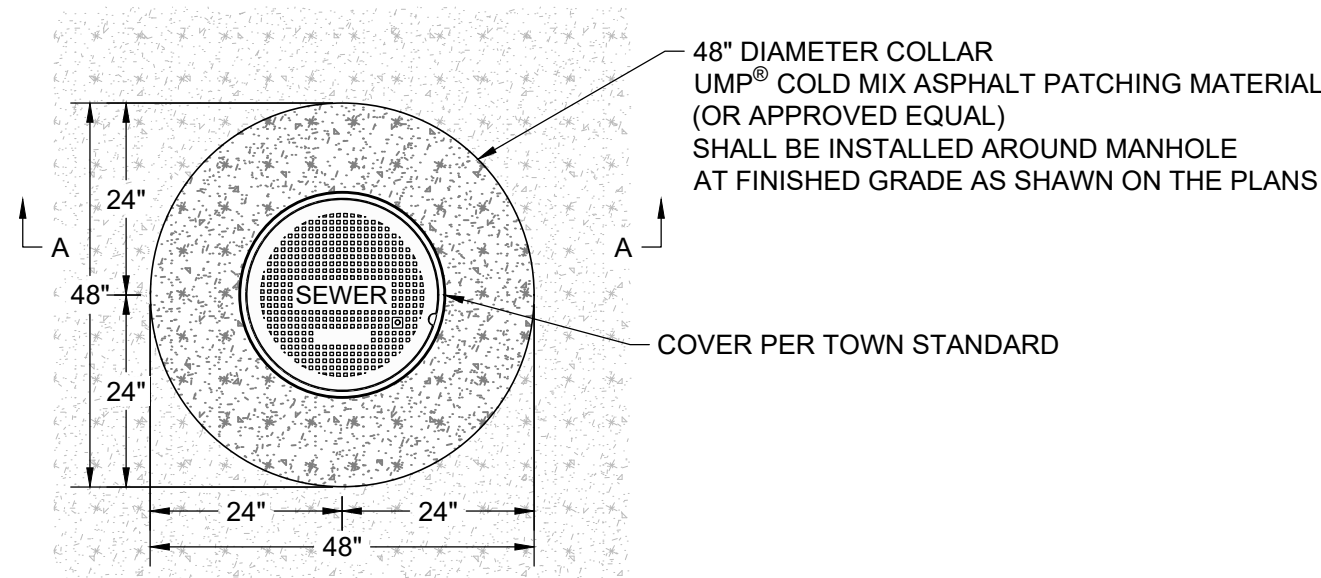
NOTE

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

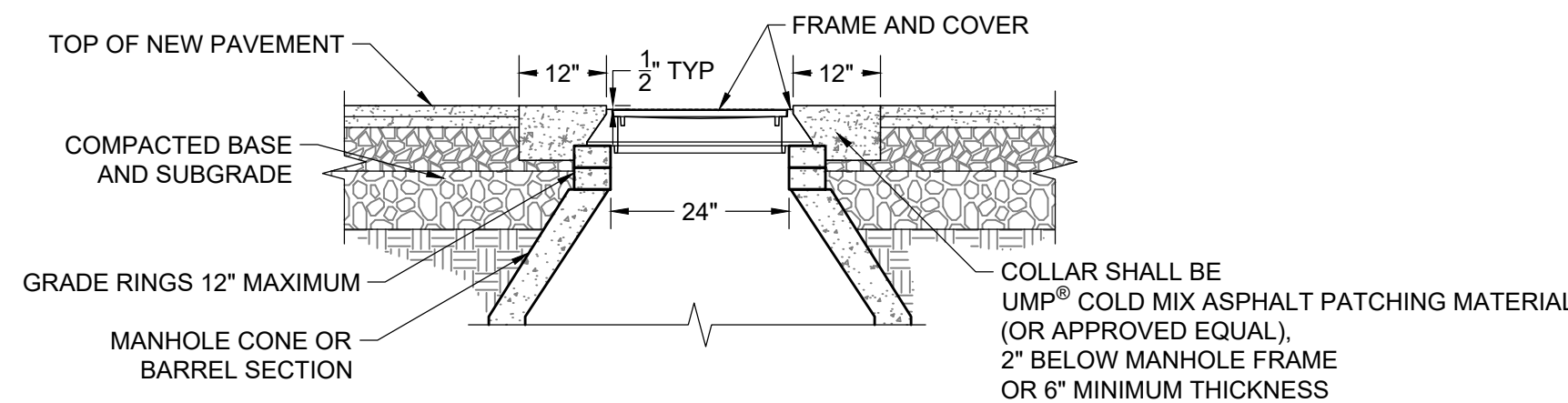
STANDARD MANHOLE STEPS DETAIL

NOT TO SCALE

TOJ SS-106



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

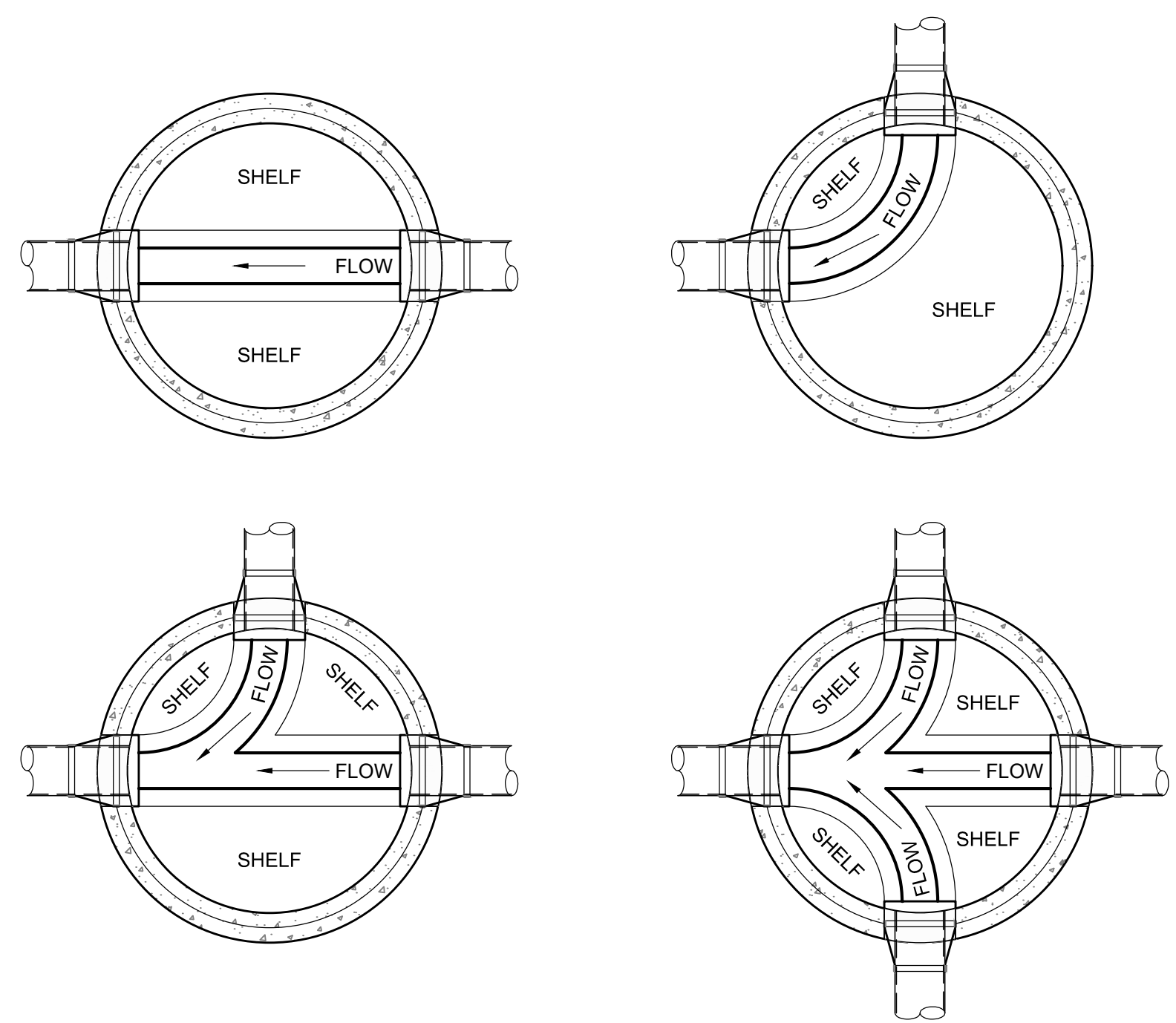
NOTE

- 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 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



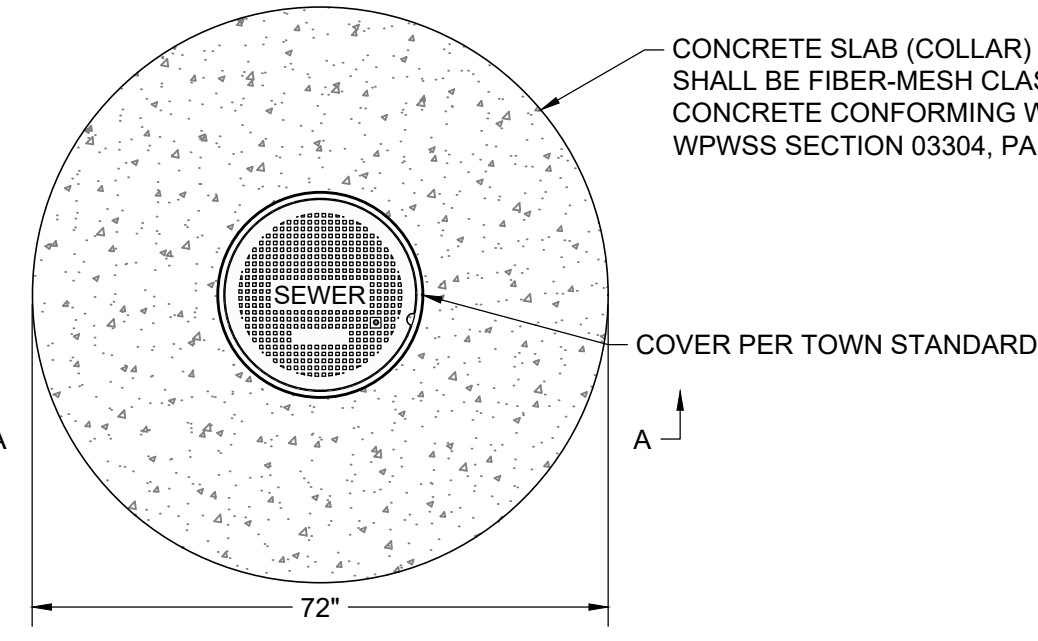
NOTE

- SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
- SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
- MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
- 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

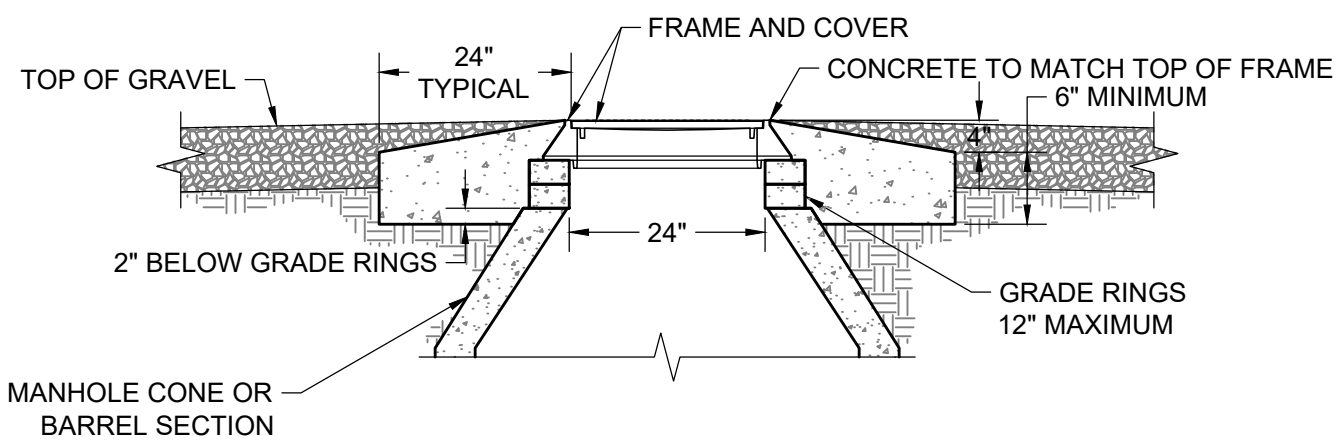
TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE

TOJ SS-107



COVER AND COLLAR PLAN



ADJUSTMENT DETAIL SECTION A-A

NOTE

- 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

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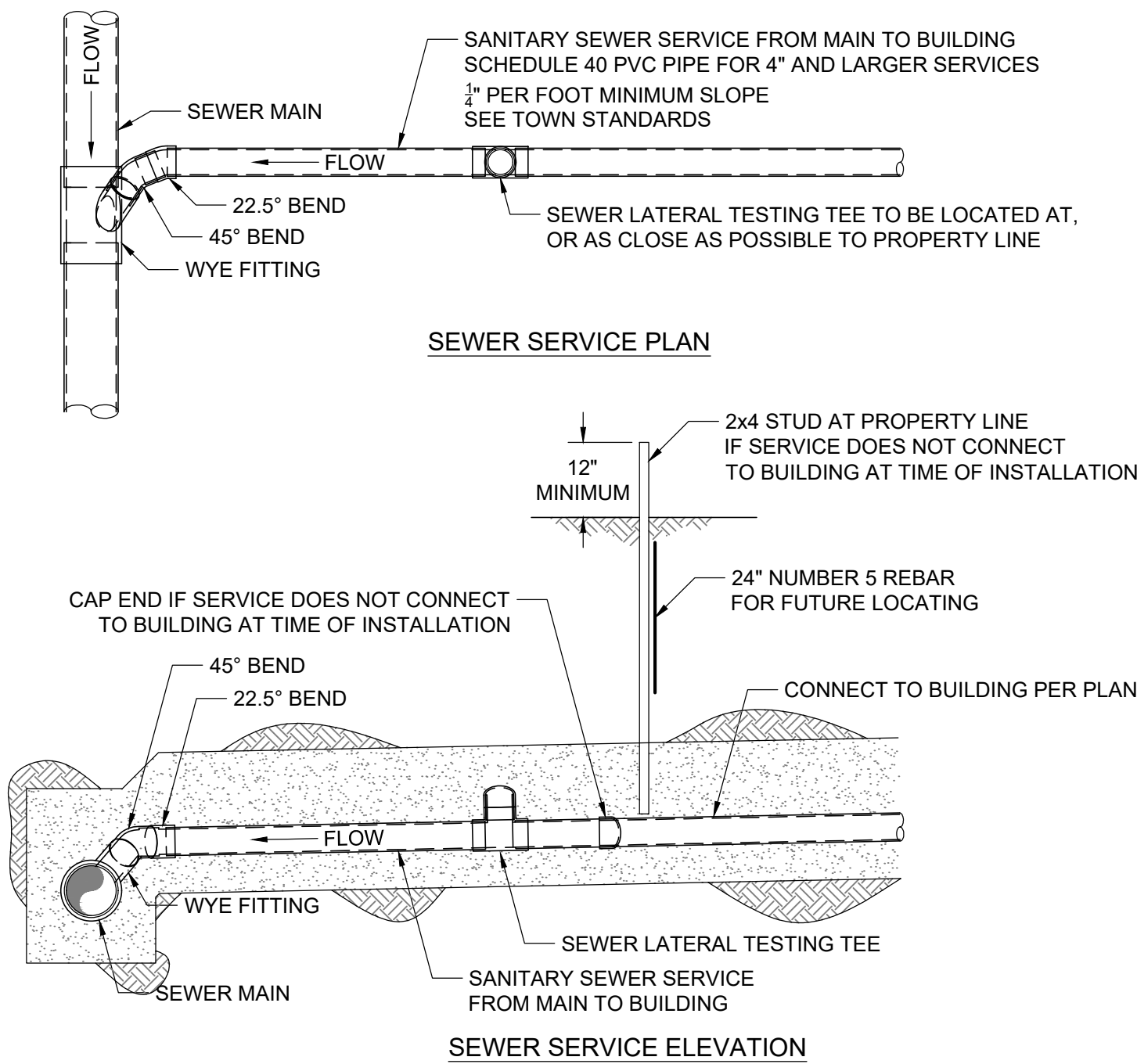
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PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
SEWER DETAILS

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SHEET
C3.2



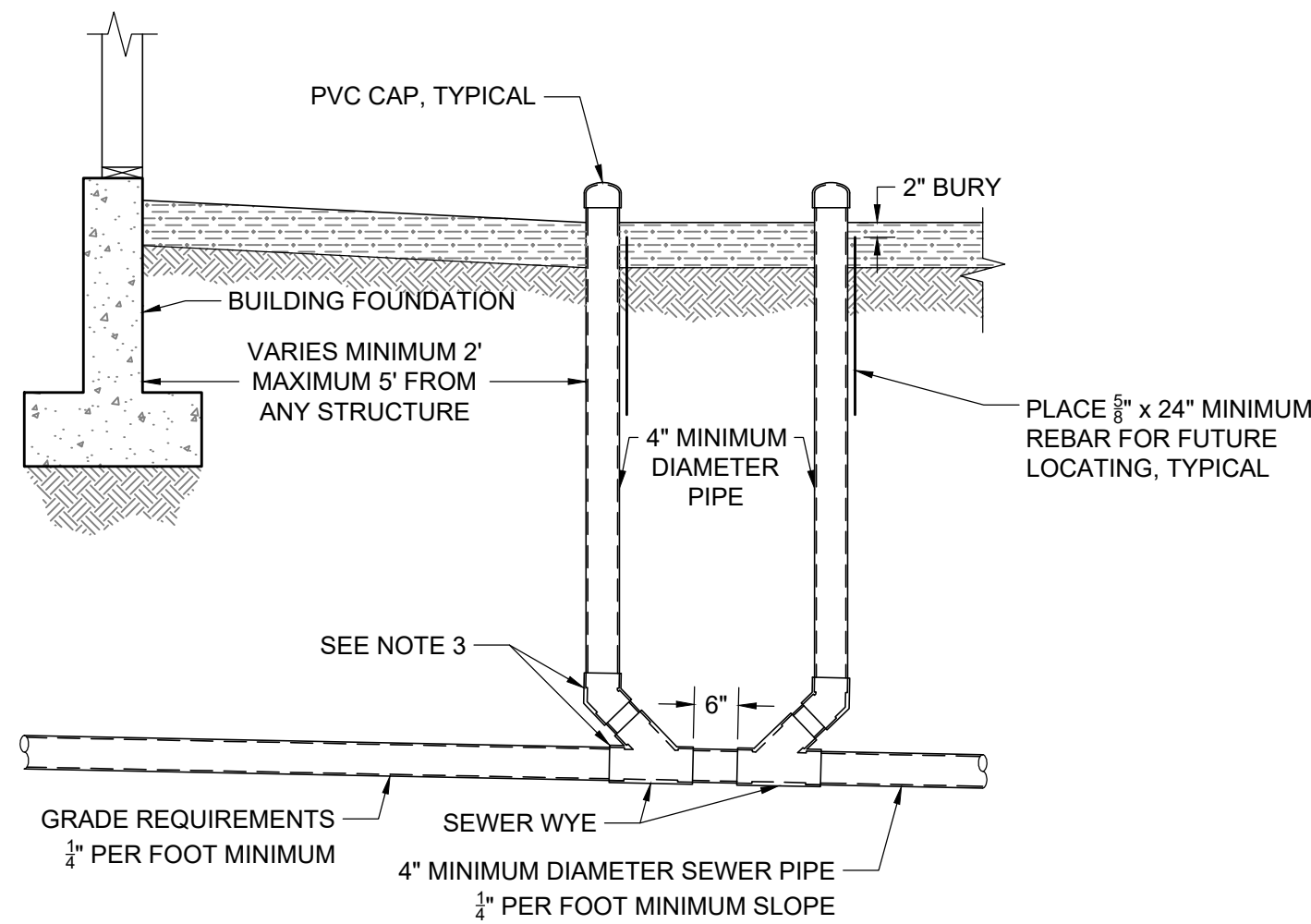
NOTE

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



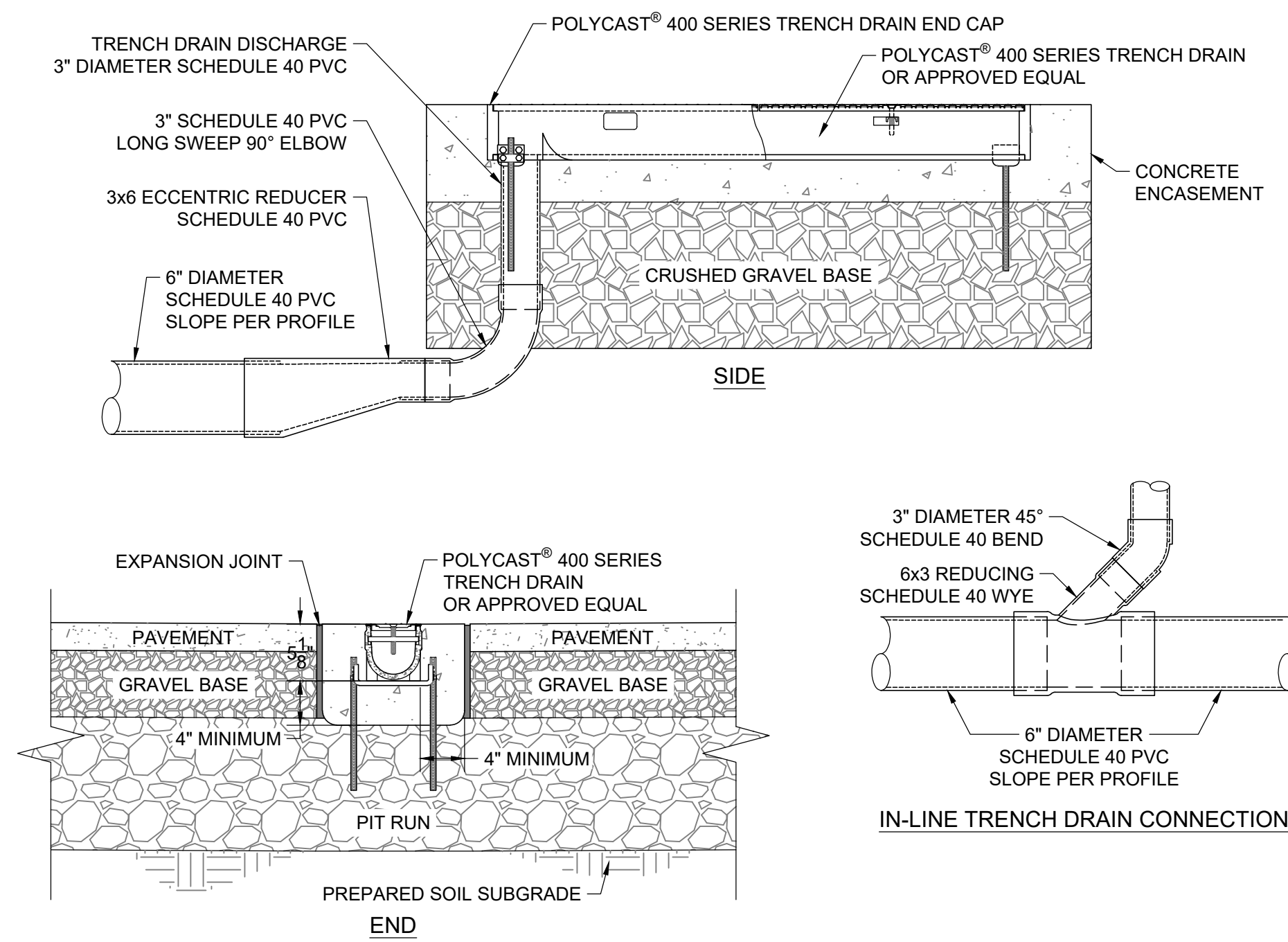
NOTE

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



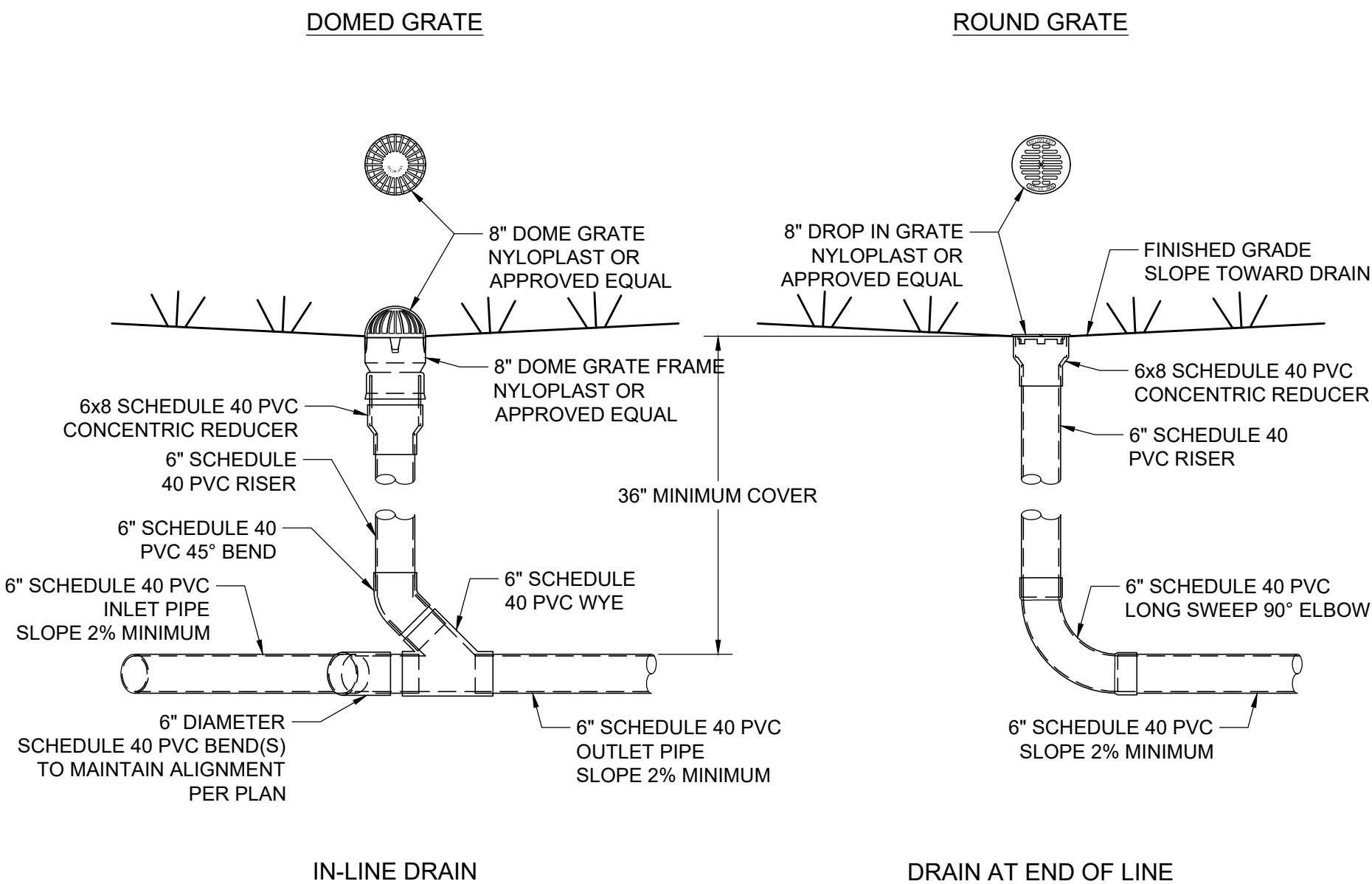
NOTES

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

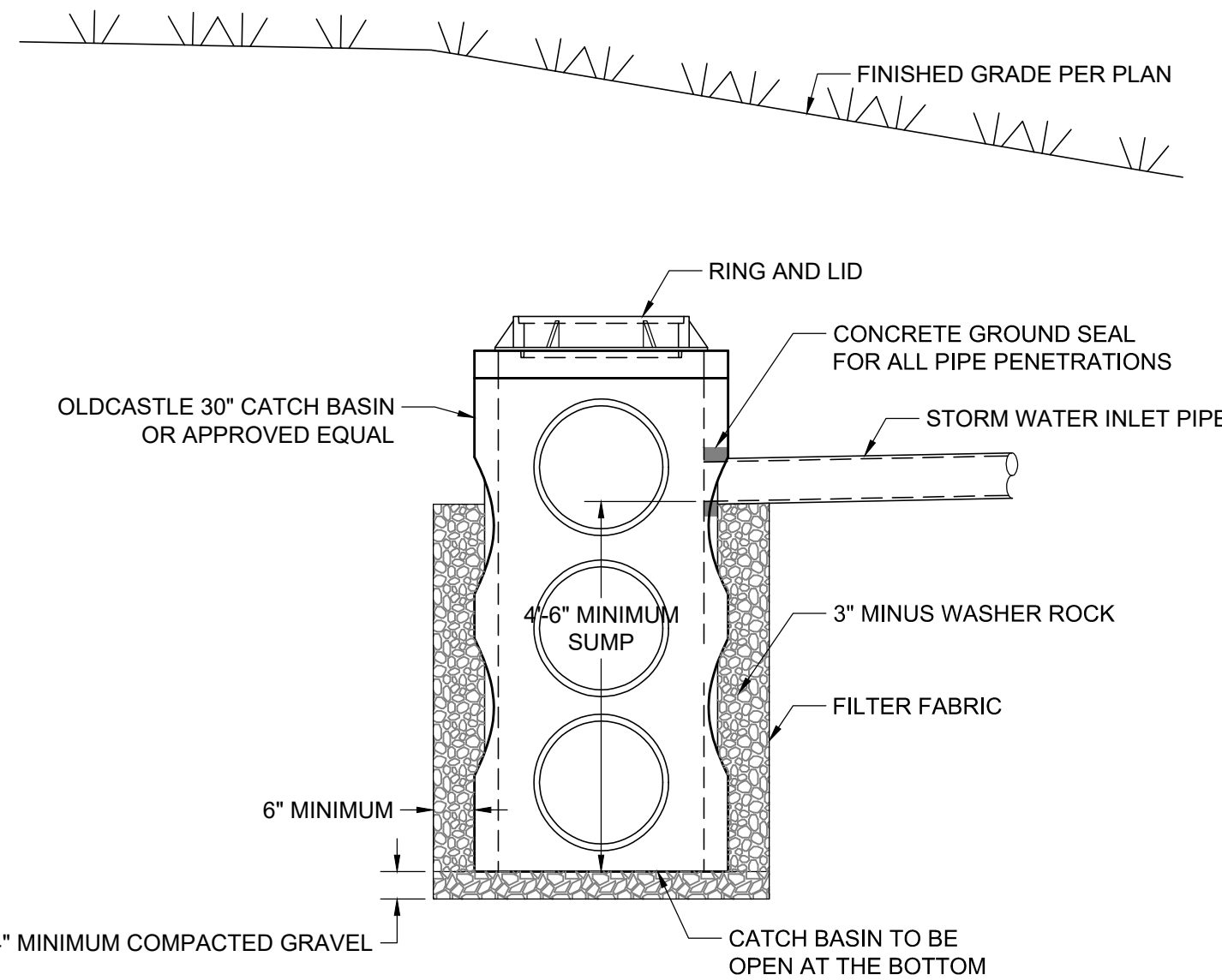
NOT TO SCALE

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.

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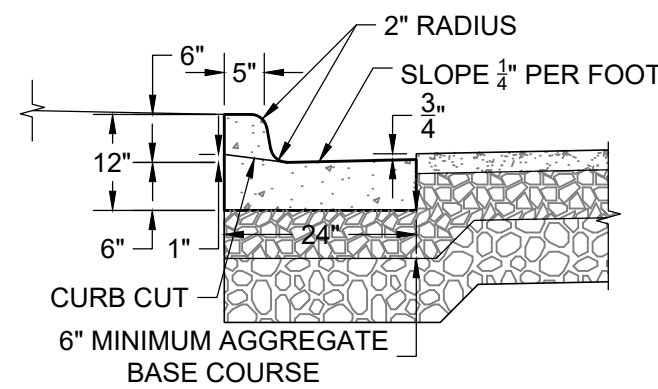
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JACKSON, WYOMING

SHEET TITLE:
SEWER AND STORM DETAILS

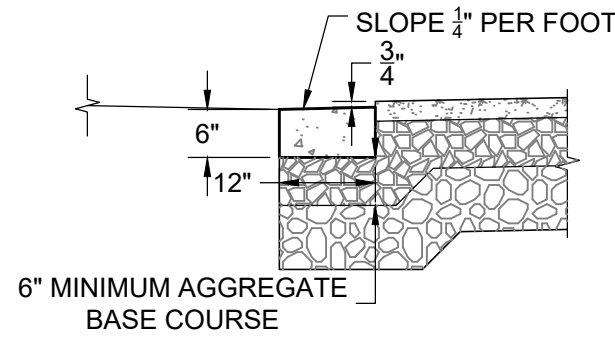
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C3.3

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VERTICAL CURB



RIBBON CURB

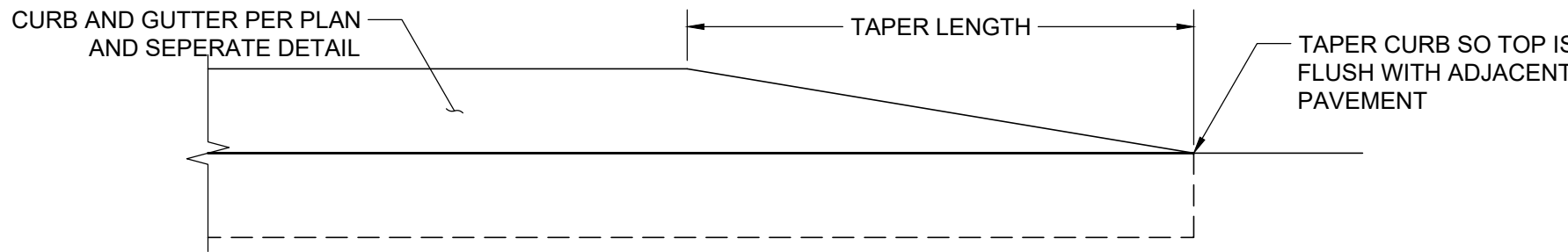
NOTE

- 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.

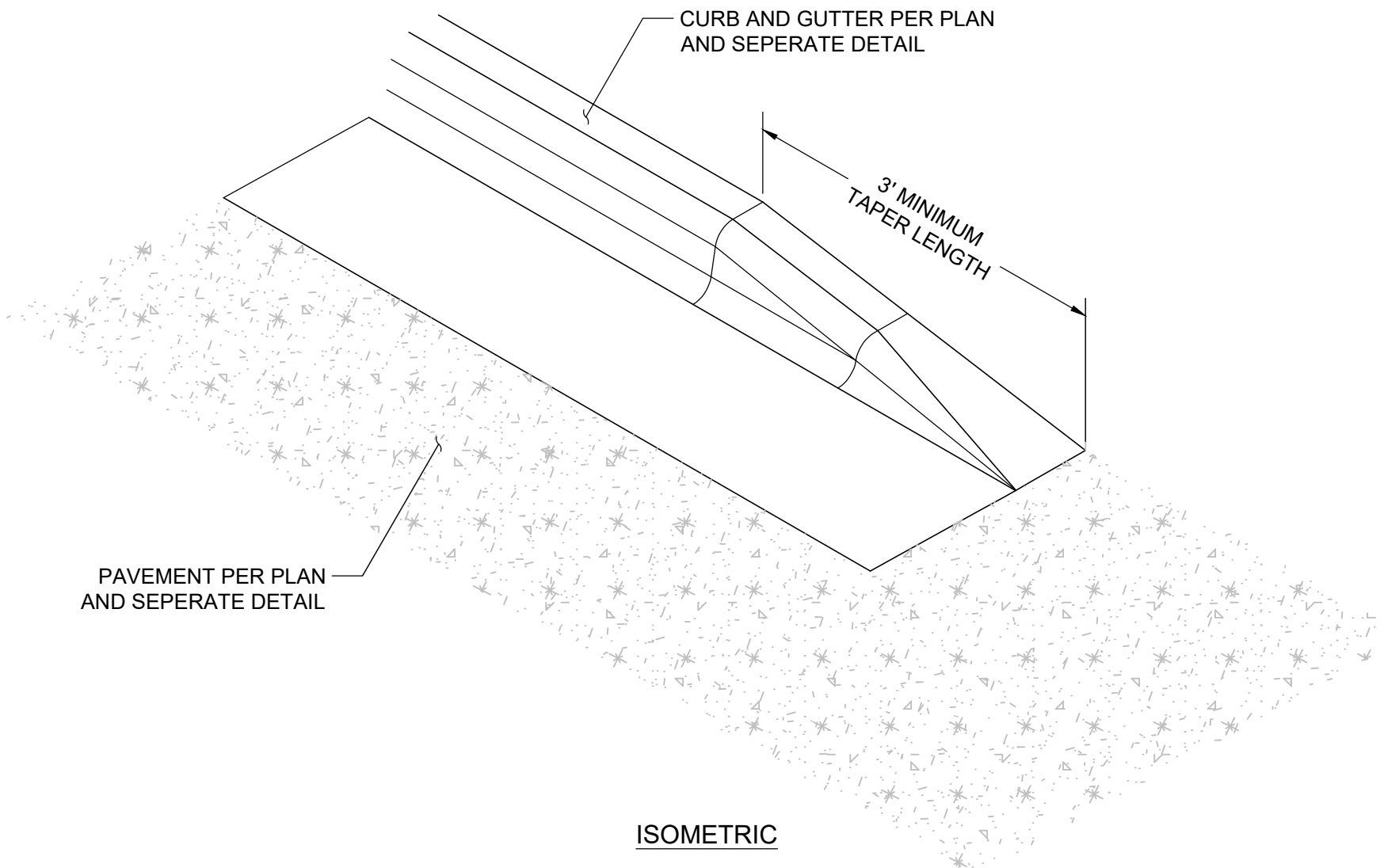
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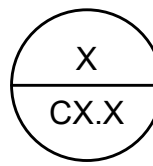
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PROFILE

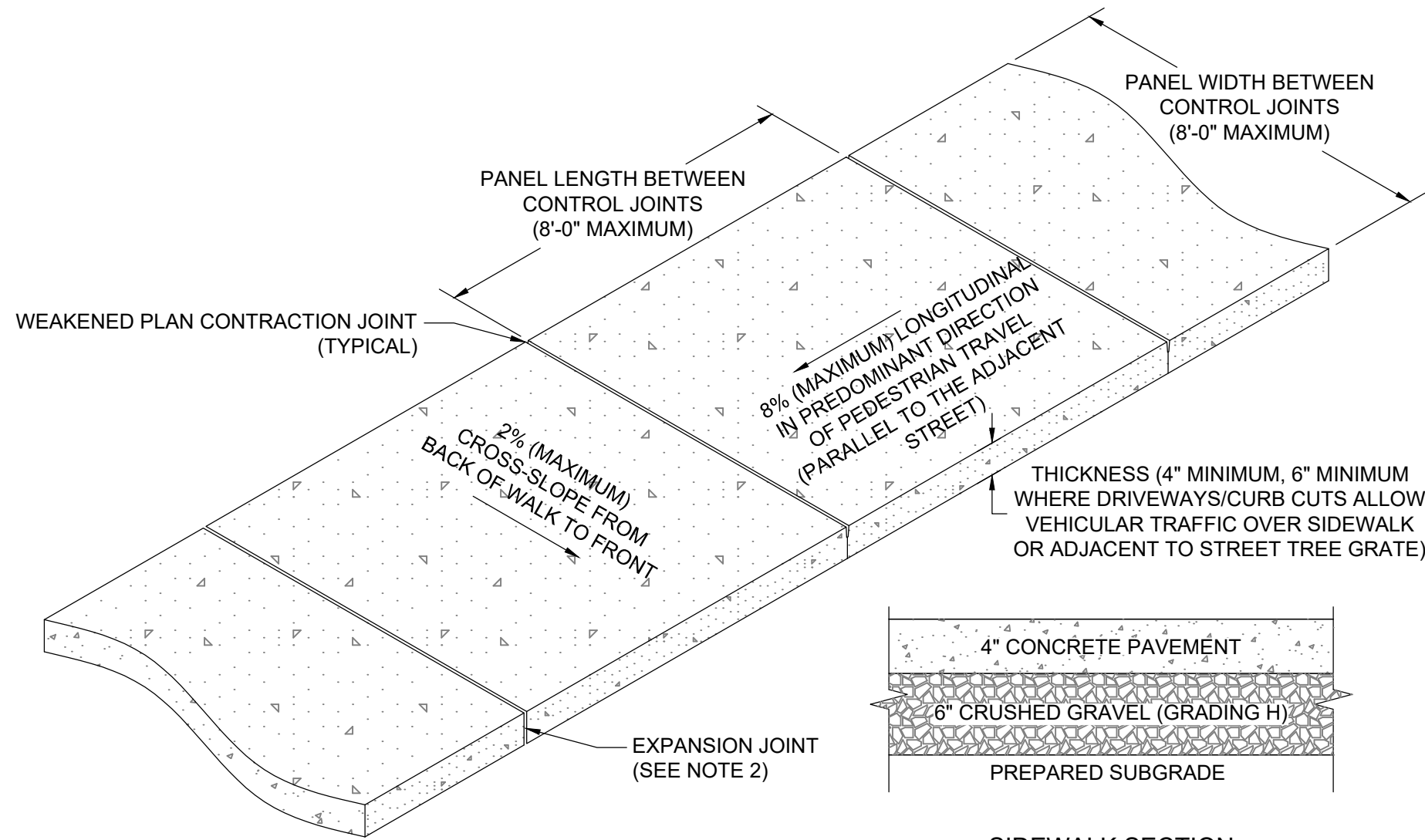


ISOMETRIC



CURB TAPER DETAIL

NOT TO SCALE



SIDEWALK SECTION

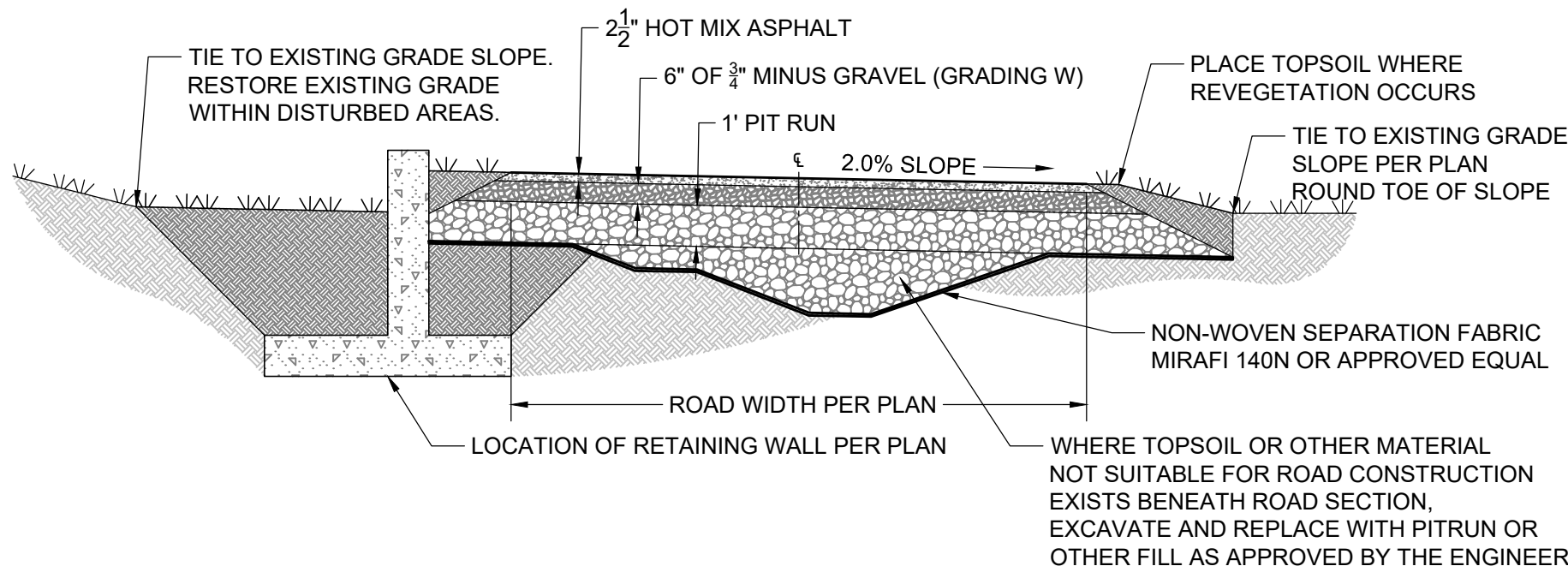
NOTE

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

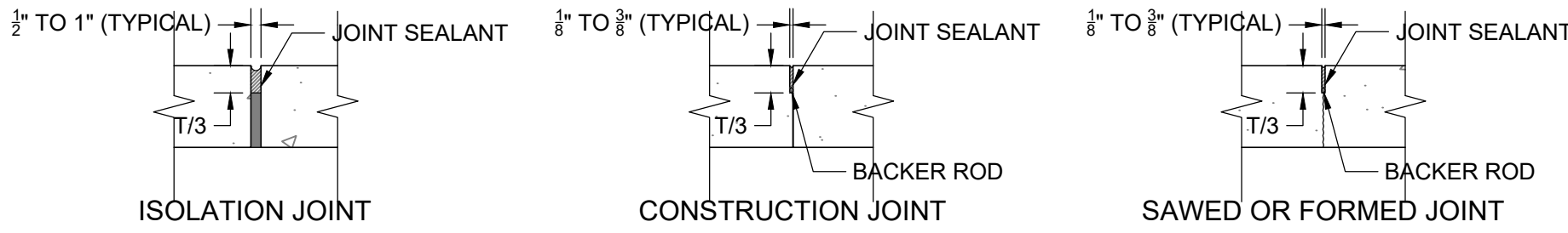
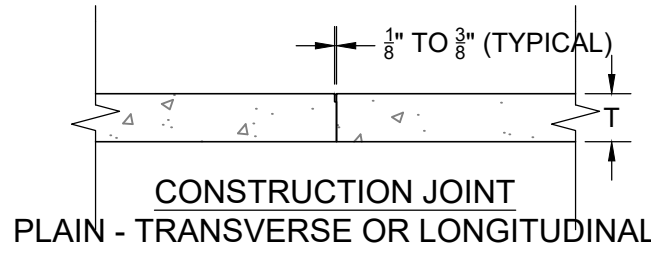
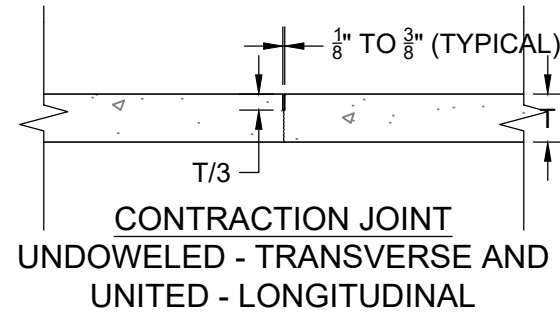
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REVIEWED BY:	
PLAN VERSION	DATE
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DEV	2024.01.08

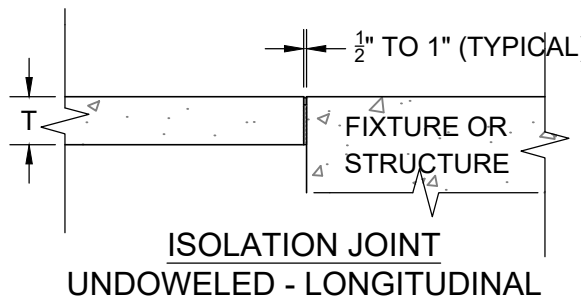
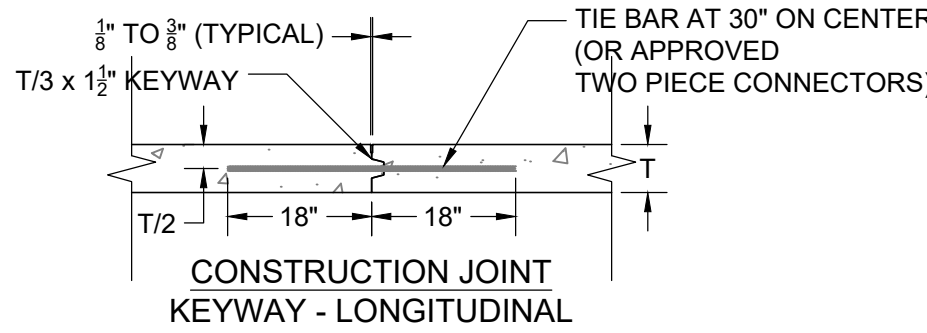
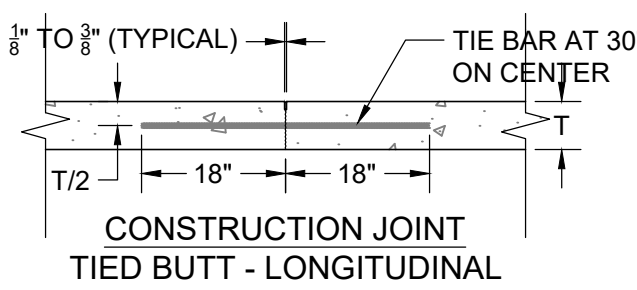
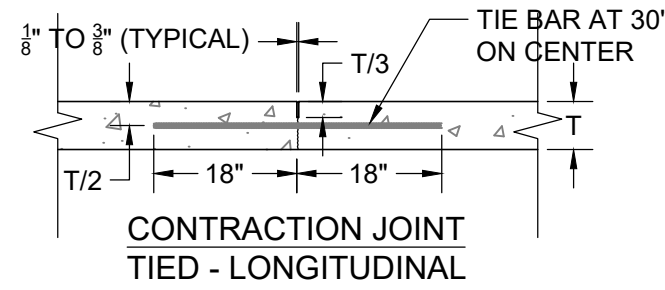
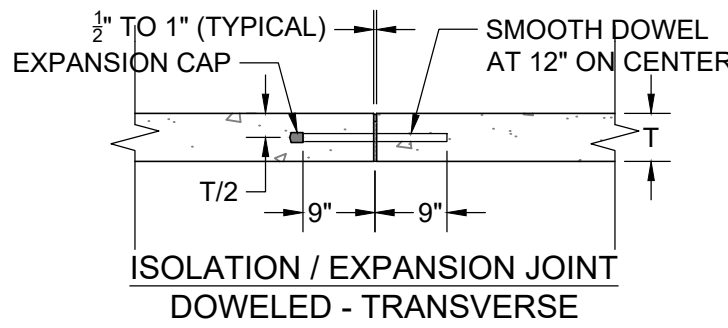
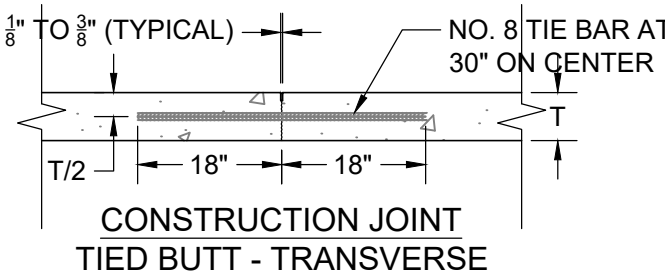
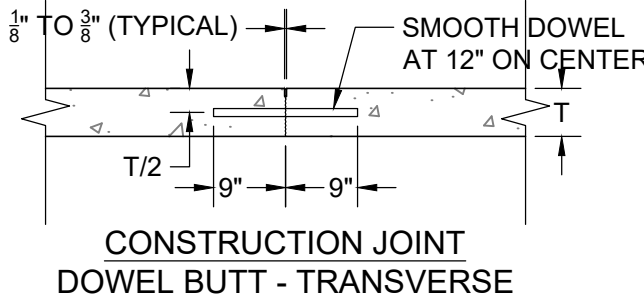
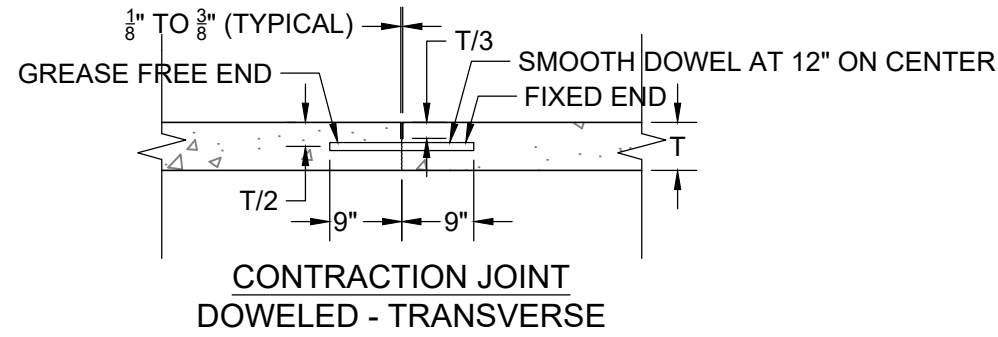
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SHEET
C3.4

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MINOR CONCRETE PAVEMENT JOINT SEALING DETAILS



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

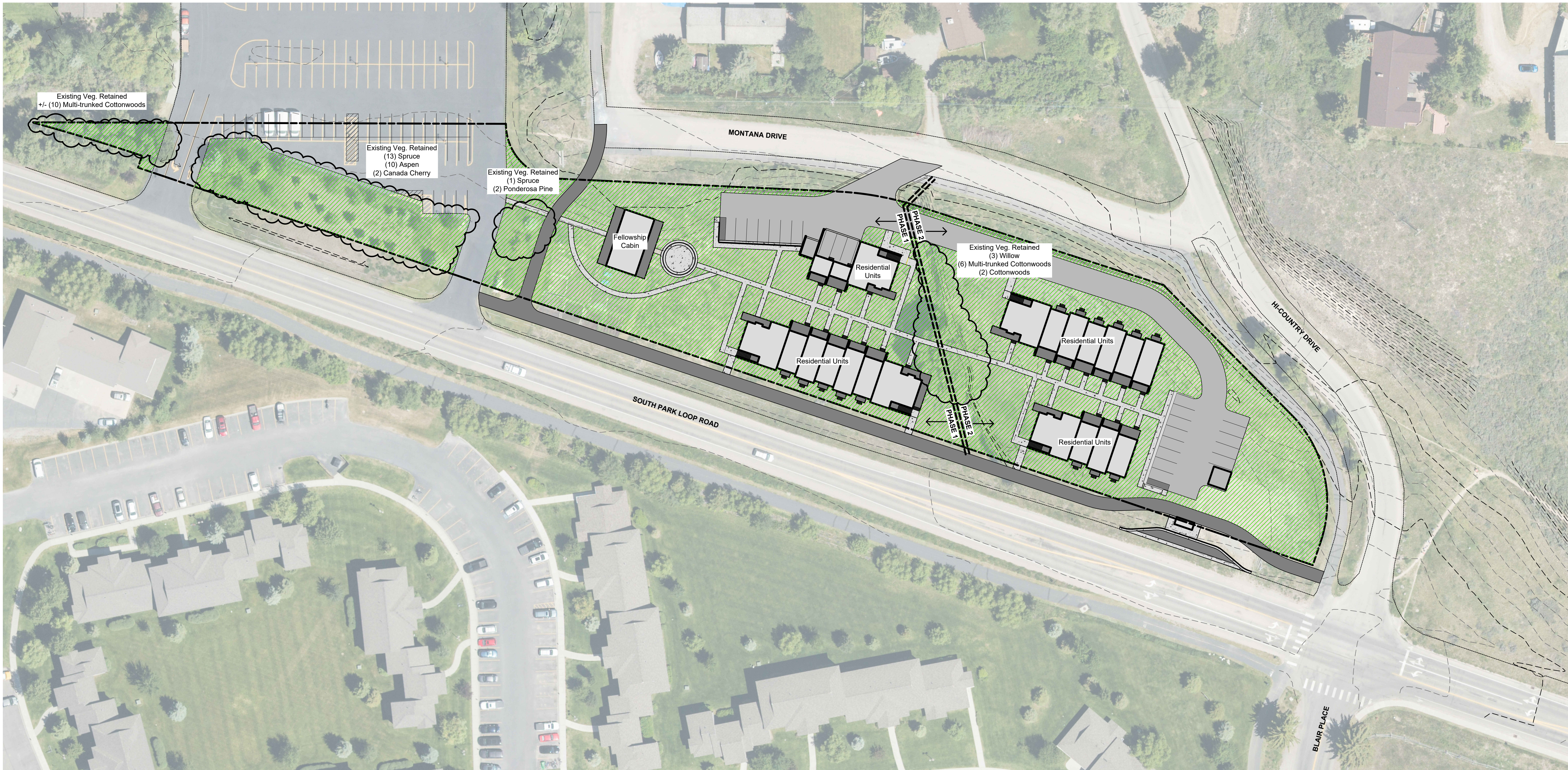
PROJECT TITLE:
PCJH - Employee Housing
PRESBYTERIAN CHURCH OF JACKSON HOLE
PARCEL 1 - TRIANGLE LOT
JACKSON, WYOMING

SHEET TITLE:
STREET DETAILS

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PLAN VERSION	DATE
DEV	2023.10.10
DEV	2024.01.08

PROJECT NUMBER
22072

SHEET
C3.5



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

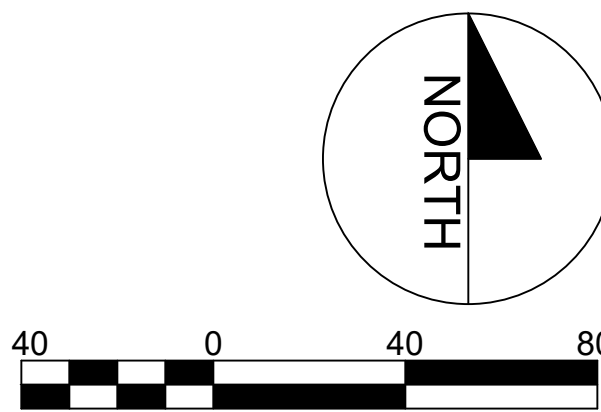
Canada Cherry 2
Willow Shrubs 3
Plant Unit Credits 5 Shrubs

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

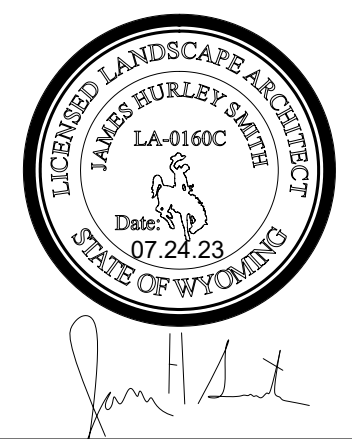
Legend

Existing	Proposed
Property Line	Property Line
Index Contour	Index Contour
Intermediate Contour	Intermediate Contour
Retained Vegetation (for plant units)	Retained Vegetation (for plant units)
Landsaped Area (for LSR)	Landsaped 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
307-733-3775
info@tetonheritagelandscaping.com



Presbyterian Church of Jackson Hole

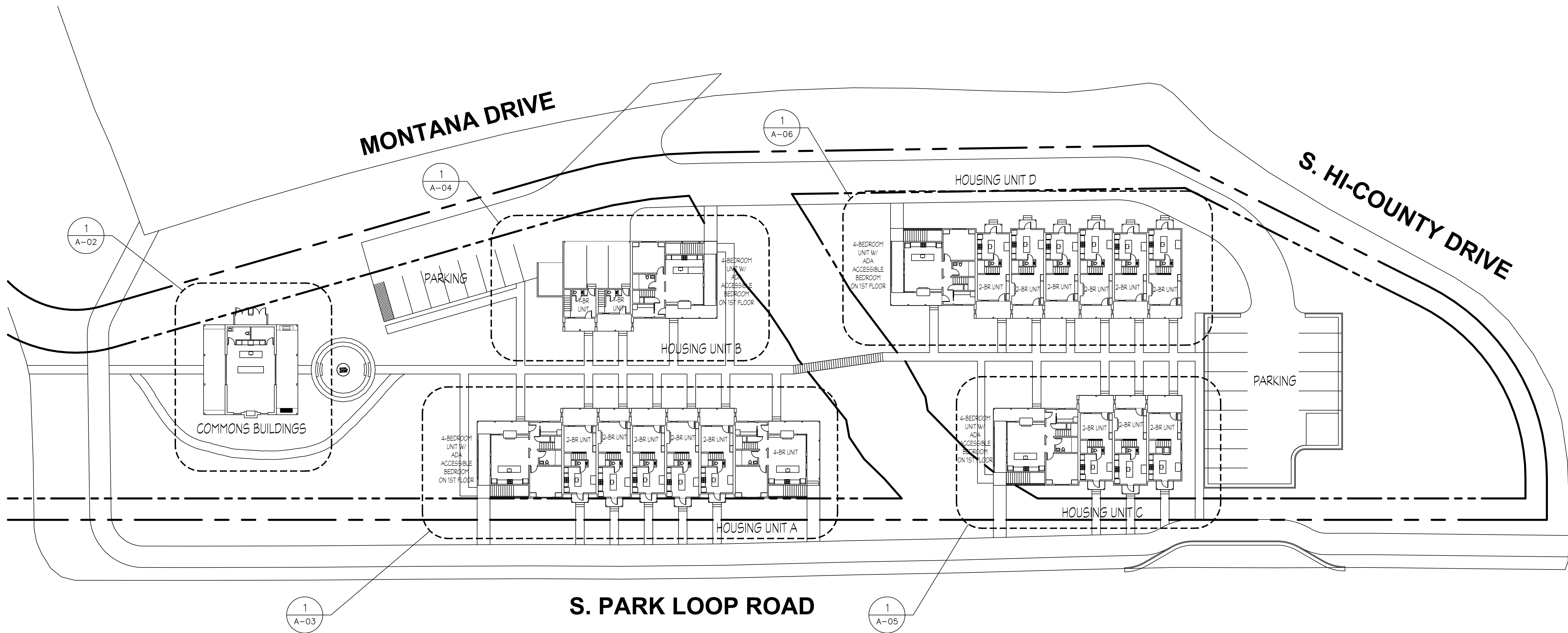
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Jackson Hole, Wyoming 83001

Architect

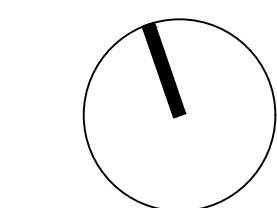
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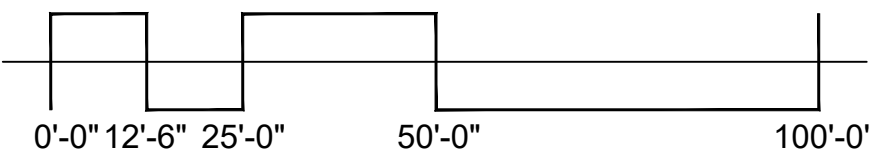
Jorgensen Associates
1315 Highway 89 S., Suite 201
P.O. Box 9550
Jackson, Wyoming 83002
Phone: 307-733-5150



1 Site Plan
1" = 25'-0"



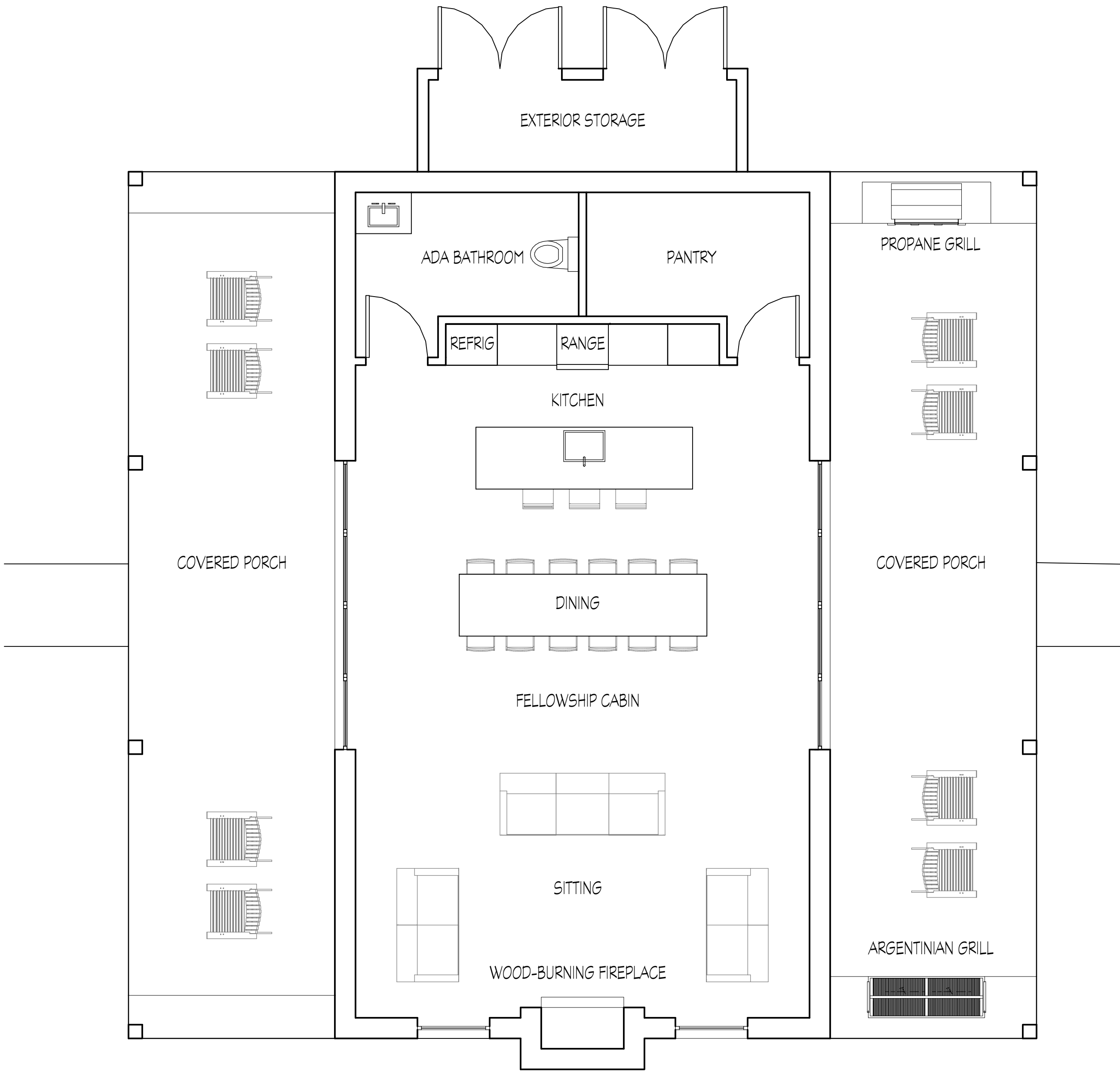
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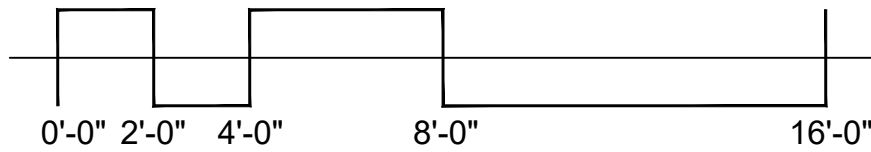
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① First Floor Plan - Fellowship Cabin
1/4" = 1'-0"



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Floor Plans -
Fellowship Cabin
A-02



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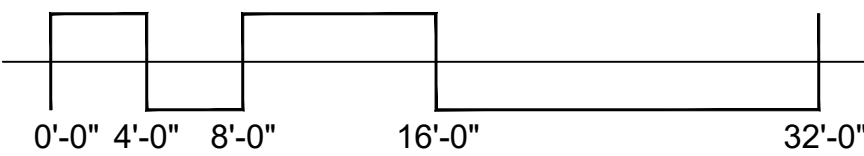
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② Second Floor Plan - Unit A
1/8" = 1'-0"



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



Floor Plans - Unit A

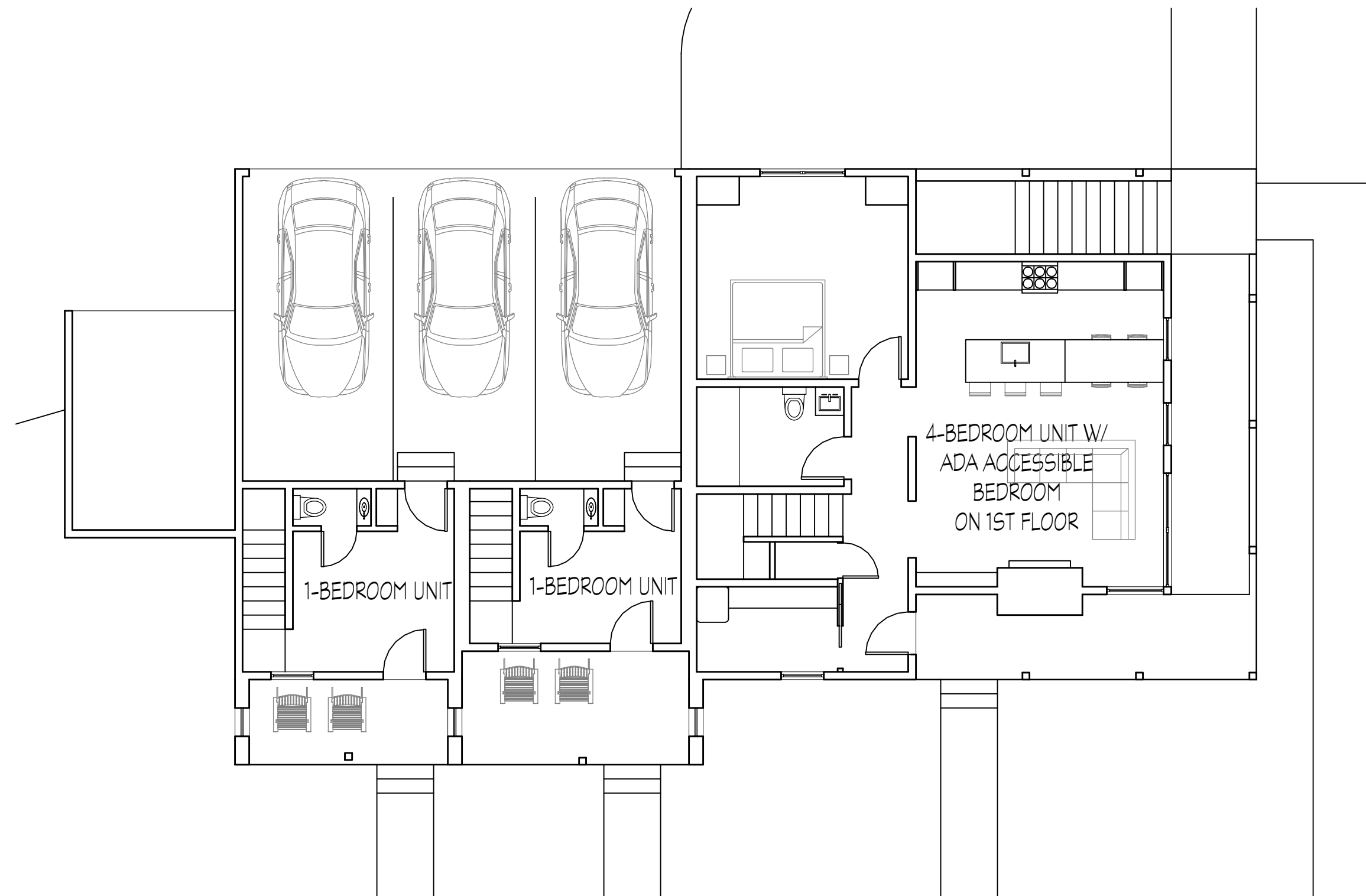
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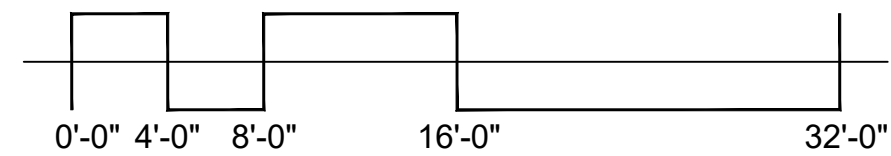
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② Second Floor Plan - Unit B
1/8" = 1'-0"



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



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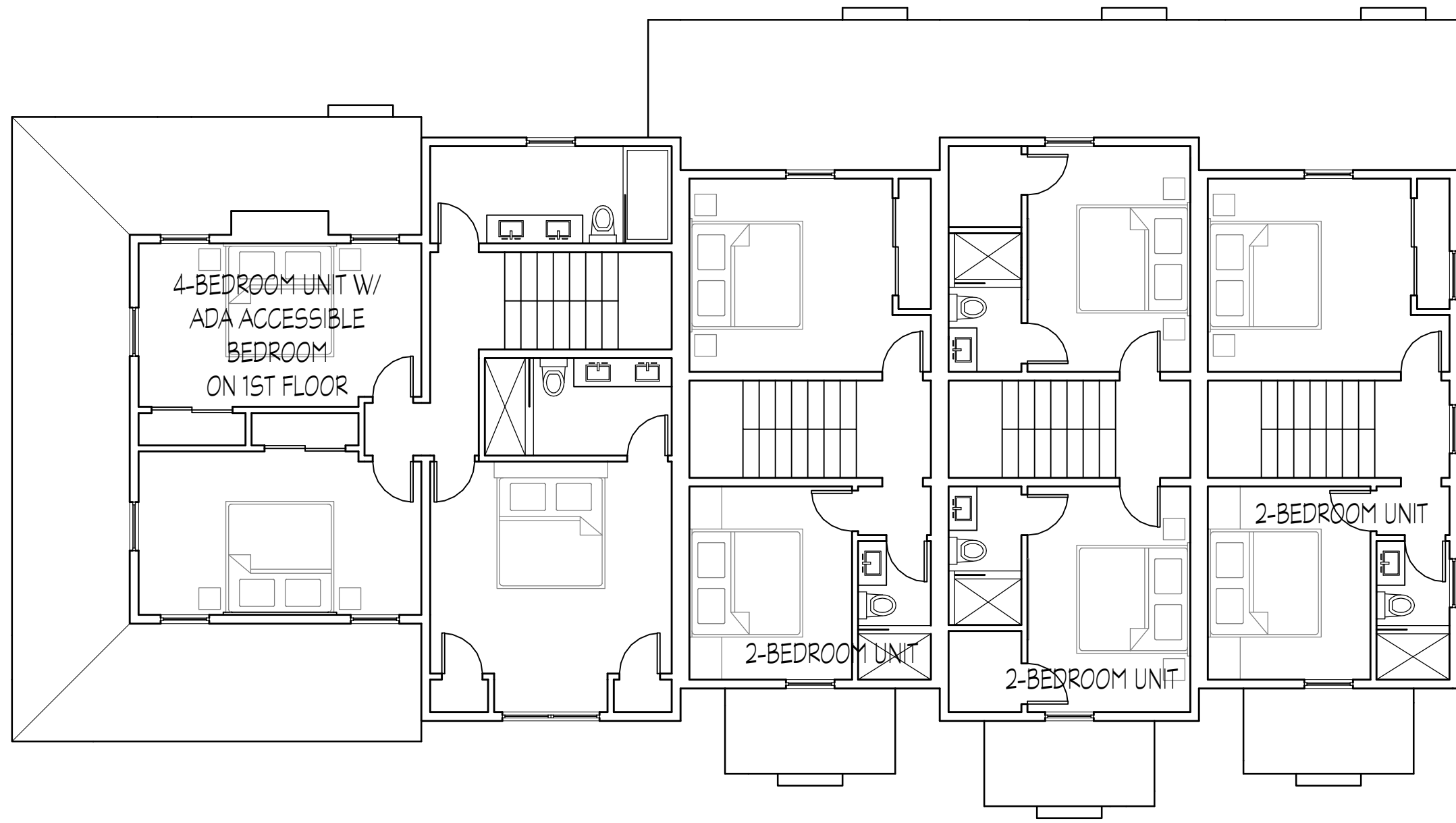


Floor Plans - Unit B

A-04

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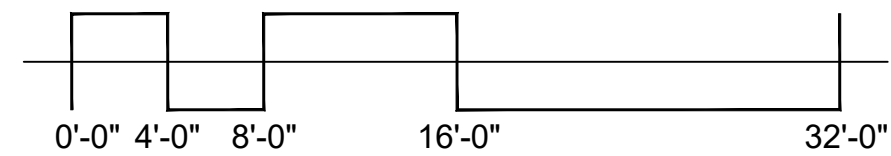
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② Second Floor Plan - Unit C
1/8" = 1'-0"



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



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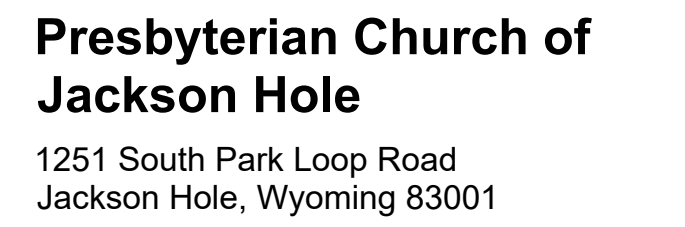
Civil Engineer

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Floor Plans - Unit C

A-05



Architect

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Floor Plans - Unit D

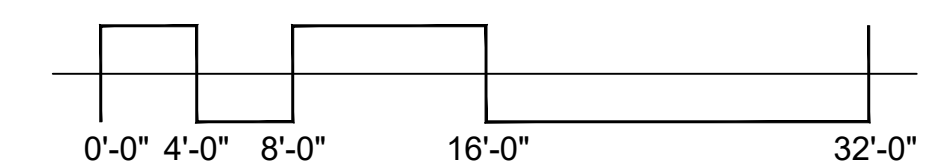
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② Second Floor Plan - Unit D
1/8" = 1'-0"



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



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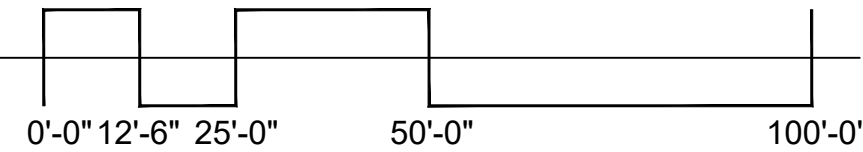
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② North Elevation
1" = 25'-0"



① South Elevation
1" = 25'-0"



**Presbyterian Church of
Jackson Hole**

1251 South Park Loop Road
Jackson Hole, Wyoming 83001

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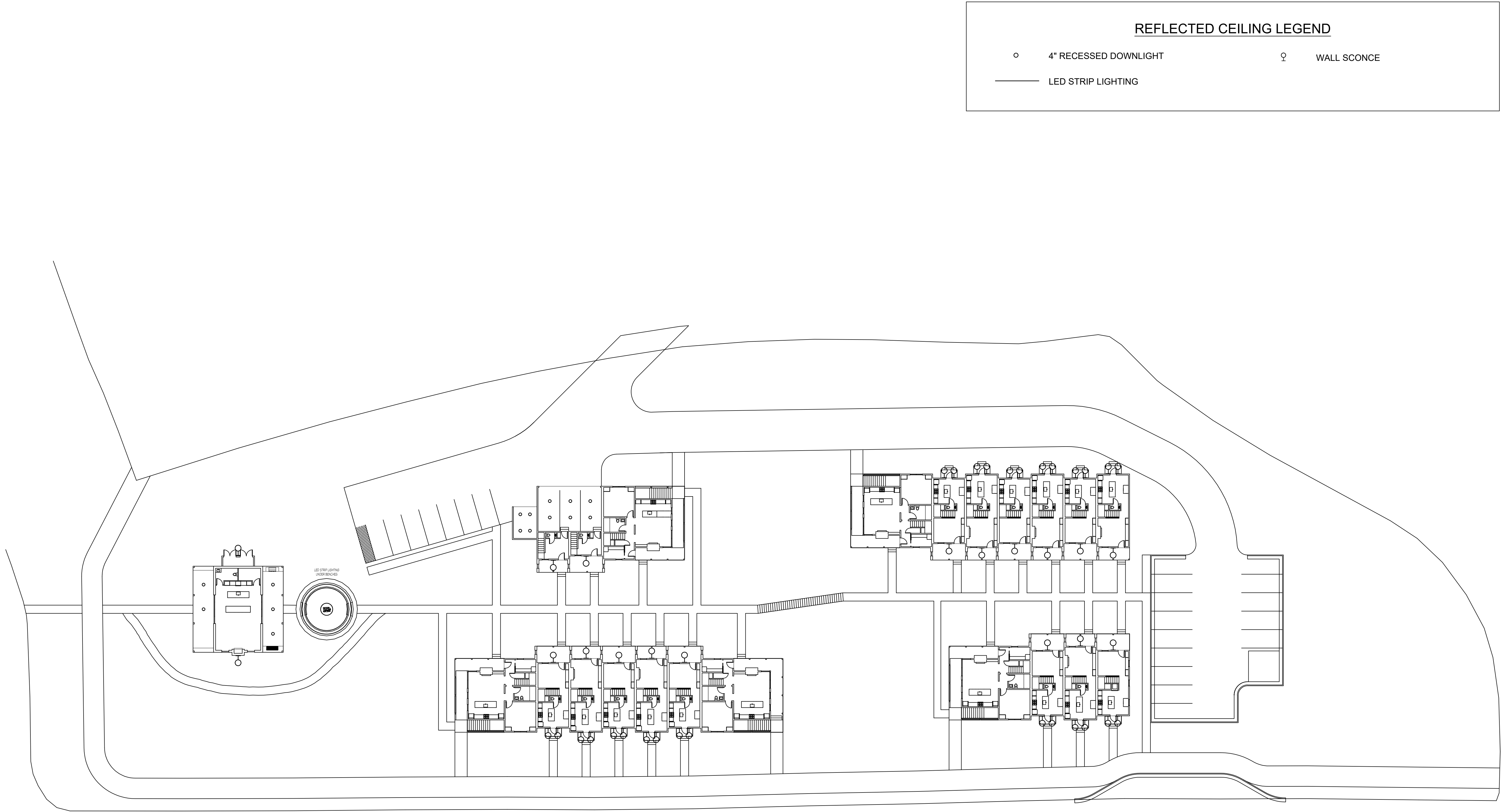


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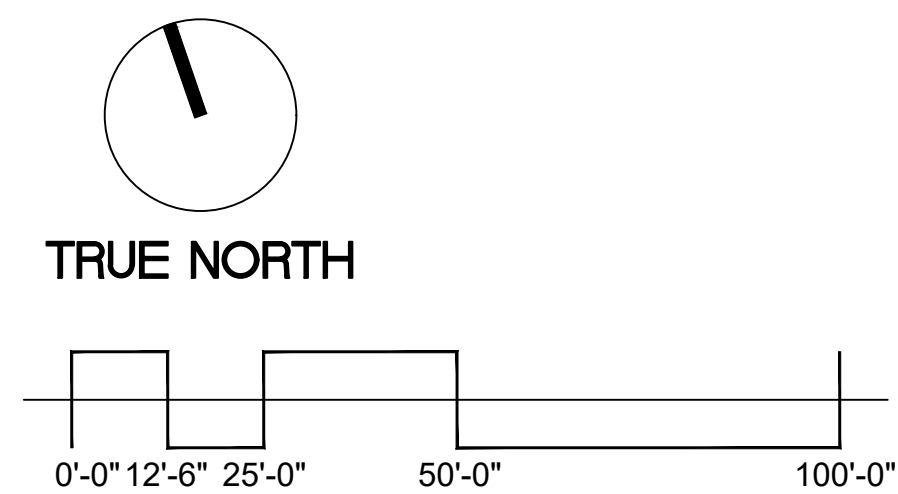
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PLOT TABLE: MATOW-FULL.CTB



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



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Jackson Hole, Wyoming 83001

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Site Lighting Plan

A-07



AERIAL VIEW OF DEVELOPMENT



VIEW FROM ENTRANCE TO CHURCH PARKING LOT LOOKING EAST



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



VIEW FROM SOUTH PARK LOOP ROAD LOOKING NORTH



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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



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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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TABLES

Table 1. Summary of individual sample plots and wetland criteria
for the Presbyterian Church of Jackson Hole study area,
Teton County, WY.3

Table 2. Summary of aquatic resources within the Presbyterian Church
of Jackson Hole study area, Teton County, WY.4

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

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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.

