

Regular Town Council Meeting

April 21, 2025

6:00 PM

Town Council Chambers

Chair: Arne Jorgensen

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/86095254087?pwd=r4qR8N46ghSXZ1a7Ja6KaLQIPUvPQi.1>

Or join at zoom.com with Webinar ID: **860 9525 4087** and Password: **83001** or by phone: **+1 669 444 9171**

II. OPENING

- A. Call to Order and Roll Call
- B. Pledge of Allegiance
- C. Land Acknowledgement
- D. Announcements/Proclamations
 - 1. 2025 Spring Clean Up
 - 2. Proclamation of Gratitude to State Legislators

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. April 7, 2025 Regular Town Council Meeting
 - 2. April 9, 2025 Special Town Council Meeting
- B. Disbursements
- C. March Municipal Court Report
- D. Construction Staging Sublease Agreement for the Gregory Lane Project (Johnny Ziem)

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

- A. Planning & Building

Please note that at any point during the meeting, the Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

1. Demolition Permit DEM25-001 Located at 460 E. Broadway Ave. (Kelly Sluder & Paul Anthony)
2. Sketch Plan for a +/-190,000 sf (habitable) Mixed-Use Hotel and Condominium Development along North Cache (P24-170) (Tyler Valentine)
3. Scoping Report on Town Long Range Planning Amendments to the Town Land Development Regulations (PM25-001) (Paul Anthony)

VI. ORDINANCES

- A. Ordinance T: An Ordinance Regarding Fee Schedules Set by Resolution (First Reading, Roxanne Robinson)

VII. MATTERS FROM MAYOR AND COUNCIL

- A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

- A. Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the Mayor may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

Pledge of Allegiance

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

Land Acknowledgement

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

2025 SPRING CLEAN UP and BURN WEEK

WHEREAS, we are all caretakers of our community and continually strive to make Jackson Hole a great place to live, work and play; and

WHEREAS, this valley is rich with opportunities for improving our scenic beauty and at the same time attending to our sustainability; and

WHEREAS, the Town of Jackson reminds citizens that as outlined in Jackson Municipal Code 12.24.080 Pruning – Corner clearance, every owner of any tree overhanging any street or right-of-way within the Town shall prune branches so such branches shall not obstruct the light from any street lamp or obstruct the view from any street intersection; and

WHEREAS, we are fortunate to be able to take advantage of sustainability programs including food scrap and composting programs, green energy alternatives, and waste reduction and recycling initiatives; and

WHEREAS, we can all work together to preserve the earth’s beauty and resources; and

WHEREAS, the Jackson Hole Community Spring Clean-Up has been an annual tradition since 1969; and

WHEREAS, on **May 10th** community volunteers will help to clean up the town; and,

WHEREAS, Teton County Integrated Solid Waste and Recycling also participates in Spring Clean Up by encouraging town residents to compost their yard waste and by providing citizens free compostable yard waste bags to do so; and

WHEREAS, compostable bags will be available at Town Hall and Public Works starting **May 1st**.

NOW, THEREFORE, I, Arne Jorgensen, Mayor of the Town of Jackson do hereby proclaim **Community Spring Clean-Up Week** to be **Monday, May 5th through Saturday, May 10th**; and

FURTHER, I declare **Spring Clean Up Volunteer Day** as **May 10th** and encourage all citizens to participate in this important rite of spring here in Jackson Hole at 8am at Phil Baux Park, which is sponsored by the Rotary Club who graciously organizes volunteers to clean up our community; and

FURTHER, I declare that Town of Jackson Public Works will provide free yard waste drop off at the Teton County Fairgrounds on **Friday, May 9th only**, to remove residential yard waste between 9am and 6pm. ISWR will also provide finished bags of compost on this day on a first come, first served basis. Residents wishing to participate are urged to follow composting guidelines by only using the paper yard waste bags or reusable cans or bins, as plastic bags will not be accepted; and

FURTHER, I declare **Spring Burn Week** to be **Saturday, May 3rd through Sunday, May 11th** and remind any residents wishing to participate in burn week, that before you strike that match, to call the Jackson Hole Law Enforcement Agency at 733-2331 first and to direct questions to the Jackson Fire/EMS.

DATED THIS 21st DAY of APRIL 2025.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

PROCLAMATION OF GRATITUDE TO STATE LEGISLATORS

WHEREAS, Wyoming's Legislative Session takes place in the winter each year and Teton County's elected delegation travels to, and largely stays in Cheyenne to participate for up to 40 working days; and

WHEREAS, the 68th General Legislative Session took place from January 14 to March 6; and

WHEREAS, Teton County Legislators, Senators Dan Dockstader and Mike Gierau and Representatives Andrew Byron, Liz Storer, and Mike Yin have were all present the entire 68th General Session and each served more than one term in the legislature; and

WHEREAS, they all work tirelessly to represent the interests of our Town and County; and

WHEREAS, their work and dedication demonstrates their commitment to our communities and to preserving local decision-making; and

WHEREAS, our delegation regularly works on and testifies on bills that enhance the quality of life in our communities, protect municipalities' ability to maintain home rule, and open opportunities for our northwestern corner of the state; and

WHEREAS, members of our current delegation are skilled at building relationships, working across the aisle, and connecting with people from all walks of life; and

WHEREAS, each of the five legislators in our delegation is approachable and responsive to constituents and take the time to truly listen to our community's needs; and

WHEREAS, the Town is grateful for each member of the Teton County Legislative Delegation's continued service; and

NOW, THEREFORE, BE IT RESOLVED, that the Town would like to officially thank Senator Dockstader, Senator Gierau, Representative Byron, Representative Storer, and Representative Yin for continuing to be a voice for Jackson and Teton County in Wyoming's state legislature and their efforts in the 68th Legislatures General Session.

By: _____
Mayor Arne Jorgensen

ATTEST: _____
Riley Hovorka, Town Clerk

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

APRIL 7, 2025

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 Arne Jorgensen, Jonathan Schechter, Kevin Regan, and Alyson Spery. *Via Zoom*: Devon Viehman.

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

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen proclaimed April 5-11 as Week of the Young Child and the month of April as Child Abuse Awareness and Prevention Month.

Public Comment. There was no public comment.

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

- A. **Meeting Minutes.** To approve meeting minutes from the March 17, 2025 Regular Town Council Workshop and March 17, 2025 Regular Town Council Meeting.
- B. **Disbursements.** To approve the disbursements as presented. 842-NCPERS GROUP WYOMING \$80.00; ACE HARDWARE \$996.67; ADVANCED LINING LLC \$50,000.00; AIRGAS INTERMOUNTAIN INC. \$296.10; ALLDATA \$1,500.00; AMAZON \$3,179.19; AMSOIL INC #774148 \$8,871.39; ARETE VENTURES LLC \$1,000.00; AT&T \$317.03; BAUER, JAMISON \$155.00; BIG R RANCH & HOME \$357.90; BLUE SPRUCE CLEANERS, INC \$59.64; BOWEN, ANDREW \$677.05; BRIGGS, ERIC L \$196.83; BUCKRAIL \$970.00; CARQUEST AUTO PARTS INC. \$85.97; CASELLE INC. \$1,973.00; CENTURYLINK \$12,620.30; CHARLIE'S PLUMBING OF JH \$1,223.00; CIVICPLUS \$4,790.37; CONRAD & BISCHOFF INC. \$56,757.57; CONTROL SYSTEM TECHNOLOGY, INC. \$1,642.50; DEAN'S PEST CONTROL LLC \$270.00; DELTA DENTAL PLAN OF WYOMING \$6,974.20; DEX IMAGING \$217.21; DIVISION OF CHILD SUPPORT ENFORCEMENT \$508.23; ENERGY 1 \$10,146.78; ENERGY LABORATORIES INC. \$716.00; FALL RIVER RURAL ELECTIC \$102.50; FERGUSON ENTERPRISES, INC \$420.79; FLEETPRIDE -\$65.08; FLORES, JUANITA \$480.00; FLOWPOINT ENVIRONMENTAL SYSTEMS \$1,095.00; GANNETT PEAK SURVEYING, LLC \$1,190.00; GARMIN USA \$64.95; GILLIG LLC \$2,236.16; GM SHEET METAL LLC \$14.05; HARMONY DESIGN, INC \$1,294.50; HIGH COUNTRY LINEN \$855.46; IDAHO STATE TAX COMMISSION \$5,735.00; INTERSTATE BATTERY \$834.70; IVY OUTDOOR SERVICES LLC \$1,467.00; JACKSON CURBSIDE INC. \$1,831.00; JACKSON GROUP LOCKBOX \$589.64; JACKSON HOLE LAW, PC \$3,505.00; JACKSON HOLE NEWS & GUIDE \$1,926.00; JACKSON LUMBER INC \$52.58; JACKSON PAINT AND GLASS, INC. \$1,680.00; JORGENSEN ASSOCIATES, PC \$16,884.20; JORGENSEN, ARNE OLAUS \$453.32; KL2 CONNECTS, LLC \$9,938.00; KOIS BROTHERS EQUIPMENT COMPANY \$1,096.14; LENZ, BRIAN \$528.97; LEONARD PETROLEUM EQUIPMENT \$5,654.12; LEPKO \$1,282.72; LOPEZ, CRYSTAL \$100.00; METROQUIP INC \$410.73; MILLS, NATHAN \$92.40; MSC INDUSTRIAL SUPPLY CO \$432.61; NAPA AUTO PARTS INC. \$1,061.07; NELSON ENGINEERING \$38,063.40; ON SIGHT LAND SURVEYORS INC. \$900.00; ONE CALL OF WYOMING \$75.60; PALAZZOLO, MICHAEL \$77.83; PITTS, SAMANTHA \$77.83; PLATT \$162.42; PREMIER TRUCK- SALT LAKE CITY \$2,094.50; PREMIER VEHICLE INSTALLATION, INC \$546.31; RON'S TOWING LLC \$1,833.00; SHELL EQUIPMENT COMPANY LLC \$863.89; SHERWIN-WILLIAMS CO. \$86.81; SILVERSTAR \$7,319.06; SMITH PSYCHOLOGICAL SERVICES \$400.00; SPECTRUM \$199.99; SPERY, ALYSON \$136.00; SPRING CREEK ANIMAL HOSPITAL \$746.34; STANDARD INSURANCE COMPANY \$11,075.57; STEPHENS, TALON \$77.83; STINKY PRINTS, INC \$322.18; TETON COUNTY PUBLIC HEALTH \$200.00; TETON MOTORS INC \$416.23; THE AFTERMARKET PARTS COMPANY, LLC \$1,621.72; TMSC LLC \$30,094.89; TOP TIER TOOLS LLC \$391.15; UCM DIGITAL HEALTH, INC \$864.50; VERIZON WIRELESS \$10,297.24; VIEHMAN, DEVON \$768.20; VISION SERVICE PLAN - (WY) \$1,840.52; WARREN, JOE \$167.95; WATTS STEAM STORE ROCKY MT. INC \$1,475.54; WEBER WATER & WELL \$9,198.46; WEST COAST CODE CONSULTANTS \$1,055.00; WESTERN CHARTERS AND TOURS, LLC \$78,740.00; WESTERN STATE \$4,345.08; WHITE GLOVE CLEANING, INC. \$745.00; WICKLANDER ZULAWSKI \$5,713.27; WRENCH IT PLUMBING & HEATING INC \$277.50; ZORO TOOLS, INC. \$2,579.48

- C. **Tree City USA Arbor Day Proclamation.** To approve signature of the Town of Jackson's Arbor Day proclamation for 2025.
- D. **Rejection of Bids for Bear-Resistant Containers and New Bid Request.** To reject all bids received for bear-resistant trash containers and approve the release of the new Bid Request for Bear-Resistant Trash Cans.

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

2025 Teton County Emergency Operations Plan. Rich Ochs made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve the proposed updates to the 2025 Teton County Emergency Operations Plan as presented, subject to minor changes by staff. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Request for a Conditional Use Permit for Assembly Use and Request for Fee Waiver at 410 S. Cache Street (P24-196 & P25-044). Katelyn Page made staff comment. Council held discussion with staff. Ben Goldberg, Josh Klammer, and Larry Thal spoke on behalf of the applicant. Michael Cook and Julien Haas made public comment.

A motion was made by Alyson Sperry and seconded by Jonathan Schechter to approve Fee Waiver P25-044 for all permitting review fees associated with the change to Assembly use at the property addressed at 410 S. Cache Street. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Alyson Sperry and seconded by Jonathan Schechter to approve Conditional Use Permit P24-196 for a 3,140sf Assembly use at the property addressed as 410 S. Cache Street based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to the staff report dated April 7, 2025. Mayor Jorgensen called for the vote. The vote showed 4-1 with Arne Jorgensen, Jonathan Schechter, Devon Viehman, and Kevin Regan in favor and Alyson Sperry opposed. The motion carried.

A motion was made by Jonathan Schechter and seconded by Alyson Sperry to direct the Town Manager to place, as appropriate, signages, pavement markings, and curb markings to indicate no stopping, standing, and/or parking on the southside of East Kelly Street from its intersection with South Cache Street east for approximately 46.5 feet. Mayor Jorgensen called for the vote. The vote showed 4-1 with Arne Jorgensen, Jonathan Schechter, Devon Viehman, and Kevin Regan in favor and Alyson Sperry opposed. The motion carried.

Council recessed 8:31 p.m. and reconvened at 8:41 p.m.

Demolition Permit DEM25-001 Located at 460 E. Broadway. Paul Anthony and Kelly Sluder made staff comment. Council held discussion with staff. Hal Hutchinson and Sean Ryan spoke on behalf of the applicant. Susan Eriksen spoke on behalf of the Teton County Historic Preservation Board. Samantha Stein, Julien Haas, Ben Goldberg, Ryan Dorgan, and Esther Judge Lennox made public comment. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to continue this item to the regularly scheduled April 21, 2025 Town Council meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. Kevin Regan gave an update from the Teton Conservation District meeting regarding thaw wells.

A motion was made by Jonathan Schechter and seconded by Kevin Regan to authorize the Town Attorney and Town Manager to engage in settlement negotiations in the Culver v. Town of Jackson lawsuit. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Tyler Sinclair provided an update on Deputy Town Manager interviews.

Town Manager's Report. The Town Manager's report contained updates on upcoming special meetings and special budget meetings, temporary sign permits, public hearing for fee schedule

changes, letter of support for Teton County’s application to Department of Transportation’s Rural & Tribal Grants for GREAT Project, application for Community Forestry Partnership Tree Planting Grant Program, and funding support for the Jackson Hole Summit: Energy, Economics, and Environment. Tyler Sinclair added items to the Town Manager’s Report about Snow King Complete Street Project grant application, North Cache Gateway Project grant application, and Jackson Police Technology Upgrade Project grant application. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to approve the Town Manager’s Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 9:05 p.m.

TOWN OF JACKSON

ATTEST:

Arne O. Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: April 16, 2025

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

APRIL 9, 2025

JACKSON, WYOMING

The Jackson Town Council met in special session in the Town Hall Council Chambers, located at 150 East Pearl in Jackson, at 8:30 A.M. This meeting was held in-person. Upon roll call the following were found to be present:

TOWN COUNCIL: Mayor Arne Jorgensen, Jonathan Schechter, Kevin Regan, and Alyson Sperry. Devon Viehman was absent.

STAFF: Lea Colasuonno, Kelly Sluder, Kelly Bowlin, Paul Anthony, Susan Purcell, and Riley Hovorka.

Contractor Licensing Appeal Public Hearing. Mayor Jorgensen opened the public hearing. Zachary Waggoner provided an explanation for his appeal of the Building Official’s denial. Council asked questions of the appellant. David Geick, employer of Zachary Waggoner at Wyoming Mechanical, spoke on behalf of the appellant. Paul Anthony explained the Building Official’s denial. Council asked questions of staff. Zachary Waggoner provided a final response to comments made.

Executive Session. A motion was made by Kevin Regan and seconded by Schechter to recess to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed to Executive Session at 9:45 a.m. and reconvened 10:16 a.m.

A motion was made by Jonathan Schechter and seconded by Kevin Regan to affirm the denial of Zachary Waggoner’s journeyman certificate of qualification card. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 10:24 a.m. and reconvened at 10:33 a.m.

Contractor Licensing Appeal Public Hearing. Mayor Jorgensen opened the public hearing. Hunter Cranney provided an explanation for his appeal of the Building Official’s denial. Council asked questions of the appellant. David Geick, employer of Hunter Cranney at Wyoming Mechanical, spoke on behalf of the appellant. Paul Anthony explained the Building Official’s denial. Council asked questions of staff. Lea Colasuonno and Kelly Bowlin responded to questions asked of staff.

Executive Session. A motion was made by Jonathan Schechter and seconded by Alyson Sperry to recess to executive session to discuss personnel matters in accordance with Wyoming Statute 16-4-405(a)(ii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed to executive session at 11:00 a.m. and reconvened at 11:30 a.m.

A motion was made by Jonathan Schechter and seconded by Kevin Regan to affirm the denial of Hunter Cranney’s journeyman certificate of qualification card. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Jonathan Schechter and seconded by Kevin Regan to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 11:41 a.m.

TOWN OF JACKSON

ATTEST:

Arne Jorgensen, Mayor

Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: April 16, 2025

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
7609	954 CONSULTANTS	SIN000331	NROPTHER BRINTER	04/07/2025	3,839.82	.00	
Total 7609:					3,839.82	.00	
7509	A & I DISTRIBUTORS	54077-00	ANTIFREEZE	03/14/2025	416.31	.00	
Total 7509:					416.31	.00	
425	ACE EQUIPMENT & SUPPLY	178247	GUTTER BROOM	03/25/2025	5,239.28	.00	
Total 425:					5,239.28	.00	
51	ACE HARDWARE	900664	WASHERS	03/17/2025	5.49	.00	
51	ACE HARDWARE	900750	STRETCH FILM	03/17/2025	64.98	.00	
51	ACE HARDWARE	900922	SHOVEL	03/19/2025	39.99	.00	
51	ACE HARDWARE	900943	FLEX TAPE	03/19/2025	14.99	.00	
51	ACE HARDWARE	901029	HOSE	03/20/2025	11.99	.00	
51	ACE HARDWARE	901114	GLUE	03/21/2025	35.97	.00	
51	ACE HARDWARE	901149	COUPLE HOSE	03/21/2025	7.99	.00	
51	ACE HARDWARE	901398	PAIL	03/25/2025	19.47	.00	
51	ACE HARDWARE	901416	PADLOCK	03/25/2025	21.99	.00	
51	ACE HARDWARE	901463	SUPPLIES	03/26/2025	56.43	.00	
51	ACE HARDWARE	901530	SPRAY PAINT	03/26/2025	39.98	.00	
51	ACE HARDWARE	901532	PUTTY	03/26/2025	11.98	.00	
51	ACE HARDWARE	901603	VINEGAR AND CLEANING SUPP	03/27/2025	56.94	.00	
51	ACE HARDWARE	901663	GARDEN SPRAYER	03/28/2025	19.99	.00	
51	ACE HARDWARE	901716	PARTS	03/28/2025	98.50	.00	
51	ACE HARDWARE	901848	SPRAY	03/31/2025	9.99	.00	
51	ACE HARDWARE	901877	STRAPS	03/31/2025	20.76	.00	
51	ACE HARDWARE	901878	SCREWS	03/31/2025	2.69	.00	
51	ACE HARDWARE	901885	ASPHALT PATCH	03/31/2025	3,599.28	.00	
51	ACE HARDWARE	901961	PIPE WRENCH	04/01/2025	21.99	.00	
51	ACE HARDWARE	902000	DAWN	04/01/2025	11.48	.00	
51	ACE HARDWARE	902045	LED BULBS	04/02/2025	16.99	.00	
51	ACE HARDWARE	902094	CABLE TIES	04/02/2025	5.49	.00	
51	ACE HARDWARE	902143	ROPE	04/03/2025	143.45	.00	
51	ACE HARDWARE	902278	WOOD MARKERS	04/04/2025	40.76	.00	
51	ACE HARDWARE	902281	SCREWS	04/04/2025	3.78	.00	
51	ACE HARDWARE	902285	FELT PADS AND KEY	04/04/2025	15.47	.00	
51	ACE HARDWARE	902328	SCREWS	04/04/2025	15.92	.00	
51	ACE HARDWARE	902448	MARKING PAINT	04/07/2025	11.99	.00	
51	ACE HARDWARE	902472	SCREWS	04/07/2025	3.78	.00	
51	ACE HARDWARE	902505	SCREWDRIVERS	04/07/2025	44.85	.00	
51	ACE HARDWARE	902511	DUCT TAPE	04/07/2025	14.99	.00	
Total 51:					4,490.34	.00	
2269	AFLAC	515313	ACCOUNT #y9599	03/25/2025	1,647.35	1,647.35	04/04/2025
Total 2269:					1,647.35	1,647.35	
6900	ALDER ENVIRONMENTAL LLC	4769	DATA MANAGEMENT	04/01/2025	118.13	.00	
6900	ALDER ENVIRONMENTAL LLC	4791	PFAS SURFACE WATER TESTIN	04/01/2025	2,829.39	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6900:					2,947.52	.00	
6524	ALPHAGRAPHICS	IX-448086	BUS SIGNAGE	03/11/2025	724.15	.00	
6524	ALPHAGRAPHICS	IX-448850	BUS SIGNAGE	03/11/2025	301.68	.00	
Total 6524:					1,025.83	.00	
5726	AMAZON	1347-ND3J-JN	WALL HOOKS	03/31/2025	15.96	.00	
5726	AMAZON	16VY-99XJ-R1	GLASS VACUUM	03/26/2025	110.00	.00	
5726	AMAZON	1GK1-PPCD-X	THERMAL POUCHES	03/26/2025	276.89	.00	
5726	AMAZON	1H6T-NV9V-6M	DOOR STOPPERS	04/03/2025	6.99	.00	
5726	AMAZON	1JVD-M6T1-K4	SPOONS	03/21/2025	36.98	.00	
5726	AMAZON	1LC9-R916-3Y	LIGHT BULBS	04/03/2025	53.04	.00	
5726	AMAZON	1PG4-9YFW-N	STOOL	03/08/2025	20.92	.00	
5726	AMAZON	1PLH-4VKV-X3	GLASS CUT OUT TOOLS	04/01/2025	962.99	.00	
5726	AMAZON	1VPN-FFD4-6	TABLE CLOTHES	04/07/2025	28.78	.00	
Total 5726:					1,512.55	.00	
3530	AMSOIL INC #774148	23419713 RI	OIL	03/19/2025	365.84	.00	
Total 3530:					365.84	.00	
3487	ARCHITECTURAL BUILDING SU	71537350	DOOR HARDWARE TOWN HALL	02/05/2024	1,255.38	.00	
Total 3487:					1,255.38	.00	
1783	AT&T	287259163099	charges for account 25725916309	04/03/2025	1,312.45	.00	
1783	AT&T	2872795460X0	ACCOUNT #287279795460	03/11/2025	315.70	.00	
Total 1783:					1,628.15	.00	
6757	AXON ENTERPRISES, INC	INUS5335930	FLEET 3 ADVANCED	04/01/2025	12,480.00	.00	
Total 6757:					12,480.00	.00	
4774	BIG R RANCH & HOME	1710053	PANTS	03/26/2025	50.00	.00	
Total 4774:					50.00	.00	
3500	BISON LUMBER	2503-871261	mELAMINE	03/24/2025	36.00	.00	
Total 3500:					36.00	.00	
1560	BLUE SPRUCE CLEANERS,INC	032825	DRY CLEANING PD	03/28/2025	208.00	.00	
Total 1560:					208.00	.00	
7394	BOLAND, ANITA	050125	350 N Millward - May Rent	05/01/2025	2,263.80	.00	
Total 7394:					2,263.80	.00	
6727	BRIGGS, ERIC L	34495	TOOLS	02/20/2025	128.03	.00	
6727	BRIGGS, ERIC L	34496	PARTS	02/20/2025	262.05	.00	
6727	BRIGGS, ERIC L	34501	CREDIT	02/20/2025	170.52	.00	
6727	BRIGGS, ERIC L	34802	BALL JOINT	03/06/2025	1,053.13	.00	
6727	BRIGGS, ERIC L	35295	TOOLS	03/27/2025	246.19	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6727	BRIGGS, ERIC L	35441	WEDGE	04/03/2025	19.87	.00	
	Total 6727:				1,538.75	.00	
7077	BURKHOLDER, SHAWN	050125	130 E Kelly ♦ May Rent	05/01/2025	2,039.63	.00	
	Total 7077:				2,039.63	.00	
102	CASELLE INC.	139974	CONTRACT SUPPORT	04/01/2025	1,973.00	.00	
	Total 102:				1,973.00	.00	
6257	CERTIFIED LABORATORIES	9099394	nac cl	04/01/2025	391.45	.00	
	Total 6257:				391.45	.00	
5322	CHARGEPOINT, INC	IN299856	LATCH KIT	10/23/2024	608.00	.00	
5322	CHARGEPOINT, INC	IN324946	PARTS	03/03/2025	24,265.50	.00	
	Total 5322:				24,873.50	.00	
7089	CHARLIE'S PLUMBING OF JH	14420	RESTROOM REPAIRS	03/25/2025	1,925.00	.00	
	Total 7089:				1,925.00	.00	
5967	CITY OF DRIGGS	BBSTART2025	APRIL RENT	04/01/2025	1,792.15	.00	
	Total 5967:				1,792.15	.00	
6114	CLIMB WYOMING	040225	3RD QUARTER	04/02/2025	1,531.25	.00	
	Total 6114:				1,531.25	.00	
4981	COLASUONNO, LEA	040925	REIMBURSE FOR TRAVEL EXP	04/09/2025	1,692.89	.00	
	Total 4981:				1,692.89	.00	
260	COMMUNITY SAFETY NETWORK	031725	CONTRACT SERVICES	03/17/2025	23,333.33	.00	
	Total 260:				23,333.33	.00	
514	CONRAD & BISCHOFF INC.	IN-564478-25	FUEL	02/11/2025	21,889.34	.00	
514	CONRAD & BISCHOFF INC.	IN-564479-25	FUEL	02/11/2025	7,316.19	.00	
514	CONRAD & BISCHOFF INC.	IN-636500-25	FUEL	04/03/2025	26,250.59	.00	
	Total 514:				55,456.12	.00	
7500	CONWAY, LARS	050125	145 Moose - May Rent	05/01/2025	2,500.00	.00	
	Total 7500:				2,500.00	.00	
3272	COPYWORKS, LLC	250155	POSTERS	02/07/2025	31.90	.00	
	Total 3272:				31.90	.00	
5002	CUSTOM ELECTRONIC CONSU	0525	MONTHLY MAINTENANCE	03/26/2025	4,562.88	.00	
5002	CUSTOM ELECTRONIC CONSU	0526	MONTHLY MAINTENANCE	03/25/2025	6,938.40	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5002:					11,501.28	.00	
4918	DEAN'S PEST CONTROL LLC	99221	RODENT CONTROL	03/11/2025	110.00	.00	
4918	DEAN'S PEST CONTROL LLC	99598	RODENT CONTROL	03/14/2025	60.00	.00	
4918	DEAN'S PEST CONTROL LLC	99625	RODENT CONTROL	03/28/2025	100.00	.00	
Total 4918:					270.00	.00	
3881	DEX IMAGING	AR13026952	CONTRACT COPIER	03/27/2025	452.32	.00	
Total 3881:					452.32	.00	
6883	DIVISION OF CHILD SUPPORT	04032025	DCSE CASE #0005405448	04/03/2025	511.23	511.23	04/03/2025
Total 6883:					511.23	511.23	
3408	E.R. OFFICE EXPRESS	23216	PAPER	03/28/2025	99.84	.00	
3408	E.R. OFFICE EXPRESS	23228	STAMP	03/31/2025	36.99	.00	
Total 3408:					136.83	.00	
7446	ELAN ONE CARD	ADMIN 3567	LOCAL	03/25/2025	2,942.86	2,942.86	03/25/2025
7446	ELAN ONE CARD	ADMIN 3567	TARGET	03/25/2025	8.48	8.48	03/25/2025
7446	ELAN ONE CARD	ADMIN 3567	PICA	03/25/2025	113.10	113.10	03/25/2025
7446	ELAN ONE CARD	BUILDING 895	INTERNATIONAL CODE	03/25/2025	718.42	718.42	03/25/2025
7446	ELAN ONE CARD	BUILDING 895	INTERNATIONAL CODE	03/25/2025	110.00	110.00	03/25/2025
7446	ELAN ONE CARD	BUILDING 895	ENTERPRISE	03/25/2025	739.70	739.70	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	LITTLE AMERICA	03/25/2025	124.30-	124.30-	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	ZERO SOLUTIONS	03/25/2025	141.97	141.97	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	FBIAA	03/25/2025	110.00	110.00	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	LITTLE AMERICA	03/25/2025	124.30	124.30	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	DELTA	03/25/2025	638.37	638.37	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	AUDIABLE	03/25/2025	15.35	15.35	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	LITTLE AMERICA	03/25/2025	124.30	124.30	03/25/2025
7446	ELAN ONE CARD	CHEIF 0494	DELTA	03/25/2025	638.38	638.38	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	SPANISH GROUP	03/25/2025	36.20	36.20	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	CANVA	03/25/2025	77.80	77.80	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	CANCA	03/25/2025	38.50	38.50	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	STAPLES	03/25/2025	93.25	93.25	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	NAMES BADGES	03/25/2025	61.50	61.50	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	MAIL CHIMP	03/25/2025	75.00	75.00	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	PEARL STREET BAGELS	03/25/2025	24.97	24.97	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	HEALTH BEING	03/25/2025	44.23	44.23	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	CANVA	03/25/2025	30.00	30.00	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	CASPER STAR	03/25/2025	26.99	26.99	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	STAPLES	03/25/2025	161.52	161.52	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	WYOMING CAM	03/25/2025	6.88	6.88	03/25/2025
7446	ELAN ONE CARD	COMMUNITY	CANVA	03/25/2025	22.00	22.00	03/25/2025
7446	ELAN ONE CARD	DETECT SER	LLRMI	03/25/2025	150.00	150.00	03/25/2025
7446	ELAN ONE CARD	DETECT SER	NATIONAL ASSOC	03/25/2025	725.00	725.00	03/25/2025
7446	ELAN ONE CARD	DETECT SER	LOAF AND JUG	03/25/2025	32.30	32.30	03/25/2025
7446	ELAN ONE CARD	DETECT SER	JACKALOPE	03/25/2025	40.18	40.18	03/25/2025
7446	ELAN ONE CARD	DETECT SER	UPS	03/25/2025	26.72	26.72	03/25/2025
7446	ELAN ONE CARD	DETECT SER	UPS	03/25/2025	22.85	22.85	03/25/2025
7446	ELAN ONE CARD	DETECT SER	SIERRA	03/25/2025	675.00	675.00	03/25/2025
7446	ELAN ONE CARD	DETECT SER	SIERRA	03/25/2025	675.00	675.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	1UBER	03/25/2025	20.92	20.92	03/25/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	IT 7309	MAGNET FORENSICS	03/25/2025	3,499.00	3,499.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	1UBER	03/25/2025	23.98	23.98	03/25/2025
7446	ELAN ONE CARD	IT 7309	AIRBNB	03/25/2025	1,690.34	1,690.34	03/25/2025
7446	ELAN ONE CARD	IT 7309	STAR LINK	03/25/2025	165.00	165.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	COMEZPOSIUM	03/25/2025	895.00	895.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	STAPES	03/25/2025	32.99	32.99	03/25/2025
7446	ELAN ONE CARD	IT 7309	MICROSOFT	03/25/2025	360.00	360.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	HERTZ	03/25/2025	341.97	341.97	03/25/2025
7446	ELAN ONE CARD	IT 7309	UBER	03/25/2025	10.50	10.50	03/25/2025
7446	ELAN ONE CARD	IT 7309	DISH NETOWRK	03/25/2025	151.74	151.74	03/25/2025
7446	ELAN ONE CARD	IT 7309	MICROSOFT	03/25/2025	720.00	720.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	ACME TOOLS	03/25/2025	100.83	100.83	03/25/2025
7446	ELAN ONE CARD	IT 7309	AIRBNB	03/25/2025	1,551.50	1,551.50	03/25/2025
7446	ELAN ONE CARD	IT 7309	MYTEEX	03/25/2025	300.00	300.00	03/25/2025
7446	ELAN ONE CARD	IT 7309	APPLE	03/25/2025	13.77	13.77	03/25/2025
7446	ELAN ONE CARD	IT 7309	PARALLES	03/25/2025	95.39	95.39	03/25/2025
7446	ELAN ONE CARD	IT 7309	OPENAI	03/25/2025	209.48	209.48	03/25/2025
7446	ELAN ONE CARD	IT 7309	AMAZON	03/25/2025	78.99	78.99	03/25/2025
7446	ELAN ONE CARD	IT 7309	GODADDDY	03/25/2025	199.98	199.98	03/25/2025
7446	ELAN ONE CARD	JPD 2280	5.11 INC	03/25/2025	500.32	500.32	03/25/2025
7446	ELAN ONE CARD	JPD 2280	5.11 INC	03/25/2025	418.67	418.67	03/25/2025
7446	ELAN ONE CARD	JPD 2280	COMP TAC	03/25/2025	538.63	538.63	03/25/2025
7446	ELAN ONE CARD	JPD 2280	GALLS	03/25/2025	270.87	270.87	03/25/2025
7446	ELAN ONE CARD	JPD 2280	TAC G EAR	03/25/2025	326.63	326.63	03/25/2025
7446	ELAN ONE CARD	JPD 2280	5.11 INC	03/25/2025	381.60	381.60	03/25/2025
7446	ELAN ONE CARD	JPD 2280	DOMINOS	03/25/2025	79.37	79.37	03/25/2025
7446	ELAN ONE CARD	JPD ONE 7130	EXXON	03/25/2025	23.43	23.43	03/25/2025
7446	ELAN ONE CARD	JPD ONE 7130	MAVERICK	03/25/2025	40.54	40.54	03/25/2025
7446	ELAN ONE CARD	JPD ONE 7130	DERBY CLUB	03/25/2025	18.80	18.80	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	SULOFFS	03/25/2025	558.00	558.00	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	EXXON	03/25/2025	28.02	28.02	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	EXXON	03/25/2025	20.15	20.15	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	HOLIDAY INN	03/25/2025	110.00	110.00	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	LITTLE AMERICA	03/25/2025	134.47	134.47	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	EXXON	03/25/2025	43.22	43.22	03/25/2025
7446	ELAN ONE CARD	LIEUTENANT	BIG D	03/25/2025	42.97	42.97	03/25/2025
7446	ELAN ONE CARD	PERSONNEL 7	JIMS TRPHY	03/25/2025	13.80	13.80	03/25/2025
7446	ELAN ONE CARD	PERSONNEL 7	ACE HARDWARE	03/25/2025	5.81	5.81	03/25/2025
7446	ELAN ONE CARD	PERSONNEL 7	THE METRO	03/25/2025	100.00	100.00	03/25/2025
7446	ELAN ONE CARD	PW 4874	BOTTLE STATIONS	03/25/2025	216.06	216.06	03/25/2025
7446	ELAN ONE CARD	PW 4874	CUTTYS	03/25/2025	600.00	600.00	03/25/2025
7446	ELAN ONE CARD	PW 4874	EBAY	03/25/2025	73.08	73.08	03/25/2025
7446	ELAN ONE CARD	PW 4874	SHERWIN	03/25/2025	110.85	110.85	03/25/2025
7446	ELAN ONE CARD	PW 4874	ALBERTSONS	03/25/2025	35.44	35.44	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STAPLES	03/25/2025	36.47	36.47	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	USPS	03/25/2025	22.44	22.44	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	ALBERTSONS	03/25/2025	17.97	17.97	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STAPLES	03/25/2025	205.98	205.98	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	ALBERTSONS	03/25/2025	264.84	264.84	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	SMITHS	03/25/2025	14.98	14.98	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	ALBERTSONS	03/25/2025	54.83	54.83	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STAPLES	03/25/2025	39.30	39.30	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STAPLES	03/25/2025	10.69	10.69	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	COSTCO	03/25/2025	41.31	41.31	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	QC SUPPLIES	03/25/2025	136.71	136.71	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STC BRANDS	03/25/2025	189.98	189.98	03/25/2025
7446	ELAN ONE CARD	START AMIN 9	STAPLES	03/25/2025	31.98	31.98	03/25/2025
7446	ELAN ONE CARD	TOWN COUNC	BIG D	03/25/2025	51.97	51.97	03/25/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	WWTP 2901	FARMPLAST	03/25/2025	799.98	799.98	03/25/2025
7446	ELAN ONE CARD	WWTP 2901	EGUAGE	03/25/2025	20.00	20.00	03/25/2025
7446	ELAN ONE CARD	WWTP 2901	UPS	03/25/2025	33.63	33.63	03/25/2025
7446	ELAN ONE CARD	WWTP 2901	ALBERTSON	03/25/2025	39.38	39.38	03/25/2025
7446	ELAN ONE CARD	WWTP 2901	ALITA INDUSTRIES	03/25/2025	718.73	718.73	03/25/2025
Total 7446:					27,230.10	27,230.10	
6092	ENERGY 1	52318	TOJ PLUMBING	03/25/2025	1,300.13	.00	
6092	ENERGY 1	52319	TOJ HVAC	03/25/2025	648.38	.00	
Total 6092:					1,948.51	.00	
1134	ENERGY LABORATORIES INC.	696375	EFFLUENT	03/24/2025	172.00	.00	
1134	ENERGY LABORATORIES INC.	697585	EFFLUENT	03/28/2025	117.00	.00	
1134	ENERGY LABORATORIES INC.	697788	CCR REPORT	03/31/2025	125.00	.00	
Total 1134:					414.00	.00	
1634	ENTENMANN-ROVIN CO	0187277-IN	AWARD BARS	04/02/2025	1,185.50	.00	
Total 1634:					1,185.50	.00	
6552	ETNA TRADE PARK LLC	050125	Star Valley Bus Storage - May Re	05/01/2025	4,062.00	.00	
Total 6552:					4,062.00	.00	
6802	FALL RIVER PROPANE	2688546	PROPANE	03/12/2025	1,440.73	.00	
Total 6802:					1,440.73	.00	
3195	FERGUSON ENTERPRISES, IN	3271762	MACHTR	12/09/2024	484.36	.00	
3195	FERGUSON ENTERPRISES, IN	3557577	PLUMBING PARTS	03/25/2025	171.03	.00	
3195	FERGUSON ENTERPRISES, IN	3557577-1	THRD BUSH	04/03/2025	13.88	.00	
3195	FERGUSON ENTERPRISES, IN	3558087	THRD TEE	03/25/2025	20.02	.00	
3195	FERGUSON ENTERPRISES, IN	3559621	BUSHINGS	03/26/2025	16.70	.00	
3195	FERGUSON ENTERPRISES, IN	3563178	REP KIT	03/27/2025	30.78	.00	
3195	FERGUSON ENTERPRISES, IN	3567401	RTRFT KIT	03/28/2025	371.49	.00	
3195	FERGUSON ENTERPRISES, IN	3572790	THRD BUSH	04/04/2025	2.24	.00	
3195	FERGUSON ENTERPRISES, IN	3578872	COUPLERS	04/02/2025	79.27	.00	
3195	FERGUSON ENTERPRISES, IN	3579471	SPUD	04/02/2025	12.12	.00	
3195	FERGUSON ENTERPRISES, IN	3579556	BRS FTGXP	04/02/2025	52.80	.00	
3195	FERGUSON ENTERPRISES, IN	3592353	WLD NIP TBE	04/07/2025	9.34	.00	
Total 3195:					1,264.03	.00	
7629	FIREHOSE SUPPLY	25514	FIRE HOSE SUPPLIES	03/25/2025	1,345.44	.00	
Total 7629:					1,345.44	.00	
668	FREEDOM MAILING SERVICE I	49977	UTILITY BILLING	03/07/2025	919.96	.00	
668	FREEDOM MAILING SERVICE I	49977	UTILITY BILLING	03/07/2025	919.96	.00	
668	FREEDOM MAILING SERVICE I	50188	UTILITY BILLING	04/04/2025	917.90	.00	
668	FREEDOM MAILING SERVICE I	50188	UTILITY BILLING	04/04/2025	917.90	.00	
Total 668:					3,675.72	.00	
4394	FREMONT MOTOR CO.	92511	2025 DODGE DURANGO	04/03/2025	42,340.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4394	FREMONT MOTOR CO.	92512	2025 DODGE DURANGO	04/03/2025	39,840.00	.00	
4394	FREMONT MOTOR CO.	92513	2025 DODGE DURANGO	04/03/2025	42,340.00	.00	
Total 4394:					124,520.00	.00	
6146	FRONTIER FENCE INC	1555	FENCING @ START	03/31/2025	10,000.00	.00	
Total 6146:					10,000.00	.00	
5968	GARRETT, ROBERT	040425	DOT PHYSICAL	04/04/2025	155.00	.00	
Total 5968:					155.00	.00	
564	GEMPLERS INC.	INV000460577	POWER NOZZLE	03/05/2025	266.13	.00	
Total 564:					266.13	.00	
4212	GILLIG LLC	41289129	SENDER	03/26/2025	118.30	.00	
4212	GILLIG LLC	41291842	WINDSHIELD	04/02/2025	1,443.28	.00	
Total 4212:					1,561.58	.00	
7631	GOOD BOY CLEANING	1277	CARPET CLEANING	03/31/2025	1,365.50	.00	
Total 7631:					1,365.50	.00	
7497	GRIFFITH PARTNERSHIP LLC	050125	126 Aspen Dr - May Rent	05/01/2025	1,600.00	.00	
7497	GRIFFITH PARTNERSHIP LLC	050125	120 Aspen Drive - May Rent	05/01/2025	1,750.00	.00	
Total 7497:					3,350.00	.00	
7181	HANSEN EARTH WORKS LLC	2853	CURB STOP REPAIR	09/22/2024	2,421.30	.00	
7181	HANSEN EARTH WORKS LLC	2868	FIRE HYDRANT	10/16/2024	1,369.50	.00	
Total 7181:					3,790.80	.00	
4988	HD FOWLER COMPANY	I6951897	WEDGE GATE	03/18/2025	5,226.50	.00	
4988	HD FOWLER COMPANY	I6963218	WEDGE GATE VALVE	04/01/2025	2,681.21	.00	
Total 4988:					7,907.71	.00	
96	HIGH COUNTRY LINEN	0481856	TOWELS	01/06/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0481856	UNIFORMS	01/06/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0483143	MATS @ CORE	01/13/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0483143	UNIFORMS	01/13/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0484467	UNIFORMS	01/20/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0484467	SHOP TOWELS	01/20/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0485718	UNIFORMS	01/27/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0485718	MATS @ CORE	01/27/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0486979	TOWELS	02/03/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0486979	UNIFORMS	02/03/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0488215	MATS @ CORE	02/10/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0488215	UNIFORMS	02/10/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0488964	SEWER	02/13/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0488964	WATER	02/13/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0488964	STREET	02/13/2025	13.06	.00	
96	HIGH COUNTRY LINEN	0488964	FACILITY	02/13/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0488964	ADMIN	02/13/2025	6.65	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	0488964	ADMIN	02/13/2025	6.64	.00	
96	HIGH COUNTRY LINEN	0488964	WWTP	02/13/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0488964	BUILD MAINT	02/13/2025	59.56	.00	
96	HIGH COUNTRY LINEN	0490731	MATS @ CORE	02/24/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0490731	uniforms	02/24/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0491985	TOWELS	03/03/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0491985	uniforms	03/03/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0493267	towels	03/10/2025	86.31	.00	
96	HIGH COUNTRY LINEN	0493268	UNIFORMS	03/10/2025	79.29	.00	
96	HIGH COUNTRY LINEN	0493268	MATS @ CORE	03/10/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0493899	MATS @ TOWN HALL	03/12/2025	308.79	.00	
96	HIGH COUNTRY LINEN	0494014	SEWER	03/13/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0494014	WATER	03/13/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0494014	STREET	03/13/2025	13.06	.00	
96	HIGH COUNTRY LINEN	0494014	FACILITY	03/13/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0494014	ADMIN	03/13/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0494014	ADMIN	03/13/2025	6.64	.00	
96	HIGH COUNTRY LINEN	0494014	WWTP	03/13/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0494014	BUILD MAINT	03/13/2025	59.56	.00	
96	HIGH COUNTRY LINEN	0494529	SHOP TOWELS	03/17/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0494529	UNIFORMS	03/17/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0494619	MATS @ HOME RANCH	03/17/2025	23.45	.00	
96	HIGH COUNTRY LINEN	0495020	MATS @ WWTP	03/19/2025	66.85	.00	
96	HIGH COUNTRY LINEN	0495733	MATS @ START	03/24/2025	202.85	.00	
96	HIGH COUNTRY LINEN	0495734	MATS @ CORE	03/24/2025	48.65	.00	
96	HIGH COUNTRY LINEN	0495734	UNIFORMS	03/24/2025	103.29	.00	
96	HIGH COUNTRY LINEN	0496352	MATS @ TOWN HALL	03/26/2025	308.79	.00	
96	HIGH COUNTRY LINEN	0496469	SEWER	03/27/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0496469	WATER	03/27/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0496469	STREET	03/27/2025	19.71	.00	
96	HIGH COUNTRY LINEN	0496469	fACILITY	03/27/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0496469	ADMIN	03/27/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0496469	ADMIN	03/27/2025	6.64	.00	
96	HIGH COUNTRY LINEN	0496469	WWTP	03/27/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0496469	BUILD MAINT	03/27/2025	9.24	.00	
96	HIGH COUNTRY LINEN	0496972	SHOP TOWELS	03/31/2025	5.68	.00	
96	HIGH COUNTRY LINEN	0496972	UNIFORMS	03/31/2025	31.29	.00	
96	HIGH COUNTRY LINEN	0497064	MATS @ HOME RANCH	03/31/2025	53.45	.00	
96	HIGH COUNTRY LINEN	0497422	MATS @ WWTP	04/02/2025	41.47	.00	
96	HIGH COUNTRY LINEN	0497632	SEWER	04/03/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0497632	WATER	04/03/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0497632	STREET	04/03/2025	19.71	.00	
96	HIGH COUNTRY LINEN	0497632	FACILITY	04/03/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0497632	ADMIN	04/03/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0497632	ADMIN	04/03/2025	6.64	.00	
96	HIGH COUNTRY LINEN	0497632	WWTP	04/03/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0497632	BUILD MAINT	04/03/2025	129.70	.00	
96	HIGH COUNTRY LINEN	0498556	MATS @ SHELTER	04/09/2025	72.94	.00	
96	HIGH COUNTRY LINEN	S0482554	SUPPLIES	01/08/2025	348.65	.00	
96	HIGH COUNTRY LINEN	S0491400	LINERS	02/26/2025	338.70	.00	
96	HIGH COUNTRY LINEN	S0492691	sUPPLIES	03/05/2025	105.04	.00	
96	HIGH COUNTRY LINEN	S0493174	TOWELS	03/07/2025	231.79	.00	
96	HIGH COUNTRY LINEN	S0494189	TOWELS	03/13/2025	156.55	.00	
96	HIGH COUNTRY LINEN	S0494776	SOAP	03/17/2025	75.00	.00	
96	HIGH COUNTRY LINEN	S0494858	LINERS	03/18/2025	114.45	.00	
96	HIGH COUNTRY LINEN	S0495901	MOP	03/24/2025	70.00	.00	
96	HIGH COUNTRY LINEN	S04960588	towels	02/21/2025	178.25	.00	
96	HIGH COUNTRY LINEN	S0496366	SOAP	03/26/2025	75.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
96	HIGH COUNTRY LINEN	S0497159	SUPPLIES	03/31/2025	171.96	.00	
Total 96:					4,465.91	.00	
7064	HUB INTERNATIONAL	031225	ADMIN FEES	03/12/2025	3,366.00	3,366.00	04/04/2025
Total 7064:					3,366.00	3,366.00	
106	INTERSTATE BATTERY	950005210	BATTERIES	03/31/2025	712.75	.00	
106	INTERSTATE BATTERY	950005290	BATTERIES	04/07/2025	239.95	.00	
Total 106:					952.70	.00	
6954	IVY OUTDOOR SERVICES LLC	0000129	MARCH DOWNTOWN TRASH PI	04/01/2025	7,988.50	.00	
6954	IVY OUTDOOR SERVICES LLC	0000130	START BUS TRASH ROUTE APR	04/01/2025	1,458.00	.00	
Total 6954:					9,446.50	.00	
2	JACKSON CURBSIDE INC.	00032713	RECYCLING	04/01/2025	255.00	.00	
2	JACKSON CURBSIDE INC.	00032720	RECYCLING	04/01/2025	555.00	.00	
2	JACKSON CURBSIDE INC.	00032722	DOWNTOWN RECYCLING	04/01/2025	1,831.00	.00	
Total 2:					2,641.00	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1046	START ON DEMAND	03/06/2025	119,576.07	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1047	FIXED ROUTE	03/18/2025	21,000.00	.00	
Total 6931:					140,576.07	.00	
7163	JACKSON GROUP LOCKBOX	692307IF	FILTERS	03/25/2025	596.87	.00	
7163	JACKSON GROUP LOCKBOX	692844IF	DRIVE SEAL	04/03/2025	138.36	.00	
7163	JACKSON GROUP LOCKBOX	693030IF	FILTERS	04/03/2025	1,707.57	.00	
7163	JACKSON GROUP LOCKBOX	693030IFX1	BRAKE KIT	04/07/2025	793.58	.00	
7163	JACKSON GROUP LOCKBOX	693032IF	FILTER	04/03/2025	84.71	.00	
Total 7163:					3,321.09	.00	
5127	JACKSON HOLE AIRPORT	040425	ADVERTISING	04/04/2025	30,000.00	.00	
Total 5127:					30,000.00	.00	
6477	Jackson Hole Childrens Museum	272	3RD QUARTER	03/07/2025	10,000.00	.00	
Total 6477:					10,000.00	.00	
67	JACKSON HOLE HISTORICAL S	032525	3RD QUARTER	03/25/2025	9,625.00	.00	
Total 67:					9,625.00	.00	
131	JACKSON HOLE NEWS & GUID	375391	AD#433969	03/12/2025	193.00	.00	
131	JACKSON HOLE NEWS & GUID	375671	AD#433969	03/26/2025	193.00	.00	
131	JACKSON HOLE NEWS & GUID	375841	AD#436136	03/31/2025	650.00	.00	
131	JACKSON HOLE NEWS & GUID	375842	AD#433970	03/31/2025	754.00	.00	
131	JACKSON HOLE NEWS & GUID	375958	AD#436461	04/02/2025	90.00	.00	
131	JACKSON HOLE NEWS & GUID	375992	AD#436422	04/02/2025	128.00	.00	
131	JACKSON HOLE NEWS & GUID	375994	AD#436667	04/02/2025	40.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 131:					2,048.00	.00	
139	JORGENSEN ASSOCIATES, PC	55763	18047 GREGORY LANE	03/18/2025	6,496.78	.00	
139	JORGENSEN ASSOCIATES, PC	55765	18047 GREGORY LANE	03/19/2025	7,431.42	.00	
139	JORGENSEN ASSOCIATES, PC	55765	18047 GREGORY LANE	03/19/2025	7,431.41	.00	
139	JORGENSEN ASSOCIATES, PC	55765	18047 GREGORY LANE	03/19/2025	7,431.42	.00	
Total 139:					28,791.03	.00	
5537	KEENAN, PETER	050125	Virginian 55-4 - May Rent	05/01/2025	2,357.50	.00	
Total 5537:					2,357.50	.00	
7628	KIRWAN, DERMOT	040425	DOT PHYSICAL	04/04/2025	155.00	.00	
Total 7628:					155.00	.00	
7112	KJ'S SERVICES INVESTMENTS	050125	Alpine - May Internet	05/01/2025	35.00	.00	
7112	KJ'S SERVICES INVESTMENTS	050125	Alpine - May Rent	05/01/2025	2,800.00	.00	
Total 7112:					2,835.00	.00	
2859	LEADERSHIP JACKSON HOLE	040125	4TH QUARTER	04/01/2025	2,500.00	.00	
Total 2859:					2,500.00	.00	
4719	LOEBE, MARC	040425	DOT PHYSICAL	04/04/2025	155.00	.00	
Total 4719:					155.00	.00	
156	LOWER VALLEY ENERGY INC	050125	355 W Deloney E5 - May Rent	05/01/2025	3,000.00	.00	
156	LOWER VALLEY ENERGY INC	92050-002 03-	3150 S ADAMS CANYON DR, JA	03/31/2025	300.63	300.63	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-003 03-	SPRUCE DR PUMP HOUSE, JA	03/31/2025	328.64	328.64	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-008 03-	CEMETERY, JACKSON, WY 20	03/31/2025	18.27	18.27	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-010 03-	ELY SPRINGS RD WELL 6,7,8, J	03/31/2025	627.67	627.67	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-014 03-	135 E BROADWAY AVE HEAT TA	03/31/2025	19.90	19.90	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-017 03-	WASTE WATER TRTMT INTERM	03/31/2025	92.30	92.30	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-019 03-	RANGEVIEW DR LIFT PUMP CO	03/31/2025	97.44	97.44	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-021 03-	150 E PEARL AVE, JACKSON, W	03/31/2025	1,559.75	1,559.75	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-024 03-	1605 BERGER LN SEWER LIFT	03/31/2025	25.45	25.45	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-025 03-	450 W SNOW KING AVE NEW S	03/31/2025	775.78	775.78	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-026 03-	450 W SNOW KING AVE SHOP, J	03/31/2025	323.42	323.42	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-044 03-	610 SNOW KING DR ESTATES B	03/31/2025	157.70	157.70	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-047 03-	WASTE WATER TRTMT UV BLD	03/31/2025	200.04	200.04	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-049 03-	WASTE WATER TRTMT PTB 545	03/31/2025	7,428.73	7,428.73	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-050 03-	2 MG TANK, JACKSON, WY 200	03/31/2025	24.30	24.30	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-051 03-	WELL #5 KARNS MEADOW DR,	03/31/2025	2,215.26	2,215.26	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-052 03-	675 E BROADWAY AVE WELL #1	03/31/2025	2,035.62	2,035.62	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-053 03-	WELLS #2 & #3, JACKSON, WY	03/31/2025	1,658.30	1,658.30	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-054 03-	CITY WELL ELK REF 1, JACKSO	03/31/2025	50.62	50.62	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-055 03-	CITY WELL ELK REF 2, JACKSO	03/31/2025	50.62	50.62	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-059 03-	440 W SNOW KING AVE POLICE	03/31/2025	226.22	226.22	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-060 03-	400 W SNOW KING AVE S GAR,	03/31/2025	1,000.48	1,000.48	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-061 03-	400 W SNOW KING AVE PUBLIC	03/31/2025	789.73	789.73	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-074 03-	CRABTREE LN THAW WELL #2,	03/31/2025	28.00	28.00	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-075 03-	HIGH SCHOOL RD THAW WELL	03/31/2025	25.65	25.65	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-077 03-	685 E HANSEN AVE, JACKSON,	03/31/2025	127.82	127.82	04/07/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-078 03-	145 W HANSEN AVE FRONT, JA	03/31/2025	173.81	173.81	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-079 03-	145 W HANSEN AVE BACK, JAC	03/31/2025	161.42	161.42	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-082 03-	400 W SNOW KING AVE E STOR	03/31/2025	384.66	384.66	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-089 03-	685 E HANSEN AVE, JACKSON,	03/31/2025	77.84	77.84	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-090 03-	955 MAPLE WAY, JACKSON, WY	03/31/2025	176.84	176.84	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-092 03-	3150 S ADAMS CANYON DR ANI	03/31/2025	430.61	430.61	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-102 03-	145 W HANSEN AVE FRONT, JA	03/31/2025	6.34	6.34	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-105-382	MULTIPLE STREET LIGHTS	03/31/2025	2,871.59	2,871.59	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-106 03-	940 SIMON LN, JACKSON, WY	03/31/2025	336.36	336.36	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-114 03-3	210 N CACHE ST HOME RANCH	03/31/2025	401.44	401.44	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-126 03-	SPRING WATER LN LIFT STATIO	03/31/2025	32.47	32.47	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-127 03-	3337 S CODY CREEK DR LIFT S	03/31/2025	305.81	305.81	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-131 03-	195 E DELONEY AVE RESTROO	03/31/2025	351.84	351.84	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-132 03-	160 S MILLWARD ST PARKING	03/31/2025	2,111.19	2,111.19	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-134 03-	160 S MILLWARD ST PARKING	03/31/2025	6.34	6.34	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-334 03-	JOSEPHINE LOOP LOT 15 LIFT	03/31/2025	103.32	103.32	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-341 03-	210 N CACHE ST HOME RANCH	03/31/2025	155.75	155.75	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-345 03-	930 SIMON LN, JACKSON, WY	03/31/2025	213.06	213.06	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-356 03-	55 KARNs MEADOW DR START	03/31/2025	5,863.61	5,863.61	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-357 03-	55 KARNs MEADOW DR START	03/31/2025	1,912.55	1,912.55	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-359 03-	MILLER PARK PARKING LOT CH	03/31/2025	243.70	243.70	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-361 03-	625 W BROADWAY AVE NEW P	03/31/2025	213.69	213.69	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-363 03-	455 VINE ST UTIL, JACKSON, W	03/31/2025	58.55	58.55	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-364 03-	65 VIRGINIAN LN #5, JACKSON,	03/31/2025	71.96	71.96	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-365 03-	65 VIRGINIAN LN #7, JACKSON,	03/31/2025	91.78	91.78	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-367 03-	455 VINE ST APT #3, JACKSON,	03/31/2025	56.97	56.97	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-368 03-	455 VINE ST APT #4, JACKSON,	03/31/2025	43.77	43.77	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-370 03-	2022 WILDFLOWER CT, JACKS	03/31/2025	168.21	168.21	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-371 03-	2022 WILDFLOWER CT, JACKS	03/31/2025	48.14	48.14	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-374 03-	455 VINE ST APT #1, JACKSON,	03/31/2025	91.78	91.78	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-375 03-	155 E PEARL AVE, JACKSON, W	03/31/2025	25.00	25.00	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-376 03-	149 E PEARL AVE, JACKSON, W	03/31/2025	143.58	143.58	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-378 03-	145 E PEARL AVE #A EAST, JAC	03/31/2025	56.78	56.78	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-383 03-	SNOW KING DR WATER TANK C	03/31/2025	22.39	22.39	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-385 03-	85 N SPRING GULCH RD SPRIN	03/31/2025	262.64	262.64	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-388 03-	121 SHERWOOD CT BLDG 2 BU	03/31/2025	58.92	58.92	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-389 03-	1640 MARTIN LN LIFT STATION,	03/31/2025	30.28	30.28	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-390 03-	400 W SNOW KING AVE HOUSI	03/31/2025	235.75	235.75	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-391 03-	400 W SNOW KING AVE PARK M	03/31/2025	697.25	697.25	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-392 03-	400 W SNOW KING AVE ADMIN,	03/31/2025	709.49	709.49	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-393 03-	400 W SNOW KING AVE EMPLO	03/31/2025	790.42	790.42	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-395 03-	145 E PEARL AVE #C LOFT, JAC	03/31/2025	57.50	57.50	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-396 03-	145 E PEARL AVE HSE/CMN, JA	03/31/2025	126.58	126.58	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-397 03-	145 E PEARL AVE #B WEST, JA	03/31/2025	88.04	88.04	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-398 03-	155 E PEARL AVE, JACKSON, W	03/31/2025	83.21	83.21	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-399 03-	155 E PEARL AVE, JACKSON, W	03/31/2025	118.82	118.82	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-401 03-	455 VINE ST APT #2, JACKSON,	03/31/2025	73.45	73.45	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-405 03-	3585 S CANADIAN DR, JACKSO	03/31/2025	92.20	92.20	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-406 03-	3585 S CANADIAN DR, JACKSO	03/31/2025	99.08	99.08	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-407 03-	130 E KELLY AVE #23, JACKSO	03/31/2025	55.61	55.61	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-411 03-3	1540 MARTIN LN H-FRAME MET	03/31/2025	26.62	26.62	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-416 03-	350 N MILLWARD ST #5, JACKS	03/31/2025	48.63	48.63	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-418 03-	355 W DELONEY AVE E-5, JACK	03/31/2025	82.78	82.78	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-419 03-	55 VIRGINIAN LN #4, JACKSON,	03/31/2025	85.95	85.95	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-420 03-	355 W DELONEY AVE A-5, JACK	03/31/2025	54.34	54.34	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-422 03-	126 ASPEN DR, JACKSON, WY	03/31/2025	96.82	96.82	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-423 03-	120 ASPEN DR, JACKSON, WY	03/31/2025	102.09	102.09	04/07/2025
156	LOWER VALLEY ENERGY INC	92050-424 03-	69 VIRGINIAN LN #7, JACKSON,	03/31/2025	58.03	58.03	04/07/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 156:					44,735.99	41,735.99	
7627	MADE IN IRON LLC	00476	MATERIAL	04/02/2025	2,659.51	.00	
7627	MADE IN IRON LLC	00489	MATERIALS	04/03/2025	10.70	.00	
Total 7627:					2,670.21	.00	
258	MENTAL HEALTH & RECOVERY	11127703	QUARTERLY PAYMENT	04/01/2025	45,250.00	.00	
Total 258:					45,250.00	.00	
998	METROQUIP INC	P31587	CHAIN AND NOZZLES	04/03/2025	2,464.76	.00	
Total 998:					2,464.76	.00	
7388	MID-AMERICA RESEARCH CHE	0844792-IN	WEED KILLER	03/28/2025	379.50	.00	
Total 7388:					379.50	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7479355002	BATTERY	02/05/2025	14.54	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7541117002	PSH	03/04/2025	5.30	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7603226001	PARTS	03/27/2025	243.39	.00	
Total 4623:					263.23	.00	
257	NAPA AUTO PARTS INC.	265408	WIPER BLADES	11/05/2024	57.58	.00	
257	NAPA AUTO PARTS INC.	279558	BRAKES	01/10/2025	306.00	.00	
257	NAPA AUTO PARTS INC.	283946	FILTER	01/30/2025	5.84	.00	
257	NAPA AUTO PARTS INC.	288561	FILTERS	02/20/2025	71.08	.00	
257	NAPA AUTO PARTS INC.	291334	MIRROR	03/05/2025	44.38	.00	
257	NAPA AUTO PARTS INC.	295525	FILTER	03/26/2025	4.44	.00	
257	NAPA AUTO PARTS INC.	296377	ADAPTER	03/31/2025	11.54	.00	
257	NAPA AUTO PARTS INC.	296396	OIL SEAL	03/31/2025	37.91	.00	
257	NAPA AUTO PARTS INC.	296623	ADAPTER	04/01/2025	12.16	.00	
257	NAPA AUTO PARTS INC.	296636	ADAPTER	04/01/2025	12.16	.00	
257	NAPA AUTO PARTS INC.	296877	FUSE PANEL	04/02/2025	243.90	.00	
257	NAPA AUTO PARTS INC.	297086	FILTERS	04/03/2025	48.88	.00	
257	NAPA AUTO PARTS INC.	297168	FILTERS	04/03/2025	33.02	.00	
257	NAPA AUTO PARTS INC.	297952	ATA;YTIC CLEANER	04/08/2025	36.98	.00	
257	NAPA AUTO PARTS INC.	298001	FILTERS	04/08/2025	35.97	.00	
257	NAPA AUTO PARTS INC.	298028	FILTERS	04/08/2025	21.08	.00	
Total 257:					958.60	.00	
187	NELSON ENGINEERING	66862	25-058-01 N CACHE	03/28/2025	725.00	.00	
Total 187:					725.00	.00	
1504	ONE CALL OF WYOMING	75041	MARCH TICKETS	04/07/2025	57.22	.00	
1504	ONE CALL OF WYOMING	75041	MARCH TICKETS	04/07/2025	57.23	.00	
Total 1504:					114.45	.00	
5707	PERFORM PRINTING LLC	BCT 1618	BUSINESS CARDS	04/09/2025	84.25	.00	
Total 5707:					84.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4894	PLATT	6D95581	SS BLANK	04/03/2025	2.81	.00	
4894	PLATT	SC04465	SERVICE CHARGE	02/25/2025	25.24	.00	
Total 4894:					28.05	.00	
7591	POINT S REXBURG	1261959	TIRES	03/27/2025	940.00	.00	
Total 7591:					940.00	.00	
6483	PREMIER TRUCK- SALT LAKE C	775695143	Y CORD	03/26/2025	89.41	.00	
6483	PREMIER TRUCK- SALT LAKE C	775699475	INJECTION KIT	04/08/2025	10,482.94	.00	
Total 6483:					10,572.35	.00	
4922	PREMIER VEHICLE INSTALLATI	47042	PATROL VEHICLE SUPPLIES	03/29/2025	44,174.19	.00	
Total 4922:					44,174.19	.00	
6613	QUADIENT FINANCE USA, INV	790004408054	POSTAGE	03/30/2025	2,000.00	.00	
Total 6613:					2,000.00	.00	
7066	R & A SAFETY LLC	46190	PRE EMPLOY	03/03/2025	90.50	.00	
7066	R & A SAFETY LLC	46202	RANDOM	03/07/2025	90.50	.00	
7066	R & A SAFETY LLC	46212	RANDOM	03/10/2025	115.50	.00	
7066	R & A SAFETY LLC	46273	PRE EMPLOY	03/14/2025	90.50	.00	
7066	R & A SAFETY LLC	46343	RANDOM	03/27/2025	115.50	.00	
Total 7066:					502.50	.00	
1839	RAFTER J IMPROV/SERV DIST	4781	Quarterly Billing	04/01/2025	146.43	.00	
Total 1839:					146.43	.00	
7460	RAMANATHAN, BRINDA	050125	355 W Deloney A5 - May Rent	05/01/2025	2,500.00	.00	
Total 7460:					2,500.00	.00	
3361	ROCKY MOUNTAIN FBINAA	12733	REGISTRATION FOR PHILLIP S	04/08/2025	500.00	.00	
Total 3361:					500.00	.00	
4723	RON'S TOWING LLC	25-38953	TOW FEE	03/31/2025	700.00	.00	
Total 4723:					700.00	.00	
2597	RUSCHILL, RUSSELL	040425	TRAVEL EXPENSESES	04/04/2025	203.50	.00	
Total 2597:					203.50	.00	
3694	RUSH INTERNATIONAL TRUCK	3041130872	STEERING LINK	03/28/2025	610.36	.00	
Total 3694:					610.36	.00	
13	SAFETY SUPPLY & SIGN CO., I	193363	SIGNAGE SUPPLIES	03/31/2025	4,686.09	.00	
Total 13:					4,686.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7630	SC MACHINE LLC	YP136	EQUIPMENT REPAIR	03/19/2025	3,500.00	.00	
7630	SC MACHINE LLC	YP136	EQUIPMENT REPAIR	03/19/2025	7,500.00	.00	
Total 7630:					11,000.00	.00	
7203	SCHWARTZ, ANDY	032525	LOBBY SERVICES	03/25/2025	4,583.33	.00	
Total 7203:					4,583.33	.00	
6365	SIGN IT NOW INC	12830	SIGNAGE	01/13/2025	1,096.91	.00	
Total 6365:					1,096.91	.00	
4720	SILVERSTAR	54639 0425	MONTHLY SERVICES	04/01/2025	2,727.30	.00	
4720	SILVERSTAR	654791 0425	MONTHLY SERVICES 654791	04/01/2025	869.73	.00	
Total 4720:					3,597.03	.00	
7106	SMITH PSYCHOLOGICAL SERVI	11644	EVALUATION	03/27/2025	400.00	.00	
Total 7106:					400.00	.00	
7050	SOSA'S JANITORIAL SERVICE	0000145	TOWN HALL	03/03/2025	8,325.00	.00	
7050	SOSA'S JANITORIAL SERVICE	0000146	CLEANING SERVICES	03/08/2025	675.00	.00	
Total 7050:					9,000.00	.00	
7546	SPACE EXPLORATION TECHNO	INV-USA-4052	ROAM	04/01/2025	165.00	.00	
Total 7546:					165.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334641666	ANIMAL CARE	03/24/2025	240.56	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334641668	ANIMAL CARE	03/24/2025	150.00	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334641929	ANIMAL CARE	03/27/2025	79.99	.00	
1505	SPRING CREEK ANIMAL HOSPI	5334641930	ANIMAL CARE	03/27/2025	82.90	.00	
Total 1505:					553.45	.00	
6838	SPSC POA - South Park Services	043025	MONTHLY FEES	03/31/2025	303.82	.00	
Total 6838:					303.82	.00	
251	STANDARD PLUMBING SUPPLY	YJBY04	BREAKER	04/02/2025	30.28	.00	
251	STANDARD PLUMBING SUPPLY	YJBY38	FREIGHT	04/02/2025	10.00	.00	
Total 251:					40.28	.00	
7553	STAR VALLEY DISPOSAL	133561	TRASH	04/01/2025	117.00	.00	
Total 7553:					117.00	.00	
5260	STEPHENS, SHAWN	040925	TRAVEL EXPENES	04/09/2025	1,036.90	.00	
5260	STEPHENS, SHAWN	040925	TRAVEL EXPENES	04/09/2025	560.18	.00	
5260	STEPHENS, SHAWN	040925	TRAVEL EXPENES	04/09/2025	687.86	.00	
5260	STEPHENS, SHAWN	040925	TRAVEL EXPENES	04/09/2025	821.68	.00	
Total 5260:					3,106.62	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7227	STEPHENS, TALON	040725	TRAVEL EXPENSES	04/07/2025	400.00	.00	
Total 7227:					400.00	.00	
7088	STONE, KIRK	050125	3585 Canadian ♦ May Rent	05/01/2025	3,087.00	.00	
Total 7088:					3,087.00	.00	
7076	SUSTAINABLE STRATEGIES DC	4390	CONSULTING SERVICES	03/25/2025	7,500.00	.00	
Total 7076:					7,500.00	.00	
1443	TETON COUNTY CLERK	041025FE	FIRE EMS MONTHLY CONTRIB	04/10/2025	278,072.33	.00	
1443	TETON COUNTY CLERK	041025H'	MONTHLY CONTRIBUTION HOU	04/10/2025	49,074.83	.00	
1443	TETON COUNTY CLERK	041025PR	PARK AND REC MONTHLY CON	04/10/2025	486,535.00	.00	
Total 1443:					813,682.16	.00	
6554	TETON COUNTY HISTORIC	TCHPBQ324	PAYMENT	04/01/2025	13,425.00	.00	
Total 6554:					13,425.00	.00	
1614	TETON COUNTY-FUND 10	032525D	MARCH DISPATCH	03/25/2025	51,740.19	.00	
1614	TETON COUNTY-FUND 10	032525P	PATHWAYS MARCH	03/25/2025	7,245.62	.00	
1614	TETON COUNTY-FUND 10	032525PLAN	MARCH PLANNING	03/25/2025	6,922.63	.00	
1614	TETON COUNTY-FUND 10	032525PLAN	MARCH PLANNING	03/25/2025	6,381.14	.00	
Total 1614:					72,289.58	.00	
3027	TETON COUNTY-FUND 13	032525C	MARCH CAPITAL	03/25/2025	26,450.00	.00	
Total 3027:					26,450.00	.00	
392	TETON LITERACY CENTER	031725	PAYMENT	03/17/2025	8,933.34	.00	
Total 392:					8,933.34	.00	
268	TETON MOTORS INC	5112695	BELT KIT	03/25/2025	137.32	.00	
268	TETON MOTORS INC	5112717	BELT KIT	03/27/2025	146.85	.00	
268	TETON MOTORS INC	8020734	COLLISION REPAIR	02/27/2025	7,739.36	.00	
Total 268:					8,023.53	.00	
3162	TETON TRASH REMOVAL, INC.	25 APR 423	145 HANSEN TRASH	04/01/2025	114.00	.00	
Total 3162:					114.00	.00	
7151	TETON TRUST FOR HISTORIC	TRUSTQ324	3RD QUARTER	04/01/2025	7,250.00	.00	
Total 7151:					7,250.00	.00	
3237	THE AFTERMARKET PARTS CO	83649321	WINDSHIELD	02/13/2025	1,087.17	.00	
Total 3237:					1,087.17	.00	
154	THE CHILDREN'S LEARNING C	031825	4TH QUARTER CONTRACT	03/18/2025	37,822.75	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 154:					37,822.75	.00	
3955	THOMSON WEST	851707588	LIBRARY PLAN CHANGES	04/01/2025	604.60	.00	
3955	THOMSON WEST	851707588	LIBRARY PLAN CHANGES	04/01/2025	604.60	.00	
Total 3955:					1,209.20	.00	
70	THYSSEN KRUPP ELEVATOR C	1000679397	TOWN HALL ELEVATOR	03/05/2025	50,670.12	.00	
Total 70:					50,670.12	.00	
6591	T-MOBILE	967529416-04	MONTHLY SERVICES	04/01/2025	31.15	.00	
Total 6591:					31.15	.00	
6363	TMSC LLC	2025-005-05F	FIRE ALARM SYSTEM	04/07/2025	7,037.60	.00	
6363	TMSC LLC	2025-005-05S	SERVER ROOM	04/07/2025	16,437.11	.00	
Total 6363:					23,474.71	.00	
7311	TOP TIER TOOLS LLC	CEP42127790	MAGNET	04/08/2025	11.15	.00	
Total 7311:					11.15	.00	
7617	TRANSPORTATION MANAGEME	1156-02	1156 STRATEGIC 5 YEAR TRAN	03/06/2025	28,767.28	.00	
Total 7617:					28,767.28	.00	
5058	UHL, ANTHONY	021425	CDL PHYSICAL	02/14/2025	155.00	.00	
Total 5058:					155.00	.00	
777	UPPER CASE PRINTING INK	2741	SNOW PLOW FLYERS	02/07/2025	197.38	.00	
777	UPPER CASE PRINTING INK	2877	BILLING ENVELOPES	03/14/2025	1,707.14	.00	
777	UPPER CASE PRINTING INK	2877	BILLING ENVELOPES	03/14/2025	1,707.14	.00	
Total 777:					3,611.66	.00	
7361	US HOMES LLC	050125	Victor - May Water/Sewer/Septic	05/01/2025	100.00	.00	
7361	US HOMES LLC	050125	Victor - May Rent	05/01/2025	1,700.00	.00	
Total 7361:					1,800.00	.00	
7626	VERTIV CORPORATION	13407075	JACK SM	03/27/2025	99,428.44	.00	
Total 7626:					99,428.44	.00	
3420	VISA	022425	DOMINOS	02/24/2025	27.54	27.54	04/02/2025
3420	VISA	022425	SURVEY HERO	02/24/2025	299.00	299.00	04/02/2025
3420	VISA	022425	YEAH BUDDY	02/24/2025	126.35	126.35	04/02/2025
3420	VISA	022425	LITTLE AMERICA	02/24/2025	268.00	268.00	04/02/2025
3420	VISA	022425	STAPLES	02/24/2025	15.78	15.78	04/02/2025
3420	VISA	022425	STAPLES	02/24/2025	37.99	37.99	04/02/2025
3420	VISA	022425	TARGET	02/24/2025	63.59	63.59	04/02/2025
3420	VISA	022425	WY STATE COUNCIL	02/24/2025	75.00	75.00	04/02/2025
3420	VISA	022425	MAVERIK	02/24/2025	35.61	35.61	04/02/2025
3420	VISA	022425	TETON COUNTY CLERK	02/24/2025	25.55	25.55	04/02/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
3420 VISA		022425	TRAVEL EXPENSES	02/24/2025	1,326.98	1,326.98	04/02/2025
3420 VISA		022425	SMITHS	02/24/2025	74.54	74.54	04/02/2025
3420 VISA		022425	HITCHING POST	02/24/2025	92.00	92.00	04/02/2025
3420 VISA		022425	CHEYENNE AREA CONVENTIO	02/24/2025	167.24	167.24	04/02/2025
3420 VISA		022425	ICMA	02/24/2025	487.50	487.50	04/02/2025
3420 VISA		022425	WYOMING WOMENS LEGIS	02/24/2025	85.00	85.00	04/02/2025
3420 VISA		022425	SNAKE RIVER ROASTING	02/24/2025	65.00	65.00	04/02/2025
3420 VISA		022425	ALBERTSONS	02/24/2025	32.84	32.84	04/02/2025
3420 VISA		022425	CHECKR	02/24/2025	82.69	82.69	04/02/2025
3420 VISA		022425	JIMS TRPOHY ROOM	02/24/2025	56.00	56.00	04/02/2025
3420 VISA		022425	CHECKR	02/24/2025	131.23	131.23	04/02/2025
3420 VISA		022425	TRANSFER CREDIT	02/24/2025	1,122.17	1,122.17	04/02/2025
3420 VISA		022425	STAPLES	02/24/2025	14.30	14.30	04/02/2025
3420 VISA		022425	FORT FRAME	02/24/2025	720.27	720.27	04/02/2025
3420 VISA		022425	IIMC	02/24/2025	50.00	50.00	04/02/2025
3420 VISA		022425	WY STATE ARTS COUNCIL	02/24/2025	75.00	75.00	04/02/2025
3420 VISA		022425	SMITHS	02/24/2025	26.97	26.97	04/02/2025
3420 VISA		022425	COCA COLA	02/24/2025	35.12	35.12	04/02/2025
3420 VISA		022425	ERENTER	02/24/2025	21.95	21.95	04/02/2025
3420 VISA		022425	PILOT	02/24/2025	19.96	19.96	04/02/2025
3420 VISA		022425	WYOMING WOMENS COUNCIL	02/24/2025	115.00	115.00	04/02/2025
3420 VISA		022425	TETON TAILS	02/24/2025	69.38	69.38	04/02/2025
3420 VISA		022425	ERENTER	02/24/2025	87.80	87.80	04/02/2025
3420 VISA		022425	CHEYENNE AREA CONVENTIO	02/24/2025	188.14	188.14	04/02/2025
3420 VISA		022425	JIMS TROPHY ROOM	02/24/2025	13.80	13.80	04/02/2025
3420 VISA		022425	WYOMING WOMENS LEGIS	02/24/2025	115.00	115.00	04/02/2025
3420 VISA		022425	TEXAS ROADHOUSE	02/24/2025	36.63	36.63	04/02/2025
3420 VISA		022425	SMITHS	02/24/2025	22.97	22.97	04/02/2025
3420 VISA		022425	ERENTER	02/24/2025	21.95	21.95	04/02/2025
3420 VISA		022425	WORT HOTEL	02/24/2025	4,256.99-	4,256.99-	04/02/2025
3420 VISA		022425	WY STATE ARTS COUNCIL	02/24/2025	150.00	150.00	04/02/2025
3420 VISA		022425	MED VET	02/24/2025	950.60-	950.60-	04/02/2025
3420 VISA		022425	EXXON	02/24/2025	16.22	16.22	04/02/2025
3420 VISA		022425	APWA	02/24/2025	99.00	99.00	04/02/2025
3420 VISA		022425	MCDONALDS	02/24/2025	20.14	20.14	04/02/2025
3420 VISA		022425	APWA	02/24/2025	75.00	75.00	04/02/2025
3420 VISA		022425	TRANSFER CREDIT BALANCE	02/24/2025	1,122.17-	1,122.17-	04/02/2025
3420 VISA		022425	APWA	02/24/2025	99.00	99.00	04/02/2025
3420 VISA		022425	MCDONALDS	02/24/2025	9.83	9.83	04/02/2025
3420 VISA		022425	AMAZON	02/24/2025	11.89	11.89	04/02/2025
3420 VISA		022425	AMAZON	02/24/2025	84.99	84.99	04/02/2025
3420 VISA		022425	TRAVEL EXPENSES	02/24/2025	501.78	501.78	04/02/2025
3420 VISA		022425	SNAKE RIVER ROASTING	02/24/2025	67.28	67.28	04/02/2025
3420 VISA		022425	APWA	02/24/2025	75.00	75.00	04/02/2025
3420 VISA		022425	PET SMARK	02/24/2025	33.87	33.87	04/02/2025
3420 VISA		022425	SNAKE RIVER ROASTING	02/24/2025	34.95	34.95	04/02/2025
3420 VISA		022425	AMAZON	02/24/2025	27.30	27.30	04/02/2025
3420 VISA		022425	PINKY G'S	02/24/2025	119.23	119.23	04/02/2025
3420 VISA		022425	FIVE GUYS	02/24/2025	21.61	21.61	04/02/2025
3420 VISA		022425	AMAZON	02/24/2025	45.99	45.99	04/02/2025
3420 VISA		022425	PLANETIZEN	02/24/2025	37.49	37.49	04/02/2025
3420 VISA		022425	AMAZON	02/24/2025	166.55	166.55	04/02/2025
3420 VISA		032425	office of state lands	03/24/2025	150.00	150.00	04/02/2025
3420 VISA		032425	Fees	03/24/2025	50.03	50.03	04/02/2025
3420 VISA		032425	pets place plus	03/24/2025	134.36	134.36	04/02/2025
3420 VISA		032425	smiths	03/24/2025	23.21	23.21	04/02/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3420:					2,056.80	2,056.80	
7330	VOICES JACKSON HOLE	TOJ2024-3	PAYMENT	03/07/2025	11,250.00	.00	
Total 7330:					11,250.00	.00	
7550	WBC PROPERTIES	050125	Virginian 69-7 - May Rent	05/01/2025	2,150.00	.00	
Total 7550:					2,150.00	.00	
7567	WEBER WATER & WELL	1203	WATER THAWING	03/17/2025	675.00	.00	
Total 7567:					675.00	.00	
6160	WEST FORK CONSTRUCTION	033125	EV CHARGERS	03/31/2025	32,745.50	.00	
Total 6160:					32,745.50	.00	
6788	WESTERN CHARTERS AND TO	14801	BUS SERVICE	03/31/2025	78,740.00	.00	
Total 6788:					78,740.00	.00	
1640	WESTERN STATE	12C0206264	CUTTING EDGES AND BOLTS	03/20/2025	1,876.60	.00	
1640	WESTERN STATE	14C0004046	HOSE AS	03/18/2025	1,252.83	.00	
1640	WESTERN STATE	14C0004089	ELEMENT	03/19/2025	154.94	.00	
1640	WESTERN STATE	14C003092508	IDLER AS	02/17/2025	385.56	.00	
1640	WESTERN STATE	MCM0030992	CREDIT	02/17/2025	6.00-	.00	
Total 1640:					3,663.93	.00	
472	WHITE GLOVE CLEANING, INC.	13004	CORE SERVICES	03/31/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13006	SHELTERS	03/31/2025	2,246.36	.00	
472	WHITE GLOVE CLEANING, INC.	13006	SHELTERS	03/31/2025	125.00	.00	
472	WHITE GLOVE CLEANING, INC.	13029	SNOW KING HOUSING	03/31/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13031	PUBLIC WORKS	03/31/2025	800.00	.00	
472	WHITE GLOVE CLEANING, INC.	13032	PARKING GARAGE	03/31/2025	250.00	.00	
472	WHITE GLOVE CLEANING, INC.	2222B	455 VINE	03/31/2025	242.55	.00	
472	WHITE GLOVE CLEANING, INC.	2226B	WSK#11	03/31/2025	201.47	.00	
Total 472:					4,665.38	.00	
6117	WILSON, JOHN	050125	Wildflower Court - May Rent	05/01/2025	2,200.00	.00	
Total 6117:					2,200.00	.00	
6704	WSP USA INC.	40168834	STORMWATER PROGRAM	03/25/2025	7,253.75	.00	
Total 6704:					7,253.75	.00	
4139	WY WORKERS' SAFETY & COM	033125	APRIL PREMIUM	03/31/2025	25,880.44	25,880.44	04/04/2025
Total 4139:					25,880.44	25,880.44	
3148	WYO CONFERENCE OF MUNI C	041025	REGISTRATION FOR ELISABET	04/10/2025	75.00	.00	
Total 3148:					75.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4198	WYOMING FIRST AID & SAFETY	80009877	first aid kit resupply	03/21/2025	299.64	.00	
Total 4198:					299.64	.00	
7516	WYOMING IMMIGRANT ADVOC	TOJ-1004	CONTRACT	02/01/2025	3,750.00	.00	
Total 7516:					3,750.00	.00	
406	WYOMING LAW ENFORCEMEN	40225	OET FEE MARCH	04/02/2025	115.00	.00	
Total 406:					115.00	.00	
329	WYOMING RETIREMENT SYST	267051	MARCH CONTRIBUITONS	04/04/2025	103,183.11	103,183.11	04/04/2025
329	WYOMING RETIREMENT SYST	267052	MARCH CONTRIBUITONS	04/04/2025	36,701.81	36,701.81	04/04/2025
329	WYOMING RETIREMENT SYST	267053	MARCH CONTRIBUITONS	04/04/2025	53,634.73	53,634.73	04/04/2025
Total 329:					193,519.65	193,519.65	
1764	WYOMING.COM INC	2268901	DOMAIN HOSTING	04/07/2025	5.00	.00	
Total 1764:					5.00	.00	
3767	XYLEM CCI	1130593	PH GLASS digital double junction	03/26/2025	448.25	.00	
Total 3767:					448.25	.00	
2842	YELLOW IRON WASTE, LLC	250331123877	940 SIMON	03/31/2025	40.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123943	400 W SNOW KING	03/31/2025	765.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123949	55 KARNS	03/31/2025	192.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123951	CITY SHOPS	03/31/2025	344.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123951	TOWN HALL	03/31/2025	168.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123952	WWTP	03/31/2025	520.00	.00	
2842	YELLOW IRON WASTE, LLC	250331123955	455 VINE	03/31/2025	212.00	.00	
2842	YELLOW IRON WASTE, LLC	250331239528	TRASH @ SHELTER	03/31/2025	48.00	.00	
Total 2842:					2,289.00	.00	
2158	ZEP SALES & SERVICE	9010873671	WASH SOLVENT	02/25/2025	1,187.95	.00	
Total 2158:					1,187.95	.00	
Grand Totals:					2,401,441.78	295,947.56	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
--------	-------------	----------------	-------------	--------------	--------------------	-------------	-----------