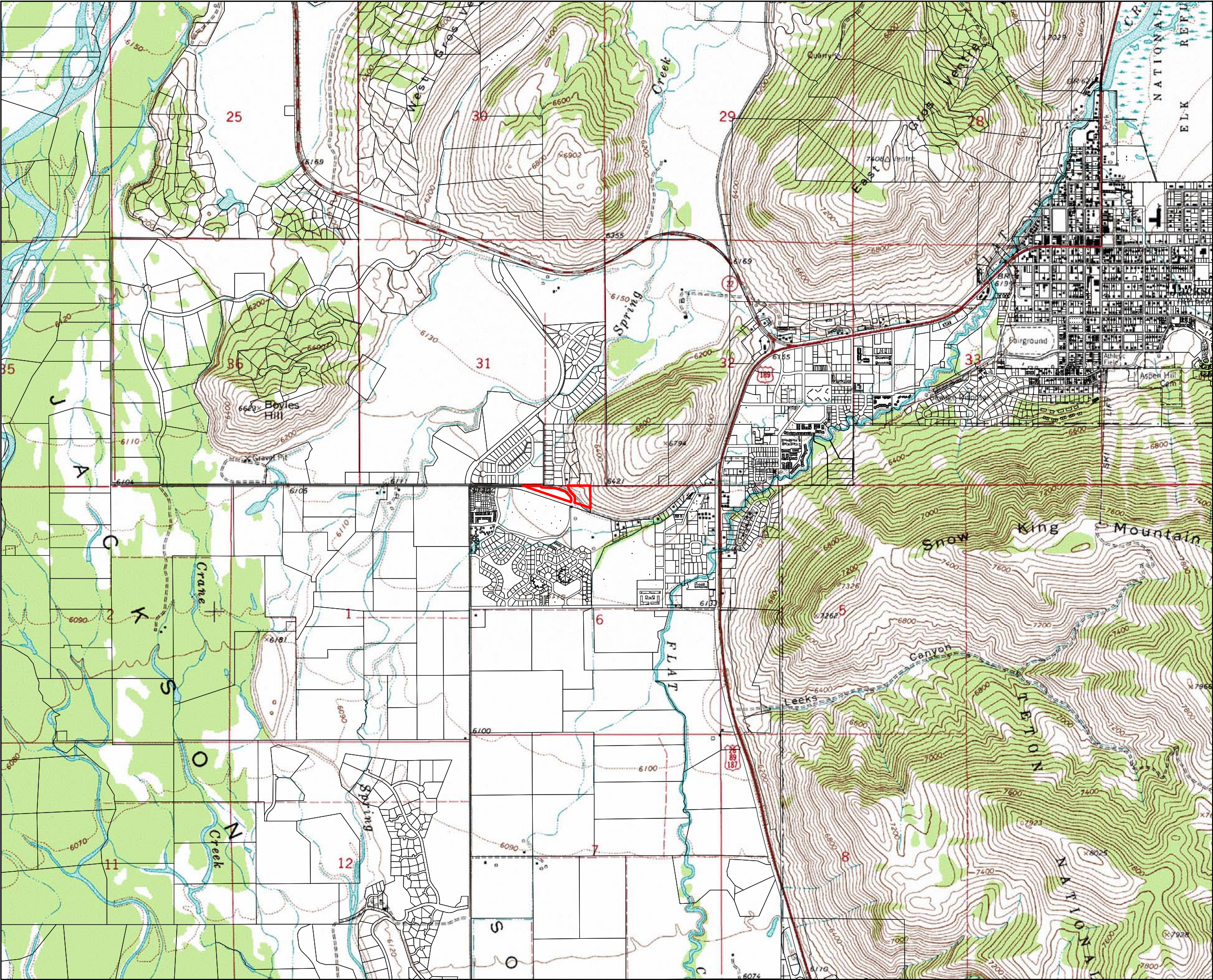


Exhibit 1
Location and topography of the Presbyterian
Church of Jackson Hole ARI study area,
Teton County, Wyoming.

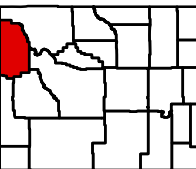
July 1, 2015

Approximate Scale: 1 inch = 2,000 feet

LEGEND

-  ARI Study Area
-  Platted Parcels

Teton County



Wyoming



research & consulting inc.



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

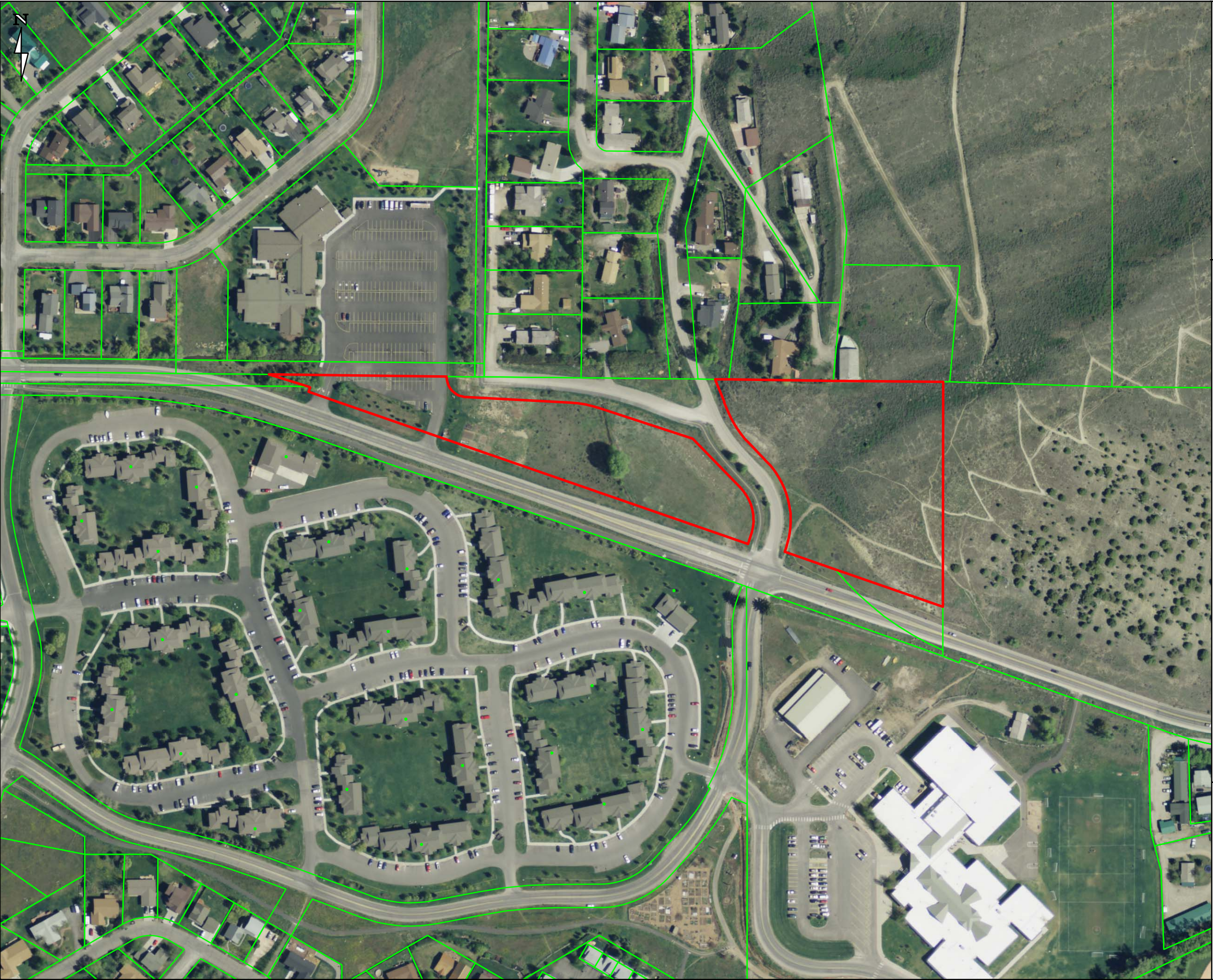


Exhibit 2
Aerial photograph depicting the Presbyterian
Church of Jackson Hole ARI study area,
Teton County, Wyoming.

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.

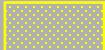
July 1, 2015

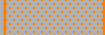
Approximate Scale: 1 inch = 120 feet
2013 Aerial Photography

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 ☒ No ☐	Is the Sampled Area within a Wetland? Yes ☒ No ☐
Hydric Soil Present? Yes ☒ No ☐	
Wetland Hydrology Present? Yes ☒ No ☐	
Remarks: edge of irrigation ditch	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet: Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>1</u> (B) Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
		= Total Cover		Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>85</u> x 1 = <u>85</u> FACW species <u>10</u> x 2 = <u>20</u> FAC species <u>15</u> x 3 = <u>45</u> FACU species <u>10</u> x 4 = <u>40</u> UPL species <u>0</u> x 5 = <u>0</u> Column Totals: <u>120</u> (A) <u>190</u> (B) Prevalence Index = B/A = <u>1.583</u>
Sapling/Shrub Stratum (Plot size: _____)	0	☐ 0.0%	_____	
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	Hydrophytic Vegetation Indicators: ☒ 1 - Rapid Test for Hydrologic Vegetation ☒ 2 - Dominance Test is > 50% ☒ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
5. _____	0	☐ 0.0%	_____	
		= Total Cover		
Herb Stratum (Plot size: <u>1-meter radius</u>)	85	☒ 70.8%	OBL	
1. <u>Carex nebrascensis</u>	5	☐ 4.2%	FACW	
2. <u>Epilobium ciliatum</u>	5	☐ 4.2%	FACW	
3. <u>Myosotis scorpioides</u>	15	☐ 12.5%	FAC	
4. <u>Poa pratensis</u>	10	☐ 8.3%	FACU	
5. <u>Solidago canadensis</u>	0	☐ 0.0%	_____	
6. _____	0	☐ 0.0%	_____	
7. _____	0	☐ 0.0%	_____	
8. _____	0	☐ 0.0%	_____	
9. _____	0	☐ 0.0%	_____	
10. _____	0	☐ 0.0%	_____	
11. _____	0	☐ 0.0%	_____	
		= Total Cover		
Woody Vine Stratum (Plot size: _____)	0	☐ 0.0%	_____	Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
		= Total Cover		
% Bare Ground in Herb Stratum: <u>0</u>				
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 ¹	Loc ²			
0-13	10YR	3/1	85				Silt Loam		
13-20								coarse alluvium	

¹Type: C=Concentration. D=Depletion. RM=Reduced Matrix, CS=Covered or Coated Sand Grains ²Location: PL=Pore Lining, M=Matrix

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)		Indicators for Problematic Hydric Soils ³ :
☐ Histosol (A1)	☐ Sandy Redox (S5)	☐ 2 cm Muck (A10)
☐ Histic Epipedon (A2)	☐ Stripped Matrix (S6)	☐ Red Parent Material (TF2)
☐ Black Histic (A3)	☐ Loamy Mucky Mineral (F1) (except in MLRA 1)	☒ Other (Explain in Remarks)
☐ Hydrogen Sulfide (A4)	☐ Loamy Gleyed Matrix (F2)	
☐ Depleted Below Dark Surface (A11)	☐ Depleted Matrix (F3)	
☐ Thick Dark Surface (A12)	☐ Redox Dark Surface (F6)	
☐ Sandy Muck Mineral (S1)	☐ Depleted Dark Surface (F7)	
☐ Sandy Gleyed Matrix (S4)	☐ Redox depressions (F8)	

³Indicators 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:		
Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (minimum of two required)
☐ Surface Water (A1)	☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)	☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
☒ High Water Table (A2)	☐ Salt Crust (B11)	☐ Drainage Patterns (B10)
☒ Saturation (A3)	☐ Aquatic Invertebrates (B13)	☐ Dry Season Water Table (C2)
☐ Water Marks (B1)	☐ Hydrogen Sulfide Odor (C1)	☐ Saturation Visible on Aerial Imagery (C9)
☐ Sediment Deposits (B2)	☐ Oxidized Rhizospheres on Living Roots (C3)	☒ Geomorphic Position (D2)
☐ Drift deposits (B3)	☐ Presence of Reduced Iron (C4)	☐ Shallow Aquitard (D3)
☐ Algal Mat or Crust (B4)	☐ Recent Iron Reduction in Tilled Soils (C6)	☒ FAC-neutral Test (D5)
☐ Iron Deposits (B5)	☐ Stunted or Stressed Plants (D1) (LRR A)	☐ Raised Ant Mounds (D6) (LRR A)
☐ Surface Soil Cracks (B6)	☐ Other (Explain in Remarks)	☐ Frost Heave Hummocks (D7)
☐ Inundation Visible on Aerial Imagery (B7)		
☐ Sparsely Vegetated Concave Surface (B8)		

Field Observations:		
Surface Water Present?	Yes ☐ No ☒	Depth (inches): 0
Water Table Present?	Yes ☒ No ☐	Depth (inches): 3
Saturation Present? (includes capillary fringe)	Yes ☒ No ☐	Depth (inches): 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 ☒ No ☐ Hydric Soil Present? Yes ☐ No ☒ Wetland Hydrology Present? Yes ☐ No ☒	Is the Sampled Area within a Wetland? Yes ☐ No ☒
Remarks: near irrigation ditch	

VEGETATION - Use scientific names of plants.

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species? Rel.Strat. Cover	Indicator Status	Dominance Test worksheet:
1. _____	0	☐ 0.0%	_____	Number of Dominant Species That are OBL, FACW, or FAC: <u>1</u> (A)
2. _____	0	☐ 0.0%	_____	Total Number of Dominant Species Across All Strata: <u>1</u> (B)
3. _____	0	☐ 0.0%	_____	Percent of dominant Species That Are OBL, FACW, or FAC: <u>100.0%</u> (A/B)
4. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Sapling/Shrub Stratum (Plot size: _____)				Prevalence Index worksheet: Total % Cover of: _____ Multiply by: _____ OBL species <u>0</u> x 1 = <u>0</u> FACW species <u>0</u> x 2 = <u>0</u> FAC species <u>90</u> x 3 = <u>270</u> FACU species <u>30</u> x 4 = <u>120</u> UPL species <u>5</u> x 5 = <u>25</u> Column Totals: <u>125</u> (A) <u>415</u> (B) Prevalence Index = B/A = <u>3.320</u>
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
3. _____	0	☐ 0.0%	_____	
4. _____	0	☐ 0.0%	_____	
5. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
Herb Stratum (Plot size: <u>2-meter radius</u>)				Hydrophytic Vegetation Indicators: ☐ 1 - Rapid Test for Hydrologic Vegetation ☒ 2 - Dominance Test is > 50% ☐ 3 - Prevalence Index is ≤3.0 ¹ ☐ 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) ☐ 5 - Wetland Non-Vascular Plants ¹ ☐ Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Bromus inermis</u>	90	☒ 72.0%	FAC	
2. <u>Galium boreale</u>	10	☐ 8.0%	FACU	
3. <u>Elymus glaucus</u>	20	☐ 16.0%	FACU	
4. <u>Tragopogon dubius</u>	5	☐ 4.0%	UPL	
5. _____	0	☐ 0.0%	_____	
6. _____	0	☐ 0.0%	_____	
7. _____	0	☐ 0.0%	_____	
8. _____	0	☐ 0.0%	_____	
9. _____	0	☐ 0.0%	_____	
10. _____	0	☐ 0.0%	_____	
11. _____	0	☐ 0.0%	_____	
	125	= Total Cover		
Woody Vine Stratum (Plot size: _____)				Hydrophytic Vegetation Present? Yes ☒ No ☐
1. _____	0	☐ 0.0%	_____	
2. _____	0	☐ 0.0%	_____	
	0	= Total Cover		
% Bare Ground in Herb Stratum: <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) ☐ Surface Water (A1) ☐ High Water Table (A2) ☐ Saturation (A3) ☐ Water Marks (B1) ☐ Sediment Deposits (B2) ☐ Drift deposits (B3) ☐ Algal Mat or Crust (B4) ☐ Iron Deposits (B5) ☐ Surface Soil Cracks (B6) ☐ Inundation Visible on Aerial Imagery (B7) ☐ Sparsely Vegetated Concave Surface (B8) ☐ Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) ☐ Salt Crust (B11) ☐ Aquatic Invertebrates (B13) ☐ Hydrogen Sulfide Odor (C1) ☐ Oxidized Rhizospheres on Living Roots (C3) ☐ Presence of Reduced Iron (C4) ☐ Recent Iron Reduction in Tilled Soils (C6) ☐ Stunted or Stressed Plants (D1) (LRR A) ☐ Other (Explain in Remarks) Secondary Indicators (minimum of two required) ☐ Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) ☐ Drainage Patterns (B10) ☐ Dry Season Water Table (C2) ☐ Saturation Visible on Aerial Imagery (C9) ☐ Geomorphic Position (D2) ☐ Shallow Aquitard (D3) ☐ FAC-neutral Test (D5) ☐ Raised Ant Mounds (D6) (LRR A) ☐ Frost Heave Hummocks (D7)		
Field Observations: Surface Water Present? Yes ☐ No ☒ Depth (inches): 0 Water Table Present? Yes ☐ No ☒ Depth (inches): 0 Saturation Present? (includes capillary fringe) Yes ☐ No ☒ Depth (inches): 0 Wetland Hydrology Present? Yes ☐ No ☒		
Describe Recorded Data (stream gauge, monitor well, aerial photos, previous inspections), if available:		
Remarks: 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

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 or (307) 772-2300 and reference file NWO-2015-01719 if you have any questions about jurisdictional determination procedures or permit requirements.

Sincerely,



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
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

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 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: _____

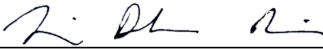
SUBMITTAL REQUIREMENTS. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant. Go to www.townofjackson.com/200/Planning and select the relevant application type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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **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>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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


Signature of Property Owner or Authorized Applicant/Agent
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

√	Planning Permit Application. 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.	
√	Notarized Letter of Authorization. See "Permit and Applications" section on Planning Department website for copy of form.	Required If applicant is different than owner.
√	Application Fees. 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.
√	Review fees. 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.	
√	Mailed Notice fee. 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.
√	Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide digital copy with application.
√	Response to Submittal Checklist. 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.
√	Title Report. 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
√	Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
√	Findings for approval. Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	
√	Proposed Development Program. Provide a table that summarizes the the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	
√	Site Plan. 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.
√	Floor Plans. 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	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	Optional.
√	Posted Notice. 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
√ Structure Location and Mass (setbacks, height, FAR, etc.)	
N/A Maximum Scale of Development (individual building size)	
N/A Design Review (Design Guidelines and Design Review Committee)	
√ Site Development (Driveway and Access limits)	
√ Landscaping (see Div. 5.5 for more information)	
√ Fencing (see Sec. 5.1.2 for more information)	
N/A Environmental Standards (see Div. 5.1 and 5.2 for more information)	
	• Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards
√ Scenic Standards (see Div. 5.3 for more information)	Provide exterior lighting worksheet with building permit submittal, provide manufacturer cut sheets.
	• Exterior Lighting • Scenic Resource Overlay (SRO) Standards
√ Natural Hazards to Avoid (see Div. 5.4 for more information)	Only if applicable
	• Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface
N/A Signs (see Div. 5.6 for more information)	Signs approved separately.
√ Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	Grading pre-app will be required. All grading info will be included in the building permit.
	• Grading • Erosion Control • Stormwater Management

USE STANDARDS. Please see Subsection C in applicable Zone District for specific standards.

Requirement	Notes
<u>√</u> Allowed Uses (see Div. 6.1 for more information)	
<u>√</u> Parking (see Div. 6.2 for more information)	Show all parking dimensions including drive aisle width.
<u>√</u> Employee Housing (see Div. 6.3 for more information)	
<u>√</u> Maximum Scale of Use	
<u>√</u> Operational Standards (see Div. 6.4 for more information)	
• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

DEVELOPMENT OPTIONS. *Please see Subsection D in applicable Zone District for specific standards.*

Requirement	Notes
<u>√</u> Allowed Subdivision and Development Options (see Div. 7.1 and 7.2 for more information)	
<u>N/A</u> Residential Subdivision Requirements (see Div. 7.4 and 7.5 for more information)	
• School and Parks Exactions	
<u>√</u> Infrastructure (see Div. 7.6 and 7.7 for more information)	
• Transportation Facilities • Required Utilities	

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:
☒	Building Official	
☒	Town Attorney	
☒	Town Engineer	
☒	Title Company – for subdivision plat	
☒	County Surveyor – for subdivision plat	
☒	Jackson Hole Fire EMS	
☒	Housing Authority	
☐	Integrated Solid Waste & Recycling	
☐	National Park Service	
☒	Parks and Recreation Department	
☒	Pathways Coordinator	
☐	Public and Environmental Health	
☒	Police Department	
☐	Teton Conservation District	
☐	Teton County School District	
☐	Teton County (required when subdividing land within one mile of the Teton County)	
☐	U.S. Forest Service (if adjacent to or accessing through forest service lands)	
☐	Wyoming Department of Environmental Quality	
☐	Wyoming Department of Game & Fish	
☐	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 20th, 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 9th 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 20th, 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	JCMUSCLOW@Gmail.com SMUSCLOW@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.

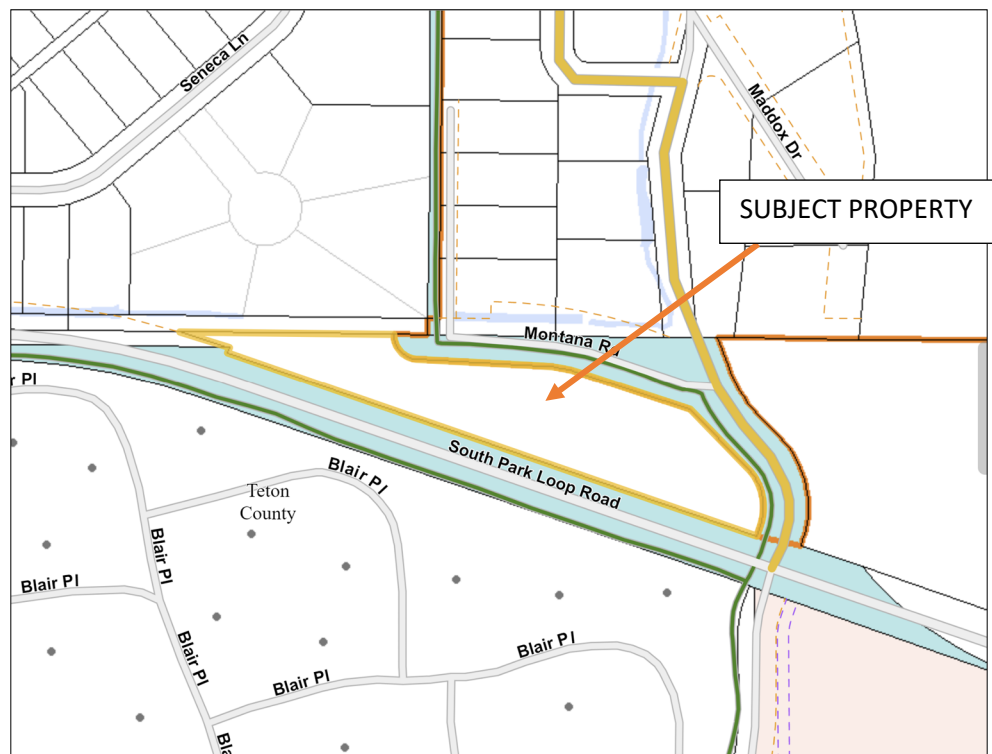
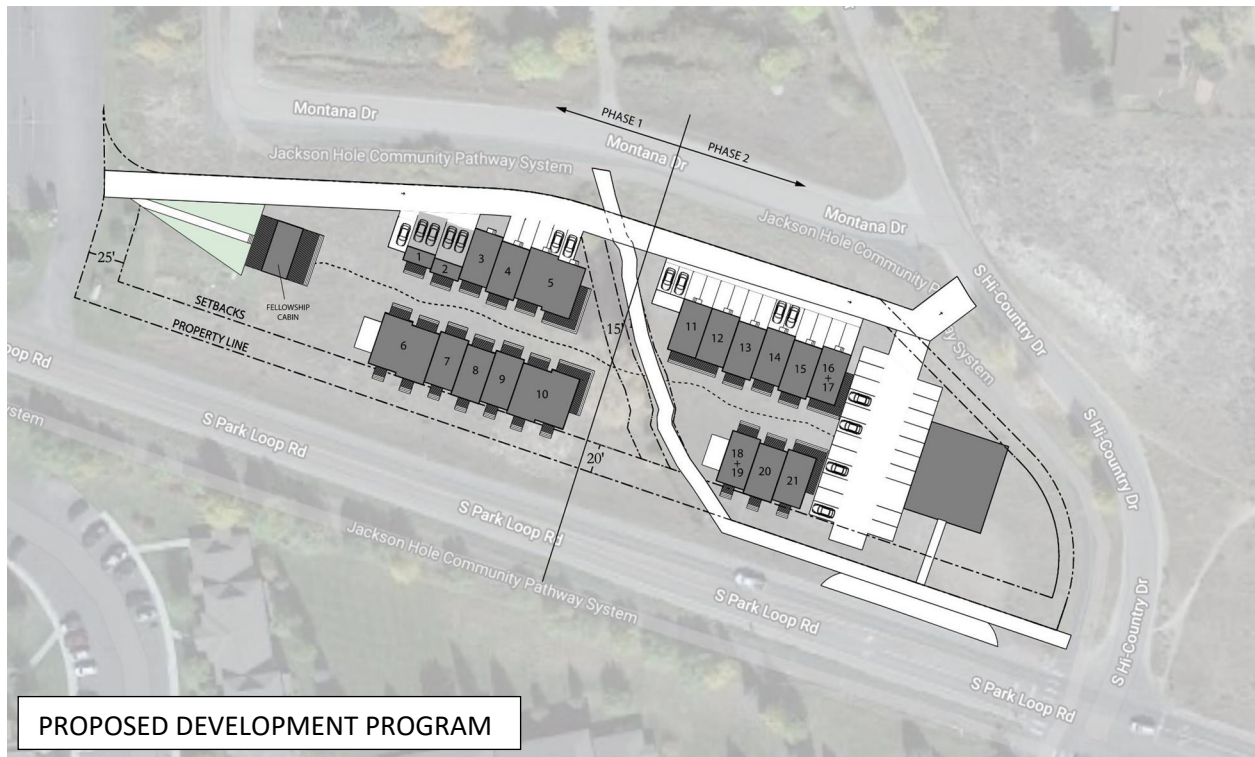
"Creation of this on-site staff housing is critical to the church's ability to continue to provide needed community services to Jackson. We believe our proposal offers a rare opportunity to address a public crisis with private resources and preserve the viability and vitality of the church as an important 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 20th
4pm – 6pm**

*See reverse for the proposed site plan.

For questions please contact:
Mila Dunbar-Irwin – 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

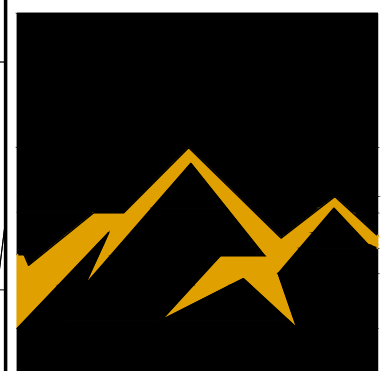
POPULUS TREMULOIDES REVOCABLE TRUST
PRESBYTERIAN CHURCH OF JACKSON HOLE
RILEY, PETTI A. & RILEY, NATALIE N.
ROBICHAU, JOANNE M.
SCHUPMAN FAMILY REVOCABLE TRUST
SKINNER, BARRY & JANICE
SMITH, SCOTT P. & SAMANTHA J.
TETON COUNTY
TETON COUNTY SCHOOL DISTRICT #1
TOWN OF JACKSON
TUFTE, KATIE JANE & TUFTE, 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

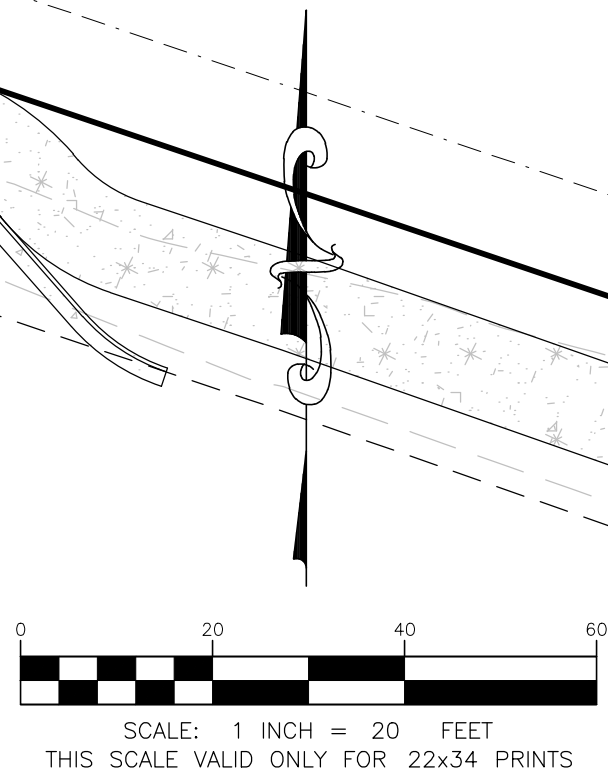
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**PRESBYTERIAN CHURCH OF JACKSON HOLE
EMPLOYEE HOUSING DEVELOPMENT
JACKSON, WYOMING**

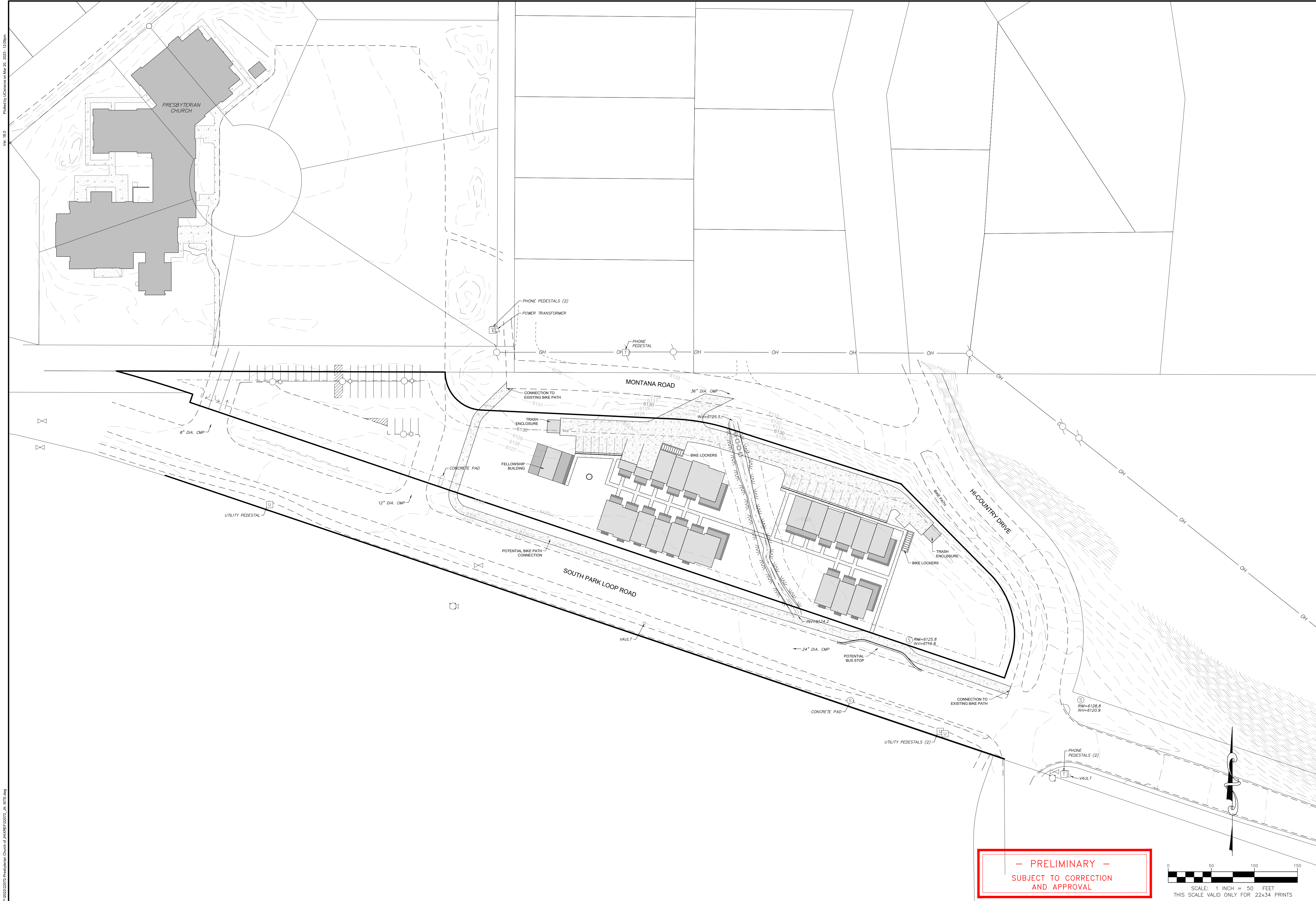
SHEET TITLE:
PROPOSED DEVELOPMENT

DRAFTED BY:	UC
REVIEWED BY:	MD
PLAN VERSION	DATE
SCHEMATIC	03/20/2023

PROJECT NUMBER
22072
SHEET
C2.0

**PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL**





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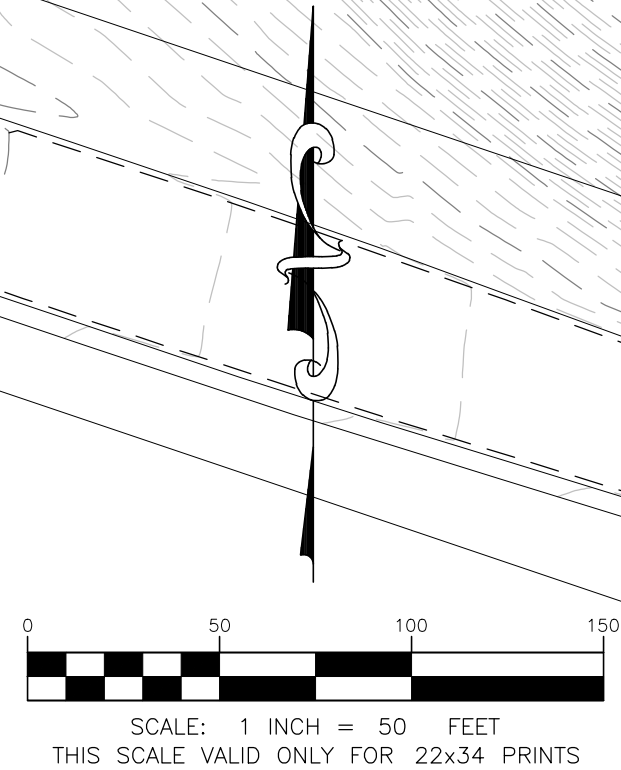
PROJECT TITLE:
**PRESBYTERIAN CHURCH OF JACKSON HOLE
EMPLOYEE HOUSING DEVELOPMENT
JACKSON, WYOMING**

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 14th 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;

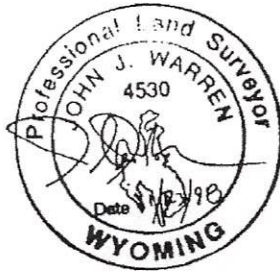
thence departing said 1.04 acre tract and proceeding along the boundary of said 0.04 acre tract to the intersection with the north line of said Lot 3;

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

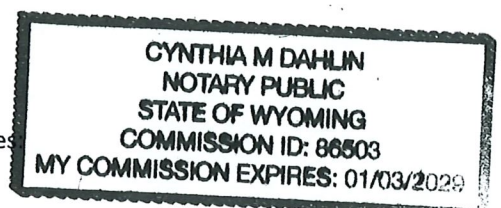
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

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 @

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 review¹; 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)?

¹ 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 17th 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.

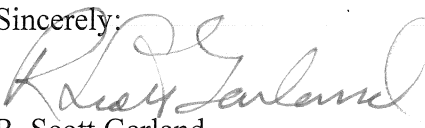
Wildlife

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 17th 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.

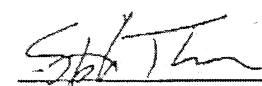
6. The new roadway will be designed and constructed to match the existing grade as closely as possible.

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 5th 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

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

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:

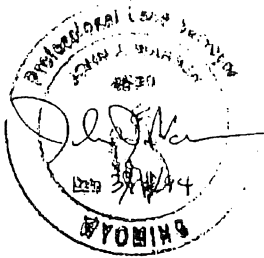
proceeding southeasterly along the arc of said curve, through a central angle of $23^{\circ}33'35''$, 361.24 feet;

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

Tyler Valentine

From: David Ellerstein <info@jacksonholeanglers.com>
Sent: Monday, April 15, 2024 11:07 AM
To: Tyler Valentine; Paul Anthony
Subject: Comments on PCJH Proposed development



Hello Town of Jackson Officials,

I am writing today to voice my strong opposition to the plan by the Presbyterian Church of Jackson Hole to build a massive new development on the lots located between South Park Loop Road and Montana Road.

I have lived in Larry's Subdivision for over 20 years and will be the closest neighbor to the proposed development (990 Montana Road). The lots in their current state provide a multitude of benefits to our neighborhood and the Jackson Hole Community at large. Below are just some of the reasons I oppose this development.

Wildlife. These lots are a migration corridor for elk, deer, fox, moose, and even the occasional wolf and bear have moved through. Hardly a night goes by where some form of wildlife isn't on this land. Once developed it will cut off a key piece of open space that allows animals to travel to and from High School Butte which is a refuge for animals inside our town's limits.

Neighborhood Character. Currently there are a large number of high density projects happening south of South Park Loop Road. The North side of South Park Loop hosts a number of developments with a completely different character (single family homes on lots averaging close to half an acre per lot). This proposed development will break the wall that the road offers and put high density developments where they do not belong and irrevocably change the character of this part of town.

Traffic, Parking, Noise, Dogs. Placing this many units in such a small space will obviously increase the amount of all these issues in our neighborhood. We came to Jackson Hole in 1995 to enjoy a quieter life where you know your neighbors and live in harmony with the environment. This proposed development threatens all these things that Jackson has always prided itself on. There is no need for this here.

Need. Not only does the church want to build all of these new housing units but it also wants to add an event center on the site. Currently the church has an event center in their building that barely gets used. They have one of the biggest parking lots in town and it sits empty most of the time and has rarely if ever been filled to more than 70%. They clearly have room to build some units on their current footprint and not expand into our neighborhood causing all the problems listed above.

Legality. I am no lawyer (I'm actually a fly fishing outfitter), but it seems to me that these lots are zoned for a few single family homes. I am sure when the zoning was put into place it was not random. The planners knew that in order to maintain community character there should be areas for homes and areas for dense development. This area was clearly set aside for single family homes. Let's not change that. Just because there is a mechanism to change zoning it doesn't mean it should be used. Only use it in the most dire of circumstances. This is not it.

There are a myriad of more reasons to go into as to why this development should be shot down and I'm sure my neighbors will touch on them. I close by putting out a simple plea. Shoot down the PCJH proposal and save our community. Thank you.

-David Ellerstein

From: ginger anderson <gingerroseanderson@gmail.com>
Sent: Friday, April 12, 2024 3:17 PM
To: Paul Anthony; Tyler Valentine
Subject: PCJH employee housing application

April 12, 2024

Dear Planning Commission and Town Planners,

We own a single-family home in Hi Country subdivision. We consider PCJH to be an asset to the neighborhood and appreciate their need for employee housing.

However, we do object to the church's proposal to up-zone the parcel from 3 units to 21 for the following reasons:

1) The density does not fit with the character of the adjacent neighborhoods. Both Hi Country and Larry's neighborhoods are low density, single-family homes, not dense apartments or townhomes.

2) There is also a need to protect the local environment and habitat as deer, moose and fox frequently cross the parcel. Twenty one dwellings on this property would further hamper wildlife access to water and the butte.

3) The setbacks should be upheld to retain the more spacious, rural quality of the northern side of the road. Reducing the setbacks is not necessary to keep the courtyard larger; this can also be achieved by having fewer units. Also, I am worried about what will happen to the pathway currently located on the north side of the property.

4) The parking problem Latitude 43 Apartments have should not be repeated. PCJH needs to provide an adequate number of parking places so Montana Drive does not end up with constant vehicle parking and storage.

5) While we like the idea of pocket neighborhoods, a "small community building" which increases the footprint of the project on an already too small parcel, seems unnecessary when a large church with many gathering spaces is right across the parking lot.

We feel that zoning is a commitment to citizens of what to expect when they invest in a family home. While "allowed density can always be amended," it does not "invariably" have to change. The town planners should consider this new development's spillover impact of noise, light pollution, obstructed views and traffic on the existing neighbors and wildlife. To upzone a parcel from 3 units to 21, a sevenfold increase in density, is just too much.

Thank you for your consideration of our point of view.

Calvin and Virginia Anderson

--

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

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155 East Pearl Street, Suite 200
PO Box 1226
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glsllp.com | 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: noreply@civicplus.com
Sent: Wednesday, April 17, 2024 5:09 PM
To: Tyler Valentine
Subject: Online Form Submittal: Email Tyler Valentine

Email Tyler Valentine

Email Content: Hi Tyler,

We strongly disagree with the Presbyterian Church's needs to build 21 units on their property in the High Country Subdivision. We have lived on Montana Road for 25 years and feel this is out of character with the neighborhood values. The current regulations state 4 units could be developed, which fits with our neighborhood. Should the Church wish to build more I would suggest they consider re-developing their parking lot. The lot sits empty most days, is a place for people to spin doughnuts in the winter, and has had multiple instances of screaming matches resulting in us calling law enforcement. So, with so much paved empty space, why would they need to also add parking for all 21 units? Why would the Church, which has seen expansions since it was first built, also need to provide them a community center along with the 21 units? Isn't that what the actual Church itself would be for? If they wish to develop the vacant lots, let it stand at 4 units. Should they wish to develop 21, how about they change their parking lot.

As for disruptions to the neighborhood, this will provide housing to people who do not live here, if I understand the Church correctly. The price of our housing will change, and we already know what a struggle that is. Traffic will be affected. There are days when I myself plow the Montana Road because no one else has plowed it yet. In the summer both local and non-local licensed cars park on Montana Road to walk the bike path and hike the butte, but there is no enforcement of the County's no parking on county roads. Wont the guests of these 21 units find it convenient to park on the street instead of in cramped spaces, because I know they wont use the Church parking lot. Wildlife will be in more conflict with humans, from moose to deer. Their access to water will diminish. Ducks and other birds will lose habitat.

While I would prefer to see the lots remain undeveloped, a

common sense compromise would be to allow the 4 units and no more.

Your Name: Keelan Schupman

Your Company Name: *Field not completed.*

Your Phone Number: *Field not completed.*

Your Email Address: dkschupman@gmail.com

Your City: Jackson

Your State: Wyoming

Your Zip Code: 83001

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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



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Development Plan and Conditional Use Permit for Central Wyoming College's Jackson Campus located at 2020 W. High School Road (P23-214 & P24-048)	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required in the Public/Semi-Public (P/SP) zoning district by the Town of Jackson Land Development Regulations (LDRs) for projects with a qualifying floor area exceeding 5,000 sf. The proposed structure includes roughly 20,288 sf of qualifying floor area. In addition, the proposed school is considered an Institutional use which requires a Conditional Use Permit (CUP) in the P/SP zoning district.

Requested Action.

The applicant, Jorgensen Associates, is requesting approval for a Development Plan and CUP for a new 20,288 sf school for Central Wyoming College's (CWC) Jackson campus located at 2020 W. High School Road just west of Jackson Hole High School.

Key Policy Questions.

1. Does Council have any concerns over the building and parking potentially shifting farther south by roughly 15' in the event CWC obtains additional land or easements from the Lockhart family?
2. Does Council support entering into a cost-share agreement with CWC for the 70'-80' of off-site pedestrian improvements (combined sidewalk/pathway) that connect the development to the Middle School/High School Road intersection to the east?

Recommendations.

ITEM A (P23-214): The Planning Director and Planning Commission recommend **approval** of a CUP for a new 20,288 sf Institutional use (i.e., school) for the CWC Jackson campus located at 2020 W. High School Road, subject to the departmental reviews attached hereto, this staff report, and the following condition:

1. Should the Town determine that negative off-site parking and/or traffic impacts exist, contrary to the approved TDM plan's assumptions and conclusions, the applicant shall be required to work with Town staff and revisit the TDM plan to add and/or implement measures to better mitigate their parking and traffic impacts.

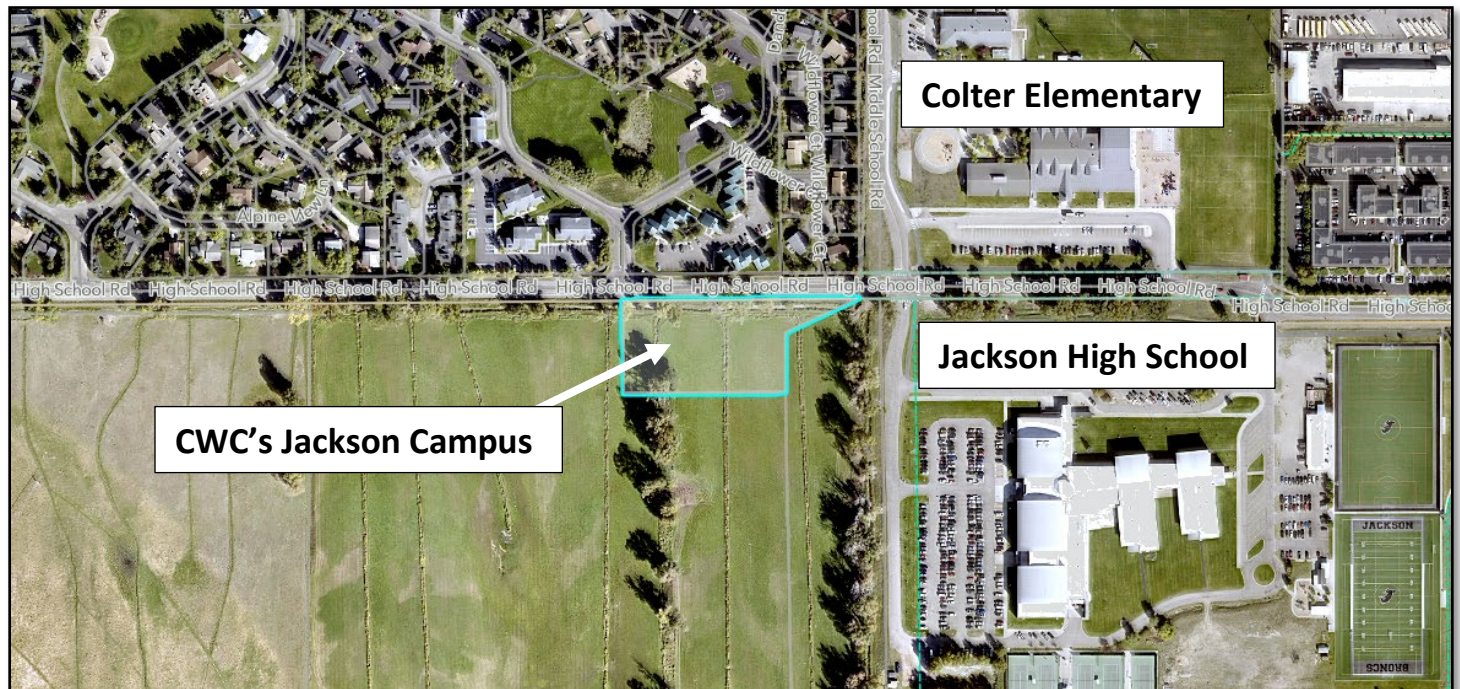
ITEM B (P24-048): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new 20,288 sf school for the CWC Jackson campus located at 2020 W. High School Road, subject to the departmental reviews attached hereto, this staff report, and the following conditions:

1. As part of the building permit submittal, the applicant shall address the recommendations from Pathways regarding the pathway connections to the Middle School/High School Road intersection and Corner Creek Lane/High School Road intersection.
2. As part of the building permit submittal, the final landscape plan shall show two rows of tall grasses spaced 2'-3' apart within the 8' landscape buffer.
3. Prior to Certificate of Approval, the Town and applicant shall enter into a cost-share development agreement to determine a fair share of the off-site sidewalk/pathway (approximately 80 linear feet) to

connect the new multi-use pathway on the CWC site to the east to the High School/Middle School Road intersection. The subject off-site sidewalk/pathway facility shall be completed and inspected to the Town's satisfaction prior to Certificate of Approval.

Project Location.

The property is located at 2020 W. High School Road, legally described as PT. NE1/4SW1/4 SEC. 6, TWP. 40, RNG. 116 (CWC PARCEL). An aerial photo is shown below:



Background/Project Description.

Background on the Site

The subject site is 2 acres, zoned P/SP, and located on the southern side of High School Road just west of Jackson Hole High School. This section of High School Road is located within Town limits but is owned by Teton County. The surrounding property to the west, south, and east are all located within Teton County and consist of agricultural land owned by the Lockhart family that is within the proposed Northern South Park Incentive area. Properties to the north are within the Town of Jackson and consist of the Cottonwood Park neighborhood which is zoned Planned Unit Development - Neighborhood Low Density-3.

In 2022 the community voted via the Special Purpose Excise Tax (SPET) to allocate 10 million dollars to fund the acquisition of land and construction of a new CWC facility in the Town of Jackson. This 2.0-acre parcel of land on High School Road was later purchased and annexed into the Town on September 18, 2023. As part of the land purchase, CWC and the seller agreed to a separate Restrictive Covenant document (attached) that lays out additional restrictions and requirements on the property above and beyond that which is required by the Town. The additional restrictions address topics such as landscaping, fencing, building height, irrigation ditches, general operations, etc. These restrictions are a private agreement and are not enforceable by the Town.

On February 26, 2024, the Town Council voted to approve a Sketch Plan (P23-213) for CWC with five conditions and voted to continue the CUP (P23-214) to run concurrently with this Development Plan. Below are the five conditions of approval with staff response:

1. As part of the Development Plan submittal, a landscape plan prepared by Wyoming Landscape Architect shall be provided showing at least 5 plant units that meet the intent of LDR Division 5.5. In particular, the plan shall make efforts to screen the parking lot and soften the building as viewed from the High School Road.

Response: The applicant provided a landscape plan prepared by a Wyoming Landscape Architect demonstrating the minimum five plant units which have been placed in a manner that screens and softens the parking lot and building. Please see the Landscaping section below for further analysis.

2. As part of the Development Plan submittal, the applicant shall provide a fully dimensioned parking lot plan showing the widths of drive aisles, measurements of parking/ADA spaces, and identify the 2 EVSE installed and 9 EVSE capable spaces.

Response: A fully dimensioned parking lot plan has been provided that complies with the dimensional requirements of the LDRs. Additionally, the applicant has provided the minimum amount of Electric Vehicle Support Equipment (EVSE) EVSE-installed and EVSE-capable parking spaces. Please see the Parking section below for further analysis.

3. As part of the CUP and Development Plan submittal, a more detailed justification of the parking plan shall be provided along with a final Travel Demand Management (TDM) plan. The plan should include all strategies for how CWC plans to reduce single-occupancy vehicle trips to minimize parking demand and traffic impacts on High School Road.

Response: A final TDM plan has been provided which further addresses parking demand and parking management. Please see the Parking section below for further analysis.

4. The applicant shall work with the Town and present a design as part of the Development Plan and CUP that 1) provides a safe connection for bikes and pedestrians to the High School/Middle School intersection, and 2) provides a pedestrian access connection (e.g., crosswalk) to the nearest START bus stop at the High School/Corner Creek intersection.

Response: The applicant has provided a design for safe connections to both the High School/Middle School intersection and the High School/Corner Creek intersection as shown on civil sheet C2.2 in the applicant's submittal. Please see the Pedestrian Improvements section below for further analysis.

5. As part of the Development Plan submittal the applicant shall work with Town Planning, Town Engineering, and Jackson/Teton County Pathways Coordinator to determine the final curb location and final streetscape plan consistent with the Community Streets Plan. Ideally, the plan should include a 5' wide landscape buffer zone with trees spaced 30'-40' apart, an 8' wide cycle track, a 2' buffer zone, and a 6' wide sidewalk but alternative designs may be considered.

Response: The applicant has proposed a final curb location that shows an 8' wide landscape buffer and a 10' wide multi-use pathway. Please see the Pedestrian Improvements section below for further analysis.

Background on CWC

CWC was founded in 1966 and the CWC-Jackson Outreach Center (CWC-Jackson) opened in 1976. CWC-Jackson currently operates out of the Center for the Arts but due to its growth in Science, Nursing, and Culinary Arts, CWC has partnerships with Jackson Hole High School, St. John's Medical Center, and the Elks Lodge who provide auxiliary spaces and help alleviate some of the classroom demands. CWC currently offers associate degrees and certificates in 58 academic areas as well as many community education courses including foundational courses for English as a second language, Adult Basic Education, and High School Equivalency. The new CWC Jackson campus described in this application will consolidate all programs under one roof with up-to-date technology in dedicated classrooms and lab space, which will allow CWC to provide quality programs, improve graduation rates, and better serve the larger Teton County community.

Project Description

The applicant is requesting approval of a Development Plan and CUP for a new 20,288 sf school (i.e., Institutional Use) along High School Road just west of the high school. The proposed CWC Jackson campus will operate on a 2-acre parcel accessible through a new 20-wide, 2-way private road that aligns at the current three-way intersection of High School Road and Corner Creek Lane. The access driveway is located within a private 60'-wide access easement that straddles the western property line of the CWC parcel and the property to the west. The proposed four-way intersection will consist of a stop sign at Corner Creek Lane (existing) and the new access. No stop signs are proposed along High School Road.

Upon entering the site from the private road, the western half of the property is comprised of a 50-space parking lot with a circular drive aisle, loading areas, ADA parking, EV parking, snow storage, and landscape planters. The eastern half of the property consists of a single-story u-shaped school building that is mostly 17' tall with some portions 24'-6" tall, a west-facing entrance courtyard, and a 6'-wide pedestrian sidewalk that leads north to High School Road. As proposed, the primary materials are concrete wall panels and charred wood siding.

Regarding the site, all existing open irrigation ditches will be culverted underground to accommodate the new development. The applicant plans to heavily landscape the south, east, and west perimeters of the site (per a private agreement with the Lockhart family) in addition to trees and shrubs along the northern property line to help screen the building from the street. An 8'-wide landscape buffer and a 10'-wide detached multi-use pathway are proposed on the north side of the site for the length of the property. The proposed pathway continues west across the new access drive and connects to a new crosswalk that crosses to the north side of High School Road adjacent to the existing bus stop. The proposed pathway also continues east and connects to the existing intersection at Middle School/High School Road.

Operationally, the proposed CWC Jackson campus will focus on programs in nursing, culinary arts, science, and computer science and the floor plan programmatic spaces that include dedicated science laboratories, simulation nursing labs, lab space for allied health programs, and the culinary arts program. CWC will offer 52 courses available in fall, spring, and summer semesters offering associate degrees and certificates available through a combination of online study and the CWC Jackson campus. The majority of CWC programming uses a traditional schedule with fall and spring semesters each 15 weeks long. The fall semester runs from August to December. The spring semester runs from January to May. The summer schedule begins the day after Memorial Day and generally lasts 10 weeks. The hours of operation during all semesters will be from 8:00 AM to 9:00 PM. The Culinary and Hospitality Program runs under a condensed schedule to accommodate the employment needs of Teton County's resorts, hotels, and restaurants and most in-person classes will be offered for 9 weeks in the fall (10/1 to 12/1) and in the spring (3rd week of March to before Memorial Day). The applicant states that the busiest times during each semester are between 9:30 AM – 11:00 AM and after 6:00 PM where they anticipate

roughly 60-75 students to be on-site. In terms of staffing, CWC will have 7 full-time staff members and 14 additional staff that will attend when they teach. Enrolment in 2025, when CWC anticipates construction to be completed, is estimated to be 226 students.

Staff Analysis.

Notable changes from Sketch Plan

- The building height of the main building went from 16' to 17'.
- The new access driveway into the CWC parking lot was shifted north 50'-60' closer to High School Road. (NOTE: this new access driveway comes off the proposed new spur road from High School Road that will access future Northern South Park development on Lockhart property).
- On-site parking increased from 37 to 50 spaces
- Increase in bike parking from 50 spaces to 64 spaces.
- A final landscape plan was provided showing numerous plantings along the northern property line.
- Trees are no longer proposed in the landscape buffer due to underground utilities.
- The original detached 8' pathway and 6' sidewalk were merged into a 10' multi-use pathway.
- The new 10' multi-use pathway extends west to a new crosswalk that connects to the north side of High School Road adjacent to the existing bus stop.
- The new 10' multi-use pathway extends east, merges into a 6' attached sidewalk, and connects to the existing Middle School/High School intersection.

Development Plan Overview

A Development Plan is required because the development's qualifying floor area exceeds 5,000 sf. The purpose of a Development Plan is to review a physical development that is large and complex enough to benefit from a public review. Additionally, the purpose of this Development Plan is to review the project for consistency with the previously approved Sketch Plan. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the P/SP zone and is consistent with the previously approved Sketch Plan. Please refer to the LDR Compliance table below:

Development Plan - LDR Compliance Summary			
	Required	Proposed	Compliance
Primary Street Setback	n/a	21'-4"	Complies.
Side Interior Setback	n/a	15'	Complies.
Rear Setback	n/a	15'	Complies.
LSR	n/a	0.39	
Plant units	1 plant unit per 8 parking spaces 37 spaces / 8 = 5 plants units required	5	Complies.
Parking	Independent calculation	50 spaces (3 ADA) (12 EVSE capable) (3 EVSE installed)	Complies.
Building Height (max)	n/a	17' to 24'-6"	Complies.
Stories (max)	n/a	1	Complies.
Floor Area Ratio	n/a	0.24 or 20,288 sf	Complies.
Lot Coverage	n/a	0.23	Complies.
Affordable Housing	exempt	n/a	Complies.
Exterior Lighting	Light Pole Height – 18' max Max Lumens – 3 lumens per sf of site development (max of 50,000 lumens per acre of site development)	TDB with the building permit.	Complies.

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. Being that P/SP zoning district is a zone intended for uses or facilities that are under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district, staff finds that CWC's Jackson campus is an appropriate use. Additionally, staff finds the CWC Jackson campus's size and location nearby to other similar uses such as the High School, Middle School, and Elementary School to be appropriate and compatible with the existing neighborhood character. Because the P/SP zone provides maximum flexibility when it comes to physical development, the primary focus of the CUP review will be on the project's off-site impacts related to traffic, access, and pedestrian movements/safety which are analyzed in more depth below.

Conformance with the Comprehensive Plan

The subject property is located within District 5 – West Jackson which *“currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile-oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature. The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well-connected district.”*

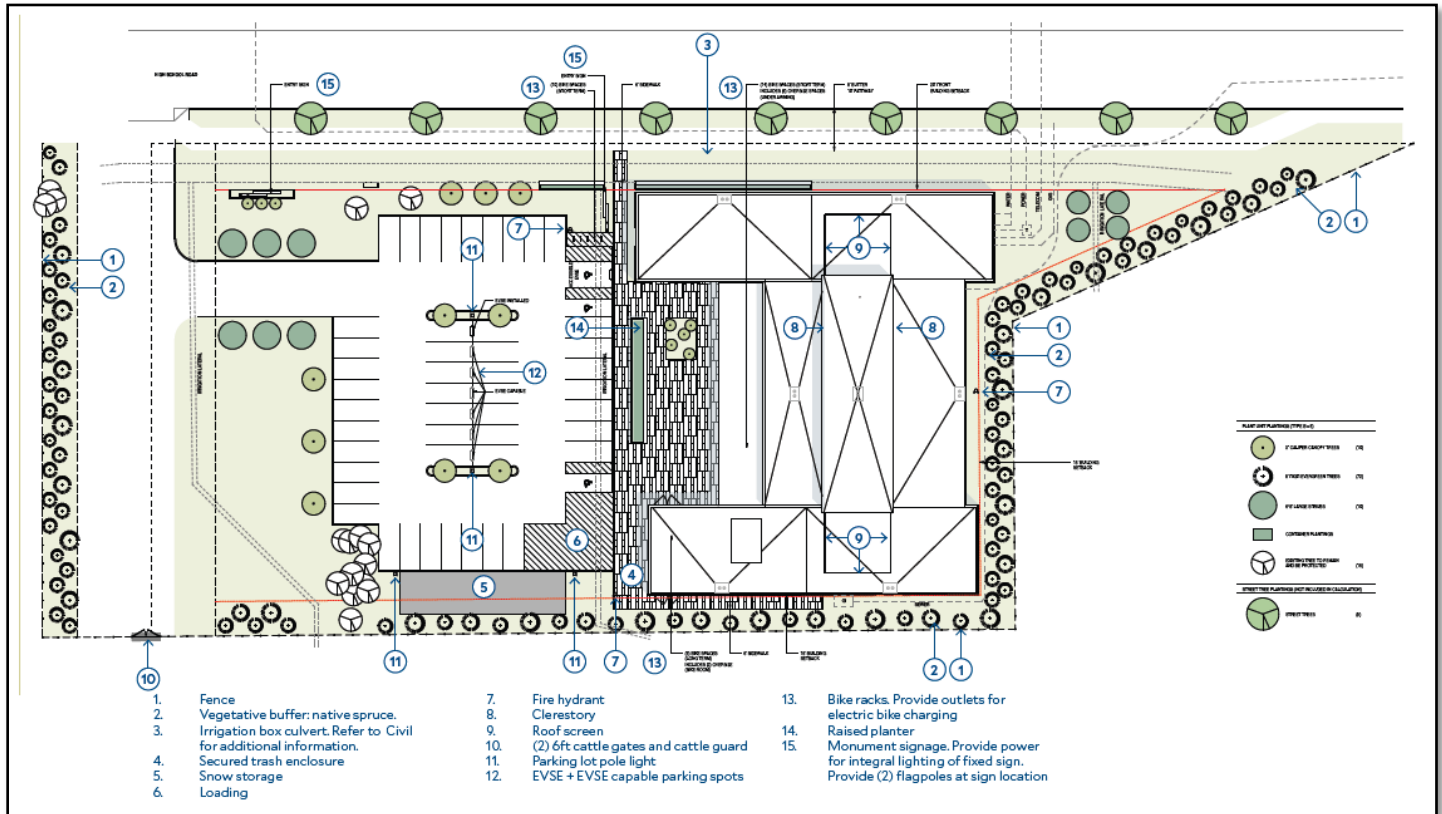
Staff finds that the proposed project is in conformance with the existing conditions of the area, namely that CWC will be an appropriate addition to the existing cluster of community schools. The proposed development and use meet the goal of this district, which in particular seeks to *“develop a variety of land uses into a more attractive and well-connected district”*. As proposed, the CWC Jackson campus will enhance a portion of this street corridor by improving the aesthetics and public/pedestrian improvements west of the High School where limited improvements exist. CWC is technically located within the Northern South Park subarea (Subarea 5.6) which only calls for a neighborhood-planned development when deemed necessary by the Growth Management Plan. However, the Town and County have already approved a neighborhood plan for this subarea (Northern South Park) deeming future development appropriate based on the Growth Management Plan. Although CWC was not part of that plan, staff finds that CWC is an appropriate use for this area. CWC is also consistent with Subarea 5.4 School Campus immediately to the east and northeast which supports the expansion of the school district and providing necessary lands for future community schools.

Building and Site Design

The P/SP zone allows maximum development flexibility for public and semi-public uses and as a result, there are no standards for setbacks, building height limits, building story maximums, LSR minimums, FAR maximums, etc. This typically results in staff reviewing the project for general consistency with the physical development in the immediate vicinity. Overall, staff finds that the site layout, building location, and building size are generally compatible with the surrounding area and consistent with the previously approved Sketch Plan. Staff supports the site plan that does not locate the parking lot directly in front of the building. Although the parking lot is adjacent to the building and still visible from the street, the final proposed landscaping plan provides adequate plantings to help screen and soften the appearance of the parking lot.

As part of the Sketch Plan, staff recommended that the applicant explore options for adding a pedestrian door entrance off the north elevation facing the street so that pedestrian users from the east would not be forced to walk past the building to the main entrance that faces the parking lot. The applicant did explore this option but

ultimately CWC did not propose an additional door entrance due to safety concerns and their desire to have one central entry point. The LDRs have no specific standard in the P/SP zone that addresses how a building interacts with the street and thus the proposed entrance location adjacent to the parking lot is compliant. Below on the following page is the final proposed site plan:



Regarding the building's size, a 20,288 sf single-story building is modest in size especially when compared to the nearby High School, Middle School, and Elementary School buildings which are much larger. Staff finds that the proposed building height, which is primarily 17' tall with some portions reaching 24'-6" tall, is compatible with the 2-story apartment complex to the north across the street and a 2-story high school to the east. Staff also finds that the proposed materials are acceptable and pose no immediate issues with the LDRs. The proposed building materials of concrete wall panels and charred wood siding will provide a sturdy yet practical appearance to this institutional building. As a comparison, the 2-story high school building to the east is primarily made up of a gray Concrete Masonry Unit (CMU). Now that the final landscape plan has been provided, trees, shrubs, and planters have been thoughtfully placed along the street façade to help screen and soften the institutional appearance of the building's street wall. Below and on the following page are street images of the building:

Northwest Corner



Northeast Corner



North Elevation



Vehicular Access/Circulation

The location of primary site access from High School Road has not changed since the Sketch Plan and is achieved through a new 20'-wide, 2-way private road that lines up with the existing 3-way Corner Creek Lane/High School

Road intersection. The proposed north/south private road is within a new 60' private access easement that is shared with CWC and the property to the west and will likely serve as one of the primary future access points for Lockhart's portion of the Northern South Park development if and when the property is developed. Since Sketch Plan, the applicant has shifted the access drive that leads to the parking lot to the north roughly 50'-60' closer to High School Road which has allowed more room to increase the amount of parking. The parking lot itself remains consistent with the Sketch Plan and includes a circular two-way drive aisle for the continual flow of traffic. Overall, staff finds that the access and circulation patterns are functional and comply with the minimum LDR standards and with the previously approved Sketch Plan.

Traffic Analysis

Typically, traffic studies are either required by the Town Engineer or voluntarily provided by the applicant in anticipation of some future impact. The applicant voluntarily conducted a Traffic Impact Study (TIS) in 2019 and submitted that as part of the Sketch Plan with the expectation of providing an updated TIS as part of this CUP and Development Plan. 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 CUP and Development Plan have a finding that requires the project and 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 have been met.

An updated TIS from March 2024 prepared by Jorgensen Associates has been provided as part of this application which analyzed the proposed CWC Jackson campus. Below are a few of the primary takeaways:

- The greatest traffic generation on High School Road occurs during the morning peak hour (7:45-8:45 AM), at school dismissal (3:15 - 4:15 PM), and in the evening (5:00 – 6:00 PM).
- The three intersections studied were South Park Loop Road/High School Road, High School Road/Corner Creek Lane, and High School Road/Middle School Road.
- The study concluded that High School Road baseline conditions in 2025 operate at a satisfactory Level of Service (LOS).
- All intersections of study are projected to operate at LOS B or better throughout the day. LOS scale from A to F where "LOS A" represents the best operation and "LOS F" represents congestion/failing traffic conditions.
- The addition of CWC is expected to have minimal impact on the transportation network by 2035.
- CWC will contribute westbound left turns from High School Road onto the site, which are expected to create minimal delay to westbound through traffic.
- While a westbound left turn lane may benefit the intersection at the 2035 projection, rather than installing a left turn lane to only serve CWC (a spot road improvement is not advised), a full evaluation of High School Road considering recent developments and future development of Northern South Park should be considered in the future as part of Jackson planning efforts.

Based on the conclusions from the 2024 TIS, staff finds that the proposed project and use will have minimal impacts on public facilities, namely transportation on High School Road, and staff is able to make finding #6 for the CUP and finding #3 for the Development Plan related to impacts on public facilities. Although CWC will be adding daily trips onto High School Road, the study concluded that the school's overall impacts on High School Road and the adjacent intersections would be minimal and not degrade the levels of service. The TIS also included a robust Transportation Demand Management (TDM) plan. In general, TDMs include a suite of actions a property owner can take to reduce the number of cars and increase the use of alternative modes of travel

(pedestrian, transit, and bikes) to their site. CWC's proposed TDM includes numerous efforts to reduce traffic impacts through modifying class schedules to avoid peak traffic hours, supporting multi-modal transportation use, carpooling, and other incentives and solutions. In general, the TIS acknowledges that High School Road has larger overarching traffic concerns, primarily due to existing uses/infrastructure, that will likely result in degrading levels of service in the future. These large traffic concerns are currently being reviewed and considered as part of a larger project called Modernizing Mobility in West Jackson which is a comprehensive study of this general area with the goal of implementing roadway and pedestrian improvements. Additional information on the Modernizing Mobility project can be found in the Potential Future Changes to High School Road section further below. In conclusion, staff finds that the TIS thoroughly analyzed the proposed college and demonstrated that its impacts are minimal and that parking will be properly managed through their TDM plan.

Parking

Condition #2 was placed on the Sketch Plan requiring that the applicant provide a fully dimensioned parking lot plan showing the widths of drive aisles, measurements of parking/ADA spaces, and identify the 2 Electric Vehicle Supply Equipment (EVSE) installed and 9 EVSE capable spaces. A fully dimensioned parking lot plan has been provided that complies with the dimensional requirements of the LDRs. Additionally, because the applicant has increased the amount of on-site parking from 37 spaces to 50 spaces, the amount of required EVSE-installed and EVSE-capable parking spaces has increased beyond the condition of approval. Ultimately, the applicant is required to provide 15 total EVSE spaces: 3 EVSE installed and 12 EVSE capable (i.e., spaces with electrical conduits in place to support a future charging station). The applicant has demonstrated compliance with this requirement.

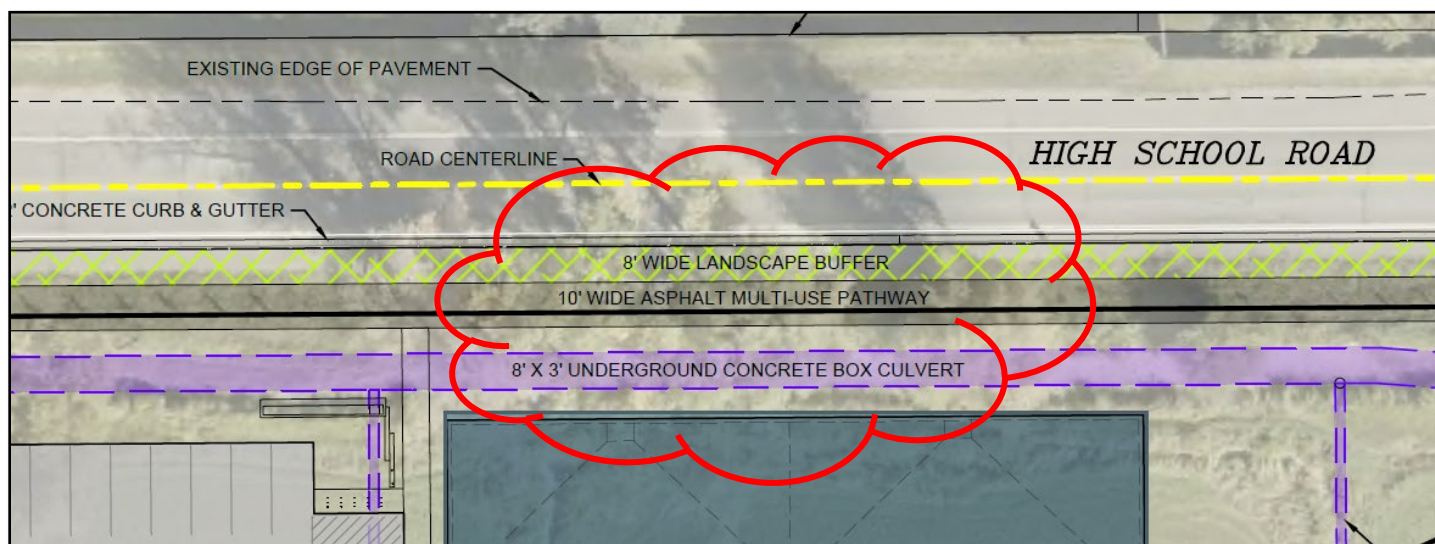
Condition #3 was placed on the Sketch Plan requiring that the applicant provide a more detailed justification of the parking plan through a final TDM plan. The plan needed to include strategies for how CWC plans to reduce single-occupancy vehicle trips to minimize parking demand and traffic impacts on High School Road. The applicant has provided a final TDM plan that further justifies the proposed parking plan and includes strategies on how CWC plans to reduce single-vehicle occupancy trips. As previously stated above, the applicant has increased the total on-site parking from 37 to 50 spaces based on their conclusion and assumption that parking demand will not exceed 50 spaces at any given time. The applicant's conclusion on parking demand is based on a variety of factors and assumptions which include class schedule adjustments, multimodal transportation use (i.e., START, walk, and bike), carpooling, occupancy and absenteeism, short-term and long-term evaluation, partnering and coordination, infrastructure solutions, parking permits, utilization of off-site parking, and incentives. The TDM also includes a four-tier strategy to manage parking demand that provides methods to evaluate parking demand along with incentives to manage and reduce single-occupancy vehicle trips. Tier One of the four-tiered plan would commence upon the school opening its doors while tiers two through four would occur in the future after opening, if necessary.

After reviewing the proposed TDM plan and based on the LDRs having no formal standards to review TDM plans, staff find that the proposed parking and management of parking to be adequate for the expected impact of the proposed use. As conditioned, staff is also able to make the required findings that the proposed use and development minimizes and does not have a significant impact on public facilities and services, including transportation. Although the TDM plan is tied to and enforceable through the CUP, staff has added a condition that if in the future the Town determine that negative off-site parking and/or traffic that are inconsistent with the approved TDM assumptions and conclusions exist and are not addressed, the applicant shall be required to

work with Town staff and revisit the TDM plan to add and/or implement measures to mitigate their traffic impacts on-site.

Pedestrian Improvements

Condition #5 was placed on the Sketch Plan requiring the applicant to work with Town Planning, Town Engineering, and Jackson/Teton County Pathways Coordinator (i.e., Pathways) to determine the final curb location and final streetscape plan consistent with the Community Streets Plan. Originally as part of the Sketch Plan, the applicant proposed a 6' landscape buffer, 8' bike path, 2' buffer, and 6' sidewalk. Since Sketch Plan approval, the applicant has changed their design and is now proposing an 8' landscape buffer with a 10' detached multi-use pathway. Town Planning, Town Engineering, and Pathways have reviewed the proposed changes and find that a 10' multi-use pathway is sufficient for the south side of High School Road, especially considering that the number of users along this stretch of road is much less compared to other pathway sections in Town. Staff also support the 10' multi-use pathway because it takes up less space and reduces the Town's maintenance obligations compared to a separate pathway and separate sidewalk. Also, there is a potential for a future change to this section of High School Road which may involve widening the road, and the proposed improvements would better accommodate future improvements by taking up less space in the right-of-way. Below on the following page is the proposed 8' landscape buffer with 10' detached multi-use pathway:



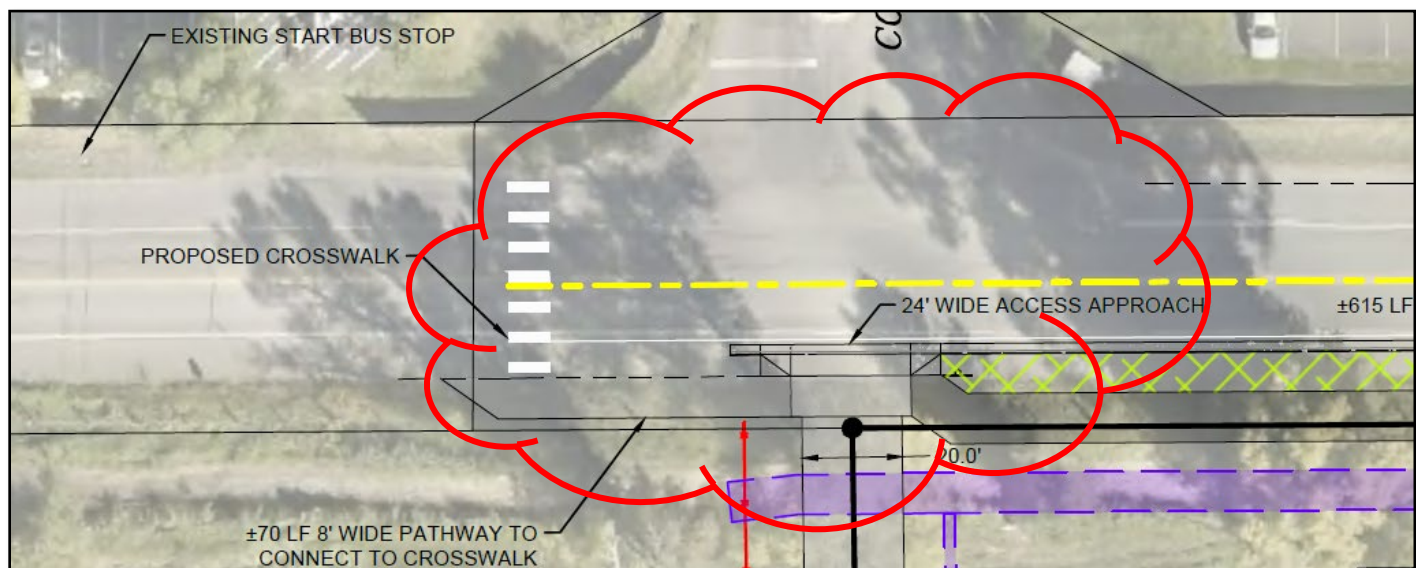
Condition #4 was placed on the Sketch Plan requiring the applicant to work with the Town and present a design as part of the Development Plan and CUP that 1) provides a safe connection for bikes and pedestrians to the High School/Middle School intersection, and 2) provides a pedestrian access connection (e.g., crosswalk) to the nearest START bus stop at the High School/Corner Creek intersection.

Regarding the pathway connection at Middle School/High School Road, the applicant proposes that the 10' detached pathway transitions into a 6' attached pathway just west of the irrigation box culvert and continues as a 6' attached pathway until it intersects with Middle School Road. Staff supports this plan and find that it complies with Condition #4, except that Pathways recommends that the pathway section east of the irrigation box culvert return back to a 10' pathway until it intersects with Middle School Road. Staff agrees with this recommendation and has added a condition of approval addressing this issue. The question still remains as to who pays for designing and constructing this off-site improvement. If the Town Council finds that this off-site improvement is warranted as a public benefit as staff does, then staff recommends that the Town enter into a Development Agreement to pay their fair share of the improvements. At this time a cost estimate has not been

provided but Town Engineering roughly estimates that the total cost of construction should not exceed \$30,000.00. Staff will have additional information from the applicant to share at the Council hearing. Below on the following page is the proposed pedestrian connection plan for the Middle School/High School Road intersection:



Regarding the pathway connection at Corner Creek Lane/High School Road, the applicant proposes that the 10' pathway transitions into an 8' pathway that would continue west across the new vehicular entrance where the pathway would eventually merge with the existing unprotected bike lane. In addition, a pedestrian crosswalk west of the intersection is proposed providing pedestrians a place to cross to the north side of High School Road nearby to the existing bus stop. Staff supports this plan and find that it complies with Condition #4. With that being said, Pathways recommends that the transition from a 10' pathway to an 8' pathway be less abrupt so that those on bicycles are not required to make a sharp turn right before or after the intersection. Staff agrees with Pathway's recommendation and has added a condition addressing this matter. Below is the proposed pedestrian connection plan for the Corner Creek Lane/High School Road intersection:



Potential Future Changes to High School Road

The Joint Regional Transportation Administrator, Charlotte Frei, has been working with a consultant on a long-range project called Modernizing Mobility for West Jackson, which is a larger transportation effort that involves

studying the area and roads generally within South Highway 89, High School Road, and South Park Loop Road area with the goal of implementing future road/pedestrian improvements. Although this project has not yet gone before the Teton County Board of Commissioners or Town Council, staff is aware that there will likely be some level of proposed future improvements to High School Road. Potential improvements could involve widening a section of High School Road from Middle School Road to the Highway to four lanes (i.e., not likely adjacent to CWC). There may, however, be the potential for a more modest widening High School Road west of Middle School Road (adjacent to CWC) to allow for a center turn lane.

Without knowing whether these plans will be approved and/or funded, and since the applicant has already received Sketch Plan approval, the applicant is moving forward with their project and proposed improvements. With that being said, CWC is negotiating with the Lockhart family to secure a 15' easement to the south of their parcel so that the building and parking can be shifted 15' further south to help accommodate future road improvements to High School Road. This means that if the easement is secured, the building and parking would shift south, but no other site changes would occur. Staff has considered whether shifting the building and parking south would create any issues or conflicts with the previously approved Sketch Plan. However, staff has no concerns because it would not change the fundamental layout and function of the site.