Dated: _____

Mayor: _____

City Council: _____

City Recorder: _____

City Treasurer: _____

Report Criteria:

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

**TOWN OF JACKSON
MUNICIPAL COURT
MONTHLY FINANCE REPORT FOR MARCH 2025**

During the month of March, the Court received \$59,703 in fines, costs, and fees.
664 Cases were closed. 58 (40 parking violations) of those cases were dismissed.
954 new Cases were filed: 848 Parking Violations, 106 Traffic/Ordinance/Criminal summons.

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

CASES CLOSED in March(Parking notices not listed):

<u>CITATION</u>	<u>OFFENSE</u>	<u>DISPOSITION</u>	<u>\$</u>
186007057AC	Careless Driving	BF	240
186007213AC	Compulsory Auto Insurance	BF	280
186007262AC	Compulsory Auto Insurance	BF	280
186007272AC	Compulsory Auto Insurance	BF	280
186007343AC	Compulsory Auto Insurance	BF	280
186007243AC	Criminal trespass	BF	250
186007056AC	Criminal trespass	BF	500
186007382AC	Expired temporary permit/improper registration	BF	70
186007244AC	Expired temporary permit/improper registration	BF	70
186007237AC	Expired temporary permit/improper registration	BF	140
186007266AC	Expired temporary permit/improper registration	BF	140
186007288AC	Expired temporary permit/improper registration	BF	150
186007335AC	Expired temporary permit/improper registration	BF	140
186007336AC	Expired temporary permit/improper registration	BF	140
186007341AC	Expired temporary permit/improper registration	BF	140
186007342AC	Expired temporary permit/improper registration	BF	140
186007372AC	Failure to display valid license plate, tabs, permits	BF	45
99226N	Failure to display valid license plate, tabs, permits	BF	90
186007330AC	Failure to Obey Traffic Control Device	BF	140
186007053AC	Failure to stop at a red light	BF	70
186007260AC	Failure to stop at a red light	BF	150
186007397AC	Failure to yield ROW	BF	90
186007277AC	Improper Display of Tabs-registration	BF	45
186007061AC	Improper Display of Tabs-registration	BF	90
01281M	Leaving Animals in a Public Place	BF	100
186005481AC	Limitations on Backing	BF	100
186007274AC	Limitations on Backing	BF	90
186007009AC	Obedience to traffic control devices	BF	150
186007261AC	Opening & closing Veh doors when reasonable safe	BF	90
186006641AC	Operator's Permit Required	BF	500
186007347AC	Passing a school Bus	BF	450
186007058AC	Possession/consumption of alcohol- minors (18-20)	BF	250
18237P	Public intoxication	BF	175
186006676AC	Public intoxication	BF	175
186006965AC	Public intoxication	BF	175
186007055AC	Public intoxication	BF	175
186007059AC	Public intoxication	BF	175
186007214AC	Public intoxication	BF	175
186007215AC	Public intoxication	BF	175
186007303AC	Public intoxication	BF	175
186007379AC	Public intoxication	BF	175
186007421AC	Public intoxication	BF	175
186007440AC	Public intoxication	BF	175
186005999AC	Required position & method of turning at intersections	BF	90
186007351AC	Required to stop on flashing red signal	BF	90
186007386AC	Signals by hand or arm & signal lamps	BF	90
186007297AC	Speed too fast for conditions	BF	240
186007332AC	Speed too fast for conditions	BF	240
186007239AC	Speeding 34/25	BF	103
186007333AC	Speeding 34/25	BF	103
186007424AC	Speeding 40/25	BF	135
186007340AC	Speeding 40/30	BF	105
186007293AC	Speeding 41/30	BF	115
186006596AC	Speeding 42/30	BF	120
186007371AC	Speeding 42/30	BF	120
186007396AC	Speeding in a school zone 33/20	BF	295
186007364AC	Speeding in a school zone 37/20	BF	335
186007350AC	Speeding urban - 38/30 mph zone	BF	181
186007410AC	Speeding urban - 44/30 mph zone	BF	188
186007454AC	Speeding urban - 44/30 mph zone	BF	188
186007299AC	Speeding urban - 46/30 mph zone	BF	202
186007339AC	Speeding urban - 46/30 mph zone	BF	202
186007407AC	Speeding urban - 47/30 mph zone	BF	209

186007010AC	Speeding urban - 48/30 mph zone	BF	116
186007389AC	Speeding urban - 48/30 mph zone	BF	216
186007415AC	Speeding urban - 48/30 mph zone	BF	216
186007223AC	Speeding urban - 50/30 mph zone	BF	230
186007443AC	Speeding urban - 52/30 mph zone	BF	274
186007161AC	Speeding urban - 55/30 mph zone	BF	295
186007199AC	Stop before emerging from Alley	BF	90
186007258AC	Stop Sign Violation	BF	140
186007271AC	Stop Sign Violation	BF	140
186007275AC	Stop Sign Violation	BF	140
186007315AC	Stop Sign Violation	BF	140
186007352AC	Stop Sign Violation	BF	140
186007365AC	Stop Sign Violation	BF	140
186007366AC	Stop Sign Violation	BF	140
186007067AC	Tail Lamps required	BF	90
186007298AC	Turning left at intersection	BF	90
186007331AC	Unsafe Turning Movement	BF	90
186007383AC	Use of cell phone while driving prohibited	BF	75
186007317AC	Compulsory Auto Insurance	D- Per Town's Motion	0
186007321AC	Criminal trespass	D- Per Town's Motion	0
186006628AC	Failure to Maintain Lane	D- Per Town's Motion	0
186006966AC	Marijuana: use and/or possession	D- Per Town's Motion	0
186007126AC	Possession/consumption of alcohol- minors (18-20)	D- Per Town's Motion	0
186007106AC	Possession/consumption of alcohol- minors (18-20)	D- Per Town's Motion	0
186005718AC	Proceed with caution on flashing yellow signal	D- Per Town's Motion	0
186007047AC	Public intoxication	D- Per Town's Motion	0
186007096AC	Public intoxication	D- Per Town's Motion	0
186007093AC	Public intoxication	D- Per Town's Motion	0
186006656AC	Taxi Vehicle Markings and Signage	D- Per Town's Motion	0
186007375AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186007376AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186007420AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186006630AC	Compulsory Auto Insurance	D- Provided Valid Information	0
186007146AC	Speeding 40/30	D- TS	0
186007054AC	Speeding urban - 47/30 mph zone	D- TS	0
186005992AC	Speeding urban - 57/30 mph zone	D- TS	0

STAFF REPORT



Meeting Date:	April 21, 2025	Meeting Title:	Regular – Consent
Submitting Department:	Public Works	Presenter:	Johnny Ziem
Agenda Item:	Construction Staging Sublease Agreement for the Gregory Lane Project	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this item is to present to the Council a sublease Agreement for staging construction equipment and materials for the Gregory Lane Complete Street Project.

Requested Action.

Staff is requesting that the Council review the construction staging sublease Agreement for the Gregory Lane Complete Street Project and consider approval.

Recommendations.

Staff recommend that the Council approve the construction staging sublease Agreement with Get Funky, LLC DBA Roadhouse Brewing Company.

Background.