Landscaping

Condition #1 was placed on the Sketch Plan requiring that a landscape plan prepared by Wyoming Landscape Architect shall be provided showing at least 5 plant units that met the intent of LDR Division 5.5. In particular, efforts needed to be made to screen the parking lot and soften the building as viewed from the High School Road. A final landscape plan has been provided demonstrating compliance with the five-plant unit requirement. The plan shows numerous plantings along the northern property line which helps soften and screen the building and parking lot. Due to the existing ditch culvert that runs along the north property line, limited space was available to plant trees which is why the majority of plantings north of the building are shrubs and planter boxes. Additionally, instead of planting trees in the new 8'-wide landscape buffer, which is typically what staff recommends, the applicant is proposing shrubs to avoid conflicts with an existing gas line. Staff has added a condition of approval requiring that tall grasses be planted within the 8' landscape buffer similar to those in front of the Center for the Arts along South Cache Street.

In addition to the required five plant units, numerous additional Spruce trees have been proposed along the south, east, and west property lines which is a requirement of the Restrictive Covenants agreed upon by CWC and the Lockhart family. The applicant states they will continue to work with the Lockhart family in hopes that they will allow a different tree species that better aligns with the character of this area, which has traditionally been used for agriculture.

Furthermore, the applicant is aware that the Fire Department is proposing a change to the Wildland Urban Interface (WUI) boundary to include all land within Teton County, including all of Town, which could impact the amount and location of proposed spruce trees. The applicant would not be required to adhere to the new WUI rules if they submit a sufficient building permit before the new WUI boundary is adopted. If a sufficient building permit is submitted after the new WUI boundary is adopted, the applicant will need to work with the Fire Department, and possibly the Lockhart family, to ensure their planting plan complies.

Finally, although the existing Cottonwood trees along the north property cannot be preserved due to conflicts with the proposed box culvert, an effort is being made to preserve roughly 11-12 existing mature Cottonwood

trees near the southwest corner of the parking lot. The preservation of Cottonwoods was a stated interest by the Planning Commission and DRC as part of the Sketch Plan.

Affordable/Employee/Workforce Housing

Section 6.3.2.C.13 Exemptions of the LDRs state that uses in the P/SP zone are exempt from the standards of Division 6.3 Employee Housing.

Signage

The applicant plans to install a freestanding monument sign in the northwest corner of the property. Since signs are not approved during the Sketch Plan or Development Plan, the applicant will be required to apply for a separate sign permit.

Snow Storage / Trash / Bicycle Parking

The applicant has indicated locations on the site plan to accommodate snow storage at or in excess of 2.5% of impervious surfaces as is required in the LDRs. These areas are located along the southern portions of the parking lot and appear to be functional. If additional snow storage space is needed, the applicant can expand storage needs to the west of the parking lot within their property.

A required trash enclosure is proposed within the southwest corner of the building that allows a dumpster to be wheeled out into the striped loading area west of the building for trash pick-up. This same striped loading area will be used for general loading needs and a walkway and loading entrance to the building have been provided on the south side.

The applicant has indicated on Civil Sheet C2.1 the location of bicycle parking racks showing 8 long-term bike racks inside the building and 24 short-term bike racks near the exterior courtyard/entrance. Since each bike rack accommodates 2 bikes, a total of 64 bike parking spots are shown which far exceeds the current minimum requirement to provide 1 bike rack per 10 parking spaces which currently requires a minimum of 6 bike racks.

Noise

Staff finds that from a noise standpoint, there will not be any significant impacts beyond what is typical of a school. Noise impacts will be minimal because all activities will occur within the building. The most obvious observation is that all land to the south, east, and west of the subject property is vacant which means there are no homes or businesses to disturb. The only adjacent physical development is to the north (Cottonwood Park) which is separated by a 60' roadway that has existing noise impacts from vehicular traffic. The proposed school schedule is also fairly typical as it will operate on 15-week semesters. However, there would be some increased night traffic being that the daily school schedule runs as late as 9:00 PM which is much later than normal school hours which typically end around 3-4 PM, except for after-school activities and sporting events. Once the school is built and operating, Municipal Code Section 9.44.010 limits noise for Mixed Use/Commercial zones to 60 decibels from 7:00 AM to 7:00 PM, and 55 decibels from 7:00 PM to 7:00 AM.

Visual

Staff finds that from a visual standpoint, there will not be any significant impacts. The building is one story and reasonably sized for the 2-acre parcel it is located on. Visual impacts will also be minimal because all activities will occur within the building. The private restrictive covenants between CWC and the previous property owner stipulate that a 6' tall fence with barbed wire strands will be installed along all property lines except the northern street property line. This fence is for agricultural purposes and will be heavily screened with landscaping on CWC's property along its entire length. The majority of the fence will be installed on the adjacent property within County limits but some portions will straddle the property line. Staff notes that the P/SP zone has no fencing

standards. However, considering that the original fence was supposed to be 9' tall, staff does not have concerns over a 6' tall fence, especially considering the heavy amount of spruce trees that will be planted along the fence to help with screening.

In addition, staff was asked by the Design Review Committee whether the semi-transparent polycarbonate wall that extends above the roof, which is proposed to be internally lit, is dark sky compliant and whether it would create a negative lantern effect on neighboring properties. Staff stated that internal lighting is not regulated by the LDRs and does not fall under the dark sky lighting standards. Even so, the applicant confirmed that the rooftop element would have a subtle lantern effect and further explained that the semi-transparent material essentially absorbs and disperses the light so that the overall brightness is significantly diminished compared to standard clear glass window that allows the majority of light to pass through. Being that the LDRs do not regulate internal lighting, staff do not have concerns over this internally lit element and neither did the DRC after they heard the response from staff and the applicant.

Design Review Committee

The DRC reviewed the final design at its May 8, 2024, meeting and the Committee unanimously recommended approval of the project to the Town Council with one condition requiring the final landscaping plan to be presented before the DRC prior to submittal of a building permit. Below is a brief summary of the key takeaways and discussion topics:

1. The DRC found that the architectural design and landscape plan were significant improvements compared to the Sketch Plan.
2. The DRC was curious about the semi-transparent polycarbonate wall on the roof that is proposed to be internally lit and whether it was dark sky compliant and whether it would create a lantern effect but ultimately supported the design feature.
3. The DRC asked whether the proposed WUI boundary, which CWC will likely be located in, would affect the proposed number of spruce trees along the west, south, and east property lines.
4. The DRC was supportive of the applicant's efforts to preserve some of the existing Cottonwood trees southwest of the proposed parking lot.

Planning Commission

The Planning Commission (PC) reviewed this project at its May 8, 2024, regular meeting and unanimously recommended approval to the Town Council as presented and conditioned. The PC was supportive of the project and complimented the efforts of the applicant to improve the visual appearance of the building and address all previous concerns/comments from the Sketch Plan. Below is a brief summary of the key takeaways and discussion topics:

- The PC appreciated the final proposed pedestrian improvements, the increased parking, and the final TDM plan.
- The PC supported the potential for shifting the building and parking 15' south assuming the applicant could secure an easement with the Lockhart family.
- The PC discussed adding a condition of approval regarding the enforcement of the TDM plan but elected not to. The PC felt that the plan was sufficient in addressing parking demand on-site.
- The applicant confirmed that they have spoken with the Fire Department regarding the potential new WUI boundary and stated that the Fire Department is willing to work with the applicant on their future landscaping plan.

Public Comment

Wyoming Senator Mike Gierau spoke at the Planning Commission meeting in support of the project and provided additional background information on the federal American Rescue Plan Act (ARPA) funding tied to

this project and stressed how some of those funds need to be spent by December 2024 in order to maintain that funding source.

Comprehensive Plan & Priority Alignment.

ITEM A: 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. As conditioned, staff finds that the proposal is compliant with the standards of Division 6.1. The proposed Institutional use is an allowed use within the Public/Semi-Public – (P/SP) zoning district with the approval of a Conditional Use Permit.

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

Complies. Staff finds that the proposed operation will minimize the visual impact on adjacent lands. The final landscape plan adequately screens the parking lot, helps soften the appearance of the building, and screens the 6' tall fence that runs along the east, west, and south property lines.

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 within the existing fenced-off agricultural land with little to no wildlife habitat. All of the existing open irrigation ditches that encumber the site will be culverted to maintain water flow to the existing surrounding agricultural land. In addition, the site is also not located within the NRO or 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 will occur within the building. In addition, no sports fields are proposed which further helps reduce the amount of light and noise impacts on the surrounding neighborhood. Finally, all lighting will be required to be dark sky compliant including the two light poles in the parking lot.

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

Complies. As conditioned, staff finds that the proposed use minimizes impacts on public facilities and infrastructure. Based on the 2024 TIS, the applicant acknowledges that the High School Road has traffic impacts, and certain intersections are operating at lower levels of service. Although this development will add to the existing traffic, the TIS did not indicate that the LOS at the multiple intersections will deteriorate to unacceptable levels of service. In addition, the final TDM plan identifies short-term and long-term strategies to help reduce the dependency on single-vehicle trips, reduce overlap with the adjacent school schedules, and incentivize multi-modal transportation usage.

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. The proposed project is in substantial conformance with the previously approved Sketch Plan regarding its proposed operations and use.

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. As conditioned, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure. Based on the 2024 TIS, the applicant acknowledges that the High School Road has traffic impacts, and certain intersections are operating at lower levels of service. Although this development will add to the existing traffic, the TIS did not indicate that the LOS at the multiple intersections will deteriorate levels of service. In addition, the final TDM plan identifies short-term and long-term strategies to help reduce the dependency on single-vehicle trips, reduce overlap with the adjacent school schedules, and incentivize multi-modal transportation usage.

4. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan.*

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

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

Complies. As conditioned, staff finds the project to be in substantial conformance with the standards and conditions of the previously approved Sketch Plan.

Possible Alternatives.

Staff presents no other alternatives at this time.

Fiscal Impact.

If the Town decides to pay for or enter into a cost-share development agreement for off-site improvements (e.g., pedestrian/bike connection to Middle School/High School Road intersection), then some fiscal impact would exist. Based on rough estimates from Town Engineering, total construction costs should not exceed \$30,000.00 (a more precise estimate is expected from the applicant for the Council meeting). The Town could agree to enter into a Development Agreement and agree to pay, for example, 50% of construction costs and set a cap on the maximum contribution (e.g., the Town pays no more than \$20,000.00) similar to the Development Agreement for The Loop.

Staff Impact.

The amount of staff time to review this Development Plan and CUP and staff report drafting is approximately 60 hours.

Attachments or Links.

Department Reviews

Applicant Submittal

Suggested Motion.

ITEM A: I move to **approve** Conditional Use Permit P23-214 for a new 20,288 sf Institutional use (i.e., school) for the CWC Jackson campus located at 2020 W. High School Road based upon the findings and condition presented in the staff report, the departmental reviews, and subject to this staff report dated July 1, 2024.

ITEM B: I move to **approve** Development Plan P24-048 for a new 20,288 sf school for the CWC Jackson campus located at 2020 W. High School Road based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 1, 2024.

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P23-214		ENGINEERING DEPARTMENT COMMENTS	CONDITIONAL USE PERMIT COMPLETED P23-214CUP - Central Wyoming College Jackson Campus ADDRESS:1251 High School Road OWNER:Fremont Community College dba Central Wyoming College APPLICANT:Jorgensen Associates, Inc. 4/26/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 4/5/2024 DATE OF MATERIALS: 11/22/2023 REVISION NO.: 01 The Engineering Division has reviewed your application for a CONDITIONAL USE PERMIT submitted on and with application materials as dated above. ENGINEER REVIEW OF SUBMITTED CUP FINDINGS FOR APPROVAL: No Comment NOTES FOR COMPLIANCE 1.Additional Water or Sewer Capacity fees will be assessed with the building permit.		
P23-214		FIRE DEPARTMENT COMMENTS	Project must meet currently adopted International Fire Code (IFC) requirements at time of permit including but not limited to the following. 1.) Owner or owner's agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site applicable through all phases of the construction. 2.) Approved fire apparatus access roads shall be provided for every building constructed or moved per the IFC 503.1.1. Exceptions may apply. 3.) An approved water supply capable of supplying the required fire flow for fire protection shall be provided. 4.) Premises shall have address identification shall be legible and placed in a position that is visible from the street or road fronting the property. 5.) Where access to or within a structure is restricted, a key box shall be installed in an approved location. 6.) A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled through this office. 7.) A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled through this office. 8.) Portable fire extinguishers shall be located for each occupancy per the IFC, Section 906. 9.) Means of egress in accordance with the IFC, Chapter 10.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			10.) Every room/space that is an assembly occupancy shall have the occupant load of the room/space posted in a conspicuous place, near the main exit or exit access doorway. 11.) Means of egress illumination and emergency electrical systems shall be in accordance with the IFC, Section 1008. 12.) Exit signs shall be in accordance with the IFC, Section 1013. 13.) Commercial kitchen exhaust hoods shall comply with the requirements of the International Mechanical Code. A Type 1 hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors. Inspection and testing of this system shall be scheduled with this office. 14.) Where any hazardous materials are stored and/or used, a hazardous materials management plan (HMMP) and hazardous materials inventory statement (HMIS) shall be submitted for review and approval.		
	11/27/2023	POLICE DEPARTMENT COMMENTS		CHOLDEN@JACKSONWY.GOV	
	04/24/2024	BUILDING DEPARTMENT COMMENTS		LPOTZ@JACKSONWY.GOV	
	04/26/2024	COMPLETENESS REVIEW		SMOHROR@JACKSONWY.GOV	
		INITIAL REPORT			
		COMPLETE REPORT			
		PC ROUGH DRAFT			
		TOWN COUNCIL MEETING			
		PLANNING DEPARTMENT COMMENTS			
		PC PUBLIC NOTICE			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		DETERMINATION OF SUFFICIENCY			
		PC KEY ISSUES			
		FINAL LETTER			
		PC FINAL DRAFT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		JOINT HOUSING DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATIO N			
		LEGAL DEPARTMENT COMMENTS			
		FINAL REPORT			
		TC PUBLIC NOTICE			
		PATHWAYS DEPARTMENT COMMENTS			
		START DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-048		ENGINEERING DEPARTMENT COMMENTS	DEVELOPMENT PLAN APPROVED with Conditions P24-048Development Plan - Central Wyoming College Jackson Campus ADDRESS:1251 High School Road OWNER:Fremont Community College dba Central Wyoming College APPLICANT:Jorgensen Associates, Inc. 4/26/2024 Scott Mohror, (307) 733-3079 DATE OF SUBMITTAL: 3/22/2024 DATE OF MATERIALS: 3/22/2024 REVISION NO.: 00 The Engineering Division has reviewed your application for a DEVELOPMENT PLAN submitted on and with application materials as dated above. *The following comments are being provided for use in preparation of future applications and are required for sufficiency. PROJECT SPECIFIC COMMENTS 1.The proposed street trees in the landscape buffer area of the right-of-way will contribute to significant snow drifting across High School Road. Evaluate tree species and consider snow drifting when selecting. 2.A portion of the 10-ft multi-use pathway is on private property. An access agreement will be required. Include the proposed 6-ft sidewalk in the access agreement language. 3.Provide a plan/profile sheet for the proposed 4-inch fire line that will show all potential conflicts with power, sanitary sewer, and the box culvert. Freezing issues should be considered. 4.Separation of the proposed fire line and domestic is required to be outside the building. Revise the note at the water entry location and the pipe layout per Town standards. 5.Provide a plan/profile sheet(s) for the proposed gravity sanitary sewer that will show all potential conflicts with irrigation culvert and the fire line. Freezing issues should be considered. 6.Provide sizing calculations for the grease interceptor. Size appropriately for grease retention and flow following the current IPC adopted by the Town. A hydromechanical grease interceptor is recommended but not required. 7.Storm water detention and snow storage areas are noted in square feet. Should these be cubic feet? Revise if applicable.		
P24-048		FIRE DEPARTMENT COMMENTS	Comments applicable from P23-214		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-048		PARKS AND RECREATION DEPARTMENT COMMENTS	Appreciate the 8' wide planter strip for tree placement. Recommend diversifying deciduous tree selection to, at minimum, 2 different species. Recommend reviewing evergreen plantings with respect to spacing and location. For standards reference: uwyo.edu/barnbackyard/resources/trees.html		
P24-048		PATHWAYS DEPARTMENT COMMENTS	The pathway section east of the irrigation box culvert return back to a 10 pathway until it intersects with Middle School Road. The transition from a 10 pathway to an 8 pathway be less abrupt so that those on bicycles are not required to make a sharp turn right before or after the intersection		
	04/24/2024	COMPLETE REPORT		LPOTZ@JACKSON WY.GOV	
	04/24/2024	FINAL LETTER		AERSKIN@JACKSON WY.GOV	04/24/2024
	04/26/2024	START DEPARTMENT COMMENTS		SMOHROR@JACKSON WY.GOV	04/26/2024
	05/30/2024	POLICE DEPARTMENT COMMENTS		TVALENTINE@JACKSON WY.GOV	
		PC PUBLIC NOTICE			
		DETERMINATION OF SUFFICIENCY			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		PC ROUGH DRAFT			
		INITIAL REPORT			
		TC PUBLIC NOTICE			
		DETERMINATION OF SUFFICIENCY			
		PLANNING DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		LEGAL DEPARTMENT COMMENTS			
		PC FINAL DRAFT			
		FINAL REPORT			
		COMPLETENESS REVIEW			
		TOWN COUNCIL MEETING			
		PC KEY ISSUES			
		BUILDING DEPARTMENT COMMENTS			

Central Wyoming College Jackson Center Development Plan and Conditional Use Permit Application

Applicant:

Central Wyoming College
2660 Peck Avenue
Riverton, WY 82501

Prepared by:



Jorgensen Associates, Inc.
Engineers, Land Surveyors, & Planners
1315 Highway 89 South, Suite 201
P.O. Box 9550
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307.733.5150

Town of Jackson

Submittal Date: March 22, 2023
Jorgensen Associates, Inc.
Project No. 22070

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SECTION 1 - PROJECT BACKGROUND, OVERVIEW, FINDINGS AND RESPONSE TO SUBMITTAL CHECKLIST

A. PROJECT BACKGROUND & HISTORY

Central Wyoming College's (CWC) Jackson Center is a two-year college serving Fremont, Lincoln, Hot Springs, and Teton County, WY, as well as Teton County, ID. The main campus is located in Riverton, Wyoming and serves that region with outreach centers in Lander, Jackson, and Dubois, each designed to meet the needs of their associated communities. CWC currently offers associate degrees and certificates in 58 academic areas as well as many community education courses including foundational courses for English as a Second Language, Adult Basic Education and High School Equivalency. The Jackson Center focuses on programs in Nursing, Culinary Arts, Science, and Computer Science.

CWC was founded in 1966 and serves under the direction of the Wyoming Community College Commission and is accredited by the Higher Learning Commission. CWC's academic programs have articulation agreements with the University of Wyoming as well as many notable Universities. The CWC-Jackson Outreach Center (CWC-Jackson) opened in 1976. Growth over the years led it to move locations several times. CWC-Jackson currently operates out of the Center for the Arts where it has resided since the construction of the building. However, the Culinary Arts program has had to make do with various locations including a mobile classroom in recent years. While all the academic programs have grown, the biggest classroom challenges come from the Science, Nursing, and Culinary Arts programs which require specialized lab and classroom spaces. Partnerships with Jackson Hole High School, St. John's Medical Center and the Elks Lodge provide auxiliary spaces and help alleviate some of the classroom demands currently, however, these are temporary solutions. The new Jackson Center described in this application will consolidate these programs under one roof with up-to-date technology in dedicated classroom and lab space, which will allow CWC to provide quality programs, improve graduation rates, and better serve the larger Teton County community.

In 2022 the Jackson Hole community voted via referendum of the Special Purpose Excise Tax (SPET) to fund the acquisition of land and construction of a new CWC facility in the Town of Jackson (TOJ). \$10 million dollars was allocated to this project. A 2.0-acre parcel of land (PIDN: 22-40-16-06-3-00-019) on High School Road was purchased and annexed into the Town of Jackson on September 18th, 2023. The new CWC-Jackson Center has been designed to accommodate the specifics of the site, requirements of the CCRs which encumber the property, and the Town of Jackson Land Development Regulations (LDRs).

Central Wyoming College also has a partnership with the Jackson Hole High School and allows students to take classes at CWC for additional credits.

B. LOCATION & ZONING

The site is located just west of Jackson Hole High School on High School Road and across from the Cottonwood Park subdivision. It is specifically described as PT. NE1/4SW1/4 of Section 5, Township 40 North, Range 116 West, Teton County, WY. Map T-313H depicts the parcel and its easements.

The site is close (1,440 ft and 980 ft) to the Highschool and Corner Creek START bus locations. It will include a new pathway for future multimodal transportation connection to existing and planned pathway network. The character of the surrounding neighborhood is comprised of a mix of uses including education, service, retail, large scale commercial, office, and housing, and the immediately adjacent property is long-standing agricultural. Workforce housing is present in a variety of types that include single-family and multifamily structures in nearby neighborhoods. The site is on High School Road just west of its intersection with Middle School Road and the pathway network. It is directly across from Corner Creek Lane and the Cottonwood neighborhood. The Jackson Hole High School and the Jackson Hole Middle School are to the east.



The site was rezoned from Suburban (S) and Rural 1 (R-1) zones to Public/Semi-Public (P/SP) via ZMA2022-0004 submitted 10/19/2022. This property is within the Scenic Resource Overlay (SRO) but not the Natural Resource Overlay (NRO).

C. OWNER & PROJECT TEAM INFORMATION

PROPERTY OWNER & APPLICANT:

Fremont Community College District DBA Central Wyoming College
2660 Peck Avenue
Riverton, WY 82501

PLANNING, SURVEY, GEOTECH, & ENGINEERING

Jorgensen Associates, Inc.
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ARCHITECTURE

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Denver, CO 80211
303-294-9448
www.amdarchitects.com

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4030 W Lake Creek Drive, Suite 104
Wilson, WY 83014
307-264-2600
www.prospectjh.com

D. CURRENT PROGRAMMING & DEVELOPMENT PROPOSAL

The new CWC-Jackson Center will provide proper programmatic spaces for unique education programs which include dedicated science laboratories, simulation nursing labs, lab space for allied health programs, and the culinary arts program. The programming for this facility was selected by the CWC Board after a carefully executed design process led by the architect. The Level II Report for the project is currently being compiled by the State offices.

CWC will have 52 courses available in Fall, Spring, and Summer semesters that encompass the 13 fields of study offering associate degrees and certificates available through a combination of online study and the CWC Jackson Center. The majority of CWC programming uses a traditional schedule with fall and spring semesters. Fall semester begins on the last Monday of August and ends the 2nd week of December. Spring semester begins the 2nd or 3rd week of January and continues through the 1st or 2nd week of May. These semesters are 15 weeks long. The summer schedule begins the day after Memorial Day and generally lasts 10 weeks, though attendance is notably lower. The hours of operation for the campus will be from 8:00 AM to 9:00 PM.

Final college class schedules are determined about 10 months before the start of the semester, but preliminary estimates show a maximum of 60-75 students on campus between 9:30 and 11:00am and after 6:00pm. This schedule is flexible and can be changed based on traffic impacts and other factors.

The Culinary and Hospitality Program runs under a condensed schedule to accommodate the employment needs of Teton County’s resorts, hotels, and restaurants. Most in-person classes are offered for 9 weeks in the fall (10/1 to 12/1) and in the spring (3rd week of March to before Memorial Day). Students are involved in work-study internships during the summer and winter seasons.

The location for the center is in the Public/Semi-Public Zone of the Town of Jackson (P/SP). According to Section 5.2.1 Public/Semi-Public –Town of Jackson Land Development Regulations (LDRs)...

“The purpose of the Public/Semi-Public – Town (P/SP) is to provide locations for new and existing uses and facilities of a public or semi-public nature. In particular, the P/SP zone is intended to allow flexibility for public and semi-public uses and facilities that often have unique functional needs, such as for height, floor area, setbacks, and impervious surface, that cannot be accommodated in other zoning districts. Land in the P/SP zone and/or facilities operated therein may be under the control of federal, state, or local governments, or other governmental entities such as a school district or hospital district.”

The design and function of the building complies with this zone.

There will be 24 short-term bike racks, 14 of which are sized for oversize spaces, and eight (8) long-term bike lockers with outlets for electric bike charging. There will be a pathway connection to the existing and proposed pathway network. There will also be space reserved for future Town e-bike sharing programs.

E. FINDINGS FOR APPROVAL

I. 8.3.3.C. Development Plan - Findings for Approval

A development plan shall be approved upon finding the application:

- 1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan (Comp Plan).***

Complies. The site is currently located within Jackson/Teton County Comprehensive Plan (Comp Plan) District 5 – Sub-area 5.6 – Northern South Park (attached in **Section 4**). The site borders Subarea 5.4 – School Campus. Thus, the provisions of both Subarea 5.4 and Subarea 5.6 are relevant and govern this site’s relationship with the Comprehensive Plan, which states the following:

Subarea 5.4 School Campus is a STABLE Subarea that will continue to provide the necessary land for future community schools and recreational amenities. The community will continue to support and plan for the possible expansion of the School District Campus. Particular attention needs to be given to addressing the traffic

congestion in this area due to the pulse of single occupancy vehicle and school bus traffic associated with the school and recreational uses. Possible solutions will come in many forms, including a shift in current behaviors away from the use of single occupancy vehicle and complete street improvements to High School, Middle School and South Park Loop Roads, including improved pedestrian and bicycle connectivity throughout the subarea and from surrounding districts into the Subarea.

Subarea 5.6 Northern South Park is TRANSITIONAL Subarea and is identified as a possible location for future residential development at a similar density to the adjacent West Jackson residential (Subarea 5.5) neighborhoods. While the priority of the

community is to first infill and redevelop other already developed Stable/Transitional Subareas to meet the Growth Management Goals of the plan; if necessary, this subarea is a suitable location to meet those goals due to its close proximity to many existing Complete Neighborhood amenities. This subarea has been the subject of



the recently approved Northern South Park Neighborhood Plan, which leaves out the CWC campus from the proposed neighborhood zoning, so this area goal is not in conflict.

CWC is, by its definition, a Community College, and fits within the concept of “future community schools” desired for this subarea. A traffic study to be submitted under separate cover will address the additional guidance provided by this section. However, anecdotally, the traffic impact of this college campus, with its inherent flexibility for class timing and capacity for strategic scheduling, will have a smaller scale effect on local traffic patterns and congestion than any future residential development that would be contemplated in this District. A Traffic Impact Study with Travel Demand Management is included in **Section 4**. Further, this proposal complies with guidance associated with Subarea 5.6 in that it proposes additional development that is non-residential that addresses the goals for “transitional” subareas. Transitional subareas, under the Comprehensive Plan, are places where “most of the community would agree that development/redevelopment or a change in character would be beneficial” and would benefit from “reinvestment and revitalization,” where development goals

“include improving access to jobs, housing and services and reducing reliance on single occupancy trips.” (Comp. Plan, p. CV-2-4)

Finally, it is critical to recognize the relationship between Subareas 5.4 and 5.6. The Comprehensive Plan is a vision document, and it does not have “hard” boundaries: “all mapped features are illustrative of the character of an area and do not imply desired regulatory boundaries or specific locations for certain attributes.” Comp. Plan, p. IV-8. Property that lies on the depicted boundaries of Comprehensive Plan subareas needs to be evaluated under the criteria of both of the relevant subareas, and can contain the characteristics of both areas, so as to provide an intermediate mix of the subareas’ characteristics.

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

Complies. The CWC-Jackson Center property is located within the Scenic Resource Overlay (SRO) but not the Natural Resource Overlay (NRO). The campus will comply with all provisions of the SRO and the applicant will work with the Design Review Committee to ensure that the building meets their standards.

The development will be one story, and building design will be coordinated to minimize adverse visual impacts from the street. The CCRs require screening trees on the south, east, and west sides, which will be installed to prevent impact to potential future development nearby. The campus will be designed to be a welcoming space, with native landscaping, pedestrian and bicycle access, and modern, energy efficient design. Cars will be partially screened from the street by trees and shrubs.

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

Complies. Police, ambulance, and fire services currently serve the area from TOJ and Teton County. This non-residential development is not expected to generate the need for more capacity at local schools as would a residential development. CWC Jackson is consolidating the existing use that is currently satisfied by multiple facilities around the community into one convenient location close to multiple modes of transportation which will reduce traffic locally.

Water will be provided by extending existing TOJ lines under High School Road to the subject property, and wastewater will be connected to via private agreement for a short span and then into TOJ infrastructure near the High School. TOJ will charge capacity fees to offset the impact of this project on our local water and sewer treatment systems.

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

Complies. The project was presented to the Design Review Committee (DRC) on January 10th, 2024, at which point it received unanimous approval for the Sketch Plan level concept. This project meets all TOJ guidelines required and comments from the DRC on January 10th have been taken into consideration for this Development Plan submittal.

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

Complies. The purpose of Sketch Plan review is to determine general consistency with the LDRs at a preliminary, conceptual level before development is fully designed, with the objective of identifying opportunities to achieve desired community character, development related issues, discuss alternative designs that may better implement the LDRs and identify natural and scenic resource protection requirements. This project currently complies with all relevant standards of the LDRs. The fence has been permitted by Teton County and is intended to be on the property line.

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

Complies. A Sketch Plan application was approved for this project at the Town Council on February 26th, 2024 (P23-213). A Conditional Use Permit application (P23-214) submitted at the same time was continued for review after additional traffic information has been shared.

The project will comply with all setbacks and provisions established by the LDRs. The approved rezone included a condition that the property change ownership to a public entity (CWC) and that has occurred.

II. 8.4.3.C. Conditional Use Permit - Findings for Approval

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

Complies. See above Finding #1.

2. *Complies with the use specific standards of Division 6.1.*

Complies. Section 6.1.8.C of the LDRs defines a school as an Institutional Use. The requirements are as follows:

2. Standards:

a. Wyoming Statutes. Each daycare or education use shall comply with the relevant

provisions of the Wyoming Statutes and with local health, safety and fire codes.

The CWC Jackson Center is a state school that will comply with the relevant provisions of the Wyoming Statutes and with local health, safety, and fire codes.

3. Minimizes adverse visual impacts.

Complies. See above Finding #2. In addition, there is a fence planned along most of the eastern and southern property lines and inside the western easement to keep neighboring cows safely off the property. Where the east property line turns to a northeast direction, the fence will continue due north to the pathway and sidewalk easement, at which point it will turn northeast and continue along the pedestrian facilities to the property boundary. The fence will be six feet tall with woven wire and three strands of barbed wire close together on top – this is almost identical to the fence, which is currently on the property, and is not anticipated to cause any additional visual disturbance. This fence will be partially screened from the street by landscaping.

4. Minimizes adverse environmental impacts.

Complies. The development will minimize adverse environmental impacts through the choice in building materials, including energy efficient design elements, and by providing conduits for EV charging stations, bike racks, pathway access, and close proximity to START bus stops. Classes will be scheduled outside of peak traffic hours as much as possible to reduce traffic during peak times that are fixed at the other schools in the neighborhood. Landscaping will be chosen to comply with TOJ regulations, will consist of native trees and shrubs wherever possible, and will not include wildlife attractants.

5. Minimizes adverse impacts from nuisances.

Complies. The development minimizes adverse impacts from nuisances by maintaining hours of operation between 8:00 AM and 9:00 PM, and will schedule classes as much as possible to coincide with off-peak traffic times. There are no noise or visual impacts anticipated outside of regular business hours. The proposed fence will keep neighboring cows safely away from interfering in either school activities or on roads.

6. Minimizes adverse impacts on public facilities.

Complies. The development minimizes impact on public facilities by concentrating the activity of the CWC Jackson coursework to one single location instead of depending on other facilities as it has done in the past. Since CWC already has a presence in the TOJ, this proposal will simply move, or lessen, the current impact on public facilities rather than increase.

Jorgensen Associates has prepared a Traffic Impact Study with Travel Demand Management, to determine the anticipated effect of the CWC campus development on traffic on High School Rd. This is included in **Section 4** of this application. In summary, the traffic analysis did not find adverse impacts due to CWC such that the Level of Service for any studied intersections would be affected. There is a possibility that a left turn lane would benefit the flow of traffic at some point in the next 10 years, but it is not necessary as a “spot improvement” and should be bundled with other planned improvements. Though the Level of Service of intersections on High School Rd is expected to decrease within the next 10 years, it will not be due to CWC specifically, but rather to the estimated overall increase of traffic in the area.

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

Complies. The development complies with all other relevant standards of the LDRs and all other Town Ordinances, including the newly adopted Bicycle Parking Regulations.

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

Complies. The development is in substantial conformance with all standards and conditions of prior applicable permits or approvals, including the Sketch Plan approved February 26, 2024 with conditions. Response to conditions can be found in the letter accompanying this application as well as below:

Conditions as part of the Sketch Plan Approval for application P23-213

- 1) *As part of the Development Plan submittal, a landscape plan prepared by Wyoming Landscape Architect shall be provided showing at least 5 plant units that meet the intent of LDR Division 5.5. In particular, the plan shall make efforts to screen the parking lot and soften the building as viewed from High School Road.*

Complies. Landscape Plan can be found in **Section 3**.

- 2) *As part of the Development Plan submittal, the applicant shall provide a fully dimensioned parking lot plan showing the widths of the drive aisles, measurements of parking/ADA spaces, and identify the 2 EV installed and 9 EV capable spaces.*

Complies. See Civil Design in **Section 3**.

- 3) *As part of the CUP and Development Plan submittal, a more detailed justification of the parking plan shall be provided along with a final Travel Demand Management plan. The plan should include all strategies for how CWC plans to reduce single-occupancy vehicle trips to minimize parking demand and traffic impacts on High School Road.*

Complies. See **Section 4** for Traffic Impact Study with the Travel Demand Management Plan and parking analysis.

- 4) *The applicant shall work with the Town and present a design as part of the Development Plan and CUP that 1) provides a safe connection for bikes and pedestrians to the Middle School/High School intersection, and 2) provides a pedestrian access connection (e.g. crosswalk) to the nearest START bus stop at the High School / Middle School intersection.*

Complies. The proposed Site Plan (see Section 3) provides a safe connection for pedestrians and bikes both to the Middle School / High School intersection to the east and provides a crosswalk to the START bus stop at the intersection of Corner Creek Lane. This was determined to be the closest START bus stop to CWC.

- 5) *As part of the Development Plan submittal the applicant shall work with Town Planning, Town Engineering, and Jackson/Teton County Pathways Coordinator to determine the final curb location and final streetscape plan consistent with the Community Streets Plan. Ideally, the plan should include a 5' wide landscape buffer zone with trees spaced 30'-40' apart, an 8' wide cycle track, a 2' wide buffer zone, and a 6' wide sidewalk but alternative designs may be considered.*

Complies. Through discussions with Town and County staff the proposed plan was reached. This includes a travel lane, curb and gutter, vegetated buffer, multi-use pathway, and sidewalk easement for future use by the Town / County. The dimensions and specifications for these amenities can be found in **Section 3** on the civil site plan.

F. PROPOSED DEVELOPMENT PROGRAM

- I. Structure, Location, and Mass – See SD set (**Section 3**) for details. The proposed building is one-story, in roughly a U-shape, and is currently designed as 20,288 sf in total, with 19,788 conditioned space and 500sf of unconditioned space devoted to bike lockers and trash / recycling enclosures. There will be areas devoted to nursing, science, culinary / hospitality, classrooms, offices, and shared building support. It is located within the setbacks prescribed by the P/SP zone and CCRs, facing to the west, and accessible via a pedestrian access from High School Road and a driveway off same.

- II. Maximum Scale of Development – the building is currently 20,288 sf
- III. Lot Coverage – not applicable in P/SP zone
- IV. Minimum LSR – not applicable in P/SP zone

G. FENCING

The property will be fenced along the southern and eastern boundaries, and within the western easement as required by the CCRs. This fence has been permitted through Teton County since it is proposed in the County to start (along the western easement) and then along the property line. The fence will be wildlife-proof for the health and safety of the cows it fences out. The fence will closely match the existing fence, and be six feet high with woven wire and three close strands of barbed wire on top. Posts will be wood and there will be a horizontal top rail. Where the property line turns northeast along the eastern boundary, the fence will continue straight until it meets the pathway and sidewalk easement and then turn northeast and follow those facilities to the boundary.

H. EXTERIOR LIGHTING

Will comply with the LDRs, be Dark Sky Compliant, and be detailed at Building Permit.

I. LANDSCAPING

See **Section 3** for Landscaping Plan.

J. SIGNS

One sign is proposed for the corner of the new access road and High School Road. It will be fully compliant with all provisions of the LDRs.

K. GRADING, EROSION CONTROL, STORMWATER MANAGEMENT

See Engineers Report **Section 2**, Site Plan **Section 3**.

L. ALLOWED USES

CWC-Jackson is classified Institutional: School under the LDRs. This application contains a Conditional Use Permit to allow this use on the subject property, as is required for an Institutional Use in P/SP zone.

M. PARKING AND LOADING

See Engineer's Report **Section 2**.

N. SUBDIVISION

No subdivision is contemplated in this application.

O. EMPLOYEE HOUSING

Exempt under Division 6.3.2.C.13 of the LDRs because the site is in the Public/Semi-Public zone.

P. TRANSPORTATION FACILITY

CWC-Jackson will take access off of High School Road and will construct a section of pathway along the northern boundary to allow for future connection to planned expansion of the pathway network. An upgraded pedestrian crosswalk at Corner Creek Lane will also be installed, and a sidewalk easement granted to the TOJ for future development.

Q. REQUIRED UTILITIES

See Engineer's Report **Section 2**.

R. MAXIMUM SCALE OF USE

P/SP does not require a maximum scale of use.

S. OPERATIONAL STANDARDS

CWC-Jackson will have onsite refuse and recycling that will be in the southwest corner of the building in unconditioned space.

T. OTHER

A Neighborhood Meeting was conducted at the Presbyterian Church of Jackson Hole from 3:00 to 5:00 pm on July 26th, 2023. The summary can be found in **Section 4**.

SECTION 2 – ENGINEER’S REPORT

A. INTRODUCTION

The Central Wyoming College – Jackson Outreach Center will be a 20,288 square-foot single-story single building college campus facility. The college will consist of traditional classrooms, instructional kitchen areas, faculty offices, and a medical nursing training facility. Central Wyoming College is a public two-year college that is based in Riverton, WY with outreach programs in Jackson, Dubois, and Lander, WY. The facility will provide traditional college courses, career development courses, and classes for personal/community enrichment. The Outreach Center will also provide a space for visiting speakers, conferences, and serve as a cultural hub for the Town of Jackson (TOJ).

The site is located along High School Road just west of Jackson High School. The project site is currently undeveloped and was formally operated as part of the surrounding ranch. The site is bordered by High School Road to the north and ranch land to the south, east and west. The parcel is 2 acres in size, currently zoned Public/Semi Public and was recently annexed to the TOJ. An address will be assigned to the parcel later.

Preliminary findings and the proposed plan to address the site/civil aspects of the project are discussed below. A preliminary site plan is included with this application for reference.

B. SOILS

A Geotechnical Engineering Report was completed for the project on June 2, 2023. A total of four test pits were excavated as part of the geotechnical exploration on May 4, 2023. The test pits showed the site is covered by a relatively thin layer of topsoil approximately one-foot thick, underlain by sandy gravel and cobble alluvium of the Snake River alluvial flood plain. The alluvium was logged as 15% cobbles by volume, and the remaining soils comprising 60% gravel, 30% sand, and 10% fines by mass. The stony alluvial soils underlying the topsoil are anticipated to provide adequate support for the proposed construction. For further information regarding the site’s soils, see attached Geotechnical Engineering Report in **Section 4**.

C. GROUNDWATER

Three groundwater monitoring standpipe piezometers were installed in the open test pits to facilitate groundwater monitoring during the spring and summer months of 2023. Two data loggers were installed in the standpipe piezometers in test pits JG-1 and JG4 of which collected groundwater data every four hours for approximately 4.5 months. Peak groundwater was measured at 3.13 and 3.21-feet below the ground surface JG-1 and JG-4 on July 5 and July 4, 2023, respectively. It is assumed the groundwater is most heavily influenced by irrigation practices on adjacent agricultural fields. A full summary of the groundwater monitoring effort can be found in the attached Groundwater Monitoring Report dated November 15, 2023, in **Section 4**.

D. CABLE UTILITIES AND GAS

The project proposes to bring electrical power from existing lines and vaults located to the North and West of the site to the northeast corner of the building. The power and communication lines will be buried from the connection points to the property where a transformer will be located. Natural gas will be brought in from an existing line on High School Road as shown on the site overview sheet. There is on-going coordination for a private fiber connection via the Jackson Hole High School. Schematics of the new routing and pedestal placements are shown on the accompanying civil site plan in **Section 3** and will be finally coordinated with the utility companies prior to Final Design.

E. WATER SUPPLY

Water supply is proposed to be provided by the TOJ for domestic water and fire suppression for the building. Irrigation water is proposed to be provided by an alternate source.

On average the school will serve approximately 209 students per day. The school will also include a teaching kitchen. Per section 13.08.020 of the Jackson Municipal code schools with cafeteria, no gym and no showers generate 15 gpd per student. Therefore, the estimated average water demand for the school is approximately 3,135 gpd.

An existing 12-inch diameter water main exists along the north side of High School Road. A 4-inch water service is proposed to be extended to the mechanical room located in the northeast corner of the building from this existing water main as shown on the preliminary site plan to provide domestic water and fire suppression service to the building. The 4-inch water service will be split to a domestic water service and a 4-inch fire sprinkler line both equipped with shutoff valves prior to entering the building.

Final water service line sizes and water demands for the site will be verified as part of Final Design.

F. WASTEWATER

Sanitary sewer service is proposed to be provided by future 10-inch sewer main to be installed in High School Road as part of the Porter Ranch Subdivision project. This future main will be connected to an existing 15-inch sanitary sewer main owned and operated by the TOJ a short distance to the east of the CWC parcel. Connection and maintenance agreements will need to be developed between CWC and Porter Ranch to allow for this connection unless the Town of Jackson decides to own and operate the new gravity sewer main.

The water demands, on average the school will serve approximately 209 students per day. The school will also include a teaching kitchen. Per section 13.08.020 of the Jackson Municipal code schools with cafeteria, no gym and no showers generate 15 gpd per student. Therefore, the average sewer generation is estimated to be approximately 3,135 gpd. A grease trap is also proposed for the teaching kitchen facilities in the building. A proposed layout of the sanitary

sewer service facilities is shown on the preliminary site plan.

Sewer service line sizes and wastewater flows for the site will be verified as part of the Final Design process along with the final design details of the lift station and grease trap.

G. ROADS AND ACCESS

Vehicular access to the parking lot will be from a private access road via High School Road as shown on the site plans. The access road will be built in accordance with TOJ standards. A multi-use path is also proposed parallel to High School Road along the property frontage as shown on the preliminary site plan and will provide pedestrian connectivity via a sidewalk to the parking lot and building.

H. TRAFFIC AND PARKING

A comprehensive Traffic Impact Study (TIS) with Travel Demand Management has been included with this application in **Section 4**. See *Section 8* of this report for the Parking Demand and Assumptions as part of the Travel Demand Management program for CWC.

50 parking spaces will be provided. Handicap parking stalls are located near the entrance to the building. EV spaces are also allocated. The parking lot will be per TOJ standards and will include accessible parking as well as loading/unloading areas. Snow storage for the parking lot is proposed north of the parking lot in the stormwater detention area. Bike racks are also proposed near the entrance of the building as shown on the site plan.

I. STORMWATER

The site stormwater plan is to collect, treat, and route the stormwater from the site according to the Town's stormwater standards. The TOJ requires new developments to detain the difference between the pre-development and post-development 100-year storm. Preliminary calculations provide the following estimated runoff rates and storage requirement:

Pre-development 100-year runoff rate → 0.6 cfs

Post-development 100-year runoff rate → 4.5cfs

Estimated storage requirement = 2,500 cubic feet

Stormwater is proposed to be managed by collecting the stormwater combination of surface flow, inlets and pipes and will be treated and stored in the proposed stormwater detention areas surrounding the parking lot.

J. SNOW STORAGE

As indicated on the accompanying Sketch Plan Drawings, snow storage areas equal to or greater than 2.5% of the plowed area will be provided. This area is the functional space to stack the large amounts of snow that can build up during heavy snowfall years. Snow storage will primarily be in the area to the north of the main parking lot in the proposed stormwater detention area. As with many area developments during a heavy snow year it may be necessary to load and haul off

snow piles from time to time during the winter.

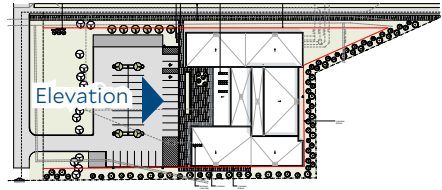
K. WATER BODY AND WETLAND BUFFERS

The site is not adjacent to any natural body of water and impacts on water quality or wetlands are not foreseen.

An existing irrigation ditch exists along the north side of the property parallel to High School Road along with some irrigation laterals that flow to the south. This is the Leek ditch which provides irrigation water to the properties west and south of the site. As shown on the proposed plan, the ditch will be relocated and modified by a series of proposed irrigation pipes to continue to provide irrigation water to the adjacent properties. No modification to existing flows is anticipated. The proposed plan is being developed in coordination with the adjacent landowner and Town regulations will be followed to obtain consent from 50% of ditch owners when the plan is finalized.

SECTION 3 – DEVELOPMENT PLAN DESIGN

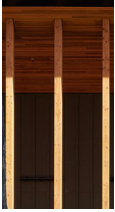
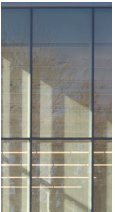
- **CWC JACKSON CENTER SCHEMATIC DESIGN (SD) SET - ELEVATIONS, FLOOR PLANS, & CHARACTER SKETCHES BY ANDERSON MASON DALE & PROSPECT ARCHITECTS**
 - **CWC JACKSON CENTER LANDSCAPING PLAN**
- **CWC JACKSON CENTER CIVIL SET BY JORGENSEN ASSOCIATES, P.C.**
- **STORMWATER CALCULATIONS BY JORGENSEN ASSOCIATES, P.C.**



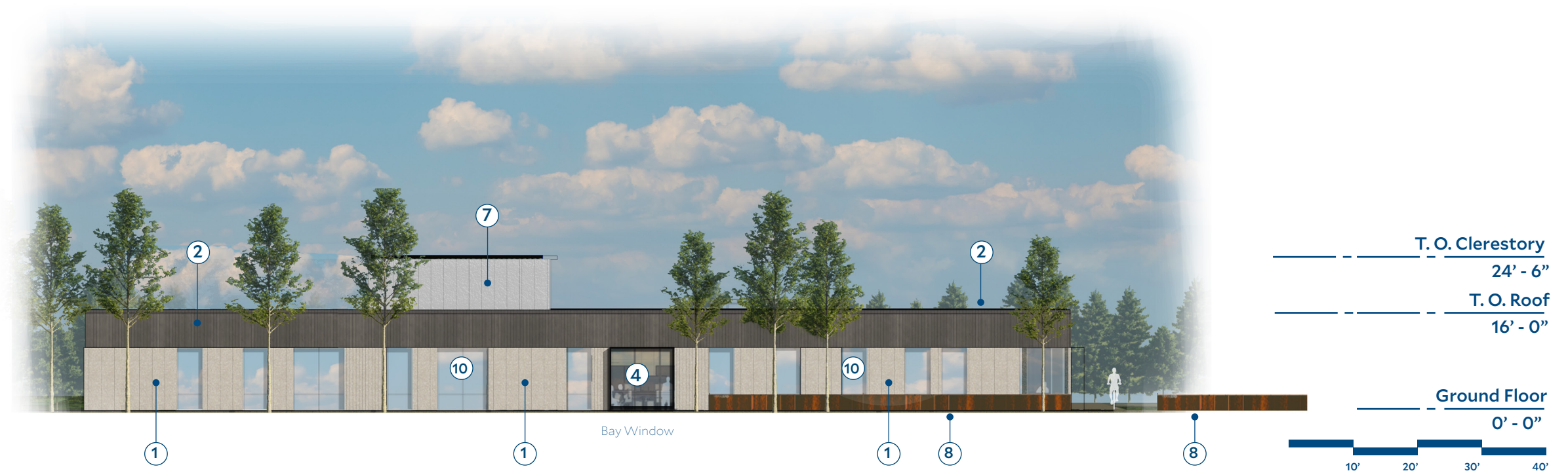
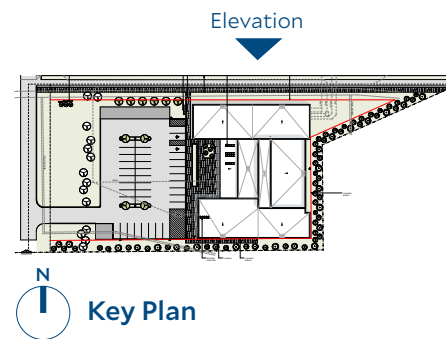
Key Plan



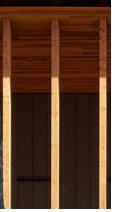
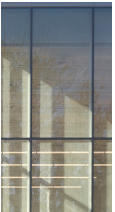
Materials

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|--|--|---|---|---|
| 1.  Ultra High Performance Concrete Wall Panels,
1a. Door Panels | 3.  Structural Polycarbonate Wall System | 5.  Mass Timber Posts, Roof | 7.  Rooftop Equipment Screens Flat Panel | 9.  Steel Doors |
| 2.  Variated Width Charred Wood Cladding | 4.  Structurally Glazed Curtain Wall System, Aluminum Frame | 6.  Nana-Wall Operable Facade System | 8.  Cor-ten Metal Panel Planter | 10.  Metal Clad Wood Windows |

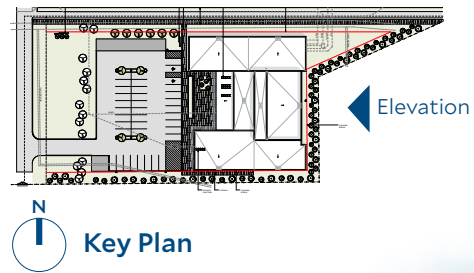




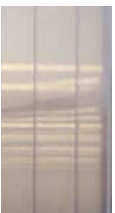
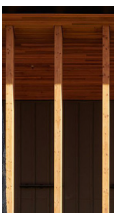
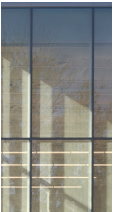
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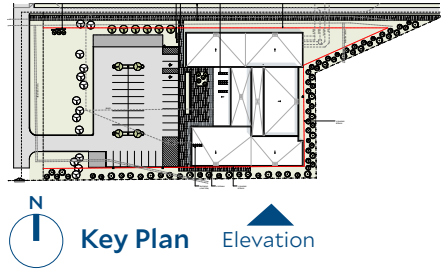
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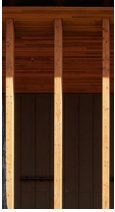
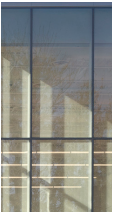


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Exterior Elevation - South

Ultra High Performance Concrete Panels



TAKTL:
Korsa Aggregate

Charred Wood Cladding



reSAWN Timber:
Shou Sugi Ban

Polygal (Polycarbonate) Wall



Manufacturers:
Duo-Gard
Plazit-Polygal
Plaskolite

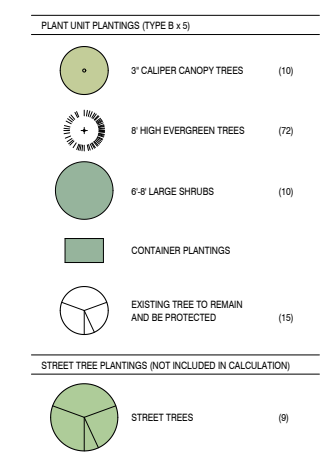
Glue Laminated Wood Colonnade



Manufacturers:
Nordic CLT







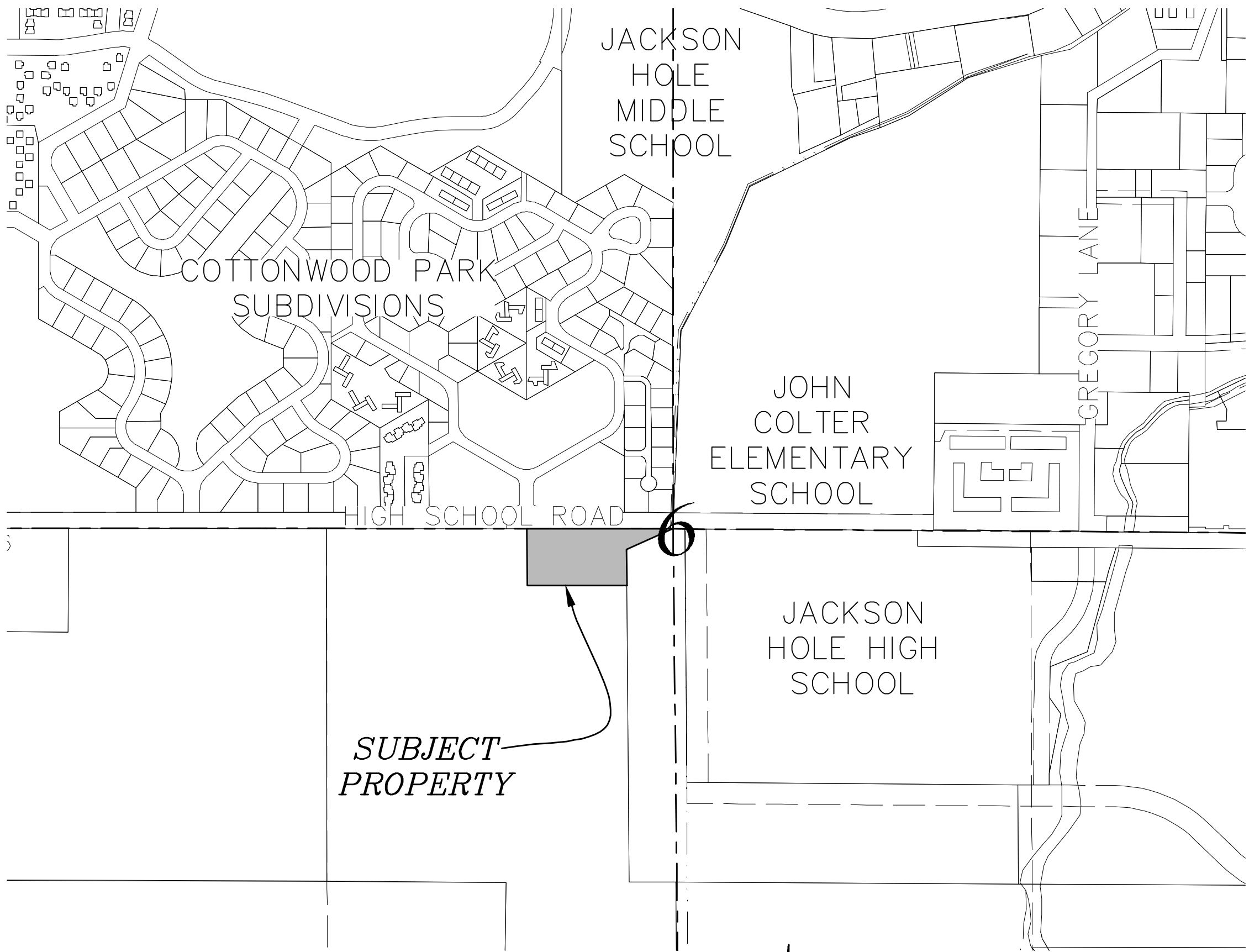
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CENTRAL WYOMING COLLEGE JACKSON OUTREACH CENTER

DEVELOPMENT PLAN

CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING

LOCATED WITHIN THE NE ¼SW¼ & SE¼NW¼ SEC 6,
T40N, R116W, 6TH P.M.
TETON COUNTY, WYOMING



VICINITY MAP

1" = 400' for 22x34 Prints
1" = 800' for 11x17 Prints

INDEX OF SHEETS

Sheet Number	Sheet Title
C1.0	COVER
C1.1	GENERAL NOTES & LEGEND
C2.0	EXISTING CONDITIONS
C2.1	SITE OVERVIEW
C2.2	CONNECTIVITY PLAN

OWNER

Fremont County Community
College District
2660 Peck Ave., Main Hall, 104C
Riverton, WY 82501

ENGINEER & LAND SURVEYOR

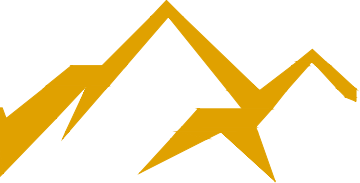
Jorgensen Associates, Inc.
1315 S. Highway 89, #201
PO Box 9550
Jackson, WY 83002-9550
(307) 733-5150

ARCHITECT & LANDSCAPE DESIGN

Prospect Studio
4030 W Lake Cr. Dr., Ste. 104
PO Box 1870
Wilson, WY 83014
Danny Wicke
(307) 264-2600

AMD Architects
3198 Speer Boulevard
Denver, CO 80211
John Graham
(303) 294-9448

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
CENTRAL WYOMING COLLEGE
DEVELOPMENT PLAN
CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING

SHEET TITLE:
COVER

DESIGNED BY:	PY
REVIEWED BY:	PD
PLAN VERSION	DATE
SKETCH PLAN	11/17/2023
DEV PLAN	03/21/2024

PROJECT NUMBER

22070

SHEET

C1.0

GENERAL PROJECT NOTES:

1.

PROJECT SCOPE: PROVIDE ACCESS, UTILITY INFRASTRUCTURE, GRADING, AND NECESSARY SITE DEVELOPMENT FOR PROPOSED COLLEGE OUTREACH CENTER.
2.

PROJECT SCHEDULE: UTILITY INSTALLATION WILL BEGIN IN SPRING 2024 AND END IN FALL 2024.
3.

PROPERTY IS ZONED P/SP IN THE TOWN OF JACKSON.
4.

PROPERTY AREA: +/- 2.0 ACRES
5.

THE PROPERTY IS NOT WITHIN THE WILD LAND URBAN INTERFACE, THE NATIONAL WILD AND SCENIC RIVER CORRIDOR, OR THE NATURAL RESOURCES OVERLAY. THE PROPERTY IS LOCATED WITHIN THE SCENIC RESOURCES OVERLAY. PROPERTY IS NOT LOCATED WITHIN A FLOODPLAIN.
6.

A GEOTECHNICAL SITE INVESTIGATION AND REPORT OF THE PROPERTY WAS PERFORMED BY JORGENSEN GEOTECHNICAL, LLC IN MAY, 2023. REFER TO THE GEOTECH REPORT FOR MORE DETAILED INFORMATION.
7.

TOPOGRAPHIC SURVEYS FOR THIS PROPERTY WERE PERFORMED BY JORGENSEN ASSOCIATES, INC. IN NOVEMBER 2022. SPECIFIC COORDINATE DATA IS AVAILABLE UPON REQUEST.
8.

THE PROPERTY IS LOCATED SOUTH OF HIGH SCHOOL ROAD IN PREVIOUS AGRICULTURAL LAND PRIMARILY USED FOR GRAZING WITH EXISTING VEGETATION AND GROUND COVER CONSISTING OF LEVEL GRASSLAND AND POCKETS OF TREES.
9.

VERBAL NOTICE OF ANY CHANGES OR MODIFICATIONS THAT ARE NOT CONSISTENT WITH THE TERMS AND CONDITIONS OF THE BUILDING PERMIT SHALL BE GIVEN TO THE TOWN ENGINEERING DEPARTMENT AT 307 733-3079. THE TOWN ENGINEERING DEPARTMENT MAY REQUIRE ADDITIONAL WRITTEN NOTICE OR INFORMATION BE SUBMITTED THROUGH THE TOWN'S BUILDING DEPARTMENT AND ADDITIONAL REVIEW FEES MAY APPLY.
10.

PRIOR TO START OF CONSTRUCTION ACTIVITIES, THE APPLICANT SHALL CONTACT THE TOWN OF JACKSON ENGINEERING DEPARTMENT AND SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO MEET WITH THE ENGINEERING DEPARTMENT PRIOR TO START OF CONSTRUCTION ACTIVITIES WILL RESULT IN STOPPAGE OF WORK ON SITE. THE TOWN ENGINEER SHALL BE NOTIFIED 48-HOURS PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
11.

THE DESIGN ENGINEER OF RECORD FOR ALL INFRASTRUCTURE AND GRADING SHALL INSPECT AND PROVIDE WRITTEN APPROVAL OF CONSTRUCTION PRIOR TO CERTIFICATE OF OCCUPANCY. THE TOWN ENGINEERING DEPARTMENT SHALL BE NOTIFIED TO ALLOW FOR WITNESSING OF ANY TESTING. FIELD REPORTS REGARDING THE INSTALLATIONS SHALL BE KEPT AND MAY BE REQUIRED BY THE TOWN ENGINEERING DEPARTMENT. RECORD DRAWINGS OF THE INSTALLATION SHALL BE PROVIDED ALONG WITH A CERTIFICATE OF COMPLETION.
12.

ALL PROPOSED ROADS, SIDEWALKS, WATER, SEWER, CABLE UTILITIES, STORM AND DRAINAGE INFRASTRUCTURE LOCATED ONSITE SHALL BE PRIVATELY OWNED, OPERATED AND MAINTAINED. THE CONSTRUCTION OF THE ONSITE IMPROVEMENTS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER AND SHALL BE PROVIDED FOR IN A SUBDIVISION IMPROVEMENTS AGREEMENT TO BE APPROVED WITH EACH SUBDIVISION PLAT.
13.

RECORD DESIGN PLANS SHALL BE SUBMITTED ELECTRONICALLY TO THE TOWN OF JACKSON IN PORTABLE DOCUMENT FORMAT (PDF) WITH A CORRESPONDING AUTOCAD COMPATIBLE (DWG) AND A GIS SHAPE FILE.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

1.

ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS. ANY CONSTRUCTION RELATED ACTIVITIES NOT IN CONFORMANCE WITH APPROVED AND PERMITTED PLANS AND/OR SEQUENCING MAY RESULT IN TERMINATION OF WORK.
2.

THE APPROVED EROSION CONTROL PLAN SHALL BE LOCATED ON SITE. EROSION CONTROL MEASURES SHALL BE INSPECTED AFTER EACH RAIN AND AT LEAST ONCE EACH WEEK. EROSION DAMAGE TO ADJOINING SURFACES AND DRAINAGE WAYS AS A RESULT OF LAND DEVELOPING OR DISTURBING ACTIVITIES SHALL BE REPAIRED IMMEDIATELY.
3.

THE TOWN ENGINEER SHALL BE ALLOWED TO ENTER THE SITE FOR THE PURPOSE OF INSPECTING COMPLIANCE WITH THE EROSION CONTROL PLAN OR FOR PERFORMING ANY WORK NECESSARY TO BRING THE SITE INTO COMPLIANCE WITH THE EROSION CONTROL PLAN.
4.

COPIES OF ALL AGREEMENTS AND/OR EASEMENTS SHALL BE PROVIDED TO THE TOWN OF JACKSON PRIOR TO GRADING ON ADJACENT PROPERTIES FOR TEMPORARY OR PERMANENT CONSTRUCTION ACTIVITIES.
5.

CONSTRUCTION WORK HOURS SHALL BE CONSISTENT WITH CURRENT TOWN OF JACKSON POLICIES.
6.

ALL PUBLIC STREETS SHALL BE MAINTAINED CLEAR OF DEBRIS DURING CONSTRUCTION. SHOULD DEBRIS BE TRACKED ONTO PUBLIC STREETS FROM THE CONSTRUCTION SITE, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CLEAN THE AFFECTED STREETS.
7.

CONSTRUCTION SITE DELINEATION FENCING SHALL BE PROVIDED AS NEEDED TO PROTECT THE PUBLIC FROM HAZARDS DURING CONSTRUCTION. THE FENCE SHALL REMAIN IN PLACE AND INTACT FOR AS LONG AS NECESSARY TO PROTECT THE PUBLIC.
8.

APPROVED SEDIMENTATION CONTROLS AND SILT RETENTION SHALL BE PLACED AND PROVIDED DURING CONSTRUCTION AS NEEDED TO PREVENT OFFSITE STORM FLOW AS IDENTIFIED IN THE APPROVED GRADING AND EROSION CONTROL PLAN. THE TOWN ENGINEER SHALL BE NOTIFIED UPON COMPLETION OF EROSION CONTROL MEASURES WITHIN 2 CALENDAR DAYS AFTER INSTALLATION.
9.

IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY WYPDES STORMWATER PERMIT AND / OR CONSTRUCTION DEWATERING PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
10.

PRIOR TO CONSTRUCTION, IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE A CONSTRUCTION MANAGEMENT AND SEQUENCING PLAN TO MEET THE REQUIREMENTS OF THE TOWN OF JACKSON.
11.

CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA. CONTACT ENGINEER TO LOCATE EXISTING WATER LINES, SEWER LINES.
12.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
13.

ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
14.

CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
15.

CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
16.

FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6

INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.

17.

SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
18.

CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING H OR GRADING W.
19.

CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
20.

DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDD AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
21.

STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
22.

WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS. FOLLOW INVASIVE SPECIES MANAGEMENT PLAN SUBMITTED WITH GRADING PERMIT. REDUCE THE SPREAD OF NOXIOUS WEEDS AND INTRODUCTION OF OTHER INVASIVE SPECIES PRIOR TO CONSTRUCTION, DURING CONSTRUCTION, DURING REVEGETATION, AND AFTER CONSTRUCTION.
23.

FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
24.

ANY MUD TRACKED ONTO ADJOINING STREETS SHALL BE SWEEPED UP ON A DAILY BASIS OR OTHERWISE REQUESTED BY THE TOWN OF JACKSON.
25.

CONSTRUCTION SITE SHALL REMAIN CLEAN AND ALL TRASH AND CONSTRUCTION DEBRIS SHALL NOT ENTER INTO ADJACENT PROPERTIES.
26.

ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
27.

TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
28.

A FOUR INCH MINIMUM LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
29.

CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
30.

IRRIGATION WATER SHALL BE SUPPLIED BY AN ISOLATED SYSTEM METERED SEPARATELY FROM DOMESTIC USE. BACKFLOW AND METER EQUIPMENT TO BE LOCATED WITHIN THE ADJACENT BUILDING MECHANICAL ROOM. LIMITS OF IRRIGATION BETWEEN THE PROPERTY AND STREET SCAPE LANDSCAPE IMPROVEMENTS TO BE COORDINATED BETWEEN THE OWNER AND THE TOWN OF JACKSON.
31.

REFER TO UTILITY INFRASTRUCTURE PLAN SHEETS FOR UTILITY NOTES AND SPECIFICATIONS.

REVEGETATION SPECIFICATIONS:

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

1.	SEED MIXTURE:														
	<table><tr><td>COMMON NAME</td><td>LBS./ACRE</td></tr><tr><td>MOUNTAIN BROME</td><td>10 LBS./ACRE</td></tr><tr><td>THICKSPIKE WHEATGRASS</td><td>12 LBS./ACRE</td></tr><tr><td>IDAHO FESCUE</td><td>6 LBS./ACRE</td></tr><tr><td>WESTERN WHEATGRASS</td><td>12 LBS./ACRE</td></tr><tr><td>ALPINE TIMOTHY</td><td>12 LBS./ACRE</td></tr><tr><td>TOTAL PURE LIVE SEED APPLICATION RATE</td><td>52 LBS./ACRE</td></tr></table>	COMMON NAME	LBS./ACRE	MOUNTAIN BROME	10 LBS./ACRE	THICKSPIKE WHEATGRASS	12 LBS./ACRE	IDAHO FESCUE	6 LBS./ACRE	WESTERN WHEATGRASS	12 LBS./ACRE	ALPINE TIMOTHY	12 LBS./ACRE	TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
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WESTERN WHEATGRASS	12 LBS./ACRE														
ALPINE TIMOTHY	12 LBS./ACRE														
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE														

2.

SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
3.

ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
4.

TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
5.

HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
6.

SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
7.

SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL. REVEGETATION SHALL OCCUR UPON COMPLETION OF CONSTRUCTION.

ACTIVE CONSTRUCTION MANAGEMENT STRATEGIES:

1.

ALL CONSTRUCTION EQUIPMENT WILL BE CLEANED PRIOR TO ENTERING
2.

SOIL STOCKPILES WILL BE ROUTINELY CHECKED AND TREATED FOR INVASIVE SPECIES.
3.

DISTURBANCE OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE KEPT ON ACTIVE MANAGEMENT. THIS AREA WILL BE MONITORED AND TREATED TWICE EACH GROWING SEASON.

POST CONSTRUCTION MANAGEMENT STRATEGIES:

1.

REVEGETATION WILL OCCUR IMMEDIATELY AFTER CONSTRUCTION IS COMPLETE TO PREVENT ESTABLISHMENT OF INVASIVE SPECIES IN THE DISTURBED AREAS.
2.

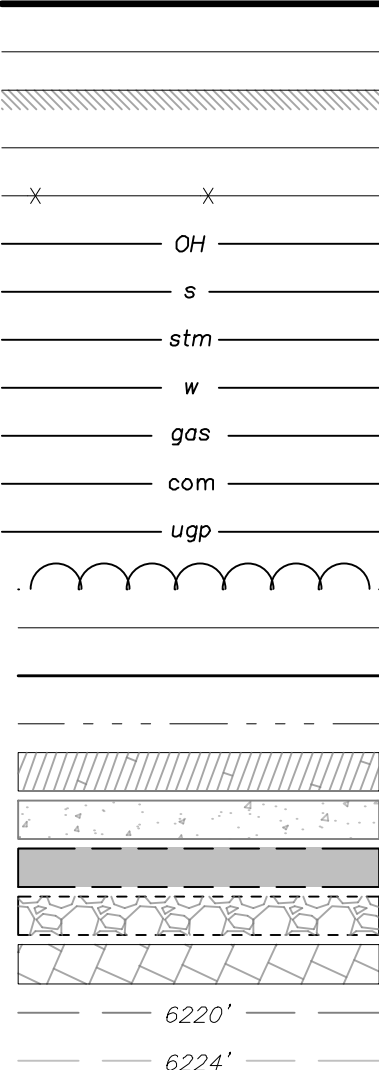
NURSERY STOCK WILL BE USED IN ACCRODANCE WITH W.S. 11-9-101-109 (WYOMING NURSERY STOCK LAW), CERTIFIED WEED FREE, AND ACQUIRED THROUGH DEALER LICENSED BY WYOMING DEPARTMENT OF AGRICULTURE.
3.

CERTIFIED WEED FREE STRAW, GRAVEL, AND SOIL WILL BE UTILIZED AS POSSIBLE.
4.

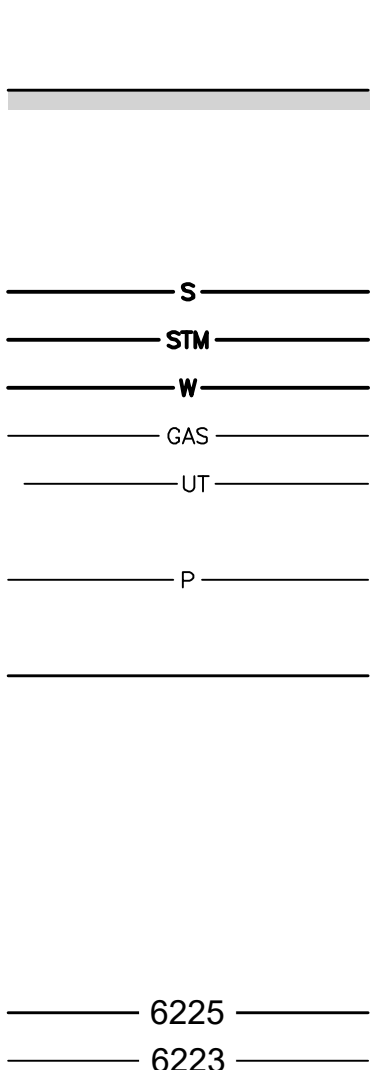
TCWP WILL BE CONTACTED TO CREATE A POST-CONSTRUCTION INVENTORY.

LINE LEGEND

EXISTING



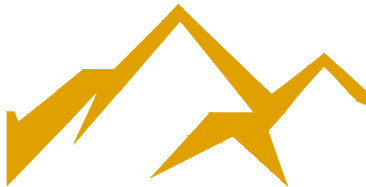
PROPOSED



- measured property boundary
- adjoining property boundary
- building perimeter
- building perimeter on adjoining property
- chain link fence
- overhead wire
- underground sewer line
- underground storm sewer line
- underground water line
- underground gas line
- underground telecommunications line
- underground power line
- dripline of bushes and shrubs
- window well
- top back of curb
- flowline of curb
- wooden boardwalk/deck
- concrete
- asphalt
- gravel
- flagstone walkway
- index contours
- intermediate contours

SYMBOL LEGEND

-
- water valve
-
- curbstop valve
-
- light pole
-
- utility pole
-
- street sign
-
- wooden post
-
- fire hydrant
-
- sanitary sewer manhole
-
- storm sewer manhole
-
- storm sewer catch basin
-
- air conditioning unit
-
- electrical meter
-
- electrical pedestal
-
- cleanout
-
- cable box
-
- monitoring well
-
- spot elevation
-
- 12" cottonwood tree - approx. trunk diameter shown
-
- 12" spruce tree - approx. trunk diameter shown
-
- 12" aspen tree - approx. trunk diameter shown
-
- 12" deciduous tree - approx. trunk diameter shown
-
- 12" shrub - approximately to scale



JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
CENTRAL WYOMING COLLEGE
DEVELOPMENT PLAN
CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING

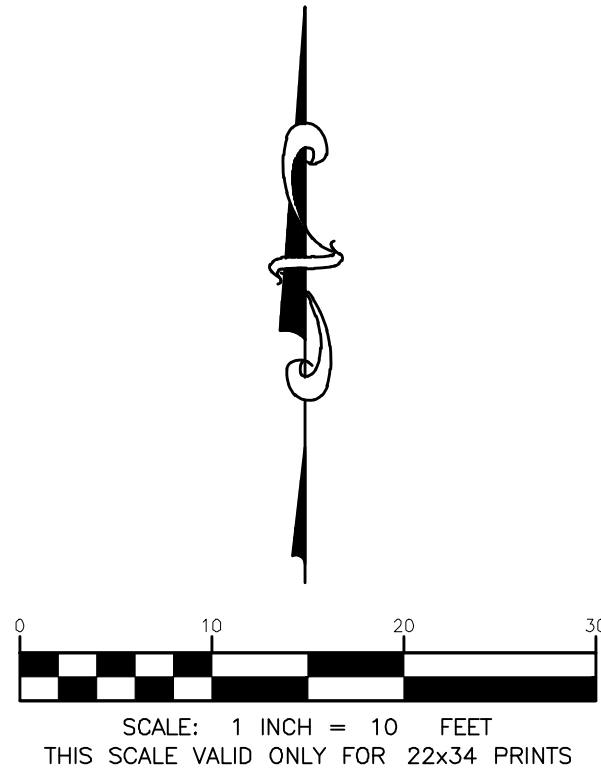
SHEET TITLE:
GENERAL NOTES & LEGEND

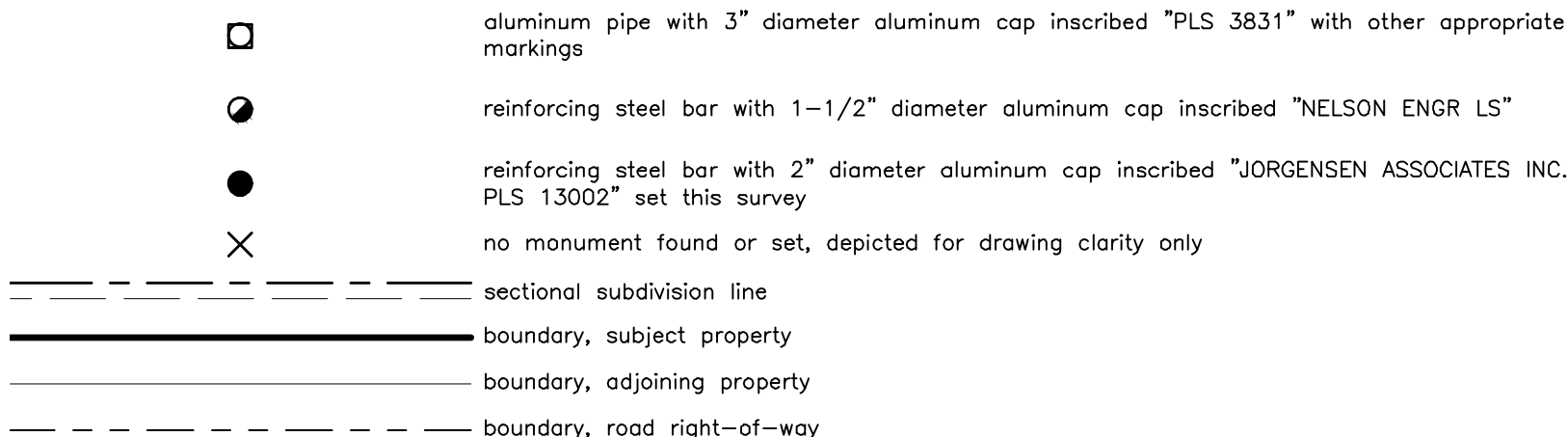
DESIGNED BY:	PY
REVIEWED BY:	PD
PLAN VERSION	DATE
SKETCH PLAN	11/17/2023
DEV PLAN	03/21/2024

PROJECT NUMBER
22070

SHEET
C1.1

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



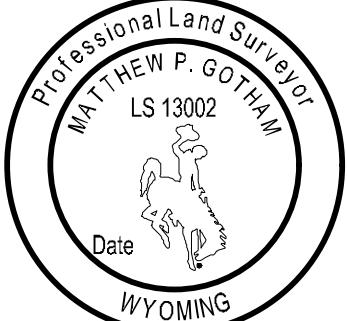


LEGAL DESCRIPTION

I, Matthew P. Gotham, Wyoming Professional Land Surveyor No. 13002 do hereby certify:

that this map was prepared from data collected during field surveys performed under my direction in November & December, 2022; from previous surveys performed by Jorgensen Associates, P.C. and Jorgensen Associates, Inc., and from information of record in the Office of the Clerk of Teton County, Wyoming;

that to the best of my belief and knowledge, it correctly represents the parcel described hereon to be annexed to the Town of Jackson, Wyoming.