At the March 3, 2025, Regular Council Meeting, the Council approved Bid Award #25-04 and awarded the contract for the Gregory Lane Complete Street Project to Evan's Construction in the amount of \$16,585,000. Concurrently with that approval, the Council approved a total project cost for the Gregory Lane Complete Street Project in the amount of \$18,557,000. The cost for the construction staging area is included in the total project cost.

Analysis & Key Policy Questions.

Construction staging areas help to organize the construction site, reduce clutter, minimize damage to materials, and facilitate easy access to necessary resources. Construction staging areas are commonly used on all the Public Works projects and provide construction efficiency which leads to efficient project execution.

Staff worked to find a staging area that was close in proximity to the Gregory Lane Project. The staging area will be on a portion of property located at 1675 Berger Lane, which is leased by Get Funky LLC, DBA Roadhouse Brewing Company. The sublease Agreement will be for the duration of the project, which is estimated to be 20 months, with over-winter construction staging use included.

Possible Alternatives.

Possible alternatives for this item include:

1. The Council could deny approval of the sublease Agreement with Roadhouse Brewing Company for the construction staging area and direct staff to seek an alternative location.
2. Other.

Comprehensive Plan & Priority Alignment.

- Ecosystem Stewardship: Common Value 1
 - Chapter 2 – Climate Sustainability
 - Principle 1.2 – Preserve and enhance surface water and groundwater quality
 - Principle 2.1 – Reduce the consumption of non-renewable energy
- Growth Management: Common Value 2
 - Chapter 3 – Responsible Growth Management

- Principle 3.2 – Enhance suitable locations as Complete Neighborhoods
 - Chapter 4 – Town as Heart – the Central Complete Neighborhood
 - Principle 4.2 – Promote vibrant, walkable mixed-use areas
- Quality of Life: Common Value 3
 - Chapter 7 – Multimodal Transportation
 - Principle 7.1 – Meet future transportation demand with walk, bike, carpool, transit, and micro-mobility infrastructure
 - Principle 8.1 – Maintain current, coordinated service delivery

Fiscal Impact.

This fiscal impact for the sublease staging Agreement is \$4,500 per month. The total cost for the duration (20 months) of the Gregory Lane Project is valued at \$90,000. The cost for the construction staging sublease Agreement is included in the total project cost.

Staff Impact.

Staff impact for this item included roughly 2 hours of Legal and Public Works review.

Attachments or Links.

- Sublease Agreement

Suggested Motion.

I move to approve a sublease Agreement for construction staging with Get Funky, LLC DBA Roadhouse Brewing Company for the Gregory Lane Complete Street Project in the amount of \$4,500 per month, subject to minor changes by staff.

SUBLEASE AGREEMENT

This Sublease Agreement ("**Agreement**") is entered into as of the date last signed below, by and between Get Funky, LLC DBA Roadhouse Brewing Company ("**Sublessor**"), with a principal address at 1225 Gregory Lane, Jackson WY 83001 and the Town of Jackson ("**Sublessee**"), with a principal address at 150 East Pearl Avenue, Jackson WY 83001.

RECITALS

WHEREAS, Sublessor is the tenant under that certain lease agreement ("**Primary Lease**") with Hoke and Co. ("**Lessor**"), for certain real property located at 1675 Berger Lane, Jackson WY 83001 ("**Premises**") and the Primary Lease explicitly authorizes Sublessor to sublease the Premises; and

WHEREAS, Sublessor desires to sublease to Sublessee, and Sublessee desires to take a sublease of a portion of the Premises described below, pursuant to the terms and conditions of this Agreement.

NOW, THEREFORE, in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. SUBLEASED PREMISES

Sublessee hereby leases from Sublessor, for Sublessee's exclusive use and control, _____ square footage of uncovered, outdoor space located on the Premises, all as more specifically set forth in Exhibit A to this Agreement, which is incorporated herein by this reference ("**Subleased Area**").

2. TERM

The term of this Agreement shall begin on _____ ("**Commencement Date**") and end on _____, unless sooner terminated or extended as provided herein. Sublessee shall have the option to extend this Agreement for an additional one-year term, subject to the written consent of both Sublessor and Lessor.

3. RENT

The Sublessee agrees to pay Sublessor rent for the Subleased Area at the rate of \$ _____ per month. Rent shall be due on the 1st of each month. The first payment is due upon the Commencement Date. All payments shall be made to Get Funky, LLC DBA Roadhouse Brewing Company.

4. USE OF PREMISES

The Subleased Area shall be used solely for construction staging and no other purpose. The Sublessee agrees to comply with all applicable laws, rules, and regulations in the use and occupancy of the Subleased Premises.

5. INSURANCE REQUIREMENT

The Sublessee's Contractor shall maintain, at its own expense, commercial general liability insurance covering the Subleased Area, with a minimum of \$1,000,000 in coverage, naming Sublessor and Lessor as

additional insured. Proof of such insurance coverage shall be provided to Sublessor prior to the commencement of the Agreement and upon request thereafter.

6. ACCESSIBILITY

The Sublessee shall ensure that the Subleased Area remain accessible at all times during the term of the Term, including maintaining all necessary access routes. Sublessee shall not obstruct or interfere with any access to other areas of the property.

7. MAINTENANCE AND REPAIRS

The Sublessee shall maintain the Subleased Area in good condition and repair, at Sublessee's own expense, including but not limited to the repair of any damage caused by Sublessee's use or occupancy, reasonable wear and tear excepted. Sublessee shall immediately notify Sublessor of any necessary repairs that are the responsibility of Sublessor under the Primary Lease.

8. ASSIGNMENT AND SUBLETTING

Sublessee shall not assign, sublet, or transfer this Agreement, or their obligations and rights hereunder, or any interest therein, without the prior written consent of Sublessor and Lessor.

9. COMPLIANCE WITH PRIMARY LEASE

This Sublease is subject to the terms and conditions of the Primary Lease between Sublessor and Lessor, and Sublessee agrees to comply with all applicable provisions of the Primary Lease. In the event of any conflict between the provisions of this Sublease and the Primary Lease, the provisions of the Primary Lease shall prevail.

10. TERMINATION

This Agreement may be terminated by either party upon 60 days' advance written notice (**Termination Date**). Sublessee shall vacate the Subleased Area on or before the Termination Date and return the premises to Sublessor in the same condition as when received, subject to reasonable wear and tear.

11. INDEMNIFICATION

Sublessee agrees to indemnify and hold Sublessor harmless from and against any and all claims, damages, costs, and expenses incurred without negligence or bad faith on the part of Sublessor, and arising out of Sublessee's use of the Subleased Premises.

12. ENTIRE AGREEMENT

This Agreement contains the entire agreement between the parties. Any amendments or modifications must be in writing and signed by both parties.

13. NOTICES

Any notice, request, demand, consent, approval, or other communication required or permitted under this Agreement shall be in writing and shall be deemed duly given (i) when delivered personally to the recipient,

(ii) when sent by certified mail, return receipt requested, to the address specified below, or (iii) when sent by email to the email address specified below, provided that the sender has not received a delivery failure notification. A notice sent by email shall be deemed received on the date and time the email is sent, provided that (a) the email is sent to the recipient's designated email address as set forth below, (b) the sender does not receive a bounce-back or delivery failure notification, and (c) if the notice is sent outside of normal business hours (9:00 AM to 6:00 PM on business days), the notice shall be deemed received at 9:00 AM on the following business day.

Sublessor:

Get Funky, LLC DBA Roadhouse Brewing Company

ATTN: _____ (person specifically)

1225 Gregory Lane

Jackson, Wyoming 83001

Email: _____

Sublessee:

Town of Jackson, WY

Attn: Town Clerk

P.O. Box 1687

Jackson, Wyoming 83001

Email: clerk@jacksonwy.com

Either party may change its address or email address for notice purposes by providing written notice to the other party in accordance with the terms of this provision.

14. BINDING EFFECT OF AGREEMENT; WAIVER

This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Parties. No waiver of the breach of the provisions of any section of this Agreement shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

15. SEVERABILITY

This Agreement is to be governed and construed according to the laws of the State of Wyoming. In the event that any provision of this Agreement is held to be in violation of Town, state or federal laws and hereby rendered invalid or unenforceable as to any party or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

16. NO THIRD-PARTY BENEFICIARY

This Agreement is made solely and specifically among and for the benefit of the Parties, and their respective successors and assigns, and no other person or entity will have any rights, interest, or claims hereunder or be entitled to any benefits under or on account of this Agreement as a third-party beneficiary or otherwise.

17. COUNTERPARTS; ELECTRONIC 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 electronic mail (including pdf or any electronic signature complying with the federal E-SIGN 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.

18. GOVERNMENTAL IMMUNITY

Notwithstanding anything contrary herein or that may be interpreted as such, the Sublessee does not waive their governmental immunity by entering into this Agreement, and fully retain all immunities and defenses provided by law.

19. GOVERNING LAW

This Agreement shall be governed by, and construed in accordance with, the laws of the State of Wyoming.

IN WITNESS WHEREOF, the parties have executed this Sublease Agreement as of the date first written above.

SUBLESSOR:

Roadhouse Brewing Company

By: _____

Name: _____

Title: [Insert Title] _____

Date: _____

SUBLESSEE:

Town of Jackson

By: _____

Name: Arne Jorgensen

Title: Town of Jackson, Mayor

Date: _____

ATTEST:

By: _____

Name: Riley Hovorka, Town Clerk

Date: _____

Exhibit A – Subleased Area



STAFF REPORT



Meeting Date:	April 21, 2025	Meeting Title:	Town Council Meeting
Submitting Department:	Building Department	Presenter:	Paul Anthony
Agenda Item:	Demolition Permit DEM25-001 Located at 460 E. Broadway Ave.	Public Comment:	Yes

NOTE: This item was continued from the Council's 4/7/25 meeting. Please see the "Background" section for updated information on the applicant's revised demolition plan.

Purpose & Policy Considerations.

The purpose of this item is for the Council to review and consider a demolition request when the Teton County Historic Preservation Board (TCHPB) recommends a stay on demolition per Title 15.38 D. Demolition Permit Review

Requested Action.

On March 5, 2025, applicant Hal Hutchinson representing St. Johns Medical Center, applied for a demolition permit (DEM25-001) to remove a total of 22 structures at the Hitching Post site, located at 460 E. Broadway Avenue. The structures to be removed include:

- 33 cabin units (most structures are duplexes)
 - Cabins 1 – 17 (1945 – 1955)
 - Cabins 18 – 33 (1994 -2001)
- Lodge building (1925)
- Barn (1925), and
- Shed (1925)

Recommendations.

The TCHPB recommends a ninety (90) day stay in the issuance of the demolition permits for public comment and in order for the applicant, the TCHPB, and other interested parties to explore alternatives to demolition.

Background.

Continuation from 4/7/25 Council meeting:

This item was continued from the Council's April 7, 2025, meeting to gather more information from the applicant about their plans for relocating existing structures, including the extent to which they wanted to modify historic structures before they were relocated to another site. In addition, staff needed additional time to advise the applicant on how the demolition process, including during a stay, would impact the applicant's options for modifying and relocating certain structures. At the Council meeting, the applicant asked for either no stay to be imposed on the project or for a 60-day stay (both less than the 90-day stay requested by the TCHPB). However, confusion remained about what level of building modification/removal could take place during the stay period and whether structures could be relocated before the stay period ended.

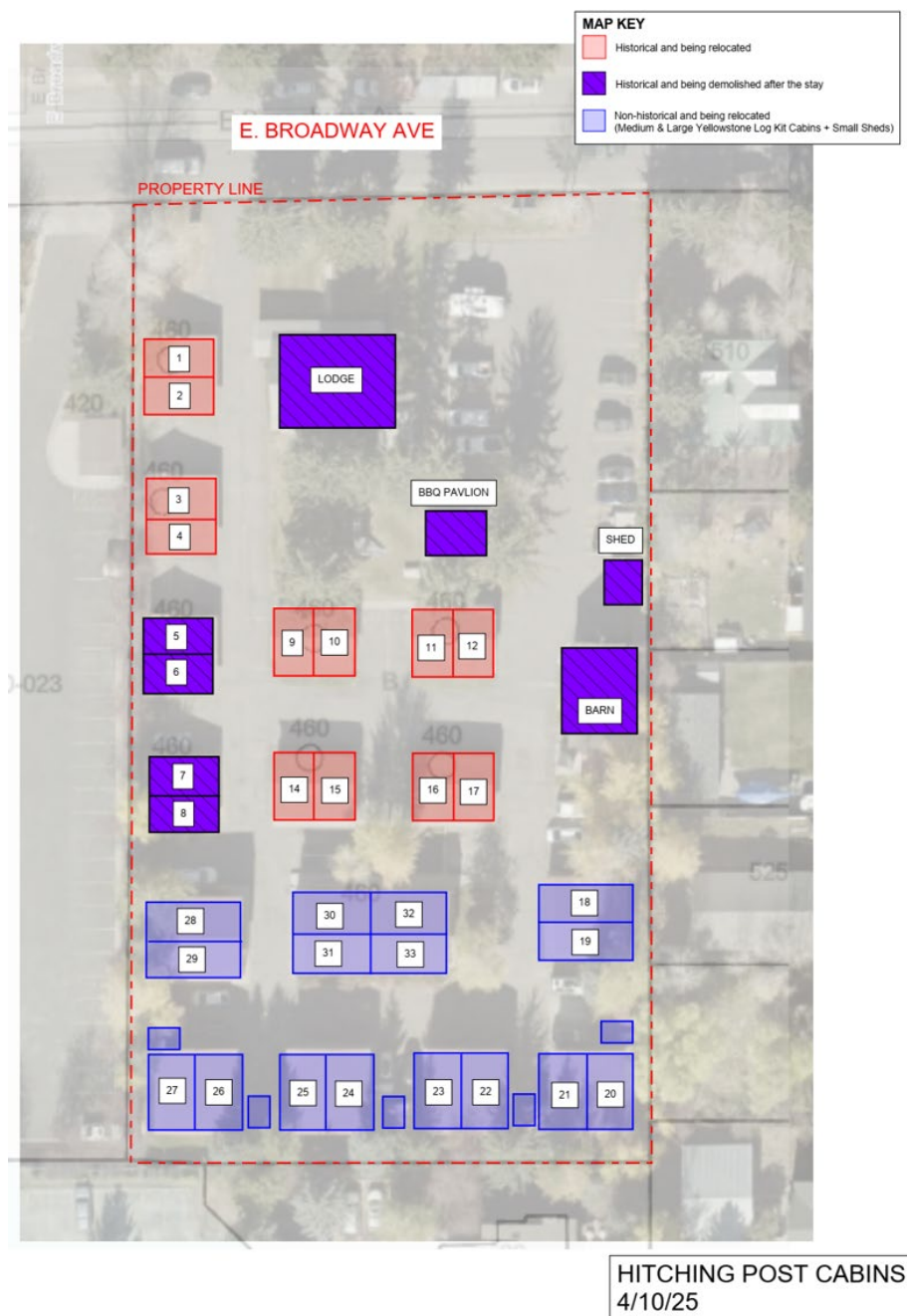
Revised stay proposal from Applicant:

After meeting again with Kelly Sluder, Town Building Official, the applicant has revised and simplified their demolition plan to now request only a 60-day stay "during which no relocation or demolition of structures would occur." This greatly simplifies the demolition permit and clarifies that all historic structures will remain

on the site until after the stay expires. The applicant also provided the following proposed revised motion (and revised site plan) to reflect their request:

"I move to approve a stay of 60 days on the demolition of structures shown on the "Hitching Post Demolition and Relocation Plan (the 'Site Plan') dated 4/10/25 and identified as 'Cabins 1-17' (8 structures in total), the 'Lodge', 'Barn' 'Shed' and 'BBQ Pavilion', with the following condition:

1) After the expiration of the 60-day stay, the applicant will make every reasonable effort to relocate, for re-use, the structures identified as most suitable for relocation -- specifically those labeled on the Site Plan as Cabin 1-2, Cabin 3-4, Cabin 9-10, Cabin 11-12, Cabin 14-15, and Cabin 16-17."



This site plan makes it clear which historic structures are targeted for relocation, which ones will be demolished, and which non-historic structures are targeted for relocation.

NOTE: The below text remains unchanged from the previous staff report and provides general background information.

Summary of Demolition Plan:

The applicant intends to remove all of the existing structures on the site to make room for a new 75-unit apartment building pursuant to partial funding provided by a recent Special Excise Tax (SPET) approval. All units will be deed-restricted as Accessory Residential Units (ARUs). While hospital employees will get first right to the units, the ARUs can be rented to any qualifying member of the workforce. The below map shows the intended demolition plan.

Per Title 15.38.D of the Jackson Municipal Code, Upon receipt of a demolition permit application, the Building Department shall refer all demolition applications to the TCHPB for review of the historic significance of the structures and whether a demolition stay should be considered.

The TCHPB met on March 12, 2025, and found, based on the submitted application and their own analysis, that the structures located at 460 E. Broadway Avenue and colored red in the above map are historically significant according to the Town of Jackson Designation Criteria to the Jackson Historic Register. Specifically, the structures are historically significant under the following criteria:

Criteria:

1. Age: 50 years or older, or are otherwise historically significant;
2. Historically Significant as part of the early development of tourist lodging in Jackson;
3. Structures are historically significant representing log construction of the era

See demolition permit application for a full summary of request, background materials, and photos.

Analysis & Key Policy Questions.

The key policy question is whether the Council supports (or not) the TCHPB's recommended stay of 90 days for the existing structures located at 460 E. Broadway Ave.

Possible Alternatives.

The Council may consider requiring a stay of not less than 60 days but not more than 100 days, or no stay at all. A stay of 60 days would end on May 11, 2025. A stay of 100 days would end on June 20, 2025.

Comprehensive Plan & Priority Alignment.

The Comprehensive Plan addresses historic preservation with the following policies:

- Policy 4.5a: Identify and preserve historically significant structures and sites;
- Policy 4.5.b: Support the Historic Preservation Board; and
- Policy 4.5.c: Enhance historic preservation education, outreach, and awareness.

Fiscal Impact.

None Identified.

Staff Impact.

Processing this application took staff approximately eight hours.

Attachments or Links.

Demolition permit application

Recommendation from TCHPB (email)

Suggested Motion.

I move to approve a stay of 60 days to end on May 11, 2025 [or 90 days to end on June 10, 2025] on the demolition of the existing structures as presented in this staff report and located at 460 E Broadway Avenue.

HH Land Strategies, LLC

PO Box 1902, Wilson, WY 83014

307-699-0265 – hal@hhlandstrategies.com

April 9, 2025

Paul Anthony, Planning Director
Town of Jackson Planning and Building Department
150 E Pearl Avenue
Jackson, WY 83001

Dear Paul,

Please accept this letter and the enclosed exhibit titled “Hitching Post Demolition and Relocation Plan”, dated 4/9/25 as a response to the questions and comments that Jackson Town Council made during their deliberations on April 7, 2025, considering demolition permit application (DEM25-001) and associated stay of demolition for the Hitching Post property located at 460 E Broadway.

During the meeting, we presented two proposed motions that were intended to provide St John’s Health with flexibility to begin site preparation work on the Hitching Post Apartments project at the earliest reasonable date. One motion included a proposal to eliminate the Teton County Historic Preservation Board’s recommended 90-day stay of demolition and the other included a proposal to reduce the stay of demolition from 90 to 60 days.

Town Council deliberations during the meeting revealed that there was some lack of clarity regarding the details of our request and the distinction between demolition and relocation activities and how these activities are treated in the Town of Jackson. What was clear however, is that some Council members have meaningful concerns over our request to eliminate the recommended 90 day stay of demolition and that a reduction in the recommended 90 day stay of demolition to 60 days may be considered reasonable, in part due to the extensive time and effort that St John’s Health has dedicated to seeking relocation of the historic structures on the site.

After considering Town Council comments and clarifying how demolition and relocation activities are treated in the Town, we have worked to adjust project schedules and simplify our request to Town Council. Specifically, we propose a reduction in the stay of demolition to 60 days, during which no relocation or demolition of structures may occur. While we have adjusted our request, we remain committed to make every reasonable effort to relocate the historic structures identified for relocation as presented during the April 7 meeting and reflected on the enclosed exhibit.

Based on the above, we respectfully request that Town Council consider the following proposed motion when taking action on our demolition permit application (DEM25-001):

Proposed Motion for DEM25-001:

"I move to approve a stay of 60 days on the demolition of structures shown on the "Hitching Post Demolition and Relocation Plan (the 'Site Plan') dated 4/10/25 and identified as 'Cabins 1-17' (8 structures in total), the 'Lodge', 'Barn' 'Shed' and 'BBQ Pavilion', with the following condition:

- 1) After the expiration of the 60-day stay, the applicant will make every reasonable effort to relocate, for re-use, the structures identified as most suitable for relocation -- specifically those labeled on the Site Plan as Cabin 1-2, Cabin 3-4, Cabin 9-10, Cabin 11-12, Cabin 14-15, and Cabin 16-17."



From: [Teton Preservation Board](#)
To: [Kelly Bowlin](#)
Subject: DEM 25-001
Date: Thursday, March 13, 2025 12:13:03 PM



Hi Kelly,

The TCHPB reviewed DEM 001 and offers the following recommendation.

The resources identified in DEM25-1, located at 460 E Broadway Ave, and identified as historically significant in red on the architectural site demolition plan D1.00 and as noted in the Wyoming Cultural Properties Form for the Hitching Post Lodge are found to be historically significant according to the Town of Jackson Designation Criteria to the Jackson Historic Register.

Criteria:

1.
Age: 50 years or older
2.
Historically Significant as part of the early development of tourist lodging in Jackson
3.
Structures are historically significant representing log construction of the era

The TCHPB recommends a ninety (90) day stay in the issuance of a demolition permit for public comment and in order for the applicant, the TCHPB and other interested parties to explore alternatives to demolition.

Thank you,

Susan

Susan Eriksen

Teton County Historic Preservation Board

P.O. Box 4083, Jackson WY 83001

[307-690-7781](tel:307-690-7781)

Correspondence, including e-mail, to and from the Teton County Historic Preservation Board, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.



DEMOLITION PERMIT APPLICATION
Planning & Building Department
Building Division

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

For Office Use Only

Permit No.	Permit Fee:	Date Received:	Date Due:
------------	-------------	----------------	-----------

APPLICABILITY. The purpose of the Demolition Permit is to review and permit demolition of structures and utilities in accordance with Town of Jackson Municipal Code Section 15.38. Submit completed application package to townbuilding@jacksonwy.gov

When is a Demolition Permit Required?

Demolition includes the act of demolishing or removing (including removals without destruction of the component elements of the structure):

- Fifty percent or more of the exterior walls of a building as measured continuously around the building coverage; or
- Fifty percent or more of the roof area as measured in plan view (defined as the view of a building from directly above which reveals the outer perimeter of building roof areas to be measured across a horizontal plane); or
- Any exterior wall facing a public street or right of way.

PROJECT INFORMATION.

Physical Address: 460 E. Broadway Ave.

PIDN: _____ Original Year Built: _____

Please answer the following questions to the best of your ability if unknown please write UNKNOWN.

Years and Description of any Additions: See included memo

Years and Description of any Remodels: See included memo

Years and Description of any other Demolitions: See included memo

PROJECT DESCRIPTION. Describe the precise nature of the proposed activity.

See memo

APPLICANT/AGENT. This is the responsible party for the permit, bonding, inspections, and execution of the work.

Name: Hal Hutchinson Phone: 307-699-0265

Mailing Address: _____ ZIP: _____

E-mail: hal@hhlandstrategies.com

**If applicant is other than owner, a notarized Town of Jackson Letter of Authorization must accompany this application. Only the Owner or their authorized agent may sign the application.*

PROPERTY OWNER. If other than APPLICANT

Property Owner: St. Johns Health Phone: 307-733-3636

Mailing Address: 625 E. Broadway Ave. ZIP: 83001

E-mail: sryan@stjohns.health

CONTRACTOR.

Name: Shaw Construction (Dale Staten) Phone: 913-205-3894

E-mail: dalestaten@shawwyoming.com License: CL-25-0031

NOTICES. <i>The following information should be considered with any demolition permit application.</i>	
A bond for the cost to abandon the water and sewer services as determined by Town Engineering is due at permit issuance.	
An Encroachment (Public Right-of-Way Permit) must be submitted prior to any work within the right-of-way.	
All work to be completed in accordance with the IBC Section 3303.	
All public and commercial / multifamily facilities must be inspected by a trained professional for the presence of asbestos prior to demolition. For more information contact Linda Dewitt the Asbestos Coordinator with the Wyoming DEQ Air Quality Division 307-777-7394.	
A notification of Demolition form is required to be sent to Asbestos.notice@wyo.gov 10-working days before the start of any demolition whether asbestos is present or not.	
Performing demolition work without a permit may result in higher permit fees, fines, and/or loss of business license.	
After Issuance permit is valid for 180 days.	
Permit Fee of \$259.00 is due at time of permit issuance.	
A 48-hour advanced notice is required to deliver demolition material to the County transfer station. Please call 307-733-7172.	
DEMOLITION PERMIT SUBMITTAL REQUIREMENTS. <i>In order to be considered complete the following elements must be supplied with this application (Please contact the Engineering Division at 733-3079 with any questions regarding this permit):</i>	
APPLICANT INITIALS	Application shall include the following items or acknowledgments:
4	Notarized Town of Jackson Letter off Authorization, if applicant is other than the owner.
4	Copy or receipt of written notification to the Wyoming DEQ Asbestos program. <i>See attached form for submittal to DEQ.</i>
4	Demolition Plans showing: • Extent of the demolition work • Existing utilities to be abandoned and patching in the right-of way. • Finished Conditions Plan or Statement: the vacant lot shall be backfilled and maintained to the existing grade or without slopes steeper than 2:1. • Construction access point and access stabilization methods • Equipment parking areas • Location of construction and silt fencing
4	Photographs of existing exterior conditions: • elevation photos (front, back, sides) of each building or structure intended for removal. If multiple structures or features are proposed for demolition, overall site photographs should be provided for context.

APPLICANT'S SIGNATURE, CERTIFICATION, AND AUTHORIZATION

Under penalty of perjury I hereby certify that I have read this application and state that, to the best of my knowledge, all of the information herein is true and correct and I swear that any information which may be hereafter given by me in hearing before the Planning Commission of Town of Jackson or the Town Council of the Town of Jackson shall be truthful and correct. I agree to comply with all Town, State, and Federal laws relating to the subject matter of this application and hereby authorize representatives of the Town of Jackson to enter the property described herein during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering the property.

In signing this application, I acknowledge that the Town's acceptance of this application does not constitute approval of a permit. I agree not to commence any work for which this application is being made prior to approval of this application by the appropriate Town agencies and payment of any fees due.

Signature of Owner or Authorized Applicant/Agent

Date

Name Printed

Title



February 17, 2025

Planning & Building Department
Town of Jackson
150 East Pearl Ave
PO Box 1687
Jackson, WY 83001

RE: Structure demolition and potential salvage use

Dear Planning & Building Department:

The Hitching Post Motel at 460 E Broadway, Jackson, WY, consists of 32 cabins, a lodge, barn, and shed. Buildings are labeled units 1–33 (the barn labeled as unit 13), lodge, and shed. An accredited inspector has identified or suspects asbestos in units 1–17 and the lodge, while units 18–33 (built between 1994 and 2006) and the barn, tested asbestos-free. A licensed contractor will remove regulated asbestos-containing materials per state and federal regulations before demolition. For all structures, the abatement will not impact 50% or more of the exterior walls, roof, or exterior wall facing the public street right of way.

The demolition will clear the site of all present structures for a future multi-family housing complex. However, the Owner is pursuing efforts to salvage and relocate select buildings for second-home reuse. Final building salvage quantity is to be determined and dependent on external interest and locations for the structures. Discussions are currently occurring between the Owner and Shacks on Racks, a local Jackson company specializing in salvage building relocation. Once the relocation of the select buildings is complete, all remaining building and building foundations will be demolished by Shaw Construction and/or their subcontractor.

Please reach out with any questions or additional information regarding the proposed sequencing of the relocation and/or demolition activities.

Thank you,

Jacob Leininger
BlueLine Development, Inc
jleininger@bluelinedevelopment.com



Exhibit A

PIDN: 22-41-16-34-2-00-001

Original Year Built:

- Lodge: 1925¹
- Barn: 1925¹
- Shed: 1925¹
- Cabins 1-17 and BBQ area: Between 1945 and 1955
- Cabins 18-33: Between 1994 and 2001

Years and Description of Any Additions:

- Around 1965 cabins 1-12 added bathrooms¹

Years and Descriptions of any Remodels:

- Interior remodel of cabins 1 & 2 – 2012
- Interior remodel of cabins 14, 15, 16, 17 – 2014

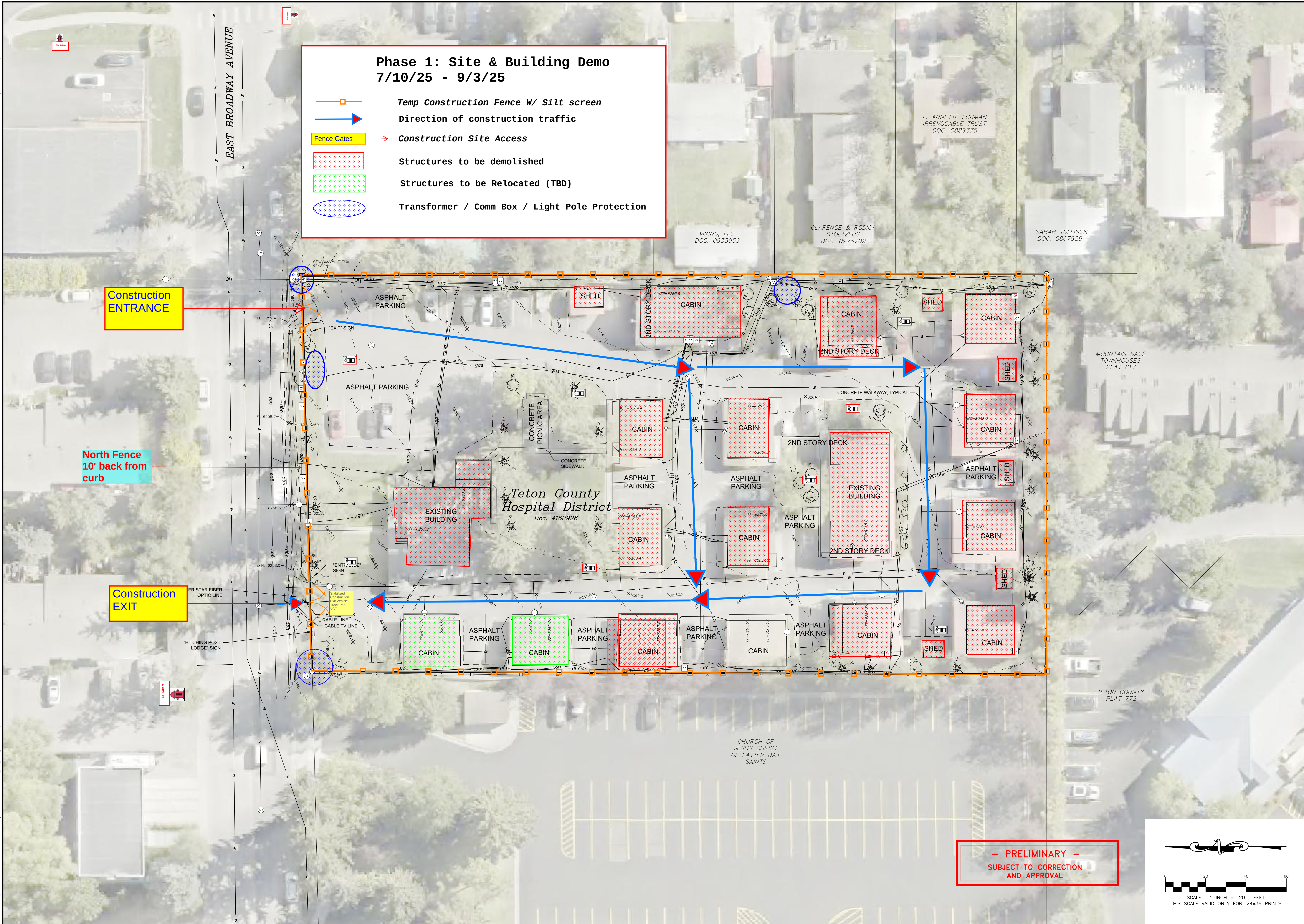
Years and Description of any other Demolitions:

- In 2002 a swimming pool was removed in the northeastern corner of the lot, the area is now a paved parking lot.¹

Dates and assumptions were compiled through St. John's staff knowledge, inquiry, and utilizing a 2013 Teton County Historic Preservation Board submission, drafted by Korral Broschinsky.