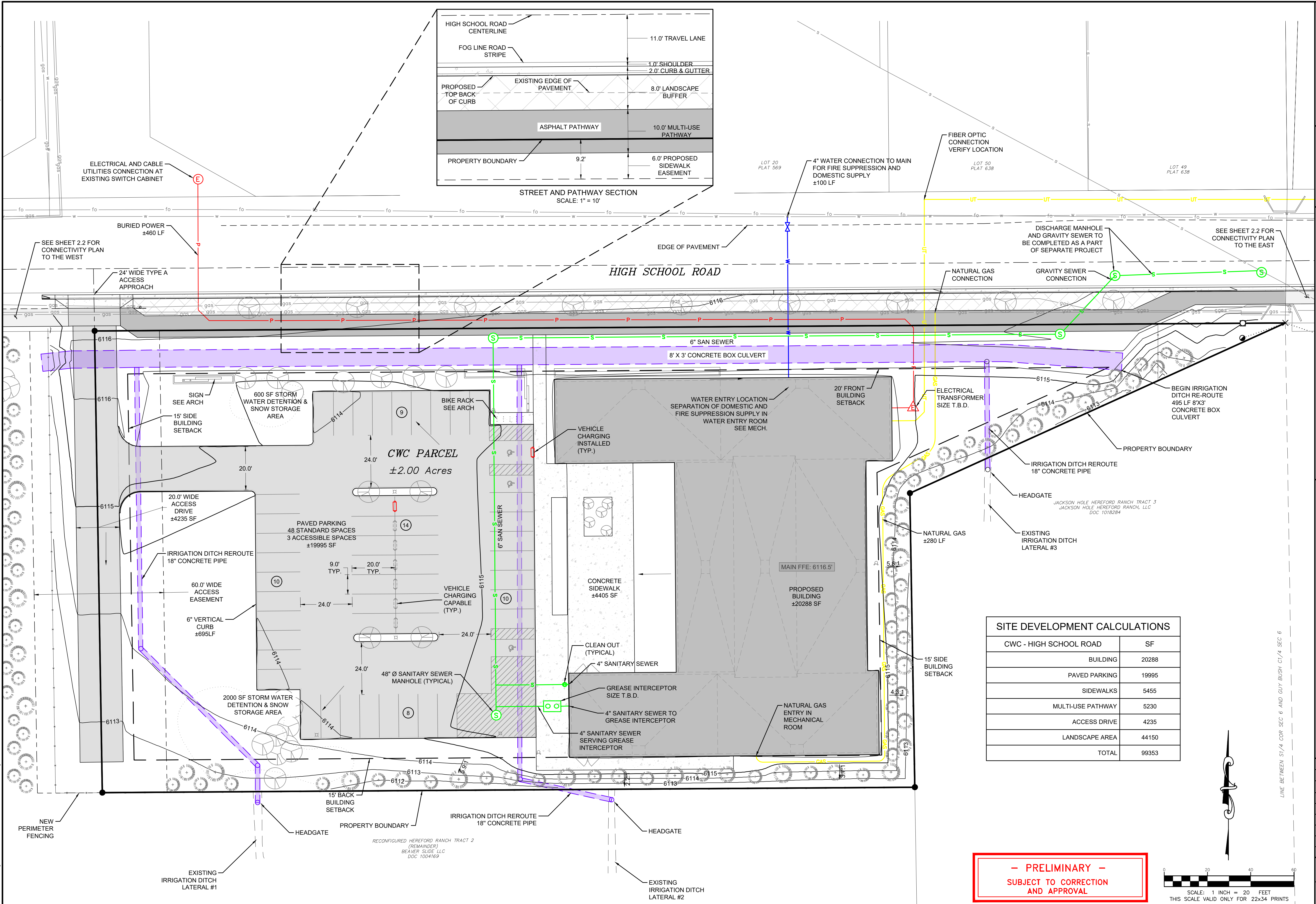
Matthew P. Gotham, Wyoming PLS 13002

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL

PROJECT TITLE:
CENTRAL WYOMING COLLEGE
DEVELOPMENT PLAN
CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING

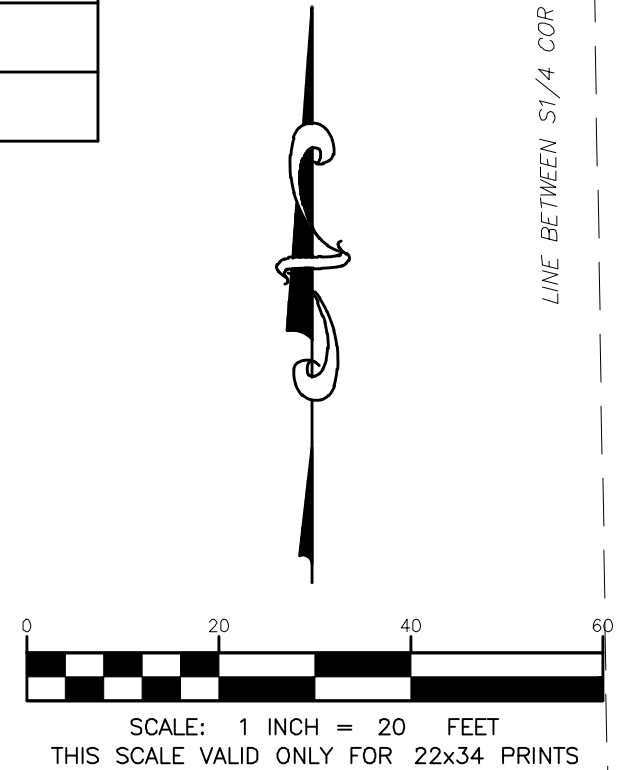
SHEET TITLE:
EXISTING CONDITIONS

DESIGNED BY:	PY
REVIEWED BY:	PD
PLAN VERSION	DATE
SKETCH PLAN	11/17/2021
DEV PLAN	03/21/2022
PROJECT NUMBER	
22070	
SHEET	
C2.0	



SITE DEVELOPMENT CALCULATIONS	
CWC - HIGH SCHOOL ROAD	SF
BUILDING	20288
PAVED PARKING	19995
SIDEWALKS	5455
MULTI-USE PATHWAY	5230
ACCESS DRIVE	4235
LANDSCAPE AREA	44150
TOTAL	99353

- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



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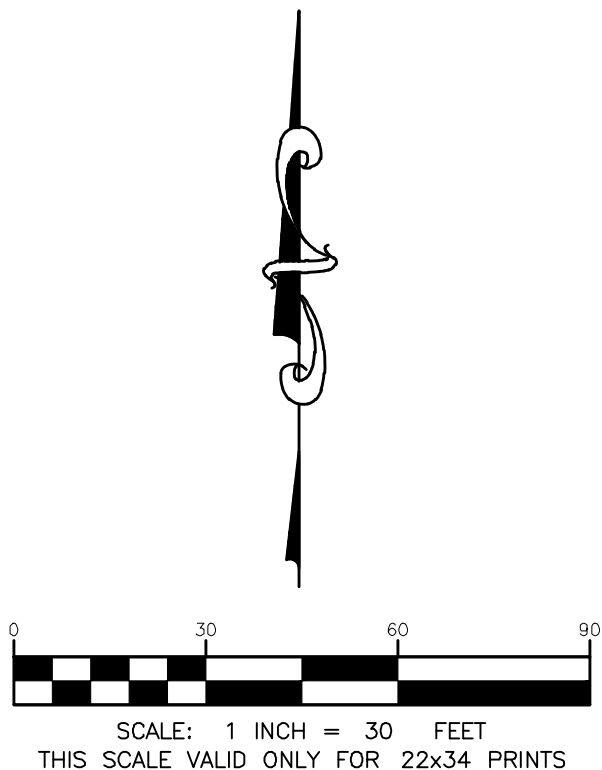
PROJECT TITLE:
**CENTRAL WYOMING COLLEGE
DEVELOPMENT PLAN
CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING**

SHEET TITLE:
SITE OVERVIEW

DRAFTED BY:	PY
REVIEWED BY:	PD
PLAN VERSION	DATE
SKETCH PLAN	11/17/2023
DEV PLAN	03/21/2024
PROJECT NUMBER	22070
SHEET	C2.1



- PRELIMINARY -
SUBJECT TO CORRECTION
AND APPROVAL



SHEET TITLE:
CONNECTIVITY PLAN

DRAFTED BY:	PY
REVIEWED BY:	PD
PLAN VERSION	DATE
SKETCH PLAN	11/17/2023
DEV PLAN	03/21/2024

PROJECT NUMBER	22070
SHEET	C2.2

PROJECT TITLE:
CENTRAL WYOMING COLLEGE
DEVELOPMENT PLAN
CWC PARCEL, HIGH SCHOOL ROAD
JACKSON, WYOMING





CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	87,120	2.00	0.15	1	0.15	0.15	0.30
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	87120	2.00					0.30

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.15$$

$$C_{wd} \times C_f = 0.15$$

$$C_{wd} \times C_f \times \sum A_i = 0.30$$

Time of Concentration = 20.0 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	1.07	97.10	0.32
10	0.89	161.54	0.27
15	0.73	198.74	0.22
20	0.64	232.32	0.19
30	0.5	272.25	0.15
40	0.4	290.40	0.12
50	0.34	308.55	0.10
60	0.3	326.70	0.09
70	0.29	368.45	0.09
80	0.26	377.52	0.08
90	0.24	392.04	0.07
100	0.23	417.45	0.07

Peak Flow Rate = 0.19 cfs



CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.19 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Roofs	20,365	0.47	0.95	1	0.95	0.95	0.44
Asphalt and Concrete	29,220	0.67	0.95	1	0.95	0.95	0.64
Lawn, Heavy, Flat, 2%	37,535	0.86	0.15	1	0.15	0.15	0.13
		0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	87120	2.00					1.21

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.61 \quad C_{wd} \times C_f = 0.61$$

$$C_{wd} \times C_f \times \sum A_i = 1.21$$

Time of Concentration = 5.0 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	1.07	391.86	57.60	334.26	1.30
10	0.89	651.88	115.20	536.68	1.08
15	0.73	802.03	172.80	629.23	0.88
20	0.64	937.53	230.40	707.13	0.77
30	0.5	1,098.67	345.60	753.07	0.61
40	0.4	1,171.91	460.80	711.11	0.48
50	0.34	1,245.16	576.00	669.16	0.41
60	0.3	1,318.40	691.20	627.20	0.36
70	0.29	1,486.86	806.40	680.46	0.35
80	0.26	1,523.48	921.60	601.88	0.31
90	0.24	1,582.08	1,036.80	545.28	0.29
100	0.23	1,684.62	1,152.00	532.62	0.28

$$\text{Water Quantity Storage Required} = 753 \text{ ft}^3$$

$$= 5,633 \text{ gallons}$$

$$\text{Peak Flow Rate} = 1.30 \text{ cfs}$$



CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	87,120	2.00	0.15	1	0.15	0.15	0.30
	0	0.00	0	1	0	0	0.00
	0	0.00	0	1	0	0	0.00
	0	0.00	0	1	0	0	0.00
	0	0.00	0	1	0	0	0.00
Totals	87120	2.00					0.30

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.15$$

$$C_{wd} \times C_f = 0.15$$

$$C_{wd} \times C_f \times \sum A_i = 0.30$$

Time of Concentration = 20.0 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	1.8	163.35	0.54
10	1.42	257.73	0.43
15	1.19	323.98	0.36
20	1.05	381.15	0.32
30	0.83	451.94	0.25
40	0.68	493.68	0.20
50	0.57	517.28	0.17
60	0.51	555.39	0.15
70	0.47	597.14	0.14
80	0.44	638.88	0.13
90	0.4	653.40	0.12
100	0.37	671.55	0.11

Peak Flow Rate = 0.32 cfs



CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.32 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Roofs	20,365	0.47	0.95	1	0.95	0.95	0.44
Asphalt and Concrete	29,220	0.67	0.95	1	0.95	0.95	0.64
Lawn, Heavy, Flat, 2%	37,535	0.86	0.15	1	0.15	0.15	0.13
	0	0.00	0	1	0	0	0.00
		0.00	0	1	0	0	0.00
Totals	87120	2.00					1.21

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.61$$

$$C_{wd} \times C_f = 0.61$$

$$C_{wd} \times C_f \times \sum A_i = 1.21$$

Time of Concentration = 5.0 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	1.8	659.20	94.50	564.70	2.18
10	1.42	1,040.07	189.00	851.07	1.72
15	1.19	1,307.41	283.50	1,023.91	1.44
20	1.05	1,538.13	378.00	1,160.13	1.27
30	0.83	1,823.79	567.00	1,256.79	1.00
40	0.68	1,992.25	756.00	1,236.25	0.82
50	0.57	2,087.47	945.00	1,142.47	0.69
60	0.51	2,241.28	1,134.00	1,107.28	0.62
70	0.47	2,409.74	1,323.00	1,086.74	0.57
80	0.44	2,578.20	1,512.00	1,066.20	0.53
90	0.4	2,636.80	1,701.00	935.80	0.48
100	0.37	2,710.04	1,890.00	820.04	0.45

$$\text{Water Quantity Storage Required} = 1257 \text{ ft}^3$$

$$= 9,401 \text{ gallons}$$

$$\text{Peak Flow Rate} = 2.18 \text{ cfs}$$



CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Lawn, Heavy, Flat, 2%	87,120	2.00	0.15	1.25	0.1875	0.1875	0.38
	0	0.00	0	1.25	0	0	0.00
	0	0.00	0	1.25	0	0	0.00
	0	0.00	0	1.25	0	0	0.00
	0	0.00	0	1.25	0	0	0.00
Totals	87120	2.00					0.38

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.15$$

$$C_{wd} \times C_f = 0.19$$

$$C_{wd} \times C_f \times \sum A_i = 0.38$$

Time of Concentration = 20.0 minutes

Water Quantity Calculations			
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Peak Flow (ft ³ /sec)
5	3	340.31	1.13
10	2.33	528.62	0.87
15	1.9	646.59	0.71
20	1.65	748.69	0.62
30	1.3	884.81	0.49
40	1.08	980.10	0.41
50	0.95	1077.66	0.36
60	0.82	1116.23	0.31
70	0.74	1175.21	0.28
80	0.65	1179.75	0.24
90	0.61	1245.54	0.23
100	0.56	1270.50	0.21

Peak Flow Rate = 0.62 cfs



CWC - HIGH SCHOOL RD.

STORMWATER MANAGEMENT PLAN RATIONAL METHOD RUNOFF CALCULATIONS POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.62 cfs

Surface Type	Area A (ft ²)	Area (acres)	Runoff Coefficient C	Frequency Factor C _f	C x C _f	Calculation Value C'	C' x A (acres)
Roofs	20,365	0.47	0.95	1.25	1.1875	1	0.47
Asphalt and Concrete	29,220	0.67	0.95	1.25	1.1875	1	0.67
Lawn, Heavy, Flat, 2%	37,535	0.86	0.15	1.25	0.1875	0.1875	0.16
		0.00	0	1.25	0	0	0.00
		0.00	0	1.25	0	0	0.00
Totals	87120	2.00					1.51

$$\text{Weighted Runoff Coefficient, } C_{wd} = \frac{\sum C_i A_i}{\sum A_i} = 0.61$$

$$C_{wd} \times C_f = 0.76$$

$$C_{wd} \times C_f \times \sum A_i = 1.51$$

Time of Concentration = 5.0 minutes

Water Quantity Calculations					
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft ³)	Discharge Volume (ft ³)	Site Detention (ft ³)	Peak Flow (ft ³ /sec)
5	3	1,373.33	185.63	1,187.71	4.54
10	2.33	2,133.24	371.25	1,761.99	3.53
15	1.9	2,609.33	556.88	2,052.46	2.88
20	1.65	3,021.33	742.50	2,278.83	2.50
30	1.3	3,570.67	1,113.75	2,456.92	1.97
40	1.08	3,955.20	1,485.00	2,470.20	1.63
50	0.95	4,348.89	1,856.25	2,492.64	1.44
60	0.82	4,504.53	2,227.50	2,277.03	1.24
70	0.74	4,742.58	2,598.75	2,143.83	1.12
80	0.65	4,760.89	2,970.00	1,790.89	0.98
90	0.61	5,026.40	3,341.25	1,685.15	0.92
100	0.56	5,127.11	3,712.50	1,414.61	0.85

$$\text{Water Quantity Storage Required} = 2,493 \text{ ft}^3$$

$$= 18,645 \text{ gallons}$$

$$\text{Peak Flow Rate} = 4.54 \text{ cfs}$$

STORMWATER MANAGEMENT MANUAL
TABLES FOR
RATIONAL METHOD RUNOFF CALCULATIONS

Table 3-1. Recommended Runoff Coefficients.

Description of Area	Runoff Coefficient		
	from	to	recommended
Business- Downtown	0.7	0.95	0.85
Business- Neighborhood	0.5	0.7	0.6
Res- Single-family	0.3	0.5	0.4
Res- 20,000 sq ft	0.49		0.49
Res- 10,000 sq ft	0.52		0.52
Res- 8,500 sq ft	0.57		0.57
Res- Multi-units, detached	0.4	0.6	0.5
Res- Multi-units, attached	0.6	0.75	0.7
Residential (suburban)	0.25	0.4	0.35
Apartment	0.5	0.7	0.6
Industrial- Light	0.5	0.8	0.65
Industrial- Heavy	0.6	0.9	0.75
Parks, cemeteries	0.1	0.25	0.2
Playgrounds	0.2	0.35	0.3
Railroad yard	0.2	0.35	0.3
Unimproved	0.1	0.3	0.2
Pavement			
Asphalt and Concrete	0.95		0.95
Brick Pavement	0.85		0.85
Roofs	0.95		0.95
Lawn, Sandy, Flat, 2%	0.05	0.1	0.08
Lawn, Sandy, Average, 2 to 7%	0.1	0.15	0.13
Lawn, Sandy, Steep, 7%+	0.15	0.2	0.18
Lawn, Heavy, Flat, 2%	0.13	0.17	0.15
Lawn, Heavy, Average, 2 to 7%	0.18	0.22	0.2
Woodlands	0.05	0.25	0.15
Gravel Road	0.85	0.85	0.85
Lawn, Heavy, Steep, 7%+	0.25	0.35	0.3

Source: Design and Construction of Sanitary and Storm Sewers, ASCE and the Water Pollution Control Federation, 1969.

Storm Vault

Length	Width	Depth	Volume
(ft)	(ft)	(ft)	(gal)
12	8	5	3590.4

Storm Pipe Network

Length	Diameter	Number	Volume
(ft)	(ft)	(pipes)	(gal)
30	3	2	3172.4

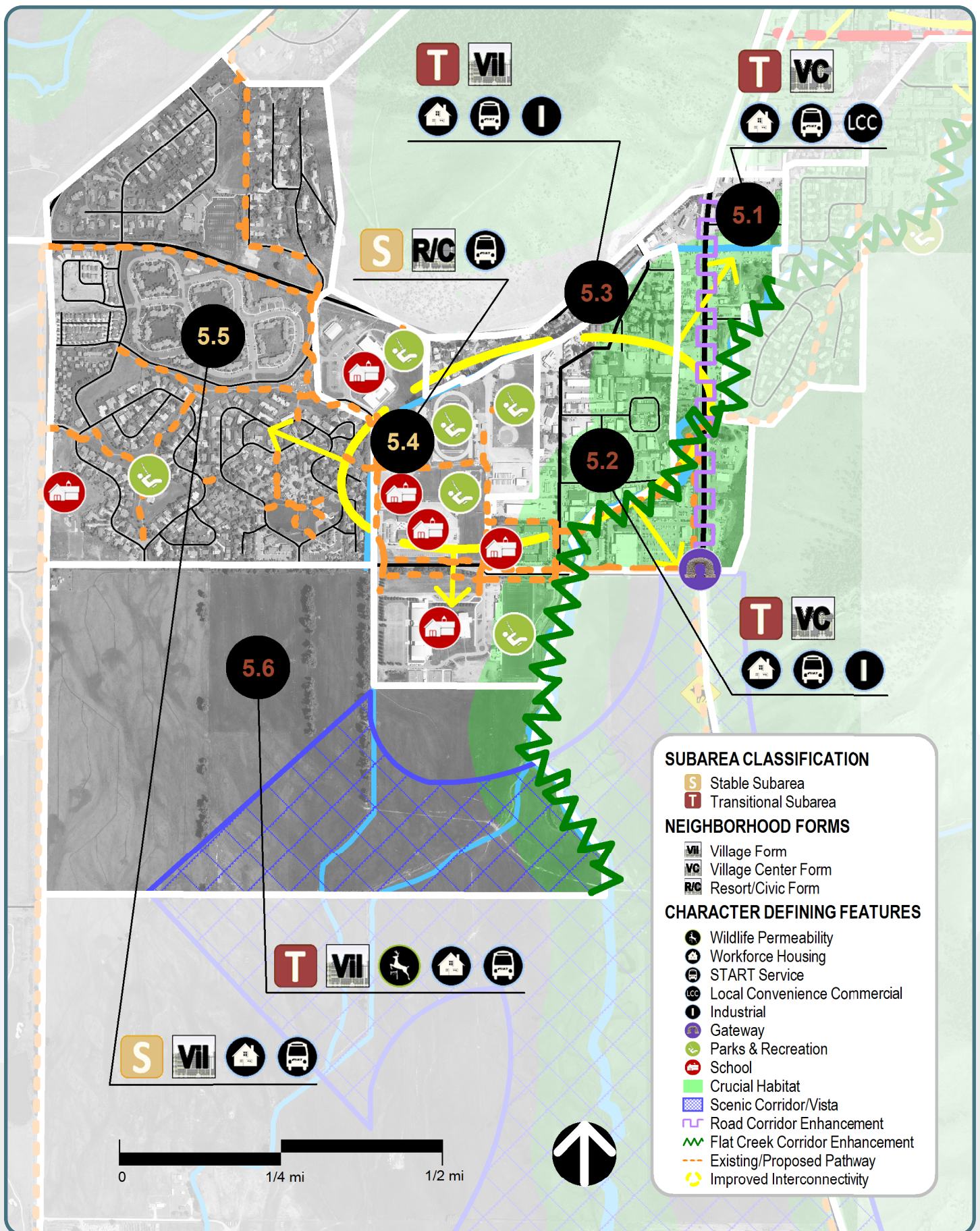
Storm Pipe Network

Length	Diameter	Number	Volume
(ft)	(ft)	(pipes)	(gal)
30	2.5	3	3304.6

Total Storage = 6762.8

SECTION 4 – SUPPORTING MATERIALS

- **TETON COUNTY COMPREHENSIVE PLAN DISTRICT 5.4 AND 5.6
SCHOOL CAMPUS AND NORTHERN SOUTH PARK**
 - **NEIGHBORHOOD MEETING SUMMARY**
 - **GEOTECHNICAL REPORT**
 - **GROUNDWATER MONITORING REPORT**
- **TRAFFIC IMPACT STUDY WITH TRAVEL DEMAND MANAGEMENT**



2012 + Future Desired Characteristics

West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile-oriented and contains a variety of non-residential uses, a variety of residential types and sizes, light industrial and the majority of the community's public schools. It also contains a large undeveloped agricultural area south of High School Road, and Flat Creek as a prominent natural feature.

The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well connected district. The continuation of light industrial uses is necessary to support the local economy. The preservation of residential areas that provide workforce housing, will be essential in meeting the Growth Management and workforce housing goals of the community. Enhancement of the southern gateway into Town into a mixed use corridor with improved connectivity and visual appearance will also be important. A key challenge of the district will be to address transportation congestion, safety and connectivity issues. Possible solutions may come in many forms, including consideration of an east/west connector south of High School Road and/or the Tribal Trails connector, complete street improvements to collector roads including High School, Middle School, Gregory Lane and South Park Loop and improved alternative mode connectivity throughout the district.

Policy Objectives

Common Value 1: N/A

Ecosystem Stewardship

Common Value 2: 4.1.b: Emphasize a variety of housing types, including deed-restricted housing
Growth Management 4.1.d: Maintain Jackson as the economic center of the region
4.2.c: Create vibrant walkable mixed use Subareas
4.3.a: Preserve and enhance Stable Subareas
4.3.b: Develop Transitional Subareas
4.4.b Enhance Jackson gateways

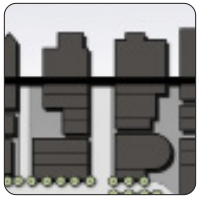
Common Value 3:
Quality of Life

5.3.b: Preserve existing workforce housing stock
6.2.b: Support businesses located in the community because of our lifestyle
6.2.c: Encourage local entrepreneurial opportunities
6.2.d Promote light industry
7.1.a: Increase the capacity for walking, biking, carpooling and riding transit
7.1.f: Complete major transportation projects based on Major Capital Group approach



Character Defining Features

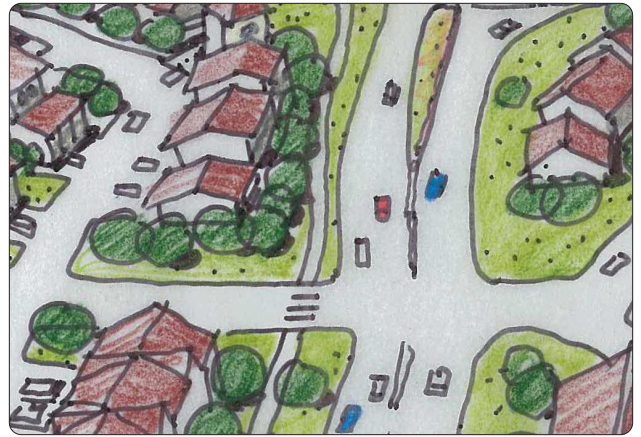
5.1: West Jackson Highway Corridor



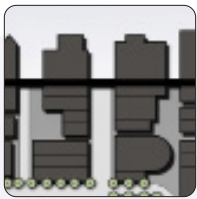
Village Center
Form

This mixed use, TRANSITIONAL Subarea is dominated by South Highway 89 and acts as the southern gateway to the Town. In the future, the enhancement of the Highway 89 corridor will be achieved by high quality mixed use development with improved internal circulation between lots and adjacent residential areas. Specific attention

should be given to consolidating the multiple access points to the highway in this area. Development intensity should be oriented towards the corridor and configured in two and three story mixed use buildings with an adequate landscape buffer from the busy highway corridor. Parking areas should be predominantly in the rear or screened from view. On lower levels of buildings, a variety of non-residential uses catering to locals will be desirable, with residential uses predominantly located on the upper levels or to the rear of lots and not adjacent to the highway. Future structures will be predominantly mixed use, while multifamily will be allowed if it properly addresses the street. Some single use and auto-oriented uses (e.g. gas stations and auto dealers) will still be needed in the future. These uses should follow the desired building form and pattern as much as possible, including providing connectivity by all travel modes to adjacent lots.



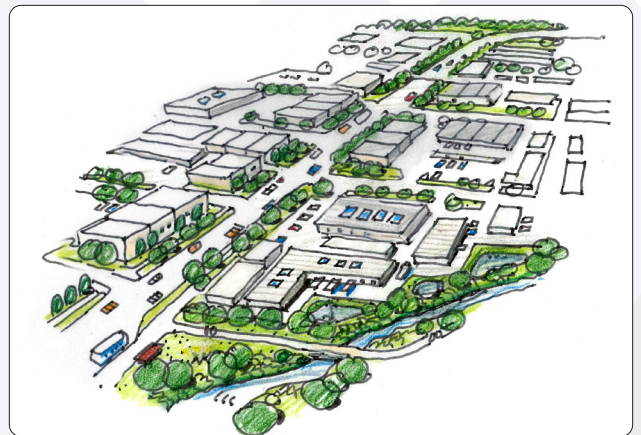
5.2: Gregory Lane Area



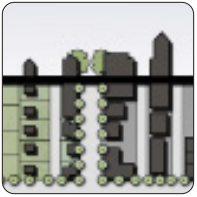
Village Center
Form

This TRANSITIONAL Subarea will support the community goal of maintaining and promoting light industry uses to support the local economy while continuing to accommodate a significant amount of residential use. Light industrial development and redevelopment will be promoted, and bulk, scale and use

allowances will first and foremost accommodate light industry and heavy retail uses. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns, including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements through improved site and building design will be a goal but secondary to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding Complete Neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek, including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.



5.3: High School Butte



Village Form

This TRANSITIONAL Subarea will be comprised of a variety of housing types and forms including single family, duplex, triplex, and multifamily occupied primarily by the local workforce. Mixed use will also be desirable to provide additional opportunities for local entrepreneurial and industrial and service uses. The

future development pattern should take advantage of the substantial grade change in this area to allow for two to three story single and mixed use structures screened from view.



5.4: School Campus



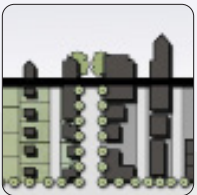
Resort/ Civic Form

This STABLE Subarea will continue to provide the necessary land for future community schools and recreational amenities. The community will continue to support and plan for the possible expansion of the School District Campus. Particular attention needs to be given to addressing the traffic congestion in this area due to

the pulse of single occupancy vehicle and school bus traffic associated with the school and recreational uses. Possible solutions will come in many forms, including a shift in current behavior away from the use of the single occupancy vehicle and complete street improvements to High School, Middle School and South Park Loop Roads, including improved pedestrian and bicycle connectivity throughout the subarea and from surrounding districts into the subarea.



5.5: West Jackson Residential



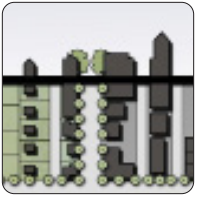
Village Form

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.



5.6: Northern South Park



Village Form

This TRANSITIONAL Subarea is identified as a location for future residential development at a similar density to the adjacent West Jackson Residential (Subarea 5.5) neighborhoods. While the priority of the community is to infill and redevelop other already developed Stable/ Transitional Subareas to meet the Growth Management goals of the Plan, this subarea is also a suitable location to meet those goals due to its close proximity to many

Complete Neighborhood amenities. The development of the subarea may be guided by a neighborhood planning effort (referenced in Strategy 3.3.S.5) completed in a timely manner by the County in consultation with the Town and the landowners within the Subarea. Any resulting neighborhood plan will include options to improve transportation, circulation, and connectivity within and around the Subarea. An appropriate Flat Creek buffer will also need to be established to ensure the wildlife, natural and scenic values associated with this community resource are maintained.



July 14, 2023

Central Wyoming College Jackson Center

Central Wyoming College (CWC) will be seeking administrative approval to build the SPET-funded CWC Jackson Center on the 2.0-acre parcel (PIDN: 22-40-16-06-3-00-019) on High School Road west of Jackson Hole High School. This campus is partially funded by voter approved SPET funds to provide appropriate classroom settings for the unique educational opportunities offered by CWC in Jackson and allow CWC to better serve the Greater Teton area. The programs offered that do not have the proper educational settings at the present time include culinary arts, nursing, and science. The Jackson Center will provide essential science laboratories, simulation nursing labs, lab space for allied health programs, and a fully equipped commercial teaching kitchen. Additionally, the building will provide offices, classrooms, computer classrooms, and meeting space.

The proposed single-story building will be approximately 20,600 GSF and will include design elements to make the building more energy efficient. CWC will schedule classes so as not to intersect with peak traffic times to the extent possible and reduce the impact to High School Road. CWC will work to ensure pedestrian connectivity in the area to provide easy access to public transportation.

The project team is composed of AMD Architects, Prospect Studio, and Jorgensen Associates, Inc.

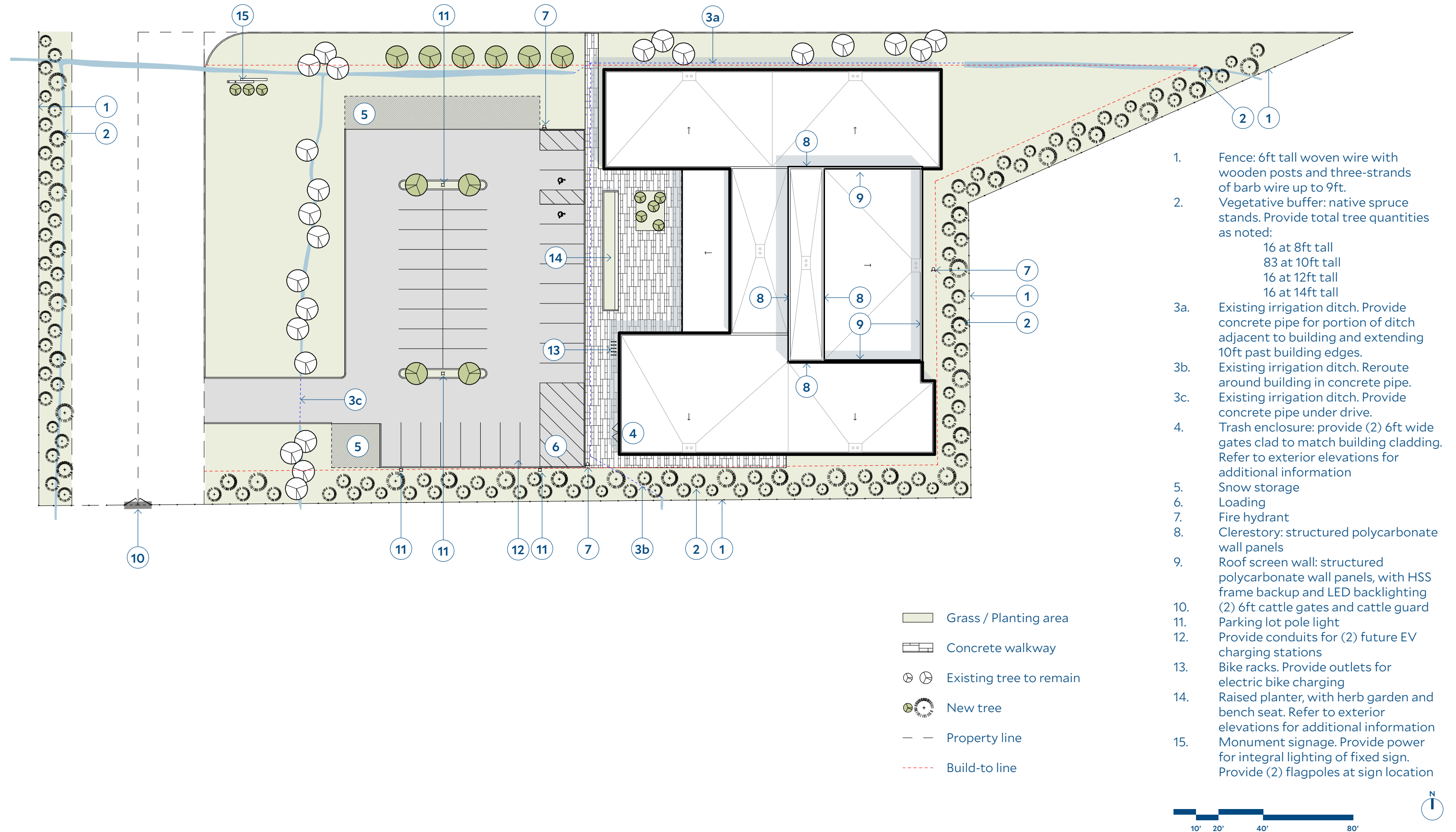
You are invited to attend a neighborhood meeting to learn more about the proposed development. The meeting will be held at:

**The Genesis Room
The Presbyterian Church of Jackson Hole
Wednesday, July 26th, 2023
3:00pm – 5:00pm**

Attached:

- 1) Site Plan
- 2) Floor Plan

For questions please contact:
Mila Dunbar-Irwin – mdi@jorgeng.com





1. Vestibule
2. Office
3. Open Office
4. Workroom
5. Breakroom
6. Hoteling / Small Meeting
7. Tutoring
8. Classroom
9. Computer Classroom
10. RN Skills Lab
11. CNA Skills Lab
12. Simulation Lab
13. Surgery
14. Control Room
15. Med Prep
16. Program Storage
17. Debrief
18. Micro / Chem Lab
19. BAPPEES Lab
20. Lap Prep
21. Teaching Kitchen
22. Walk-in Freezer
23. Walk-in Cooler
24. Pantry
25. Scullery
26. Kitchen Storage
27. Custodial / Washer-Dryer
28. Custodial
29. Forum / Prefunction
30. IT
31. Electrical
32. Mechanical
33. Restroom
34. Staff Restroom / Shower
35. Wellness / Mothers Room
36. Loading
37. Building Storage
38. Trash / Recycling Enclosure*

* non-conditioned space



Central Wyoming College Jackson Center

Neighborhood Meeting

Sketch Plan Application

Wednesday, July 26th, 2023

	NAME	PHYSICAL ADDRESS	E-MAIL
1	K. Milici	1940 W. Homestead Dr.	KARI.Milici@gmail.com
2	Jessica Jambert	10825 S Highway 89	jessicajambert@gmail.com
3	Lori Clark-Erickson	2168 Corner Creek Lane	lclark Erickson@gmail.com
4	Deb Wuersch	3021 Rangerview	debawuersch@gmail.com
5	Donna Bawer		
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
Thank you for your participation!			





JORGENSEN

GEOTECHNICAL, LLC

PO Box 9550 · 1315 HWY 89 S., Suite 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

June 2, 2023

Central Wyoming College
Attn: Willie Noseep
2660 Peck Ave. MH 106F
Riverton, WY 82501

RE: GEOTECHNICAL-ENGINEERING REPORT, JACKSON OUTREACH CENTER, CENTRAL WYOMING COLLEGE, HIGH SCHOOL ROAD, TETON COUNTY, WYOMING
PROJECT NO: 22070

Dear Mr. Noseep,

We are pleased to present this report of our geotechnical-engineering exploration for the proposed college outreach center of the Central Wyoming College (CWC) along High School Road in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration and presents engineering analyses and recommendations to support the design and construction of foundation elements for the outreach building.

In summary, the site is underlain by alluvial deposits likely originating from the Snake River floodplain. The alluvium is primarily comprised of 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 during the site exploration but is expected to be higher in the spring and summer months when runoff creates increased flows in the Snake River and local irrigation practices in the surrounding properties begin. Depending on the depth of the foundation elements and the time of the year construction begins, **groundwater is likely to be within or near the foundation excavation**. Sandy gravels and cobbles will slough and are difficult, if not impossible to compact in high groundwater conditions, creating unstable conditions for subgrade preparation. If groundwater is near the foundation elevation, groundwater mitigation techniques or an alternative building schedule during construction may be required.

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

Marlie Schell, M.S.
Geotechnical Design Engineer Technician

Dominique Brough, P.G.
Geotechnical Project Manager

Harrison Carter, P.E.
Geotechnical Project Manager

GEOTECHNICAL-ENGINEERING REPORT

Central Wyoming College Outreach Center High School Road | Teton County, Wyoming



Prepared for:

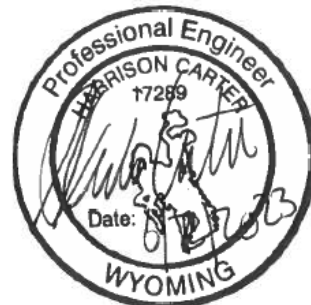
Central Wyoming College
Willie Noseep
2660 Peck Ave. MH 106F
Riverton, WY 82501

Prepared by:



JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550
Jackson, WY 83002



June 2, 2023

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1.0 REPORT SUMMARY

Jorgensen Geotechnical (JG) explored subsurface conditions by excavating four (4) exploratory test pits on the subject site. Overall, the soils at the site consisted of sandy, coarse-grained gravels and cobbles overlain by topsoil. These soils are estimated to be alluvial in origin. Samples were obtained at the time of the exploration but due to their stony nature and our experience with similar soils in the area, the samples were not submitted for lab testing.

We identified the following as site-specific geotechnical-engineering considerations for this project site:

- site soils include coarse-grained alluvium
- the sandy alluvium appears to be adequate for the anticipated foundation loads,
- groundwater was not observed but is predicted to pose issues with design and construction depending on the time of year construction begins, and
- seismic and fault-related hazards exist – with the risk generally understood to be low.

2.0 INTRODUCTION

Jorgensen Geotechnical, LLC (JG), was commissioned by Central Wyoming College (CWC) to perform a subsurface exploration for the proposed college outreach building for CWC located along High School Road, in Teton County, Wyoming (Figure 1). Our specific scope of services is below. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- | | |
|---|--|
| ▪ Subsurface soil conditions | ▪ Evaluation of settlement potential |
| ▪ Groundwater conditions | ▪ Lateral earth pressures |
| ▪ Site preparation and earthwork | ▪ Foundation design and construction |
| ▪ Seismic site classification per the International Building Code | ▪ Slabs-on-grade design and construction |

The scope of services for this project included excavating and logging four (4) exploratory test pits to depths ranging from 7 to 8.5-ft below ground surface (bgs). Test pit locations were surveyed by Jorgensen and are shown in Figure 2. In addition, JG installed three (3) groundwater monitoring standpipes to facilitate groundwater monitoring during the spring 2023 runoff and summer irrigation season. A detailed description of the subsurface exploration and graphical logs are shown in Appendix A.

3.0 PROJECT DESCRIPTION

Preliminary plans provided by Prospect Architects dated July 2022 indicate the building and parking lot locations. We understand that the building location has changed, and the new location has yet to be determined at the time of this Report. We have assumed that building construction plans have not changed since July 2022, and that the project will consist of constructing a two-story, above grade, outreach building using a combination of slab-on-grade and crawlspace construction. We have assumed traditional timber-frame construction techniques.



4.0 SITE CONDITIONS

4.1 Description

JG developed the following description of the site based on site visits, meetings with CWC and the Architect, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	The site is located along High School Road, in Teton County, Wyoming. The lot is located on land previously utilized for agricultural purposes. Agriculture property borders the parcel to the east, south and west, and High School Road borders the parcel to the north. Various irrigation ditches run near or through the property.
Current Ground Cover	At the time of the exploration, ground cover consisted of moist soil with grass.
Existing Topography	According to the Teton County GIS Mapserver, the site is relatively flat with elevations ranging from 6,116 to 6,120-ft above sea level (AMSL). The site is situated approximately 1,800-ft west of Flat Creek and 2.5-mi east of the Snake River.
Geologic Setting	▪ The project site is found on the Geologic Map of the Jackson Quadrangle, Teton County, Wyoming (Love, 2004) which is adapted as Figure 1. The map shows the location of surficial deposits and geologic structures (i.e., faults and folds). The map indicates the project site is covered by Quaternary-aged flood plain deposits (Q_{fp}) deposits originating from the Snake River Floodplain. JG observed sandy gravels indicative of the alluvial deposits (Q_{al}) that are mapped further west from the project site. ▪ Bedrock was not encountered in any test pits during the subsurface exploration. The depth to bedrock is estimated to be deep. ▪ Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area, most notably, the Teton Fault and Phillips Valley Fault systems, approximately 7.5 miles northwest of the site (Zellman, 2019). Slip rates in the southern sections of Teton fault southern are typically ranging from 0.2 to 1 mm/year. The Phillips Valley Fault slip rate is less than 0.2 mm/yr. Older faults mapped nearby are believed to be old and inactive.



Figure 1: Site Location and Geologic Map

4.2 Subsurface Soil Conditions

Three soil layers were observed in all test pits; topsoil underlain by a gravel with silt and sand, with coarse grained sandy gravels and cobbles observed below the gravels with silt and sand, until termination of the test pits. To evaluate the site's soil-engineering properties, we developed a model consisting of three layers: a layer of topsoil, gravel with silt and sand, and stony coarse-grained alluvium. Detailed test pit logs are represented graphically in Appendix A.

Layer	Layer Name	Description
1	Topsoil	The topsoil consists of a sandy silt with 0-20% gravel by mass, extending from the ground surface to a depth of approximately 1.0 to 1.2-ft bgs.
2	Gravel with Silt and Sand	A gravel with silt and sand was logged in the field as slightly moist to moist, dark orangish brown, and medium dense. The soil was estimated in the field to comprise approximately 10% cobbles, 50% gravel, 30% sand with 20% fines (i.e., silt and clay). The gravel varied in thickness across the site from approximately 1.0-ft to 2.7-ft.
4	Coarse-grained Alluvium	Stony gravels and cobbles with sand were observed to underly the gravel with silt and sand, and extended to the bottom of all test pits, ranging from 7.0-ft to 8.5-ft bgs. In the field they were visually logged as moist, orangish brown, medium dense, clast-supported, and was observed to comprise 15% boulders and cobbles by volume, 60% gravel, 30% sand, and 10% clay and silt by mass.

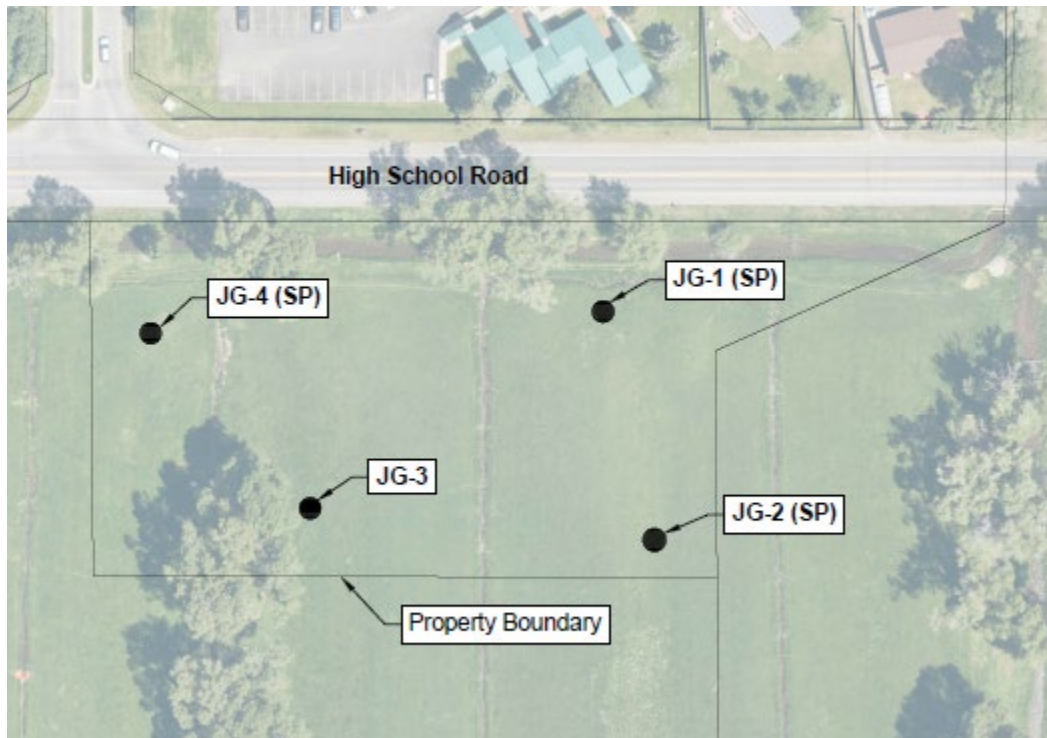


Figure 2: Test Pit and Standpipe Location Map

4.3 Groundwater

Groundwater was not encountered in any of the test pits at the time of excavation. May is predicted to be a time where seasonal runoff is beginning, but from past observations and measurements in the area, usually still considered low and peaks around mid-June. Groundwater levels fluctuate in response to seasonal snowmelt, local irrigation, and flow levels in nearby rivers and streams.

We expect groundwater to pose an issue with the proposed construction depending on the excavation depth and time of year foundation excavation is completed. If foundation excavation occurs during the spring and summer when groundwater levels are anticipated to be high, the contractor should be prepared to manage groundwater during excavation, possibly through a dewatering system. Additionally, if construction begins at a time of year when groundwater levels are high, compaction efforts may be difficult, if not impossible if groundwater is encountered within two-feet of bottom of the excavation due to the soil “pumping” during compaction. Dewatering efforts, if deemed necessary, should reduce the water level to a minimum of 4-feet below the bottom of the excavation.

Standpipe piezometers were installed in three of the four test pits during the subsurface exploration. They are indicated with the label “SP” on Figure 2. We proposed to use the standpipe piezometers to observe seasonal fluctuations in groundwater. Three data loggers from Heron Instruments were installed at the time of the subsurface exploration. The data loggers collect groundwater level data continuously and these data can be used to create a water level profile through the 2023 spring runoff and irrigation season. This method provides a continuous site-specific water level. These data will be collected during the spring and summer until groundwater levels begin to recede. We will conclude the monitoring no later than mid-autumn and submit a final groundwater monitoring report.



4.4 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 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 chance 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). We assumed that the outreach center is classified as a Class III building per the IBC guidelines. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, the mapped geology, and our experience in the area, the site is classified as Site Class D (“Stiff Soil”). For your convenience, Seismic Design Maps (SEAOC, 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) =		1.055	
1-Second Period (S_1) =		0.347	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a = 1.078		S_{MS} = 1.137	
$*F_v$ = 1.953		$*S_{M1}$ = 0.678	
Design Spectral Response Parameters			
S_{DS} =		0.758	
$*S_{D1}$ =		0.452	
*Note: Values for F_v , S_{M1} , and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. 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.			

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 in Section 5.4.

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.



4.5 Geologic and Geotechnical Hazards

4.5.1 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking and ground cracking could potentially cause damage to structures (Smith, et al., 1993). The owner may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Surface rupture or displacement due to faulting is **unlikely**.

Loose, saturated sands and silty sand, and in some cases, silts and gravels may liquefy when exposed to seismic shaking. The gravels and cobbles observed throughout the site appear too stony and 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. Slope instability associated with liquefaction (e.g., lateral spreading and lateral flow) are **not predicted to occur**.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The topsoil and gravel with silt and sand represent a risk of potential settlement and foundations should not be placed in direct contact with them. If topsoil and gravel with silt and sand are found beneath foundation elements, they should be over-excavated and replaced with an approved structural fill to reduce the risk of future settlement. The coarse-grained stony alluvium underlying the gravel with silt and sand is estimated to be a suitable bearing layer.

5.2 Shallow Foundations

We recommend the following considerations for shallow foundation systems, assuming recommendations in the following sections for site preparation and compaction are followed:

Item	Description
Bearing Layer	Stony alluvial deposits and/or recompacted approved fill is anticipated to be an adequate bearing layer.
Settlement	Settlement greater than 1-inch is not anticipated if foundation elements are placed directly on native stony alluvium or compacted approved engineered fill.
Bearing Capacity^{1,2,3,4}	Allowable bearing capacity of the stony alluvial deposits or recompacted fill is 5,500 psf.
Frost Depth	Footings should be placed at a minimum depth of 34 inches below finished grade, with a minimum foundation exposure of 6 inches above finished grade.
Ultimate Soil Friction	$\tan(30^\circ) = 0.58$ – for the interface of cast-in-place concrete on structural fill

1. Assuming a footing width of 2-ft, placed 3-ft below existing grade, with groundwater 3-ft below final grade. Groundwater conditions will be verified during 2023 groundwater monitoring effort.
2. Soil parameters were derived based on visual soil classification.
3. 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).
4. If footing size and depth differs remarkable from these assumptions, this office should be notified to evaluate our recommendations.



5.3 Earthwork

5.3.1 Site Preparation

Prior to the placement of any fill, foundation elements, or slabs, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural 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.

During the excavation, the excavation equipment may disturb and loosen the surface of the **native subgrade**. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and foundation 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 a representative of this office.

5.3.2 Fill Material Types

Engineered fill to replace any unsuitable material may consist of imported or approved site derived, stony material (i.e., “pit-run” or similar). Structural fill will compact into a dense strong state, with minimal settlement anticipated

Approved coarse-grained stony alluvium or imported pit run may be used for the following:

- Exterior backfills
- Utility trench backfill
- General grading
- Subbase under interior and exterior slabs
- Under foundation elements

Non-structural fill may consolidate and should not be used to support foundation elements, but can be used for non-load supporting applications. Approved site-derived non-structural soil – including the silty and sandy gravels – may be used for the following:

- Exterior backfill
- Utility trench backfill
- General grading

5.3.3 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.

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.



5.3.4 Compaction

Compaction testing of stony soils, or “pit-run,” 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 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes ¹
5-ton vibratory	12 inches	9-inch ²	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. 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.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

- The contractor will place fill in loose lifts no greater than specified in Table 5-1 for whichever class of compactor is used.
- Fill will be compacted with the *minimum* number of passes specified in Table 5-1. 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 project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.3.9.

5.3.5 Compaction Requirements

We recommend the compaction and moisture requirements for site-derived or imported “pit-run” meet the minimum compaction requirement of a non-yielding condition and typical moisture of 6-8%. Clean stone stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition, the area represented by the test should be reworked and retested as required to meet the requirements.

5.3.6 Crawlspace Ventilation and Radon

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. Ventilation to reduce moisture and potential accumulation of radon gas is required by



code for habited and inhabited spaces below grade. A capillary break layer, as described in Section 5.5.1, may also accommodate a radon vent pipe.

5.3.7 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. **Note:** Minor cracks in the foundation walls, floor slabs, and sheetrock are normal and should not be a cause for concern.

5.3.8 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the fissured loess at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

5.3.9 Observation 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 survey the conditions and make 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 all organics and unsuitable material have been removed in accordance with Section 5.3.1,
2. Upon completion of the over-excavation (Section 5.3.2) to verify soil conditions and to confirm the use of a separation fabric, and
3. Observe placement and compaction of fill and aid in the development of a method specification, Section 5.3.5.

5.4 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 5-2. These values assume native coarse-grained material will be used as non-structural backfill. We have assumed an estimated internal friction angle of 35° and a unit weight of 135 pcf, based on visual classification of soils (CANMET, 1982). Calculations assume level backfill against foundation walls or retaining walls.



Table 5-2: Lateral Pressure Parameters for Compacted Coarse-grained Alluvium

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	$K_o = 0.43$ $K_a = 0.27$ $K_p = 3.69$	58 pcf 37 pcf 498 pcf
Earthquake Conditions Level Backfill	$K_{ae} = 0.43$ $K_{pe} = 3.20$	57 pcf 432 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

5.4.1 Active Pressures

Application	Retaining walls, which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	$\frac{1}{2} \gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height ($1/3 H$) above the base
Seismic Acceleration¹	$k_h = 0.234g$ ($\frac{1}{2}$ PGA) per the SEAOC (2019)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	$\frac{1}{2} (\gamma K_{ae} - \gamma K_a) H^2$; pounds per horizontal foot of wall
Seismic Resultant Force Location²	Applied at 60% of the wall height above the base

1. 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).
2. 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).

5.4.2 At-Rest Pressures

Application¹	Basement walls, or other walls which are restrained and not allowed to deflect
Resultant Force Calculation	$\frac{1}{2} \gamma K_o H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height ($1/3 H$) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.



5.4.3 Passive Pressures

Application¹	Toe of retaining walls where the wall is allowed to move away from retained soil
Resultant Force Calculation	$\frac{1}{2} \gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height ($\frac{1}{3} H$) above the base
Seismic Acceleration	$k_h = 0.234g$ ($\frac{1}{2}$ PGA) per the SEAOC (2019)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location²	One-third the wall height ($\frac{1}{3} H$) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.5 Slabs-on-Grade

5.5.1 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 can be found in the references section (ACI, 1997; Suprenant and Malisch, 1998 & 1999). We are able to offer additional guidance if requested.

5.5.2 Exterior Slabs-on-Grade

Exterior slabs (e.g., sidewalks, patios, driveways, 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 topsoil or the gravels with silt and sand will be improved by over-excavation and replacing it with “pit-run” or approved site derived material compacted per Section 5.3.5. A minimum 6-inch road mix gravel (e.g. WYDOT Grading H) is recommended be placed and compacted directly below the slab. Prior to placement and compaction of the gravel, the surface of the exposed excavation should be separated from the sandy alluvium 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 directed 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. Landscaping elements placed on topsoil and/or sandy alluvium may experience settlement.

6.0 LIMITATIONS

This report has been prepared based on a limited amount of 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

Site Exploration Procedures and Subsurface Exploration Logs



Field Exploration: Excavated Test Pits

Test Pit Locations and Elevations

Test pit locations were determined by Jorgensen Geotechnical (JG) staff to characterize the four corners of the property. Locations of the test pits are presented on Figure 2. The accurate location and elevation of each test pit and standpipe were surveyed by Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration on May 4, 2023. The test pits were excavated to approximately 7 to 8.5-ft below the existing ground surface (bgs). Test pit locations were chosen to bracket the site. Soil type, consistency, and relative moisture content were observed and documented by JG personnel. Samples were not collected during the exploration due to the stony soil conditions encountered and out experience with similar soils. The location of the outreach center was unknown at the time the exploration was performed. Test pits were backfilled immediately after they were logged.



Photo 1: Typical Test Pit Excavation

Test Pit Logs

Field data were digitally collected in the field using the application pLog on a tablet. Draft logs were reviewed in the office, and final versions are presented below. The final logs represent JG's interpretation of the subsurface soil conditions, and, although site conditions appear consistent across the property, actual soil conditions may differ from those observed in the test pits.



Photo 2: Groundwater monitoring piezometer installation JG-2



Photo 3: Test Pit JG-4

Project Name: Central Wyoming College

Project Location: High School Road, Teton County, Wyoming

Client: CWC

Logged By: Marlie Schell

Checked By: HC

Project Number: 22070

Latitude: 43.458228

Longitude: -110.804581

Elevation: 6112.55

Date Started: May 04 2023

Completed: May 04 2023

Notes:

Contractor: Fish Creek Excavation

- Backfilled with spoils

Equipment: John Deere 310SJ

- Stopped due to test pit wall

☐ At time of excavation ☐ not encountered

- stopped
- collapse

[illegible]

Project Name: Central Wyoming College

Project Location: High School Road, Teton County, Wyoming

Client: CWC

Logged By: Marlie Schell

Checked By: HC

Project Number: 22070

Latitude: 43.457902

Longitude: -110.804419

Elevation: 6113.49

Date Started: May 04 2023

Completed: May 04 2023

Notes:

Contractor: Fish Creek Excavation

- Backfilled with spoils

Equipment: John Deere 310SJ

- Stopped due to test pit wall collapse

	At time of excavation	not encountered

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits			Well
									Liquid Limit	Plastic Limit	Plasticity Index	
1						SANDY SILT with Gravel (ML): slightly moist, dark brown, medium stiff, homogeneous, 20 % gravel, 15 % sand, 65 % fines, low plasticity, Worm casts and heavy roots [TOPSOIL].						
2						Well-Graded GRAVEL with Silt and Sand (GW-GM): slightly moist to moist, dark orangish brown, medium dense, clast supported, 10% cobbles, 50 % gravel, 30 % sand, 20 % fines, rounded, well graded, [ALLUVIUM].						
3						Well-Graded GRAVEL with Sand (GW): moist, orangish brown, medium dense, clast supported, 15% cobbles, 60 % gravel, 30 % sand, 10 % fines, rounded, well graded, cobbles increase in size with depth [ALLUVIUM].						
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14												

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits			Well
									Liquid Limit	Plastic Limit	Plasticity Index	
1			HG- 1			SANDY SILT with Gravel (ML): slightly moist, dark brown, medium stiff, homogeneous, 20 % gravel, 15 % sand, 65 % fines, low plasticity, Worm casts and heavy roots [TOPSOIL].						
2						Well-Graded GRAVEL with Silt and Sand (GW-GM): slightly moist to moist, dark orangish brown, medium dense, clast supported, 10% cobbles, 50 % gravel, 30 % sand, 20 % fines, rounded, well graded, [ALLUVIUM].						
3						Well-Graded GRAVEL with Sand (GW): moist, orangish brown, medium dense, clast supported, 15% cobbles, 60 % gravel, 30 % sand, 10 % fines, rounded, well graded, cobbles increase in size and moisture increases with depth [ALLUVIUM].						
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13												
14												

Project Name: Central Wyoming College

Project Location: High School Road, Teton County, Wyoming

Client: CWC

Logged By: Marlie Schell

Checked By: HC

Project Number: 22070

Latitude: 43.458152

Longitude: -110.805541

Elevation: 6113.15

Date Started: May 04 2023

Completed: May 04 2023

Notes:

Contractor: Fish Creek Excavation

- Backfilled with spoils

Equipment: John Deere 310SJ

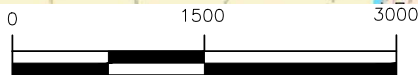
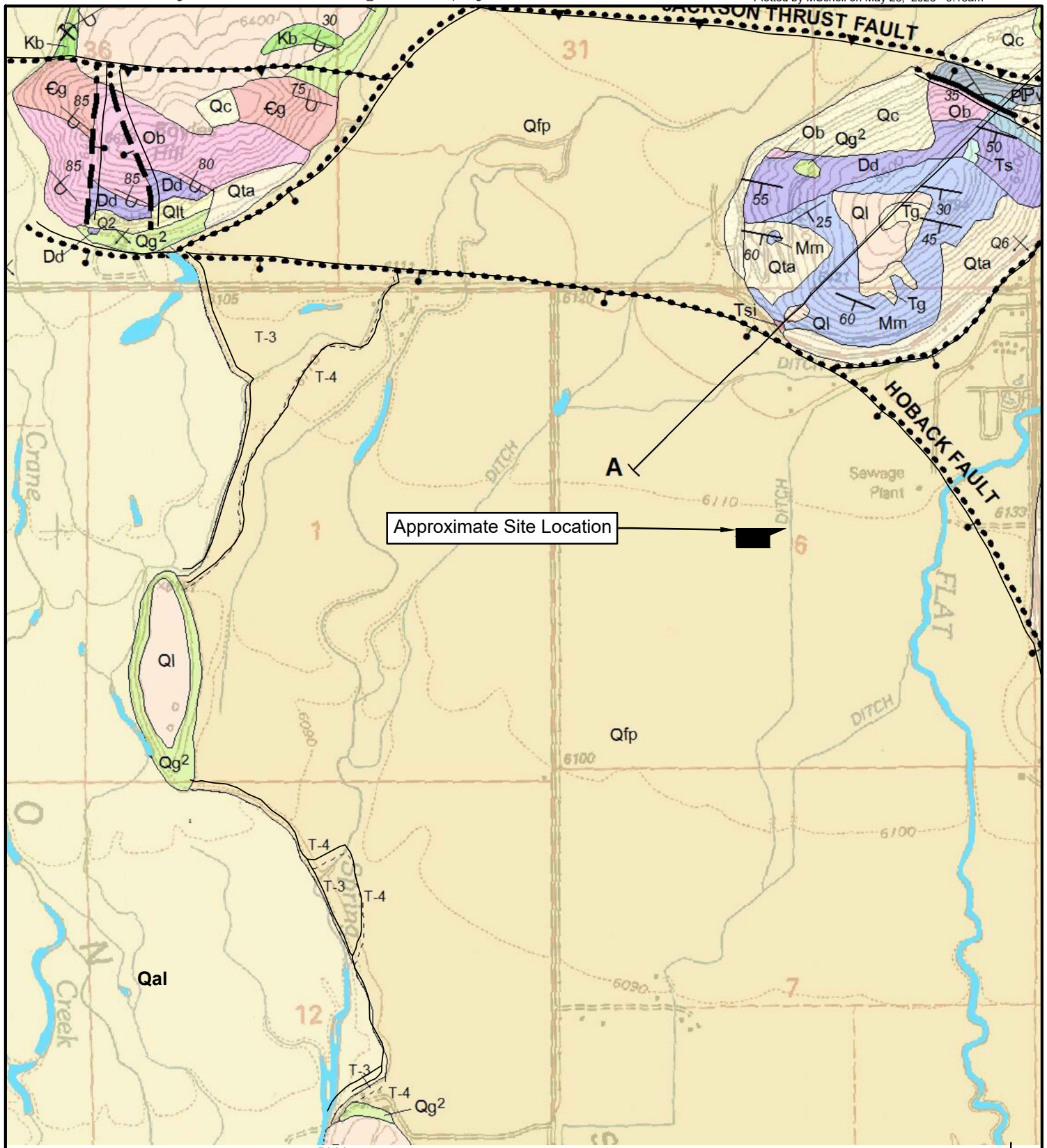
- Stopped due to test pit wall collapse

	At time of excavation	not encountered

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits			Well
									Liquid Limit	Plastic Limit	Plasticity Index	
1						SANDY SILT (ML): slightly moist, dark brown, medium stiff, homogeneous, 20 % gravel, 15 % sand, 65 % fines, low plasticity, Worm casts and heavy roots [TOPSOIL].						
2						Well-Graded GRAVEL with Silt and Sand (GW-GM): slightly moist to moist, dark orangish brown, medium dense, clast supported, 10% cobbles, 50 % gravel, 30 % sand, 20 % fines, rounded, well graded, rough transition zone to the more sandy alluvial layer [ALLUVIUM].						
3						Well-Graded GRAVEL with Sand (GW): moist, orangish brown, medium dense, clast supported, 15% cobbles, 60 % gravel, 30 % sand, 10 % fines, rounded, well graded, cobbles increase in size and moisture increases with depth [ALLUVIUM].						
4												
5												
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APPENDIX B

Figures



SCALE: 1 INCH = 1500 FEET

THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols: Qal - Alluvium - stream and river deposits
 Qfp - Flood Plain Deposits - sand, silt and clay
 Ql - Loess - silt

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

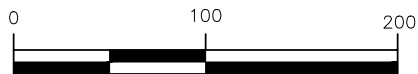
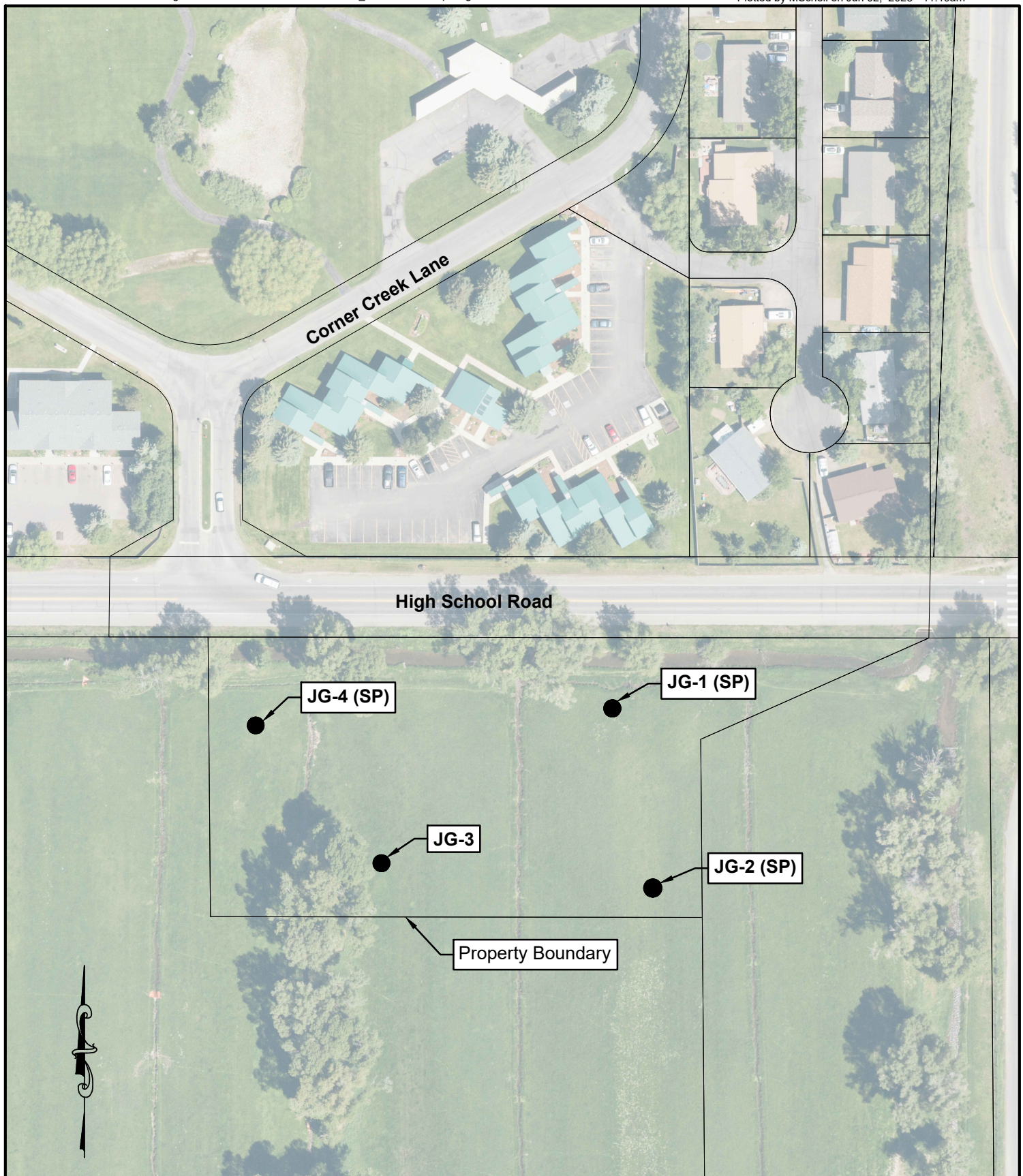
DRAFTED BY: MS
 REVIEWED BY: HC
 PROJECT NUMBER
 22070

SHEET TITLE:
 Figure 1
 Site Location and
 Geologic Map

PROJECT TITLE:
 Geotechnical-Engineering Report
 Central Wyoming College
 Teton County, Wyoming



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SCALE: 1 INCH = 100 FEET

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Test pit (JG-x) and standpipe (SP) locations are accurate and were surveyed by Jorgensen Associates.

DRAFTED BY: MS
REVIEWED BY: HC
PROJECT NUMBER
22070

SHEET TITLE:
Figure 2
Test Pit and Standpipe
Location Map

PROJECT TITLE:
Geotechnical-Engineering Report
Central Wyoming College
Teton County, Wyoming



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November 15, 2023

Central Wyoming College
Attn: Willie Noseep
2660 Peck Ave. MH 106F
Riverton, WY 82501

**RE: GROUNDWATER MONITORING REPORT, JACKSON OUTREACH CENTER, CENTRAL WYOMING
COLLEGE, HIGH SCHOOL ROAD, TETON COUNTY, WYOMING
PROJECT NO: 22070**

Dear Mr. Noseep,

We are pleased to submit this report summarizing the results of the 2023 spring and summer groundwater monitoring for the proposed college outreach center of the Central Wyoming College (CWC) along High School Road in Teton County, Wyoming.

Two Heron Instrument groundwater dataloggers were installed in groundwater monitoring standpipe piezometers JG-1 and JG-4 on May 4, 2023, at depths of 7.5-ft and 6.0-ft below the existing ground surface (bgs), respectively. Approximate locations of the standpipe piezometers are shown on the attached Figure 1.

Once the dataloggers were installed, groundwater data was collected every four hours for approximately 4.5 months until the data was downloaded on October 13, 2023. A manual measurement was taken on May 4, 2023, and August 14, 2023, to supplement and verify data from the loggers. One datalogger (JG-1) stopped recording in August for unknown reasons. The dataloggers can only record groundwater levels when they are submerged, so the "flat line" on the attached groundwater plots represent dry conditions, where groundwater is deeper than the dataloggers installation depth. These readings represent conditions at the site prior to when local irrigation practices occur.

Elevations are estimated based on approximate standpipe locations and topographic data provided by Jorgensen Associates. General fluctuations in groundwater levels during the monitoring period appear consistent between JG-1 and JG-4. Peak groundwater levels were recorded on July 5, and July 4, 2023 in monitoring piezometers JG-1 and JG-4, respectively. Peak groundwater levels are summarized in Table 1 below and shown graphically on the attached plots.

Table 1: Groundwater Data Summary

	JG-1	JG-4
Instrument Depth (Feet below ground surface)	7.5	6.0
Date of Peak Groundwater	7/5/2023	7/4/2023
Peak Recorded Groundwater (Feet below ground surface)	3.13	3.21
Peak Recorded Groundwater* (Based on surveyed elevation)	6109.4	6109.9

These data consist of recordings in spring and summer 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; 2023 likely does *not* represent the highest possible groundwater levels.

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

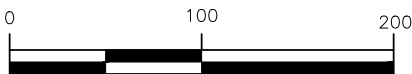


Marta Bollinger
Engineer Intern



Harrison Carter, P.E.
Geotechnical Project Manager

Attached: Figure 1 – Groundwater Monitoring Well Location Map
 Plot of Groundwater Depth Below Ground Surface
 Plot of Approximate Groundwater Elevation



SCALE: 1 INCH = 100 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

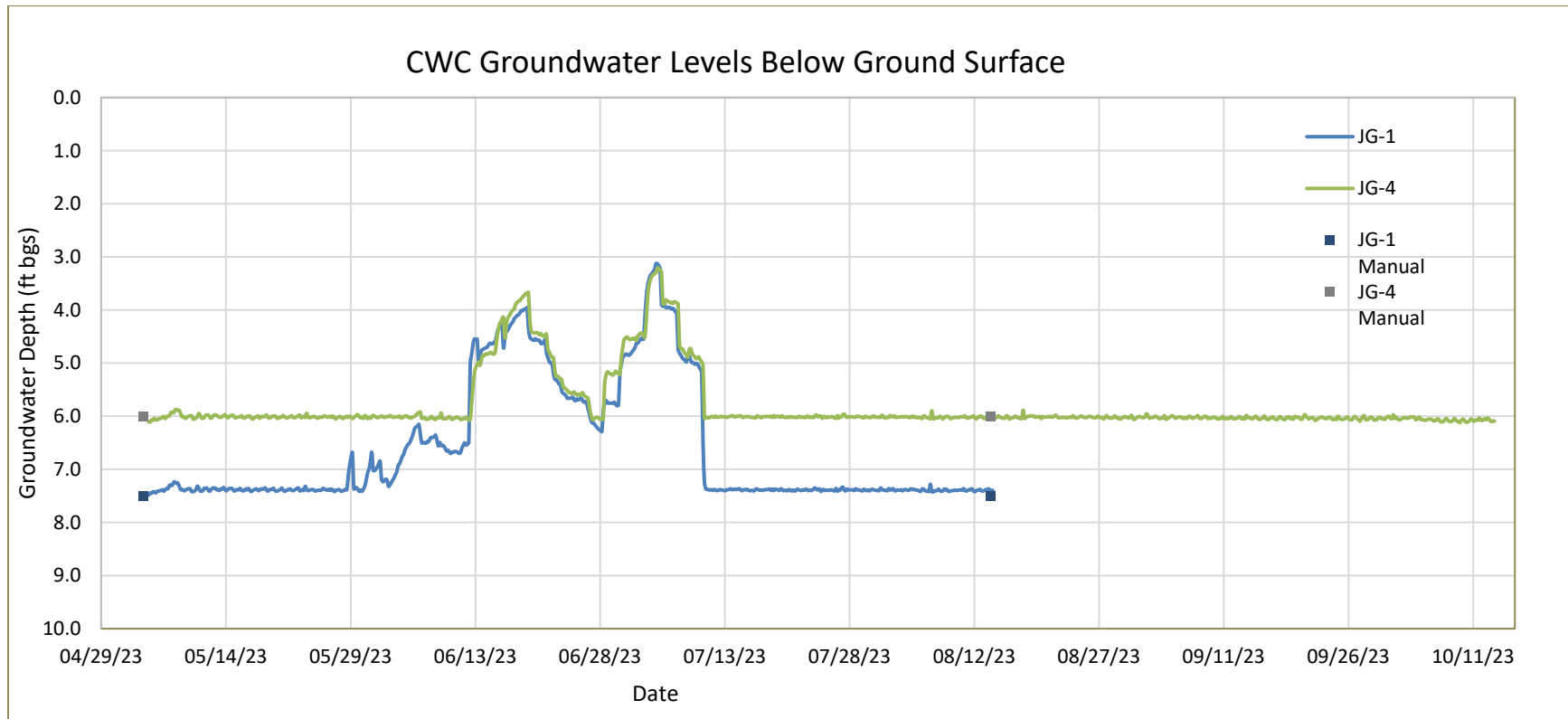
Test pit (JG-x) and standpipe (SP) locations were surveyed by Jorgensen Associates. DL-xx indicates a datalogger was installed in the standpipe.

DRAFTED BY: MS
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PROJECT NUMBER
22070

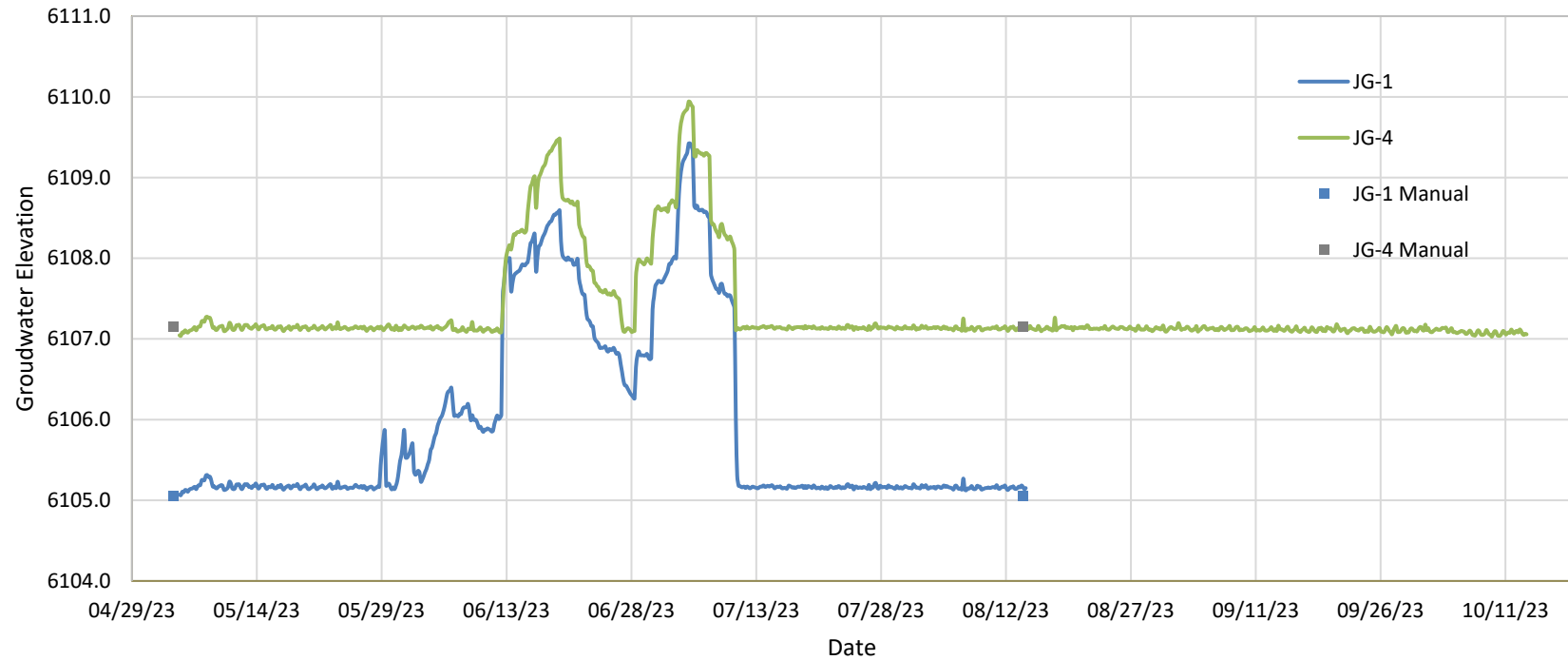
SHEET TITLE:
Figure 1
Test Pit and Standpipe
Location Map

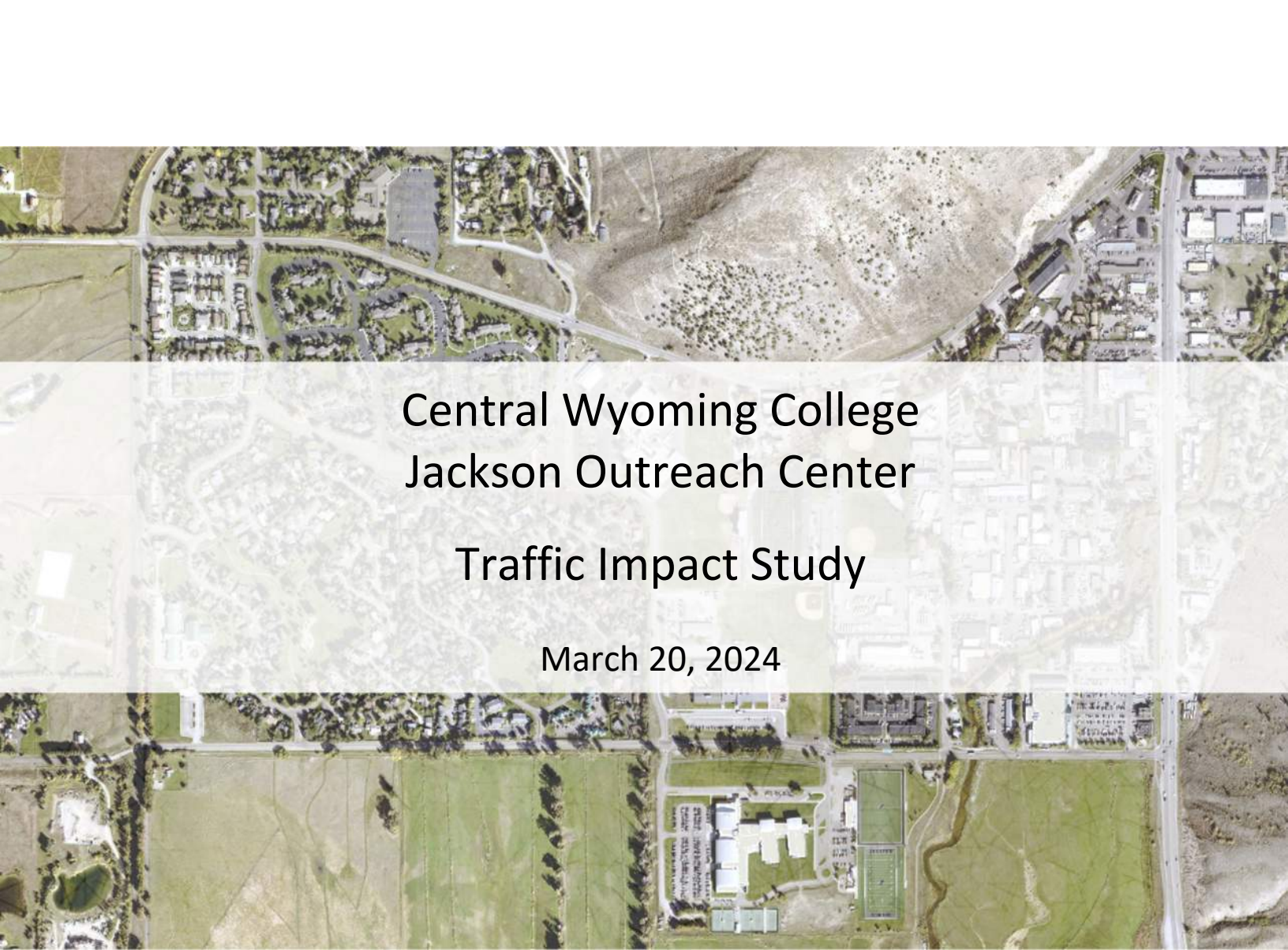
PROJECT TITLE:
Groundwater Monitoring Report
Central Wyoming College
Teton County, Wyoming

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CWC Groundwater Elevations





Central Wyoming College Jackson Outreach Center Traffic Impact Study

March 20, 2024



Prepared For:

**Central Wyoming
College**

240 S. Glenwood St #124
P.O. Box 4795
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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1. EXECUTIVE SUMMARY

The Central Wyoming College, Jackson Outreach Center (CWC) is proposing to construct a campus in Jackson, Wyoming with a proposed access from High School Road. This traffic study was completed as part of CWC Development Plan and Conditional Use Permit application.

The proposed CWC is located to the west of Jackson Hole High School, at the intersection of High School Road and Corner Creek Lane. This part of the Town of Jackson typically experiences peak traffic during the school year and not during the summer months when other roads in Town may experience peak traffic due to tourism influxes. Along High School Road from west to east, the road is primarily two-lanes with traffic volumes increasing towards the east end of the roadway. Between South Park Loop Road and Middle School Road, this segment is two lanes with a reported 3,157 Average Daily Traffic (ADT) in October 2023. Between Middle School Road and US Highway 189/89 (HWY 89), this segment is two lanes with a middle turn lane provided adjacent to the High School and adjacent to the commercial area east of Gregory Lane near HWY 89, and has a reported 5,837 ADT in October 2023.

The anticipated trips generated by CWC were based on program and course information provided by CWC. The traffic scenarios studied included 2025 baseline conditions, 2025 conditions with CWC, 2035 baseline conditions, and 2035 conditions with CWC. In 2025 and 2035, CWC is estimated to serve respectively, 209 and 348 daily students, faculty, and staff, which would generate approximately 418 daily trips in 2025 and up to 695 daily trips in 2035.

This study includes analysis of three intersections along High School Road, including the intersections at South Park Loop Road, Middle School Road and Corner Creek Lane, where the school will be located. For each time period the AM peak hour, PM peak hour, and School PM peak hour were analyzed to understand the traffic impacts throughout the day. For each intersection the Level of Service (LOS) was determined – this is 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. The study concludes that the intersections analyzed along High School Road will continue within a LOS A and LOS C with and without CWC and that CWC is not the main contributor to the decrease in LOS over time.

Auxiliary turn lane warrants were also evaluated to see if a left or right turn lane will be necessary along High School Road to accommodate turning movements into the site. The study shows that a eastbound right turn lane is not warranted along High School Road while a westbound left turn lane may benefit the intersection at the 2035 projection. Rather than installing a left turn lane to only serve CWC (a spot road improvement is not advised), a full evaluation of High School Road considering recent developments and future development of Northern South Park should be considered as part of Jackson planning efforts. Projects which may impact and potentially improve traffic within this area include the Modernizing Mobility for West Jackson Project, Gregory Lane Improvements Project, Northern South Park Development Project, the ongoing Tribal Trails connectors project (direction still uncertain), START expansion, and other residential

developments. It may be beneficial to coordinate transportation improvements between these potential future projects to ensure an adequate LOS by 2035.

A Travel Demand Management program was developed and provided within this report to provide strategies, programs and policies that will result in efficient use of transportation and parking resources.

2. INTRODUCTION

The Central Wyoming College, Jackson Outreach Center (CWC) opened in 1976 and has been serving the Jackson community for nearly four decades by providing courses for a diverse population of students within Teton County, WY, Teton County, ID, and Lincoln County, WY. CWC-Jackson operates out of the Center for the Arts where it has resided since the building's construction. While all the academic programs have grown, the biggest classroom challenges come from the Science, Nursing, and Culinary Arts programs which require specialized lab and classroom spaces. The new CWC campus will provide a single location for students, with up-to-date technology in dedicated classroom and lab space, as well as administrative offices and meeting rooms .