¹Teton County Historic Preservation Board. Broschinsky, Korral. (2013). *Wyoming Cultural Properties Form*.

Ver: 18.6 Printed by: C:\Users\jackson on Nov 08, 2024 - 11:57am P:\2024\24127\Showers & Architects-EE-Johns Health-460 Broadway-Jackson\10-Civil\24127_C2_E-Existing Conditions.dwg



Phase 1: Site & Building Demo
7/10/25 - 9/3/25

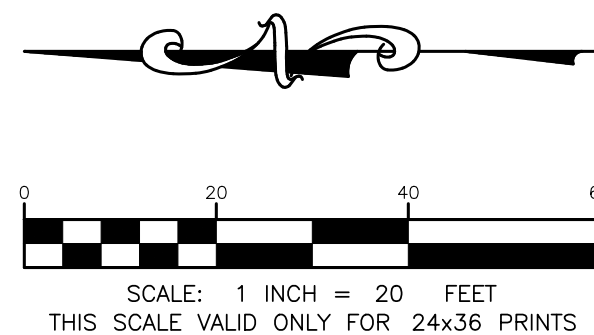
- Temp Construction Fence W/ Silt screen
- Direction of construction traffic
- Fence Gates
- Construction Site Access
- Structures to be demolished
- Structures to be Relocated (TBD)
- Transformer / Comm Box / Light Pole Protection

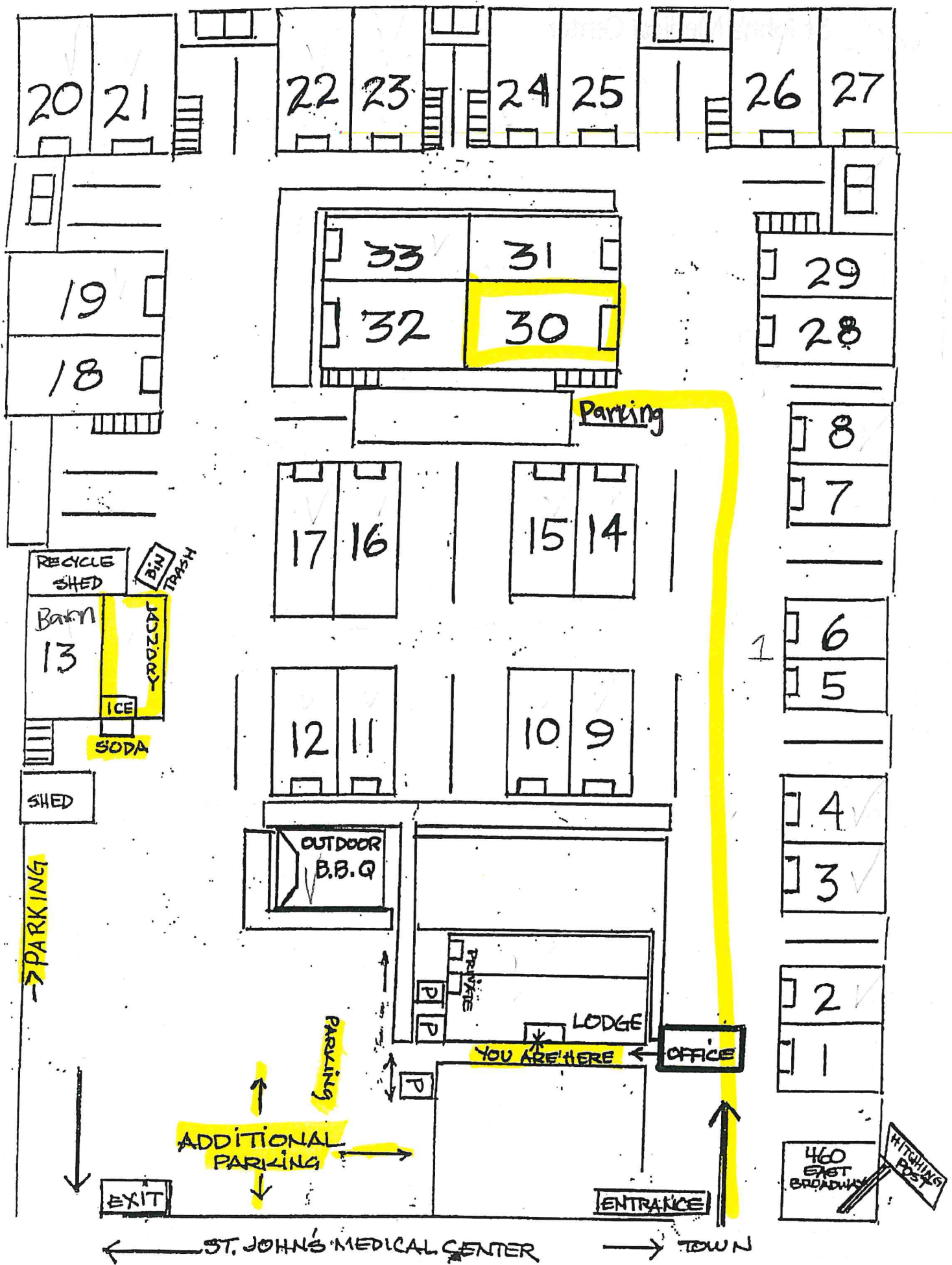
Construction
ENTRANCE

North Fence
10' back from
curb

Construction
EXIT

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL







Cabins 1 & 2



Cabins 3 & 4



Cabins 5 & 6



Cabins 7 & 8



Cabins 9 & 10



Cabins 11 & 12



Cabins 14 & 15



Cabins 16 & 17



Cabins 18 & 19



Cabins 20 & 21



Cabins 22 & 23



Cabins 24 & 25



Cabins 26 & 27



Cabins 28 & 29



Cabins 30 & 31



Cabins 32 & 33



Barn (Back)



Barn (Front)



Outdoor BBQ and Fireplace area



Lodge



Shed



Map 3 Site Characteristics October 17, 2024	Teton County Hospital District 460 E Broadway Phase I ESA 22-41-16-34-2-00-001 Teton County, WY	Legend - Ownership Boundaries - Subject Property - Photo Points 10/15/24	Sources TETON COUNTY, WY - Aerial Imagery, 2022 - Ownership Boundaries ALDER ENVIRONMENTAL - Photo Points (10/15/2024)	1 inch = 30 feet 0 10 20 30 Feet ALDER ENVIRONMENTAL water wetlands ecological consulting Jackson, WY alderenvironmental.com
---	---	--	---	--



Photo 1 - Photo Point 1. View from northwest corner of Subject Property looking south (October 15, 2024).



Photo 2 - Photo Point 1. View from northwest corner of Subject Property looking east (October 15, 2024).



Photo 3 - Photo Point 2. View from southwest corner of Subject Property looking east (October 15, 2024).



Photo 4 - Photo Point 2. View from southwest corner of Subject Property looking north (October 15, 2024).



Photo 5 - Photo Point 3. View from southeastern corner of Subject Property looking west (October 15, 2024).



Photo 6 – Photo Point 3. View from southeastern corner of Subject Property looking north (October 15, 2024).



Photo 7 - Photo Point 4. View from northeastern corner of Subject Property looking south (October 15, 2024).



Photo 8 - Photo Point 5. View from northeastern corner of Subject Property looking west (October 15, 2024).



Photo 9 - Photo Point 5. View of Subject Property looking south from across E Broadway Ave (October 15, 2024).



Photo 10 - Photo Point 9. Office building for Hitching Post Lodge with upstairs employee housing unit and basement storage (October 15, 2024).



Photo 11 - Photo Point 21. View looking west of interior of Subject Property (October 15, 2024).



Photo 12 - Photo Point 21. View looking north of interior of Subject Property (October 15, 2024).



Photo 13 - Photo Point 22. View looking north of interior of Subject Property (October 15, 2024).



Photo 14 - Photo Point 22. View looking southeast of interior of Subject Property (October 15, 2024).



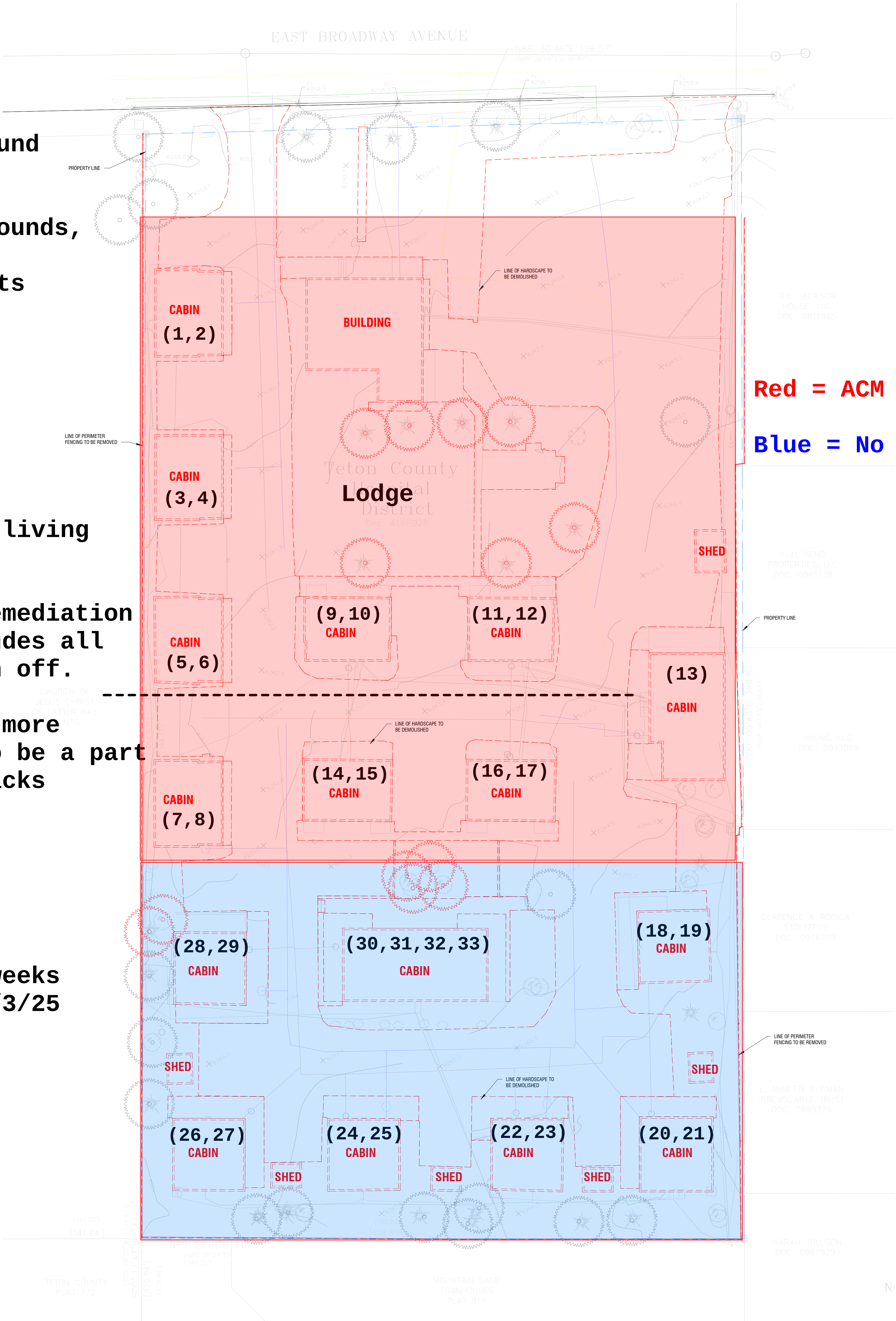
Photo 15 - Photo Point 23. Barbecue pavilion in center of Subject Property (October 15, 2024).

Asbestos Notes:

- Numbers indicate Cabin Designation
- Cabins 1-17 and the Lodge all were found to contain ACM to varying levels. Primarily in flooring covered by another layer of flooring. Joint compounds, mortar at the Lodge, and misc.drywall texturing were the other ACM components discovered.
- No ACM was found in the Cabins 18-33 or at the outdoor sheds.

Sequence of operations:

- All tenants are expected to be out of living quarters by 4/15/25
- *Blue Line Development coordinating remediation of cabins. (5/1/25 - 7/9/25)This includes all state DEQ notifications and final sign off.
- Relocate structures: Still TBD but no more than two per Sean. Shaw is expected to be a part of this coordination with Shacks on racks should we proceed.
- *RFP and selection of Demo contractor separately from building permit (5/15/25 - 6/15/25).
- Demolition subcontractor- Planning 6 weeks from start to completion: 7/10/25 - 9/3/25



DEMOLITION NOTES	
1.	THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL VISIT THE SITE PRIOR TO SUBMITTING HIS PROPOSAL TO BECOME FAMILIAR WITH ALL EXISTING FIELD CONDITIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT.
2.	DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
3.	THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL EXISTING UNDERGROUND AND OVERHEAD UTILITIES TO SAFEGUARD AGAINST THE INTERRUPTION OF SERVICES TO THE PUBLIC.
4.	OWNER HAS FIRST RIGHT OF REFUSAL OF ALL SALVAGEABLE ITEMS. ALL EXISTING PERSONAL PROPERTY TO BE REMOVED BY OTHERS PRIOR TO DEMOLITION. ALL REMAINING ITEMS ARE THE PROPERTY OF THE OWNER. GENERAL CONTRACTOR SHALL COORDINATE WITH OWNER THE SALVAGE OF FIXTURES, FURNISHINGS, DOORS & MISCELLANEOUS EQUIPMENT.
5.	WHILE AN ATTEMPT HAS BEEN MADE TO SHOW THE ITEMS TO BE REMOVED, IT IS THE RESPONSIBILITY OF THE VARIOUS CONTRACTORS TO CONDUCT ON-SITE EXAMINATIONS AND FAMILIARIZE THEMSELVES WITH THE ACTUAL SITE CONDITIONS. ADDITIONAL ITEMS, NOT SHOWN TO BE REMOVED, INTERFERING WITH THE COMPLETE REMOVAL OF THE EXISTING BUILDING, SHALL BE REMOVED.
6.	CARE SHOULD BE EXERCISED IN THE REMOVAL OF WORK TO PREVENT THE RELEASE OF TOXIC SUBSTANCES. SHOULD TOXIC SUBSTANCES, SUCH AS ASBESTOS BE ENCOUNTERED, THE OWNER AND ARCHITECT SHALL BE NOTIFIED. UPON AUTHORIZATION, THE DISPOSAL OF SAME SHALL CONFORM TO ALL GOVERNING CODES AND REGULATIONS. DISPOSAL SHALL BE DONE ONLY BY CONTRACTORS LICENSED FOR THIS WORK.
7.	DURING DEMOLITION AND CONSTRUCTION OPERATIONS, PROVIDE ALL NECESSARY PROTECTION AND SAFE PASSAGE FOR THE PUBLIC, SUCH AS BUT NOT LIMITED TO: BARRICADES, TEMPORARY PARTITIONS, DUST BARRIERS, SIGNS, ETC. ERECT AND MAINTAIN THESE BARRIERS TO THE SATISFACTION OF THE OWNER AND ARCHITECT AND ALL APPLICABLE RULES AND REGULATIONS.
8.	CONTRACTOR SHALL TAKE PRECAUTIONS AS TO MINIMIZE DAMAGE TO ITEMS TO REMAIN, INCLUDING ALL UTILITIES. DURING DEMOLITION AND CONSTRUCTION OPERATIONS, ITEMS NOT SPECIFICALLY NOTED FOR REMOVAL THAT ARE DAMAGED, SHALL BE REPAIRED OR REPLACED TO MATCH EXISTING CONDITIONS AT NO ADDITIONAL COST TO THE OWNER.
9.	REFER TO ELECTRICAL AND MECHANICAL DRAWINGS FOR ADDITIONAL DEMOLITION REQUIREMENTS.

Zone Areas:

Red = ACM components found in structures

Blue = No ACM components were found

architectural
301 W. 45TH AVE • DENVER, CO 80216 • 303.433.4094

BLUeline
PROPERTY MANAGEMENT

StJohn's
HEALTH

SHAW
CONSTRUCTION

HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV:
1 2024 1108 SCHEMATIC DESIGN

DRAWN: SW
REVIEWED: KM
DATE: 11.08.2024
PROJECT #: 24008
FILE:
SHEET TITLE:
ARCHITECTURAL
SITE DEMOLITION
PLAN
SCALE: As indicated

NO. D1.00

From: Asbestos Notice <asbestos.notice@wyo.gov>
Sent on: Thursday, January 30, 2025 5:17:04 PM
To: Jacob Leininger <jleininger@bluelinedevelopment.com>
CC: esther@shacksonracks.com
Subject: Re: Hitching Post Lodge; 460 E. Broadway, Jackson, Wyoming 83001
Attachments: Demolition Work Plan Version 7.0.pdf (428.62 KB), Demolition Contractor Information.pdf (64.68 KB)

You don't often get email from asbestos.notice@wyo.gov. [Learn why this is important](#)

Jacob,
We appreciate the opportunity to discuss your upcoming demolition project at the Hitching Post Lodge in Jackson, Wyoming. Because each of the buildings at this site were used as public or commercial buildings, they are all covered by the Wyoming Asbestos Regulations. As you already have a copy of the form and instructions, we are not attaching those at this time. If you want to complete an electronic version of the notice, you may find that document here: <https://deq.wyoming.gov/aqd/compliance/asbestos/> , and you may use either the Word, Excel or .pdf versions.

Hopefully this email will suffice to allow your demolition permit to proceed with the Town of Jackson. If you need a more specific response, please let us know.

Since they were not found to contain any asbestos, someone may turn in demolition/move notices for Buildings 18-33 at the site as soon as a contractor has been chosen and has demolition/move work dates. This demolition/move work will still have to wait at least 10 working days after receipt of the notice in our office in order to start. Please be aware that the notice is the property of the entity that first turns it in. If a demo/move contractor turns in the notice, and then they find they cannot start the work in a timely fashion; then a new notice would need to be turned in by either the Owner or Operator (General, Demo/Move, or Abatement Contractor) with a re-start of the 10 working days.

For the buildings that contain any asbestos, there are two options:

- 1.) If a move contractor can complete a Demolition Work Plan (copy of question document attached), for each building that explains how the building would be moved without making any asbestos become Regulated and disturbed, then this document could be reviewed by our office for concerns/questions. We recommend that any Demolition Work Plan be provided before the notice to give us time to review, and a Notification would be required with a 10 working day wait before the move.
- 2.) If all of the asbestos will be removed from any building and then the building would be either completely demolished or moved, then a chosen abatement contractor would need to turn in their notice and wait the 10 working days before they start removal of asbestos. Toward the end of their abatement dates, then the demolition/move contractor could provide us with dates for that activity, and no additional wait would be required. I have attached a document explaining the information we would need from the demolition/move contractor for the buildings where asbestos will be abated. The demolition/move contractor could literally start their work at the end of the day after the abatement contractor finishes their part of the work, as long as we have demo/move dates before they start the demolition/move.

If you have questions or need additional information, please feel free to contact us.

Wyoming Asbestos Program

Teresa Minnich-Young (307) 777-7394

Jacob Ojeda (307) 777-7584

Linda Dewitt (307) 777-8601

On Wed, Jan 29, 2025 at 5:20 PM Jacob Leininger <jleininger@bluelinedevelopment.com> wrote:

Hi Teresa and Linda,

Thank you for taking my call regarding the abatement, demolition, and removal of buildings located at 460 E. Broadway, Jackson, Wyoming 83001- commonly known as the Hitching Post Lodge. We look forward to working with you on this project and appreciate your consultation.

As discussed, we are required by the Town of Jackson to obtain written notification from the Wyoming DEQ Asbestos Program to proceed with the demolition permitting process. Please see attached a copy of the Town of Jackson Demolition (*see page 2, "Demolition Permit Submittal Requirements"*).

- Will you please provide confirmation to this email the Wyoming DEQ Asbestos Program is involved with the abatement and demolition process at 460 E. Broadway, Jackson, Wyoming 83001 concerning 33 cabins and lodge (the barn is considered cabin 13).

Please reach out should you have any questions.

Thanks,

Jake Leininger

BlueLine Development, Inc.

406.253.0730

My commission expires:

STAFF REPORT



Meeting Date:	April 21, 2025	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Tyler Valentine
Agenda Item:	Sketch Plan for a +/-190,000 sf (habitable) mixed-use hotel and condominium development within five buildings along North Cache at the 11 properties listed below (P24-170)	Public Comment:	Yes

Note - This item will be presented by staff and the applicant, discussed by the Council, and public comment will occur, but no action will be taken at this meeting. The item will be continued to a future meeting(s) for further discussion and final decision.

Purpose & Policy Considerations.

A Sketch Plan is required in the Commercial Residential – 2 (CR-2) zoning district by the Town of Jackson LDRs for projects with a qualifying base floor area that exceeds 13,800 square feet. Although the development is much larger in total square footage due to bonuses, basements, and non-habitable spaces, the proposed development's qualifying base floor area is roughly 81,000 sf.

The purpose of a Sketch Plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. According to the LDRs, the objectives of the Sketch Plan review are:

- 1. Identification of the opportunities to achieve the desired future character for the site;*
- 2. Identification of development-related issues to be addressed through the development plan;*
- 3. Discussion of alternative site designs that may better implement these LDRs; and*
- 4. Identification of natural and scenic resources protected by these LDRs.*

Requested Action.

The applicant, Mogul Hospitality Partners, is requesting a recommendation of approval of a Sketch Plan for a new approximately 190,000 sf (total habitable above & below grade) mixed-use hotel and residential condominium development within five buildings with underground parking on a 2.46-acre site at the following properties:

- 325, 335, 345, 355, & 375 N. Cache Street
- 45 & 65 Mercill Avenue
- 330, 350, 360, & 370 N. Glenwood Street

Recommendations.

The Planning Director and Planning Commission recommend **approval** of a Sketch Plan for a new approximately 190,000 sf mixed-use hotel and condominium development within five buildings with underground parking at the subject properties, subject to the departmental reviews attached hereto and the following conditions:

1. As part of the Development Plan submittal, the applicant shall provide a landscape plan prepared by a Wyoming licensed landscape architect that provides the minimum 11 plant units and demonstrates where the minimum LSR is being provided. Aside from the street trees which are a separate landscape requirement, the applicant shall demonstrate that the majority of the 11 plant units are

used around the perimeter of the site to soften and screen the building consistent with the intention of the landscape standards of the LDRs.

2. As part of the Development Plan submittal, a parking management plan shall be provided that finalizes how hotel and residential parking is managed, how spaces are assigned in the garage, which spaces are designed for commercial uses, and whether those commercial spaces are strictly for employees or the general public. The parking plan should also show the required EVSE capable and installed spaces per staff's analysis.
3. As part of the Development Plan submittal, the applicant shall provide a draft shared parking agreement ensuring all buildings have sufficient LDR-required parking in perpetuity. In addition, a phasing plan shall be provided that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution described in this staff report.
4. As part of the Development Plan submittal, a final snow storage plan shall be provided that identifies the amount and locations of snow storage relative to the proposed on-site impervious surfaces in addition to identifying areas with snowmelt.
5. As part of the Development Plan submittal, the applicant shall ensure that no portions of the building, including architectural features such as eaves or decks, encroach into the 5' & 10' alley setback and the 5' side setbacks.
6. The applicant shall obtain all necessary permits from WYDEQ related to the benzene plume prior to building permit submittal.
7. Prior to the Development Plan submittal, the applicant shall work with Town staff to ensure that all floor area associated with the 2:1 Bonus qualify according to Division 7.8 - Workforce Housing Incentive Program. In addition, the "exercise" areas associated with Building A shall be removed because they are not permitted uses of the 2:1 Bonus according to LDR Section 7.8.4.B.4.
8. Prior to issuance of the first physical development permit, the applicant shall vacate and combine all lots of record on both sides of the alley to allow buildings to be built over the property lines.
9. Prior to issuance of the first physical development permit, and at the time of subdivision plat, the applicant shall record an affidavit affecting title against all properties that establishes and details the FAR transfer from the West Site to the East Site and accounts for the remaining commercial FAR, if any, on the East Site. The West Site would have no remaining FAR but may use future bonuses allowed by the LDRs should they exist.
10. As part of the Development Plan submittal, the applicant shall provide a final loading plan that clarifies how large deliveries will occur, the direction of trailer truck travel, semi-truck trailer turning movements, how each building will be serviced for deliveries, and dimensions for the loading area.
11. As part of the Development Plan submittal, the applicant shall provide a final geotechnical analysis that includes a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction.
12. Prior to Development Plan approval, the Town and Applicant shall reach an initial agreement on the terms and conditions of a Development Agreement that establishes the relative obligations of the Town and Applicant related to the construction and long-term maintenance and operation of the proposed alley improvements. The Development Agreement would be finalized prior to the issuance of the first building permit for the project. Additional agreements, such as separate operations and maintenance agreements and/or easements may also be required with the Development Agreement. As part of the Development Plan, the Applicant and Town shall agree to an initial Development Agreement that includes, at least, the following terms:

The Developer would be responsible for:

- a. All long-term operations, maintenance, repair, and replacement of the alley improvements.
- b. Rerouting the sewer to Glenwood as proposed.
- c. Installing a manhole at the north boundary of the development and assume ownership and responsibility for the sewer line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the sewer line to the north).
- d. Replacing the sewer north to Perry if necessary.
- e. Removal, relocation, and/or abandonment in place of any town or franchisee utilities from the improved alley.
- f. All snow plowing, snow removal (not to be plowed to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley.
- g. Operation and maintenance of the Cache Creek Tube through the property to the extent it remains on the property.
- h. Installing Town-approved regulation signage.
- i. Maintaining public access.
- j. In the event that the developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.

The Town would be responsible for:

1. Future ownership and maintenance of the north 140' of the alley and sewer.
 2. Municipal code enforcement throughout the alley, e.g., parking, franchisees, encroachment permits, etc.
13. As part of the Development Plan submittal, the applicant shall provide final bike parking counts based on final proposed bedroom count and restaurant/bar seating and identify all locations of short-term and long-term bike parking compliant with LDR Section 6.2.2.D. Minimum required short-term and long-term bicycle parking spaces - including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.
 14. As part of the Development Plan submittal, the applicant shall provide an updated and final traffic impact study that includes any mitigation measures to reduce impacts on adjacent streets and intersections.
 15. As part of the Development Plan submittal, the applicant shall provide the final housing mitigation estimate for the restaurant, bar, and spa/exercise areas that includes the total number of hotel rooms, floor plans, and all associated floor area tied to each use.
 16. As part of the Development Plan review process, the applicant shall continue discussions with Town staff and the Cache Creek Motel on whether the alley should be a two-way or one-way alley.

Key Issues/Policy Questions

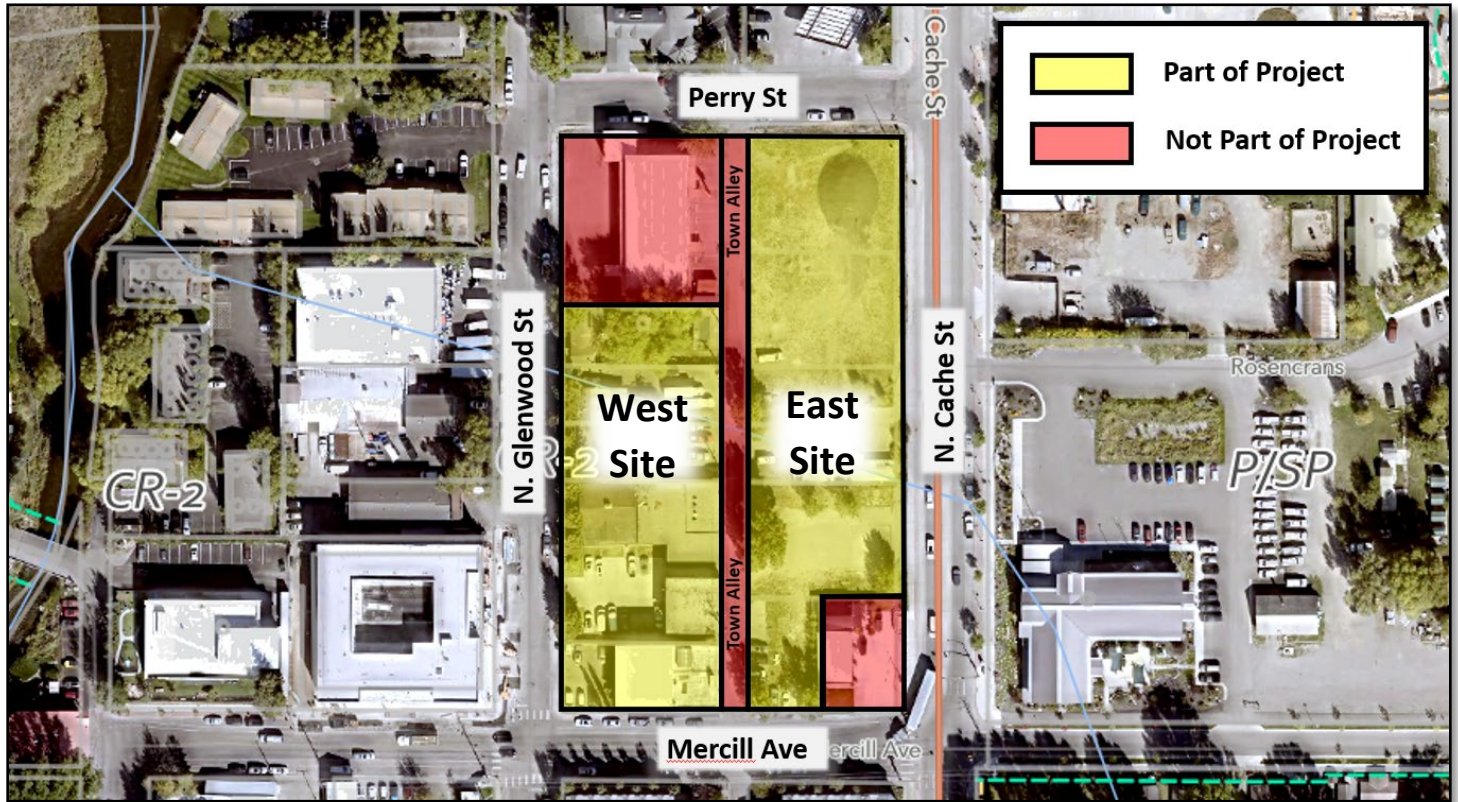
- Does the Town Council have any concerns over the proposed vehicle access plan which includes improvements, including a roundabout, to the alley?