Jorgensen Associates, Inc. (Jorgensen) completed a Traffic Impact Study (TIS) for the proposed project to assess the campus' impact on the adjacent transportation system. The site does not have a constructed access road and will require installation of an access onto High School Road. A single access will serve CWC, at the intersection of High School Road and Corner Creek Lane. This study provides impact analysis at three different intersections along High School Road at South Park Loop Road, Corner Creek Lane, and Middle School Road. CWC will construct and maintain the access road until future development occurs on adjacent parcels requiring shared use of the access. This study is prepared as a comprehensive TIS in accordance with Teton County LDR's. The WYDOT Traffic Studies Manual, March 2011 Edition, was utilized as a reference for the study.

3. CWC AND SUROUNDING AREA

3.1. Location and Study Intersections

The property is located within the jurisdiction of Teton County (CR 22-1) and is a 2-acre portion of the parcel with the legal description of PT. NW1/4 SE1/4 & PT. NE ¼ SW ¼ Section 6, Township 40, Range 116 of the Hereford Ranch, Tract 3. The parcel of undeveloped land is zoned Public/Semi-Public (P/SP) in Teton County. Jackson Hole High School is east of the site. Cottonwood Park subdivision is to the north of the site between South Park Loop Road and Middle School Road. Colter Elementary School, the Community School, and a business complex are located to the North of High School Road between Middle School Road and Gregory Lane. Jackson Hole Middle School and the Teton School District Administrative offices are also in proximity. The remaining land to the south and west of the site is primarily used for agricultural purposes with future development plans on some of the parcels.

The proximity to school facilities and existing and future developments makes this an excellent location to serve the community. The location is also within one-half mile of basic services such as a grocery store, laundromat, fueling station, and a medical urgent care center.

This study is evaluating the following intersections, which are provided on Figure 1 and further discussed in Section 4:

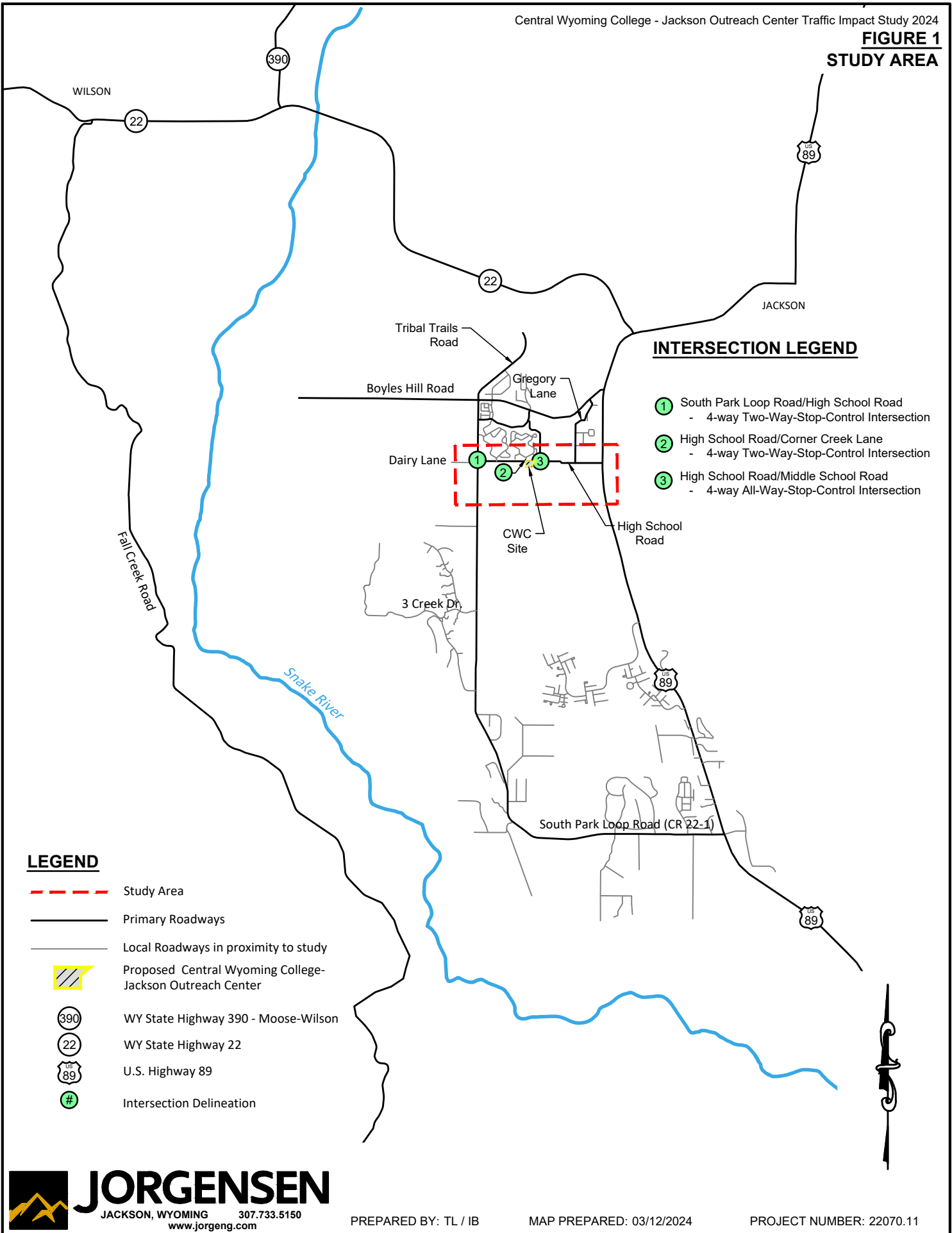
1. South Park Loop Road / High School Road
2. High School Road / Corner Creek Lane (location of CWC site access)
3. High School Road / Middle School Road

3.2. CWC Site and Proposed Conditions

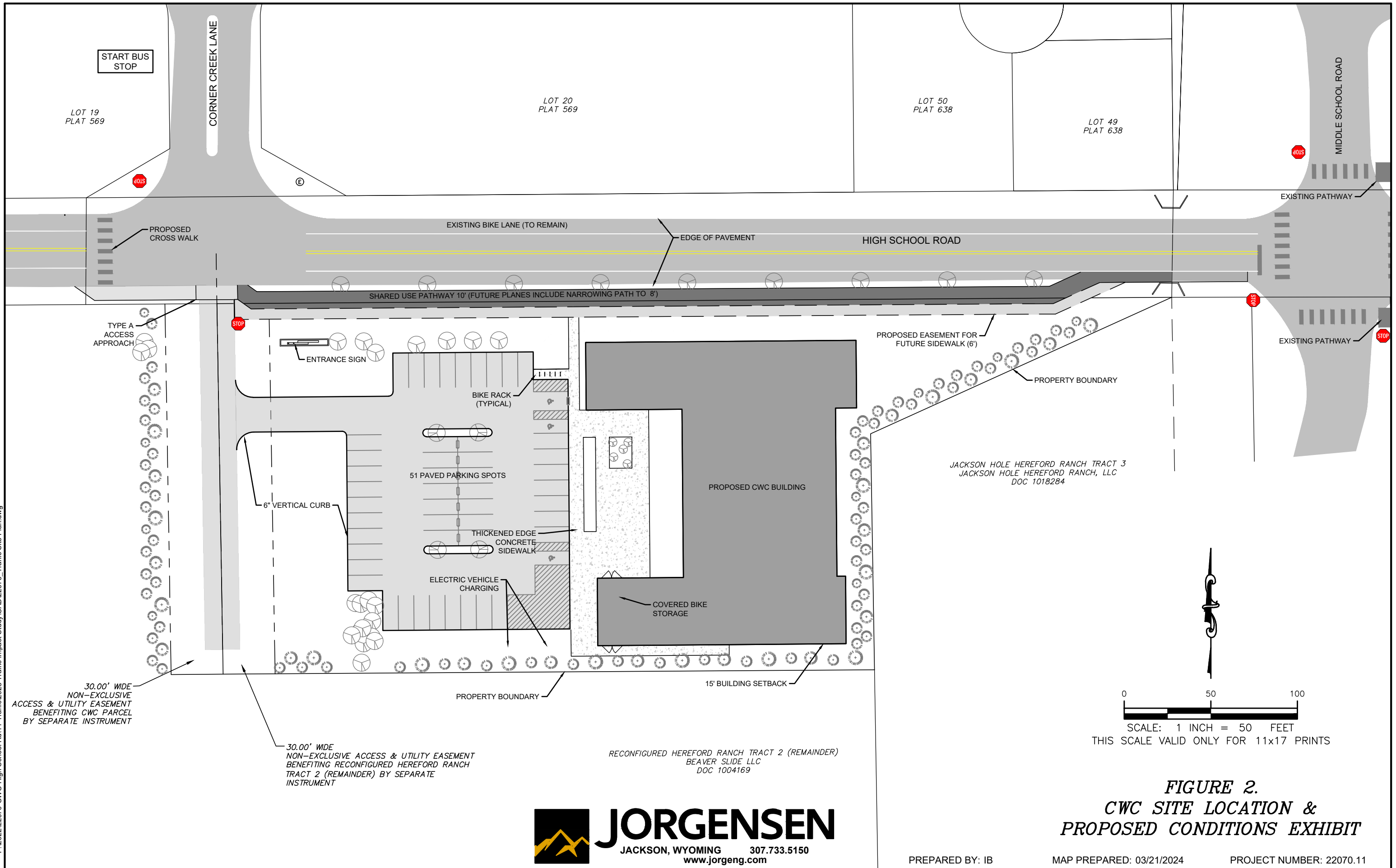
A schematic of the site is shown on Figure 2 which includes the proposed building layout, the site access easement, available parking, High School Road, shared pathways, cross walks, a nearby START bus stop, and sidewalks. The property contains a 60 ft roadway easement along the west boundary of the property to provide access to this site as well as the adjacent Lockhart Cattle Ranch property.

The subject property is located within the Town of Jackson (TOJ) and will comply with TOJ Land Development Regulations (LDR's).

FIGURE 1
STUDY AREA



P:\2022\22070-CWC-High School Rd\11-Traffic\2023 Traffic Impact Study\CAD\22070_Traffic Site Plan.dwg



4. EXISTING TRANSPORTATION SYSTEM

4.1. High School Road

High School Road is an east-west collector which connects South Park Loop Road to HWY 89. This two-way street is approximately 1.3 miles in length and includes a 60-foot right-of-way along its entirety. West of Middle School Road, High School Road is classified as a Major Collector, and east of Middle School Road it is classified as a Minor Arterial.

The west section from South Park Loop Road to Middle School Road has two 11-foot travel lanes with 8-foot shoulders. The section from Middle School Road to the Flat Creek Bridge, east of Gregory Lane, has 12-foot lanes and 6-foot shoulders, within this segment a westbound left turn lane is provided to access the Jackson Hole High School. The east section between the Flat Creek Bridge to HWY 189 has two 13-foot lanes and 7.5-foot shoulders and expands to three lanes adjacent to the commercial area to the north of High School Road.

High School Road has a posted speed limit of 25 mph with a 20 mph school speed limit zone as shown on Figure 3 below.

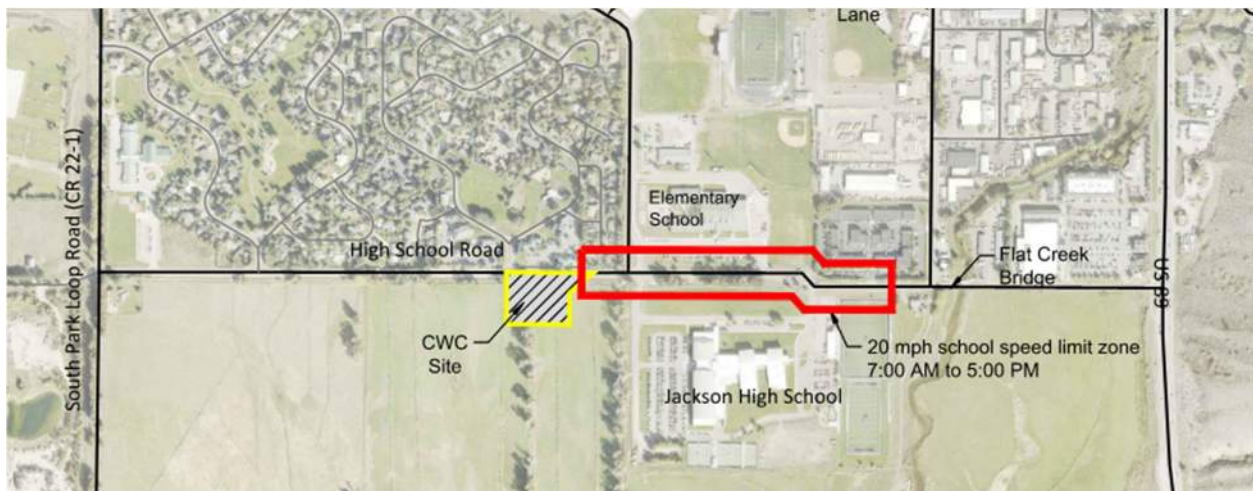


Figure 3. School Speed Limit Zones

4.2. Study Intersections

The major intersecting roads with High School Road include South Park Loop Road, Middle School Road, Gregory Lane and HWY 189. Two minor residential access streets connect to the north of High School Road along the western portion of High School Road. The High School also has an additional access located midway on High School Road between Middle School Road and Gregory Lane. Additional commercial accesses connect from north of High School Road and east of the Middle School Road intersection.

South Park Loop Road / High School Road Intersection

This intersection includes a two-way stop control, with South Park Loop Road as the through street. This intersection is the starting point of High School Road, as the street entering from the west of the intersection is Dairy Lane which services the Dairy Subdivision. South Park Loop Road, within the study area, consists of two lanes with minimal shoulder area. The roadway is characterized by a narrow corridor and cottonwoods lining the road limiting site distances and site triangles for roadway approaches. The posted speed limit is 40 miles per hour (mph). South Park Loop Road is classified as a Major Collector in the Jackson/Teton County Urban Roadway Functional Classification.

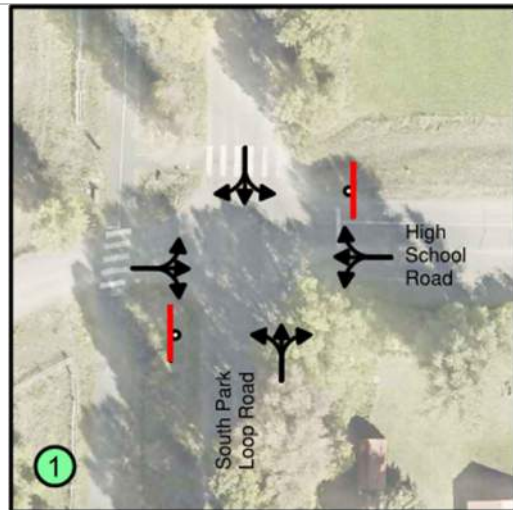


Figure 4. South Park Loop Road and High School Road

High School Road / Corner Creek Lane

This intersection includes a two-way-stop-control with High School Road as the major thruway with eastbound and westbound movements on to High School Road occurring. There is currently no northbound approach to the intersection. Corner Creek Lane is classified as a Local Road in the Jackson/Teton County Urban Roadway Functional Classification. High School Road has designated bike lanes on the street shoulders with no parking allowed.

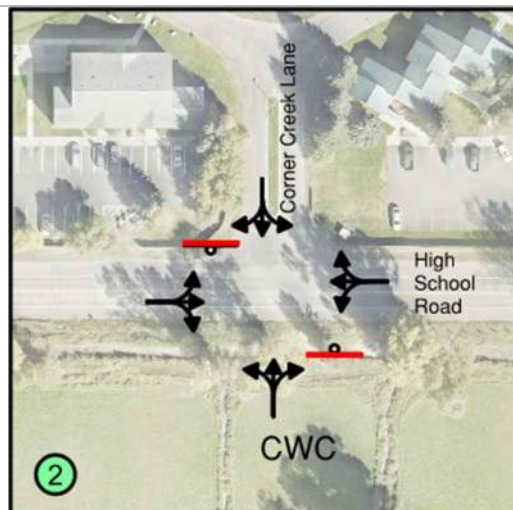


Figure 5. Corner Creek Lane and High School Road

High School Road / Middle School Road Intersection

This intersection includes an all-way-stop-controlled intersection. Middle School Road is a two-lane road allowing all movements at the intersection. The road has a posted speed limit of 20 mph. High School Road to the west of the intersection is two lanes with bike lanes on both sides. High School Road to the east of the intersection is three lanes, one eastbound, and two westbound, one as a left turning lane and the other for thru traffic and right turns. For this section of roadway, the pathways are detached. Middle School Road is classified as a Major Collector in the Jackson/Teton County Urban Roadway Functional Classification.

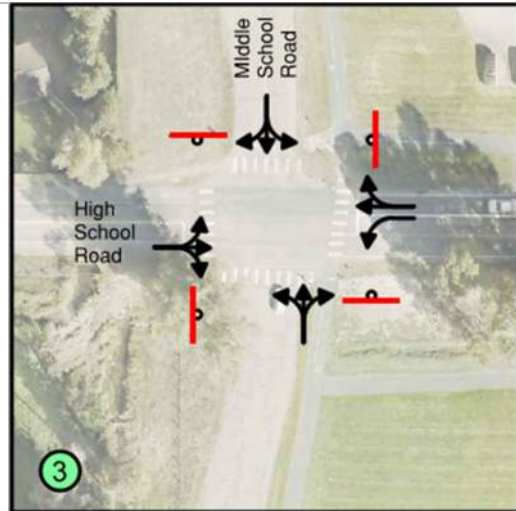


Figure 6. Middle School Road and High School Road

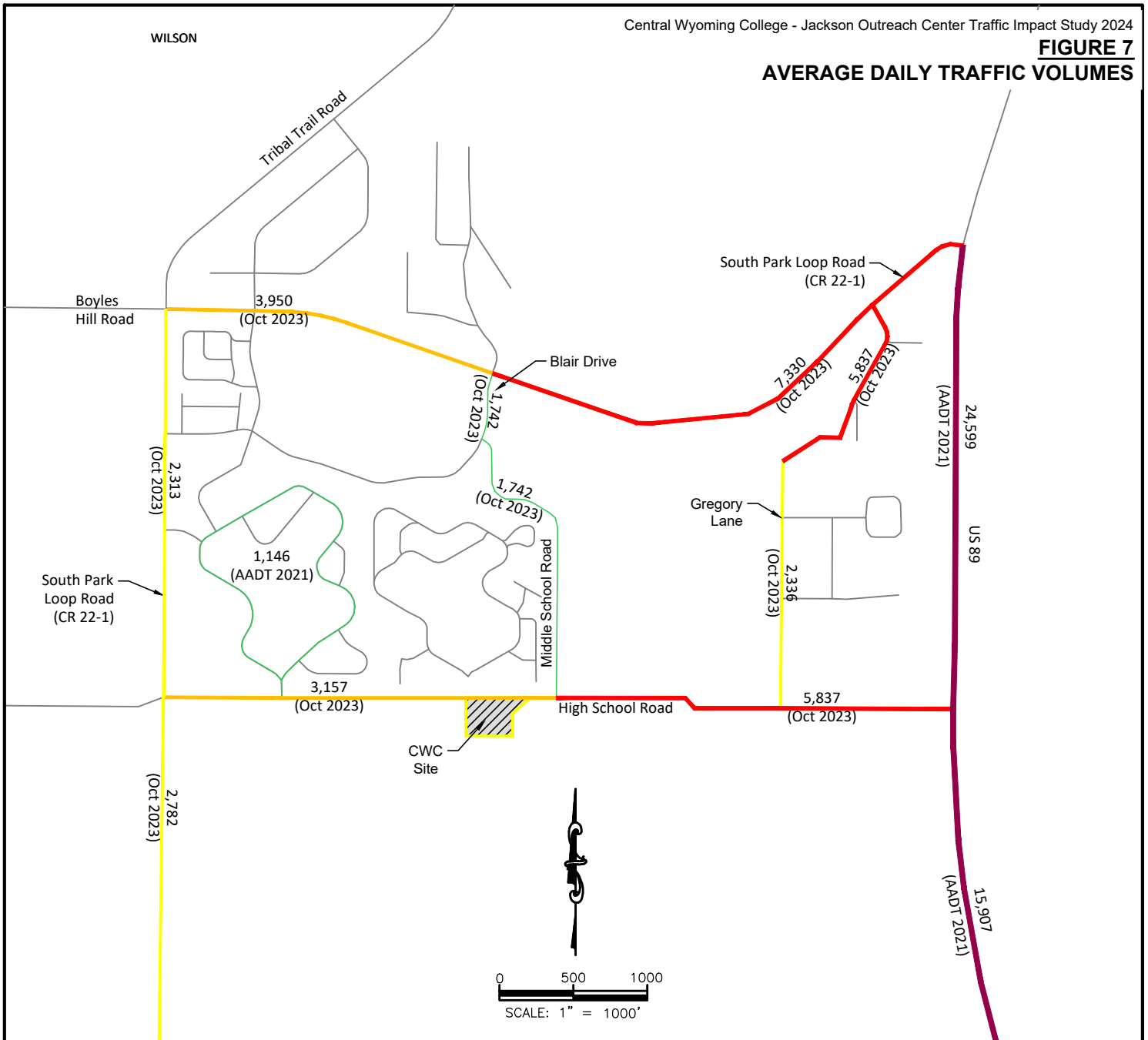
4.3. Existing 2023 Traffic

Community wide, seasonal peak traffic occurs in July and August when visitation to Teton County is highest. However, for this area, peak traffic volumes tend to occur when schools are in session between September through mid-June. September and May are characterized by similar traffic trends in the area, most impacted by the school operations of the High School, Elementary School, Middle School, Jackson Hole Community School, and school related activities/athletic fields, which generate traffic on High School Road.

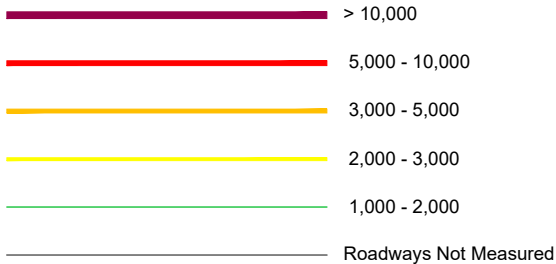
Figure 7 provides a map showing ADT and Annual Average Daily Traffic (AADT) traffic volumes for the area. The ADT volumes were based on the October 2023 traffic data collected as part of the Town of Jackson and Teton County *Modernizing Mobility for West Jackson Project*, further discussed in Section 5. The AADT volumes were obtained from the WYDOT Interactive Transportation System Map (Interactive Transportation System Map, wyoroad.info).

FIGURE 7

AVERAGE DAILY TRAFFIC VOLUMES



AVERAGE DAILY TRAFFIC VOLUME



SOURCE DATA:

- Oct 2023: This includes ADT from October 2023 and was collected as part of the multi-modal transportation study in West Jackson by Mead and Hunt.
- AADT 2021: This includes WYDOT AADT data (<https://apps.wyoroad.info/itsm/map.html>)



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PREPARED BY: TL / IB

MAP PREPARED: 03/12/2024

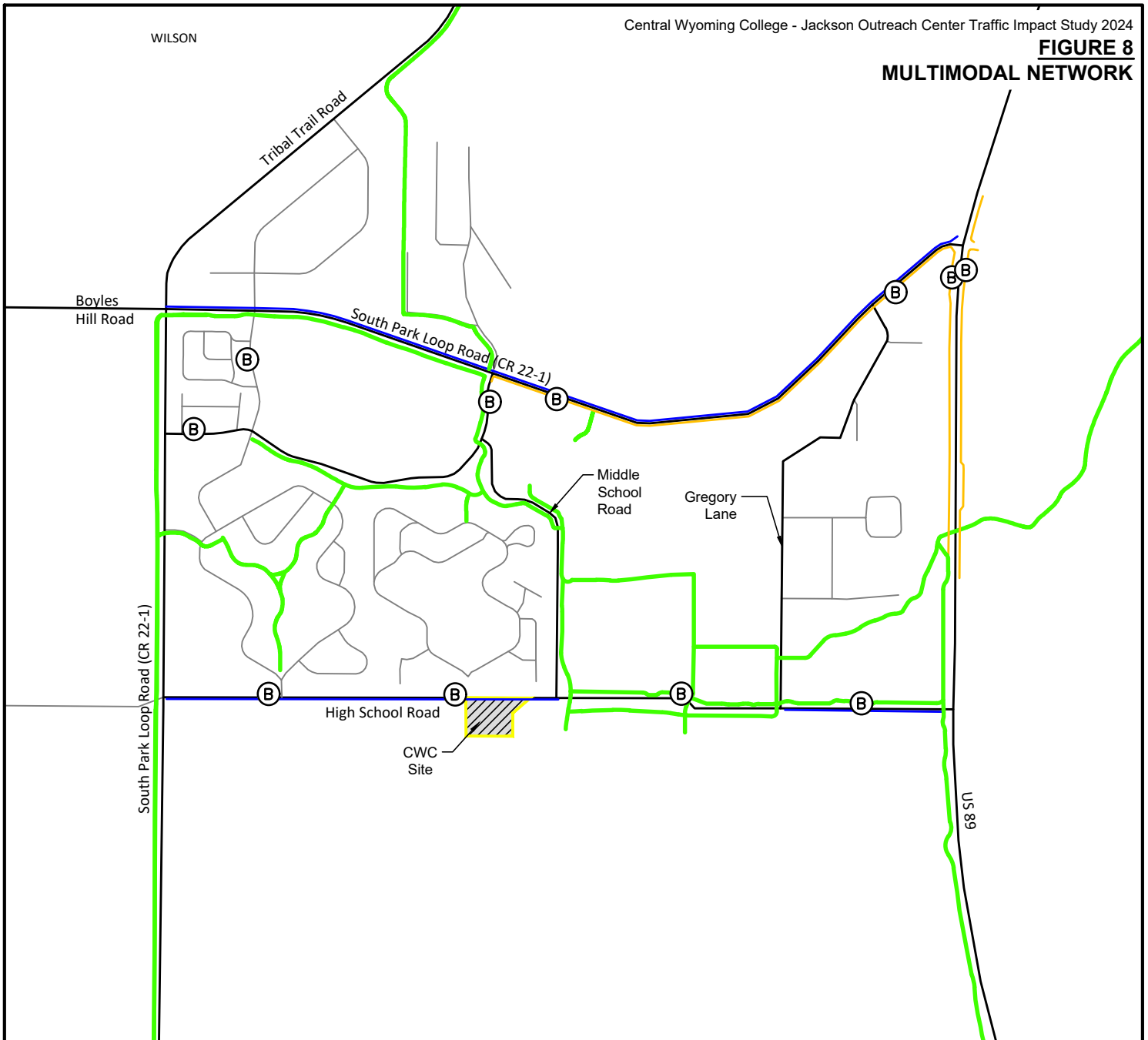
PROJECT NUMBER: 22070.11

4.4. Existing Multimodal Connectivity

A vast network of sidewalks and pathways are available for use within the study area, as shown on Figure 8. High School Road has pathways along its entirety (shoulder bike lanes and detached pathways) as well as multiple connections to various other pathways in the Town and County network. High School Road is heavily used by pedestrians and bicyclists to access the High School, various school campus facilities, and Cottonwood Park.

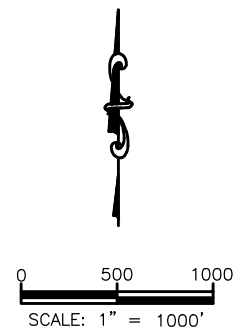
START bus stops are provided on the north side of High School Road. Bus services all currently run westbound along High School Road.

FIGURE 8
MULTIMODAL NETWORK



LEGEND

-  Primary Roadways
-  Local Roadways in proximity to study
-  Primary Sidewalks
-  Bike Lane
-  Community Pathways
-  Proposed Central Wyoming College Building
-  Start Bus Stop



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PREPARED BY: IB

MAP PREPARED: 03/12/2024

PROJECT NUMBER: 22070.11

5. METHODOLOGY

5.1. Summary

This study evaluates the impacts of CWC 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. Expected completion of CWC construction is 2025, and therefore for purposes of this analysis, the baseline year is assumed to be 2025 (completion of construction). Traffic data collected was projected to 2025 for baseline conditions. Impacts were assessed using existing traffic data sources available and additional data collected over the past two years. Build out conditions were assessed for 2035 conditions assuming enrollment goals provided by CWC.

5.2. Data Collection

Jorgensen completed traffic counts at the intersections of High School Road/South Park Loop Road May 23, 2017 and May 25, 2017. Jorgensen utilized the expertise of All Traffic Data Services to complete traffic counts at the intersection of Corner Creek Lane and High School Road as well as the intersection of Middle School Road and High School Road on September 19 and 20, 2023. Traffic counts are available within **Appendix A**.

5.3. Additional Studies and Resources

Modernizing Mobility for West Jackson

December 6, 2023

Mead & Hunt

Teton County, in coordination with the Town of Jackson, is performing a multi-modal transportation study in West Jackson. Multimodal streets serve different modes and provide users options for safe, attractive, inviting, and convenient travel by vehicle, foot, cycle, or transit. The purpose of this study is to identify multi-modal street improvements to address vehicle, pedestrian, bicycle and transit safety and mobility issues (such as traffic congestion, crashes, and accessibility). As part of the study, Mead & Hunt collected traffic data within the study area in October 2023. These ADT volumes within the area were utilized and are provided on Figure 7.

Central Wyoming College – Jackson Outreach Center Traffic Impact Study

December 2019

Jorgensen, Inc.

This traffic impact study addressed the traffic impacts of a previously proposed location for the Central Wyoming College (CWC) campus to be constructed on a 2-acre property south of High School Road in Jackson, Wyoming and southeast of Jackson Hole High School. The study was completed to support a zone change application for the property from Rural 1 to Public/Semi-Public use. The study analyzed three access options using the two High School Road easements.

The three access options focused on intersections analysis along High School Road - including the intersections at South Park Loop Road, Middle School Road, Gregory Lane, and HWY 89. Recommendations were provided related to using the Gregory Lane access with an emergency gravel access to the High School transportation network.

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 is located on the south side of South Park Loop Road, just west of the Gregory Lane / South 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). This traffic impact study, in combination with others, was used to determine the 2% traffic growth rate for this analysis. See the Traffic Growth Factors section.

Traffic Impact Analysis – Suburban Residential Development on High School Road, JHHR Holdings

August 2022

Felsburg Holt & Ullevig

This Traffic Impact Study addressed the traffic impacts associated with the proposed residential development in Northern South Park in Teton County. The development will be along the east side of South Park Loop Road and will consist of 79 single-family residential units. A growth rate of 1.0% was used for this study. This was based on travel demand modeling performed by Cambridge Systematics. This traffic impact study, in combination with others, was used to determine the 2% traffic growth rate for this analysis. See the Traffic Growth Factors section.

The Jackson/Teton Integrated Transportation Plan

September 2015

Charlier Associations, Inc.

The Integrated Transportation Plan was developed based on the multimodal transportation vision set forth in the 2012 Update to the Town and County Comprehensive Plan, Chapter 3. This study was utilized to estimate the number of CWC student and staff trips generated by walking, biking and use of the transit system. This is further discussed in the Trip Generation Assumptions section.

5.4. Trip Generation

CWC courses are currently hosted at various locations within Jackson and currently contribute to trip generation throughout the transportation network. The new CWC campus will consolidate the current trips to one central campus, with the exception of some clinical studies which will continue at St. Johns Hospital. Trip generation for 2025 and 2035 was completed based on CWC program and course information. CWC provided a comprehensive weekly schedule for 2025 which included course names, classroom information, course times, and estimated enrollments. As a community college serving a variety of student types (traditional and non-traditional), many CWC classes are offered after normal working hours to best serve working students. This allows some flexibility in scheduling, and Jorgensen worked with CWC staff to adjust class times to largely avoid peak hour traffic times.

Once total trips were approximated, data from the *Jackson/Teton Integrated Transportation Plan* adopted by the Teton County Board of County Commissioners and Jackson Town Council in 2015 was utilized in approximating multi-modal distribution of trips (vehicle, pedestrian, bike) as the proposed CWC campus is a good location to achieve these adopted goals.

Jorgensen worked closely with CWC staff to understand student and staff travel behavior. Based on these discussions, the following was assumed for 2025 and 2035 trip generation:

1. Enrollment and Seasonal Factors

- **Seasonal Enrollment:** Enrollment is expected to be greatest in the fall, between the last week of August through mid- December; enrollment will be lighter in the spring, between mid-January through the start of May; and enrollment will be even less during the summer months. The traffic analysis assumes peak enrollment in the fall.
- **Daily Attendance:** Estimated peak daily attendance for students, faculty and staff in 2025 is 209 people per day. Estimated peak daily attendance in 2035 will increase to 348 people per day. These numbers reflect in-person credit courses only.
- **Jackson Hole High School Dual Enrollment:** High school enrollment is assumed to have no impact on CWC trip generation. CWC offers concurrent enrollment to Jackson Hole High School students, located adjacent to the proposed property. These classes are held within the High School facility during school hours and the courses are either taught online or taught in person by CWC instructors. In the 2022-23 school year, dual enrollment was 286. The students participating in this program will not impact CWC trip generation since they will not be at CWC campus for participation.

- ### 2. Student Arrival and Departure Time:
- Not all students will arrive right when class begins or leave right when a class ends. Based on the weekly course schedule, it was assumed that 50% of students arrive within 30 minutes before class starts and the remainder arrive at the start of class time. One third are assumed to leave after one hour, another third

after 2 hours and the remaining third after 3 hours. For evening classes, the exit stagger is reduced and 50% are assumed to leave right after class ends and the remaining after a half hour.

3. **Coordination with Transportation System Peak Hour:** CWC programming has been developed to minimize impact on the transportation network during peak hours, by attempting to minimize start and end time of courses during the peak hours.
4. **Faculty and Staff:** 5 faculty/staff who are on campus throughout the day from 8:00 AM until 5:00 PM are estimated for 2025. By 2035 this is estimated to increase to 7 with an additional 2 faculty/staff who will be on campus from 4:30 PM to 9:00 PM. The faculty and staff are assumed to total approximately 10% of the student population with adjunct faculty following similar ingress and egress patterns as the students. The adjunct faculty were included with student numbers.
5. **Alternative Transportation:** Alternative transportation assumed 8% bicyclists, 2% transit and 5% walkers for 2025 and 9% bicyclists, 3% transit and 11% walkers for 2035 based on the Jackson/Teton County "Integrated Transportation Plan." Refer to Table 1 for the referenced data. The 2025 values assume baseline conditions where trends in Jackson travel behavior will continue as is and the 2035 numbers assume that within 10 years transportation improvements will be implemented to accommodate increased alternative modes of transportation.

Indicator		Base Year	Baseline Scenario		Plan Scenario	
		2013	2024	2035	2024	2035
Mode Share (of total annual trips)	SOV (single occupant vehicle)	54%	54%	54%	51%	48%
	MOA (multiple occupant auto)	29%	29%	29%	29%	29%
	Walk	9%	9%	9%	10%	11%
	Bicycle	7%	7%	7%	8%	9%
	Transit	1%	1%	1%	2%	3%
Annual vehicle miles traveled (VMT)		480 million	550 million	610 million	525 million	560 million
% Growth in VMT from 2013		-	14%	28%	9%	17%
Annual transit ridership		0.9 million	1.1 million	1.2 million	1.8 million	3.6 million

Table 1. Key Indicators Under the Baseline and Plan Scenario (Teton County)

6. **2025 Trip Generation:** 2025 trip generation numbers assumed 209 individuals on site daily and that classes would be at 100% capacity of the assigned classroom capacity. Based on information provided by CWC, Monday/Wednesday and Tuesday/Thursday course combinations will typically be used and classroom capacity for these class combinations will be relatively the same between days.
7. **2035 Trip Generation:** The 2035 trip generation accounted for an increased daily use of 166% to 348 students, faculty, and staff based on estimated fall enrollment numbers.
8. **Institute of Transportation Engineers:** The Institute of Transportation Engineers (ITE) *Trip Generation Manual* was not utilized for trip generation since the college size is not represented within this manual and CWC was able to provide very specific information on staff and student numbers and behavior as well as class schedule, allowing us to be more specific in our analysis than the manual would be.

Trip generation calculations can be found in **Appendix B – Trip Generation Calculations**. The trip generation resulted in the following:

2025 Peak Daily Students, Faculty and Staff on CWC Site			209			
<u>Daily Trips</u>	Trips	% Total Trips	Directional Distribution			
			Entering (%)	Exiting (%)	Entering (veh/hr)	Exiting (veh/hr)
DAILY Single Occupancy Vehicle (SOV)Trips	356	85%	50%	50%	178	178
Alternative Modes of Transportation (8% Bike, 2% transit, 5% walk)	62	15%	50%	50%	31	31
Total Trips	418	100%	50%	50%	209	209
<u>Analysis Time Period</u>	Trips	% SOV Trips	Entering (%)	Exiting (%)	Entering (veh/hr)	Exiting (veh/hr)
AM Peak Hour (8:00-9:00 AM), SOV trips	18	5%	100%	0%	18	0
School PM Peak Hour (3:30-4:30 PM), SOV trips	21	6%	49%	51%	10	11
PM Peak Hour (5:00-6:00 PM), SOV trips	39	11%	47%	53%	18	21

Table 2. 2025 Trip Generation

2035 Peak Daily Students, Faculty and Staff on CWC Site			348			
<u>Daily Trips</u>	Trips	% Total Trips	Directional Distribution			
			Entering (%)	Exiting (%)	Entering (veh/hr)	Exiting (veh/hr)
DAILY Single Occupancy Vehicle (SOV)Trips	536	77%	50%	50%	268	268
Alternative Modes of Transportation (8% Bike, 2% transit, 5% walk)	160	23%	50%	50%	80	80
Total Trips	696	100%	50%	50%	348	348
<u>Analysis Time Period</u>	Trips	% SOV Trips	Entering (%)	Exiting (%)	Entering (veh/hr)	Exiting (veh/hr)
AM Peak Hour (8:00-9:00 AM), SOV trips	27	5%	100%	0%	27	0
School PM Peak Hour (3:30-4:30 PM), SOV trips	32	6%	49%	51%	16	17
PM Peak Hour (5:00-6:00 PM), SOV trips	59	11%	47%	53%	27	31

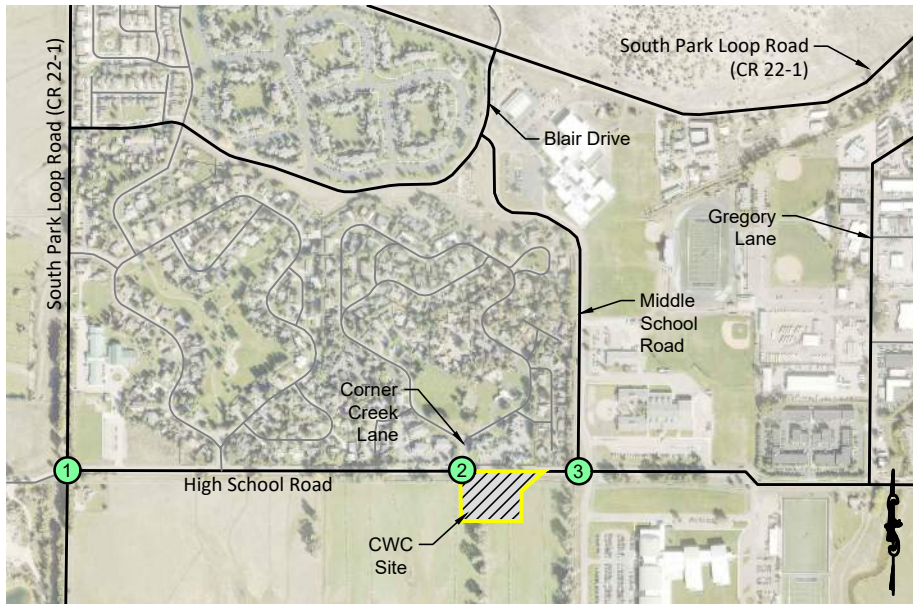
Table 3. 2035 Trip Generation

5.5. Origin-Destination
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. The 2025 baseline and buildout trip distribution conditions were evaluated for AM, PM and School PM peak hours.

Figure 9 shows the assumed trip generation and origin-destination distribution for three different intersections of study for the various time periods. Based on the existing traffic trends, it is predicted that the majority of trips will be to and from the east end of High School Road. The figure includes the percentage of ingress/egress traffic associated with each movement for each time period. Ingress movements are labeled in green and egress movements in red. This figure also includes the associated number of movements for the 2025 baseline condition (normal nomenclature) and the 2035 buildout condition (in parenthesis).

FIGURE 9

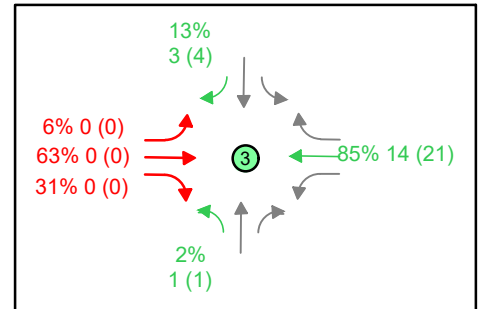
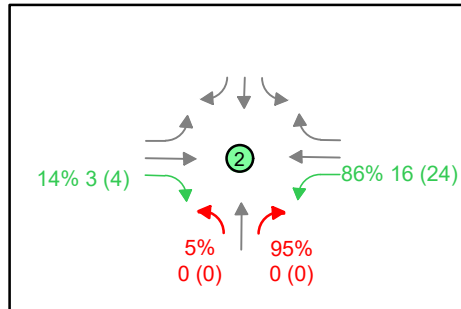
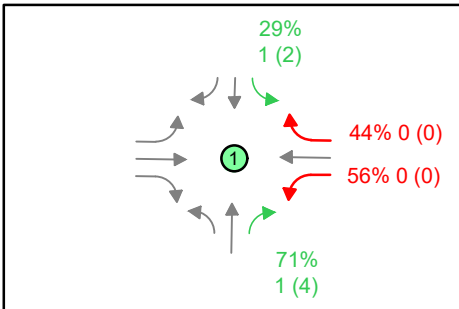
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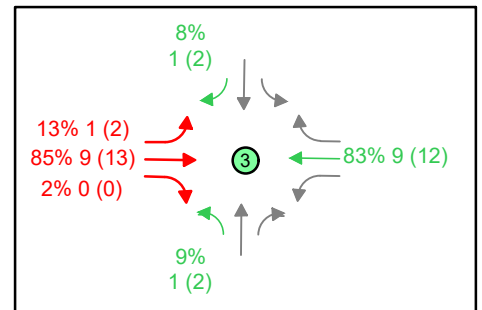
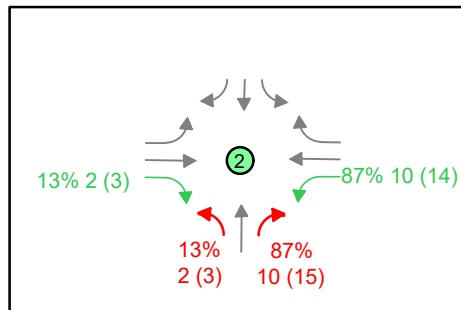
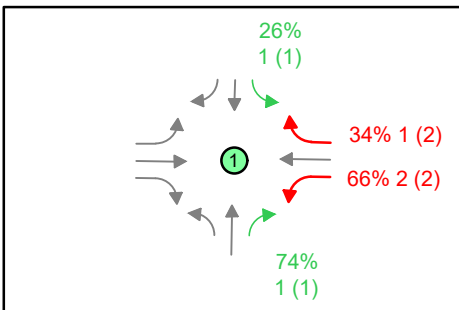
LEGEND

- ## Ingress Movement
- ## Egress Movement
- ##% % vehicles in movement - 2025
- ## # Vehicles in Movement - 2025 Buildout Conditions
- (##) # Vehicles in Movement - 2035 Buildout Conditions

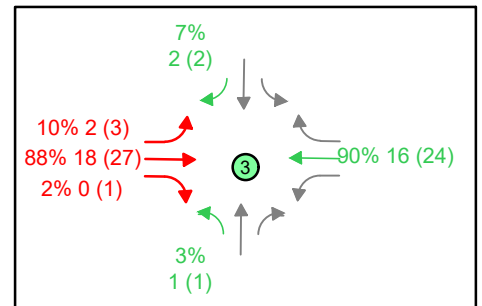
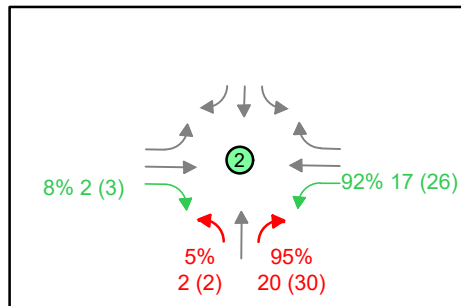
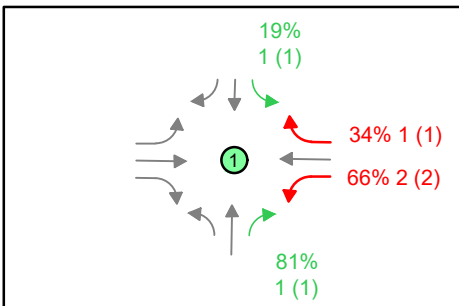
AM PEAK HOUR: 8:00 - 9:00 AM



SCHOOL PM PEAK HOUR: 3:30 - 4:30 PM



PM PEAK HOUR: 5:00 - 6:00 PM



JORGENSEN

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PREPARED BY: HRR / IB

MAP PREPARED: 03/12/2024

PROJECT NUMBER: 22070.11

5.6. Highway Capacity Analysis

Analysis was completed using process and analysis methods from the *Highway Capacity Manual* (TRB, 2022) and associated Highway Capacity Software (HCS7). This analysis identifies the Level of Service (LOS) of users based on assumed traffic levels and basic traffic principles. Level of Service is defined by the HCM2022 as a qualitative measure used to relate the quality of traffic service based on roadway capacity and vehicle delay. Level of Service is described for movements through a designation of A to F where LOS A represents the best operation and LOS F represents congestion/failing traffic conditions. Each type of intersection is evaluated using different methodologies.

This study includes three intersections. High School Road and South Park Loop Road and High School Road and Corner Creek Lane are both Two-Way-Stop-Controlled intersections and High School Road and Middle School Road is an All-Way-Stop-Controlled Intersection.

Two-Way Stop Controlled Intersections

For Two-Way-Stop-Controlled Intersections (TWSC), also applicable to one-way-stop controlled intersections, the LOS is determined by the computed or measured control delay. Control delay can be measured for each minor-street movement (or shared movement) as well as major-street left turning vehicles. Through vehicles are assumed to experience 'zero' delay. As such, a LOS can be approximated or calculated for each minor movement, each minor approach, and left turning major approach vehicles. LOS is not computed as an intersection delay due to the fact that through moving traffic is not subject to intersection delay. Reporting such a control delay or LOS would mask important quality or traffic service issues on minor approaches. Analysis is completed per Chapter 20 of HCM2022.

All-Way-Stop-Controlled Intersections

For All-Way-Stop-Controlled Intersections (AWSC), the LOS is determined by the computed or measured control delay. Control delay can be measured for all approaches as well as an average for the intersection as a whole. An overall intersection LOS can be assumed because all vehicles are subject to control delay, unlike in Two-Way-Stop-Controlled Intersections. Analysis is completed per Chapter 21 of HCM2022. The LOS thresholds based on control delay for both TWSC and AWSC are presented below in Table 3.

Control Delay (s/veh)	<u>LOS by Volume-to-Capacity Ratio</u>	
	<u>≤1.0</u>	<u>>1.0</u>
≤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

Table 3. Stop Controlled Intersection, LOS Criteria

Per Teton County Land Development Regulations, the Level of Service for rural roadways shall be designed at a Level of Service D at buildout (Section 7.6.4 Subsection G, Teton County Land Development Regulations, Adopted October 20, 2014).

5.7. Time Periods Analyzed

This study evaluates the impacts of the proposed CWC development on current traffic levels assuming immediate occupancy in 2025 and assesses the expected impacts after 10 years of occupancy.

The traffic scenarios studied include the following:

1. **2025 Baseline Conditions.** This scenario examines traffic levels on the existing road network. Existing conditions were completed in this report for 2025.
2. **2025 CWC Opening Conditions.** This scenario examines traffic impacts at the completion of construction and initial opening of CWC.
3. **2035 Baseline Conditions.** This scenario examines traffic levels of the transportation network assuming typical background traffic growth and no development of CWC (or any other proposed developments).
4. **2035 Impacted Conditions.** This scenario examines traffic impacts of CWC on the 2035 Baseline Conditions.

For each traffic scenario, the intersections of study were analyzed at three different peak hours, including the AM Peak, PM Peak, and School PM Peak. The School PM Peak hour was included in the analysis because of the proximity of the development to surrounding schools in the area. Conclusions and recommendations are described at the end of the report.

Utilizing traffic counts completed during May 2017 and September 19 and 20th of 2023, Jorgensen evaluated the current traffic service of the network. Traffic associated with schools operates very differently than commercial, industrial, or residential developments. The greatest 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 (5:00 – 6:00 PM). Based on traffic counts, these three different peak hour time frames were analyzed along High School Road to provide a full representation of the transportation network.

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

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

As part of the evaluation of peak hourly traffic at each intersection, the peak hour factors provided on Table 4 were observed. The peak hour factor (PHF) is the hourly volume during the analysis hour divided by the peak 15-minute flow rate within the analysis hour and it is a measure of the traffic demand fluctuation within the analysis hour. The PHF in urban areas generally range between 0.80 and 0.98. PHF over 0.95 are often indicative of 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). The PHFs were utilized in the 2025 and 2035 analysis.

	High School Road & South Park Loop	High School & Corner Creek Lane	High School & Middle School Road
AM Peak Hour	0.71	0.81	0.81
PM Peak Hour	0.87	0.84	0.87
PM School Peak Hour	0.88	0.82	0.75

Table 4. Intersection Peak Hour Factor

5.8. Traffic Growth Factors

Studies done in the surrounding area along High School Road used a growth factor of 1% (2022, *High School Road – Traffic Impact Analysis*) and a recent study done along South Park Loop Road, a more urban area, used a growth rate of 3.5%. Jorgensen used the more annualized information available from the previous traffic studies done in the area and used a 2% growth rate to determine the traffic counts for the 2035 hourly baseline hourly traffic volumes. (2022, *The Loop - Traffic Impact Study*).

6. TRAFFIC ANALYSIS

6.1. 2025 Baseline Traffic Conditions

The 2025 baseline hourly traffic volumes and LOS for each intersection at the various peak hours are depicted on Figure 10 and HCS calculations are provided within **Appendix C**. All intersections of study are projected to operate at LOS B condition or better throughout the day.

6.2. 2035 Baseline Traffic Conditions

The 2035 baseline (without the addition of the new CWC campus) hourly traffic volumes and LOS for each intersection at the various peak hours are depicted on Figure 11 and HCS calculations are provided within **Appendix D**. The intersections analyzed along High School Road are expected to operate between an LOS A to LOS C throughout the day. By 2035, the westbound approach at the intersection of High School Road and South Park Loop Road is expected to decrease to a LOS C during AM peak hour. Both the eastbound and westbound approaches at the intersection of

High School Road and Middle School Road are expected to decline to a LOS C during the AM peak hour.

6.3. 2025 Traffic Conditions with CWC

The 2025 trip generation values for CWC were added to the 2025 baseline values and analyzed to determine the impact on the transportation system. These traffic volumes and LOS for the intersections at the various peak hours are depicted on Figure 12 and HCS calculations are provided within **Appendix C**. The inclusion of CWC is expected to have minimal impact to the intersections' LOS, which will maintain operations between LOS A and LOS B.

CWC will contribute westbound left turns from High School Road onto the site, which are expected to create minimal delay to westbound thru traffic. The analysis shows that the left turn movement into the site will operate with a LOS A with a delay less than 1 sec/vehicle.

6.4. 2035 Traffic Conditions with CWC

The 2035 trip generation values for CWC were added to the 2035 baseline values and analyzed to determine the impact on the transportation system. These traffic volumes and LOS for the intersections at the various peak hours are depicted on Figure 13 and HCS calculations are provided within **Appendix D**. The addition of CWC is expected to have minimal impact on the transportation network in 2035. With the addition of CWC, the intersections will still operate between a LOS A and LOS C. The analysis indicates that during the 2035 PM peak hour, the westbound approach at the intersection of High School Road and Middle School Road will decrease from a LOS A to a LOS B, this is primarily since the delay changes from 9.7 sec/veh without CWC to 10.2 sec/veh with CWC, while the LOS transitions from an A to B at 10 sec/veh. The southbound approach is also expected to decrease from an LOS B to LOS C from a 13.2 sec/veh to 15.8 sec/veh delay.

As with the 2025 traffic conditions with CWC, CWC will contribute westbound left turns from High School Road onto the site, which are expected to create minimal delay to westbound thru traffic. The analysis shows that the left turn movement into the site will operate with a LOS A with a delay less than 2 sec/veh.

FIGURE 10

2025 BASELINE

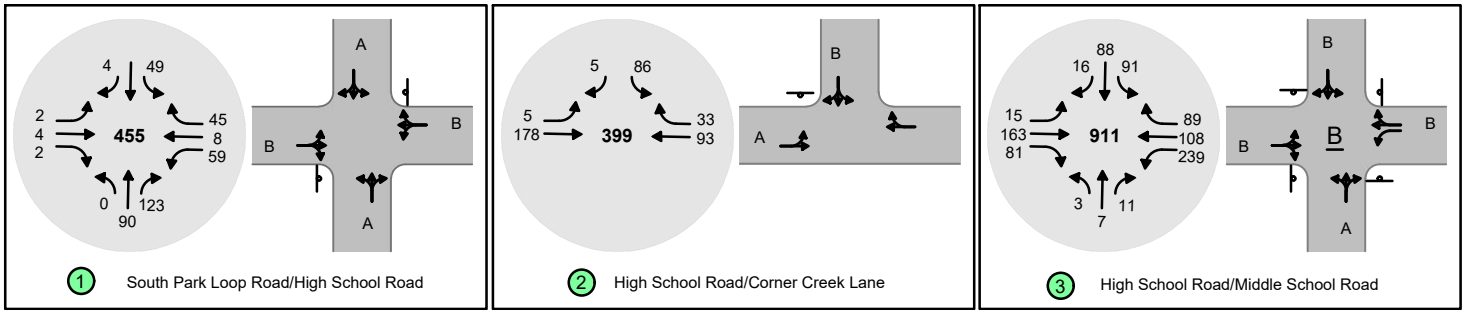
TRAFFIC CONDITIONS



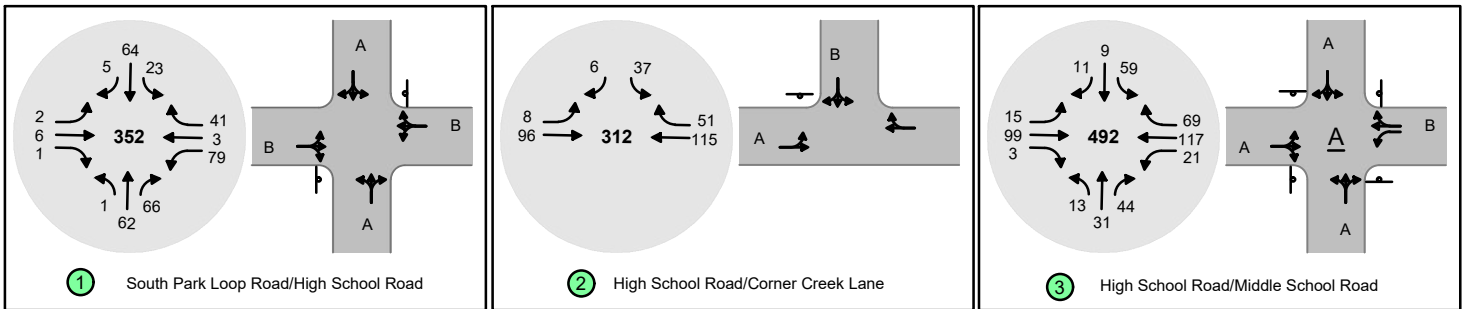
LEGEND

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

AM PEAK HOUR: 8:00 - 9:00 AM



SCHOOL PM PEAK HOUR: 3:30 - 4:30 PM



PM PEAK HOUR: 5:00 - 6:00 PM

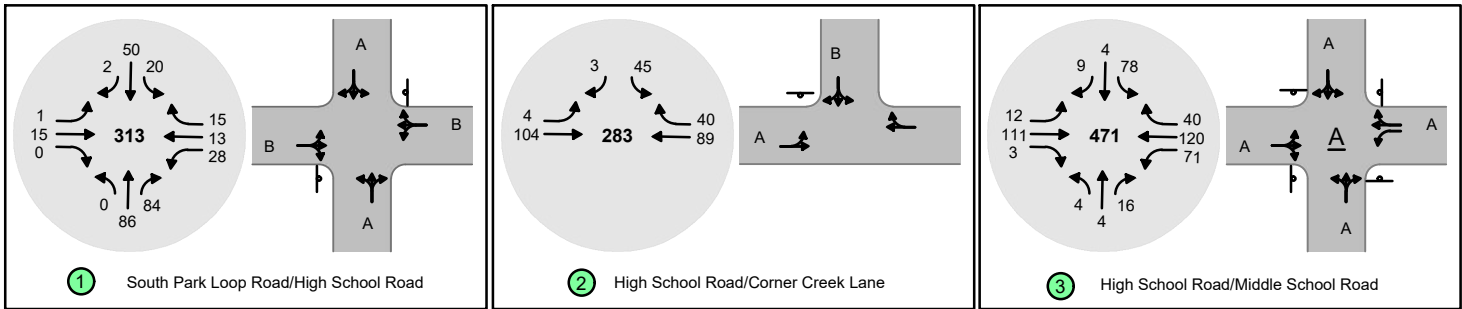
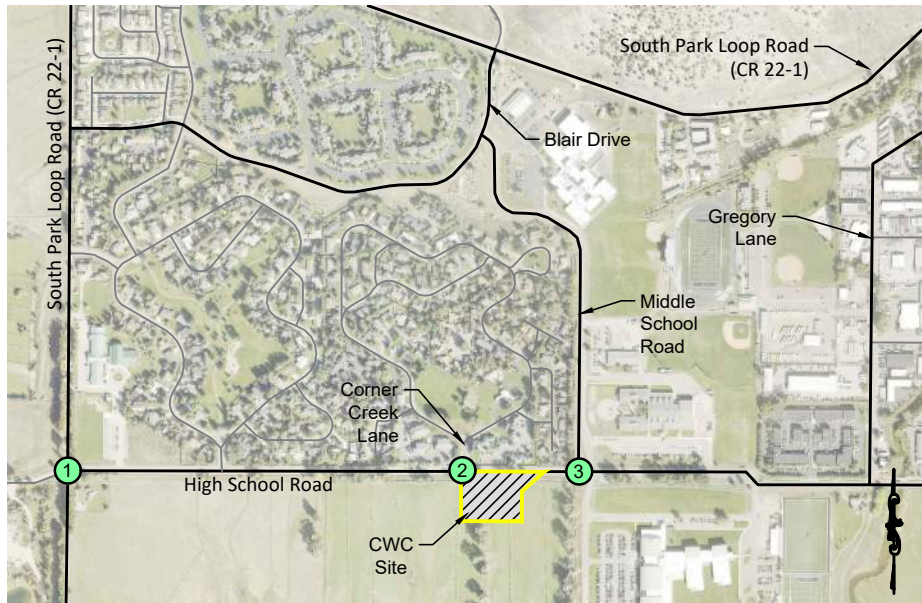


FIGURE 11

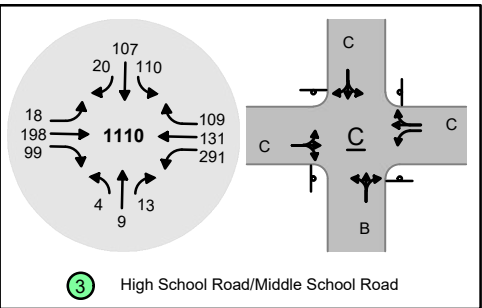
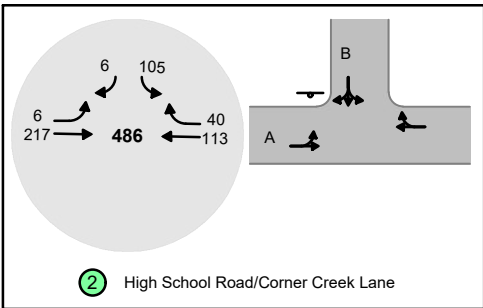
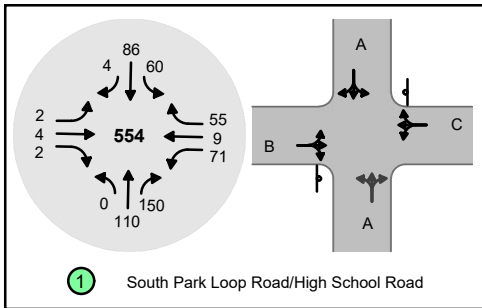
**2035 BASELINE
TRAFFIC CONDITIONS**



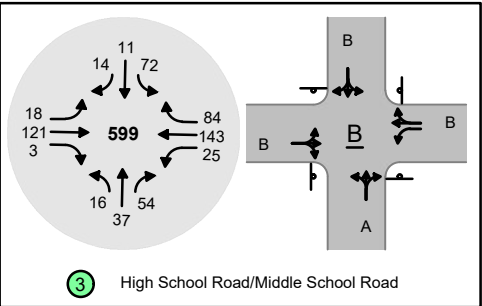
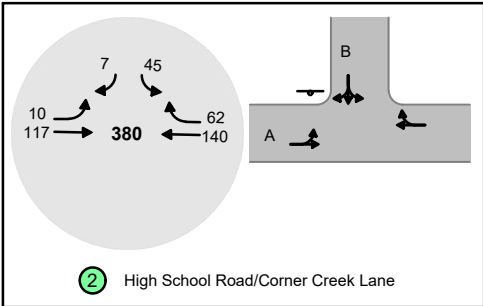
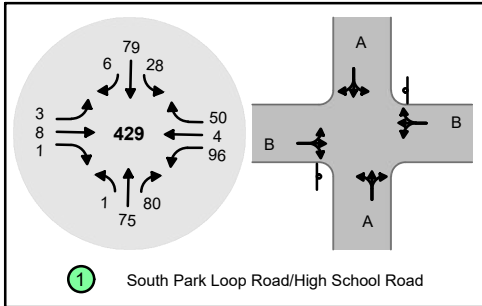
LEGEND

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

AM PEAK HOUR: 8:00 - 9:00 AM



SCHOOL PM PEAK HOUR: 3:30 - 4:30 PM



PM PEAK HOUR: 5:00 - 6:00 PM

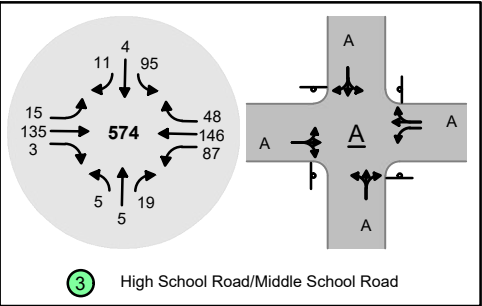
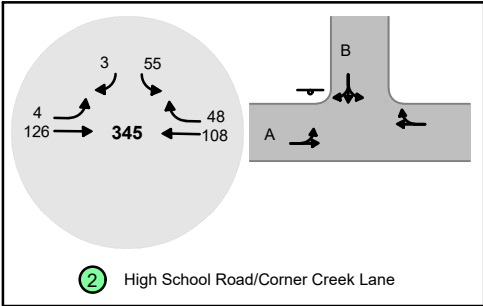
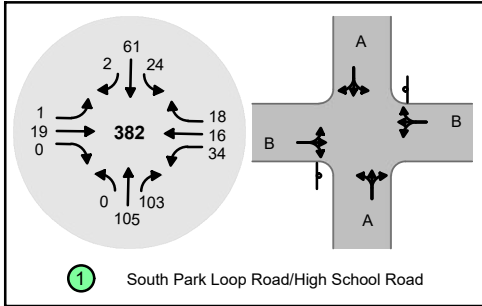


FIGURE 12

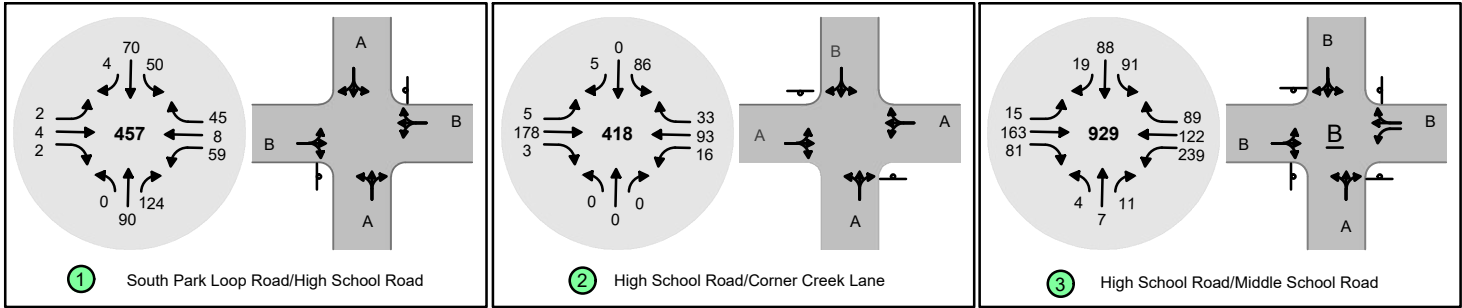
**2025 TRAFFIC CONDITIONS
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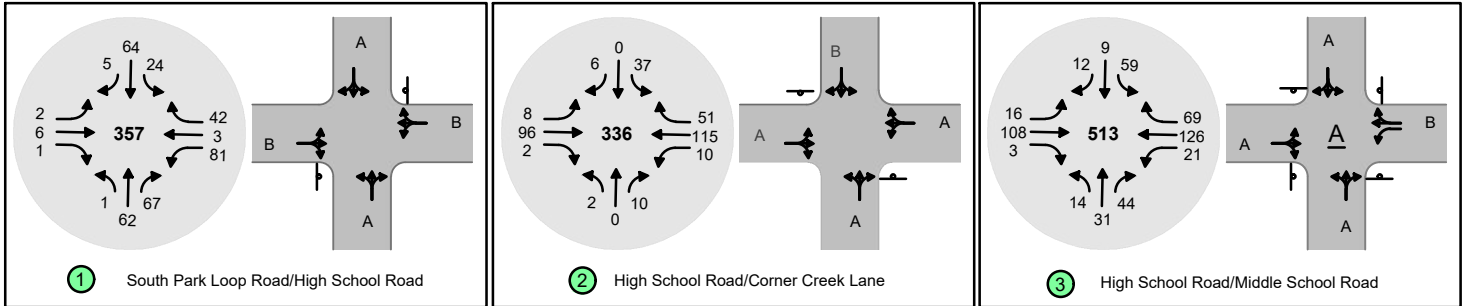
LEGEND

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

AM PEAK HOUR: 8:00 - 9:00 AM



SCHOOL PM PEAK HOUR: 3:30 - 4:30 PM



PM PEAK HOUR: 5:00 - 6:00 PM

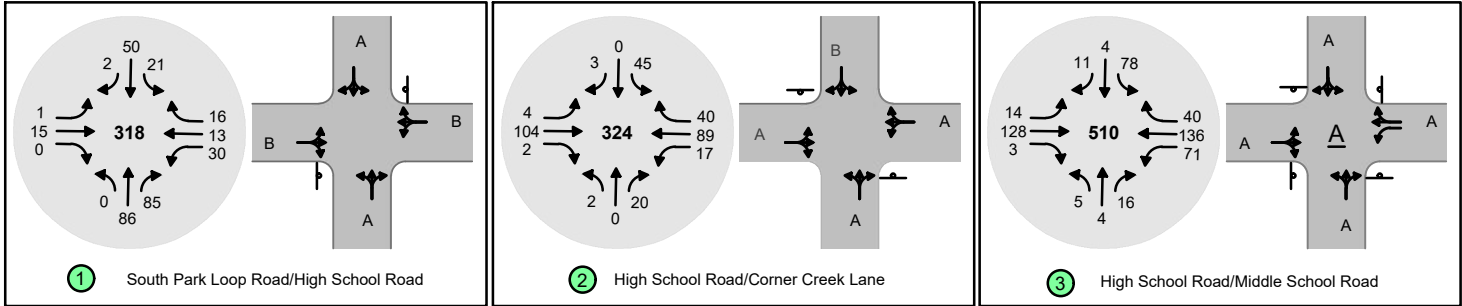


FIGURE 13

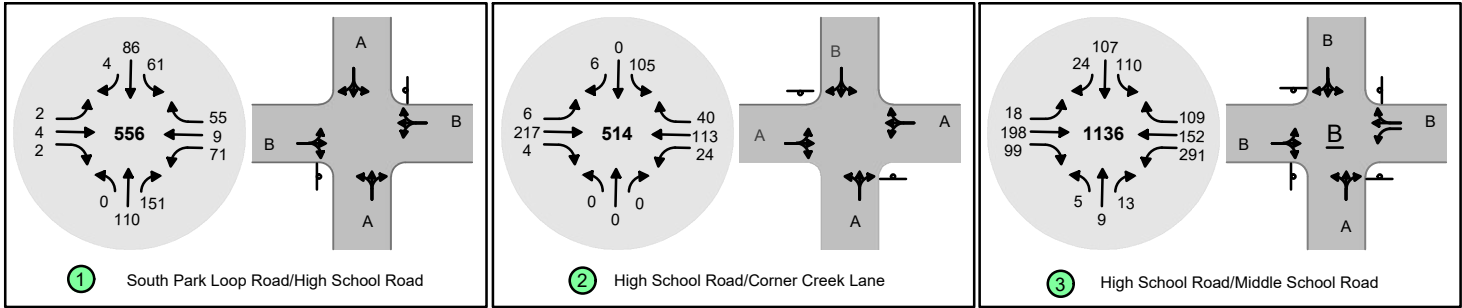
**2035 TRAFFIC CONDITIONS
WITH DEVELOPMENT**



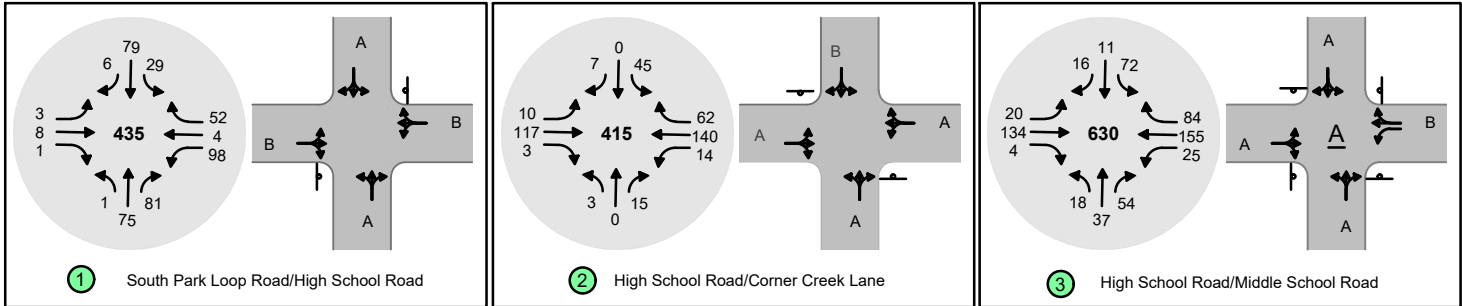
LEGEND

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

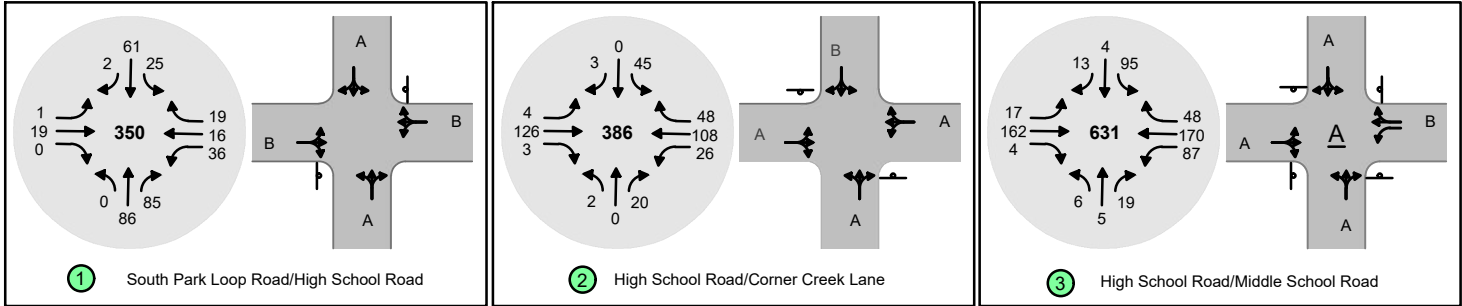
AM PEAK HOUR: 8:00 - 9:00 AM



SCHOOL PM PEAK HOUR: 3:30 - 4:30 PM



PM PEAK HOUR: 5:00 - 6:00 PM



6.5. Traffic Level of Service Analysis Summary

High School Road baseline conditions in 2025 and 2035 operate at a satisfactory LOS A to LOS C. The eastbound and westbound traffic at the intersection of Middle School Road and High School Road is currently experiencing a C LOS during the AM Peak Hour.

The addition of CWC results in minimal impact to the transportation network for the three different access scenarios. The addition of the CWC access road to the intersection of Corner Creek Lane will not have a significant impact on the traffic network, and the anticipated decreases in LOS will be due to overall increase in traffic rather than specifically attributed to CWC.

Intersection	Year	Approach	AM Peak Hour LOS (sec. delay/veh)		School PM Peak Hour LOS (sec. delay/veh)		PM Peak Hour LOS (sec. delay/veh)	
			Baseline	With CWC	Baseline	With CWC	Baseline	With CWC
South Park Loop/ High School Road	2025	Eastbound	B (12.6)	B (12.6)	B (10.6)	B (10.7)	B (11.2)	B (11.2)
		Westbound	B (13.7)	B (13.7)	B (10.9)	B (10.9)	B (10.6)	B (10.7)
		Northbound	A (0.0)	A (0.0)	A (0.1)	A (0.1)	A (0.0)	A (0.0)
		Southbound	A (3.5)	A (3.5)	A (2.0)	A (2.1)	A (2.2)	A (2.3)
	2035	Eastbound	B (14.0)	B (14.1)	B (11.2)	B (11.3)	B (11.8)	B (11.5)
		Westbound	C (16.7)	C (16.8)	B (11.8)	B (11.9)	B (11.3)	B (11.0)
		Northbound	A (0.0)	A (0.0)	A (0.1)	A (0.1)	A (0.0)	A (0.0)
		Southbound	A (3.7)	A (3.7)	A (2.0)	A (2.1)	A (2.3)	A (2.3)
Corner Creek/ High School Road	2025	Eastbound	A (0.2)	A (0.2)	A (0.6)	A (0.6)	A (0.3)	A (0.3)
		Westbound	-	A (1.0)	-	A (0.5)	-	A (1.0)
		Northbound	-	-	-	A (9.3)	-	A (9.2)
		Southbound	B (11.8)	B (13.2)	B (10.6)	B (11.3)	B (10.3)	B (11.4)
	2035	Eastbound	A (0.3)	A (0.2)	A (0.7)	A (0.7)	A (0.3)	A (0.3)
		Westbound	-	A (1.2)	-	A (0.6)	-	A (1.2)
		Northbound	-	-	-	A (9.6)	-	A (9.2)
		Southbound	B (13.2)	C (15.8)	B (11.2)	B (12.5)	B (10.9)	B (12.3)
Middle School Road/ High School Road	2025	Eastbound	B (13.4)	B (13.5)	A (9.4)	A (9.6)	A (8.8)	A (9.1)
		Westbound	B (13.7)	B (13.9)	B (10.2)	B (10.5)	A (9.1)	A (9.3)
		Northbound	A (9.6)	A (9.7)	A (8.8)	A (9.0)	A (7.9)	A (8.0)
		Southbound	B (13.1)	B (13.3)	A (9.2)	A (9.3)	A (8.9)	A (9.0)
	2035	Eastbound	C (18.7)	C (19.1)	B (10.3)	B (10.1)	A (9.4)	A (9.9)
		Westbound	C (18.8)	C (19.4)	B (11.8)	B (11.4)	A (9.7)	B (10.2)
		Northbound	B (10.6)	B (10.8)	A (9.6)	A (9.9)	A (8.2)	A (8.4)
		Southbound	C (16.7)	C (17.1)	B (10.0)	B (10.2)	A (9.5)	A (9.7)

Table 5. Level of Service Summary, LOS in bold indicates change of LOS because of CWC

6.6. Auxiliary Lanes on High School Road

The analysis reviewed if turn lanes are warranted on High School Road based on WYDOT and American Association of State Highway Transportation Officials (AASHTO) criteria. Auxiliary lanes refer to ingress and egress turn lanes utilized to facilitate safe turning maneuvers with minimal disruption to through traffic. These lanes become necessary at access points or intersections when there is a significant volume of right- or left-turn movements.

AASHTO regarding warrants and usage of auxiliary lanes (AASHTO, 9-93).

Warrants for the use of auxiliary lanes cannot be stated definitely. Many factors should be considered, such as speeds, traffic volumes, percentage of trucks, capacity, type of roadway, effects on pedestrians and bicyclists, availability of right-of way, service provided, and the arrangement of frequency of intersections. Observations and considerable experience with auxiliary lanes have led to the following general conclusions:

- *Auxiliary lanes are warranted on high-speed and on high-volume highways where a change in speed is needed for vehicles entering or leaving the through-traffic lanes.*
- *All drivers do not use auxiliary lanes in the same manner; some use little of the available facility and some increase or decrease speeds outside of the auxiliary lanes. As a whole, however, these lanes are used sufficiently to improve roadway operation.*
- *Use of auxiliary lanes varies with volume, the majority of drivers using them at high volumes.*
- *The directional type of auxiliary lane consisting of a long taper fits the behavior of most drivers and does not involve maneuvering on a reverse-curve path.*
- *Deceleration lanes on the approaches to intersections that also function as storage lanes for turning traffic are particularly advantageous, and experience with them generally has been favorable.*

- A. *Right Turn Lane Warrant* – Based on Figure 14 below, Right Turn Lane Guidelines for Two-Lane Highways in the WYDOT Traffic Studies manual, CWC does not warrant a right turn lane, this is due to the low volume of left turns, low eastbound traffic volumes, and the roadway speed.

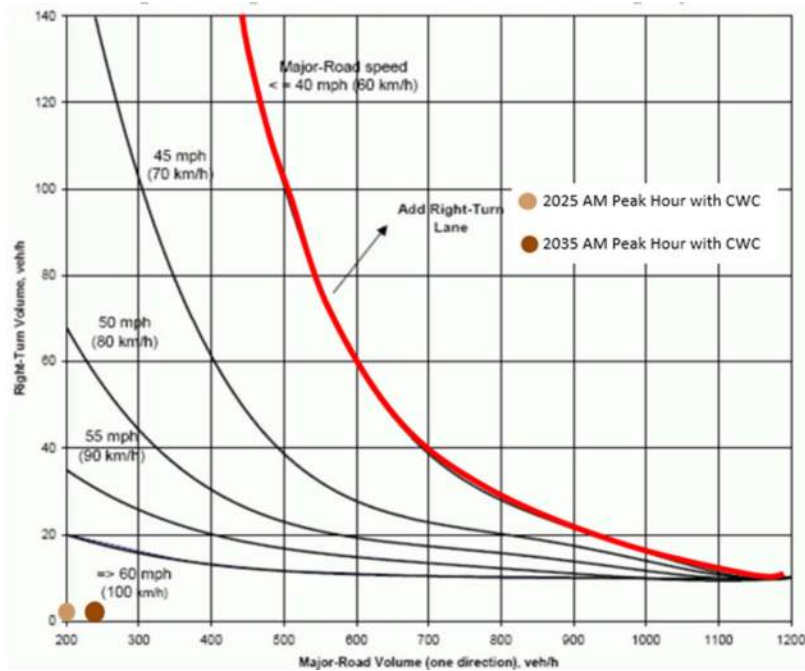


Figure 14. Right Turn Lane Guidelines for Two-Lane Highways (WYDOT Figure 18-1)

- B. *Left Turn Lane Warrant* - The WYDOT Traffic Studies Manual, follows the criteria in Section 9.7 of the AASTHO's *A Policy on Geometric Design of Highways and Street, 7th Edition* (2018) to determine the need for, and the design of auxiliary left-turn lanes. Refer to Figure 15 for the graph displaying the AASHTO criteria for the warrant for left turn lanes in urban areas at four-leg, unsignalized intersections.

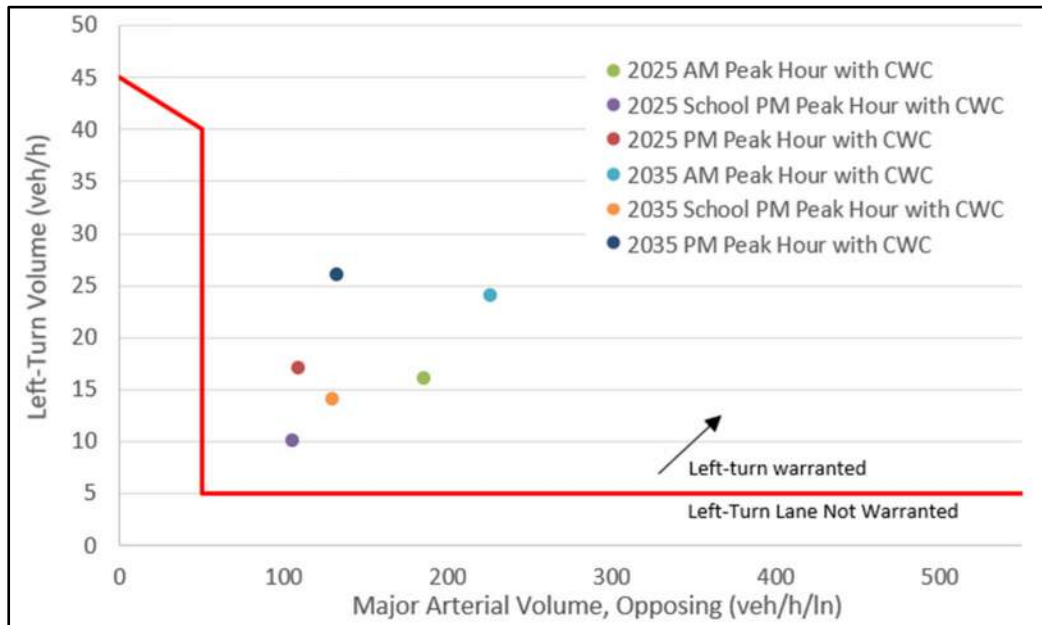


Figure 15. Suggested Left-Turn Lane Warrants Based on Results from Benefit-Cost Evaluations for Four-Leg Intersections on Arterials in Urban Areas (AASHTO Figure 9-35)

Based on background traffic combined with the turning movements, a left turn lane may benefit the intersection.