Project Location.

The subject properties are listed below and an aerial photo is shown below on the following page:

- 325, 335, 345, & 375 N. Cache Street (LOTS 1-8, BLK. 3, JONES)
- 45 Mercill Avenue (W. 60' OF LOTS 9-10, BLK. 3, JONES)

- 65 Mercill Avenue (LOT 11, PT LOT 12, BLK. 3, JONES)
- 330, 350, 360, & 370 N. Glenwood Street (N 40' LOT 12, LOTS 13-17, PT LOT 18, BLK 3, JONES)



Background/Project Description.

Background:

The entire subject property is within the CR-2 zoning district and Lodging Overlay (LO). As proposed, the development utilizes 11 properties (2.46 acres, or 107,121 sf total land area, or roughly fourteen (14) 7,500 sf town lots) within a downtown block surrounded by four streets: North Cache Street to the east (400 linear feet), Mercill Avenue to the south (200 linear feet), North Glenwood Street to the west (350 linear feet), and Perry Street to the north (130 linear feet). The only two properties in this block that are not part of this development are 390 N. Glenwood Street (Cache Creek Motel) and 315 N. Cache Street (restored service station). All existing development within the subject property will be demolished and a full list of existing development can be found in the Housing Mitigation section of the applicant's submittal. This downtown block is bifurcated by a 20' x 500' alley that runs north/south down the middle providing a connection between Perry Street to the north and Mercill Avenue to the south. The applicant is not requesting to vacate any portion of the alley nor is the applicant proposing any building encroachments into or under the alley.

A portion of the site has been impacted by contamination from an underground benzene plume from a previous gas station on the corner of North Cache and Perry Street. The state Department of Environmental Quality (WYDEQ) has been monitoring the contaminated soils for a number of years that are impacted by groundwater flow. At this time, much of the benzene has been remediated or dissipated, however, any remaining contaminated soil would need to be disposed of properly per State requirements during the redevelopment of the site.

Project Description:

The applicant is requesting Sketch Plan approval for a new approximately 190,000 sf (total habitable above and below grade) mixed-use hotel and condominium development within five buildings with underground parking. The project consists of two development sites bifurcated by an alley: the “East Site” along North Cache and the “West Site” along North Glenwood. As proposed, the East Site consists of four commercial buildings each less than 35,000 sf (Buildings B, C, D & E) with a shared underground parking garage. The West Site consists of one 100% residential building (Building A) with an underground parking garage that uses the 2:1 Workforce Housing Bonus (2:1 Bonus). All buildings are three stories ranging from 35’-42’ tall. Buildings A, D & E include one level of basement (mostly parking but with some habitable space too).

As proposed, the overall development consists of 109 hotel rooms, 17 market long-term residential units (2:1 Bonus), 16 workforce-restricted units (2:1 Bonus), 155 parking spaces, a spa & fitness center, a restaurant & bar, and two rooftop decks. The development’s total gross square footage is 244,607 sf (178,730 sf above grade and 65,877 sf below grade) and 190,339 sf of that total gross square footage is habitable conditioned space (both above and below grade).

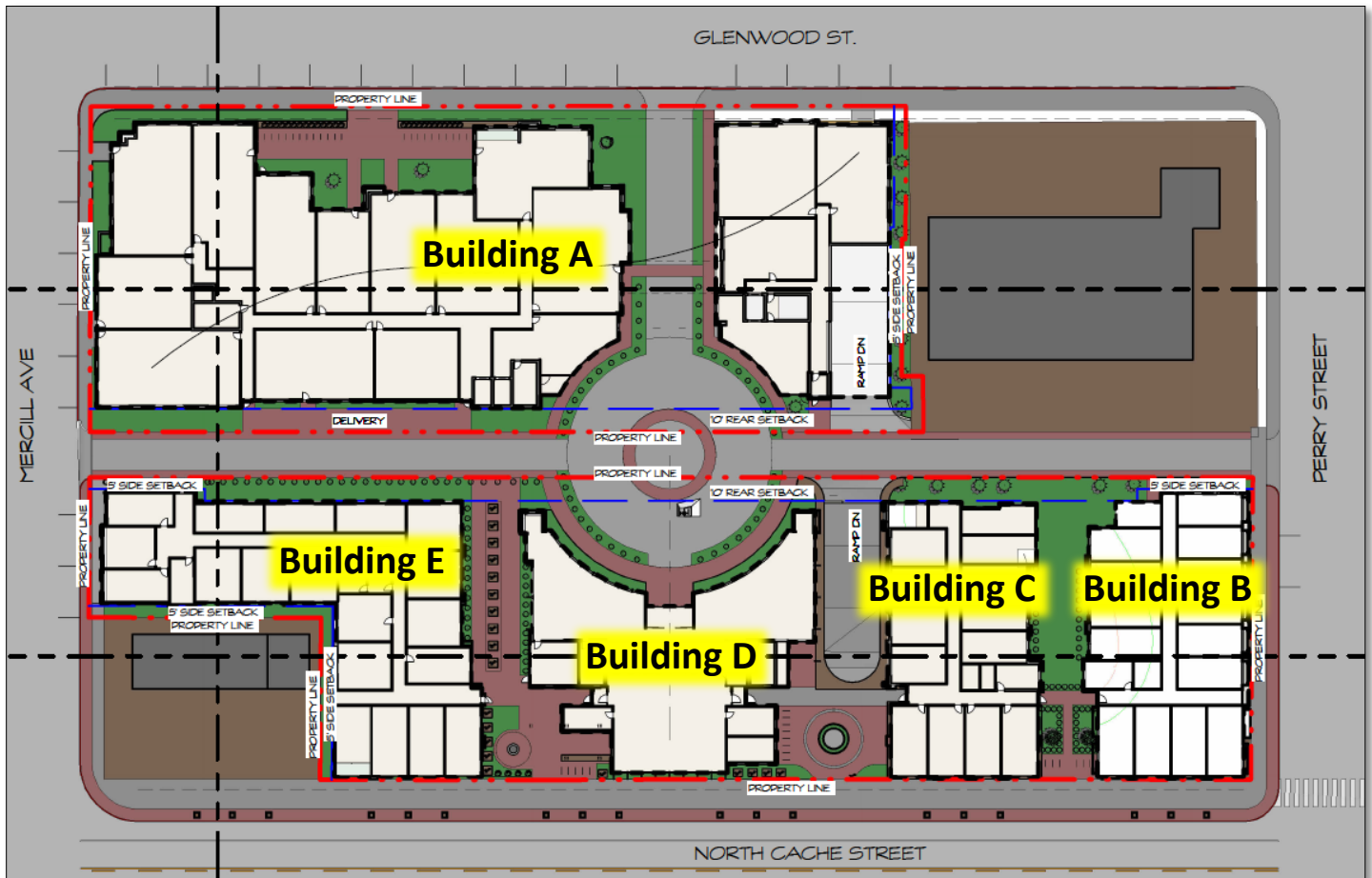
The applicant is proposing to transfer all of its base commercial floor area from the West Site to the East Site and then use the entire West Site for 2:1 Bonus residential development. This transfer does not increase the total amount of development in the project but it does allow the applicant to split all (or nearly all) of the commercial floor area onto the East Site while reserving the West Site for residential uses. More specifically, the result is that all 81,348 sf of their allowed maximum base 0.8 Floor Area Ratio (FAR) of 85,696 sf for commercial hotel uses is located on the East Site within buildings B, C, D & E.

The applicant is then proposing to use the 2:1 Bonus (mostly in Building A, some in Buildings B & E) to add approximately 97,382 sf of additional above-ground habitable floor area (including associated circulation space). This brings the total FAR for the entire project to 1.67. Of the 2:1 Bonus floor area, 53,745 sf is dedicated to 17 on-site market long-term residential units, and 27,840 sf is dedicated to 16 on-site workforce-restricted units all of which are intended to be ownership condominiums. The market condos range in size from 1,957 sf to 4,094 sf and the workforce condos range in size from 979 sf to 3,445 sf. The proposed exterior materials at this conceptual phase include various types of metals, wood, stone, and concrete. Below is a breakdown of each level of each building by square footage and use:

- **BUILDING A: 115,829 sf gross**
 - Basement (39,430 sf), First Floor (29,540 sf), Second Floor (25,407 sf), Third Floor (21,452 sf).
 - Uses: 102 parking spaces, 12 market condos (2:1 Bonus), 16 workforce-restricted condos (2:1 Bonus), rooftop deck.
- **BUILDING B: 20,723 sf gross**
 - First Floor (7,214 sf), Second Floor (7,226 sf), Third Floor (6,282 sf).
 - Uses: 28 hotel rooms, 2 market condos (2:1 Bonus).
- **BUILDING C: 21,279 sf gross**
 - First Floor (7,195 sf), Second Floor (6,743 sf), Third Floor (7,341 sf).
 - Uses: 36 hotel rooms.
- **BUILDING D: 49,546 sf gross**
 - Basement (25,569 sf), First Floor (8,671 sf), Second Floor (7,170 sf), Third Floor (8,137 sf).
 - Uses: 53 parking spaces, spa/fitness area, restaurant/bar, lobby, 8 hotel rooms, rooftop deck.
- **BUILDING E: 37,229 sf gross**

- Basement (5,037 sf), First Floor (11,132 sf), Second Floor (10,519 sf), Third Floor (10,541 sf).
- Uses: 37 hotel rooms, 3 market condos (2:1 Bonus).

Proposed Site Plan with Buildings A-E:



Regarding the site plan, the primary entrance to the hotel buildings and the residential building are located off the alley. The applicant is proposing their primary vehicular access off North Glenwood, along with secondary access points from the existing alley that can be entered from Mercill Avenue on the south or Perry Street on the North. The applicant plans to improve each entryway, including the alley, with sidewalks and landscaping similar to a private street. A large vehicular roundabout (roughly 100' in diameter) is proposed where the Glenwood entrance intersects the alley midway through the development. This roundabout will serve as the main guest entrance to the hotel lobby to Buildings B-E on the East Site and also provide access to the main lobby entrance to residential Building A on the West Site. The roundabout is proposed to maintain a level grade and not include a raised center island common on most roundabouts. Valet parking is proposed for hotel guests only.

Access to the two underground parking garages on each site will be taken directly from the alley. The two underground parking garages are not connected in any way. Although the three vehicular entrances also serve as pedestrian entrances to the development, pedestrians can also access the site from North Cache at multiple locations and pedestrians can pass through the site to the ally between Buildings D & E. Pedestrian

improvements will be provided on all four perimeter streets, consisting of a 5'-wide attached landscape planting buffer and a 6' detached sidewalk.

Analysis.

Moratorium Compliance

The applicant's Sketch Plan was deemed sufficient on November 14, 2024, which was during the emergency Large Building Moratorium that temporarily limited the maximum building size of *commercial* buildings to 35,000 sf but did not limit the size of 100% residential buildings. Although the moratorium ended on November 20, 2024, resulting in a new maximum building size of 40,000 sf to 50,000 sf for this zone and several others, the applicant was vested under the moratorium's 35,000-sf maximum commercial building size rule and no limit on 100% residential buildings.

Upon deeming the Sketch Plan sufficient, staff confirmed that the four commercial hotel buildings east of the alley along North Cache (Buildings B - E) were each less than 35,000 sf in total habitable square footage. Although Buildings B - E share a single basement parking garage (which was allowed under the moratorium), all four buildings are independent and have no other internal connections aside from the underground parking garage. Because the moratorium did not apply to 100% residential buildings, the proposed Building A on the west side of the alley (+/-72,500 sf in total habitable), which is comprised entirely of the 2:1 Bonus floor area, was not subject to the moratorium.

Additionally, as a result of LDR changes made after the emergency moratorium, all new developments that trigger a Sketch Plan also require a Conditional Use Permit (CUP) as a means to consider and review additional impacts on traffic generation, environmental resources (e.g., wildlife permeability), historic resources, water quality (e.g., stormwater runoff, groundwater quality), and other important Town resources. However, again, because the applicant's Sketch Plan was deemed sufficient during the temporary emergency moratorium, this new CUP is not required. Even so, the Town can still request or require additional information or studies related to off-site impacts, such as traffic or groundwater, as part of the Sketch Plan and future Development Plan if necessary for the Council to make the required permit findings. For example, Finding #3 for Sketch Plan reads as follows:

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

Comparison to previous Sketch Plan

Although the previous Sketch Plan design (which included a single large building) was withdrawn, staff has provided below a table that summarizes a few key changes from the previous Sketch Plan to help understand how this project has evolved due to the big building moratorium and subsequent amendments to the LDRs. As shown, the proposed project is roughly a third smaller in square footage and less dense in hotel rooms & condominiums.

SUBJECT	PREVIOUS PROJECT (WITHDRAWN)	PROPOSED PROJECT	DELTA (Increase/Decrease)
Gross Square Footage (habitable + non-habitable)	365,980 sf	244,607 sf	-121,373 sf

Gross Habitable Floor Area (above and below grade)	290,000 sf	190,339 sf	-99,661 sf
Above-Ground Habitable Floor Area	200,641 sf	178,730 sf	-21,911 sf
Below-Grade Square Footage (habitable + garage)	165,339 sf	65,877 sf	-99,462 sf
Lodging Use	89,896 sf 171 hotel rooms	81,348 sf 109 hotel rooms	-8,548 sf -62 hotel rooms
Residential 2:1 Bonus M = Market W = Workforce	110,745 sf 2:1 (M): 36 on-site units 2:1 (W): 38 off-site units	97,382 sf 2:1 (M): 17 on-site units 2:1 (W): 16 on-site units	-13,363 sf -19 (M) units -22 (W) units
Stories	3 stories 2 basement levels	3 stories 1 basement level	-1 basement level
Parking	220 spaces	155 spaces	-65 spaces
Basement Volume (approximates)	1,526,767 cubic feet 56,546 cubic yards	724,647 cubic feet 26,838 cubic yards	-802,120 cubic feet -29,708 cubic yards

Purpose of Sketch Plan

The purpose of a Sketch Plan is to publicly review a large physical development or development option for general consistency with these LDRs at a preliminary, conceptual level of detail before the development is fully designed. It is common for Sketch Plans to include numerous conditions of approval that need to be addressed later as part of a Development Plan. This means that the Planning Commission, Design Review Committee, and Town Council will essentially review this project twice before building permits can be submitted. After reviewing the applicant's submittal, staff finds that, as conditioned, the proposed project complies with the LDR requirements of the CR-2 zone for a Sketch Plan. Sketch Plan approval permits the submittal of a Development Plan, it does not permit actual construction. The applicant will be required to address any concerns raised during Sketch Plan and meet all conditions of approval when they apply for a Development Plan. Below is an LDR Compliance table for the CR-2 zone:

	CR-2	Proposed	Complies?
FAR	0.8 base max (85,696 sf) + 2:1 Workforce Housing Bonus (no sf limit & must all be on-site)	Base FAR = 81,348 sf 2:1 Bonus = 97,382 sf Total Above Ground Habitable = 1.67 FAR or 178,730 sf	Yes
LSR	10% or 11,300 sf	15% Or 16,068 sf	Yes as conditioned
Plant Units	11 required	Not shown. Condition of approval added.	Yes as conditioned.

Height	42' – 46' (determined by roof pitch)	35'-42'	Yes
Stories	3 max (no limit on basements)	3 stories per building. Buildings A, D & E have 1 level of basement.	Yes
Parking	<u>CR-2 Standard:</u> Lodging: 0.75 per room Condos: 1.5 per DU Restaurant: 1/73 sf of seating Bar: 1/40 sf of seating <u>Parking Credits:</u> Street Parking Credits = 21 TOTAL CREDITS = 21 spaces (credits can only be used to mitigate the commercial uses and cannot be used for lodging/residential condos)	<u>Requirement:</u> Lodging (109 rooms) = 82 spaces Condos (33) = 50 spaces Restaurant (3,549 sf) = 49 – 20% (shared LDR allowance) = 39 spaces – 33% (public use) = 26 spaces Bar (698 sf) = 18 – 20% (shared LDR allowance) = 14 spaces – 33% (public use) = 9 spaces TOTAL REQUIRED: 167 spaces – 21 on-street credits = 146 spaces (6 must be ADA) TOTAL PROPOSED: East Garage (53) + West Garage (102) = 155 spaces (6 ADA spaces)	Yes
EVSE Parking	30% EVSE Capable = 47 req. 5% EVSE Installed = 8 Req.	EVSE Capable = 53 provided EVSE Installed = 9 provided	Yes, as conditioned.
Bike Parking <i>LT = Long Term</i> <i>ST = Short Term</i>	<u>Hotel (1 per 11 lodging units)</u> 109 / 11 = 10 required <u>Residential (0.75 per bedroom)</u> Final bedroom count unknown. <u>Restaurant/Bar (1 per 22 seats)</u> Final seating count unknown.	92 bike parking spaces provided (41 short-term and 51 long-term)	Yes, as conditioned.
Primary Street Setback (Cache)	0' – 10'	0' – 10'	Yes
Primary Street Setback (Glenwood)	0' – 10'	0' – 10'	Yes
Secondary Street Setback (Mercill)	0' – 10'	0' – 10'	Yes
Secondary Street Setback (Perry)	0' – 10'	0' – 10'	Yes

Side Interior Setback (adjacent to Cache Motel)	5' min	5'	Yes, as conditioned.
Alley Setback	5' - 10' min	5'-10'	Yes, as conditioned.
Street Façade Width (min)	Cache: 70% of 400' = 280' of building within the 0'-10' setback range. Mercill: 35% of 200' = 70' of building within the 0'-10' setback range. Glenwood: 70% of 350' = 245' of building within the 0'-10' setback range. Perry: 35% of 130' = 46' of building within the 0'-10' setback range.	Cache: +/-290' provided Mercill: +/-171' provided Glenwood: +/-308' with forecourt Perry: +/-123' provided	Yes
3rd Story Step-back	10' stepback for 40% (min) of building Cache: 40% min req. Mercill: 40% min req. Glenwood: 40% min req. Perry: 40% min req.	Cache: +40% provided Mercill: +40% provided Glenwood: +40% provided Perry: +40% provided	Yes
Pedestrian Frontage	13'6" for Trees in Grate	13'6" Trees in Grate	Yes

Definition of a Site

The Town LDRs define a site in Division 9.5 as *“the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record.”* Over the past few years, the Town Planning Director and Town Council have interpreted this definition to include lots of record that are under unified ownership and control that can be physically separated by a road or alley. A formal interpretation (Item P22-113) was requested in 2022 in which the Planning Director established this interpretation in writing to help clarify the full definition of a site . Recent examples of this new interpretation being applied to development sites with multiple lots separated by a road include Flat Creek Apartments, Hotel Jackson, and St. John’s Hospital/Hitching Post.

Staff mentions this because the proposed development includes lots of record that are physically separated by a public alley. Staff finds that because all properties proposed for development are under unified ownership and control, the lots of records on both sides of the alley can be treated as one contiguous site which is important because the applicant is proposing to transfer all of their allowed base commercial FAR from the West Site to the East Site. Overall, staff is supportive of the applicant’s proposal on the condition that an affidavit affecting title is recorded against all properties that acknowledges the FAR transfer from the West Site to the East Site and account for the remaining unused commercial FAR, if any, on the East Site. The West site would have no additional commercial FAR but could use future bonuses should they exist and may use the commercial transfer

of development rights as part of the Town's historic preservation program according to LDR Division 5.9. Staff has added a condition of approval (Condition #10) to address this matter.

Conformance with the Comprehensive Plan

This site is located in Character District 2: Subarea 2.3: Downtown. This is a *Transitional* area intended for redevelopment with a mixture of two to three-story commercial, lodging, and residential buildings, a high level of pedestrian and transit connection, high-quality public spaces, and a high concentration of tourist-related accommodations and services. Parking should be hidden or underground and buildings should create an attractive street wall to encourage pedestrian activity. Other than street trees, landscaping, and green areas are minimal and largely provided voluntarily. Two goals of this subarea are 1) creating a vibrant mixed-use area by accommodating a variety of uses and amenities and providing a balance between lodging and long-term residential housing, and 2) creating a consistent building size and form through attractive street walls, two to three-story buildings, and good urban design principles including massing, articulation, and provision of public space.

Staff finds that as conditioned, the project is generally consistent with the above-mentioned goals for a Sketch Plan-level design. Overall, the proposed development is mixed-use with lodging, restaurant/bar, and residential uses which are desired. In addition, the parking is underground and not visible from the public roads which creates more opportunities for attractive street walls and interesting ground-level activities. New pedestrian improvements will be provided adjacent to the building on all streets which will be an improvement compared to the existing conditions which consist mostly of unprotected attached sidewalks with no buffer zone. These improvements will also encourage pedestrian movement in this area to support both the new development and existing developments. Regarding the second goal related to consistent building size, attractive street walls, and the use of good urban design principles, staff finds that the project includes an attractive street design through the use of multiple buildings, variations in the architecture and massing, and larger open/public spaces that help break up the street wall. Please see the Design Review Committee (DRC) section below for more details on design principles related to the Design Guidelines.

Benzene Plume & Groundwater

The applicant originally provided a geotechnical report with the previous Sketch Plan - which was withdrawn - that acknowledged the existing site contamination due to the historical Texaco that used to be located at the northeastern corner of the development (375 N. Cache Street). That geotechnical report has not yet been updated to reflect the newly proposed Sketch Plan, which is significantly smaller and includes only one basement level instead of two. However, the applicant has provided the previous report because it provides site details such as water table levels and general methods for dealing with contamination and groundwater. The applicant is aware that they will be required to update the geotechnical report for Development Plan and work with WYDEQ to obtain any required permits before commencing construction that address the removal and/or treatment of any contaminated soil and groundwater. To ensure all necessary permits are obtained from Wyoming Department of Environmental Quality (WYDEQ) prior to commencing construction, Condition #7 was added.

Because the Town Council and general public expressed specific concerns during the review period of the previously withdrawn Sketch Plan related to contaminated soil and the handling of groundwater, it is especially important for the Town to ensure these concerns are addressed early on in the review process to avoid negatively impacting the Town storm's sewer system, neighboring properties, and nearby public resources such

as Flat Creek. The applicant has stated they are proposing to treat and re-inject any encountered groundwater back into the ground which is a common practice used during construction. However, the initial and long-term on-site and off-site impacts are unknown. The applicant has stated in their submission that at their expense they will *“hire a qualified environmental remediation consultant to analyze impacts and remediation alternatives and shall provide a copy of the report to council for its input. Such consultant’s report will address the means and methods of addressing contaminated soil such as through dig and haul, insitu soil stabilization, insitu chemical oxidation, soil shredding, onsite soil mixing and chemical oxidation.”* The applicant also states that once the Sketch Plan is approved and they know their final site design, they will re-study the new site design and provide an updated geotechnical analysis which will inform the amount of dewatering and the methods by which such subsurface water shall be treated and disposed of.

Staff notes that a Sketch Plan is a conceptual review of a project and it is typical for final details, and studies - in this case, the final geotechnical report and information on the handling of soil and groundwater - to be provided with the Development Plan. In addition, one of the purposes of the Sketch Plan is to identify development-related issues, often as conditions of approval, to be addressed in more detail in the Development Plan. In consideration of this important issue, staff has added a condition approval (Condition #11) requiring that at the time of Development Plan submittal, the applicant shall provide a final geotechnical analysis, which includes a comparison to the previous project showing changes in soil treatment and groundwater volumes along with a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction. Upon submittal, the Town will send all relevant analyses to a qualified environmental remediation consultant for third-party review.

Building & Site Design

As proposed, this development and site would be the largest in the Town’s history with nearly 1,100 linear feet of street frontage along all four streets and a total proposed habitable square footage of approximately 190,000 square feet. Comparably, the overall development - which is both hotel and residential - is over two times the size of the Pearl/Cache redevelopment (roughly 80,000 sf) and over two times the size of Cloudveil hotel (roughly 75,000 sf with 100 keys). However, if you only compared the lodging element, the proposed development is close in size to the above-referenced developments at roughly 81,000 sf. But despite the site’s very large size, the CR-2 zone does not cap the number of adjacent lots that can be developed, cap the number of lodging units per development, or cap the amount of 2:1 Bonus. However, unlike the previous zoning before the emergency moratorium which had no building size maximum, the commercial buildings proposed with this Sketch Plan are required to be no larger than 35,000 sf which significantly improves the overall site design & character by breaking up the development into more of a complex of buildings which provides visual relief and architectural variation along this development’s lengthy street frontages.

At a conceptual level, staff finds that the proposed buildings and site plan are consistent with the goals of the CR-2 zone by hiding all the parking from public view, creating a strong street wall, and holding the street corners, while still setting back portions of the building along each street to break up the street wall, providing pedestrian entrances/courtyards on multiple streets, and providing private outdoor spaces (i.e., balconies, rooftop decks, at-grade open spaces). The project includes buildings that are all three stories with a combination of flat and pitched roof designs that all comply with the maximum building height. As a result of the third-floor stepback requirement, the buildings have various sections along the third floor of each street that are stepped back 10’ which helps to further break up the building mass and vary the rooflines. Additionally, balconies have been provided on the second and third floors along each street which further provides some relief along the street

facades. Below on the following page are two conceptual 3D contextual images showing the overall project from two prominent street corners:

Corner of North Cache and Perry Street:



Corner of Mercill Avenue and North Cache:



Design Review Committee (DRC)

The DRC first reviewed the project on January 8, 2025, which resulted in the DRC continuing the item for a second review. Aside from directing the applicant to address specific Design Guidelines criteria such as questioning the architectural character relative to Jackson Hole, the number and application of windows, building rhythm, and pedestrian experience, the DRC overall was pleased with how the project has evolved and improved from the last time they reviewed it as a single building development. The DRC attributed the project's improvements to the moratorium that required separate buildings allowing the site to be broken up which helps with improved circulation and open space, allows variations in architectural style from one building to another which enhances the visual experience along the street, and ultimately resulted in a smaller, less-dense development. The DRC also favored the new access plan that avoids North Cache and instead places the hotel entrance off North Glenwood and the alley creating a unique experience as guests arrive that other hotels in Town do not offer.

At the February 12th DRC meeting, the DRC stated that the design had improved from the previous submittal but ended up continuing the item directing the applicant to further study the architectural style of each building and modify the overall design and application of materials to improve the cohesiveness of the overall project. The DRC also felt that the application of materials and design elements still felt chaotic along North Cache and that the applicant needed to simplify the design along this frontage. The DRC also felt that Building C was the most different in architectural style and needed to better relate to the other buildings. Finally, the DRC stated that the applicant needs to tone down the "heroic" moves at the corners/bookends along North Cache which also includes downsizing some of the "supersized" portions of the third level of certain buildings that have exaggerated roof heights that reach 19' in some cases. Overall, the DRC felt that the project needed one more review to finalize concerns over massing and the architectural theme before progressing to the Development Plan.

At the March 12th DRC meeting, the DRC recommended approval of the project as presented. The DRC stated that the applicant adequately addressed their concerns from the previous meeting and found the project to comply with the Design Guidelines.

Planning Commission (PC)

The PC first reviewed this project on February 19, 2025. The PC had a lengthy discussion about the project and continued the item because they wanted the DRC to complete its third and final review, which had not yet occurred. The PC also directed the applicant to demonstrate compliance with the 10% landscape requirement on the site plan, provide proof of historical housing credits per the Land Development Regulations (LDRs), demonstrate a conceptual level bike parking plan, provide details on the final parking requirement and any requested relief, show areas of snow storage and how snow will be managed, and provide a copy of the previous geotechnical analysis.

The PC later reviewed this project on March 19, 2025, after the DRC's final review and recommendation of approval and after receiving all of the other requested information. The PC then unanimously recommended approval to the Town Council as presented and conditioned by staff. Below are the primary discussion topics at the meeting:

- PC supported a parking reduction for the restaurant/bar uses that was predicated on the applicant's proposal to reduce parking by 33%. The PC was also supportive of a parking reduction to encourage breaking the larger workforce units up into smaller units.

- PC was supportive of the ally improvements and general access plan, but understood that it would set a precedent for other projects.
- PC asked about the future relationship between the residential HOA and the hotel, specifically as it relates to unnecessary or expensive improvements that would pass costs onto the workforce-restricted units. Staff mentioned that the housing rules and regulations already have limits on HOA dues for deed-restricted units when they share an HOA with market units.
- PC was interested in the long-term groundwater monitoring and whether monitoring would be required, and who would conduct the monitoring. According to the Town Engineer, DEQ currently does monitoring and would likely do future monitoring if necessary.
- Some PC members shared concerns that the location of the loading area adjacent to the residential building would negatively affect the quality of life, especially on the workforce-restricted units closest to the loading area. One suggestion was to shift the loading area to the East Site adjacent to the hotel.
- Some PC members expressed concern over the 3,400 sf workforce-restricted unit and stated their preference was to split it into two smaller units to help make the units more affordable, even though the LDRs do not have any limits on the size of workforce units.
- The PC encouraged the applicant to continue to explore more ways to improve and enhance the pedestrian scale and experience as part of the Development Plan.

Vehicular Access

As conditioned, staff finds that the proposed access plan complies with the LDRs and offers significant improvements from current conditions through the consolidation of access points. Overall, the number of curb cuts along North Cache will be reduced from four to zero and from four to one along North Glenwood Street. No curb cuts are proposed along Mercill Avenue or Perry Street. The proposed plan is also practical in that it utilizes North Glenwood and the alley as the primary access points to all buildings and the underground parking garages which help screen parking and traffic from public view. Furthermore, the proposed plan distributes traffic impacts onto less congested streets (i.e., North Glenwood, Perry, and Mercil) while avoiding North Cache altogether which is a busy state highway and gateway into town. Because no access is proposed off North Cache, which is owned and maintained by the Wyoming Department of Transportation (WYDOT), WYDOT has not presented any concerns over the proposed access plan to utilize North Glenwood and the alley as the main three access points.

A central component of the applicant's proposal is to use, improve, and maintain a public alley as part of their primary vehicular and pedestrian access. Although it is common for various types of developments to use an alley for access, and is allowed by the LDRs, the Town has not yet reviewed a commercial project of this scale that not only locates its primary entrance off the alley, but proposes improving the alley with a higher grade surface material than asphalt, installing a snow melt system, and incorporating a roundabout. The applicant has stated that the roundabout will maintain a level grade and not include a raised center island common on most roundabouts. The reason for this is to allow all types of vehicles, especially large trash trucks and delivery vehicles, to drive the length of the alley without any obstacles. In general, the proposed plan presents no immediate concerns as it relates to LDR compliance and is visually beneficial because nearly all of the hotel traffic and parking will be screened from public view. In addition, activating the alley with multimodal use is supported by Planning staff provided it continues to provide public access and function as an alley.