According to AASHTO, “the volume-based guidelines or warrants presented above indicate solutions where a left-turn lane may be desirable, not necessarily situations where a left-turn lane is definitely needed” (AASHTO, 9-105). Rather than installing a left turn lane to only serve CWC (a spot road improvement is not advised), a holistic approach is suggested to review the operations of High School Road in tandem with other projects and developments taking place within the vicinity. Projects which may impact and potentially improve traffic within this area include the Modernizing Mobility for West Jackson Project, Gregory Lane Improvements Project, Northern South Park Development Project, the ongoing Tribal Trails connectors project (direction still uncertain), START expansion, and other residential developments. The Town of Jackson and Teton County could consider adding a two-way left-turn lane along the full roadway segment to improve traffic flow along High School Road.

7. OTHER CONSIDERATIONS

7.1. Stopping Sight Distance

Maintaining adequate sight distance for drivers along High School Road needing to stop due to drivers exiting the development and for left turn or right turn maneuvers from CWC is essential for traffic safety at the intersection of the site access road. Table 6 below, from AASTHO's "A Policy on Geometric Design of Highways and Street", 7th Edition (2018) lists the minimum recommended stopping sight distance on level roadways based on design speed.

U.S. Customary					Metric				
Design Speed (mph)	Brake Reaction Distance (ft)	Braking Distance on Level (ft)	Stopping Sight Distance		Design Speed (km/h)	Brake Reaction Distance (m)	Braking Distance on Level (m)	Stopping Sight Distance	
			Calculated (ft)	Design (ft)				Calculated (m)	Design (m)
15	55.1	21.6	76.7	80	20	13.9	4.6	18.5	20
20	73.5	38.4	111.9	115	30	20.9	10.3	31.2	35
25	91.9	60.0	151.9	155	40	27.8	18.4	46.2	50
30	110.3	86.4	196.7	200	50	34.8	28.7	63.5	65
35	128.6	117.6	246.2	250	60	41.7	41.3	83.0	85
40	147.0	153.6	300.6	305	70	48.7	56.2	104.9	105
45	165.4	194.4	359.8	360	80	55.6	73.4	129.0	130
50	183.8	240.0	423.8	425	90	62.6	92.9	155.5	160
55	202.1	290.3	492.4	495	100	69.5	114.7	184.2	185
60	220.5	345.5	566.0	570	110	76.5	138.8	215.3	220
65	238.9	405.5	644.4	645	120	83.4	165.2	248.6	250
70	257.3	470.3	727.6	730	130	90.4	193.8	284.2	285
75	275.6	539.9	815.5	820	140	97.3	224.8	322.1	325
80	294.0	614.3	908.3	910					
85	313.5	693.5	1007.0	1010					

Note: Brake reaction distance predicated on a time of 2.5 s; deceleration rate of 11.2 ft/s² [3.4 m/s²] used to determine calculated sight distance.

Table 6. Stopping Sight Distance on Level Roadways (AASHTO Table 3-1)

For a speed of 25 miles per hour (mph) the recommended stopping sight distance is 155 feet. Table 7, from the WYDOT Traffic Studies Manual lists the minimum recommended sight distances for left-turn and right-turn maneuvers based on the posted speed limit. For 25 mph the sight distance for left turn maneuvers is 280 feet and for right turn maneuvers the stopping sight distance is 240 feet.

Posted Speed Limit	Sight Distance for Left-Turn Maneuver (ft)	Sight Distance for Crossover and Right-Turn Maneuvers (ft)
20	225	195
25	280	240
30	335	290
35	390	335
40	445	385

Table 7. Intersection Sight Distance – Stop Controlled (WYDOT Table 6-2)

The length of visible roadway is observed from a height of 3.5 feet above ground surface to represent the driver's eye height. The sight distance from the stop-controlled street is then measured from the point at which the majority of traffic stops, as determined by observation of traffic behavior at the intersection (WYDOT Access Manual, 2014).

7.2. Decision Sight Distance

Along High School Road the decision sight distance is 175 feet based on a speed of 25 mph and an incoming slope of 0% to -1% based on Table 9 from the WYDOT Access Manual.

PERCENT GRADE																						
	0%	1%	-1%	2%	-2%	3%	-3%	4%	-4%	5%	-5%	6%	-6%	7%	-7%	8%	-8%	9%	-9%	10%	-10%	
MPH	FEET																					
20	130	130	130	125	130	125	135	125	135	125	135	125	135	125	140	120	140	120	140	120	145	
25	175	170	175	170	175	170	180	165	180	165	185	165	185	165	190	160	190	160	195	160	195	
30	220	220	225	215	225	215	230	210	230	210	235	210	240	205	245	205	245	205	250	200	255	
35	275	270	280	270	280	265	285	260	290	260	295	255	300	255	305	250	310	250	315	250	320	
40	330	330	335	325	340	320	345	315	350	315	360	310	365	305	370	305	380	300	385	300	395	
45	395	390	400	385	405	380	415	375	420	370	430	365	435	365	445	360	455	355	465	350	475	
50	465	455	470	450	475	445	485	440	495	430	505	425	515	420	525	420	535	415	545	410	560	
55	535	525	545	520	555	510	560	505	575	500	585	490	595	485	610	480	620	475	635	470	650	
60	610	600	620	595	635	585	645	575	655	570	670	560	685	555	700	550	715	540	735	535	750	
65	695	685	705	670	720	660	730	650	745	645	760	635	780	625	795	620	815	610	835	605	855	
70	780	770	795	755	810	745	825	730	840	720	860	710	880	700	900	695	920	685	945	675	970	
75	870	855	890	845	905	830	925	815	940	805	965	795	985	780	1010	770	1035	760	1060	750	1090	
80	970	950	985	935	1005	920	1025	905	1050	890	1070	880	1095	865	1125	855	1150	845	1185	830	1215	

Sight Distance (SD) *Distances are based on the "2011 6th Edition, A Policy on Geometric Design of Highways and Streets, Decision Sight Distance, Avoidance Maneuver A" and rounded up to the nearest five feet. Eye height is 3.5 feet. Object height is increased to 3.5 feet to design for a driver on the major road to see a vehicle entering or exiting the access location. Large trucks have longer stopping distances but also have much better sight distance due to their height and therefore are not usually given special design consideration. If access generates heavy truck traffic, increase reaction time(t) to 4.8 s for the above values or perform an engineering study.

* $SD = 1.47 Vt + \frac{V^2}{30[(a/32.2) \pm G]$; t is reaction time= 3.0 sec; V is Velocity in mph; a is deceleration rate= 11.2 ft/s²; G is percent grade divided by 100.

Table 8. Decision Sight Distance (WYDOT Access Manual, Table II-1)

The current intersection complies AASHTO and with WYDOT standards indicated in this section and 7.2.

7.3. Tribal Trail Connector & East-West Connector

WYDOT and Teton County are in the planning stages for the Tribal Trails Connector Road, which entails the creation of a new segment extending from Cherokee Lane northward to Wyoming Highway 22. Similarly, the ITP recommends an East-West Connector, facilitating a link between South Park Loop Road and HWY 89 to the south of High School Road, thereby providing redundancy to High School Road. WYDOT and Teton County Public Works have indicated that these connectors are not definitive, and no plans exist at this time.

The Integrated Transportation Plan (ITP) highlights major capital projects aimed at mitigating traffic congestion and enhancing multimodal connectivity, notably featuring the Tribal Trails

Connector and East-West Connector as pivotal local connections. The proposed Tribal Trails Connector is a significant component currently under evaluation but not included in the study's analysis. However, this model's refinement for intersection analysis remains ongoing, with uncertainties surrounding the timeframe and actual implementation of the connector; therefore it is not included in this analysis.

The East-West Connector's proposed location could furnish access to the college from both the east and west. Notably, a portion of the necessary easement for this connector has already been established, further underlining its potential influence on CWC's transportation dynamics. While these projects remain subject to further deliberation and assessment, their potential implications merit the need for ongoing monitoring and integration within the broader transportation planning framework.

7.4. START Bus Service

START Bus presently provides service along High School Road with stops at Smith's, the intersection of the east access to the High School, west of the Corner Creek Lane intersection, and the Rangeview Drive intersection. START bus routes currently all operate from east to west along High School Road with the bus stops provided on the north side of the road. CWC has been in conversations with START to identify the best way for START to serve CWC. This is also further discussed within Section 8: Travel Demand Management.

7.5. Pedestrian/Bicycle Connectivity

The site plan accommodates pedestrian and bicycle connectivity with improvements to the existing eastbound bike lane. A north-south crosswalk will be installed at the intersection of High School Road and Corner Creek Lane to allow for safe pedestrian access to the north side of the road. Bike racks and EV bike charging stations will also be provided at the entrance of the building.

7.6. Parking

Parking is further discussed within Section 8: Travel Demand Management since parking is a key consideration for transportation demand.

7.7. Traffic Circulation

Ingress and egress traffic circulation for CWC will take place at the proposed access and High School Road. Upon final design, the school 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 being referenced in the design is the WYDOT Pedestrian and School Traffic Control Manual.

8. TRAVEL DEMAND MANAGEMENT

This portion of the Traffic Impact Study serves as the Parking and Travel Demand Management plan. This plan takes into account multimodal transportation options, the schematic design of the new CWC building, course programming, and available parking. A primary purpose is to ensure parking demands are met on site and will not adversely impact adjacent neighbors and/or High School Road. As discussed, CWC location and proximity to alternative mode facilities/services provides an excellent opportunity to optimize the utilization by CWC staff and students of these facilities.

8.1. Available Parking

CWC will include 51 parking spaces, of which three will be ADA and two will accommodate electric vehicle charging.

8.2. Parking Demand and Assumptions

To determine the parking generation and demand, a variety of factors and assumptions were gathered and discussed with CWC leadership to ensure that they are realistic.

1. **Parking Generation:** The trip generation used for the transportation network analysis was conservatively high to ensure the results represented the full impacts to the roadway network for 2025 and 2035. The parking generation for CWC was reviewed with a flexible and realistic approach since CWC has control of the course schedule and requirements for on-site parking.
2. **Class Schedule:** Parking demand will be driven by the number of students, faculty, and staff needing to be at CWC at one time while courses are being taught. Therefore, the course schedule is the most impactful factor that will affect parking demand. The scheduling of courses is first designed to meet the needs and schedules of the community and then to work around community concerns such as traffic and parking. CWC has developed a scheduling model that will identify the number of people that will be in the building at one time on a half-hour basis. The model will allow shifting of class times to minimize the number of students on site at one time. Based on conversations with CWC, the course schedule was modified and assumptions were discussed and reviewed. The schedule provided below is the typical Monday/Wednesday and Tuesday/Thursday course programming. Based on the schedule, the total number of CWC users is estimated to be 205 people per day, with peak hour occupancy taking place between 12:30 – 1:30 PM (58 people) and 6:30 – 8:00 PM (66 people).

Class	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
STAFF arrive & departure	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5							
General Classroom #1			8	8	8												6	6	6		6	6	6	6	6	6	
General Classroom #2		8	8	8	8			7	7	7	7										10	10	10	10			
General Classroom #3				8	8	8	8														12	12	12	12			
General Computer #4				8	8	8	8	8	3	3	3	3									8	8	8	8	8		
Kitchen 1 #9			10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	12	12	12	12	12	12
Nursing Classrooms #5, 6, or 8						8	8	8	8	8	8	8	8	8	8	8											
Skills Lab CNA #7																							8	8	8	8	8
Nursing Classrooms #5, 6, or 8						8	8	8	8	8	8	8	8	8	8	8											
Micro/Chem lab #10																				10	10	10	10	10	10		
Bio/Anatomy lab #11				10	10	10	10	10		10	10	10	10	10													
classroom #12									12	12	12	12	12	12	12	12	12	12	12								
Total on Site		8	26	52	52	52	52	51	48	58	58	51	48	48	38	38	28	28	16	20	58	66	66	66	44	26	0

Table 9. Number of People on Site for Each Half-Hour (per class times)

3. **Multimodal:** Students, faculty, and staff will have a variety of multimodal options to get to CWC, which will minimize the use of onsite parking. For parking generation, the project is assuming 15% of students will utilize multi-modal options (this is consistent with the adopted goals of the ITP). Parking generation assumes that the faculty will drive single occupancy vehicles. As a result, 31 people per day will utilize alternative modes of transportation.
4. **Carpooling:** Carpooling is assumed to take place with vehicle occupancy of 1.3 people per vehicle. This will reduce the need for parking for 34 people per day.
5. **Occupancy and Absenteeism:** Parking generation assumed that each course will have 85% occupancy accounting for absenteeism and enrollment below 100%.
6. **Arrival and Departure Time:** This analysis assumed all students arrive and depart when the class starts and ends. This analysis does differ from the traffic analysis previously discussed, in order to minimize assumptions. The parking was also analyzed assuming a staggered arrival and departure times, as discussed in 5.4. Trip Generation, to understand if this scenario result in more or less parking needs. The results indicate that parking will not exceed 50 parking spots at any given time. Refer to **Appendix B** for this review.
7. **Analysis Year:** Parking generation is reviewed for 2025 projected numbers, a study for 2035 is not provided, since CWC can adjust the schedule as needed in the future to best accommodate parking demands.
8. **High School Enrollment:** High School Students enrolled in CWC courses will not utilize on-site parking. These students attend classes virtually from Jackson Hole High School.

With the combination of the course schedule, alternative modes of transportation and enrollment/absenteeism, the parking demand will not exceed 50 at one given time, with the following table estimating the parking demand.

Class	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12:00 PM	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Total on Site		8	26	52	52	52	52	51	48	58	58	51	48	48	38	38	28	28	16	20	58	66	66	66	44	26	0
Parking needed accounting for multimodal (Multimodal (25%) +5 faculty (8:30-5:30))	5	12	27	49	49	49	49	48	46	54	54	48	46	46	37	37	29	29	19	22	49	56	56	56	37	22	0
Parking needed accounting for multimodal and 85% enrollments / absence		11	24	43	43	43	43	42	40	47	47	42	40	40	32	32	25	25	17	19	42	48	48	48	32	19	0

Table 10. Number of Parking Spaces Needed Per Half-Hour

8.3. Parking Strategies and Travel Demand Management Program

Parking management refers to policies, programs, and strategies that result in more efficient use of parking resources. One does not solve parking demand by simply building more parking. Too much supply can be detrimental to utilizing alternative modes as it makes commuting in a single occupant vehicle too convenient thus generating more traffic on High School Road and the adjacent street network. Therefore, when developing the site plan, putting a reasonable constraint on parking will allow parking management to make the site more efficient and reduce the amount of traffic generated by CWC.

Strategies will be implemented in successive tiers and are provided below, this is also provided in a table format within **Appendix E**. Should parking become an issue, CWC will need to implement strategies and proceed to the following Tier. Tier 1 strategies are anticipated to begin immediately upon the school opening its doors at the new location.

Tier One - CWC Pre-Opening Planning Strategies

- Year 1 of opening Conditions
- Conduct survey to learn from students, faculty, and staff on how to better improve transportation options and to understand preferences and ideal incentives. CWC is currently organizing a survey in the spring of 2024 to understand ridership and mode choices, and will conduct another survey in the fall of 2024.
- Continue to work with the Town, County and START as part of the development process.
- CWC has the ability to adjust the class schedule in a manner that can alleviate peak parking needs on site. Utilize dynamic scheduling program to predict parking demands throughout the day.
- Provide adequate parking facilities for vehicles and bikes and connectivity to existing pathway and sidewalk infrastructure.
- CWC will issue free parking permits to students, faculty and staff to support a balance of parking availability and demand.
- Provide promotional information and incentives to students, employees and visitors regarding transit (START), rideshare and taxi services, and bicycling facilities. Educate about the benefits and need for alternative travel modes.
- Provide incentives for students to use START. CWC has begun conversations with START to identify opportunities for partnerships.

- Utilize on-site parking.
- Incentives to utilize START and multimodal options.
- Should the outcome of the evaluation of Tier 1 result in parking demand issues, proceed to Tier 2.

Tier Two As Built Evaluation and Fees/Incentives

- Conduct user surveys to learn how to better improve transportation options, understand current transportation patterns, preferences, and ideal incentives.
- Continue conversations with the Town and County about relevant developments in the area and transportation solutions; Coordinate with START about bus schedule; Talk with High School about available parking during non-peak hours; Coordinate with businesses regarding incentive program.
- Continued participation in the Teton County Modernizing Mobility for West Jackson.
- Conduct a building occupancy and parking occupancy survey once CWC is operational to evaluate “build out” parking behaviors at CWC and assess the need for imposing further scheduling balances and management strategies such as specific fees and incentives.
- Incorporate excellent walking facilities, including sidewalk upgrades if needed to allow convenient access to nearby destinations.
- Implement parking permit enforcement program to ensure users are appropriately utilizing parking on site is.
- Incentivize multimodal transportation options and provide method for students to record travel mechanism.
- In addition to incentives, work closely with START to develop a bus schedule to encourage additional ridership.
- Coordinate with Jackson Hole High School for available overflow parking during the evenings and when High School is not in session.
- Incentives could include discounts to local cafes and restaurants using punch cards for utilizing multimodal options among others.
- Should the outcome of the evaluation and implementation strategy of Tier 2 result in parking demand issues, proceed to Tier 3.

Tier 3 Advanced Management Techniques

- Conduct detailed study to understand how students, faculty and staff are traveling to and from CWC. This may include surveys, discussion with the Town, nearby schools, neighborhoods, and START to understand the existing travel and parking conditions and to develop solutions. A CWC parking monitoring study should also be conducted to understand peak hours at CWC.
- Continue coordination with the Town of Jackson to learn about transportation developments within the area and START.
- Install permanent sensors, on each parking spot to better understand parking utilization throughout the day and for parking permit enforcement. From the information, adjustments can be made to alleviate parking during peak time periods.
- Upgrade parking permit system and permit requirements. This may include rotation schedule.

- Continue coordination with START to learn about ridership and bus schedule modifications. This may include implementation of an eastbound bus route and stop on High School Road.
- Car share spots: Typically substitutes for 5 personal vehicles reducing 4 parking spaces.
- Coordinate with local establishments and property owners to find alternative parking for full time staff.
- Trip reduction program: cashing out parking spaces. Staff and students are offered, as an example, \$50 per month.
- Should the outcome of the evaluation and implementation strategy of Tier 3 result in parking demand issues, proceed to Tier 4.

Tier 4 Offsite and Overflow

- Continue long term evaluations to understand trends, identify challenges and solutions.
- Continue partnering with the Town of Jackson regarding community transportation improvements. Coordinate with surrounding businesses and landowners regarding offsite parking solutions.
- Consider select classes to be off site during peak hours, where adequate transportation and parking is available.
- Install parking pedestals where individuals have to pay to park and track parking usage.
- Discuss options with START about transportation options between satellite parking and CWC.
- Develop a contingency-based overflow parking plan that indicates where is available nearby if on-site facilities are full, and how and spillover impacts will be addressed. For example, identify where additional parking spaces can be rented if needed. Begin providing offsite parking opportunities including:
 - Public on-street parking supplies
 - Satellite parking
 - Private partnerships with nearby entities with parking supplies or entities in the Town of Jackson that are close the Town Shuttle
 - CWC provide a vanpool service

9. CONCLUSIONS

9.1. Study Assumption Review

1. CWC construction is expected to be complete in 2025 with enrollment of 226 students, 5 full time staff and faculty and approximately 21 additional adjunct faculty.
2. Estimated enrollment for 2035 is 75 students in the summer, 375 in the fall and 320 in the spring. Staff/faculty is expected to increase to 7 full time during business hours, 2 faculty/staff who will be consistent during evening hours and approximately 30 adjunct faculty.
3. A 2.0% growth factor was used to forecast traffic growth from 2023 to 2035 along High School Road.

9.2. CWC Traffic Impacts and Network Recommendations

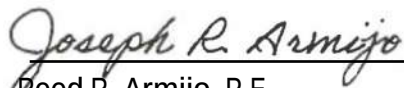
1. In 2025 the site is expected to generate 418 daily trips of which 356 will be single occupancy vehicle trips and 62 will be alternative modes of transportation trips. In 2035 the site is expected to generate 696 trips of which 536 are expected to be single occupancy vehicle trips and 160 will be alternative modes of transportation trips.
2. CWC programming has been developed to minimize impact on the transportation network during peak hours and can be adjusted if necessary to further mitigate traffic impacts.
3. The study concludes that High School Road baseline conditions in 2025 operate at a satisfactory Level of Service (LOS). All intersections of study operate at a LOS A to LOS C for baseline and proposed conditions.
4. The auxiliary turn lane analysis on High School Road indicates that an eastbound right turn lane is not warranted and that a westbound left turn lane may be beneficial. Rather than installing a left turn lane to only serve CWC (a spot road improvement is not advised), a full evaluation of High School Road considering recent developments and future development of Northern South Park should be considered as part of EST Jackson planning efforts. Projects which may impact and potentially improve traffic within this area include the Modernizing Mobility for West Jackson Project, Gregory Lane Improvements Project, Northern South Park Development Project, the ongoing Tribal Trails connectors project (direction still uncertain), START expansion, and other residential developments.

9.3. Parking and Travel Demand Management

CWC will include 51 onsite parking spaces. A Parking and Travel Demand Management program was developed taking into account multimodal transportation options, the schematic design of the new CWC building, course programming, and available parking. The primary purpose is to ensure parking demands are met on site and will not adversely impact adjacent neighbors and/or High School Road. Methods for management include evaluation, partnering and coordination, schedule adjustments, infrastructure solutions, parking permits, multimodal use, START ridership, utilization of off-site parking, and incentives.

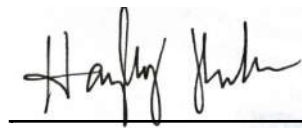
10. CERTIFICATION

I hereby certify that this Traffic Impact Study (TIS) was prepared by an engineer under my direct responsible charge, and that both the engineer and I have experience and training in the field of traffic and transportation engineering and that I am a registered professional engineer in the State of Wyoming.



Reed R. Armijo, P.E.
Wyoming P.E. 8309





Hayley Ryckman Ruland, P.E.
Wyoming P.E. 16117



11. REFERENCES

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12. LIST OF APPENDICES

Appendix A – Traffic Counts

Appendix B – Trip Generation Calculations

Appendix C – 2025 Intersection Traffic Analysis

Appendix D – 2035 Intersection Traffic Analysis

Appendix E - Parking Strategies and Travel Demand Management Program

Appendix A

Traffic Counts



Turning Movement Count Report

Study Information																						Peak Period From To	
Study Summary Job Title 17047 Owl Happenings Time Period 3:00 pm - 6:00 pm Date Performed Thursday May 25, 2017 Intersection Southpark loop/ Highschool Road Schematic																							

Turning Movement Count Report

Study Information																							Peak Period From To	

Turning Movement Count Report

Study Information																					Peak Period From To	
Study Summary Job Title 17047 Owl Happenings Time Period 3:00 pm - 6:00 PM Date Performed Tuesday May 23, 2017 Intersection Southpark loop/ Highschool Road Schematic							</															

Turning Movement Count Report

Study Information																				Peak Period From To	
Study Summary Job Title 17047 Owl Happenings Time Period 7:00 am - 10:00 am Date Performed Tuesday May 23, 2017 Intersection Southpark loop/ Highschool Road Schematic																					

All Traffic Data Services

4 CORNER CREEK LANE & HIGH SCHOOL ROAD AM
Tuesday, September 19, 2023

Peak Hour

08:00 AM - 09:00 AM

Peak 15-Minutes

08:45 AM - 09:00 AM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					CORNER CREEK LANE					CORNER CREEK LANE					Total	Rolling Hour	
	Eastbound					Westbound					Northbound					Southbound							
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR			
6:00 AM	0	0	1	0	0	0	0	1	0	0	0	0	0	0	0	0	2	0	0	0	0	4	75
6:15 AM	0	0	7	0	0	0	0	1	1	0	0	0	0	0	0	0	3	0	0	0	0	12	104
6:30 AM	0	0	7	0	0	0	0	7	3	0	0	0	0	0	0	0	5	0	0	0	0	22	123
6:45 AM	0	0	9	0	0	0	0	8	5	0	0	0	0	0	0	0	14	0	1	0	0	37	146
7:00 AM	0	0	12	0	0	0	0	8	4	0	0	0	0	0	0	0	9	0	0	0	0	33	200
7:15 AM	0	0	10	0	0	0	0	12	4	0	0	0	0	0	0	0	3	0	2	0	0	31	266
7:30 AM	0	0	16	0	0	0	0	15	3	0	0	0	0	0	0	0	11	0	0	0	0	45	302
7:45 AM	0	1	50	0	0	0	0	16	4	0	0	0	0	0	0	1	17	0	2	0	0	91	356
8:00 AM	0	2	41	0	0	0	0	20	8	0	0	0	0	0	0	0	27	0	1	0	0	99	385
8:15 AM	0	1	21	0	0	0	0	25	3	0	0	0	0	0	0	0	15	0	2	0	0	67	339
8:30 AM	0	1	52	0	0	0	0	18	10	0	0	0	0	0	0	0	17	0	1	0	0	99	320
8:45 AM	0	1	53	0	0	0	0	22	16	0	0	0	0	0	0	0	28	0	0	0	0	120	260
9:00 AM	0	1	12	0	0	0	0	17	8	0	0	0	0	0	0	0	15	0	0	0	0	53	186
9:15 AM	0	0	11	0	0	0	0	17	5	0	0	0	0	0	0	0	13	0	2	0	0	48	0
9:30 AM	0	1	14	0	0	0	0	12	7	0	0	0	0	0	0	0	5	0	0	0	0	39	0
9:45 AM	0	0	16	0	0	0	0	13	4	0	0	0	0	0	0	0	10	0	3	0	0	46	0

All Traffic Data Services

4 CORNER CREEK LANE & HIGH SCHOOL ROAD PM
Tuesday, September 19, 2023

Peak Hour
03:30 PM - 04:30 PM
Peak 15-Minutes
04:00 PM - 04:15 PM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					CORNER CREEK LANE					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
2:30 PM	0	0	20	0	0	0	0	10	5	0	0	0	0	0	0	0	12	0	1	0	48	244
2:45 PM	0	0	14	0	0	0	0	29	6	0	0	0	0	0	0	0	7	0	1	0	57	262
3:00 PM	0	0	18	0	0	0	0	32	8	0	0	0	0	0	0	0	9	0	3	0	70	274
3:15 PM	0	3	20	0	0	0	0	23	14	0	0	0	0	0	0	0	8	0	1	0	69	303
3:30 PM	0	3	24	0	0	0	0	20	9	0	0	0	0	0	0	0	10	0	0	0	66	311
3:45 PM	0	1	29	0	0	0	0	22	11	0	0	0	0	0	0	0	5	0	1	0	69	308
4:00 PM	0	4	17	0	0	1	0	49	13	0	0	0	0	0	0	0	11	0	4	0	99	305
4:15 PM	0	1	27	0	0	0	0	25	12	0	0	0	0	0	0	0	11	0	1	0	77	298
4:30 PM	0	0	22	0	0	0	0	17	15	0	0	0	0	0	0	0	8	0	1	0	63	296
4:45 PM	0	0	16	0	0	0	0	26	17	0	0	0	0	0	0	0	7	0	0	0	66	305
5:00 PM	0	0	36	0	0	0	0	22	23	0	0	0	0	0	0	0	11	0	0	0	92	309
5:15 PM	0	0	19	0	0	0	0	26	18	0	0	0	0	0	0	0	12	0	0	0	75	293
5:30 PM	0	3	27	0	0	0	0	18	19	0	0	0	0	0	0	0	5	0	0	0	72	273
5:45 PM	0	1	27	0	0	0	0	22	10	0	0	0	0	0	0	0	10	0	0	0	70	0
6:00 PM	0	1	17	0	0	0	0	28	18	0	0	0	0	0	0	0	12	0	0	0	76	0
6:15 PM	0	0	12	0	0	0	0	21	15	0	0	0	0	0	0	0	6	0	1	0	55	0

All Traffic Data Services

4 CORNER CREEK LANE & HIGH SCHOOL ROAD AM
Wednesday, September 20, 2023

Peak Hour

08:00 AM - 09:00 AM

Peak 15-Minutes

08:45 AM - 09:00 AM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD										CORNER CREEK LANE					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
6:00 AM	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	5	66
6:15 AM	0	0	1	0	0	0	0	4	0	0	0	0	0	0	0	0	5	0	0	0	10	91
6:30 AM	0	0	4	0	0	0	0	6	1	0	0	0	0	0	0	0	8	0	0	0	19	116
6:45 AM	0	0	11	0	0	0	0	7	2	0	0	0	0	0	0	0	12	0	0	0	32	151
7:00 AM	0	0	5	0	0	0	0	13	6	0	0	0	0	0	0	0	6	0	0	0	30	208
7:15 AM	0	0	4	0	0	0	0	17	5	0	0	0	0	0	0	0	8	0	1	0	35	261
7:30 AM	0	0	24	0	0	0	0	14	2	0	0	0	0	0	0	0	13	0	1	0	54	312
7:45 AM	0	0	54	0	0	0	0	14	3	0	0	0	0	0	0	0	17	0	1	0	89	353
8:00 AM	0	1	28	0	0	0	0	28	7	0	0	0	0	0	0	0	19	0	0	0	83	382
8:15 AM	0	1	40	0	0	0	0	25	5	0	0	0	0	0	0	0	15	0	0	0	86	342
8:30 AM	0	2	52	0	0	0	0	14	7	0	0	0	0	0	0	0	19	0	1	0	95	310
8:45 AM	0	1	55	0	0	0	0	26	7	0	0	0	0	0	0	0	25	0	4	0	118	261
9:00 AM	0	1	12	0	0	0	0	19	7	0	0	0	0	0	0	0	4	0	0	0	43	194
9:15 AM	0	2	11	0	0	0	0	12	8	0	0	0	0	0	0	0	19	0	2	0	54	0
9:30 AM	0	0	14	0	0	0	0	15	4	0	0	0	0	0	0	0	12	0	1	0	46	0
9:45 AM	0	0	18	0	0	0	0	8	8	0	0	0	0	0	0	0	15	0	2	0	51	0

All Traffic Data Services

4 CORNER CREEK LANE & HIGH SCHOOL ROAD PM
Wednesday, September 20, 2023

Peak Hour

04:30 PM - 05:30 PM

Peak 15-Minutes

05:00 PM - 05:15 PM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD										CORNER CREEK LANE					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
2:30 PM	0	0	19	0	0	0	0	23	13	0	0	0	0	0	0	0	13	0	1	0	69	278
2:45 PM	0	1	18	0	0	0	0	33	14	0	0	0	0	0	0	0	12	0	0	0	78	281
3:00 PM	0	0	18	0	0	0	0	31	8	0	0	0	0	0	0	0	7	0	2	0	66	268
3:15 PM	0	1	32	0	0	0	0	16	8	0	0	0	0	0	0	0	6	0	2	0	65	288
3:30 PM	0	3	31	0	0	0	0	17	14	0	0	0	0	0	0	0	6	0	1	0	72	290
3:45 PM	0	1	20	0	0	0	0	19	14	0	0	0	0	0	0	0	9	0	2	0	65	296
4:00 PM	0	2	21	0	0	0	0	39	12	0	0	0	0	0	0	0	11	0	1	0	86	322
4:15 PM	0	0	15	0	0	0	0	30	13	0	0	0	0	0	0	0	8	0	1	0	67	328
4:30 PM	0	0	31	0	0	0	0	19	15	0	0	0	0	0	0	0	12	0	1	0	78	341
4:45 PM	0	2	24	0	0	0	0	36	19	0	0	0	0	0	0	0	10	0	0	0	91	334
5:00 PM	0	0	29	0	0	0	0	28	20	0	0	0	0	0	0	0	14	0	1	0	92	323
5:15 PM	0	1	23	0	0	0	0	25	18	0	0	0	0	0	0	0	10	0	3	0	80	290
5:30 PM	0	2	16	0	0	0	0	24	19	0	0	0	0	0	0	0	10	0	0	0	71	262
5:45 PM	0	0	22	0	0	0	0	24	19	0	0	0	0	0	0	0	14	0	1	0	80	0
6:00 PM	0	1	20	0	0	0	0	18	14	0	0	0	0	0	0	0	6	0	0	0	59	0
6:15 PM	0	0	12	0	0	0	0	19	12	0	0	0	0	0	0	0	9	0	0	0	52	0

All Traffic Data Services

3 MIDDLE SCHOOL ROAD & HIGH SCHOOL ROAD AM
Tuesday, September 19, 2023

Peak Hour

08:00 AM - 09:00 AM

Peak 15-Minutes

08:45 AM - 09:00 AM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					MIDDLE SCHOOL ROAD					MIDDLE SCHOOL ROAD					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
6:00 AM	0	0	1	1	0	0	0	1	1	0	0	0	0	0	0	0	2	2	0	0	8	119
6:15 AM	0	1	8	2	0	0	10	3	1	0	0	0	0	0	0	0	5	0	0	0	30	163
6:30 AM	0	0	10	1	0	0	0	9	0	0	0	0	0	0	0	0	3	0	0	0	23	177
6:45 AM	0	2	19	1	0	0	11	13	1	0	0	0	1	3	0	0	6	1	0	0	58	223
7:00 AM	0	1	15	5	0	0	5	10	1	0	0	1	0	5	0	0	6	2	1	0	52	329
7:15 AM	0	0	12	1	0	0	0	16	4	0	0	0	0	1	0	0	9	1	0	0	44	497
7:30 AM	0	0	27	0	0	0	3	16	9	0	0	0	0	0	0	0	10	2	2	0	69	597
7:45 AM	0	1	58	3	0	0	4	17	15	0	0	1	4	3	0	0	53	3	2	0	164	777
8:00 AM	0	1	61	11	0	0	44	21	20	0	0	2	1	6	0	0	43	5	5	0	220	882
8:15 AM	0	2	28	6	0	0	41	28	21	0	0	0	1	3	0	0	6	7	1	0	144	752
8:30 AM	0	4	29	30	0	0	73	23	29	0	0	1	3	3	0	0	21	28	5	0	249	680
8:45 AM	0	7	41	29	0	0	74	35	22	0	0	1	3	2	0	0	16	37	2	0	269	484
9:00 AM	0	2	26	1	0	0	7	22	6	0	0	0	1	2	0	0	13	8	2	0	90	277
9:15 AM	0	0	24	1	0	0	8	20	6	0	0	1	1	1	0	0	7	2	1	0	72	0
9:30 AM	0	0	19	0	0	0	3	18	6	0	0	0	0	2	0	0	2	2	1	0	53	0
9:45 AM	0	0	21	4	0	1	6	15	6	0	0	0	0	1	0	0	6	0	2	0	62	0

All Traffic Data Services

3 MIDDLE SCHOOL ROAD & HIGH SCHOOL ROAD PM
Tuesday, September 19, 2023

Peak Hour

03:30 PM - 04:30 PM

Peak 15-Minutes

04:00 PM - 04:15 PM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					MIDDLE SCHOOL ROAD					MIDDLE SCHOOL ROAD					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
2:30 PM	0	0	30	1	0	0	5	14	15	0	0	0	0	2	0	0	8	3	1	0	79	391
2:45 PM	0	1	20	0	0	0	4	26	10	0	0	0	1	3	0	0	40	3	11	0	119	434
3:00 PM	0	2	25	0	0	1	6	37	5	0	0	0	1	4	0	0	8	0	3	0	92	471
3:15 PM	0	6	23	0	0	0	10	35	17	0	0	0	1	2	0	0	6	1	0	0	101	607
3:30 PM	0	6	23	3	0	0	13	28	24	0	0	0	1	7	0	0	13	3	1	0	122	655
3:45 PM	0	6	22	0	0	0	15	24	15	0	0	5	10	20	0	0	27	8	4	0	156	629
4:00 PM	0	9	25	1	0	0	4	38	26	0	0	16	42	33	0	0	21	5	8	0	228	574
4:15 PM	0	2	34	1	0	0	8	30	15	0	0	4	6	25	0	0	19	1	4	0	149	483
4:30 PM	0	2	27	1	0	0	2	31	14	0	0	0	1	6	0	0	11	0	1	0	96	461
4:45 PM	0	0	21	0	0	0	2	40	16	0	0	1	0	3	0	0	17	0	1	0	101	509
5:00 PM	0	3	42	1	0	0	3	41	22	0	0	0	1	4	0	0	14	2	4	0	137	591
5:15 PM	0	4	28	0	0	0	0	37	26	0	0	2	4	2	0	0	20	0	4	0	127	574
5:30 PM	0	8	24	1	0	0	2	32	38	0	0	3	1	2	0	0	31	0	2	0	144	558
5:45 PM	0	5	29	3	0	0	4	27	43	0	0	3	2	22	0	0	37	5	3	0	183	0
6:00 PM	0	2	26	0	0	0	2	41	16	0	0	1	1	8	0	0	18	0	5	0	120	0
6:15 PM	0	0	15	4	0	0	14	32	28	0	0	1	1	4	0	0	9	1	2	0	111	0

All Traffic Data Services

3 MIDDLE SCHOOL ROAD & HIGH SCHOOL ROAD AM
Wednesday, September 20, 2023

Peak Hour

08:00 AM - 09:00 AM

Peak 15-Minutes

08:45 AM - 09:00 AM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					MIDDLE SCHOOL ROAD					MIDDLE SCHOOL ROAD					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
6:00 AM	0	0	4	1	0	0	0	0	1	0	0	0	0	0	0	0	2	0	0	0	8	99
6:15 AM	0	0	6	0	0	0	6	4	0	0	0	0	0	4	0	0	1	0	0	0	21	137
6:30 AM	0	0	12	0	0	0	1	7	0	0	0	0	0	0	0	0	4	0	0	0	24	164
6:45 AM	0	1	19	3	0	0	3	8	5	0	0	0	1	0	0	0	5	0	1	0	46	212
7:00 AM	0	0	10	0	0	0	2	18	3	0	0	1	0	1	0	0	11	0	0	0	46	334
7:15 AM	0	0	12	1	0	0	0	22	7	0	0	0	0	0	0	0	5	1	0	0	48	477
7:30 AM	0	5	32	0	0	0	3	16	5	0	0	0	1	1	0	0	8	1	0	0	72	587
7:45 AM	0	5	60	2	0	0	7	15	11	0	0	0	1	2	0	0	60	3	2	0	168	763
8:00 AM	0	2	38	7	0	0	35	24	17	0	0	0	1	3	0	0	47	3	12	0	189	869
8:15 AM	0	0	43	10	0	0	37	29	24	0	0	1	1	0	0	0	8	5	0	0	158	759
8:30 AM	0	5	35	26	0	0	78	21	28	0	0	0	2	2	0	0	22	28	1	0	248	667
8:45 AM	0	8	38	37	0	0	77	26	11	0	0	1	2	2	0	0	11	56	5	0	274	476
9:00 AM	0	0	18	0	0	0	9	23	12	0	0	1	0	1	0	0	6	7	2	0	79	279
9:15 AM	0	2	28	0	0	0	6	19	2	0	0	0	1	2	0	0	3	3	0	0	66	0
9:30 AM	0	0	25	0	0	0	2	20	2	0	0	0	1	2	0	0	5	0	0	0	57	0
9:45 AM	0	0	34	0	0	0	11	14	8	0	0	0	0	1	0	0	5	3	1	0	77	0

All Traffic Data Services

3 MIDDLE SCHOOL ROAD & HIGH SCHOOL ROAD PM
Wednesday, September 20, 2023

Peak Hour

03:30 PM - 04:30 PM

Peak 15-Minutes

04:00 PM - 04:15 PM

Traffic Counts - All Vehicles

Time	HIGH SCHOOL ROAD					HIGH SCHOOL ROAD					MIDDLE SCHOOL ROAD					MIDDLE SCHOOL ROAD					Total	Rolling Hour
	Eastbound					Westbound					Northbound					Southbound						
	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR	U-Turn	Left	Thru	Right	RTOR		
2:30 PM	0	0	31	0	0	0	6	35	14	0	0	0	2	3	0	0	12	6	2	0	111	432
2:45 PM	0	2	26	1	0	0	2	35	8	0	0	0	0	6	0	0	42	4	12	0	138	451
3:00 PM	0	1	27	0	0	0	3	34	7	0	0	3	0	1	0	0	8	3	2	0	89	516
3:15 PM	0	4	32	0	0	0	12	19	13	0	0	0	0	4	0	0	6	0	4	0	94	634
3:30 PM	0	5	33	0	0	0	18	26	25	0	0	4	0	2	0	0	8	8	1	0	130	669
3:45 PM	0	10	14	4	0	0	19	22	25	0	0	8	22	25	0	0	39	11	4	0	203	655
4:00 PM	0	4	24	5	0	0	12	31	23	0	0	10	36	35	0	0	18	1	8	0	207	623
4:15 PM	0	0	22	1	0	0	2	33	21	0	0	5	6	17	0	0	15	2	5	0	129	591
4:30 PM	0	0	40	0	0	0	2	31	15	0	0	1	1	8	0	0	16	1	1	0	116	609
4:45 PM	0	4	32	0	0	0	6	46	21	0	0	1	0	6	0	0	45	2	8	0	171	632
5:00 PM	0	2	42	0	0	0	1	33	29	0	0	6	2	16	0	0	35	2	7	0	175	644
5:15 PM	0	1	32	0	0	0	3	41	32	0	0	0	2	1	0	0	30	1	4	0	147	610
5:30 PM	0	1	23	2	0	0	3	39	29	0	0	3	3	4	0	0	26	3	3	0	139	562
5:45 PM	0	5	30	1	0	0	16	31	31	0	0	5	2	13	0	0	42	2	5	0	183	0
6:00 PM	0	0	20	6	0	0	15	22	23	0	0	4	1	20	0	0	18	6	6	0	141	0
6:15 PM	0	1	15	6	0	0	12	30	10	0	0	0	1	11	0	0	7	4	2	0	99	0

Appendix B

Trip Generation Calculations



Trip Generation Information (for traffic analysis)

				7:30 AM	8:00 AM		8:30 AM		9:00 AM		9:30 AM		10:00 AM		10:30 AM		11:00 AM		11:30 AM		12 noon		12:30 PM		1:00 PM		1:30 PM		2:00 PM		2:30 PM		3:00 PM		3:30 PM		4:00 PM		4:30 PM		5:00 PM		5:30 PM		6:00 PM		6:30 PM		7:00 PM		7:30 PM		8:00 PM		8:30 PM		9:00 PM																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																						
Class starting classroom capacity						8	22	34			8	16	8	30	7	15	10	7	10			27	12	26	16	12	6	10	36	8																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	

Supplemental Parking Analysis Information

	7:30 AM	8:00 AM	8:30 AM	9:00 AM	9:30 AM	10:00 AM	10:30 AM	11:00 AM	11:30 AM	12 noon	12:30 PM	1:00 PM	1:30 PM	2:00 PM	2:30 PM	3:00 PM	3:30 PM	4:00 PM	4:30 PM	5:00 PM	5:30 PM	6:00 PM	6:30 PM	7:00 PM	7:30 PM	8:00 PM	8:30 PM	9:00 PM
Class starting classroom capacity			8	22	34		16		7	15	10		10			12		16			10	36	6					
Class Ending						8	8	8	30			7	3		22		26		12	6					22	18	26	
Distribution of classes arrival		4	4																									
			11	11	17	17																						
						8	8																					
								15	15																			
Distribution of class departure																												
Total Students Entering	0	4	15	28	17	8	8	4	11	13	5	5	5	0	6	6	8	8	0	5	23	22	4	0	0	0	0	0
Total Students Exiting	0	0	0	0	0	3	3	6	13	6	13	5	11	2	8	2	17	0	20	3	21	5	4	0	11	20	22	13
Students entering TOTAL	0	4	15	28	17	8	8	4	11	13	5	5	5	0	6	6	8	8	0	5	23	22	4	0	0	0	0	0
Total Faculty entering		5																										
Multimodal entering (8% bike, 2 % transit, 5% walk)	0	-1	-2	-4	-3	-1	-1	-1	-2	-2	-1	-1	-1	0	-1	-1	-1	-1	0	-1	-3	-3	-1	0	0	0	0	0
Total SOV subtracting out multimodal trips	0	8	13	24	14	7	7	3	9	11	4	4	4	0	5	5	7	7	0	4	20	19	3	0	0	0	0	0
Total Vehicles Entering accounting for student, faculty, multimodal	0	8	10	18	11	5	5	2	7	8	3	3	3	0	4	4	5	5	0	3	15	14	3	0	0	0	0	0
Total Vehicles Entering accounting for student, faculty, multimodal, occupancy and absenteeism	0	7	8	16	9	4	4	2	6	7	3	3	3	0	3	3	4	4	0	3	13	12	2	0	0	0	0	0
Total Faculty Exiting																				5								
Alternative Transportation Exiting (8% bike, 2 % transit, 5% walk)	0	0	0	0	0	0	0	-1	-2	-1	-2	-1	-2	0	-1	0	-3	0	-3	-1	-3	-1	-1	0	-2	-3	-3	-2
Total accounting for active transportation	0	0	0	0	0	3	3	5	11	5	11	4	9	2	7	2	14	0	17	7	18	4	3	0	9	17	19	11
Total Vehicles Exiting accounting for student, faculty, multimodal	0	0	0	0	0	2	2	4	9	4	9	3	7	1	5	1	11	0	13	7	14	3	3	0	7	13	14	9
Total Vehicles Exiting accounting for student, faculty, multimodal, occupancy and absenteeism	0	0	0	0	0	2	2	3	7	3	7	3	6	1	4	1	9	0	11	6	12	3	2	0	6	11	12	7
Parking Needed for Time Period	0	7	15	31	40	43	46	44	43	47	42	42	39	38	37	39	34	39	27	24	25	35	35	35	28	17	5	0

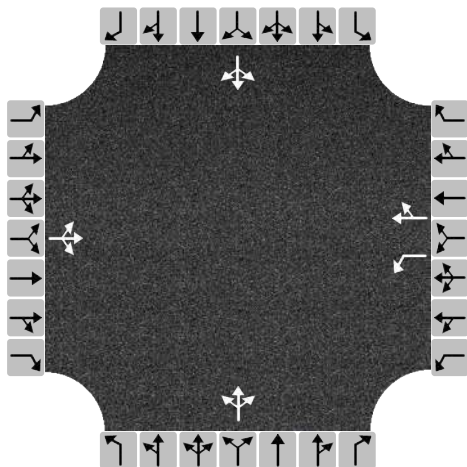
Appendix C

2025 Intersection Traffic Analysis



JORGENSEN

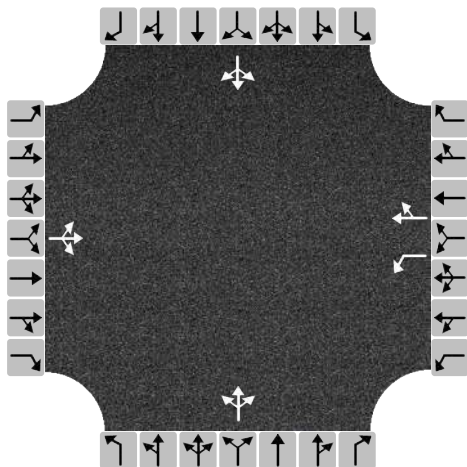
HCS All-Way Stop Control Report

General and Site Information						Lanes							
Analyst	Jorgensen												
Agency/Co.													
Date Performed													
Analysis Year	2025												
Analysis Time Period (hrs)	0.25												
Time Analyzed	AM												
Project Description													
Intersection	Middle School/High School												
Jurisdiction													
East/West Street	High School Rd												
North/South Street	Middle School Rd												
Peak Hour Factor	0.81												
Turning Movement Demand Volumes													
Approach	Eastbound			Westbound			Northbound			Southbound			
Movement	L	T	R	L	T	R	L	T	R	L	T	R	
Volume (veh/h)	15	163	81	239	122	89	4	7	11	91	88	19	
% Thrus in Shared Lane													
Lane Flow Rate and Adjustments													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	320			295	260		27			244			
Percent Heavy Vehicles	2			2	2		2			2			
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20			
Initial Degree of Utilization, x	0.284			0.262	0.232		0.024			0.217			
Final Departure Headway, h _d (s)	5.47			6.34	5.54		6.41			6.09			
Final Degree of Utilization, x	0.486			0.520	0.401		0.048			0.414			
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0			
Service Time, t _s (s)	3.47			4.04	3.24		4.41			4.09			
Capacity, Delay and Level of Service													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	320			295	260		27			244			
Capacity (veh/h)	658			567	650		562			591			
95% Queue Length, Q ₉₅ (veh)	2.7			3.0	1.9		0.2			2.0			
Control Delay (s/veh)	13.5			15.7	11.9		9.7			13.3			
Level of Service, LOS	B			C	B		A			B			
Approach Delay (s/veh) LOS	13.5	B		13.9	B		9.7	A		13.3	B		
Intersection Delay (s/veh) LOS	13.6						B						

HCS All-Way Stop Control Report

General and Site Information						Lanes							
Analyst	Jorgensen												
Agency/Co.													
Date Performed													
Analysis Year	2025												
Analysis Time Period (hrs)	0.25												
Time Analyzed	AM												
Project Description													
Intersection	Middle School/High School												
Jurisdiction													
East/West Street	High School Rd												
North/South Street	Middle School Rd												
Peak Hour Factor	0.81												
Turning Movement Demand Volumes													
Approach	Eastbound			Westbound			Northbound			Southbound			
Movement	L	T	R	L	T	R	L	T	R	L	T	R	
Volume (veh/h)	15	163	81	239	108	89	3	7	11	91	88	16	
% Thrus in Shared Lane													
Lane Flow Rate and Adjustments													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	320			295	243		26			241			
Percent Heavy Vehicles	2			2	2		2			2			
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20			
Initial Degree of Utilization, x	0.284			0.262	0.216		0.023			0.214			
Final Departure Headway, h _d (s)	5.43			6.32	5.49		6.34			6.07			
Final Degree of Utilization, x	0.482			0.518	0.371		0.046			0.406			
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0			
Service Time, t _s (s)	3.43			4.02	3.19		4.34			4.07			
Capacity, Delay and Level of Service													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	320			295	243		26			241			
Capacity (veh/h)	663			570	656		568			594			
95% Queue Length, Q ₉₅ (veh)	2.6			3.0	1.7		0.1			2.0			
Control Delay (s/veh)	13.4			15.6	11.4		9.6			13.1			
Level of Service, LOS	B			C	B		A			B			
Approach Delay (s/veh) LOS	13.4	B		13.7	B		9.6	A		13.1	B		
Intersection Delay (s/veh) LOS	13.4						B						

HCS All-Way Stop Control Report

General and Site Information						Lanes							
Analyst	Jorgensen												
Agency/Co.													
Date Performed													
Analysis Year	2025												
Analysis Time Period (hrs)	0.25												
Time Analyzed	PM												
Project Description													
Intersection	Middle School/High School												
Jurisdiction													
East/West Street	High School Rd												
North/South Street	Middle School Rd												
Peak Hour Factor	0.87												
Turning Movement Demand Volumes													
Approach	Eastbound			Westbound			Northbound			Southbound			
Movement	L	T	R	L	T	R	L	T	R	L	T	R	
Volume (veh/h)	14	129	3	71	137	40	5	4	16	78	4	11	
% Thrus in Shared Lane													
Lane Flow Rate and Adjustments													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	168			82	203		29			107			
Percent Heavy Vehicles	2			2	2		2			2			
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20			
Initial Degree of Utilization, x	0.149			0.073	0.181		0.026			0.095			
Final Departure Headway, h _d (s)	4.73			5.55	4.89		4.82			5.13			
Final Degree of Utilization, x	0.221			0.126	0.276		0.038			0.152			
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0			
Service Time, t _s (s)	2.73			3.25	2.59		2.82			3.13			
Capacity, Delay and Level of Service													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	168			82	203		29			107			
Capacity (veh/h)	761			649	737		747			702			
95% Queue Length, Q ₉₅ (veh)	0.8			0.4	1.1		0.1			0.5			
Control Delay (s/veh)	9.1			9.0	9.4		8.0			9.0			
Level of Service, LOS	A			A	A		A			A			
Approach Delay (s/veh) LOS	9.1	A		9.3	A		8.0	A		9.0	A		
Intersection Delay (s/veh) LOS	9.1						A						

HCS All-Way Stop Control Report

General and Site Information						Lanes							
Analyst	Jorgensen												
Agency/Co.													
Date Performed													
Analysis Year	2025												
Analysis Time Period (hrs)	0.25												
Time Analyzed	PM												
Project Description													
Intersection	Middle School/High School												
Jurisdiction													
East/West Street	High School Rd												
North/South Street	Middle School Rd												
Peak Hour Factor	0.87												
Turning Movement Demand Volumes													
Approach	Eastbound			Westbound			Northbound			Southbound			
Movement	L	T	R	L	T	R	L	T	R	L	T	R	
Volume (veh/h)	12	111	3	71	120	40	4	4	16	78	4	9	
% Thrus in Shared Lane													
Lane Flow Rate and Adjustments													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	145			82	184		28			105			
Percent Heavy Vehicles	2			2	2		2			2			
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20			
Initial Degree of Utilization, x	0.129			0.073	0.163		0.025			0.093			
Final Departure Headway, h _d (s)	4.69			5.51	4.83		4.68			5.04			
Final Degree of Utilization, x	0.189			0.125	0.247		0.036			0.146			
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0			
Service Time, t _s (s)	2.69			3.21	2.53		2.68			3.04			
Capacity, Delay and Level of Service													
Approach	Eastbound			Westbound			Northbound			Southbound			
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3	
Configuration	LTR			L	TR		LTR			LTR			
Flow Rate, v (veh/h)	145			82	184		28			105			
Capacity (veh/h)	767			653	745		769			714			
95% Queue Length, Q ₉₅ (veh)	0.7			0.4	1.0		0.1			0.5			
Control Delay (s/veh)	8.8			9.0	9.1		7.9			8.9			
Level of Service, LOS	A			A	A		A			A			
Approach Delay (s/veh) LOS	8.8	A		9.1	A		7.9	A		8.9	A		
Intersection Delay (s/veh) LOS	8.9						A						

HCS All-Way Stop Control Report

General and Site Information		Lanes
Analyst	Jorgensen	
Agency/Co.		
Date Performed		
Analysis Year	2025	
Analysis Time Period (hrs)	0.25	
Time Analyzed	School PM	
Project Description		
Intersection	Middle School/High School	
Jurisdiction		
East/West Street	High School Rd	
North/South Street	Middle School Rd	
Peak Hour Factor	0.75	

Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	17	109	3	21	126	69	14	31	44	61	9	12
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	172			28	260		119			109		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.153			0.025	0.231		0.105			0.097		
Final Departure Headway, h _d (s)	5.04			5.83	5.08		4.99			5.32		
Final Degree of Utilization, x	0.241			0.045	0.367		0.164			0.161		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	3.04			3.53	2.78		2.99			3.32		

Capacity, Delay and Level of Service

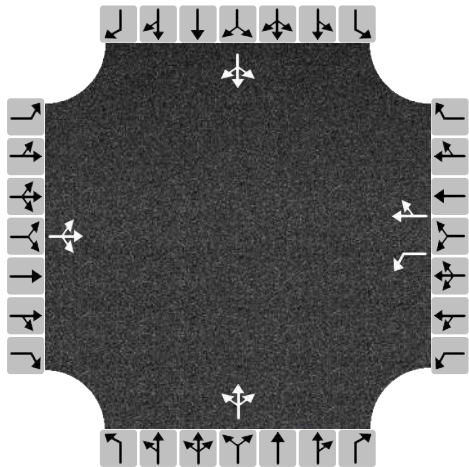
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	172			28	260		119			109		
Capacity (veh/h)	714			618	709		722			677		
95% Queue Length, Q ₉₅ (veh)	0.9			0.1	1.7		0.6			0.6		
Control Delay (s/veh)	9.6			8.8	10.7		9.0			9.3		
Level of Service, LOS	A			A	B		A			A		
Approach Delay (s/veh) LOS	9.6		A	10.5		B	9.0		A	9.3		A
Intersection Delay (s/veh) LOS	9.8						A					

HCS All-Way Stop Control Report

General and Site Information

Analyst	Jorgensen
Agency/Co.	
Date Performed	
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	School PM
Project Description	
Intersection	Middle School/High School
Jurisdiction	
East/West Street	High School Rd
North/South Street	Middle School Rd
Peak Hour Factor	0.75

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	15	99	3	21	117	69	13	31	44	59	9	11
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	156			28	248		117			105		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.139			0.025	0.220		0.104			0.094		
Final Departure Headway, h _d (s)	4.99			5.79	5.02		4.89			5.24		
Final Degree of Utilization, x	0.216			0.045	0.346		0.159			0.153		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	2.99			3.49	2.72		2.89			3.24		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	156			28	248		117			105		
Capacity (veh/h)	721			622	717		736			687		
95% Queue Length, Q ₉₅ (veh)	0.8			0.1	1.5		0.6			0.5		
Control Delay (s/veh)	9.4			8.8	10.4		8.8			9.2		
Level of Service, LOS	A			A	B		A			A		
Approach Delay (s/veh) LOS	9.4	A		10.2	B		8.8	A		9.2	A	
Intersection Delay (s/veh) LOS	9.6						A					

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2025

Time Analyzed

AM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Rd

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

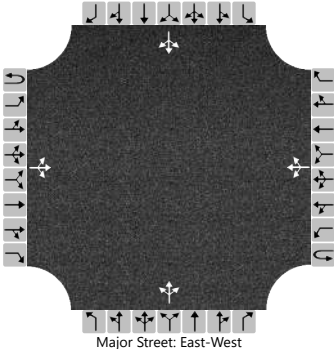
Peak Hour Factor

0.81

Analysis Time Period (hrs)

0.25

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		5	178	3		16	93	33		0	0	0		86	0	5
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		6				20					0				112	
Capacity, c (veh/h)		1418				1339					0				552	
v/c Ratio		0.00				0.01									0.20	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0									0.8	
Control Delay (s/veh)		7.5	0.0	0.0		7.7	0.1	0.1							13.2	
Level of Service (LOS)		A	A	A		A	A	A							B	
Approach Delay (s/veh)	0.2				1.0								13.2			
Approach LOS	A				A								B			

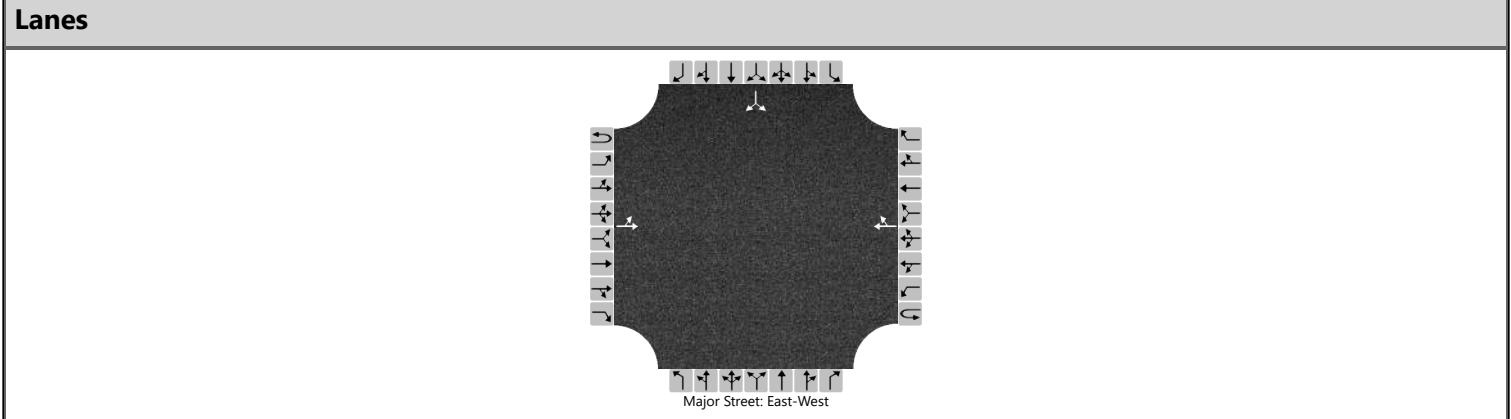
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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Rd
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	Corner Creek Lane
Time Analyzed	AM	Peak Hour Factor	0.81
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		5	178				93	33						86		5
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		6													112	
Capacity, c (veh/h)		1418													638	
v/c Ratio		0.00													0.18	
95% Queue Length, Q ₉₅ (veh)		0.0													0.6	
Control Delay (s/veh)		7.5	0.0												11.8	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.2												11.8			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2025

Time Analyzed

PM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Road

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

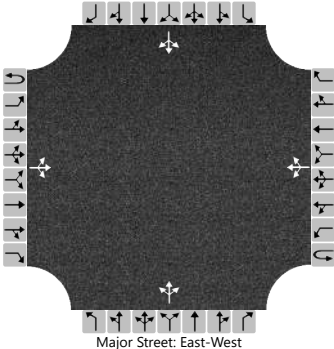
Peak Hour Factor

0.84

Analysis Time Period (hrs)

0.25

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	104	0		18	89	40		2	0	21		45	0	3
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		5				21					27				57	
Capacity, c (veh/h)		1421				1457					888				616	
v/c Ratio		0.00				0.01					0.03				0.09	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.3	
Control Delay (s/veh)		7.5	0.0	0.0		7.5	0.1	0.1			9.2				11.4	
Level of Service (LOS)		A	A	A		A	A	A			A				B	
Approach Delay (s/veh)	0.3				1.0				9.2				11.4			
Approach LOS	A				A				A				B			

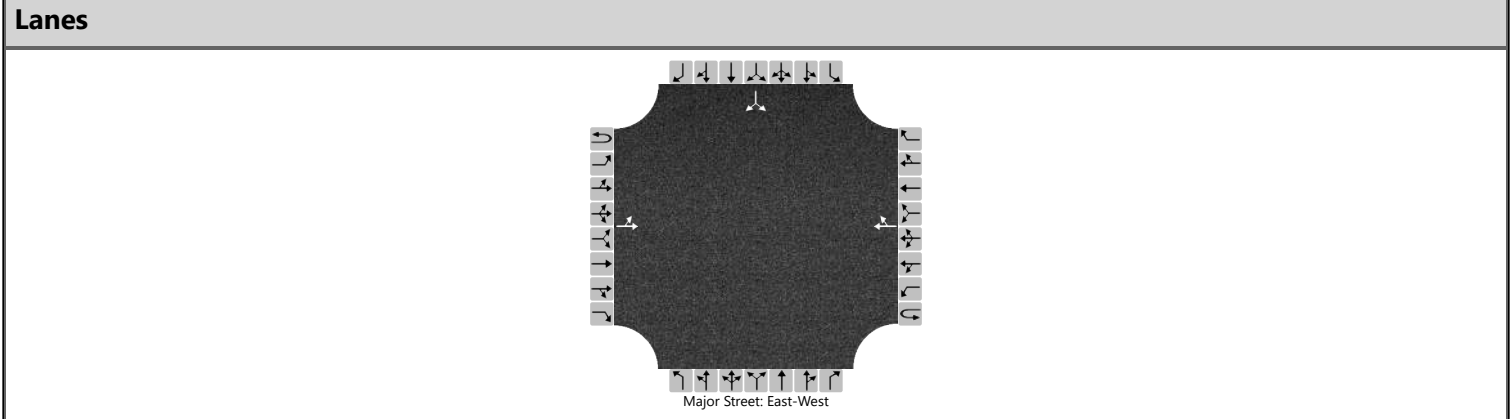
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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Road
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	Corner Creek Lane
Time Analyzed	PM	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		4	104				89	40						45		3
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		5													57	
Capacity, c (veh/h)		1421													731	
v/c Ratio		0.00													0.08	
95% Queue Length, Q ₉₅ (veh)		0.0													0.3	
Control Delay (s/veh)		7.5	0.0												10.3	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.3												10.3			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2025

Time Analyzed

School PM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Road

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

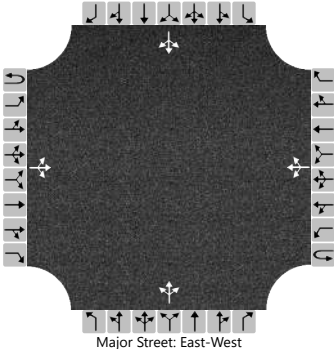
Peak Hour Factor

0.82

Analysis Time Period (hrs)

0.25

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		8	96	2		10	115	51		2	0	11		37	0	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		10				12					16				52	
Capacity, c (veh/h)		1363				1462					858				620	
v/c Ratio		0.01				0.01					0.02				0.08	
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1				0.3	
Control Delay (s/veh)		7.7	0.1	0.1		7.5	0.1	0.1			9.3				11.3	
Level of Service (LOS)		A	A	A		A	A	A			A				B	
Approach Delay (s/veh)	0.6				0.5				9.3				11.3			
Approach LOS	A				A				A				B			

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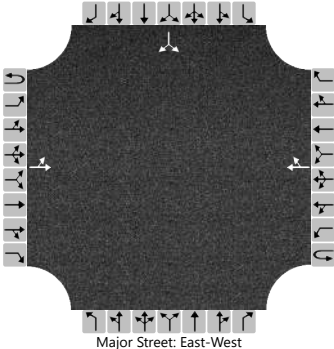
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Corner Creek 2025 School PM CWC.xtw

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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Road
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	Corner Creek Lane
Time Analyzed	School PM	Peak Hour Factor	0.82
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	96				115	51						37		6
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

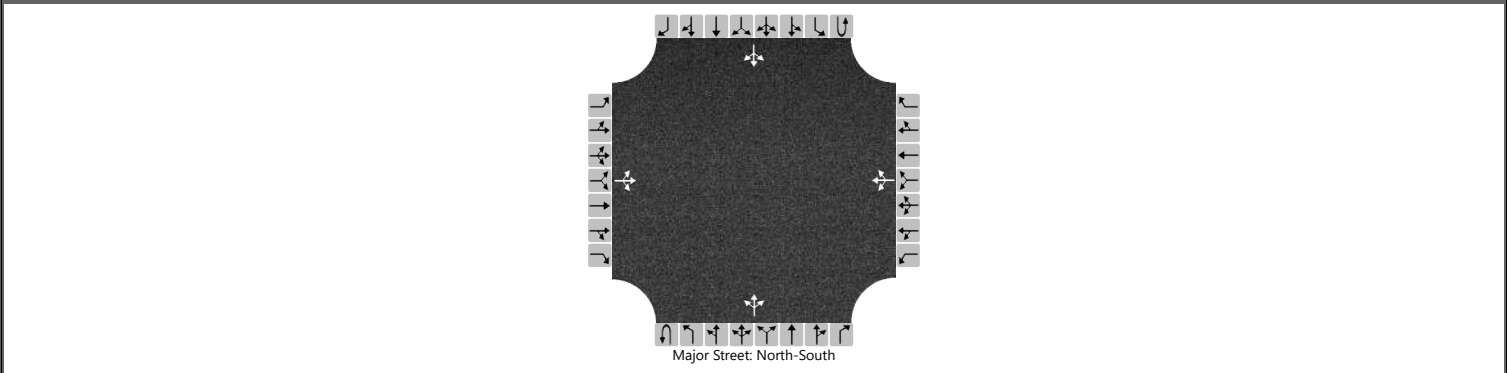
Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		10													52	
Capacity, c (veh/h)		1363													699	
v/c Ratio		0.01													0.08	
95% Queue Length, Q ₉₅ (veh)		0.0													0.2	
Control Delay (s/veh)		7.7	0.1												10.6	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.6												10.6			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	AM	Peak Hour Factor	0.71
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	4	2		59	8	45		0	90	123		50	70	4
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

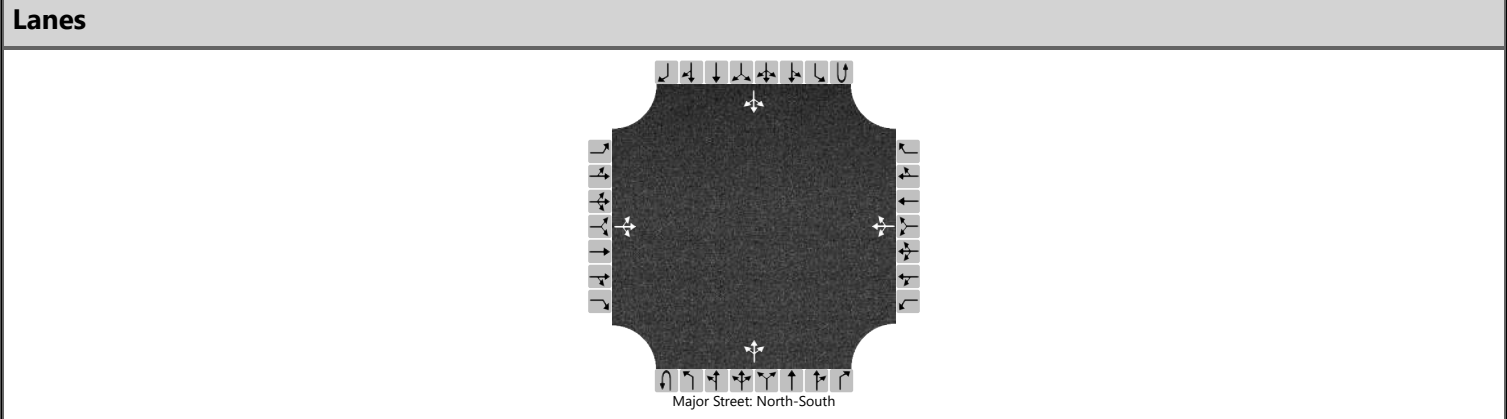
Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11			158				0				70		
Capacity, c (veh/h)			485			569				1481				1255		
v/c Ratio			0.02			0.28				0.00				0.06		
95% Queue Length, Q ₉₅ (veh)			0.1			1.1				0.0				0.2		
Control Delay (s/veh)			12.6			13.7				7.4	0.0	0.0		8.0	0.5	0.5
Level of Service (LOS)			B			B				A	A	A		A	A	A
Approach Delay (s/veh)	12.6				13.7				0.0				3.5			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	AM	Peak Hour Factor	0.71
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	4	2		59	8	45		0	90	123		49	70	4
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

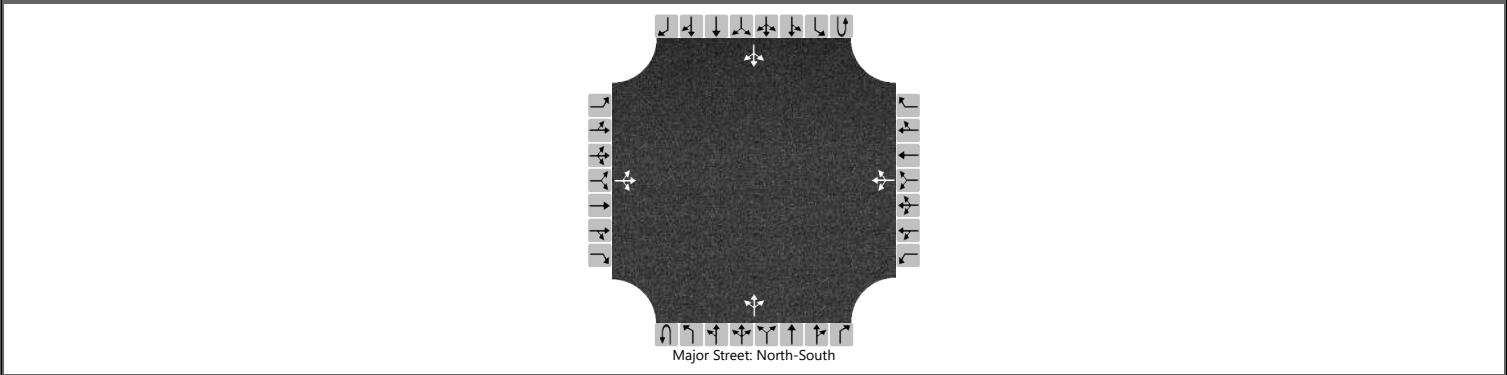
Critical and Follow-up Headways																
Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)			11				158			0				69		
Capacity, c (veh/h)			487				572			1481				1255		
v/c Ratio			0.02				0.28			0.00				0.05		
95% Queue Length, Q ₉₅ (veh)			0.1				1.1			0.0				0.2		
Control Delay (s/veh)			12.6				13.7			7.4	0.0	0.0		8.0	0.5	0.5
Level of Service (LOS)			B				B			A	A	A		A	A	A
Approach Delay (s/veh)	12.6				13.7				0.0				3.5			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	PM	Peak Hour Factor	0.87
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	15	0		30	13	16		0	86	85		21	50	2
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

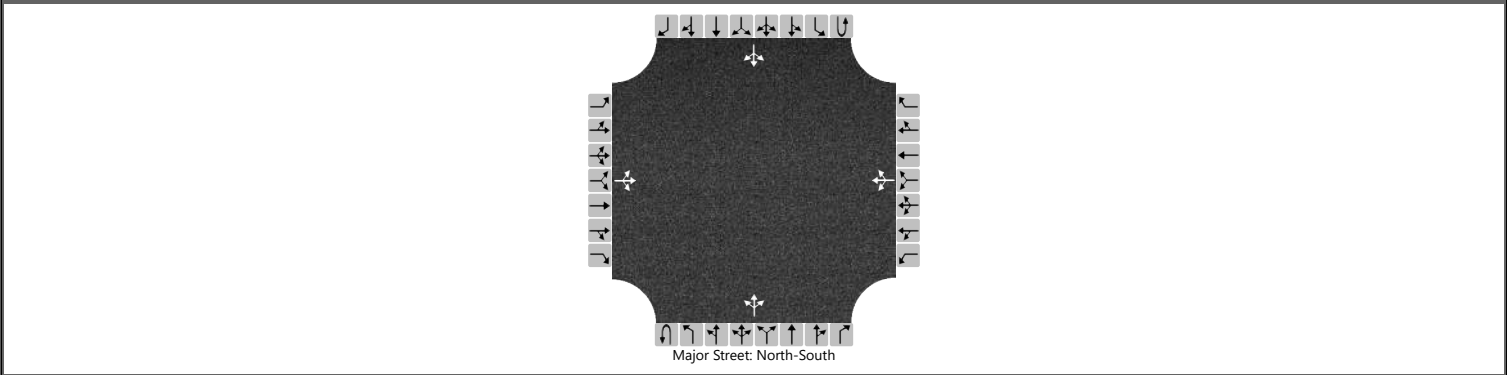
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18				68			0				24		
Capacity, c (veh/h)			599				702			1537				1370		
v/c Ratio			0.03				0.10			0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.1				0.3			0.0				0.1		
Control Delay (s/veh)			11.2				10.7			7.3	0.0	0.0		7.7	0.1	0.1
Level of Service (LOS)			B				B			A	A	A		A	A	A
Approach Delay (s/veh)	11.2				10.7				0.0				2.3			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	PM	Peak Hour Factor	0.87
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	15	0		28	13	15		0	86	84		20	50	2
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

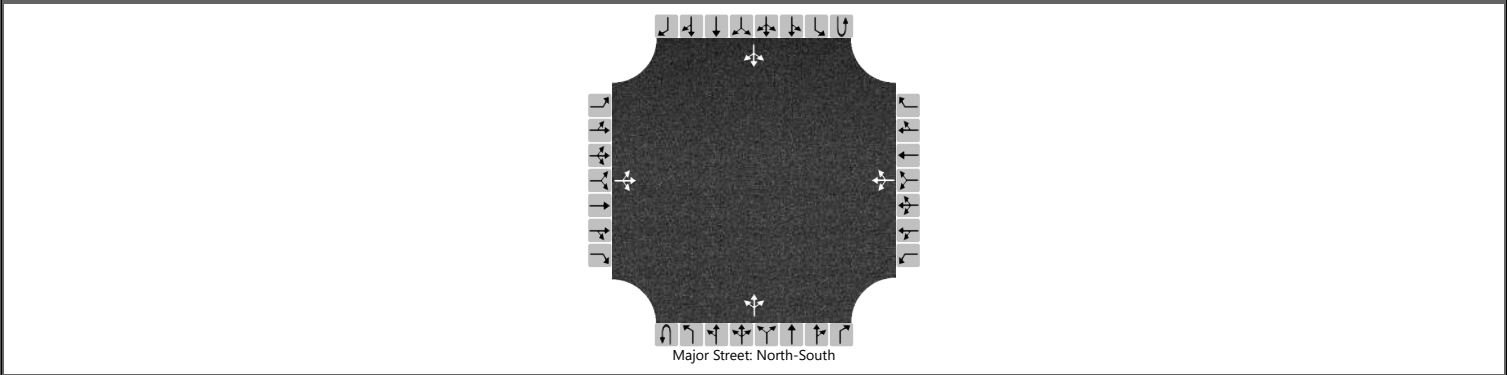
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			18				64				0				23	
Capacity, c (veh/h)			603				704				1537				1372	
v/c Ratio			0.03				0.09				0.00				0.02	
95% Queue Length, Q ₉₅ (veh)			0.1				0.3				0.0				0.1	
Control Delay (s/veh)			11.2				10.6				7.3	0.0	0.0		7.7	0.1
Level of Service (LOS)			B				B				A	A	A		A	A
Approach Delay (s/veh)	11.2				10.6				0.0				2.2			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	School PM	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	6	1		81	3	42		1	62	67		24	64	5
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

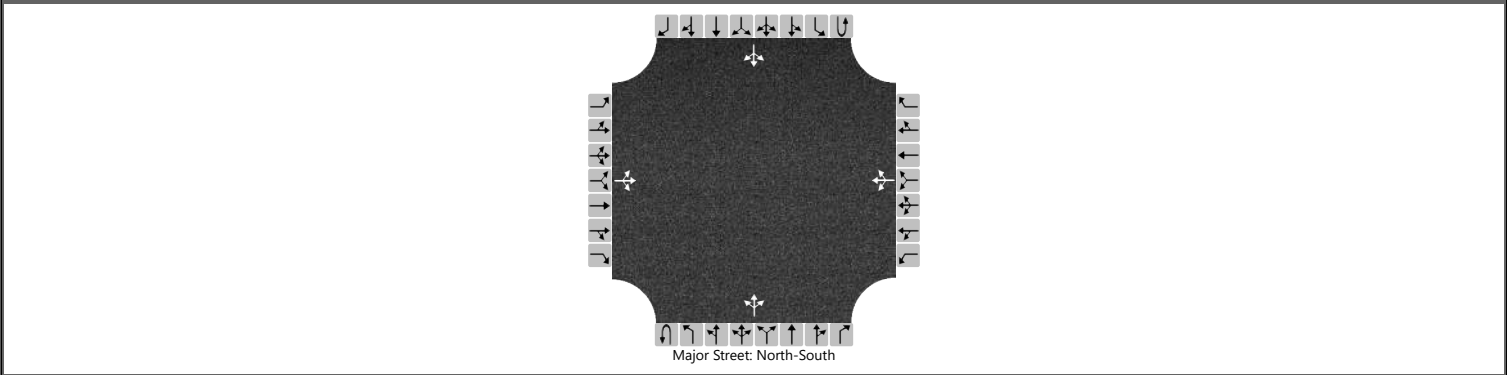
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			10			143				1				27		
Capacity, c (veh/h)			645			751				1514				1429		
v/c Ratio			0.02			0.19				0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.0			0.7				0.0				0.1		
Control Delay (s/veh)			10.7			10.9				7.4	0.0	0.0		7.6	0.2	0.2
Level of Service (LOS)			B			B				A	A	A		A	A	A
Approach Delay (s/veh)	10.7				10.9				0.1				2.1			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	South Park Loop Road
Time Analyzed	School PM	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	6	1		79	3	41		1	62	66		23	64	5
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			10			140				1				26		
Capacity, c (veh/h)			649			754				1514				1431		
v/c Ratio			0.02			0.19				0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.0			0.7				0.0				0.1		
Control Delay (s/veh)			10.6			10.9				7.4	0.0	0.0		7.6	0.1	0.1
Level of Service (LOS)			B			B				A	A	A		A	A	A
Approach Delay (s/veh)	10.6				10.9				0.1				2.0			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2035

Time Analyzed

AM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Rd

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

Peak Hour Factor

0.81

Analysis Time Period (hrs)

0.25

Lanes

Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		6	217	4		24	113	40		0	0	0		105	0	6
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		7				30					0				137	
Capacity, c (veh/h)		1379				1285					0				470	
v/c Ratio		0.01				0.02									0.29	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1									1.2	
Control Delay (s/veh)		7.6	0.0	0.0		7.9	0.2	0.2							15.8	
Level of Service (LOS)		A	A	A		A	A	A							C	
Approach Delay (s/veh)	0.2				1.2								15.8			
Approach LOS	A				A								C			

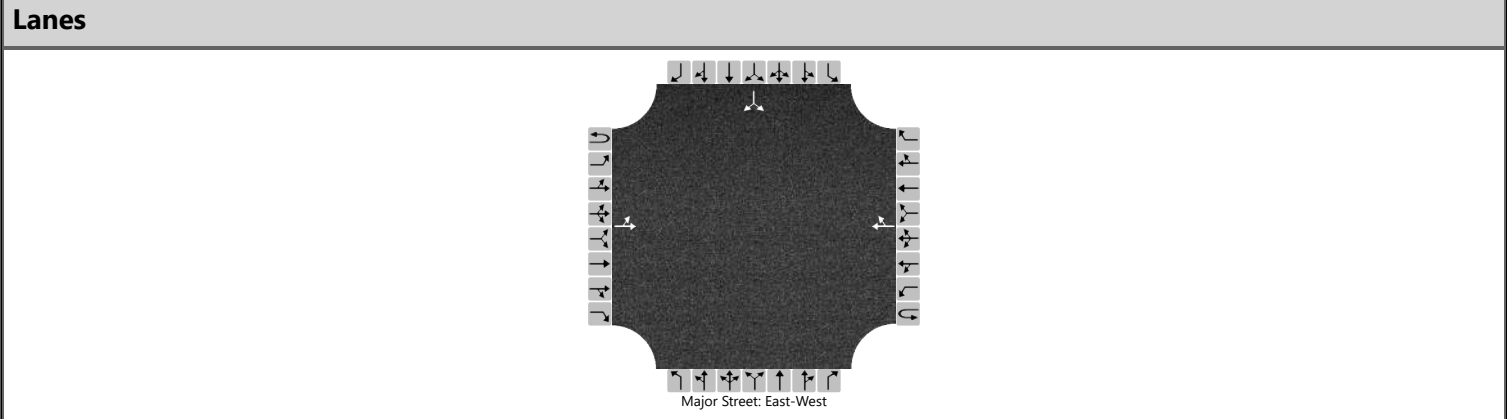
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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Rd
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	Corner Creek Lane
Time Analyzed	AM	Peak Hour Factor	0.81
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		6	217				113	40						105		7
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		7													138	
Capacity, c (veh/h)		1379													577	
v/c Ratio		0.01													0.24	
95% Queue Length, Q ₉₅ (veh)		0.0													0.9	
Control Delay (s/veh)		7.6	0.0												13.2	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.3												13.2			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2035

Time Analyzed

PM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Road

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

Peak Hour Factor

0.84

Analysis Time Period (hrs)

0.25

Lanes

Major Street: East-West

Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		4	126	3		26	108	48		2	0	21		45	0	3
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		5				31					27				57	
Capacity, c (veh/h)		1383				1421					847				547	
v/c Ratio		0.00				0.02					0.03				0.10	
95% Queue Length, Q ₉₅ (veh)		0.0				0.1					0.1				0.3	
Control Delay (s/veh)		7.6	0.0	0.0		7.6	0.2	0.2			9.4				12.3	
Level of Service (LOS)		A	A	A		A	A	A			A				B	
Approach Delay (s/veh)	0.3				1.2				9.4				12.3			
Approach LOS	A				A				A				B			

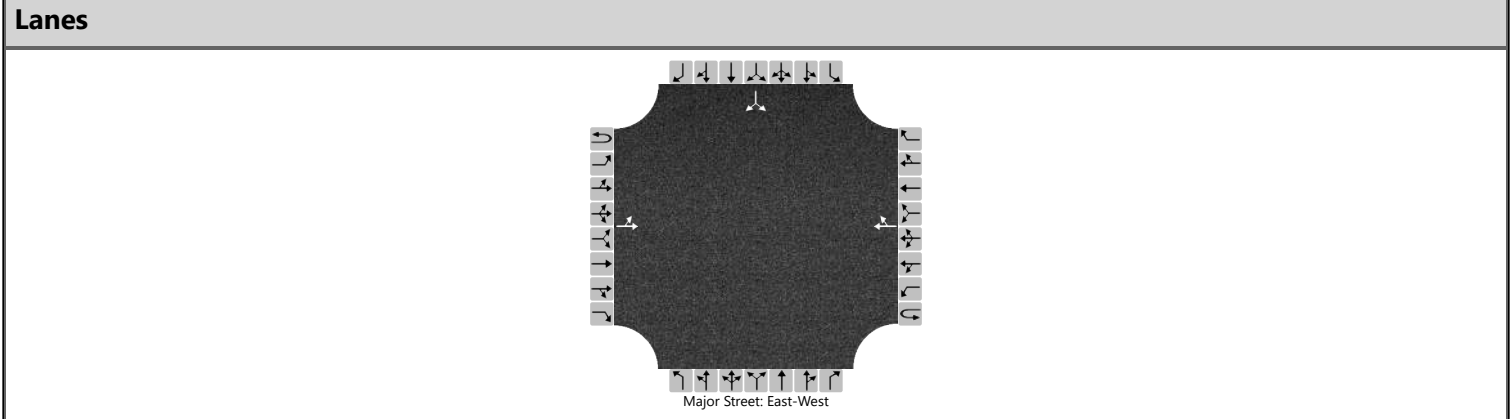
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HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Road
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	Corner Creek Lane
Time Analyzed	PM	Peak Hour Factor	0.84
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			



Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		4	126				108	48						55		3
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

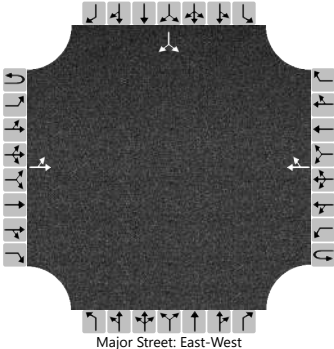
Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		5													69	
Capacity, c (veh/h)		1383													680	
v/c Ratio		0.00													0.10	
95% Queue Length, Q ₉₅ (veh)		0.0													0.3	
Control Delay (s/veh)		7.6	0.0												10.9	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.3												10.9			
Approach LOS	A												B			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Rd
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	Corner Creek Lane
Time Analyzed	AM	Peak Hour Factor	0.81
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Major Street: East-West

Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		8	268				139	49						129		7
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		10													168	
Capacity, c (veh/h)		1330													499	
v/c Ratio		0.01													0.34	
95% Queue Length, Q ₉₅ (veh)		0.0													1.5	
Control Delay (s/veh)		7.7	0.1												15.8	
Level of Service (LOS)		A	A												C	
Approach Delay (s/veh)	0.3												15.8			
Approach LOS	A												C			

HCS Two-Way Stop-Control Report

General Information

Analyst

Jorgensen

Agency/Co.