Town Engineering, however, has raised some concerns over the proposed unconventional use of a public alley and has provided recommendations on who and how the alley should be maintained moving forward should the Town Council agree to the proposed plan. In summary, Town Engineering does not want to be responsible

for any maintenance and repairs of the proposed alley and are recommending that as part of the Sketch Plan approval, a condition of approval be added that lays out specific high-level terms and conditions that will be included in a future Development Agreement. Ultimately, the Town Council has a policy decision to make on whether they support the proposed improvements. If the Council is interested, the Town and applicant will be required to later enter into a Development Agreement. Additional agreements, such as those related to maintenance and operations, and recordation of easements may also be required. Condition #12 has been added if the Council is interested in the proposed alley improvements.

In addition, it is still unknown whether the alley will be two-way or one-way. At this time staff is expecting the alley to function as a two-way alley but Condition #16 was added requiring the applicant to continue discussions with Town staff and the Cache Creek Motel during the Development Plan review on the desired use of the alley as it specifically relates to it functioning as a two-way or one-way alley.

Parking

As stated above in the LDR compliance table, 155 total on-site spaces are provided within two underground parking garages to meet the 146-space requirement. As proposed, the West Site provides 102 parking spaces and the East Site provides 62 parking spaces. Adequate ADA and EVSE parking has been provided as conditioned.

Because the West Site has a surplus of parking that will be used to meet the demands of the East Site, a shared parking agreement will need to be recorded and staff has added a condition of approval (Condition #3) requiring the applicant to provide a draft Shared Parking Agreement with the Development Plan that will eventually be recorded against all properties to ensure each building has LDR-required parking in perpetuity. Staff has also included language in Condition #3 requiring the applicant to provide a phasing plan that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution.

Regarding the lodging and residential uses, a total of 132 dedicated spaces have been provided which complies with the LDRs. This leaves 44 spaces (23 on-site + 21 on-street) available to serve the other commercial uses on-site such as the restaurant, bar, and exercise/spa. When it comes to hotel amenity spaces such as small bar/food areas, conference spaces, spas, and fitness facilities, the LDRs exempt these spaces from parking requirements under the assumption that they primarily serve guests who are already parked and staying at the hotel. The applicant states that the restaurant & bar will primarily serve hotel guests, but has acknowledged they would not turn service away from the general public. As of result, the applicant is proposing to park 66% of the restaurant and bar, which staff is currently supportive of. Staff notes that this property is within the Downtown Parking District and the applicant has the option to provide zero on-site parking for commercial uses through the parking fee-in-lieu program. However, the applicant has not indicated an interest in that program at this time. The applicant mentioned at the Planning Commission meeting that if the Town is not supportive of their proposal to park 66% of the restaurant and bar, they can provide vehicle stackers in the basement.

At this conceptual stage of the project, the management of parking is still being discussed and final details will be provided with the Development Plan as conditioned (Condition #2). The applicant has provided a preliminary parking management plan that indicates the intended location for hotel and residential parking spaces. At this time, hotel guest parking will be managed through valet parking but residential owners/tenants will self-park. Regarding commercial parking needs, the applicant is showing 23 parking spaces that will be allocated in the East Site parking garage to serve the restaurant, bar, and exercise/spa. Ultimately, the final parking management plan, which may look similar to what is provided, will be required with the submission of the Development Plan.

Pedestrian Improvements

The CR-2 zone requires either Trees in Lawn or Trees in Grates as acceptable pedestrian frontage types. At this time staff is requiring Trees in Grates along all four streets which will consist of a 5'-wide attached buffer zone with trees and pavers and a 6'-wide detached sidewalk. With that being said, staff is considering whether Trees in Lawn is appropriate for Glenwood Street. Overall, this will be an improvement to the existing conditions which include an attached 4'-5' sidewalk around the entire block. These improvements will not only enhance pedestrian safety and function along the frontages of this project but will significantly improve the overall appearance of this block. The applicant will only be responsible for installing new sidewalks along their property frontage on each street. The southeast corner (adjacent to 315 N. Cache St.) and northwest corner (adjacent to 390 N Glenwood St.) of this block are not adjacent to the development and thus will not receive new pedestrian improvements unless they are voluntarily provided by the applicant.

Lighting

At this time, a lighting plan has not been developed since this is a conceptual level review and thus staff is unable to verify full compliance with LDR Section 5.3.1 (Exterior Lighting Standards). Lighting plans typically are not fully developed until the building permit submittal. However, the applicant is aware that all future lighting will be required to be dark sky compliant. The CR-2 zone permits a maximum of three lumens per sf of site development with a maximum of 50,000 lumens per acre of site development and a maximum of 2,000 lumens per acre of site development for unshielded fixtures. Based on the proposed site development of 90,121 sf, the total allowed lumens for shielded fixtures will be limited to 109,003 lumens plus 4,000 lumens for unshielded fixtures. It should be noted that exterior lighting required by the Building or Fire Code or lighting deemed necessary for public safety is exempt from the above-mentioned lumen maximum.

Landscaping

The CR-2 zoning district has a minimum required LSR of 10%, which when applied to the subject property's size of 107,121 sf, results in at least 10,712 sf of landscaping. Of that requirement, roughly 2,142 sf can be provided in the form of planters. At this time, the applicant is providing roughly 16,000 sf - or 15% - which exceeds the minimum requirements. In addition, a minimum of 11 plant units are required and the applicant will need to demonstrate compliance with this number as part of the Development Plan. These 11 plant units must comply with the standard plant unit alternatives found in LDR Section 5.5.3. Staff would like to clarify that the required street trees within the Trees in Grate's pedestrian frontage are above and beyond the required 11 plant units. As conditioned in the Sketch Plan, a landscape plan prepared by a Wyoming landscape architect will need to be provided with the Development Plan that provides more details on the final landscaping, the minimum LSR, and a minimum of 11 plant units (Condition #1).

In addition to the number of plant units, the general purpose of the landscape standards as stated in LDR Section 5.5.1 is to ***"assist in maintaining the character of the zones by providing minimum planting, buffering, and screening around and within physical development."*** This means that the applicant cannot simply place all of their required plantings towards the interior of the site or in between buildings. Of course, some plantings can be located within the interior of the site, but the majority of the landscaping needs to serve as an exterior buffer to help soften/screen the development from the public view on each street. Staff has added a condition of approval (Condition #1) addressing this matter.

Trash & Loading

Although the project is at a conceptual level, the applicant is showing designated trash storage and pick-up areas for each site that are accessed directly from the alley. Alleys are intended to be used for services such as trash pick-up and thus staff is supportive of the proposed plan and finds it to comply with the LDRs.

Regarding loading/unloading, the applicant is proposing to accommodate large delivery trucks (such as semi-trucks, UPS, and FedEx) by carving out a 10'-wide designated loading area along the shoulder of the alley adjacent to Building A that would allow loading to occur on private property. Although dimensions of the loading area length and how this area will service the various buildings along this 500'-long stretch of alley, there initially appears to be enough room to accommodate a single semi-trailer truck or up to two UPS/FedEx delivery trucks. Staff notes that the applicant is allowed to use the alley itself for loading access and alleys throughout town are used similarly and delivery trucks often temporarily block a portion of an alley during their delivery. However, proposing a designated loading area on private property will help reduce traffic and delivery impacts on the Cache Creek Motel which is the only other property that relies on this alley. Staff has added a condition (Condition #10) requiring the applicant to provide more details on how large deliveries will occur, the direction of trailer truck travel, a semi-truck trailer turning movement plan, how each building will be serviced for deliveries, and dimensions for the loading area. at the time of the Development Plan submittal.

Snow Storage

The applicant has provided a conceptual-level snow storage plan indicating locations of snow storage that appear to comply with the minimum LDR requirement of 2.5% of impervious surfaces. The 2.5% requirement does not include impervious surfaces within public alleys or public roads. The applicant is also proposing snow melt systems throughout their development and portions of the alley (which is allowed provided a development agreement is approved). Being that this is Sketch Plan, staff has added a condition of approval (Condition #4) requiring that as part of the Development Plan submittal, the applicant shall provide the final snow storage plan relative to the proposed on-site impervious surfaces.

Bicycle Parking

This Sketch Plan was deemed sufficient after the adoption of the updated bike parking standards. Based on the number of hotel rooms, the tentative number of residential bedrooms, and the anticipated number of restaurant/bar seats, the applicant is proposing to provide a total of 92 bike parking spaces: 41 short-term and 51 long-term. On the East Site, short-term bike parking is shown in three locations along North Cache and long-term bike parking is shown in the basement under Building E. On the West Site, short-term bike parking is shown along Glenwood Street in one location near the main entrance and long-term bike parking is shown in the basement.

At this conceptual level stage of design, staff cannot yet determine the final required bike parking because the final bedroom count and restaurant/bar seating are unknown. Staff has added a condition of approval requiring final details on bike parking calculations and locations to be provided with the Development Plan (Condition # 13). Staff notes that the minimum required short-term and long-term bicycle parking spaces – including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.

Affordable & Workforce Housing

Sec. 6.3.2.A.1 in the LDRs gives an affordable housing "credit" for any uses that existed on the site on December 18, 1995, or that were established after this date to the present. Thus, in the applicant's case, because all of the

existing uses were in existence in 1995, all of the uses qualify for the housing mitigation credit. In practical terms, this means that these uses qualify for a credit even though they have never provided housing mitigation because they were established before the Town adopted housing mitigation requirements. In terms of calculating the amount of the credit, the credit is given to whichever use generates the highest mitigation requirement since 1995. This credit(s) can be used to offset the housing requirement of new development or redevelopment on the same site. Based on this methodology, the project has a housing credit of 10.160 units compared to an initial housing requirement of 14.401 units, leaving an estimated final requirement of 4.242 affordable units. The applicant has provided documents, photos, and other information that support the housing credits proposed in this Sketch Plan. The current housing calculator showing credits and new requirements can be found below.

Staff would like to point out that the final housing mitigation requirement will likely change as part of the Development Plan when the final lodging bedroom count is provided, and when the final square footages and final floor plans are provided for other uses such as the restaurant, bar, and exercise/spa area. Staff has added Condition #15 which addresses this topic of the final housing mitigation plan.

Step 2: Existing Development					
Housing is only required for new development. Please describe the existing use of the site so that it can be credited from the housing requirement. The definition of existing use is Section 6.3.2.A.1 of the LDRs. Generally, the existing use to enter is the use with the highest housing requirement that either existed in 1995, or has been permitted since 1995. Please attach proof of existence.					
Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1		25	2.554
Office	0.000247*sf		11654	1	2.875
Office	0.000247*sf		9440	1	2.329
Retail	0.000216*sf		2500	1	0.539
Outfitter/Tour Operator	independent calculation		1325	1	1.440
Heavy Retail/Service	0.000123*sf		3000	1	0.369
Detached Single-Family Unit (U	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		857	1	0.019
Detached Single-Family Unit (U	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1500	1	0.035
Existing Workforce Housing Credit					10.160
Step 3: Proposed Development					
Please describe the proposed use of the site to determine if affordable workforce housing is required as part of the development. Describe the end result of the proposed development. (For example: in the case of an addition do not enter the square footage of the addition, enter the size of the unit upon completion of the addition.)					
Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1		109	11.134
Restaurant/Bar	0.000599*sf		5457	1	3.267
Affordable Workforce Housing Required:					4.242 units
Fee-in-Lieu Amount:					n/a

Based on the historical credits and new requirements, the applicant will be required to provide approximately four affordable deed-restricted units plus a fee in lieu. Currently, the applicant plans to meet their affordable

housing requirement by deed restricting market units off-site at The Loop project (1060 & 1080 South Park Loop Drive). It is not yet known whether the applicant plans to pay the fee or decide to deed restrict a fifth unit. The Loop has 194 total units, 112 of which are market, 81 are workforce and one is affordable. Thus, the 112 market units are available to be used to satisfy an affordable housing requirement of any development, including this one. According to LDR Section 6.3.5.B, affordable housing requirements can be satisfied by building units off-site and deed-restricting them. Thus staff finds the applicant's proposed method of providing affordable housing to be consistent with the LDRs. The applicant would be required to provide the following types of units and affordability at The Loop according to LDR Section 6.3.4:

- One studio or 1-bedroom unit @ less than 50% Area Median Income (AMI)
- One studio or 1-bedroom unit @ 50-80% AMI
- Two 2-bedroom units @ 80-120% AMI

The applicant is also proposing to use the 2:1 Bonus which currently has no limits on use aside from the need to comply with all physical development standards (i.e., setbacks, building height, LSR, parking, etc.) and Design Guidelines. The applicant is proposing 53,745 sf of on-site "market" floor area (17 market units) and 27,840 sf of on-site "workforce" floor area (16 workforce units) as part of the 2:1 Bonus. The vast majority of the 2:1 Bonus is located within Building A on the West Site, however, five market units are located on the East Site. The average workforce unit size is roughly 1,500 sf and all but two units are under 2,000 sf. The largest unit is 3,445 sf, which is significantly larger than any workforce unit built to date. However, the LDRs do not limit the size of workforce units. Staff finds that the applicant has complied with the 2:1 Bonus by providing the correct amount of workforce housing and complying with other applicable standards such as parking, EVSE parking, bike parking, etc.

Public Comment.

At the time of writing this report, public comment was received and is attached at the end of the submittal packet.

Comprehensive Plan & Priority Alignment.

Sketch Plan. All Sketch 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 significant impact on public facilities and services, including transportation, portable water and wastewater facilities, parks, schools, police, fire, and EMS facilities.*

Complies as Conditioned. As conditioned, and per the departmental reviews provided in this staff report, staff finds that the proposed project will not have significant impacts on public facilities and infrastructure. The alley will remain a public alley and will not hinder vehicular access, loading access, and utilities that serve the Cache Creek Motel. Additional information related to the benzene plume and the handling of groundwater and stormwater will be provided with the Development Plan to ensure that adjacent public and private lands, including Flat Creek, are not negatively impacted by the development. In addition, an updated traffic impact study will be provided with the Development Plan (Condition #14) that includes any mitigation measures to reduce impacts on adjacent streets and intersections.

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. 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.*

Not applicable. There are no other prior applicable permits or approvals.

Fiscal Impact

No fiscal impact has been identified at this time. However, if the Town Council allows the applicant to improve and maintain the alley, the Town would be relieved of most, if not all, maintenance responsibilities, which would slightly reduce costs and time to maintain the alley.

Staff Impact.

The amount of staff time to review, meet with the applicant, research, and write this report, including future work to send final letters, is roughly 100-120 hours.

Attachments or Links.

Applicant Submittal
Department Reviews
Public Comment

Suggested Motion.

I move to **approve** Sketch Plan P24-170 for a new approximately 190,000 sf (habitable) mixed-use hotel and condominium development within five buildings with underground parking at the subject properties based upon the findings presented in the staff report, the departmental reviews, and subject to the conditions of approval recommended in this staff report dated April 21, 2025.



April 2, 2025

Paul Anthony
Planning Director, Jackson Planning Department
P.O. Box 1687
Jackson, WY 83001

RE: Sketch Plan Application: N Cache Lodging and Residential Development

Dear Paul,

Mogul Capital ("Applicant") has held several productive discussions with the Design Review Committee and Planning Commission regarding the Sketch Plan application for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the "Project"). These discussions assisted in identifying development related issues to be addressed through Development Plan (Sketch Plan 8.3.2.2) and helped us explore alternative designs that may better implement the LDRs (Sketch Plan 8.3.2.3). The Project has received Design Review Committee and Planning Commission approval and is proceeding to the Town Council on April 21st, 2025.

Prior to the meeting with Town Council, Applicant wanted to note a few items that were raised during Planning Commission that Applicant plans to further study and evaluate along with Town Council feedback.

- **Parking Requirement Adjustment:**

- Applicant has proposed an additional reduction in the parking requirements for the Bar and Restaurant spaces in the Project. These spaces are planned and programmed to be open to the public, but given their location within the Project, Applicant is assuming that a vast majority of patrons will be guests of the Project. As such, their occupancy is already captured in the parking requirements of the hotel or the residential building. Applicant is proposing an additional 1/3 (33%) reduction to the parking requirements of the space. Planning Staff has indicated alignment with the proposal.
- Should Council not find this adjustment appropriate, Mogul has several options to meet LDR compliance:
 - Utilize parking stackers in several spaces within the garage. At this time, it is assumed that those spaces would be valet managed.
 - Add/adjust the parking structure for Building B & C. As result of Planning Commission, Community, and Design Review Feedback, Applicant removed the subterranean space beneath Building B & C, which also avoids the DEQ managed, existing environmental contamination (benzene

plume). Excavation of the plume will be DEQ dependent. If the DEQ requires excavation of the contaminated area, Mogul would add subterranean space beneath those buildings to provide the required parking. If the DEQ does not require excavation of the contaminated area, Mogul would explore other avenues to remain LDR compliant if the adjustment is not granted (parking stackers, tandem parking, minimal surface parking).

- **Delivery/Back of House Location(s):**
 - Planning Commissioners noted that Applicant should, in Development Plan, further analyze the location and function of deliveries and back of house/trash for the Project, to create operational efficiencies and reduce disruption for residents. Applicant plans to further study and refine these spaces as we receive indication and approval from the Town Council on the Sketch Plan level, project approval.
- **Workforce Units:**
 - A Planning Commissioner identified concern with the large size of the workforce units. Mogul plans to further study the sizes of these units during Development Plan once a conceptual Sketch Plan approved massing is available.
- **Utility Plan:**
 - Applicant has submitted a proposed utility plan in the Sketch Plan package. This utility plan has been generated based on the Sketch Plan level of detail. Further utility studies and discussions with the Town Engineering Department will take place upon Sketch Plan approval, when Town Council feedback has been received and Project details are better defined, which is typical for Development Plan.
- **Alley Maintenance:**
 - Planning Commissioners noted questions regarding ongoing maintenance of the alleyway, and how that may interact with both Public Works, Town Engineering, and the Cache Creek Lodge's parking access. The current proposal is for Applicant to improve the alleyway and to assume maintenance responsibilities. Maintenance responsibilities and alley improvements are expected to be finalized during Development Plan, pending feedback from Public Works, Town Engineering, and the Cache Creek Lodge.

Applicant worked through several rounds of revisions to meet the preferences of the Design Review Committee and the Planning Commission, which demonstrate Applicant's willingness to continue working with the Town and Community on the Project. Attached is our Sketch Plan Application package. We look forward to moving the application forward and discussing this with the Town Council.

Sincerely,
Brad Wagstaff
Chief Executive Officer



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: North Cache Hotel/Multi-Use Development
Physical Address: 350 N Cache
Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004
Mailing Address: PO Box 998, Midway, UT ZIP: 84049
E-mail: bradw@mogulcapital.com

APPLICANT/AGENT.

Name: Mogul Hospitality Partners - Jackson, LLC Phone: 435-709-1004
Mailing Address: PO Box 998, Midway, UT ZIP: 84049
E-mail: bradw@mogulcapital.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: _____
☐ 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 #: P24-146 Environmental Analysis #: NAP
Original Permit #: _____ Date of Neighborhood Meeting: 10/30/24

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?

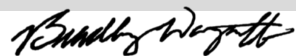
X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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

Brad Wagstaff

Name Printed

10/31/2024

Date

CEO

Title



Table of Contents

1. Planning Commission Continuance Response
2. Cover Letter
3. Concept Package and Site Plans
4. LDR Compliance Checklist
5. Responses to Pre-Application Conference Comments
6. Neighborhood Meeting Summary (Notes & List of Attendees)
7. Parking Summary & Breakdown
8. Conceptual Level Bike Parking Plan
9. Housing Mitigation Plan
10. Housing Mitigation Checklist
11. Housing Mitigation Calculator
12. Construction Management Plan
13. Utility Re-Routing Proposal
14. Utility Usage Estimate
15. Groundwater & ENV Remediation Summary - Summit Consulting Group
16. Geologic Report



March 5, 2025

Paul Anthony
Planning Director, Jackson Planning Department
P.O. Box 1687
Jackson, WY 83001

RE: Planning Commission Continuance: N Cache Lodging and Residential Development

Dear Paul,

Please accept this updated Planning Commission and Sketch Plan submittal for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). The Project has been reviewed by the DRC multiple times, and the Planning Commission reviewed the Project on February 19th. During the February 19th meeting, the Planning Commission requested to see additional detail on the items listed below. Applicant has provided responses and an expanded submittal package to address the specific items that the Planning Commission requested. Applicant anticipates that the building plans will continue to evolve as we receive more feedback from the community, DRC, Planning Commission, and Town Council, and this is the Sketch Plan conceptual review phase, prior to Development Plan. Please see narrative responses below to the Planning Commission’s requests, and how the package incorporates the feedback received to date.

Planning Commission Comment 1:

- The Applicant needs to demonstrate compliance with the 10% landscape requirement on the site plan.
 - Applicant response to Planning Commission Comment 1:
 - The attached plan set demonstrates the LSR compliance. The Project will be compliant with the landscape requirement. Current calculations indicate a 15% LSR, which well exceeds the 10% landscape requirement.

Planning Commission Comment 2:

- The Applicant needs to provide proof of historical housing credits per the LDRs.
 - Applicant response to Planning Commission Comment 2:
 - The applicant worked with Planning Staff and has provided the proof of the historical housing credits in the Housing Mitigation section of the package enclosed. This backup and proof were previewed and approved by Planning Staff.

Planning Commission Comment 3:

- The Applicant needs to demonstrate a conceptual level bike parking plan.

- Applicant response to DRC Comment 3:
 - The locations of the short term and long-term bike parking are identified in the plan set included herein. The Applicant has also included a multiple page conceptual level bike parking plan herein. In response to specific Planning Commission feedback, Applicant added long term bike parking to the subterranean parking structure under Building A.

Planning Commission Comment 4:

- The Applicant needs to provide details on the final parking requirement and any requested relief.
 - Applicant Response to Planning Commission Comment 4:
 - The attached plan set includes the parking counts and requirements. These are detailed in the plan set, and a summary is included, titled “Parking Summary”, and a conceptual level Parking Management Plan has been included for reference as well.

Planning Commission Comment 5:

- The Applicant needs to show areas of snow storage and how snow will be managed.
 - Applicant Response to Planning Commission Comment 5:
 - The attached plan set identifies the locations of the proposed snow storage. In addition, the plan set identifies the areas of proposed snow melt systems. The plan set is compliant with the snow storage requirement in the LDRs and provides substantial excess snow storage as compared to the 2.5% LDR requirement.

Planning Commission Comment 6:

- The Applicant needs to attach the previous geotechnical/geological analysis so that Planning can understand the ground water.
 - Applicant Response to Planning Commission Comment 6:
 - Attached herein is the prior geological analysis for the Project which includes data on the ground water and geotechnical conditions of the site. As Applicant mentions in the Sketch Plan package, Applicant will be conducting a new geotechnical and geological analysis following conceptual Sketch Plan Approval during Development Plan. Until such time as the Sketch Plan is approved by the Town Council, the Applicant cannot study the final effects of the development. The Sketch Plan package includes a summary from Summit Consulting Group regarding the plans to mitigate the ground water. Of note, as a result of DRC, PC, and Town feedback, the Applicant made revisions to the subterranean plans for the Project, removing the subterranean level in the contaminated portion of the site.

Between the February 19th Planning Commission meeting and this submittal, the following changes were made to the plan set as result of DRC, PC, and Community feedback.

- As a result of the Building C redesign, softening the north east corner of the project, alley way access (including Planning Commission Member’s desires to potentially have a one way alley way) we revaluated the NE east corner of our project and this enabled us to

look more critically at our access and subgrade structure under Buildings B and C which in turn helped us address public concerns regarding the Benzene Plume on site. The DRC and PC discussions have helped identify development related issues to be addressed through Development Plan (Sketch Plan 8.3.2.2) and help us discuss and explore alternative subterranean designs that may better implement the LDRs (Sketch Plan 8.3.2.3). Only the subterranean space was removed, and the above grade space was specifically modified to meet the requests of the DRC.

- The following feedback was received from the DRC, PC, and public which led to these adjustments.
 - DRC noted that Building C needed to be substantially redesigned to include more rhythm, meet the architectural cohesiveness of the rest of the project, reduce “super scaling”, adjusting massing and windows, DRC also noted that the “heroic” moves at the corners/bookends should be tamed down, reducing building height.
 - Planning Commission (Tomas Smits) noted the potential desire to change the alleyway to a one-way street. This led to Applicant reevaluate subgrade parking access having the NE gateway corner modified with a softer and more harmonious design.
 - Planning Commission also required the Applicant to further study the bike parking and bike management plans for the Project, which was done.
 - There have been noted concerns from the Town regarding the existing Benzene Plume on the site and we are seeking to avoid excavation in the plume by reducing the subgrade parking and infrastructure.
- Reprogrammed certain spaces within building D as result of the requested architectural updates.
- Relocated trash on Building A to the alleyway according to the planning’s feedback
- Adjusted and added bike parking to Building A’s subterranean space as per feedback from the Planning Commission.
- Adjusted the restaurant and bar programming to move from the first floor to the second floor.
- Reduced total hotel keys from 112 to 109 keys.
- Reduced total number of condos to 33 residential units.
- Revised site work and showed short term bicycle racks.

As a reminder, the following changes were made per the DRC feedback in the January 8th meeting.

- Additional adjustments to the subterranean level, to align with the Land Development Regulations and ensure that any habitable space is attached to certain building and not running beneath several.
- Reduced total hotel key count from 114 to 112.
- Reduced number of workforce housing units from 19 to 17.

- Reduced number of total market rate residential units from 20 to 17.
- Adjusted the programming of level 3 of building D to include hotel units
- Adjusted the units on Level 3 of Building C to now be programmed as hotel units.
- Adjusted Level 3 of Building E to include market rate housing units.
- Changed the location of the long-term bike parking spaces within the subterranean parking structure.
- Programmed the spa/fitness space in the subterranean level to be connected and accessed through Building D.
- Added back of house space in the subterranean level which is connected and accessed through Building C.
- Adjusted back of house space in the subterranean level which is connected and accessed through Building B.

Mogul Capital looks forward to continuing to progress this Project through the Planning Commission and Sketch Plan process. Mogul Capital is looking forward to hearing the Planning Commission's feedback on the additional information for the Project.

Sincerely,

Brad Wagstaff
Chief Executive Officer



March 5, 2025

Paul Anthony
Planning Director, Jackson Planning Department
P.O. Box 1687
Jackson, WY 83001

RE: Sketch Plan Application: N Cache Lodging and Residential Development

Dear Paul,

Please accept this Sketch Plan Application for 375 – 325 North Cache Street, 45 & 65 Mercill Avenue and 330 – 370 North Glenwood Street (the “Project”). We have completed the required steps to proceed with our formal Sketch Plan Application and are looking forward to proceeding in the process. Mogul Capital has worked through the Sketch Plan Pre-Application process and held a productive conversation with the Town Staff and related department representatives. In addition, Mogul Capital held the required neighborhood meeting and included the notes from the discussion and list of attendees herein.

The Project is planned to primarily include a mix of hotel, market rate residential, and workforce housing. Amenities are also planned to benefit the hotel guests, residents, tourists, and residents of the Town of Jackson. The shared amenities include a bar, restaurant, and spa space. The condominiums and hotel will also benefit from fitness spaces, pools, and hot tubs. As currently programmed, the Project includes 109 hotel rooms, 17 units of market rate residential units, and 16 workforce housing units. The Project will include subterranean parking structures that abide by the land development regulations and provide adequate parking for the Project.

The Project proposal includes five individual buildings, all of which abide by the current moratorium restrictions on commercial development. The Project is programmed around a central drop off and loading zone for the respective individual buildings, which is accessed primarily off Glenwood Street. Prior access was programmed off North Cache, which has subsequently been removed based off feedback from the Wyoming Department of Transportation.

Mogul Capital recognizes that this is an iterative process and is excited about the opportunity to present the updated plan set to the Town of Jackson. In response to feedback received from the Town of Jackson and its community members, Mogul Capital made dramatic adjustments to the plan set. A few noteworthy adjustments to the Project plans include the following:

- Building Size:
 - o Mogul Capital listened to the community and Town of Jackson feedback through the Development Moratorium and has reduced the size of all commercial buildings to below the 35,000 sf cap on habitable space. This has resulted in a five building Project that provides significant breaks in the massing, and commercial buildings that are below the proposed adjusted building size cap of 50,000 sf that is expected to be implemented to the Land Development Regulations. In addition, Mogul Capital and its architectural team have ensured that each building has its own unique architectural features, roof planes and design to ensure additional diversity amongst the buildings. The architectural features include additional push and pull and provide substantial breaks in the massing of each building.
- Basement and Garage Depth:
 - o Mogul Capital removed an entire basement level across the whole Project, which has dramatically reduced the total square footage of the Project. More notably, the updated plans require significantly less excavation and will be positioned much shallower in depth. This provides a substantial adjustment in response to the Town's feedback on the ground water and environmental concerns. In addition, as result of DRC, PC, and Town feedback, Mogul Capital removed the plan to excavate the contaminated portion of the site, further alleviating environmental concerns of the Town.
- Project Access:
 - o Mogul Capital removed the right-in, right-out access that was previously located off North Cache, and instead has located it off Glenwood Street. While access off North Cache was previously approved through the Wyoming Department of Transportation, the new pre-application process raised WYDOT concerns surrounding the access. In addition, this provides a beneficial modification to the concerns about pedestrian experience while walking down North Cache.
- 2:1 Housing Bonus:
 - o The Project now houses all the 2:1 bonus workforce housing density on-site, as compared to the previously contemplated off-site location at The Loop Apartments. While the Land Development Regulations do not currently prevent the 2:1 workforce housing bonus density to be placed off-site, the Town of Jackson is expected to soon amend the Land Development Regulations to require the density to be placed on-site. As such, the Project is programmed with 16 units of workforce housing and no off-site workforce housing is proposed.

While the adjustments listed above are just a few of the changes made to the proposed Project, the changes demonstrate Mogul Capital's willingness to continue working with the Town and Community on the Project. Mogul Capital seeks to make this project a gateway project that will benefit both residents and tourists alike by providing elegant residential housing and lodging. This Project is conveniently located at the north end of town, providing quick access into Yellowstone and the Grand Teton National Park, while also being a short walk to Town Square. By developing this project, we will improve a block with vacant parcels, aged buildings and infrastructure by building a well-designed lodging and housing project.

Attached is our Sketch Plan Application request form and package, the site plan and respective design set, and responses to the Town's comments to the Sketch Plan Pre-Application. We look forward to moving the application forward and discussing with the Design Review Committee, Planning Commission, and Town Council.