Date Performed

Analysis Year

2025

Time Analyzed

School PM

Intersection Orientation

East-West

Project Description

Site Information

Intersection

Corner Creek/High School Road

Jurisdiction

East/West Street

High School Road

North/South Street

Corner Creek Lane

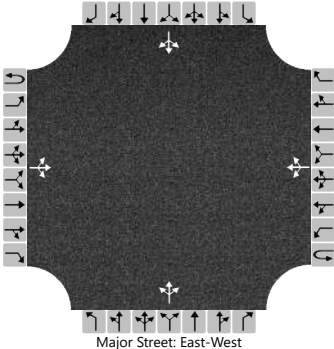
Peak Hour Factor

0.82

Analysis Time Period (hrs)

0.25

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	1	0		0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		10	117	1		14	140	62		3	0	15		45	0	7
Percent Heavy Vehicles (%)		3				3				3	3	3		3	3	3
Proportion Time Blocked																
Percent Grade (%)									0				0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		4.1				4.1				7.1	6.5	6.2		7.1	6.5	6.2
Critical Headway (sec)		4.13				4.13				7.13	6.53	6.23		7.13	6.53	6.23
Base Follow-Up Headway (sec)		2.2				2.2				3.5	4.0	3.3		3.5	4.0	3.3
Follow-Up Headway (sec)		2.23				2.23				3.53	4.03	3.33		3.53	4.03	3.33

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)		12				17					22					63
Capacity, c (veh/h)		1314				1432					806					546
v/c Ratio		0.01				0.01					0.03					0.12
95% Queue Length, Q ₉₅ (veh)		0.0				0.0					0.1					0.4
Control Delay (s/veh)		7.8	0.1	0.1		7.5	0.1	0.1			9.6					12.5
Level of Service (LOS)		A	A	A		A	A	A			A					B
Approach Delay (s/veh)	0.7				0.6				9.6				12.5			
Approach LOS	A				A				A				B			

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Appendix D

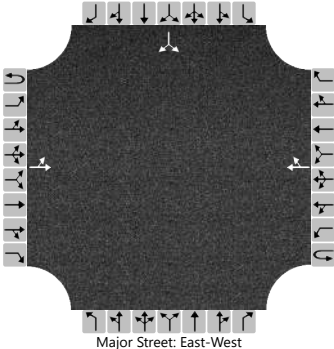
2035 Intersection Traffic Analysis



HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	Corner Creek/High School Road
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2025	North/South Street	Corner Creek Lane
Time Analyzed	School PM	Peak Hour Factor	0.82
Intersection Orientation	East-West	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



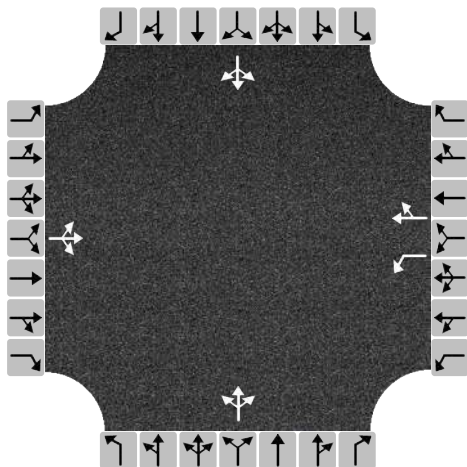
Major Street: East-West

Vehicle Volumes and Adjustments																
Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority	1U	1	2	3	4U	4	5	6		7	8	9		10	11	12
Number of Lanes	0	0	1	0	0	0	1	0		0	0	0		0	1	0
Configuration		LT						TR							LR	
Volume (veh/h)		10	117				140	62						45		7
Percent Heavy Vehicles (%)		3												3		3
Proportion Time Blocked																
Percent Grade (%)													0			
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways																
Base Critical Headway (sec)		4.1												7.1		6.2
Critical Headway (sec)		4.13												6.43		6.23
Base Follow-Up Headway (sec)		2.2												3.5		3.3
Follow-Up Headway (sec)		2.23												3.53		3.33

Delay, Queue Length, and Level of Service																
Flow Rate, v (veh/h)		12													63	
Capacity, c (veh/h)		1314													639	
v/c Ratio		0.01													0.10	
95% Queue Length, Q ₉₅ (veh)		0.0													0.3	
Control Delay (s/veh)		7.8	0.1												11.2	
Level of Service (LOS)		A	A												B	
Approach Delay (s/veh)	0.7												11.2			
Approach LOS	A												B			

HCS All-Way Stop Control Report

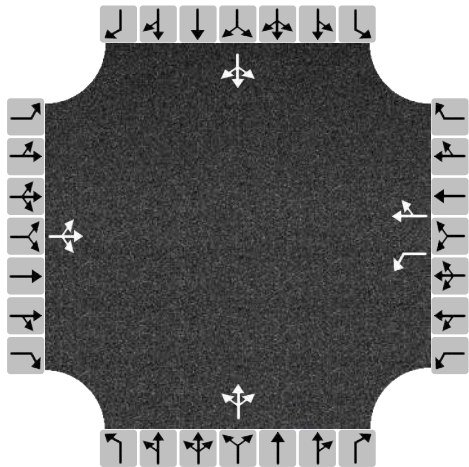
General and Site Information						Lanes						
Analyst	Jorgensen											
Agency/Co.												
Date Performed												
Analysis Year	2035											
Analysis Time Period (hrs)	0.25											
Time Analyzed	AM											
Project Description												
Intersection	Middle School/High School											
Jurisdiction												
East/West Street	High School Rd											
North/South Street	Middle School Rd											
Peak Hour Factor	0.81											
Turning Movement Demand Volumes												
Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	18	198	99	291	152	109	5	9	13	110	107	24
% Thrus in Shared Lane												
Lane Flow Rate and Adjustments												
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	389			359	322		33			298		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.346			0.319	0.286		0.030			0.264		
Final Departure Headway, h _d (s)	5.96			6.83	6.02		7.24			6.58		
Final Degree of Utilization, x	0.644			0.681	0.539		0.067			0.543		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	3.96			4.53	3.72		5.24			4.58		
Capacity, Delay and Level of Service												
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	389			359	322		33			298		
Capacity (veh/h)	604			527	598		497			547		
95% Queue Length, Q ₉₅ (veh)	4.6			5.2	3.2		0.2			3.2		
Control Delay (s/veh)	19.1			22.9	15.5		10.8			17.1		
Level of Service, LOS	C			C	C		B			C		
Approach Delay (s/veh) LOS	19.1	C		19.4	C		10.8	B		17.1	C	
Intersection Delay (s/veh) LOS	18.6						C					

HCS All-Way Stop Control Report

General and Site Information

Analyst	Jorgensen
Agency/Co.	
Date Performed	
Analysis Year	2035
Analysis Time Period (hrs)	0.25
Time Analyzed	AM
Project Description	
Intersection	Middle School/High School
Jurisdiction	
East/West Street	High School Rd
North/South Street	Middle School Rd
Peak Hour Factor	0.81

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	18	198	99	291	131	109	4	9	13	110	107	20
% Thrus in Shared Lane												

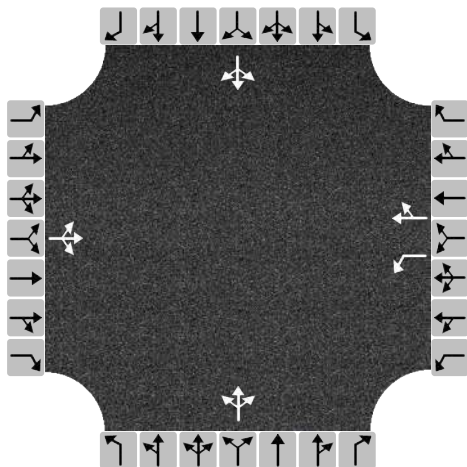
Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	389			359	296		32			293		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h_d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.346			0.319	0.263		0.029			0.260		
Final Departure Headway, h_d (s)	5.90			6.79	5.96		7.15			6.54		
Final Degree of Utilization, x	0.638			0.677	0.490		0.064			0.532		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t_s (s)	3.90			4.49	3.66		5.15			4.54		

Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	389			359	296		32			293		
Capacity (veh/h)	610			530	604		503			550		
95% Queue Length, Q ₉₅ (veh)	4.5			5.1	2.7		0.2			3.1		
Control Delay (s/veh)	18.7			22.6	14.2		10.6			16.7		
Level of Service, LOS	C			C	B		B			C		
Approach Delay (s/veh) LOS	18.7	C		18.8	C		10.6	B		16.7	C	
Intersection Delay (s/veh) LOS	18.1						C					

HCS All-Way Stop Control Report

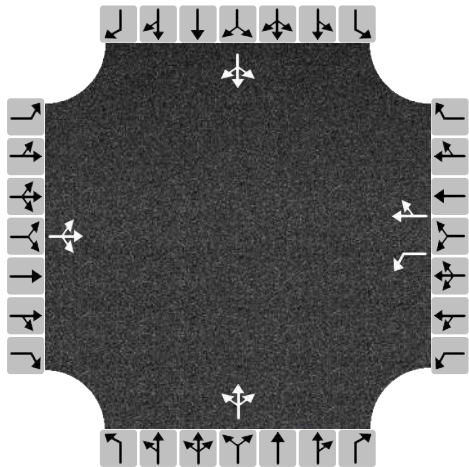
General and Site Information						Lanes						
Analyst	Jorgensen											
Agency/Co.												
Date Performed												
Analysis Year	2025											
Analysis Time Period (hrs)	0.25											
Time Analyzed	PM											
Project Description												
Intersection	Middle School/High School											
Jurisdiction												
East/West Street	High School Rd											
North/South Street	Middle School Rd											
Peak Hour Factor	0.87											
Turning Movement Demand Volumes												
Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	17	162	4	87	170	48	6	5	19	95	4	13
% Thrus in Shared Lane												
Lane Flow Rate and Adjustments												
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	210			100	251		34			129		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.187			0.089	0.223		0.031			0.114		
Final Departure Headway, h _d (s)	4.91			5.70	5.04		5.14			5.40		
Final Degree of Utilization, x	0.287			0.158	0.351		0.049			0.193		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	2.91			3.40	2.74		3.14			3.40		
Capacity, Delay and Level of Service												
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	210			100	251		34			129		
Capacity (veh/h)	732			632	714		700			667		
95% Queue Length, Q ₉₅ (veh)	1.2			0.6	1.6		0.2			0.7		
Control Delay (s/veh)	9.9			9.5	10.4		8.4			9.7		
Level of Service, LOS	A			A	B		A			A		
Approach Delay (s/veh) LOS	9.9	A		10.2	B		8.4	A		9.7	A	
Intersection Delay (s/veh) LOS	9.9						A					

HCS All-Way Stop Control Report

General and Site Information

Analyst	Jorgensen
Agency/Co.	
Date Performed	
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	PM
Project Description	
Intersection	Middle School/High School
Jurisdiction	
East/West Street	High School Rd
North/South Street	Middle School Rd
Peak Hour Factor	0.87

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	15	135	3	87	146	48	5	5	19	95	4	11
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	176			100	223		33			126		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.156			0.089	0.198		0.030			0.112		
Final Departure Headway, h _d (s)	4.86			5.64	4.96		4.96			5.26		
Final Degree of Utilization, x	0.237			0.157	0.307		0.046			0.185		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	2.86			3.34	2.66		2.96			3.26		

Capacity, Delay and Level of Service

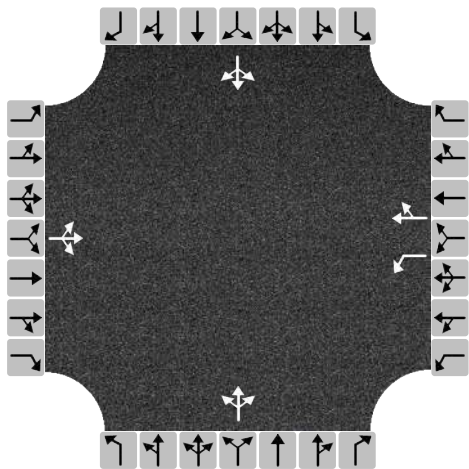
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	176			100	223		33			126		
Capacity (veh/h)	741			638	725		726			684		
95% Queue Length, Q ₉₅ (veh)	0.9			0.6	1.3		0.1			0.7		
Control Delay (s/veh)	9.4			9.4	9.9		8.2			9.5		
Level of Service, LOS	A			A	A		A			A		
Approach Delay (s/veh) LOS	9.4		A	9.7		A	8.2		A	9.5		A
Intersection Delay (s/veh) LOS	9.5						A					

HCS All-Way Stop Control Report

General and Site Information

Analyst	Jorgensen
Agency/Co.	
Date Performed	
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	School PM
Project Description	
Intersection	Middle School/High School
Jurisdiction	
East/West Street	High School Rd
North/South Street	Middle School Rd
Peak Hour Factor	0.75

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	20	134	4	25	155	84	18	37	54	72	11	16
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	211			33	319		145			132		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.187			0.030	0.283		0.129			0.117		
Final Departure Headway, h _d (s)	5.37			6.10	5.35		5.39			5.72		
Final Degree of Utilization, x	0.314			0.057	0.474		0.218			0.210		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	3.37			3.80	3.05		3.39			3.72		

Capacity, Delay and Level of Service

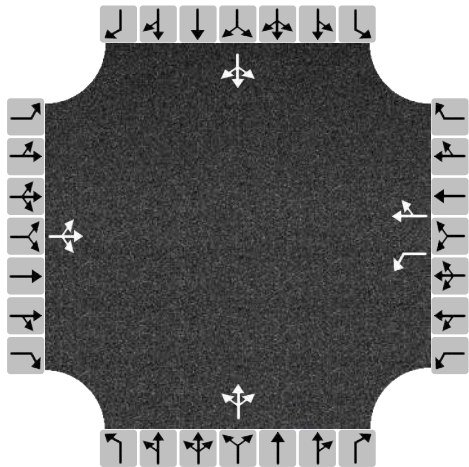
Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	211			33	319		145			132		
Capacity (veh/h)	671			590	673		668			630		
95% Queue Length, Q ₉₅ (veh)	1.3			0.2	2.6		0.8			0.8		
Control Delay (s/veh)	10.8			9.2	12.8		9.9			10.2		
Level of Service, LOS	B			A	B		A			B		
Approach Delay (s/veh) LOS	10.8		B	12.4		B	9.9		A	10.2		B
Intersection Delay (s/veh) LOS	11.2						B					

HCS All-Way Stop Control Report

General and Site Information

Analyst	Jorgensen
Agency/Co.	
Date Performed	
Analysis Year	2025
Analysis Time Period (hrs)	0.25
Time Analyzed	School PM
Project Description	
Intersection	Middle School/High School
Jurisdiction	
East/West Street	High School Rd
North/South Street	Middle School Rd
Peak Hour Factor	0.75

Lanes



Turning Movement Demand Volumes

Approach	Eastbound			Westbound			Northbound			Southbound		
Movement	L	T	R	L	T	R	L	T	R	L	T	R
Volume (veh/h)	18	121	3	25	143	84	16	37	54	72	11	14
% Thrus in Shared Lane												

Lane Flow Rate and Adjustments

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	189			33	303		143			129		
Percent Heavy Vehicles	2			2	2		2			2		
Initial Departure Headway, h _d (s)	3.20			3.20	3.20		3.20			3.20		
Initial Degree of Utilization, x	0.168			0.030	0.269		0.127			0.115		
Final Departure Headway, h _d (s)	5.30			6.04	5.27		5.26			5.60		
Final Degree of Utilization, x	0.279			0.056	0.443		0.208			0.201		
Move-Up Time, m (s)	2.0			2.3	2.3		2.0			2.0		
Service Time, t _s (s)	3.30			3.74	2.97		3.26			3.60		

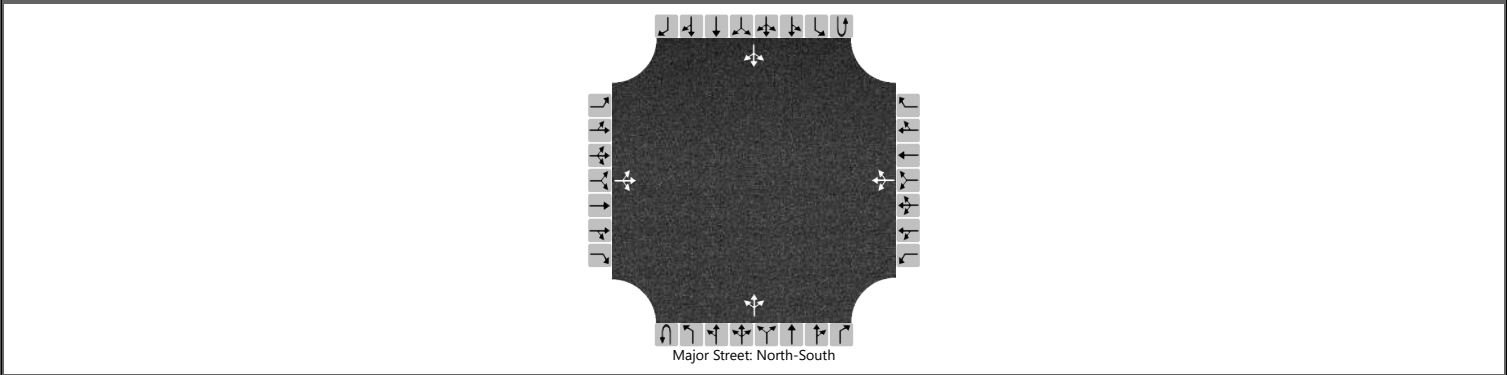
Capacity, Delay and Level of Service

Approach	Eastbound			Westbound			Northbound			Southbound		
Lane	L1	L2	L3	L1	L2	L3	L1	L2	L3	L1	L2	L3
Configuration	LTR			L	TR		LTR			LTR		
Flow Rate, v (veh/h)	189			33	303		143			129		
Capacity (veh/h)	679			596	683		685			642		
95% Queue Length, Q ₉₅ (veh)	1.1			0.2	2.3		0.8			0.7		
Control Delay (s/veh)	10.3			9.1	12.1		9.6			10.0		
Level of Service, LOS	B			A	B		A			B		
Approach Delay (s/veh) LOS	10.3	B		11.8	B		9.6	A		10.0	B	
Intersection Delay (s/veh) LOS	10.8						B					

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	AM	Peak Hour Factor	0.71
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	4	2		71	9	55		0	110	151		61	86	4
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

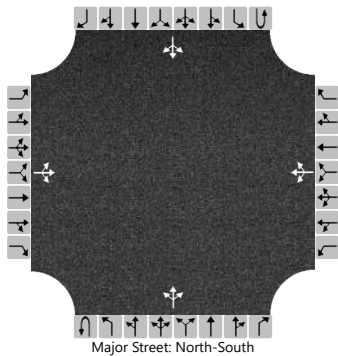
Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			11			190				0				86		
Capacity, c (veh/h)			408			495				1453				1185		
v/c Ratio			0.03			0.38				0.00				0.07		
95% Queue Length, Q ₉₅ (veh)			0.1			1.8				0.0				0.2		
Control Delay (s/veh)			14.1			16.8				7.5	0.0	0.0		8.3	0.6	0.6
Level of Service (LOS)			B			C				A	A	A		A	A	A
Approach Delay (s/veh)	14.1				16.8				0.0				3.7			
Approach LOS	B				C				A				A			

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	AM	Peak Hour Factor	0.71
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		2	4	2		71	9	55		0	110	150		60	86	4
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

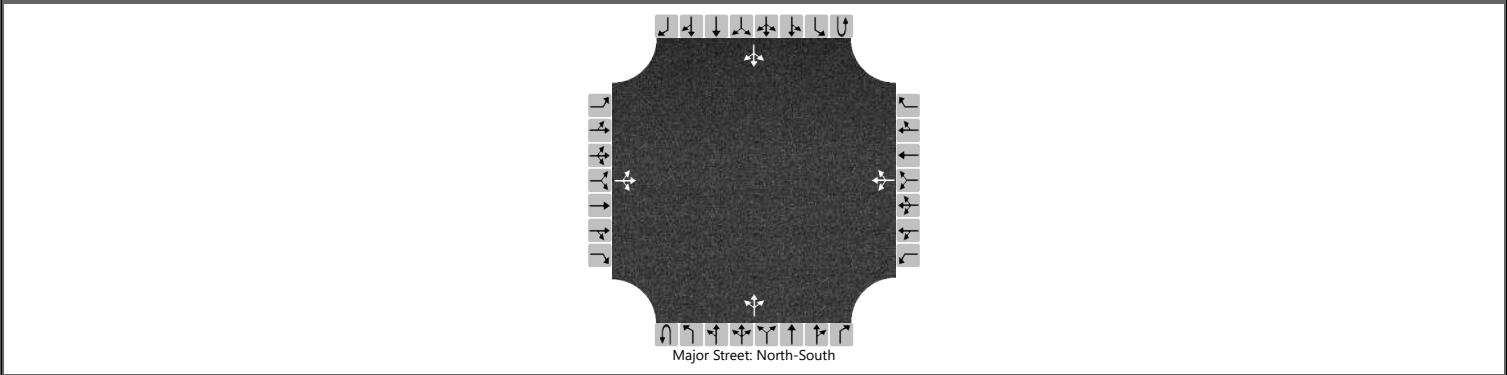
Delay, Queue Length, and Level of Service					

Flow Rate, v (veh/h)			11			190			0				85		
Capacity, c (veh/h)			410			497			1453				1187		
v/c Ratio			0.03			0.38			0.00				0.07		
95% Queue Length, Q ₉₅ (veh)			0.1			1.8			0.0				0.2		
Control Delay (s/veh)			14.0			16.7			7.5	0.0	0.0		8.3	0.6	0.6
Level of Service (LOS)			B			C			A	A	A		A	A	A
Approach Delay (s/veh)	14.0			16.7			0.0			3.7					
Approach LOS	B			C			A			A					

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	PM	Peak Hour Factor	0.87
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	19	0		36	16	19		0	86	85		25	61	2
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

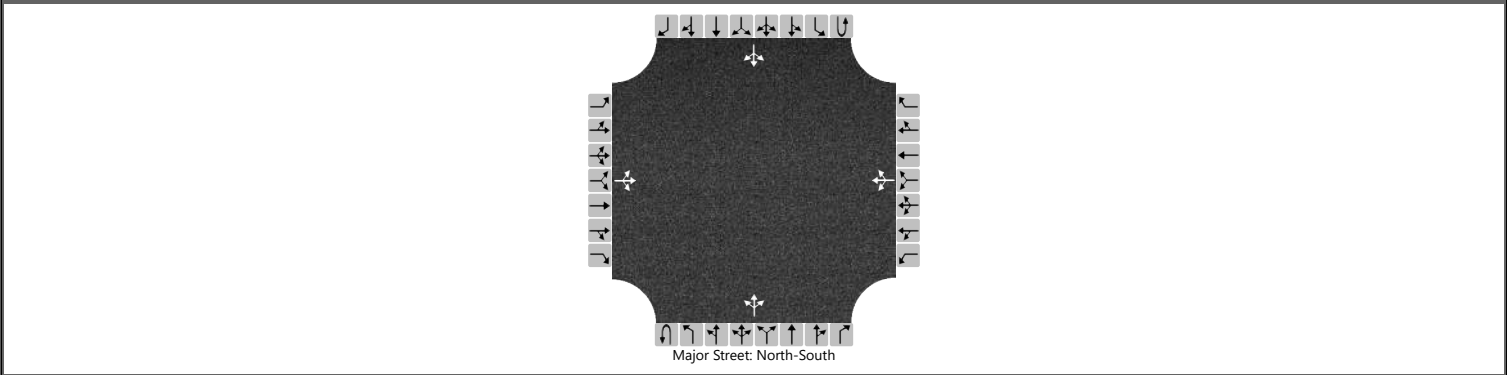
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23				82			0				29		
Capacity, c (veh/h)			580				677			1521				1370		
v/c Ratio			0.04				0.12			0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.1				0.4			0.0				0.1		
Control Delay (s/veh)			11.5				11.0			7.4	0.0	0.0		7.7	0.2	0.2
Level of Service (LOS)			B				B			A	A	A		A	A	A
Approach Delay (s/veh)	11.5				11.0				0.0				2.3			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	PM	Peak Hour Factor	0.87
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		1	19	0		34	16	18		0	105	103		24	61	2
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

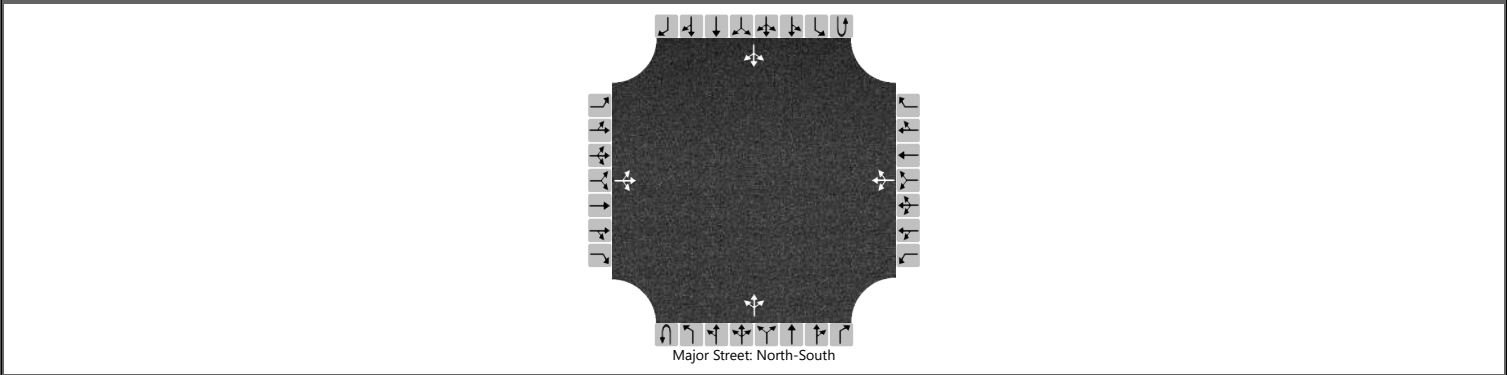
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			23				78			0				28		
Capacity, c (veh/h)			550				647			1521				1322		
v/c Ratio			0.04				0.12			0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.1				0.4			0.0				0.1		
Control Delay (s/veh)			11.8				11.3			7.4	0.0	0.0		7.8	0.2	0.2
Level of Service (LOS)			B				B			A	A	A		A	A	A
Approach Delay (s/veh)	11.8				11.3				0.0				2.3			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	School PM	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	8	1		98	4	52		1	75	81		29	79	6
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

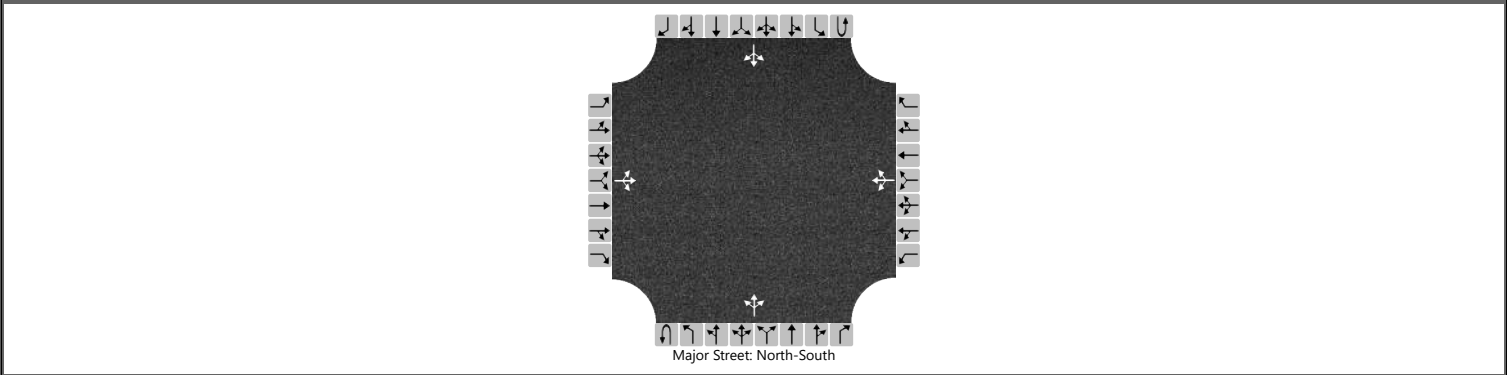
Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14				175			1				33		
Capacity, c (veh/h)			586				699			1491				1393		
v/c Ratio			0.02				0.25			0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.1				1.0			0.0				0.1		
Control Delay (s/veh)			11.3				11.9			7.4	0.0	0.0		7.6	0.2	0.2
Level of Service (LOS)			B				B			A	A	A		A	A	A
Approach Delay (s/veh)	11.3				11.9				0.1				2.1			
Approach LOS	B				B				A				A			

HCS Two-Way Stop-Control Report

General Information		Site Information	
Analyst	Jorgensen	Intersection	South Park Loop/High School
Agency/Co.		Jurisdiction	
Date Performed		East/West Street	High School Road
Analysis Year	2035	North/South Street	South Park Loop Road
Time Analyzed	School PM	Peak Hour Factor	0.88
Intersection Orientation	North-South	Analysis Time Period (hrs)	0.25
Project Description			

Lanes



Vehicle Volumes and Adjustments

Approach	Eastbound				Westbound				Northbound				Southbound			
Movement	U	L	T	R	U	L	T	R	U	L	T	R	U	L	T	R
Priority		10	11	12		7	8	9	1U	1	2	3	4U	4	5	6
Number of Lanes		0	1	0		0	1	0	0	0	1	0	0	0	1	0
Configuration			LTR				LTR				LTR				LTR	
Volume (veh/h)		3	8	1		96	4	50		1	75	80		28	79	6
Percent Heavy Vehicles (%)		3	3	3		3	3	3		3				3		
Proportion Time Blocked																
Percent Grade (%)	0				0											
Right Turn Channelized																
Median Type Storage	Undivided															

Critical and Follow-up Headways

Base Critical Headway (sec)		7.1	6.5	6.2		7.1	6.5	6.2		4.1				4.1		
Critical Headway (sec)		7.13	6.53	6.23		7.13	6.53	6.23		4.13				4.13		
Base Follow-Up Headway (sec)		3.5	4.0	3.3		3.5	4.0	3.3		2.2				2.2		
Follow-Up Headway (sec)		3.53	4.03	3.33		3.53	4.03	3.33		2.23				2.23		

Delay, Queue Length, and Level of Service

Flow Rate, v (veh/h)			14			170				1				32		
Capacity, c (veh/h)			590			701				1491				1394		
v/c Ratio			0.02			0.24				0.00				0.02		
95% Queue Length, Q ₉₅ (veh)			0.1			1.0				0.0				0.1		
Control Delay (s/veh)			11.2			11.8				7.4	0.0	0.0		7.6	0.2	0.2
Level of Service (LOS)			B			B				A	A	A		A	A	A
Approach Delay (s/veh)	11.2				11.8				0.1				2.0			
Approach LOS	B				B				A				A			

Appendix E

Parking Strategies & Travel Demand Management Program

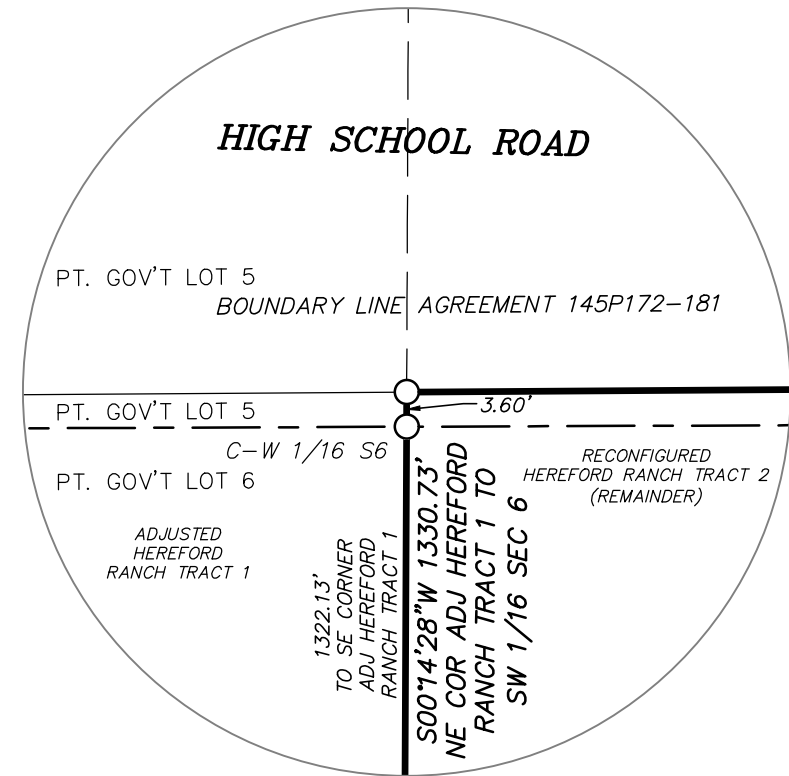
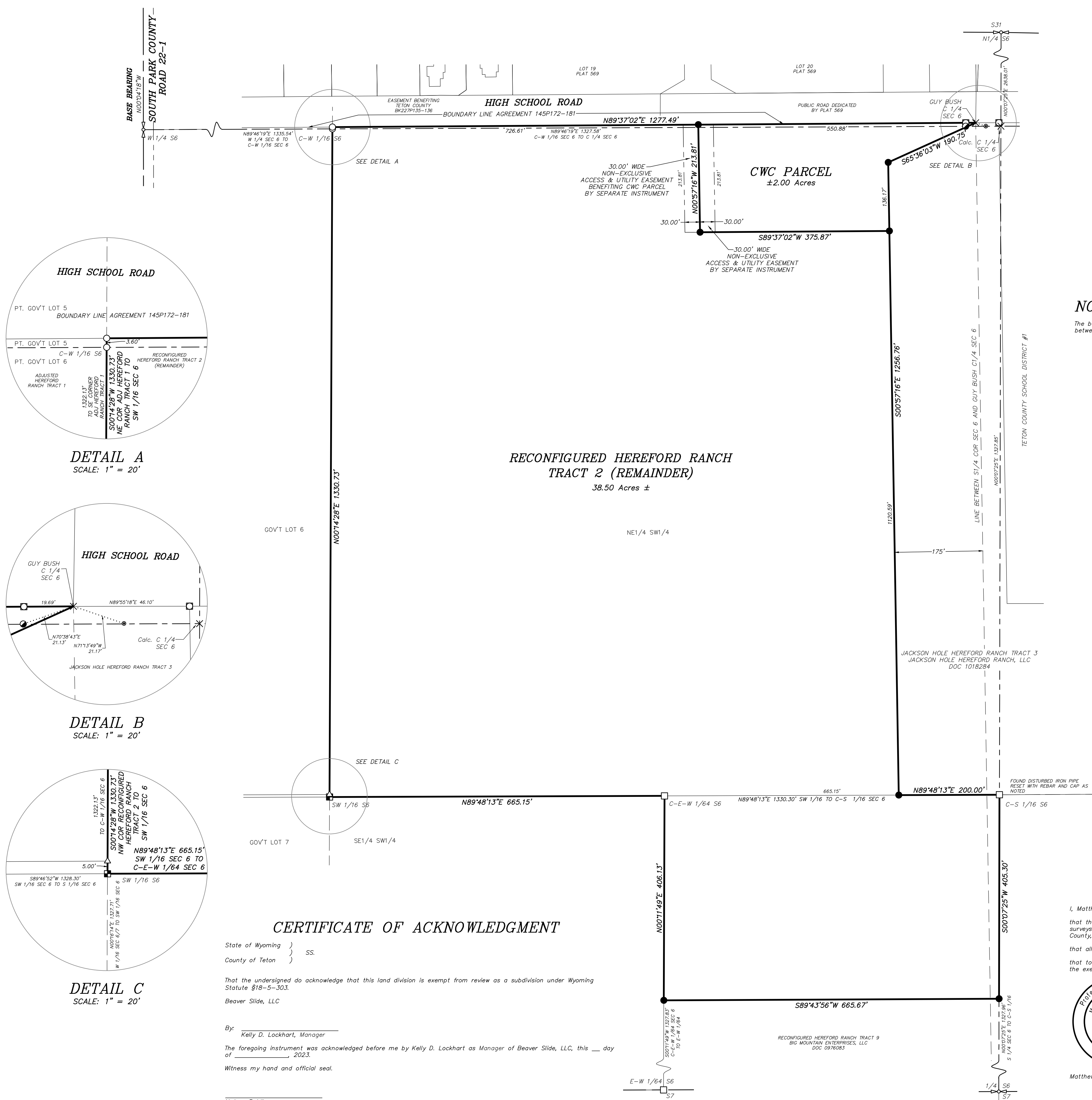


CWC Parking Strategies and Travel Demand Management Program

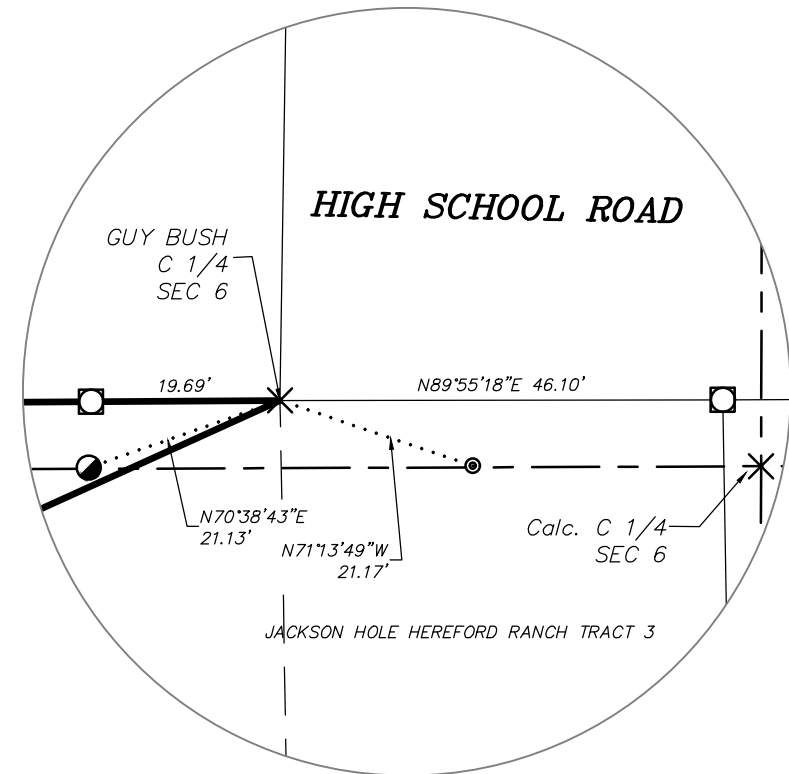
Category	Tier 1 		Tier 2 	Tier 3 	Tier 4
General Description	CWC Opening Conditions		As Built Evaluation and Fees/Incentives	Advanced Management Techniques	Offsite and Overflow
Timing	Year 1 of opening Conditions		Should the outcome of the evaluation of Tier 1 result in parking demand issues, proceed to Tier 2.	Should the outcome of the evaluation and implementation strategy of Tier 2 result in parking demand issues, proceed to Tier 3.	Should the outcome of the evaluation and implementation strategy of Tier 3 result in parking demand issues, proceed to Tier 4.
Evaluate	Conduct survey to learn from students, faculty and staff on how to better improve transportation options and to understand preferences and ideal incentives. The CWC is currently organizing a survey in the spring of 2024 to understand ridership and will conduct another survey in the fall of 2024.		Conduct user surveys to learn how to better improve transportation options, understand current transportation patterns, preferences and ideal incentives.	Conduct detailed study to understand how students, faculty and staff are traveling to and from the CWC. This may include a surveys, discussion with the Town, nearby schools, neighborhoods, and START to understand the existing travel and parking conditions and to develop solutions. A CWC parking monitoring study should also be conducted to understand peak hours at the CWC.	Continue long term evaluations to understand trends, identify challenges and solutions.
Partner and Coordination	Continue to work with the Town, County and START as part of the development process.		Continue conversations with the Town and County about relevant developments in the area and transportation solutions; Coordinate with START about bus schedule Talk with High School about available parking during non-peak hours. Coordinate with businesses regarding incentive program. Continued participation in the Teton County Modernizing Mobility for West Jackson	Continue coordination with the Town of Jackson to learn about transportation developments within the area and START.	Continue partnering with the Town of Jackson regarding community transportation improvements. Coordinate with surrounding businesses and property owners about off site parking.
Schedule	CWC has the ability to adjust the class schedule in a manner that can alleviate peak parking needs on site. Utilize dynamic scheduling program to predict parking demands throughout the day.		Conduct a building occupancy and parking occupancy survey once CWC is operational to evaluate “build out” parking behaviors at CWC and assess the need for imposing further scheduling balances and management strategies such as specific fees and incentives.		Consider select classes to be off site during peak hours, where adequate transportation and parking is available.
Infrastructure	Provide adequate parking facilities for vehicles and bikes and connectivity to existing pathway and sidewalk infrastructure.		Incorporate excellent walking facilities, including sidewalk upgrades if needed to allow convenient access to nearby destinations.	Install permanent sensors, on each parking spot to better understand parking utilization throughout the day and for parking permit enforcement. From the information, adjustments can be made to alleviate parking during peak time periods.	Install parking pedestals where individuals have to pay to park and track parking usage.
Permits	CWC will issue free parking permits to students, faculty and staff to support a balance of parking availability and demand.		Implement parking permit enforcement program to ensure users are appropriately utilizing parking on site is.	Upgrade parking permit system and permit requirements. This may include rotation schedule.	Install parking pedestals where individuals have to pay to park and track parking usage.
Multimodal	Provide promotional information and incentives to students, employees and visitors regarding transit (START), rideshare and taxi services, and bicycling facilities. Educate about the benefits and need for alternative travel modes.		Incentivize multimodal transportation options and provide method for students to record travel mechanism.		
START	Provide incentives for students to use START. CWC has begun conversations with START to identify opportunities for partnerships.		In addition to incentives, work closely with START to develop a bus schedule to encourage additional ridership.	Continue coordination with START to learn about ridership and bus schedule modifications. This may include implementation of an eastbound bus route and stop on High School Road.	Discuss options with START about transportation options between satellite parking and CWC.
Parking	Utilize on-site parking.		Coordinate with Jackson Hole High School for available overflow parking during the evenings and when High School is not in session.	Car share spots: Typically substitutes for 5 personal vehicles reducing 4 parking spaces. Coordinate with local establishments and property owners to find alternative parking for full time staff.	Develop a contingency-based overflow parking plan that indicates where is available nearby if on-site facilities are full, and how and spillover impacts will be addressed. For example, identify where additional parking spaces can be rented if needed. Begin providing offsite parking opportunities including: Public on-street parking supplies - Satellite parking - Private partnerships with nearby entities with parking supplies or entities in the Town of Jackson that are close the Town Shuttle
Incentives	Incentives to utilize START and multimodal options		Incentives could include discounts to local cafes and restaurants using punch cards for utilizing multimodal options among others.	Trip reduction program: cashing out parking spaces. Staff and students are offered, as an example, \$50 per month.	

SECTION 5 – TITLE DOCUMENTS

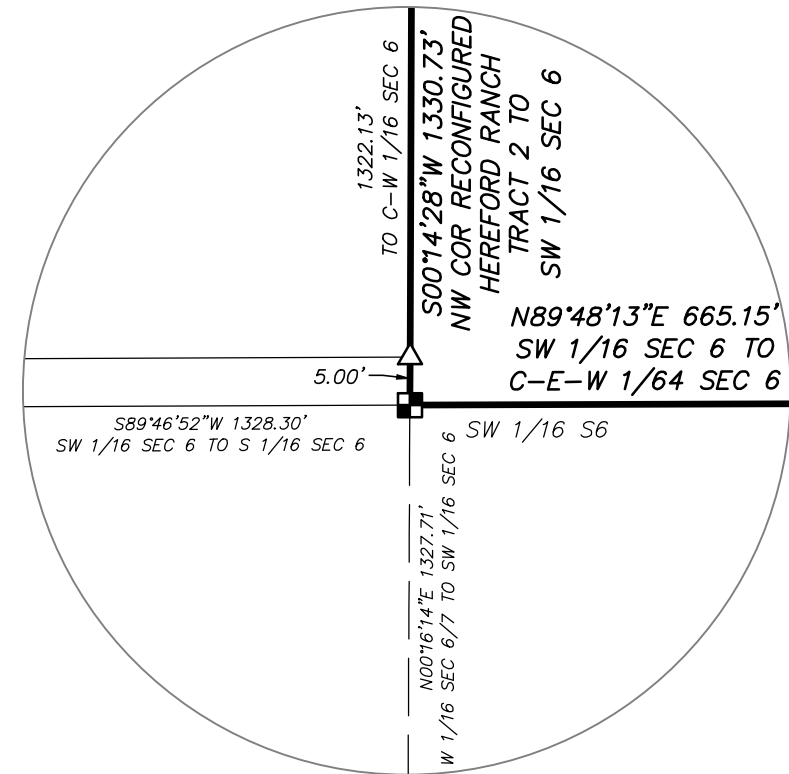
- **EXD MAP OF SURVEY**
- **COVENANTS, CONDITIONS & RESTRICTIONS**



DETAIL A
SCALE: 1" = 20'



DETAIL B
SCALE: 1" = 20'



DETAIL C
SCALE: 1" = 20'

CERTIFICATE OF ACKNOWLEDGMENT

State of Wyoming)
County of Teton) SS.

That the undersigned do acknowledge that this land division is exempt from review as a subdivision under Wyoming Statute §18-5-303.
Beaver Slide, LLC

By: Kelly D. Lockhart, Manager

The foregoing instrument was acknowledged before me by Kelly D. Lockhart as Manager of Beaver Slide, LLC, this ___ day of _____, 2023.

Witness my hand and official seal.

Notary Public
My Commission Expires:

CERTIFICATE OF SURVEYOR

I, Matthew P. Gotham, Wyoming Professional Land Surveyor No. 13002 do hereby certify:

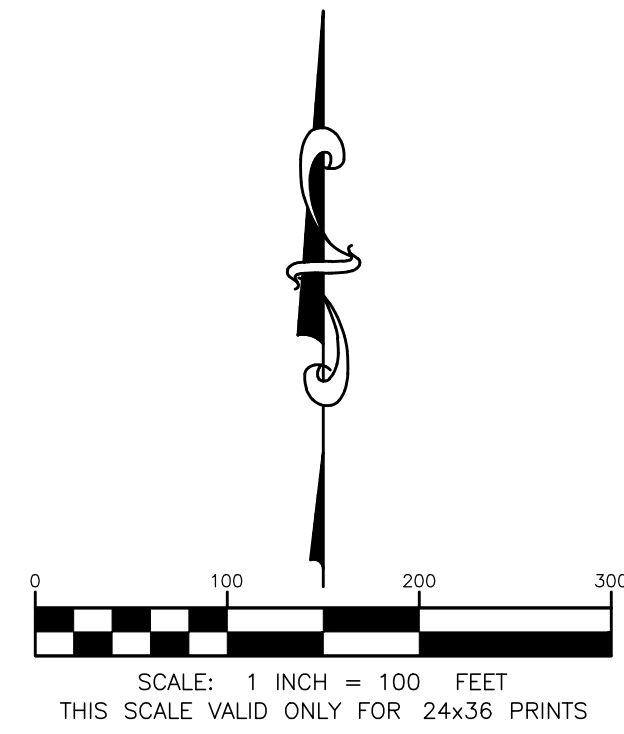
that this map was prepared from data collected during field surveys performed under my direction in November & December, 2022; from previous surveys performed by Jorgensen Associates, P.C. and Jorgensen Associates, Inc., and from information of record in the Office of the Clerk of Teton County, Wyoming;

that all corners will be monumented as depicted hereon by March 31, 2023.

that to the best of my belief and knowledge, it correctly represents the that parcel of record described in Document 1004169 in said Office and the exempt land division thereof.



Matthew P. Gotham, Wyoming PLS 13002

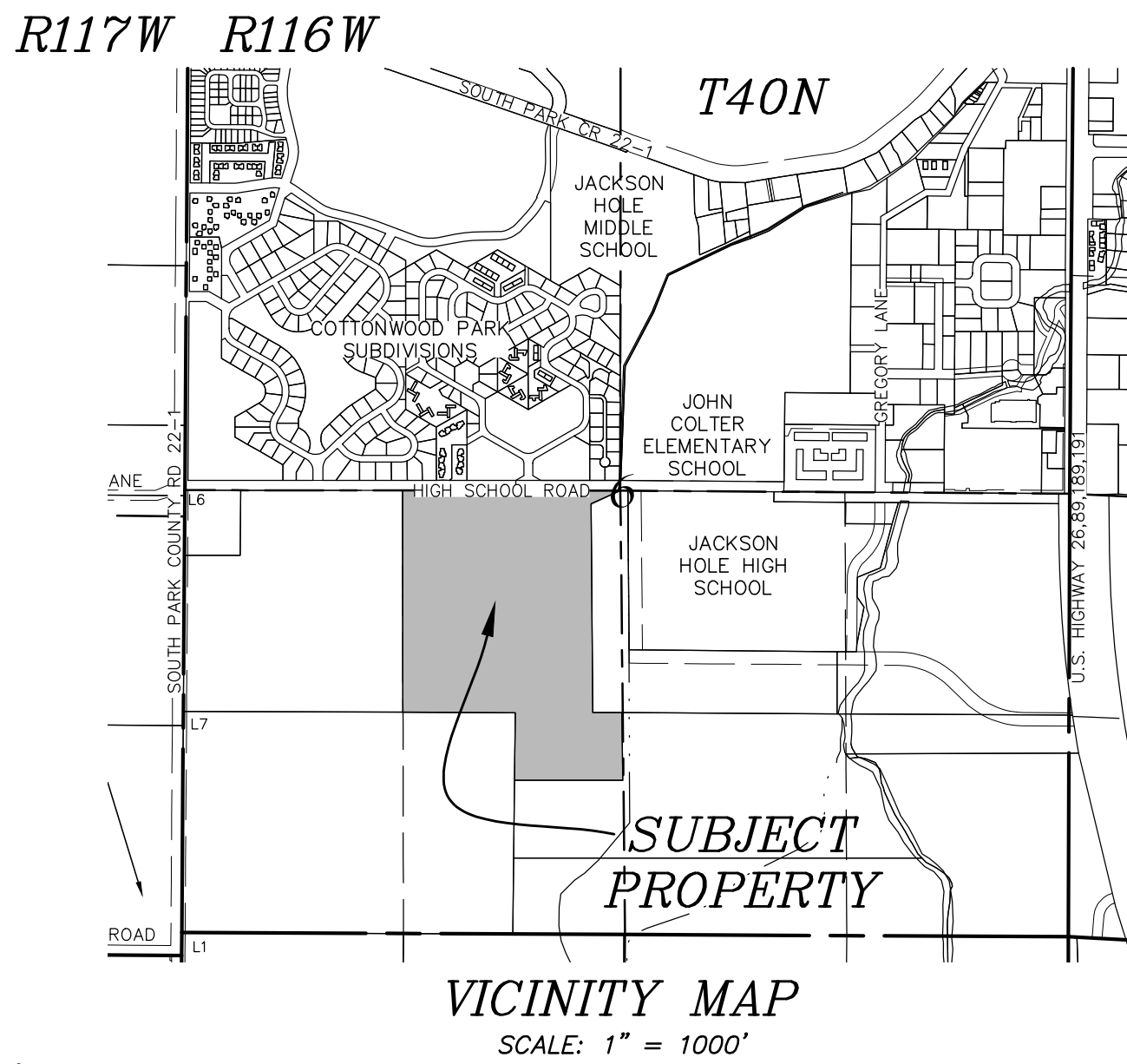


NOTES

The basis of bearings for this survey is N00°04'18\"/>

LEGEND

- indicates a monument with Land Corner Recordation Certificate of record in the Office of the Clerk of Teton County, Wyoming
- aluminum pipe with 3" diameter aluminum cap inscribed "PLS 3831" with other appropriate markings
- reinforcing steel bar with 3" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES PLS 13002" with other appropriate markings
- reinforcing steel bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES INC. PLS 13002"
- reinforcing steel bar without cap
- reinforcing steel bar with 1-1/2" diameter aluminum cap inscribed "NELSON ENGR LS"
- reinforcing steel bar with 1-1/2" diameter aluminum cap inscribed "NELSON ENGR PLS 6193"
- iron pipe with 3" diameter brass cap inscribed "NELSON ENGINEERING PLS 6193 2008" with other appropriate markings
- reinforcing steel bar with 2" diameter aluminum cap inscribed "JORGENSEN ASSOCIATES INC. PLS 13002" set this survey
- no monument found or set, depicted for drawing clarity only
- section line
- sectional subdivision line
- boundary, subject properties
- boundary, adjoining property
- boundary, road right-of-way
- boundary, record easement, as noted



MAP OF SURVEY Central Wyoming College Exempt Land Division

LOCATED WITHIN
NE1/4SW1/4, PT. GLO Lot 5, Section 6
T.40N., R.116W., 6th P.M.
Teton County, Wyoming

**RESTRICTIVE COVENANTS
FOR
CWC PROPERTY**

These Restrictive Covenants for CWC Property (the “**Covenants**”) are made by Kelly Lockhart and Elizabeth Lockhart (collectively, and subject to the provisions of Section 25, the “**Declarant**”) and Beaver Slide LLC, a Wyoming close limited liability company (“**Fee Owner**”), as the owner of the “**Property**” defined below, and shall be effective as of the date of recordation in the land records of Teton County, Wyoming (the “**Effective Date**”).

Preamble

Fee Owner owns the real property legally described in the attached Exhibit “A” (the “**Property**”). Fee Owner is owned by the Declarant. Other entities owned by Declarant own the real property described herein at Exhibit “B” (the “**Benefitted Parcels**”). Declarant and Fee Owner are contemplating the sale of the Property for use as a community college campus and desire to impose certain restrictive covenants on the Property governing the use and development of the Property. Each owner of the Property (other than Fee Owner or Declarant), or any portion thereof (the “**Owner**”), shall, by acceptance of a deed or other conveyance of any portion of the Property, be deemed to have consented and agreed to all of the terms and conditions of these Covenants.

USE AND CONDUCT

1. Development and Use Restriction. The Property shall only be used as the Jackson Campus for Central Wyoming College or other early childhood, primary, secondary or tertiary education. The term “**Jackson Campus for Central Wyoming College**” means (i) a use that is authorized, empowered or required to be performed under or pursuant to the Wyoming Community College System Code, W.S. § 21-18-101 or any successor statute, or regulations adopted thereunder and any post-secondary, community-college, graduate, college, vocational or long-distance education use, which may include the education of high school students and other students at classes for such education or other early childhood, primary, secondary or tertiary education that is conducted by a public entity or private entity, (ii) joint, collective, collaborative or partnership efforts and ventures with public and private parties to perform any of the uses in (i) above, (iii) Owner-authorized public or private parties that perform any of the above, (iv) student services, student recreational activities, outdoor recreation, wilderness skills outdoor education, and leadership training, (v) faculty and staff housing uses, (vi) practicum, clinical classes, laboratories and experimental activities that are accretive to the foregoing, whether or not provided by a public or a private entity, (vii) uses that are ancillary to the foregoing, (viii) community meetings in the buildings on the Property, occasional outdoor fundraising and social events on the Property which outdoor events shall be limited to 5 events per year and capped at 50 people, though one additional event not to exceed 300 people may occur each calendar year (any outdoor events may use amplified sound and shall end by 10:30 pm) and (ix) the use of the Property for any of the foregoing by the Owner’s invitees, guests, students, staff, customers, employees and agents (collectively “**Permitted Uses**”). The allowance of a Permitted Use shall not be construed to be an allowance for floor area above the 21,000 square feet of floor area permitted under Section 2.

- a. The following is a non-exclusive list of uses which are strictly prohibited on the Property:
 - (i) uses of temporary structures such as trailers, tents, shacks and bully barns, (ii) the use of the Property in a manner that presents a material risk that Hazardous Substances could be spilled onto, leach into or otherwise damage the Property or any adjacent real property, (iii) outdoor sports fields for football, soccer, lacrosse or similar outdoor team sports other than purely intramural competitions among students who take classes that are allowed as part of the Permitted Use, provided, however, that any intramural competitions shall not be lighted or involve amplified sound, (iv) any other use outside of a Building or Mobile Instruction Unit (as defined below) that could constitute a nuisance to neighboring property owners, including without limitation, the Benefited parcels, and (v) the presence of all animals, except for service animals qualified as such under the Americans With Disabilities Act and the periodic (up to 4 times per calendar year) butchering of cattle, provided that cattle are present on the Property for no more than 2 days prior to being butchered and all butchering takes place either within an enclosed structure or Building or within a mobile butchering trailer placed on the Property for no more than 5 days. **"Hazardous Substances"** shall mean all hazardous or toxic materials, substances, pollutants, contaminants, or wastes currently identified as a hazardous substance or waste in the Comprehensive Environmental Response, Compensation and Liability Act of 1980 (commonly known as "CERCLA"), as amended, the Superfund Amendments and Reauthorization Act (commonly known as "SARA"), the Resource Conservation and Recovery Act (commonly known as "RCRA"), or any other similar federal, state or local legislation or ordinances applicable to the Property.
 - b. It is the intent of the parties to these Covenants that the Permitted Uses shall be conducted within permanent Buildings to the maximum extent practical. To the extent that any Permitted Uses are conducted outside of permanent Buildings meeting the then-applicable building code for commercial or residential structures, as applicable, such activities shall (i) not cause any nuisance or disturbance to neighboring properties, including the Benefited Parcels, by virtue of noise produced, smell or unsightliness, and (ii) be screened or maintained and conducted in a slightly manner, provided, however, that as to "occasional outdoor fundraising and social events on the Property" that are part of the Permitted Use and such events may be conducted within a tent or similar structure which shall not remain on the Property for more than an aggregate of 6 days surrounding an event as necessary to coordinate setup and takedown of the tent or similar structure. All activities conducted within a given Building shall not produce noise that is audible beyond the boundary of the Property.
 - c. Notwithstanding that any State of Wyoming agency requires or proposes a requirement that the Owner provide any good or service that is authorized, empowered or required to be performed under or pursuant to the Wyoming Community College System Code, W.S. § 21-18-101 or any successor statute, any such use not expressly allowed in these Covenants is prohibited.
2. Site Restrictions. The minimum distance (i.e., setback) between the boundary property line of the Property and any structure or mobile instruction units shall be 15 feet. Construction trailers are permitted during the time period when an active building permit has been approved. Owner shall locate any construction trailers on the northern half of the Property. The maximum floor

area of all Buildings, mobile instructional units, "pole-barns" or other structures that may only have one or two walls and are not fully enclosed, on the Property shall be 21,000 square feet, provided, however, that a temporary construction trailer shall not count towards the 21,000 square foot cap.

The term "floor area" shall mean the area of all floors interior to an enclosed Building that have at least 5 feet of clearance between floor and ceiling. Floor area shall be measured to the exterior face of the structural members of the wall. Roofed architectural recesses and open covered porches are not considered interior to the building. Floor area shall not include any basements. A basement is any story for which the finish floor of the story above is less than 4 feet above finished grade for at least 50% of the perimeter of the story and at no point greater than 10 feet above finished grade. Finished grade means the final elevation of the ground surface after physical development of a Building or other development. The term "finished grade" may also mean natural grade when no terrain alteration is proposed, or where otherwise applicable. Fill which is not necessary to achieve positive drainage or slope stabilization, or which is otherwise proposed clearly to manipulate the measurement of another standard of these Covenants, shall not be considered finished grade

The maximum height of any Building on the Property shall be 38' feet, except for the following, which may exceed that limit: (i) architectural projections such as chimneys, vents and roof-top mechanical equipment, such as HVAC systems, which shall not exceed the maximum height by more than 4 feet, or (ii) antenna used for the reception or broadcast of communication systems. Any third story of a Building must be stepped back 10' from the façade, except that encroachments in the step-back are allowed up to 20% of each overall façade width. The external materials of all physical development shall be non-reflective and the exterior colors of all physical development on the Property shall either be of "earth tone" materials or "traditional ranch colors," which shall include, but not be limited to, shades of grey, red or brown, or simulated barn wood, except for any fencing required under these Covenants, where (i) the colors and general types of materials described on Exhibit "C" are deemed approved, and (ii) to the extent colors or types of materials other than are described on Exhibit "C" are to be used, such colors and materials shall be subject to the prior written approval of Declarant in accordance with the foregoing standards, not to be unreasonably denied; provided, however, that to the extent that any other colors are mandated by any State of Wyoming agency for physical development of the Property, then such other colors shall be permitted. The term "**Building**" means any structure having a roof supported by columns or walls, including any enclosed structure. There shall not be any unshielded light trespass directly projecting from the Property onto adjacent parcels or the Benefitted Parcels, where the parties acknowledge that shielded and properly directed lighting shall be required for parking and exterior areas on the Property, such lighting shall be compliant with best management practices of the International Dark-Sky Association or a similar organization as to such lighting. Erosion on the site shall be controlled at all times. No development of the Property shall cause any increase in peak flow rate or flow velocity across the Property's boundary lines. The design of the Buildings and other improvements on the Property shall be subject to the reasonable approval of the Declarant, not to be unreasonably withheld, provided, however, that the general Building designs described on Exhibit "C" or additional Buildings with similar design characteristics are deemed approved by the Declarant.

Owner, at its expense, shall also install a vegetative buffer on the Property along the south property line, along the inside of the access and utility easements that runs along the west property line, and along the inside of the eastern property line. The vegetative buffer shall be installed prior to issuance of any final certificate of occupancy for any structure on the Property. The vegetative buffer shall consist of tapering age native spruce stands to provide an effective visual screen between the CWC property and adjacent properties. The buffer must provide 90% screening up to a height of 10' and 80% screening above 10' at the time of installation, or a similar species and diameter as approved by Declarant in its sole discretion. Prior to installation of the vegetative buffer, Owner shall provide Declarant with a landscape plan prepared by a licensed landscape architect showing the vegetative buffer for Declarant's approval, which approval shall not be unreasonably withheld so long as the landscape plan satisfies the conditions herein.

Owner shall be solely responsible for installing and maintaining the vegetative buffer in good condition. If any trees or other approved vegetation within the vegetative buffer are deemed dead, diseased, or hazardous, Owner shall timely remove and replace said trees or vegetation at its sole expense. Owner shall also be responsible for all damage and repair to the Required Fencing (as defined below) caused by the vegetative buffer.

3. Fencing. The Owner shall be responsible for the construction and perpetual maintenance and replacement of Required Fencing along the entire Property boundary, with exits along the easements described in the Western Easement referenced in Section 4 below. The term "Required Fencing" means, to the extent permitted by Teton County, (i) so long as livestock are grazed or penned on or along the relevant eastern, western or southern Property boundary or the land surrounding the Property is zoned "suburban" "rural" or a similar category as "Rural-1" "Rural-2" or "Rural-3" as exist under Teton County zoning, 6' tall fencing with woven wire (chain link), wooden posts and three strands of barb wire above the woven wire fence for a total height of 9' along such southern and eastern Property boundaries and along the outside boundary of the access and utility easement running along the western property line (within the Benefitted Parcels and wholly outside of the Property) pursuant to the Western Easement, which fences shall be tied to any existing fencing on such boundaries or in such areas, where such fence shall be of sufficient quality to exclude livestock stock from the Property, and (ii) when livestock are grazed or penned on or along the relevant eastern, western or southern Property, then a fence of at least 6' of materials approved pursuant to the following provision. To the extent that residential development has been constructed adjacent to either the eastern, western or southern Property boundary, then fencing shall be consistent with such residential development. Design and construction of such fence, and any substitute materials, shall be coordinated with, and subject to, Declarant's written approval which shall not be unreasonably withheld. Fencing shall be installed prior to removal of the existing fencing on the CWC Property and prior to any construction or site grading taking place on the Property. Until such time as the fencing contemplated in this section is installed, Owner accepts that Declarant's agricultural operations will continue on the Property (including but not limited to, grazing, irrigating and cultivation of pastures). For the avoidance of doubt, there should be no fencing along the northern boundary line of the Property and Benefitted Parcels abutting the public right-of-way that restricts access to the Property via a multimodal network trail.

4. Easements. Contemporaneously with the recording of these Covenants, an Access and Utility Easement will be recorded in the Teton County, Wyoming real property records encumbering the Property and other portions of land constituting the Benefitted Parcels (the "**Western Easement**").
5. Irrigation Ditches. The Owner, prior to submitting any request for development of the Property to any governmental authority, shall abandon all surface water rights for irrigation of land on the Property. The Owner shall be responsible for the relocation of irrigation ditches on the Property if required for the Owner's development of the Property. Such relocation of the irrigation ditches shall be at the Owner's sole expense and to the Declarant's reasonable satisfaction, with the exclusive criteria for satisfaction being uninterrupted and unaffected historical irrigation flows off the Property for downstream ditch users' water rights to irrigate such downstream areas at the same flow rate and quantity as existed prior to any such relocation with all ditches being piped in concrete pipes on the Property. Prior to any ditch relocation, the Owner shall provide Declarant with an engineer's report as to the relocation design for such irrigation ditches. Until such relocation of irrigation ditches occurs, the Declarant maintains the right to enter the Property to maintain, repair and improve irrigation ditches. Upon the foregoing criteria, the Owner may relocate the irrigation ditches, where such relocation may be to areas within the Benefitted Parcels and wholly outside of the Property, subject to the ability to maintain uninterrupted and unaffected historical irrigation flows.
6. Maintenance. Prior to the construction of improvements, the Owner shall maintain the Property in a garbage, weed and nuisance-free condition. If the Owner fails to maintain the Property as required herein, the Declarant, after 30 days' advance written notice, shall have the right to perform such maintenance on the Owner's behalf without liability, and the costs of such maintenance shall be paid by Owner within 30 days of request by Declarant.
7. Vehicle Parking, Storage, Operation and Repair. No boats, trailers, buses, motorhomes, campers (off-road vehicles), snow mobiles, recreational vehicles, golf carts, industrial or commercial vehicles (both cabs or trailers), abandoned or inoperable vehicles (not displaying a current motor vehicle license plate or which has not been driven on its own power for up to 3 weeks or longer), or other similar vehicles may be parked or stored outside of Buildings, and no repair or maintenance of any of the foregoing may be conducted outside of Buildings. Notwithstanding the foregoing, (i) cars, motorcycles, truck, bicycles and similar vehicles used for the transport of faculty, staff and other users to and from the Property may park on a temporary parking basis on paved parking lots outside of an existing Buildings so long as such parking is related to the provision of Permitted Uses on the Property, and where the Owner can park its owned vehicles for use as permitted herein, which parking may include overnight parking.
8. Mobile Instruction Units. Mobile Instruction Units are defined as structures or vehicles attached to a chassis which are connected to power and may be connected to water and sewer whose primary purpose is to provide space for instruction of Permitted Uses. Mobile Instruction Units must be semi-permanent and are permissible until the earlier to occur of the following: (i) 5 years following the recordation of this Declaration; or (ii) 60 days following the issuance of a certificate of occupancy for the primary educational instruction Building on the Property. The Mobile instruction Units are permitted to allow the Owner the benefit of the Permitted Uses prior to the

completion of permanent structures on the Property, but no longer. Mobile Instruction Units shall count towards the 21,000 sf cap.

9. Garbage & Storage. The Property shall be kept in a clean and orderly fashion. Garbage shall be stored in wildlife-proof containers and screened from view from the adjacent properties. No outdoor storage of any materials (including, but not limited to, debris, trash, building materials, or abandoned vehicles) is permitted provided, however, that (i) temporary construction storage in conjunction with building or remodeling improvements on the Property is permitted during the time period when an building permit from the relevant governmental authority with jurisdiction over the Property is active, (ii) the uses described in Section 7 are permitted in relation to the Jackson Campus for Central Wyoming College, and (iii) a fully enclosed in a structure no larger than 650 sq. ft is permitted for dumpster and similar outdoor maintenance or trash uses. Such trash structure need not be airtight, but must be set back 30' from any Property Line.
10. Nuisance. No noxious or offensive activity shall be carried on upon the Property, nor shall anything be done or placed on the Property which may be or become a nuisance to the Benefitted Parcels. Without limiting the foregoing, no horns, whistles, bells or other sound devices, except security devices used exclusively to protect the security of the Property and persons thereon and such items as are routinely included as safety elements in vehicles, bicycles and similar modes of travel, shall be placed on the Property.
11. Adjacent Uses. The Owner acknowledges that at the time of the recordation of these Covenants, portions of the adjacent property are being used as an active agricultural operation which includes breeding, raising, and feeding livestock and hay production. Inherent in the agricultural operation are noises, odors, lights, and work which can occur at all times of the day or night. The Owner, by taking title to the Property, explicitly acknowledges such uses may constitute a nuisance and waives all rights at law or equity to claim the agricultural uses as nuisance and release and hold the adjacent landowners harmless from any and all claims related in any way to the adjacent agricultural operation.
12. No Mining, Excavating or Drilling. The Property shall not be used for mining, quarrying, drilling, or exploring for or removing geothermal resources, oil, gas, or other hydrocarbons, minerals, rocks, stones, gravel and, topsoil or earth. This section shall not be construed to limit earth disturbing activities for the uses permitted by these Covenants.

RIGHT OF ENTRY REVERSIONARY INTEREST

13. Right of Entry Reversionary Interest. The Declarant reserves a right of entry reversionary interest in the Property, on the following terms and conditions: (a) in the event the Property ceases to be used as the Jackson Campus for Central Wyoming College and its Permitted Uses for a period of 1 year, and (b) subsequent to such 1 year period Declarant sends written notice to the Owner and the Owner does not cause the property to be used (on a substantial and material basis) for the Jackson Campus for Central Wyoming College within 120 days of delivery of such written notice, then upon (i) a written election recorded by Declarant within 12 months of the Owner failing to cure during such 120 day period, and (ii) the Declarant's payment to Owner of the fair market value of the Property at the time of the reversionary interest conveyance, the Owner shall execute

all necessary documentation to re-convey the Property, and all improvements thereon, to the Declarant. The fair market value shall be the sum of:

- a. \$3,200,000 increased by the percentage increase (rounded to two (2) decimal places), if any, in (A) the Cost of Living Index (hereinafter defined) published for the month of the Effective Date, over (B) the Cost of Living Index published for the month that is two (2) months prior to the date the fair market value is paid;
- b. the value (positive or negative) of any improvements on the Property, as to a reasonable use, given all relevant circumstances or cost to be removed, as a may be determined by an independent appraiser; and
- c. Less the diminution in value due to (i) encumbrances placed on the Property by CWC after the date the Property is conveyed to CWC or (ii) any conveyance of any portion of the Property by CWC which limits the developable square footage of the Property, as such diminution in value may be determined by an independent appraiser.

The term “**Cost of Living Index**” shall mean the U.S. Department of Labor, Bureau of Labor Statistics, Consumer Price Index for Urban Wage Earners and Clerical Workers, West Urban, All Items, 1982-84 = 100, published by the Bureau of Labor Statistics, U.S. Department of Labor or any successor thereto, or a reasonable successor index. In the event that Declarant does not record such written election within 12 months of the Owner failing to cure within such 120 day period, then Owner shall be deemed to have waived the specific default that gave rise to the right of entry reversionary interest, but the right of entry reversionary interest shall be deemed to continue to exist as to all other aspects of the Property and the use of it as the Jackson Campus for Central Wyoming College. In the event that the Property is vacant, such vacancy shall be deemed to be Permitted Use of the Jackson Campus for Central Wyoming College and an absence of activities on the Property shall not cause Declarant to have any rights in relation to the right of entry reversionary interest.

14. No Subdivision. The Property shall not be subdivided or its dimensions reconfigured in any manner without the prior approval of Declarant.
15. Governmental Exactions; Mitigation Fees. The Owner shall pay, at its sole expense, all monetary exactions and mitigation fees imposed by Teton County or the Town of Jackson (should the Property be annexed) on the Property, and the development thereon.

LANDSCAPING AND CONSTRUCTION

16. Noxious Weeds. The Owner shall be responsible for controlling all noxious weeds on the Property. In the event the Owner fails to do so, Declarant may, after 30 days’ advance written notice to the Owner, enter onto the Property to abate any weed issues and shall be entitled to charge the costs of such abatement. In such event, the Owner shall pay, within 30 calendar days of receipt of such written notice, such sums to the Declarant.
17. Landscaping. All plantings shall be plant species native to Teton County, other than gardens or horticultural activities that are part of the Jackson Campus for Central Wyoming College.
18. Construction. Once Owner commences the construction of any Building or other improvement, Owner shall diligently pursue the completion of such structure.

GENERAL

19. Enforcement. Any structure, non-structural improvement, grading, clearing or landscaping placed on the Property in violation of these Covenants shall be deemed nonconforming. Upon written request from the Declarant, the Owner shall, at its own cost and expense, remove such nonconformity and restore the Property to substantially the same condition as existed prior to the nonconforming work. Should an Owner fail to remove and restore the Property as required where the Owner does not commence and reasonably pursue to completion within 60 days of written request by Declarant, the Declarant shall have the right to, at Declarant's sole election: (i) commence an action to cause Owner to comply with its obligations under these Covenants or (ii) enter the Property, remove the violation, and restore the Property to substantially the same condition as previously existed without liability to the Declarant. All costs, together with interest at a rate of 12% per year from the date that is 30 days after demand from payment, shall be paid by Owner to the Declarant within 30 days of receipt of an invoice along with reasonable attorney's fees incurred by Declarant in obtaining such compliance.

DISPUTE RESOLUTION

20. Exclusive Methods of Resolving Disputes; Venue. All parties bound by these Covenants agree that any dispute, claim, cause of action arising out of or relating to the interpretation, application or enforcement of these Covenants shall be resolved using alternative dispute resolution in lieu of filing suit in any court through the processes set forth in Sections 22 and 23, subject however, to those specific rights of enforcement provided in Section 21 below. The sole venue for the mediation and arbitration pursuant to Sections 22 and 23 shall be a mediator or arbitrator practicing in Teton County, and any court action pursuant to Section 21 shall be in Teton County.
21. Items Not Subject to Mandatory Mediation or Arbitration. Temporary restraining orders or equivalent emergency equitable relief, and suits in which an indispensable party is not a party to mediation or arbitration and cannot be joined or made a party to such mediation or arbitration, are not subject to Sections 22 and 23 of these Covenants.
22. Mediation. Parties to these covenants are encouraged to engage in direct negotiations to resolve disputes. Any matter not resolved by such direct negotiations shall be submitted to mediation through a mutually agreeable independent mediation agency providing (or willing to provide) dispute resolution services in Teton County, Wyoming. The timing and format of such mediation shall be determined by the mediator. Any settlement of a claim through mediation shall be documented in writing by the mediator and signed by the parties. If a claim is not settled within 30 days of the submittal to mediation, then the mediator shall issue a notice of termination of mediation setting forth that the parties are at an impasse and the date the mediation was terminated. Each party shall bear its own costs and attorney fees in conjunction with the mediation, and the parties shall allocate a pro-rata share of the costs of the mediator.
23. Arbitration. Within 20 days of a notice of termination of mediation, any party has the right to pursue such claims through binding arbitration, which is the exclusive remedy other than as set forth in Section 21 above. The arbitration shall be in accordance with the Uniform Arbitration Act as adopted by Wyoming, as may be amended, W.S. § 1-36-101 *et seq.* and shall be limited as follows,

arbitration shall be no more than 3 days, discovery shall be limited to 4 depositions per side, 10 interrogatories, 20 requests for production and 20 requests to admit. Except to the extent provided in the Uniform Arbitration Act as adopted by Wyoming, discovery shall be governed by the Wyoming Rules of Civil Procedure. The arbitration demand shall be submitted in writing to the other parties. Arbitration shall be conducted in Teton County by a single arbitrator. In the event the parties are unable to agree upon an arbitrator, any party may apply to the Teton County District Court to appoint an arbitrator. The award rendered by the arbitrator shall be final and judgment shall be entered upon it in and enforced through the Teton County District Court. The prevailing party shall be entitled to recover from the other party the arbitrator's fees, reasonable attorney's fees, and costs and expenses incurred in bringing the arbitration, including statutory interest. All defenses and claims otherwise available to the parties in any court proceeding under Wyoming law in relation to these Covenants shall be available in arbitration.

MISCELLANEOUS

24. Binding Effect; Termination & Right to Enforce. The Property shall be owned, conveyed and used subject to the provisions of these Covenants. These Covenants benefit the Benefitted Parcels, subject to the provisions of this Section. These Covenants shall be binding upon all persons having any right, title or interest in any portion of the Property, their heirs, successors, and assigns. These Covenants shall be enforceable by the Declarant and shall inure and be enforceable by the owner of Benefitted Parcels. These Covenants shall be appurtenant to both the Property and the Benefitted Parcels on the terms of this Section. The Covenants shall run with both the Property and the Benefitted Parcels, shall burden the Property and benefit the Benefitted Parcels, on the terms of this Section.
- a. The Benefitted Parcels are made up of +/- 380.1 acres, divided into 11 parcels of land. Such parcels as they as may be further divided as of the time one of events described in Section 24(b) occur, are each referred to as an **"Individual Benefitted Parcel."** To the extent that any of the events described in Section 24(b) occur as to an Individual Benefitted Parcel, then such Individual Benefitted Parcel shall be deemed to no longer be part of the Benefitted Parcels and the owner or owners of such Individual Benefitted Parcel shall be deemed to have automatically released such Individual Benefitted Parcel from the benefits and burdens of these Covenants.
 - b. To the extent that any Individual Benefitted Parcel is no longer wholly or partially owned by Kelly Lockhart or Elizabeth Lockhart or any of their lineal descendants, then such Individual Benefitted Parcel shall be deemed to no longer be part of the Benefitted Parcels.
 - c. Within 15 days of request by the Owner of the Property, the owners of an Individual Benefitted Parcel shall execute and record a statement as to whether any of the foregoing events have occurred, but failure to execute and record such statement shall not affect the validity of the foregoing provisions.
 - d. Notwithstanding any other provision in these Covenants, to the extent that the area adjacent to the Property has been developed for residential use, the Owner may (i) be annexed into the adjacent neighborhood and subject itself to the covenants governing

such neighborhood, (ii) to the extent annexation is not permitted or approved by the adjacent neighborhood, be subjected to covenants that are substantially similar to that governing the adjacent neighborhood, or (iii) or may remain under these Covenants. In the event of such annexation or covenant imposition meeting the foregoing requirements, these Covenants shall be terminated by Declarant.

- e. Separate from the provisions and rights pursuant to Section 24(d), in addition to the provisions of Section 1 and the defined terms "Jackson Campus for Central Wyoming College" and "Permitted Use," in the event that the Owner determines that the Property is no longer usable or sufficient for Owner's use as the Jackson Campus for Central Wyoming College, then Owner may sell or otherwise transfer the Property to a third party for use for (i) early childhood, primary or secondary or (to the extent administered by the State of Wyoming or an agency of the State of Wyoming) tertiary education subject to these Covenants or (ii) residential use in conjunction with being annexed into the adjacent neighborhood and subjected to the covenants governing such neighborhood, or (iii) to the extent annexation is not permitted or approved by the adjacent neighborhood, residential use in conjunction with being subjected to covenants that are substantially similar to that governing the adjacent neighborhood. In the event of such annexation or covenant imposition meeting the foregoing requirements, these Covenants shall be terminated by Declarant.

- 25. Declarant Rights. Any of the rights or obligations of the Declarant set forth in these Covenants shall automatically be deemed transferred to the single person or entity who holds legal title to the majority of acreage that comprises the Benefitted Parcels, and the rights of the Declarant shall be deemed to automatically transfer to such majority acreage owner and be appurtenant to the owner of the majority of acreage of the Benefitted Parcels, without the need to record any written assignment. The rights of Declarant hereunder will be exercisable solely by such single, majority acreage owner, and any notices or payments by Owner hereunder shall be made solely to such single, majority acreage owner.
- 26. Severability. If any provision of these Covenants is deemed invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforceability of any other provisions in these Covenants.
- 27. Headings. Article and Section headings contained herein are for informational purposes only and shall not control or affect the meaning or construction of any of the provisions contained herein.
- 28. Governing Law. These Covenants shall be governed by the laws of Wyoming, without regard to its conflict of law principles.
- 29. Amendment. These Covenants may be amended by an instrument signed and acknowledged by the Owner and the owners of the Benefitted Parcels.
- 30. Notices. Notices under these Covenants shall be sent by U.S. Mail, return receipt requested, postage prepaid to the address of record on the County Assessor/Treasurer website, and in the case of the Owner, also: (i) to the following address, Attn: President, Central Wyoming College,

Main Campus, 2660 Peck Ave, Riverton, WY 82501, or such other address as Owner may inform Declarant, and (ii) by e-mail to the President of Central Wyoming College.

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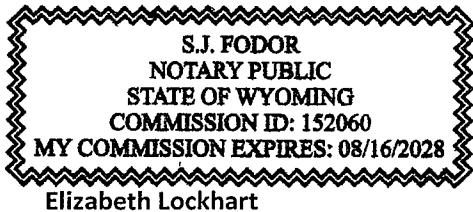
IN WITNESS WHEREOF, the undersigned have executed these Covenants on the date of signature below.

Kelly Lockhart

Kelly Lockhart

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this 2nd day of FEBRUARY, 2023, before me, the undersigned Notary Public, personally appeared Kelly Lockhart.

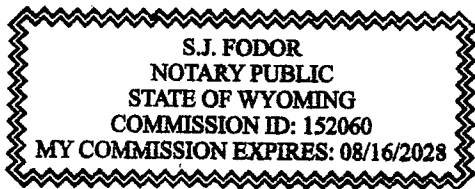


[Signature]
Notary Public

Elizabeth Lockhart

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this 2nd day of FEBRUARY, 2023, before me, the undersigned Notary Public, personally appeared Elizabeth Lockhart.



[Signature]
Notary Public

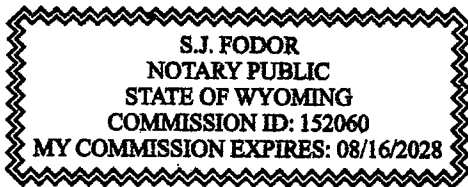
IN WITNESS WHEREOF, the undersigned have executed these Covenants on the date of signature below.

Beaver Slide LLC, a Wyoming close limited liability company

By: Kelly Lockhart
Name: Kelly Lockhart
Title: Manager

STATE OF WYOMING)
) ss
COUNTY OF TETON)

On this 2nd day of FEBRUARY, 2023, before me, the undersigned Notary Public, personally appeared Kelly Lockhart, as Manager of Beaver Slide LLC, a Wyoming close limited liability company.



[Signature]
Notary Public

EXHIBIT A
Legal Description of Property

A parcel of land lying within the NE1/4SW1/4 and SE1/4NW1/4 of Section 6, T.40N., R.116W., 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the Guy Bush position for the center one-quarter corner of said Section 6 as shown on map T-313A on file in the Office of the Clerk of Teton County, Wyoming;

THENCE S65°36'03"W, 190.75 feet, along the westerly line of Jackson Hole Hereford Ranch Tract 3 as described in that Quitclaim Deed recorded as doc. no.1018284 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S00°57'16"E, 136.17 feet, continuing along said westerly line to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S89°37'02"W, 375.87 feet, parallel with that boundary agreement line set forth in doc. no. 0248124 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N00°57'16"W, 213.81 feet, parallel with said westerly line of Jackson Hole Hereford Ranch Tract 3 to a point of intersection with said boundary agreement line, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N89°37'02"E, 550.88 feet, along said boundary agreement line to the Point of Beginning.

Said parcel encompasses 2.00 acres, more or less.

The basis of bearings for this description is N00°04'18"W along the west line of said Section 6.

December 12, 2022
Jorgensen Associates, Inc.

TMP 006057

EXHIBIT B
Legal Description & Depiction of the 11 Benefitted Parcels--attached

EXHIBIT "B"
LEGAL DESCRIPTION
OF
RECONFIGURED HEREFORD RANCH TRACT 2 (REMAINDER)

A parcel of land lying within the NE1/4SW1/4, E1/2SE1/4SW1/4, and SE1/4NW1/4 of Section 6, T.40N., R.116W., 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the SW 1/16 corner of said Section 6, marked by a 3" diameter brass cap inscribed Nelson Engineering PLS 6193";

THENCE N00°14'28"E, 1330.73 feet, along the west line of said NE1/4SW1/4 to the C-W 1/16 corner of said Section 6, marked by a 5/8" rebar with a 1-1/2" diameter aluminum cap inscribed "Nelson Engineering PLS 6193";

THENCE continuing N00°14'28"E, 3.60 feet to an intersection with that boundary agreement line set forth in doc. no. 0248124 in the Office of the Clerk of Teton County, Wyoming, marked by a 5/8" rebar with a 1-1/2" diameter aluminum cap inscribed "Nelson Engineering PLS 6193";

THENCE N89°37'02"E, 726.61 feet, along said boundary agreement line to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S00°57'16"E, 213.81 feet, parallel with the westerly line of Jackson Hole Hereford Ranch Tract 3 as described in that Quitclaim Deed recorded as doc. no.1018284 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N89°37'02"E, 375.87 feet, parallel with said boundary agreement line to a point on said west line of Jackson Hole Hereford Ranch Tract 3 to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S00°57'16"E, 1120.59 feet, along said westerly line of Tract 3 to a point of intersection with the south line of said NE1/4SW1/4, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N89°48'13"E, 200.00 feet, along said south line of the NE1/4SW1/4 to the C-S 1/16 corner of said Section 6, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002" driven inside a found 3-1/4" iron pipe;

THENCE S00°07'25"W, 405.30 feet, along the east line of said E1/2SE1/4SW1/4 to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S89°43'56"W, 665.67 feet to a point of intersection with the west line of said E1/2SE1/4SW1/4, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N00°11'49"E, 406.13 feet, along said west line of the E1/2SE1/4SW1/4 to the C-E-W 1/64 corner of Section 6, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S89°48'13"W, 665.15 feet, along the south line of said NE1/4SW1/4 to the Point of Beginning.

Said parcel encompasses 38.50 acres, more or less.

The basis of bearings for this description is N00°04'18"W along the west line of said Section 6.

December 12, 2022

Jorgensen Associates, Inc.

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TMP 006056

Exhibit B continued

Legal Description for South Beaver Slide Property
PIDN 22-40-16-06-3-00-017

A parcel of land in the S1/2SE1/4 and SE1/4SW1/4 of Section 6 and the N1/2NE1/4 of Section 7, T. 40 N., R. 116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the quarter corner common to said Sections 6 and 7;

THENCE along the line common to said Sections 6 and 7, S 89°46'32" W, 666.82 feet to a point;

THENCE departing said common line, N 00°09'13" E, 454.98 feet to a point;

THENCE N 89°29'02" E, 2450.4 feet, more or less, to a point on the thread of Flat Creek,

THENCE along said thread, which is approximated by the following courses:

S 44°45' E, 34.6 feet to a point;
S 61°43' E, 71.0 feet to a point;
S 56°18' E, 55.7 feet to a point;
S 47°28' E, 42.9 feet to a point;
S 25°59' E, 39.2 feet to a point;
S 05°34' E, 15.3 feet to a point;
S 27°36' W, 24.5 feet to a point;
S 01°41' W, 75.5 feet to a point;
S 08°30' W, 67.8 feet to a point;
S 04°02' W, 54.2 feet to a point;
S 01°09' E, 98.2 feet to a point;
S 01°05' E, 144.9 feet to a point;
S 02°21' E, 115.0 feet to a point;

THENCE departing said thread, S 89°20'31" W, 1949.7 feet, more or less, to a point on the north-south center section line of Section 7;

THENCE N00°06'21" W, 292.68 feet to the **POINT OF BEGINNING**.

Said parcel encompasses 40.2 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Legal Description of Leeks Canyon Property-PIDN 22-40-16-06-4-00-006

A parcel of land in the N1/2SE1/4 of Section 6 and the NW1/4SW1/4 Section 5, T 40 N., R. 116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the SE1/16 corner of said Section 6;

THENCE along the south line of said N1/2SE1/4 S 89°50'16" W, 50.00 feet to a point,

THENCE departing said south line N 00°39'08" W, 373.66 feet to a point on the south line of the High School parcel as shown on that map recorded as T-313C in the Office of the Clerk of Teton County;

THENCE along the south line of said parcel N 89°57'40" E, 118.04 feet to the southeast corner of said parcel;

THENCE along the east line of said parcel N 00°04'31" W, 42.00 feet to a point;

THENCE continuing along said east line N 10°19'24" E, 231.12 feet to a point;

THENCE continuing along said east line N 35°11'39" W, 72.33 feet to a point;

THENCE continuing along said east line N 00°02'35" E, 117.46 feet to a point;

THENCE continuing along said east line N 67°19'59" E, 150.29 feet to a point;

THENCE continuing along said east line N 14°25'31" E, 314.30 feet to a point;

THENCE continuing along said east line N 16°25'24" E, 92.61 feet to a point on the southerly Right-of-Way line of High School County Road No. 22-12;

THENCE along said Right-of-Way line N 89°53'12" E, 961.94 feet to an intersection with the westerly Right-of-Way line of US Highway 26/89/189/191;

THENCE along said highway Right-of-Way line S 01°17'40" E, 110.31 feet to a point of curvature;

THENCE continuing along said highway Right-of-Way line following a non-tangent curve to the left with an arc length of 1164.10 feet, a radius of 7698.40 feet and whose chord bears S 04°30'47" E, a distance of 1163.00 feet to a point of intersection with the south line of said NW1/4SW1/4 of said Section 5;

THENCE along said south line N 87°31'43" W, 21.27 feet to the S1/16 corner common to said Sections 5 and 6;

THENCE along said south line S 89°50'16" W, 1341.42 feet to the POINT OF BEGINNING.

Said parcel encompasses 35.1 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Legal Description of Leeks Canyon Property—PIDN 22-40-16-07-2-00-012

A parcel of land in the N1/2NE1/4 of Section 7, T.40 N., R.116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

COMMENCING at the C1/4 corner of said Section 7;

THENCE along the north-south center section line, N 00°06'21" W, 2362.88 feet to the **POINT OF BEGINNING**;

THENCE N 89°20'31" E, 1949.7 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

S 03°15' E, 177.9 feet to a point;
S 04°38' E, 149.1 feet to a point;
S 19°13' W, 75.3 feet to a point;
S 04°17' W, 108.4 feet to a point;
S 05°51' W, 36.7 feet to a point;
S 13°02' W, 90.9 feet to a point;
S 01°01' E, 56.6 feet to a point;
S 04°36' E, 70.5 feet to a point;
S 10°43' W, 29.6 feet to a point;

THENCE departing said thread, S 89°25'02" W, 1914.5 feet, more or less, to a point on the north-south center section line of said section 7;

THENCE along said north-south center section line, N 00°06'21" W, 783.59 feet to the **POINT OF BEGINNING**.

Said parcel encompasses 35.0 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Legal Description of Leeks Canyon Property—PIDN 22-40-16-07-2-00-013

A parcel of land in the NE1/4 of Section 7, T.40 N., R.116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

COMMENCING at the C1/4 corner of said Section 7;

THENCE along the north-south center section line, N 00°06'21" W, 1579.29 feet to the
POINT OF BEGINNING;

THENCE departing said north-south center section line, N 89°25'02" E, 1914.5 feet,
more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

S 10°43' W, 18.7 feet to a point;
S 08°10' W, 76.1 feet to a point;
S 01°30' E, 107.4 feet to a point;
S 05°57' W, 31.7 feet to a point;
S 30°39' E, 47.9 feet to a point;
S 18°47' E, 54.5 feet to a point;
S 03°45' E, 50.7 feet to a point;
S 18°40' W, 62.8 feet to a point;
S 21°16' E, 6.0 feet to a point;
S 27°45' E, 55.4 feet to a point;
S 16°13' E, 33.0 feet to a point;
S 22°05' W, 15.8 feet to a point;
S 14°55' W, 34.9 feet to a point;
S 40°54' W, 51.4 feet to a point;
S 02°24' W, 27.4 feet to a point;
S 25°28' E, 39.9 feet to a point;
N 79°45' E, 63.2 feet to a point;
S 83°06' E, 31.2 feet to a point;
S 33°25' E, 22.2 feet to a point;
S 21°49' E, 20.0 feet to a point;
S 04°18' E, 60.9 feet to a point;
S 03°29' W, 24.2 feet to a point;

THENCE departing said thread, S 89°19'23" W, 2044.1 feet, more or less, to a point on
the north-south center section line of said section 7;

THENCE along said north-south center section line, N 00°06'21" W, 791.58 feet to the
POINT OF BEGINNING.

Said parcel encompasses 35.2 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Leeks Canyon Ranch Property—PIDN 22-40-16-07-1-00-017

A parcel of land in the S1/2NE1/4 of Section 7, T.40 N., R.116 W., 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the C1/4 corner of said Section 7,

THENCE along the north-south center section line, N 00°06'21" W, 787.71 feet to a point;

THENCE departing said line, N 89°19'23" E, 2044.1 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

S 03°29' W, 24.0 feet, more or less, to a point;

S 21°09' E, 30.6 feet, more or less, to a point;

S 03°00' E, 42.7 feet, more or less, to a point;

THENCE departing said thread, S 13°03'39" W, 459.1 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

S 34°13' E, 59.6 feet, more or less, to a point;

S 14°40' E, 37.1 feet, more or less, to a point;

S 01°50' W, 55.4 feet, more or less, to a point;

S 13°57' W, 126.4 feet, more or less, to a point of intersection on the east-west center section line;

THENCE departing said thread, along said east-west center section line, S 89°48'52" W, 1961.2 feet, more or less, to the **POINT OF BEGINNING**.

Said parcel encompasses 36.5 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Legal Description of Leeks Canyon Ranch Property—PIDN 22-40-16-05-3-00-013

A parcel of land in the SW1/4SW1/4 of Section 5, SE1/4SE1/4 of Section 6, NE1/4NE1/4 of Section 7 and the NW1/4NW1/4 of Section 8, T. 40 N., R. 116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at a point of curvature (PC) at Station 249+50.59 on the westerly Right-of-Way line of US Highway 26/87/189/191 as shown on that map recorded as T-302C in the Office of the Clerk of Teton County Wyoming, from which the corner common to Sections 5, 6, 7 & 8 bears S56°53'56" W, 337.23;

THENCE along said westerly Right-of-Way line, S 17°36'07" E, 211.07 feet to the northeast corner of Tract A as described in Book 134 of Photo, page 664-666;

THENCE along the northerly boundary line of said Tract, N 87°23'09" W, 294.78 feet to the northwest corner of said Tract;

THENCE along the westerly boundary line of said tract, S 02°36'11" E, 395.80 feet to the southwest corner of said Tract;

THENCE S 60°01'15" W, 937.5 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

THENCE N 13°02' E, 46.4 feet to a point;

THENCE N 05°51' E, 36.7 feet to a point;

THENCE N 04°17' E, 108.4 feet to a point;

THENCE N 19°13' E, 75.3 feet to a point;

THENCE N 04°38' W, 149.1 feet to a point;

THENCE N 03°15' W, 177.9 feet to a point;

THENCE N 02°21' W, 115.0 feet to a point;

THENCE N 01°05' W, 144.9 feet to a point;

THENCE N 01°09' W, 98.2 feet to a point;

THENCE N 04°02' E, 54.2 feet to a point;

THENCE N 08°30' E, 67.8 feet to a point;

THENCE N 01°41' E, 75.5 feet to a point;

THENCE N 27°36' E, 24.5 feet to a point;

THENCE N 05°34' W, 15.3 feet to a point;

THENCE N 25°59' W, 39.2 feet to a point;

THENCE N 47°28' W, 42.9 feet to a point;

THENCE N 56°18' W, 55.7 feet to a point;

THENCE N 61°43' W, 71.0 feet to a point;

THENCE N 44°45' W, 69.3 feet to a point;

THENCE N 28°52' W, 69.7 feet to a point;

THENCE N 33°54' W, 25.1 feet to a point;

THENCE N 29°25' W, 58.8 feet to a point;

THENCE N 32°10' W, 119.9 feet to a point;

THENCE N 25°52' W, 80.1 feet to a point;

THENCE N 23°31' W, 72.5 feet to a point;

Released	
Indexed	
Abstracted	
Scanned	

GRANTOR: HEREFORD CAPITAL CO LLC

GRANTEE: LEEKS CANYON RANCH LLC

Doc 0606227 bk 921 pg 810-811 Filed At 11:54 ON 06/06/16

Sherry L. Daigle Teton County Clerk fees: 15.00

By Mary Smith Deputy

THENCE N 16°41' W, 22.8 feet to a point;
THENCE N 22°23' W, 34.3 feet to a point;
THENCE N 06°05' W, 39.6 feet to a point;
THENCE N 09°37' W, 37.8 feet to a point;
THENCE N 30°33' W, 49.8 feet to a point;
THENCE N 69°04' W, 59.9 feet to a point;
THENCE N 78°17' W, 42.5 feet to a point;
THENCE S 82°36' W, 57.7 feet to a point;
THENCE N 42°17' W, 37.1 feet to a point;

THENCE departing said thread N 89°18'31" E, 1399.0 feet, more or less, to a point on the westerly Right-of-Way line of U.S. Highway 26/89/189/191, being a point on a non-tangent curve concave to the east, and bearing S 79°56'57" W from the radius point of said curve;

THENCE along said westerly Right-of-Way line, following said non-tangent curve to the left with an arc length of 946.91 feet, a radius of 7698.40 feet and whose chord bears S 14°04'28" E, a distance of 946.31 feet to the POINT OF BEGINNING.

Said parcel encompasses 39.1 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.

Exhibit B continued

Legal Description of Lockharts Property—PIDN 22-40-16-08-2-00-004

That part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 8, T40N, R116W, Teton County, Wyoming being part of that tract of record in the Office of the Clerk of Teton County in Book 63 of Photo on pages 163-165 described as follows:

BEGINNING at a point, S87°-23 7'E, 52.00 feet from the northwest corner of the said Section 8 as described in the Certified Land Corner Recordation Certificate of record in said Office,

thence S87°-23 7'E, 120.00 feet to a point on the center-line of an existing roadway;

thence continuing S87°-23 7'E, 174.78 feet to a point on the westerly right-of-way line of State Highway 26-89-189-191, S17°-37.5'E, 211.10 feet from Wyoming Highway Department Station P.C. 249+46.62;

thence S17°-37.5'E, 385.27 feet along the said westerly right-of-way line to a point, N17°-37.5'W, 253.80 feet from Wyoming Highway Department Station P.T. 241+00.44;

thence S87°-51.0'W, 393.51 feet to a point;

thence N02°-35.5'W, 180.00 feet to a point;

thence continuing N02°-35.5'W, 215.76 feet to the POINT OF BEGINNING;

ENCOMPASSING an area of 3.01 acres, more or less;

TOGETHER with a right of ingress and egress across the following described roadway:

A strip of land sixty (60) feet in width being part of the NW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section 8 and the SW $\frac{1}{4}$ SW $\frac{1}{4}$ of Section 5, T40N, R116W, Teton County, Wyoming, being part of that tract of record in said Office in Book 63 of Photo on pages 163-165 with the center-line described as follows:

BEGINNING at a point on the north line of the foregoing tract, S87°-23.7'E, 172.00 feet from the northwest corner of said Section 8, and S87°-23.7'E, 120.00 feet from the northwest corner of said foregoing tract;

Description for Kelly and Elizabeth Lockhart from R. Bruce Porter Estate
Tract A

thence N04°-23.3'E, 133.08 feet to a point;

thence Northeasterly, 140.75 feet along a circular curve to the right through
a central angle of 64°-55' and radius of 124 23 feet to a point,

thence N69°-18 3'E, 55 78 feet to a point within the right-of-way of said
State Highway 26-89-191-189, N51°-20 5'E, 402 30 feet from the said northwest
corner of Section 8; the said easement to be prolonged or shortened to meet
at angle-point intersections at the north line of the foregoing tract and within
the said right-of-way;

the base bearing for this description is the west line of the NW¼ of said
Section 8 being S00°-15'E,

each "point" marked by a steel T-shaped stake 24" long with metal cap inscribed
"PAUL N SCHERBEL RLS164 SURVEY POINT",

each "station" marked by a 6"x6" concrete post with brass marked inscribed
"STATE HIGHWAY DEPT R O W MARKER" and appropriate details,

all in accordance with the plat prepared and to be filed in said Office
titled "PLAT TO ACCOMPANY LOT DIVISION APPLICATION FOR R BRUCE PORTER ESTATE
KELLY & ELIZABETH LOCKHART BEING PART OF NW¼NW¼ SECTION 8 N½NE¼ SECTION 7
T40N R116W TETON COUNTY, WYOMING" dated 16 June 1982 and revised 28 October
1982, consisting of two sheets

Exhibit B continued

Legal Description of Crane Creek Property—PIDN 22-40-16-07-1-00-015

A parcel of land in the E1/2NE1/4 of Section 7 and the W1/2NW1/4 of Section 8, T 40 N, R. 116 W, 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the southeast corner of that Tract A recorded in Book 134 of Photo Page 664-666, being part of the original westerly Right-Of-Way line of US Highway 26/89/189/191, and being coincident with that easterly line of that Right-Of-Way easement recorded in Book 361 of Photo, Page 806-807, from which the corner common to Sections 5, 6, 7 & 8 bears N 50°18'36" W, 601.64 feet;

THENCE along the westerly line of said original Highway Right-of-Way and easterly line of said Right-of-Way easement S 17°34'05" E, 253.56 feet to a point;

THENCE continuing along said westerly Right-of-Way following a non-tangent curve to the right with an arc length of 1048.41 feet, a radius of 11194.90 feet and whose chord bears S 14°54'55" E, a distance of 1048.07 feet to a point;

THENCE departing said Right-of-Way line S 88°15'17" W, 1562.5 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

THENCE N 02°24' E, 10.5 feet more or less, to a point;
THENCE N 40°54' E, 51.4 feet, more or less, to a point;
THENCE N 14°55' E, 34.9 feet, more or less, to a point;
THENCE N 22°05' E, 15.8 feet, more or less, to a point;
THENCE N 16°13' W, 33.0 feet, more or less, to a point;
THENCE N 27°45' W, 55.4 feet, more or less, to a point;
THENCE N 21°16' W, 6.1 feet, more or less, to a point;
THENCE N 18°40' E, 62.8 feet, more or less, to a point;
THENCE N 03°45' W, 50.8 feet, more or less, to a point;
THENCE N 18°47' W, 54.5 feet, more or less, to a point;
THENCE N 30°39' W, 47.9 feet, more or less, to a point;
THENCE N 05°57' E, 31.7 feet, more or less, to a point;
THENCE N 01°30' W, 107.4 feet, more or less, to a point;
THENCE N 08°10' E, 76.1 feet, more or less, to a point;
THENCE N 10°43' E, 48.3 feet, more or less, to a point;
THENCE N 04°36' W, 70.5 feet, more or less, to a point;
THENCE N 01°01' W, 56.6 feet, more or less, to a point;
THENCE N 13°02' E, 44.5 feet, more or less, to a point;

THENCE departing said thread N 60°01'15" E, 937.5 feet, more or less, to the southwest corner of said Tract A;

THENCE along the southerly line of said Tract A, N 87°51'24" E, 393.38 feet to the **POINT OF BEGINNING**.

Said parcel encompasses 36.1 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

Exhibit B continued

Legal Description of Buckrake Property—PIDN 22-40-16-07-1-00-016

A parcel of land in the SE1/4NE1/4 of Section 7 and the SW1/4NW1/4 of Section 8, T 40 N., R. 116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the 1/4 corner common to said Sections 7 and 8;

THENCE along the E-W center section line of said Section 7, S 89°48'52" W, 710.3 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread approximated by the following courses:

THENCE N 13°57' E, 126.4 feet, more or less, to a point;
THENCE N 01°50' E, 55.4 feet, more or less, to a point;
THENCE N 14°40' W, 37.1 feet, more or less, to a point;
THENCE N 34°13' W, 59.6 feet, more or less, to a point;

THENCE departing said thread, N 13°03'39" E, 459.1 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread approximated by the following courses:

THENCE N 03°00' W, 42.7 feet, more or less, to a point;
THENCE N 21°09' W, 30.6 feet, more or less, to a point;
THENCE N 03°29' E, 48.2 feet, more or less, to a point;
THENCE N 04°18' W, 60.9 feet, more or less, to a point;
THENCE N 21°49' W, 20.0 feet, more or less, to a point;
THENCE N 33°25' W, 22.2 feet, more or less, to a point;
THENCE N 83°06' W, 31.2 feet more or less, to a point;
THENCE S 79°45' W, 63.2 feet, more or less, to a point;
THENCE N 25°28' W, 39.9 feet, more or less, to a point;
THENCE N 02°24' E, 16.9 feet, more or less, to a point;

THENCE departing said thread, N 88°15'17" E, 1562.5 feet, more or less, to a point on the westerly Right-of-Way line of U.S. Highway 26/89/189/191, being coincident with the easterly line of that Right-of-Way line easement recorded in Book 361 of Photo, Page 800-801 in the Office of the Clerk of Teton County, Wyoming, being a point on a curve concave to the west, and bearing N 77°46'04" E from the radius point of said curve;

THENCE along said original westerly Right-of-Way line and easterly line of said Right-of-Way easement, following a curve to the left with an arc length of 28.81 feet, a radius of 11194.90 feet and whose chord bears S 12°09'30" E, a distance of 28.81 feet to a point of tangency (PT);

THENCE continuing along said Right-of-Way line S 12°05'05" E, 175.90 feet to a point of curvature (PC);

THENCE continuing along said Right-of-Way line following a curve to the left with an arc length of 881.07 feet, a radius of 11315.03 feet and whose chord bears S 14°18'56" E, a distance of 880.84 feet to a point of intersection south line of said SW1/4NW1/4 of Section 8;

THENCE departing said westerly Right-of-Way line along said south line of the
SW1/4NW1/4 of Section 8, N 88°04'54" W, 1061.55 feet to the POINT OF
BEGINNING

Said parcel encompasses 36.8 acres more or less

The base bearing for this description is N 00°06'21" W along the north-south center
section line between the center one-quarter corner and the north quarter corner of Section
7, Township 40 North, Range 116 West, 6th P M., Teton County, Wyoming, per the 2008,
boundary survey performed by John Batson, PLS 6193

This description was written from record data and from said 2008 boundary survey
performed by John Batson

Exhibit B continued

Legal Description for Big Mountain Property—PIDN 22-40-16-05-3-00-014

A parcel of land in the SW1/4SW1/4 of Section 5 and the E1/2SE1/4SW1/4 and S1/2SE1/4 of Section 6, T. 40 N., R. 116 W. 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the SE1/16th corner of said Section 6,

THENCE along the north line of said S1/2SE1/4 of said Section 6, N 89°50'16" E, 1341.42 feet to the S1/16th corner common to said Sections 5 and 6;

THENCE along the north line of said SW1/4SW1/4 of section 5, S 87°31'43" E, 21.27 feet to a point on the westerly right-of-way line of U.S. Highway 26/89/189/191, being a point on a non-tangent curve concave to the east, and bearing S 81°09'45" W from the radius point of said curve;

THENCE along said westerly right-of-way, following said non-tangent curve to the left with an arc length of 229.20 feet, a radius of 7698.40 feet and whose chord bears S 09°41'52" E, a distance of 229.19 feet to a point;

THENCE departing said westerly right-of-way, S 89°18'31" W, 1399.0 feet, more or less, to a point on the thread of Flat Creek;

THENCE along said thread, which is approximated by the following courses:

S 42°17' E, 37.1 feet to a point;
N 82°36' E, 57.7 feet to a point;
S 78°17' E, 42.5 feet to a point;
S 69°04' E, 59.9 feet to a point;
S 30°33' E, 49.8 feet to a point;
S 09°37' E, 37.8 feet to a point;
S 06°05' E, 39.6 feet to a point;
S 22°23' E, 34.3 feet to a point;
S 16°41' E, 22.78 feet to a point;
S 23°31' E, 72.5 feet to a point;
S 25°52' E, 80.0 feet to a point;
S 32°10' E, 119.9 feet to a point;
S 29°25' E, 58.8 feet to a point;
S 33°54' E, 25.1 feet to a point;
S 28°52' E, 69.7 feet to a point;
S 44°45' E, 34.7 feet to a point;

THENCE departing said thread, S 89°29'02" W, 2450.4 feet, more or less, to a point on the West line of said E1/2SE1/4SW1/4 of said Section 6;

THENCE along said West line of said E1/2SE1/4SW1/4, N 00°09'13" E, 466.52 feet to a point;

THENCE N 89°21'53" E, 648.50 feet to a point to a point on the north-south center section line of said Section 6;

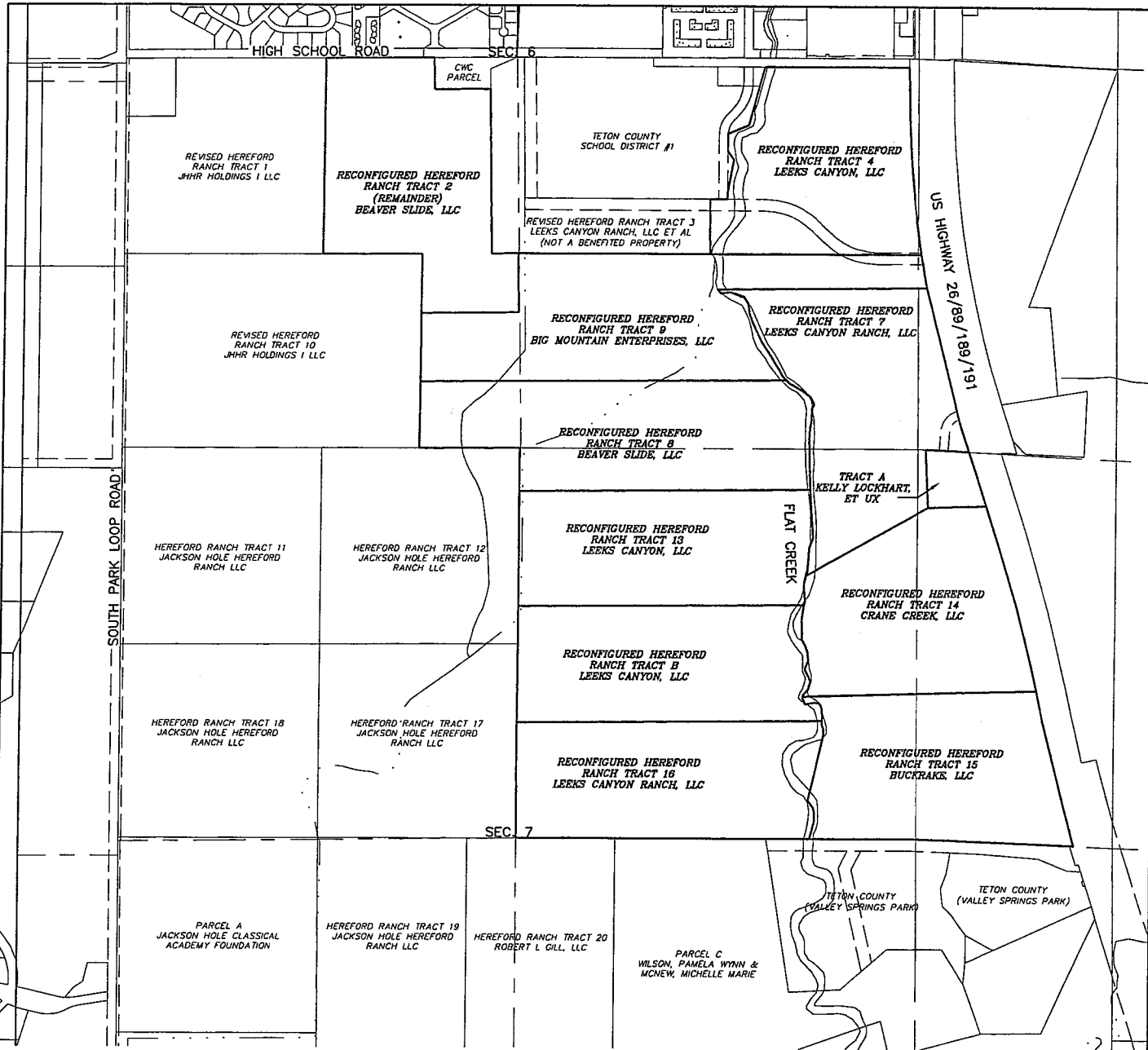
THENCE along said north-south center section line, N 00°58'58" W, 405.24 feet to a point coincident with the C-S 1/16th corner of said Section 6;

THENCE departing said north-south center section line, N 89°50'16" E, 1341.42 feet along the North line of said S1/2SE1/4 of said Section 6 to the POINT OF BEGINNING;

Said parcel encompasses 45.1 acres more or less.

The base bearing for this description is N 00°06'21" W along the north-south center section line between the center one-quarter corner and the north quarter corner of Section 7, Township 40 North, Range 116 West, 6th P.M., Teton County, Wyoming, per the 2008, boundary survey performed by John Batson, PLS 6193.

This description was written from record data and from said 2008 boundary survey performed by John Batson.



LEGEND

- section line
- sectional subdivision line
- boundary, Lockhart Entity Parcel
- boundary, adjoining property
- boundary, easement

NOTES

Parcel boundaries shown hereon are per Teton County GIS data and have not been surveyed.

EXHIBIT B Map of Benefitted Parcels

LOCATED WITHIN
Sections 5, 6, 7 & 8
T.40N., R.116W., 6th P.M.
Teton County, Wyoming

0 200 400 600
SCALE: 1 INCH = 200 FEET
THIS SCALE VALID ONLY FOR 8x11 PRINTS

JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: RF

MAP PREPARED: 2023-02-01

PROJECT NUMBER: 22070

EXHIBIT C
Pre-Approved Palate--attached

Exhibit C to CWC CCRS

Exterior Wall Construction:

1. Board formed concrete
2. Weathered-steel wall panels
3. Aluminum wall cladding with wood veneer powder coated finish
4. Aluminum windows and doors with three-coat fluoropolymer finish.
5. Low-E insulated glazing

Roofing:

1. Low Slope Roof - Poly-vinyl chloride membrane
2. Weathered-steel standing seam roof
3. Simulated standing seam roof – Poly-vinyl chloride membrane

[END OF DOCUMENT]

SECTION 6 – APPLICATION MATERIALS

- **DEVELOPMENT PLAN AND CONDITIONAL USE PERMIT APPLICATION**
 - **PREAPPLICATION CONFERENCE CHECKLIST**
 - **DEEDS & LETTER OF AUTHORIZATION**

Teton County Planning and Building Department
200 S. Willow, P.O. Box 1727
Jackson, WY 83001
Phone (307)733-7030



LETTER OF AUTHORIZATION BY OWNER

THE LETTER OF AUTHORIZATION IS TO BE SUBMITTED ONLY IF THE APPLICANT/AGENT IS NOT THE RECORDED OWNER OF THE PROPERTY. THE RECORDED OWNER MUST SIGN THE LETTER OF AUTHORIZATION AND HAVE IT NOTARIZED.

OWNER, CO-OWNER, OR CORPORATE OWNER:

Name: Fremont County Community College District dba Central Wyoming College
Physical Address of Property: N/A
Mailing Address: 2660 Park Avenue Riverton, WY
Zip code: 82501 Phone: 307-855-2149
Email: wncscap@cwcc.edu

AGENT OR CONTRACTOR: (If authorizing Agent and Contractor, fill out a form for each)

Name: Jorgensen Associates P.C.
Mailing Address: PO Box 4950
Zip code: 83302 Phone: 307-733-5150
Email: mdi@jorgeng.com

Owner, Co-Owner, or Corporate Owner, ("Owner") which property is specifically described as N/A

hereby authorizes Agent or Contractor, as stated above, to represent and/or act for Owner in making application for, receiving, and accepting on Owner's behalf, any permits or other action by the Teton County Commissioners, Planning and Development, Building, and/or Engineering Departments relating to Owner's Property in Teton County, and the modification, development, planning, platting, replatting, improvements, use or occupancy of land, or energy mitigation in Teton County. Owner acknowledges and agrees to be bound and must abide by the written terms or conditions of issuance of any such named Agent or Contractor, whether actually delivered to Owner or not. Owner agrees that no modification, development, planning, platting or replatting, improvements, use or occupancy of land, or energy mitigation involved in any application, as it relates to Owner's Property, shall take place until approved by the appropriate official(s) of Teton County, in accordance with all applicable codes and regulations. Owner agrees to pay any fines and/or mitigation fees to Teton County and will be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes, and/or regulations applicable to the action sought to be permitted by the application authorized herein. Owner agrees and authorizes Agent or Contractor to pay any fines and/or mitigation fees to Teton County and for the Agent or Contractor to accept and receive any reimbursement or fee payments due to Owner from Teton County, including but not limited to energy mitigation fees.

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.

OWNER, CO-OWNER, CORPORATE OWNER:

Print Name: Willie Noseop

Signature: [Signature]

Title: Vice President for Administrative Services

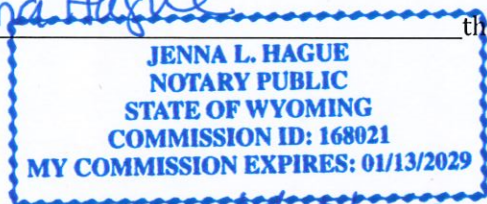
STATE OF Wyoming

SS.

COUNTY OF Fremont

Subscribed and sworn to before me by Jenna Hague this
14 day of November, 2023.

WITNESS my hand and official seal.



Jenna L. Hague
Notary Public

My commission expires: 1/13/2029

Wyoming Title & Escrow - Jackson
1110 Maple Way
Jackson, Wyoming 83001

GRANTOR: BEAVER SLIDE LLC
GRANTEE: FREMONT COUNTY COMMUNITY COLLEGE
Doc 1053789 Filed At 16:44 ON 02/06/23
Maureen Murphy Teton County Clerk fees: 18.00
By Corrina Dorman Deputy Clerk

SPECIAL WARRANTY DEED

As of February 3, 2023, **BEAVER SLIDE LLC**, a Wyoming close limited liability company, GRANTOR, for Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, CONVEYS AND SPECIALLY WARRANTS against all who claim by, through or under the Grantor, but none other, to **Fremont County Community College District d/b/a Central Wyoming College**, GRANTEE, whose mailing address is 2660 Peck Avenue, MAIN HALL 104C, Riverton, WY, 82501, the real estate described in the attached Exhibit A, situated in the County of Teton, State of Wyoming, together with and including all improvements thereon and all appurtenances and hereditaments thereunto belonging; subject to all covenants, conditions, restrictions, easements, encumbrances, reservations, and rights-of-way of record or that would be shown by an accurate survey, and taxes not yet due and payable. Grantor hereby releases and waives all rights under and by virtue of the homestead exemption laws of the State of Wyoming.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS the due execution and delivery of this Special Warranty Deed as of the date first set forth above.

BEAVER SLIDE LLC, a Wyoming close limited liability company

By: Kelly D. Lockhart
Name: Kelly D. Lockhart
Its: Manager

STATE OF Wyoming)
COUNTY OF Teton) ss

This instrument was acknowledged before me on this 3 day of February, 2023 by Kelly D. Lockhart, as Manager of BEAVER SLIDE LLC, a Wyoming close limited liability company.

Jeremy J. Gosinski
Notary Public
My Commission Expires: _____

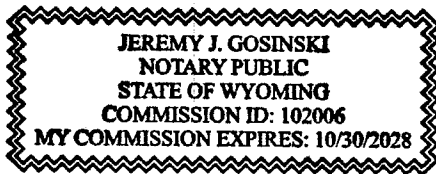


EXHIBIT A

to

SPECIAL WARRANTY DEED

A parcel of land lying within the NE1/4SW1/4 and SE1/4NW1/4 of Section 6, T.40N., R.116W., 6th P.M., Teton County, Wyoming, being more particularly described as follows:

BEGINNING at the Guy Bush position for the center one-quarter corner of said Section 6 as shown on map T-313A on file in the Office of the Clerk of Teton County, Wyoming;

THENCE S65°36'03"W, 190.75 feet, along the westerly line of Jackson Hole Hereford Ranch Tract 3 as described in that Quitclaim Deed recorded as doc. no.1018284 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S00°57'16"E, 136.17 feet, continuing along said westerly line to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE S89°37'02"W, 375.87 feet, parallel with that boundary agreement line set forth in doc. no. 0248124 in said Office to a point marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N00°57'16"W, 213.81 feet, parallel with said westerly line of Jackson Hole Hereford Ranch Tract 3 to a point of intersection with said boundary agreement line, marked by a 5/8"x24" rebar with aluminum cap inscribed "PLS 13002";

THENCE N89°37'02"E, 550.88 feet, along said boundary agreement line to the Point of Beginning.

Said parcel encompasses 2.00 acres, more or less.

The basis of bearings for this description is N00°04'18"W along the west line of said Section 6.

20417132_v3

TMP 006057



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#: P23-172
Date of Conference: 10/27/23
Planning Staff: Tyler Valentine

PROJECT.

Name/Description: Central Wyoming College Jackson Center
Physical Address: No address assigned
Lot, Subdivision _____ PIDN: 22-40-16-06-3-00-019
Zoning District(s): Public/Semi-Public
Overlay(s): _____

STAKEHOLDERS.

Applicant: Jorgensen Associates – Mila Dunbar-Irwin
Owner: Beaver Slide, LLC
Agent: _____

REQUIRED APPLICATIONS. *This project will require the following applications:*

Application	Reason	Fee
Neighborhood Meeting (Sec. 8.2.3)	Required prior to Sketch Plan submittal	n/a
Sketch Plan (Sec. 8.3.2)	Required for projects that exceed 15,000 sf of base FAR (Sec. 4.2.1.B.12)	\$3,198
Conditional Use Permit (Sec. 8.4.3)	Required for Institutional Uses – Education (Sec. 4.2.1.C.1)	\$640
Development Plan (Sec. 8.3.3)	Required for projects that exceed 5,000 sf of base FAR (Sec. 4.2.1.B.12)	\$3,198
Design Review Committee (DRC)	Required for Sketch Plan & Development Plan (Sec. 4.2.1.B.3)	\$255 each submittal
Grading Pre-App (Sec. 8.2.1)	Required prior to Building Permit for site disturbance greater than 3,000 sf	\$192

Building Permit (Sec. 8.3.4)	Required for all physical development.	TBD
Right-Of-Way Permits	Required to do work in the ROW (i.e., water/sewer connection, road/lane closures, etc.)	TBD

MEETING ATTENDEES:

Name	Company	Phone/Email
Tyler Valentine	Town Planning	tvalentine@jacksonwy.gov
Brian Schilling	Pathways	bschilling
Brian Lenz	Town Engineering	Blenz@jacksonwy.gov
Mila Dunbar-Irwin	Jorgensen Associates	mdi@joreng.com
Pat Davies	Jorgensen Associates	pdavies@jorgeng.com
Brendan Schulte	Jorgensen Associates	bschulte@jorgeng.com
Jessica Jaubert	Three Elephants PR	jessica@threeelephantpr.com
	CWC	sdurfee@cwc.edu
	CWC	wnoseep@cwc.edu

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
Neighborhood Meeting	n/a	n/a	Needs to be completed before Sketch Plan submittal
Sketch Plan	14 days	Town Council	120 - 150 days
Conditional Use Permit	14 days	Town Council	120 - 150 days
Development Plan	14 days	Town Council	120 - 150 days
DRC (concurrent with Sketch Plan & Development Plan)		Design Review Committee	DRC: Meets 2 nd Wednesday of each month
Grading Pre-App (submittal after Development Plan approval)	1 week	Town Engineer	2-3 weeks
Building Permit (submittal after Development Plan approval)	Upon submittal	Building Official	-First round of review is 8 weeks. -Subsequent reviews are 30 days
Right-of-way Permits (can occur after the building is under construction and near completion)	14 days	Staff	TBD

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
<u>✓</u> Planning Permit Application. 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.	
<u>✓</u> Notarized Letter of Authorization. See “Permit and Applications” section on Planning Department website for copy of form.	Required if the applicant is different than owner.
<u>✓</u> Application Fees. 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.
<u>N/A</u> Review fees. 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.	
<u>✓</u> Mailed Notice fee. 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.
<u>✓</u> Digital Format. All applications submitted to the Town Planning Department must be submitted in digital format.	Please provide a digital copy of the application.
<u>✓</u> Response to Submittal Checklist. All applications require a 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 the process but has additional concerns/recommendations throughout.
<u>N/A</u> Title Report. 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.	
<u>✓</u> Narrative description of the proposed development. Describe in detail the existing condition of the property and the proposed development, use, or subdivision for which you are seeking approval.	
<u>✓</u> Findings for approval. Include in your narrative a response to the findings for approval found in LDR Sec. 8.3.2, as applicable.	Findings for each application must be provided in each application.

✓	Proposed Development Program. Provide a table that summarizes the projects compliance with the primary development standards (setbacks, heights, FAR, LSR, etc.).	
✓	Site Plan. 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 a site plan to scale and dimensioned.
✓	Floor Plans. 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.	Floor plans need to be dimensioned and show square footages for all areas.
✓	Neighborhood Meeting Summary. See Section 8.2.3 for Neighborhood Meeting requirements.	
✓	Posted Notice. 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: Public/Semi-Public (P/SP)

Applicable LDR Section: Sec. 4.2.1

PHYSICAL DEVELOPMENT. *Please see Subsection B in the applicable Zone District for specific standards.*

Requirement	Notes
✓ Structure Location and Mass (setbacks, height, FAR, etc.)	Show proposed setbacks, FAR, height, etc.
N/A Maximum Scale of Development (individual building size)	
✓ Design Review (Design Guidelines and Design Review Committee)	DRC meets second Wednesday of each month.
✓ Site Development (Driveway and Access limits)	
✓ Landscaping (see Div. 5.5 for more information)	
✓ Fencing (see Sec. 5.1.2 for more information)	
✓ Environmental Standards (see Div. 5.1 and 5.2 for more information)	
• Natural Resource Buffers • Irrigation Ditch Setback • Wild Animal Feeding • Natural Resource Overlay Standards • Bear Conflict Area Standards	
✓ Scenic Standards (see Div. 5.3 for more information)	Provide exterior lighting worksheet with building permit submittal, and provide manufacturer cut sheets.
• Exterior Lighting • Scenic Resource Overlay (SRO) Standards	

<u>√</u>	Natural Hazards to Avoid (see Div. 5.4 for more information)	Only if applicable
	• Steep Slopes • Areas of Unstable Soils • Fault Areas • Floodplains • Wildland Urban Interface	
<u>√</u>	Signs (see Div. 5.6 for more information)	Signs approved separately.
<u>√</u>	Grading, Erosion Control, Stormwater (see Div. 5.7 for more information)	Grading pre-app will be required. All grading info will be included in the building permit.
	• Grading • Erosion Control • Stormwater Management	

USE STANDARDS. *Please see Subsection C in the applicable Zone District for specific standards.*

Requirement	Notes
<u>√</u> Allowed Uses (see Div. 6.1 for more information)	Education use falls under “Institutional” which requires a CUP.
<u>√</u> Parking (see Div. 6.2 for more information)	Education uses requires an independent calculation to determine the necessary amount of parking to meet the needs of the school.
<u>N/A</u> Affordable Workforce Housing (see Div. 6.3 for more information)	Exempt because the project is located in the P/SP zone.
<u>√</u> Maximum Scale of Use	
<u>√</u> Operational Standards (see Div. 6.4 for more information)	Refuse and recycling enclosure req’d. Please show on site plan.
• Outside Storage • Refuse and Recycling • Noise • Vibration • Electrical Disturbances • Fire and Explosive Hazards • Heat and Humidity • Radioactivity	

DEVELOPMENT OPTIONS. *Please see Subsection D in the applicable Zone District for specific standards.*

Requirement	Notes
-------------	-------

N/A **Allowed Subdivision and Development Options** (see Div. 7.1 and 7.2 for more information)

N/A **Residential Subdivision Requirements** (see Div. 7.4 and 7.5 for more information)

- School and Parks Exactions

√ **Infrastructure** (see Div. 7.6 and 7.7 for more information)

- Transportation Facilities
- Required Utilities

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. Staff was made aware that CWC may have the entire project reviewed by the state which may not involve Town Building Permits. The applicant stated that they plan to know how they plan to proceed by the end of 2023.
2. **HOUSING MITIGATION:** This development is exempt from housing per the P/SP zone.
3. **PEDESTRIAN IMPROVEMENTS:** Planning will defer to Engineering and Pathways on pedestrian and/or pathway improvements along this stretch of High School Road. Based on the meeting it was clear that a pathway will likely be built along the northern portion of the property.
4. **FENCING:** Based on the meeting the applicant clarified that the original 9' fence has been replaced with a 6' tall fence. The new fence would straddle the property line and would be considered a county fence.
5. **EV PARKING:** EV parking standards will apply to this development. 30% of required parking falls under the EV requirements (5% must be EV installed and 25% must be EV capable)
6. **BIKE PARKING:** The new bike parking standards will likely apply to this development as those standards should be effective in mid/late December 2023.

7. **UPCOMING LDR CLEAN-UP:** It is possible that the new LDR clean-up items will apply to this development. Notable changes would be the increase in snow storage requirements from 2.5% to 10%. Those standards should be effective in mid/late December 2023
8. **LIGHTING:** Dark sky lighting is required per Sec. 5.3.1.
9. **LANDSCAPE SURFACE RATIO AND PLANT UNITS:** Although this zone is exempt from Landscaping, the CUP has separate findings that require minimizing adverse visual impacts. This finding addresses how a building, site and/or use is viewed from adjacent properties and thus screening this site from the street and sides is highly recommended in order to meet this finding.
10. **PARKING REQUIRED:** Need clarification on the amount of parking required. Education uses require an independent calculation to determine how much parking is needed to meet the demands. Is the high school to the east allowing shared parking?
11. **TRASH AND RECYCLING:** Required for this project. Please refer to Sec. 6.4.2.
12. **FINDINGS FOR A CUP:** A conditional use permit shall be approved upon finding the application:
 1. Is compatible with the desired future character of the area;
 2. Complies with the use specific standards of Division 6.1;
 3. Minimizes adverse visual impacts;
 4. Minimizes adverse environmental impacts;
 5. Minimizes adverse impacts from nuisances;
 6. Minimizes adverse impacts on public facilities;
 7. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and
 8. Is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

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:
☒ Building Official	
☒ Town Attorney	
☒ Town Engineer	
☒ Title Company – for subdivision plat	
☒ County Surveyor – for subdivision plat	
☒ Jackson Hole Fire EMS	
☒ Housing Authority	
☐ Integrated Solid Waste & Recycling	
☐ National Park Service	

☒	Parks and Recreation Department
☒	Pathways Coordinator
☐	Public and Environmental Health
☒	Police Department
☐	Teton Conservation District
☐	Teton County School District
☐	Teton County (required when subdividing land within one mile of the Teton County)
☐	U.S. Forest Service (if adjacent to or accessing through forest service lands)
☐	Wyoming Department of Environmental Quality
☐	Wyoming Department of Game & Fish
☐	WYDOT

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular Town Council Meeting
Submitting Department:	Administration	Presenter:	Tanya Anderson
Agenda Item:	Resolution 24-15: A Resolution to Recognize and Uphold the Rights of Nature	Public Comment	Yes

Purpose & Policy Considerations.

The purpose of this item is to seek Council approval of Resolution 24-15: A Resolution to Recognize and Uphold the Rights of Nature.

Requested Action.

Staff requests that Council consider approval of Resolution 24-15.

Recommendations.

Staff recommends approval of Resolution 24-15.

Background.

At the December 18th, 2023, Town Council Workshop, staff presented a Rights of Nature Resolution as a potential strategy within the Town Sustainability Plan. At the Town Council Retreat on January 29th and 30th, 2024, Council prioritized it within the Ecosystem Stewardship Administrator's workplan for 2024. The resolution is being presented concurrently with the Town Sustainability Plan so that it can potentially serve as a preamble to the plan.

In order to consider a resolution to recognize and uphold the rights of nature, we must first define nature. Nature is

"the physical world and everything in it, including plants, animals, mountains, rivers, and other features and products of the earth".

While some definitions exclude humans from nature, the definition we are using views humans as a part of nature. The inclusion of humans as a part of nature was highly prioritized by the indigenous people of various local tribes who reviewed the resolution and provided input.

The Rights of Nature movement is rooted in the idea that nature has intrinsic value and, with that, the right to exist and flourish. It is a global movement inspired and led by indigenous people. In 2008, Ecuador became the first country in the world to formally recognize the rights of nature in its constitution. The Bhutan Constitution has incorporated *"the duty to preserve, protect and respect the environment, culture and heritage of the nation"* into the fundamental duties of citizens. New Zealand granted legal personhood to select lands and rivers, and Bangladesh granted its rivers the same rights as humans. In March of 2024 a Peruvian trial court ruled that the Marañón River has intrinsic value and possesses the rights to exist, flow, and be free from pollution, despite the fact that neither Peru's constitution nor its laws recognize the rights of nature. In the United States, the City Council of Pittsburgh passed an ordinance in 2010 recognizing the rights of nature, and in 2015, the Ho-Chunk Nation, a federally recognized tribe of the Ho-Chunk with traditional territory across Wisconsin, Illinois, Iowa, Minnesota, and Missouri, became the first tribal nation within the United States to add a rights of nature declaration to its constitution. While many of these actions have standing in court, the Rights of Nature Movement can be supported in ways that are not legally binding, such as the Rights of Nature Resolution passed by Milwaukee County in 2023. The proposed Town of Jackson resolution to recognize the rights of nature would be non-binding.

To understand a Rights of Nature Resolution, it is important to first understand what it is not:

- It is not about providing humans access to nature.

- It will not change property rights, water rights, or any other rights granted to individuals or groups.
- It will not have legal standing in court.
- It will not put the rights of nature above humans.
- It is not intended to be used to block development or support exclusionary policies and practices.

Rather, a Rights of Nature Resolution will:

- Encourage residents and visitors alike to acknowledge the responsibilities to preserve and protect nature that are embedded within the rights we have conferred upon ourselves.
- Define humans as a part of nature rather than an entity separate from or above nature.
- Challenge us to shift our thinking from an anthropocentric, or human-centered, worldview to a more biocentric one, in which all living things have intrinsic value.
- Serve as a persistent reminder to elected officials and community leaders to consider the importance of the inherent rights of nature in our decision making.
- Catalyze conversations about effective coexistence and ecosystem stewardship within our community and outside of it.

Resolutions demonstrate community values and a commitment to pursuing ambitious goals. Unlike ordinances, which are local laws and require multiple readings, resolutions are more informal and are often used to express opinions, set public hearings, or offer recognition. While resolutions do not have the enforcement capabilities that ordinances have, they can be referenced in discussions and to help guide behaviors and decision making. For example, the Town of Jackson's Net Zero Resolution is frequently mentioned in community conversations and Town Council meetings and has been integral to setting targets for our Sustainability Plan and catalyzing the actions needed to get there. Likewise, a Rights of Nature Resolution will encourage us to view our relationship with the natural world as one that involves responsibility, respect, and reciprocity and shifts away from relationships with land and natural resources that are purely extractive. This shift in thinking is necessary to fulfill the vision of the Jackson/Teton County Comprehensive Plan to *"preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations"*, and support our common values of Ecosystem Stewardship, Growth Management, and Quality of Life.

Analysis.

Community input

After researching Rights of Nature Resolutions, the Ecosystem Stewardship Administrator sought input from several community leaders including nonprofit directors and staff, biologists, business leaders, and tribal members. A draft was also shared with the Town's Equity Task Force, who discussed it with staff but did not put forth official recommendations as a group. Reviewers included:

- Lynnette GreyBull - Tribal affiliation: Húnkpaŋha Lakota & Northern Arapaho. Director of Not Our Native Daughters – Today We Raise Awareness, Tomorrow We Will Have Justice
- Big Wind Carpenter – Northern Arapaho Tribal Member. Tribal Engagement Coordinator, Wyoming Outdoor Council
- Jason Baldes – Eastern Shoshone Tribal Member. Executive Director, Wind River Tribal Buffalo Initiative
- Wes Martel – Eastern Shoshone Tribal Member. Senior Wind River Conservation Associate, Greater Yellowstone Coalition
- Carlin Girard - Executive Director, Teton Conservation District
- Kevin Krasnow, PhD - Director of Conservation, Jackson Hole Conservation Alliance
- Susan Marsh – Retired Biologist, US Forest Service Biologist
- Timothy O'Donoghue - Retired Director, Riverwind Foundation
- Shannon Shuptrine - Executive Director, Riverwind Foundation
- Margie Lynch - Board Chair, Jackson Hole Climate Action Collective
- Renee Seidler - Executive Director, Jackson Hole Wildlife Foundation

- Nancy Shea, PhD - Resident
- Lorna Miller - Resident
- Kevin Taylor - Faculty, Wildlife Expeditions
- Samuel Singer - Executive Director, Wyoming Stargazing

Most feedback was positive. A few reviewers recommended additional statements, rearrangement of the order of statements, and word changes. Some reviewers were supportive but expressed skepticism that a resolution will create change and recommended an ordinance with legal standing instead. Staff feels that the resolution is the appropriate format at this time to inspire and encourage development to be done in a thoughtful manner that minimizes negative impact. A Rights of Nature Resolution could provide inspiration for future ordinances, but ordinances need to be more limited and specific to be enforceable. To address this sentiment, a statement was added that the Town will consider opportunities to use the tools available to us, such as land development regulations (LDRs) and ordinances, to protect the rights of nature. One member of the Equity Task Force expressed concern that it could be used to discourage development of affordable housing, which is not the intention. Finally, it was noted that Utah and Idaho have approved state laws that don't accept rights of nature. It is possible that Wyoming could follow suit.

Possible Alternatives.

- Council could reject the proposed Rights of Nature Resolution
- Council could direct staff to make changes to the Rights of Nature Resolution and to present it at a future meeting.

Comprehensive Plan & Priority Alignment.

Comprehensive Plan Vision

Preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations.

Principle 1.1—Maintain healthy populations of all native species.

For future generations to enjoy the ecosystem that exists today the community must manage our impacts to wildlife, wildlife habitat, and wildlife movement corridors on private and public land. The prevalence of wildlife that is central to our ecological, social, and economic character requires an intact ecosystem that supports all native species. Therefore, efforts to protect wildlife must extend to all native species.

Principle 1.2 – Preserve and enhance surface water and groundwater quality.

Clean water is one of the most basic requirements of a healthy ecosystem and community. Protecting the water quality of Jackson and Teton County is essential to the ecosystem and scenic beauty that residents and visitors enjoy. In addition, the public has the right to clean, affordable drinking water. Stewardship of surface water bodies of all sizes, the Snake River Sole Source Aquifer, wetlands, riparian areas, and groundwater, is vital to sustaining healthy populations of native species and for the health and safety of the human community. Preservation of water quality includes water features, from small creeks to large systems, including the Snake River Sole Source Aquifer, due to its importance as the community's water source. Among other measures, it is integral to minimize pollution from wastewater and stormwater that cause water quality impairment and threaten overall ecosystem health.

Principle 1.3 – Maintain the scenic resources of the community.

Scenic resources, natural landforms, and dark skies are vital to the community's character. Mountains, moraines, meadows, and other viewsheds provide residents and guests of a constant reminder of their place within the Greater Yellowstone Ecosystem. Interruption of these natural forms by the built environment detracts from Teton County's scenic character and should be avoided.

Principle 1.4 – Protect and steward open space.

Protecting open space preserved habitat and scenery and maintains our western agricultural heritage. Avoiding development in critical wildlife areas and providing recreational opportunities that reduce pressure on habitat help maintain a healthy ecosystem. Agriculture, conservation easements, and other methods to protect open space from development while providing active stewardship of the land should continue to be encouraged.

Fiscal Impact.

There is no fiscal impact to passing a Rights to Nature Resolution. Approximately \$900 in consultation fees were paid to reviewers using grant funding that supports public input for the Sustainability Plan. Supporting the ideas within the Rights of Nature Resolution through the implementation of strategies within the Town Sustainability Plan will have fiscal implications.

Staff Impact.

Staff spend approximately 10 hours researching rights of nature resolutions in other communities, drafting a resolution and staff report, and seeking input from community members.

Attachments or Links.

Resolution 24-15: A Resolution to Recognize and Uphold the Rights of Nature

Suggested Motion.

I move to approve Resolution 24-15: A Resolution to Recognize and Uphold the Rights of Nature.

RESOLUTION 24-15

A RESOLUTION TO RECOGNIZE AND UPHOLD THE RIGHTS OF NATURE

WHEREAS, the Town of Jackson is located on the ancestral homeland of the many indigenous tribes of the Northern Plains Regions, who have been stewards of this land since time immemorial, and the Town acknowledges and pays tribute to numerous tribal nations, including the Mountain Shoshone People, Bannock, Blackfoot, Crow, Eastern Shoshone, Gros Ventre, Nez Perce, Lakota, Northern Arapaho tribes, and others who have also lived upon and cared for this region; and

WHEREAS, the Town of Jackson recognizes the word Thítŕunwan, aka "Teton," derives from the Lakŕóta people, which means "dwellers of the prairie"; and

WHEREAS, the vision of the Town of Jackson/Teton County Comprehensive Plan is "to preserve and protect the area's ecosystem in order to ensure a healthy environment, community, and economy for current and future generations"; and

WHEREAS, it is the responsibility of the Town of Jackson to preserve and protect our ecosystem because we are located in the heart of the Greater Yellowstone Ecosystem, the largest nearly intact ecosystem in the contiguous United States; and

WHEREAS, the Town of Jackson recognizes the imperative for human activities to acknowledge and support nature's inherent right to exist and flourish both now and in the future; and

WHEREAS, the Town of Jackson passed a resolution committing to Net Zero emissions by 2030 and has developed a bold plan to achieve carbon neutrality, increase climate resilience, and improve environmental quality; and

WHEREAS, the Town of Jackson is a gateway community to Grand Teton and Yellowstone National Parks, the National Elk Refuge, and the Bridger Teton National Forest, and;

WHEREAS, our valley contains the headwaters of the Snake River, *Wuhⁿ Ruhⁿ Duhn Ah Ohgwayv (Standing River (Winding))*; *Yampa Baa (Wild Carrot Water)*- *Shoshone*, and numerous tributaries; and

WHEREAS, the land and water within and around the Town of Jackson provide essential biodiversity, wildlife habitats, and migration corridors; and

WHEREAS, the nearly pristine conditions of nighttime darkness near Jackson, among the last remaining in the continental United States, are tied intimately to the well-being of the nocturnal environment and the integrity of local cultural traditions, and;

WHEREAS, the natural ecosystem located within and around the Town of Jackson is the lifeblood of our community, providing air purification, water purification, flood mitigation, erosion control, shade and temperature control, pollination, photosynthesis, nutrient cycling, soil creation, decomposition, carbon storage, climate regulation, drinking water, food, timber, wood fuel, natural nighttime darkness, cultural production, and critical habitat for the full array of biodiversity native to this area, including several species that are listed as threatened or endangered; and

WHEREAS, the "Rights of Nature" resolution recognizes the Town of Jackson's natural environment as integral and essential to the health of our ecosystem, our community, and our economy; and

WHEREAS, the Town of Jackson recognizes the wisdom and worldview of indigenous people that acknowledges a reciprocal and regenerative human relationship with nature, and is committed to ongoing and informed actions aimed at connecting with indigenous communities and embracing Traditional Ecological Knowledge; and

WHEREAS, it is the responsibility of the current generation to leave a thriving world for future generations; and

WHEREAS, existing laws and contracts governing our society safeguard the rights of individuals, corporations, and other entities, yet do not expressly protect the rights of nature; and

WHEREAS, humans have a right to clean air, clean water, and a healthy environment, then we must accept that humans are a part of the natural world and that human rights and the rights of nature are intertwined; and

WHEREAS, the Global Alliance for the Rights of Nature (GARN) establishes that in order to ensure an environmentally sustainable future, humans must reorient themselves from an exploitative relationship with nature to one that honors the deep interrelation of all life and contributes to the health and integrity of the natural environment; and

WHEREAS, the Town of Jackson recognizes that natural communities and ecosystems have intrinsic value and possess the inalienable and fundamental rights to be healthy, resilient, and respected; and

WHEREAS, the Town of Jackson manages its own land and shall consider rights of nature in its management of publicly held land; and

WHEREAS, the Town of Jackson has authority through land development regulations and ordinances to protect the rights of nature and shall therefore consider opportunities to use these tools to protect the rights of nature; and

WHEREAS, the “Rights of Nature” resolution affirms the intrinsic value of nature, recognizing its importance beyond its utility to humans, and underscores the commitment to uphold these rights for the sake of nature itself; and

NOW, THEREFORE, BE IT RESOLVED that the Jackson Town Council hereby supports the “Rights of Nature” movement, which acknowledges that nature has the right to exist and flourish now and in the future, recognizes the interconnectivity and reciprocity between humans and nature, accepts that it is our responsibility to respect, replenish, and repair the natural world we exist within, and supports initiatives that help bring this vision to fruition.

PASSED AND APPROVED this 1st day of July 2024.

TOWN OF JACKSON

Hailey Morton Levinson, Mayor

ATTEST:

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular
Submitting Department:	Legal	Presenter:	Lea Colasuonno
Agenda Item:	Title 1 Amendment: Ordinances Adding Credit Card Transaction Fees	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Council to consider the ordinance necessary to authorize and establish the new credit card transaction fees approved by Council during the budget discussions.

Requested Action.

The requested action is that the Council approve the attached ordinance necessary to authorize and establish the new credit card transaction fees.

Recommendations.

Staff recommends Council approve the attached ordinance necessary to authorize and establish the new credit card transaction fees.

Background.

During the budget discussion during the spring, and in accordance with standard procedure for reviewing fees annually, the Town Manager presented potential new fees in the Town. Council considered and approved adding a credit card transaction fee.

Analysis & Key Policy Questions.

The policy issues associated with this issue were addressed by staff and Council during the spring budget discussion.

This ordinance is necessary to effectuate this new fee because fees are *authorized* via ordinance, while the *amount* of the fee is set by resolution.

Possible Alternatives.

The Council could elect not to authorize fees for this work.

Comprehensive Plan & Priority Alignment.

Section 8.1 and 8.2: Timely, efficiently and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Fiscal Impact.

The fiscal impact for this item was discussed in the budget discussions.

Staff Impact.

The staff impact of this staff report was in the Legal Department to create the ordinance, which was approximately 15 hours of time.

Attachments or Links.

Ordinance V

Suggested Motion.

I move to approve ordinance V at second reading.

ORDINANCE V

AN ORDINANCE ADDING SECTION 1.01.130 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON RELATING TO CREDIT CARDS AS A FORM OF PAYMENT AND CREDIT CARD PROCESSING FEE; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION 1.

Section 1.01.130 of the Municipal Code of the Town of Jackson is hereby created and added as follows:

1.01.130 Credit card as a form of payment; credit card processing fee.

- A. The Town may accept credit cards, charge cards, or debit cards, whether presented in person or electronically, as a method of payment of any fee, fine, cost, rate, or other charge the Town is required or authorized to collect.
- B. The Town may set a credit card processing fee in an amount established by resolution that shall be charged for each transaction where payment is made by credit card, charge card, or debit card to wholly or partially offset the amount of any fee charged by the credit card, charge card, or debit card company. When a person elects to make payment to the Town by credit card, charge card, or debit card and such credit card processing fee is imposed such fee shall be deemed voluntary by the person and is not refundable.

(Ord. ____ § 1, 2024).

SECTION II.

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

SECTION III.

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

SECTION IV.

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

PASSED 1ST READING THE _____ DAY OF _____, 2024.

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

PASSED AND APPROVED THE _____ DAY OF _____, 2024.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2024.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

STAFF REPORT



Meeting Date:	July 1, 2024	Meeting Title:	Regular
Submitting Department:	Legal	Presenter:	Lea Colasuonno
Agenda Item:	Title 13 Amendment: Ordinances Adding Sewer and Water Connection Request Fees	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is for the Council to consider the ordinances necessary to authorize and establish the sewer and water connection request fees approved by Council during the budget discussions.

Requested Action.

The requested action is that the Council approve the attached ordinances authorizing fees for sewer and water connection requests.

Recommendations.

Staff recommends Council approve the attached ordinances authorizing fees for sewer and water connection requests.

Background.

During the budget discussion during the spring, and in accordance with standard procedure for reviewing fees annually, the Town Manager presented potential new fees in the Town. Council considered and approved adding connection request fees for:

Sewer and Water County Connection Request (Application) Fee

- Single Lot - \$100
- Central System - \$1,000
- Staff Review - \$131 per hour
- Fees are for Each Utility Connected

Sewer and Water Connection and Use Agreement Fee

- Single Lot - \$100
- Central System - \$1,000
- Staff Review - \$131 per hour
- Fees are for Each Utility Connected

Commercial Water Supply - \$5.85 per 1000 gallons

Analysis & Key Policy Questions.

The Town of Jackson Public Works Department is the department with primary responsibility for reviewing and effectuating requests for sewer and water service by out-of-Town customers. The Legal Department is also involved in these requests because, if approved, that department ultimately works closely with the Public Works Department to create the legal documents necessary to memorialize the connection.

This ordinance is necessary to effectuate this new fee because fees are *authorized* via ordinance, while the *amount* of the fee is set by resolution.

Possible Alternatives.

The Council could elect not to authorize connection request fees for this work.

Comprehensive Plan & Priority Alignment.

Section 8.1 and 8.2: Timely, efficiently and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Fiscal Impact.

The fiscal impact for this item was discussed in the budget discussions.

Staff Impact.

The staff impact of this staff report was in the Legal Department to create the ordinances, which was approximately 15 hours of time.

Attachments or Links.

Ordinance W.

Ordinance X.

Suggested Motion.

I move to approve ordinance W at second reading.

I move to approve ordinance X at second reading.

ORDINANCE W

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 1358, 1319, 1271, 1071, 992, 935, 866, 538, 410, AND 270; SECTION 2 OF ORDINANCE NO. 743; SECTION 3 OF ORDINANCE NO. 664; AND SECTION 13.04.050 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING WATER FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

An ordinance amending and reenacting Section 1 of Ordinance Nos. 1358, 1319, 1271, 1071, 992, 935, 866, 538, 410, and 270; Section 2 of Ordinance No. 743; Section 3 of Ordinance No. 664; and Section 13.04.050 of the Municipal Code of the Town of Jackson is hereby amended and reenacted to read as follows:

13.04.050 - Supply—How obtained—Capacity fees.

- A. Application. Any Person desiring to obtain a supply of water from the waterworks shall make application by building permit to the Planning and Building Department, **pay nonrefundable connection request fees in amounts established by resolution at the time of application**, and file an acknowledgment therewith that he shall be governed by the laws and regulations as may be provided by the Mayor and Town Council for the control of water supply. The application for water must state the location, kind of building, number of rooms, and the entire area of grounds to be supplied, state the purpose for which the water is to be used, and the size of water meter required.

...

(Ord. ____ § 1, 2024; Ord. 1358 § 1, 2023; Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Ord. 1071 § 1, 2014; Ord. 992 § 1, 2011; Ord. 935 § 1, 2009; Ord. 866 § 1, 2008; Ord. 743 § 2, 2003; Ord. 664 § 3, 2000; Ord. 538 § 1, 1996; Ord. 410 § 1, 1990; Ord. 270 § 1, 1980.)

SECTION II.

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

SECTION III.

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

SECTION IV.

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

PASSED 1ST READING THE ____ DAY OF ____, 2024.

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

PASSED AND APPROVED THE ____ DAY OF ____, 2024.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

[illegible]

I hereby certify that the foregoing Ordinance _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of ____, 2024. I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Riley Taylor, Town Clerk

ORDINANCE X

AN ORDINANCE AMENDING AND REENACTING SECTION 1 OF ORDINANCE NOS. 1358, 1319, 1271, 991, 936, 867 AND 576; SECTION 2 OF ORDINANCE NOS. 745 AND 122; SECTION 7 OF ORDINANCE NO. 677; AND SECTION 13.08.020 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON REGARDING WASTEWATER FEES; AND PROVIDING FOR AN EFFECTIVE DATE.

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

SECTION I.

An ordinance amending and reenacting Section 1 of Ordinance Nos. 1358, 1319, 1271, 991, 936, 867 and 576; Section 2 of Ordinance Nos. 745 and 122; Section 7 of Ordinance No. 677; and Section 13.08.020 of the Municipal Code of the Town of Jackson is hereby amended and reenacted to read as follows:

13.08.020 - Wastewater capacity fees.

- A. Any customer desiring to obtain service from the Town's wastewater treatment facilities shall make application in writing to the Town planning department, **pay nonrefundable connection request fees in amounts established by resolution at the time of application**, and file an acknowledgment that the customer shall be governed by the laws and regulations as may be provided by the Mayor and Town Council pertaining to wastewater facilities. If the application is granted, the Public Works Department shall be authorized to extend the sewer mains to include the property. All expenses related to any extension from the sewer main to a private lot or within a private lot shall be borne by the property owner(s) or their designated representative. All connections to the sewer main shall be done by or under the supervision of the Public Works Department. The customer shall pay the total of the applicable wastewater capacity fees according to the following fee schedule:.

...

(Ord. ____ § 1, 2024; Ord. 1358 § 1, 2023; Ord. 1319 § 1, 2022; Ord. 1271 § 1, 2020; Ord. 991 § 1, 2011; Ord. 936, § 1, 2009; Ord. 867 § 1, 2008; Ord. 745 § 2, 2003; Ord. 677 § 7, 2000; Ord. 576 § 1, 1997; Ord. 122 § 2, 1969).

SECTION II.

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

SECTION III.

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

SECTION IV.

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

PASSED 1ST READING THE ____ DAY OF ____, 2024.

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

PASSED AND APPROVED THE ____ DAY OF ____, 2024.

TOWN OF JACKSON

BY: _____
Hailey Morton Levinson, Mayor

ATTEST:

BY: _____
Riley Taylor, Town Clerk

ATTESTATION OF TOWN CLERK

[illegible]

I hereby certify that the foregoing Ordinance _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of ____, 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

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: July 1, 2024

RE: Town Manager's Report

Tree Removal in Cottonwood Park Town Right of Way

Teton County/Jackson Parks & Recreation (TCJPR) is notifying the Town of a proposed tree removal. The Parks Manager/Urban Forestry Manager, has called for the removal of seven large Cottonwood Trees located in the Town ROW adjacent to 2019 Wildflower Ct on Corner Creek Lane. The trees are noted by red X on the boundary survey attached to the Town Manager's report. Factors for removal include ensuring safety of the public ROW and private property down wind of the trees (GENERAL PUBLIC TREE CARE 12.24.070). Replacement of the 7 (seven) trees is recommended in a space of the Town's choosing. Attached to the Town Manager's report is a narrative/letter from a Certified Arborist, pictures of the tree in question and a map of the location. Staff have been discussing these trees for almost 5 years since the initial assessment with the TCJPR Forestry team periodically monitoring the trees in question. The trees continue to decline and are not improving. Parks and Rec staff have been working with the Town and received a boundary survey showing that the trees in question are in fact on Town property. There are no LDR implications related to the removal of the trees per the Town Planning and Building Department. With the approval of the Town Manager's report, Parks and Rec will work with Town staff to remove the trees.

Expansion of Community Garden at May Park

The Teton Conservation District is requesting permission to expand the existing Community Garden at May Park to include up to 40+ additional plots. The current wait list is at nearly 200. Parks and Rec has verified the center line set backs with the Town's Streets Manager for Rancher and the alley. The attached map is a draft of the potential expansion. With the approval of the Town Manager's Report, staff will proceed and sign the Letter of Authorization to move forward. Staff will work with the Teton Conservation District and and Slow Foods in the Tetons to ensure the project is compatible with the proposed future master plan. The Parks and Rec Board has been notified and supports the effort for expansion. All work will take place within the boundaries of Wayne May Park and will likely be phased with fence being moved and added to this year and plots installed next year.



August 31, 2018

Andrew Erskine
Teton County/Jackson Parks & Recreation Department
155 E. Gill Ave.
Jackson, WY 83002

Andrew,

As requested, I completed a limited visual assessment of the cottonwood trees located along Corner Creek Lane, on the Cottonwood Park Association property, adjacent to the backyard of the Brown's property, at 2019 Wildflower Court. Included in the assessment were twelve narrow-leaf cottonwood tree stems which exist in the very thin strip of green space between the back yard fence at 2019 Wildflower Lane and Corner Creek Lane.

Based on the location of these trees, there is a high likelihood that a tree branch or whole stem failure could disrupt traffic on Corner Creek Lane, potentially strike a vehicle in transit, or damage property at the 2019 Wildflower Court residence. As commonly occurs with narrow-leaf cottonwood trees, co-dominant stems and branching structure are prevalent throughout the group. Little evidence was observed that would indicate the trees have been regularly pruned or maintained. Tree stems and branches have become over-extended with length and heavy end weight making them more prone to failure.

Approximately, three of the tree stems lean hard towards the home at 2019 Wildflower Court. These stems originate on the west side of the backyard fence, but due to competition from other stems on site, have grown towards the Brown's property reaching for available sunlight. Combined with the co-dominant structure and proximity to the Brown's property there is a significant load with a probable likelihood of failure that is likely to strike and potentially damage property at this address.

My first recommendation would be to consider removing all twelve trees and stumps, recognizing that they have outgrown the available space and represent a significant risk to the people, traffic and property directly underneath them. This would minimize the risk associated with these trees to the greatest possible extent. If the tree owner decides that the benefits of retaining the trees outweigh the risk, I would recommend a combination of selective removal and pruning for managing these trees.

This second recommendation includes removing the three stems that lean hard towards the Brown property, and reduction pruning remaining nine stems to reduce co-dominant branching



Professional Tree Care

structure and overextended branches length and weight. I also, recommend raise pruning the bottom portions of the trees to improve visibility along Corner Creek Lane.

Thank you for the opportunity to provide my service to you, the Parks & Recreation Department, and the residents of Teton County. Due to the limited ground based nature of this assessment, not all dangerous tree conditions may have been observed. This tree risk assessment was limited in scope to the known targets and detectable tree conditions, does not include any and all risks, represents the condition of tree at time of assessment, and assumes not all defects are detectable nor are all tree failures predictable. Time frame for this assessment is six months, following which the tree should be reassessed for changes in condition. Please let me know if you have any questions or concerns. I look forward to working with you again.

Sincerely,

Todd Fitzgerald
Owner



#PN-1426A

Corner Crk Ln



LEGEND

- Record Property Boundary
- Record Easement Line
- Existing Fenceline
- 10"

Aspen Tree – Approximate Trunk Diameter Labeled
- 10"

Cottonwood Tree – Approximate Trunk Diameter Labeled
- 10"

Spruce Tree – Approximate Trunk Diameter Labeled
- 10"

Willow Tree – Approximate Trunk Diameter Labeled
- Depiction of Trunk Diameter

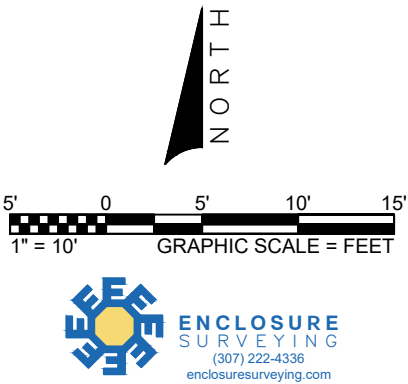
NOTES

Property boundaries shown hereon are record derived from Plat No. 569 and Plat No. 638 recorded in the Office of the Clerk of Teton County, Wyoming.

Topographic features represented on this survey are derived from the notes and data of a field survey conducted during June and July of 2023 and will not reflect any changes to site conditions occurring after field work was completed.

The basis of bearings for this survey is referenced to a direct GPS measurement (geodetic north using WGS84, NAD83(2011), Epoch 2010.0000).

This survey was completed without the benefit of a title report and the subject properties may be encumbered by or benefit from easements, rights-of-way, covenants, conditions, restrictions, and reservations of sight or record not limited to those shown hereon.



LETTER OF AUTHORIZATION

Town of Jackson WY _____, "Owner" whose address is: PO BOX 1687

Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

_____, as the owner of property

more specifically legally described as: Location: PT. SE1/4NE1/4 SEC. 34, TWP. 41, RNG. 116

Wayne May Park

(If too lengthy, attach description)

HEREBY AUTHORIZES Teton Conservation District and Slow Food for the Tetons as agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

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.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: _____

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

STATE OF _____)
)SS.
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____ this _____ day of _____, 20__.

WITNESS my hand and official seal.

(Seal)

(Notary Public)

My commission expires:

May Park Community Garden Measurements (5/24/24)

6/3/2024