Sincerely,
Brad Wagstaff
Chief Executive Officer

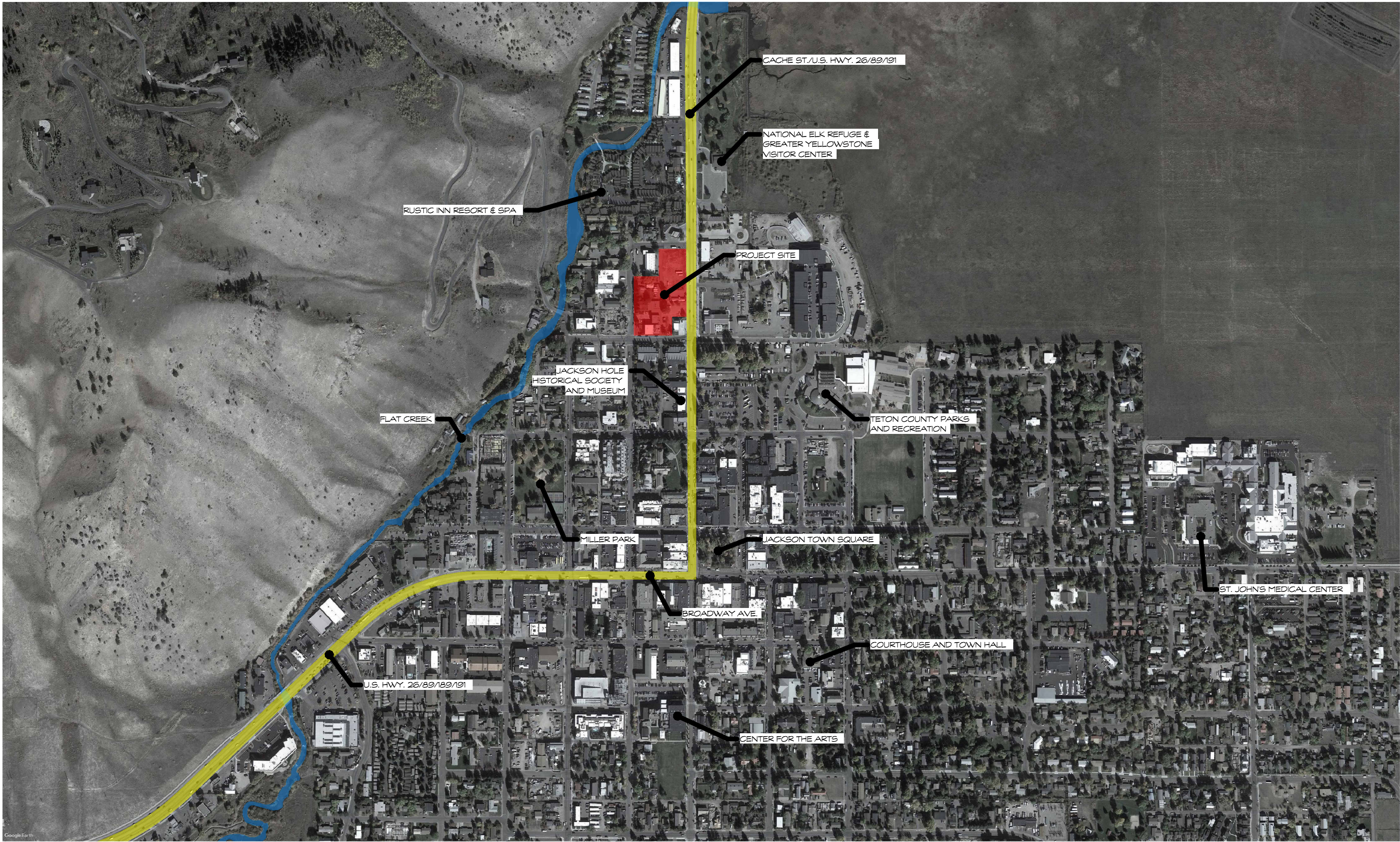


Sheet List

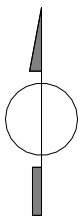
- 1 TITLE
- 2 SITE CONTEXT
- 3 TRAFFIC ANALYSIS
- 4 PROGRAM DATA
- 5 PARKING ANALYSIS
- 6 SITE PLAN
- 7 COVERAGE PLAN
- 8 BASEMENT LEVEL FLOOR PLAN
- 9 FIRST LEVEL FLOOR PLAN
- 10 SECOND LEVEL FLOOR PLAN
- 11 THIRD LEVEL FLOOR PLAN
- 12 ROOF PLAN
- 13 HEIGHT CALCULATION PLAN
- 14 SITE SECTIONS
- 15 ELEVATION
- 16 ELEVATION
- 17 ELEVATION
- 18 ELEVATION
- 19 MATERIAL BOARD A
- 20 MATERIAL BOARD B
- 21 MATERIAL BOARD C
- 22 MATERIAL BOARD D
- 23 MATERIAL BOARD E
- 24 RENDERINGS
- 25 RENDERINGS
- 26 RENDERINGS
- 27 RENDERINGS
- 28 RENDERINGS
- 29 RENDERINGS
- 30 RENDERINGS
- 31 RENDERINGS
- 32 RENDERINGS
- 33 RENDERINGS
- 34 RENDERINGS
- 35 RENDERINGS
- 36 RENDERINGS
- 37 RENDERINGS
- 38 RENDERINGS
- 39 CONTEXT RENDERINGS
- 40 PRECEDENT STUDY

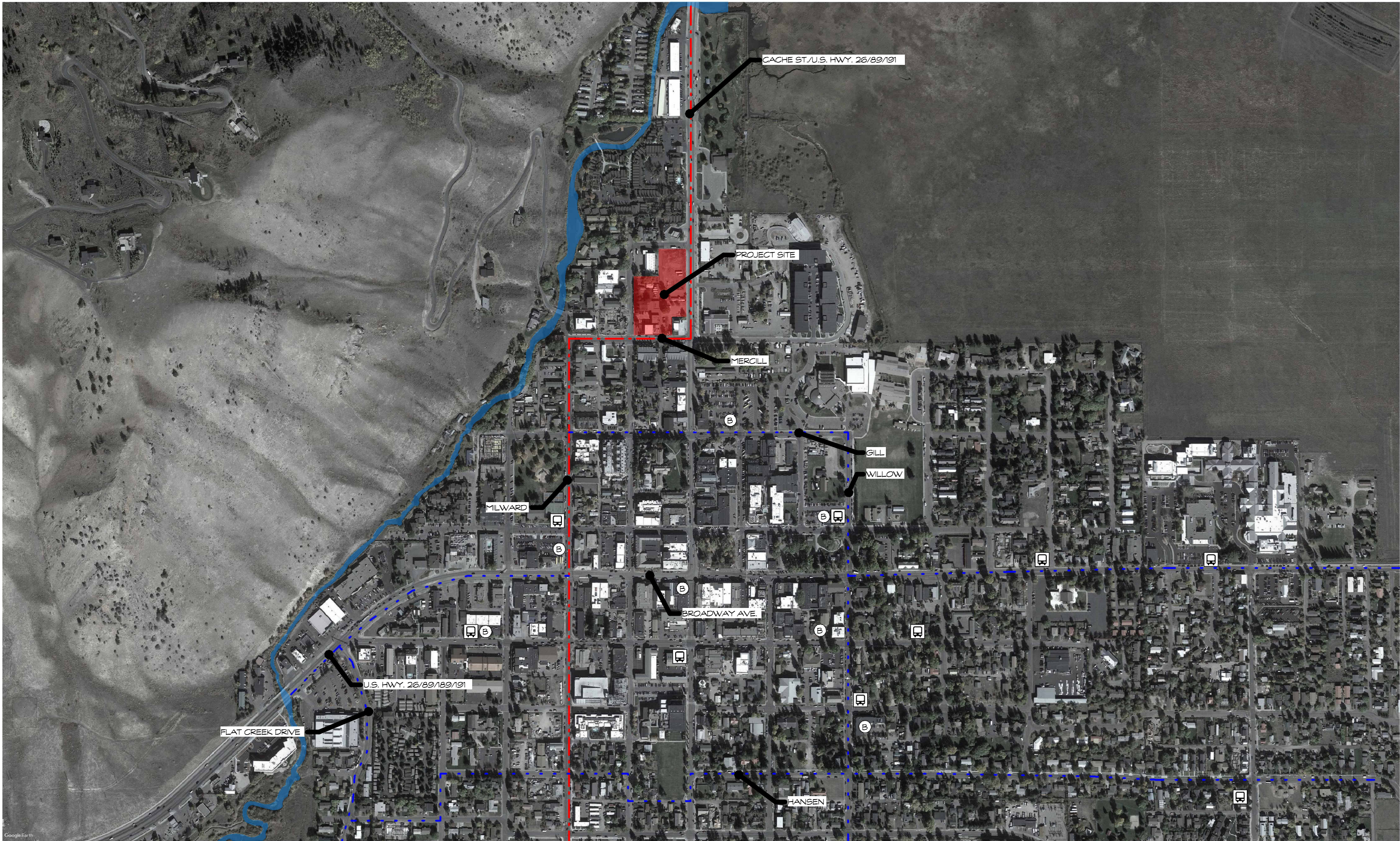


upwalldesignarchitects 350 N CACHE



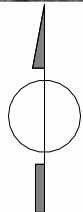
SITE CONTEXT
PLAN





- GRAND LOOP
- PATHWAY
- START BUS
- START BIKE

TRAFFIC ANALYSIS
PLAN



PROJECT DATA

SITE AREA: 107,121 SF

ALLOWABLE LODGING FAR:

TOTAL LODGING FAR:

85,696 SF

81,348 SF

SCALE OF DEVELOPMENT

ALLOWED LODGING FAR

TOTAL WORKFORCE HOUSING

ALLOWED MARKET RATE (2:1 BONUS)

TOTAL MARKET RATE HOUSING

BASEMENT EXEMPT AREA

HABITABLE AREA

PARKING AREA

TOTAL HABITABLE AREA (EXCLUDES PARKING)

TOTAL BUILDING AREA INCLUDING PARKING

TOTAL LODGING FAR

TOTAL RESIDENTIAL AREA

85,696 SF

27,840 SF

55,681 SF

53,745 SF

11,608 SF

54,269 SF

190,339 SF

244,607 SF

81,348 SF

93,223 SF

LODGING FAR

ABOVE GRADE

BAR

BOH

CIR.

ELEVATOR

HOTEL UNIT

LOBBY

RESTAURANT

RESTROOM

STAIRS

STORAGE

TRASH ELEVATOR

BELOW GRADE

BOH

CIR.

LOBBY

MECHANICAL

SPA/EXERCISE

STORAGE

TRASH ELEVATOR

698 SF

1,983 SF

7,287 SF

717 SF

54,834 SF

8,223 SF

3,550 SF

521 SF

2,751 SF

375 SF

410 SF

81,348 SF

830 SF

321 SF

333 SF

1,420 SF

8,024 SF

235 SF

443 SF

11,608 SF

RESIDENTIAL AREA

ABOVE GRADE

BOH

CIR.

ELEVATOR

EXERCISE

LOBBY

MARKET RATE HOUSING

STAIRS

WORKFORCE HOUSING

BELOW GRADE

BOH

CIR.

LONG-TERM BICYCLE STORAGE

STORAGE

1,095 SF

6,296 SF

417 SF

955 SF

1,170 SF

53,745 SF

1,704 SF

27,840 SF

93,223 SF

1,014 SF

422 SF

589 SF

2,134 SF

4,160 SF

UNIT COUNT

HOTEL SUITE

HOTEL UNIT

TOTAL HOTEL KEYS

MARKET RATE HOUSING

WORKFORCE HOUSING

TOTAL HOUSING UNITS

12 UNITS

97 UNITS

109 UNITS

17 UNITS

16 UNITS

33 UNITS

HABITABLE AREA BY LEVEL	
A	
BASEMENT LEVEL	4,160 SF
LEVEL 1	29,540 SF
LEVEL 2	25,407 SF
LEVEL 3	21,452 SF
80,559 SF	
B	
LEVEL 1	7,214 SF
LEVEL 2	7,226 SF
LEVEL 3	6,282 SF
20,723 SF	
C	
LEVEL 1	7,195 SF
LEVEL 2	6,743 SF
LEVEL 3	7,341 SF
21,279 SF	
D	
BASEMENT LEVEL	8,358 SF
LEVEL 1	8,671 SF
LEVEL 2	7,170 SF
LEVEL 3	8,137 SF
32,335 SF	
E	
BASEMENT LEVEL	2,807 SF
LEVEL 1	11,132 SF
LEVEL 2	10,519 SF
LEVEL 3	10,541 SF
34,999 SF	
TOTAL AREA	189,895 SF

NON-HABITABLE (PARKING) AREA	
A	35,270 SF
D	17,211 SF
E	2,230 SF
TOTAL AREA	54,712 SF

PARKING ANALYSIS

PARKING REQUIRED

TYPE	CALC	PARKING REQUIRED
BAR	1 PER 40 SF	17
HOTEL	0.75 PER UNIT	82
HOUSING	1.5 PER UNIT	50
RESTAURANT	1 PER 73 SF	49
TOTAL REQUIRED PARKING		197

RESTAURANT/ BAR PARKING REDUCTIONS

RESTAURANT & BAR REQUIRED	66
SHARED PARKING (20%)	53
PUBLIC USE (33%)	36

TOTAL REQUIRED 168 STALLS (INCLUDING ON-STREET)

PARKING PROVIDED

ACCESSIBLE VAN	1	6 FOR THE FIRST 200 STALLS
ACCESSIBLE VEHICLE	5	
ON STREET	21	
STANDARD	148	
TOTAL NUMBER OF STALLS	175	

EV PARKING CAPABLE REQUIRED (30% OF STALLS)	53
INSTALLED EV PARKING REQUIRED (5% OF STALLS)	9
EV PARKING CAPABLE PROVIDED	53
INSTALLED EV PARKING PROVIDED	9

BICYCLE PARKING REQUIRED

HOUSING	26 TOTAL (.75 PER BEDROOM)	7 SHORT TERM (25%)	19 LONG TERM (75%)
HOTEL	13 TOTAL (1 PER 11 UNITS)	7 SHORT TERM (50%)	6 LONG TERM (50%)
RESTAURANT	11 TOTAL (1 PER 22 PEOPLE)	7 SHORT TERM (REMAINDER)	4 LONG TERM (4)
AMENITIES	8 TOTAL (1 PER 1650 SQFT)	4 SHORT TERM (50%)	4 LONG TERM (50%)
SHORT TERM BIKE REQUIRED	25		
LONG TERM BIKE REQUIRED	33		

BICYCLE PARKING PROVIDED

SHORT TERM BIKE PROVIDED	41
LONG TERM BIKE PROVIDED	51

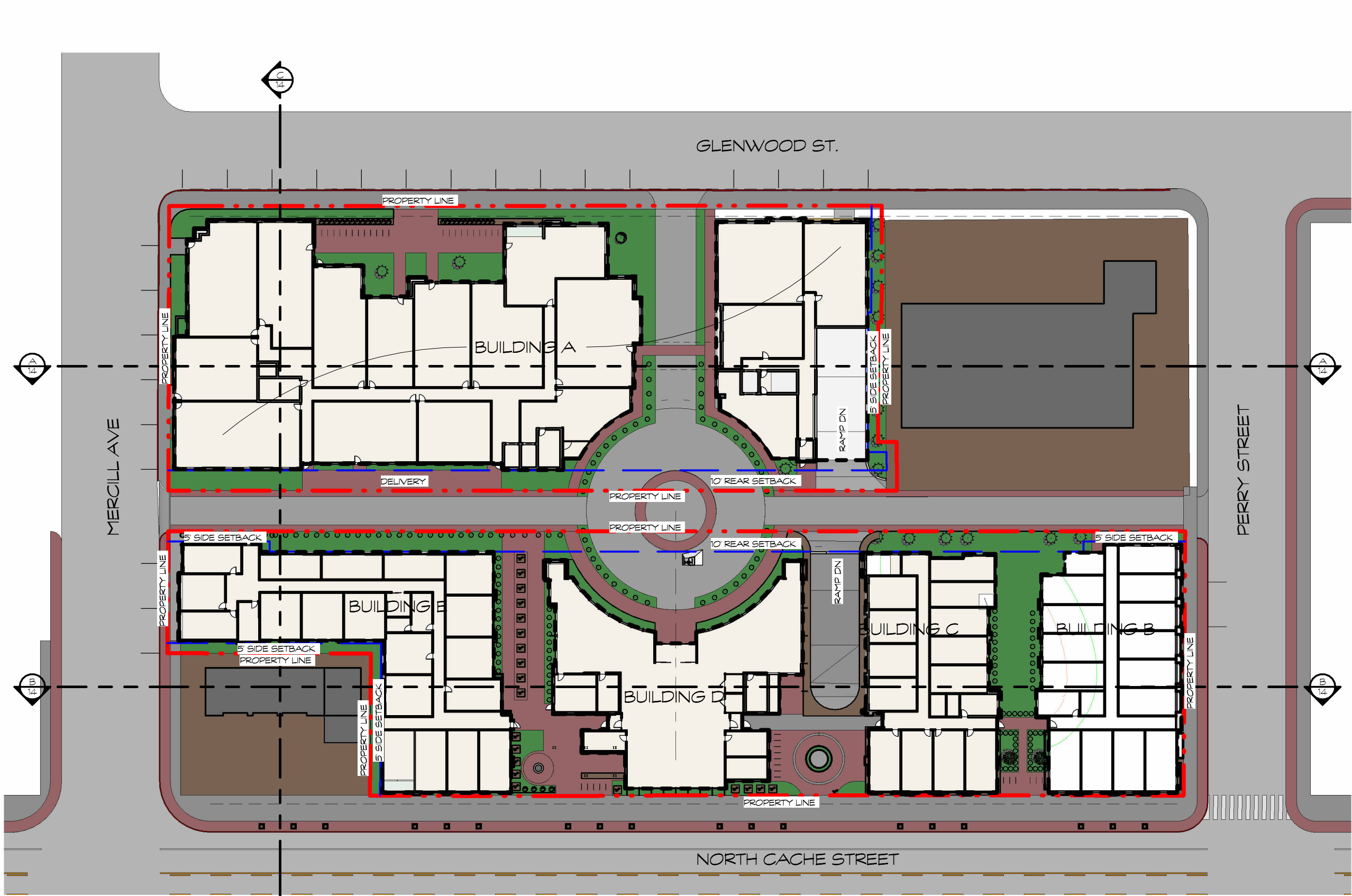
168 TOTAL REQUIRED STALLS

175 TOTAL PROVIDED STALLS

58 TOTAL

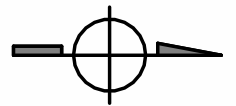
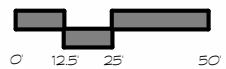
92 TOTAL

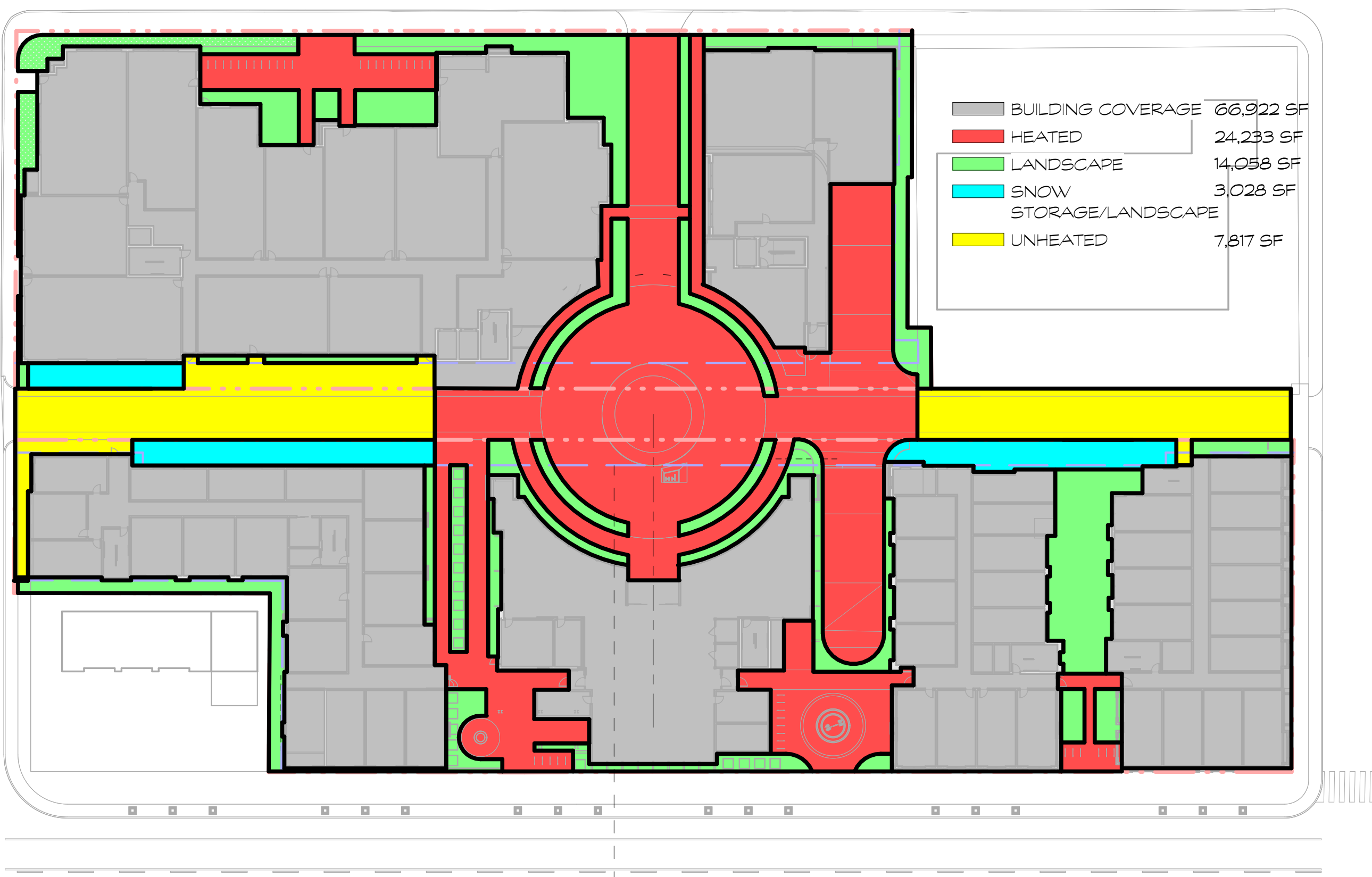




SITE
PLAN

SCALE: 1" = 50'-0"





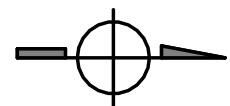
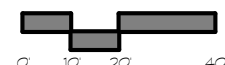


- BACK OF HOUSE
- BIKE LONGTERM PARKING
- CIRCULATION
- ELEV.
- GARAGE
- LOBBY
- MECHANICAL
- RESIDENT STORAGE
- SPA/EXERCISE
- STAIR
- TRASH ELEVATOR

- ADA STALL
- EV CAPABLE STALL
- EV INSTALLED STALL

BASEMENT LEVEL
PLAN

SCALE: 1" = 40'-0"

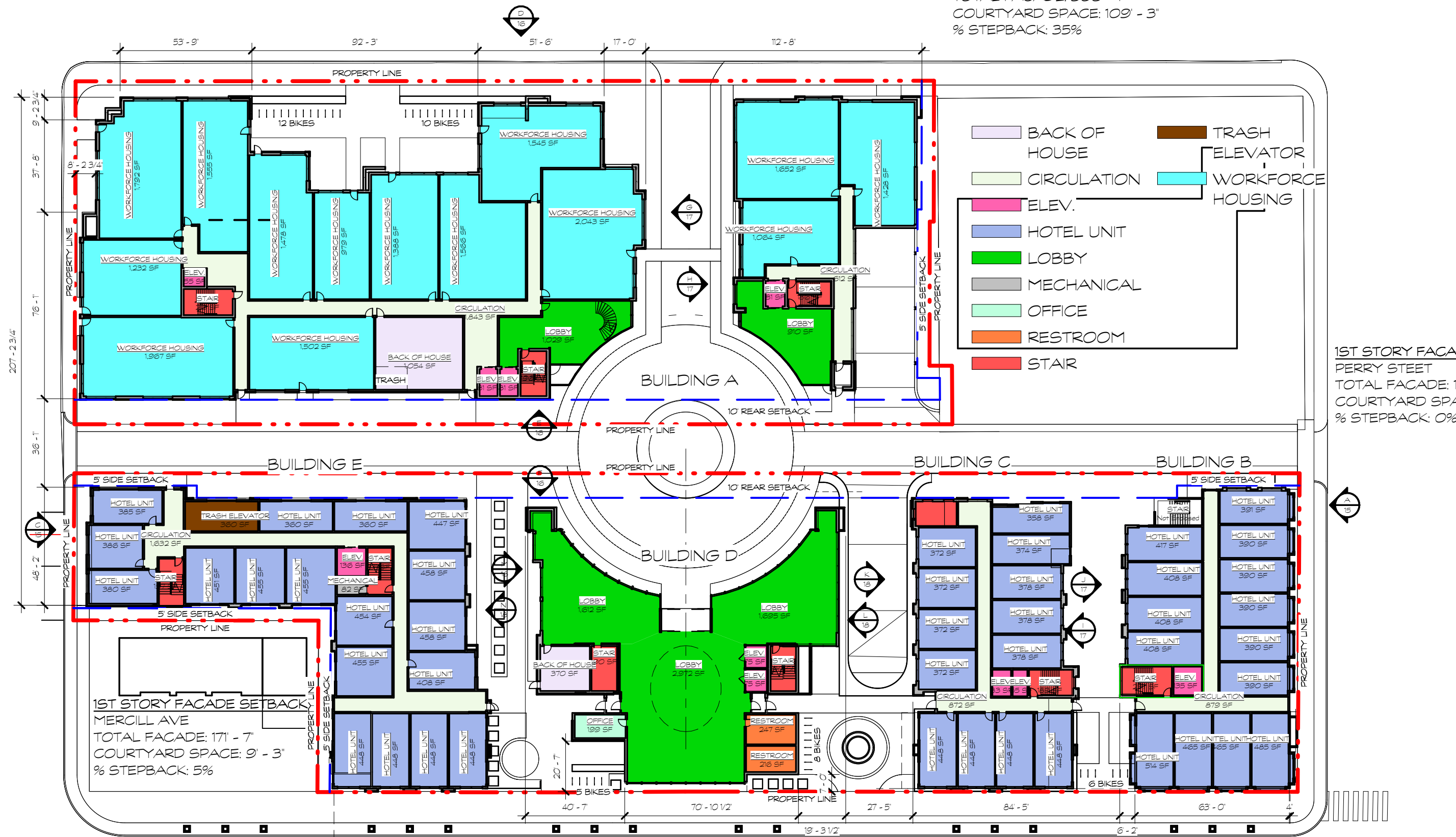


1ST STORY FACADE SETBACK
GLENWOOD ST
TOTAL FACADE: 308' - 1"
COURTYARD SPACE: 109' - 3"
% STEPBACK: 35%

1ST STORY FACADE SETBACK
PERRY STREET
TOTAL FACADE: 123' - 5"
COURTYARD SPACE: 0'
% STEPBACK: 0%

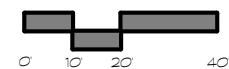
1ST STORY FACADE SETBACK
NORTH CACHE ST
TOTAL FACADE: 335' - 8"
COURTYARD SPACE: 71' - 0"
% STEPBACK: 21%

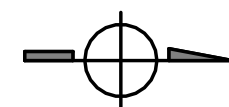
- BACK OF HOUSE
- CIRCULATION
- ELEV.
- HOTEL UNIT
- LOBBY
- MECHANICAL
- OFFICE
- RESTROOM
- STAIR
- TRASH ELEVATOR
- WORKFORCE HOUSING



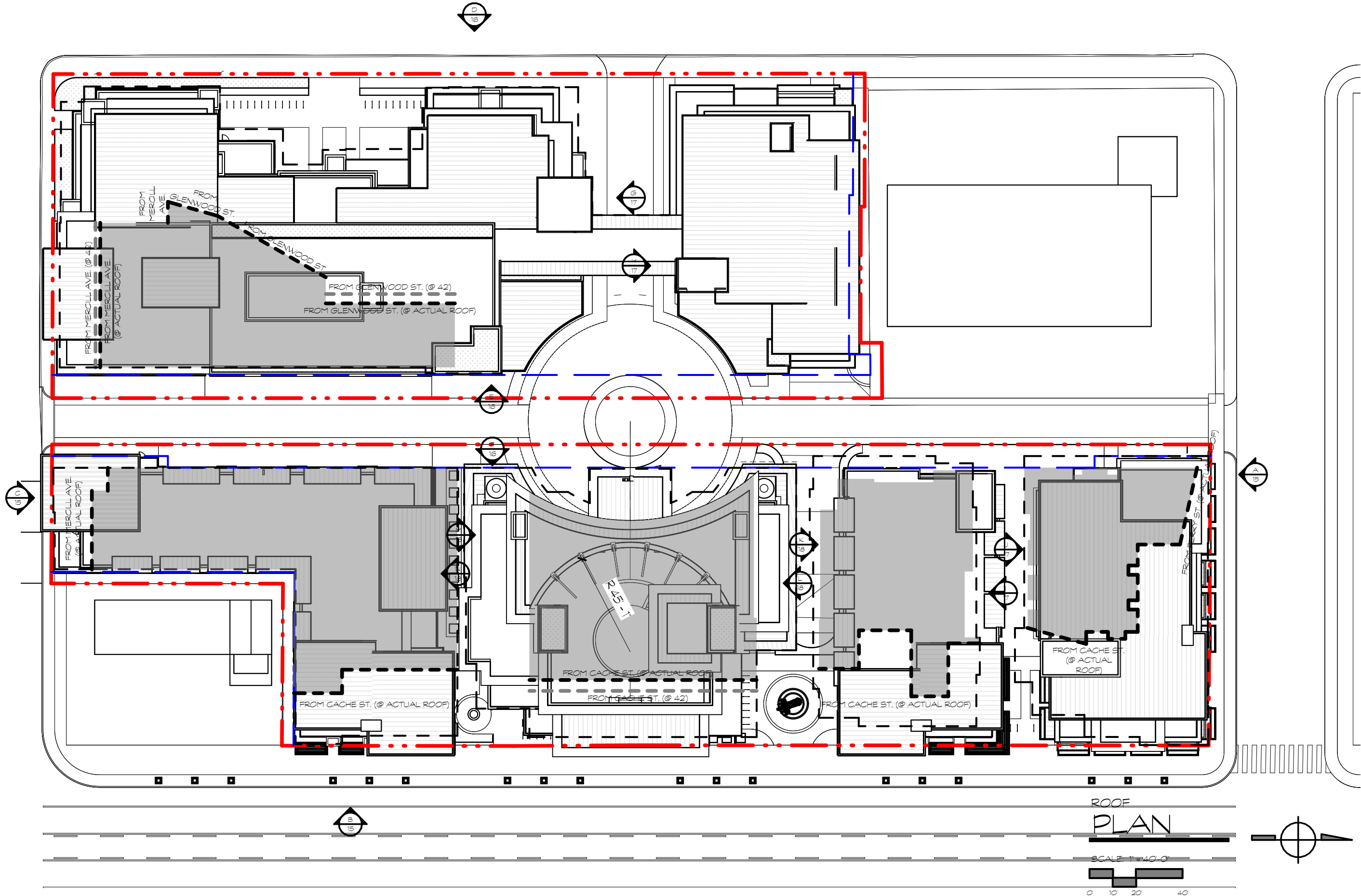
LEVEL 1
PLAN

SCALE: 1" = 40'-0"

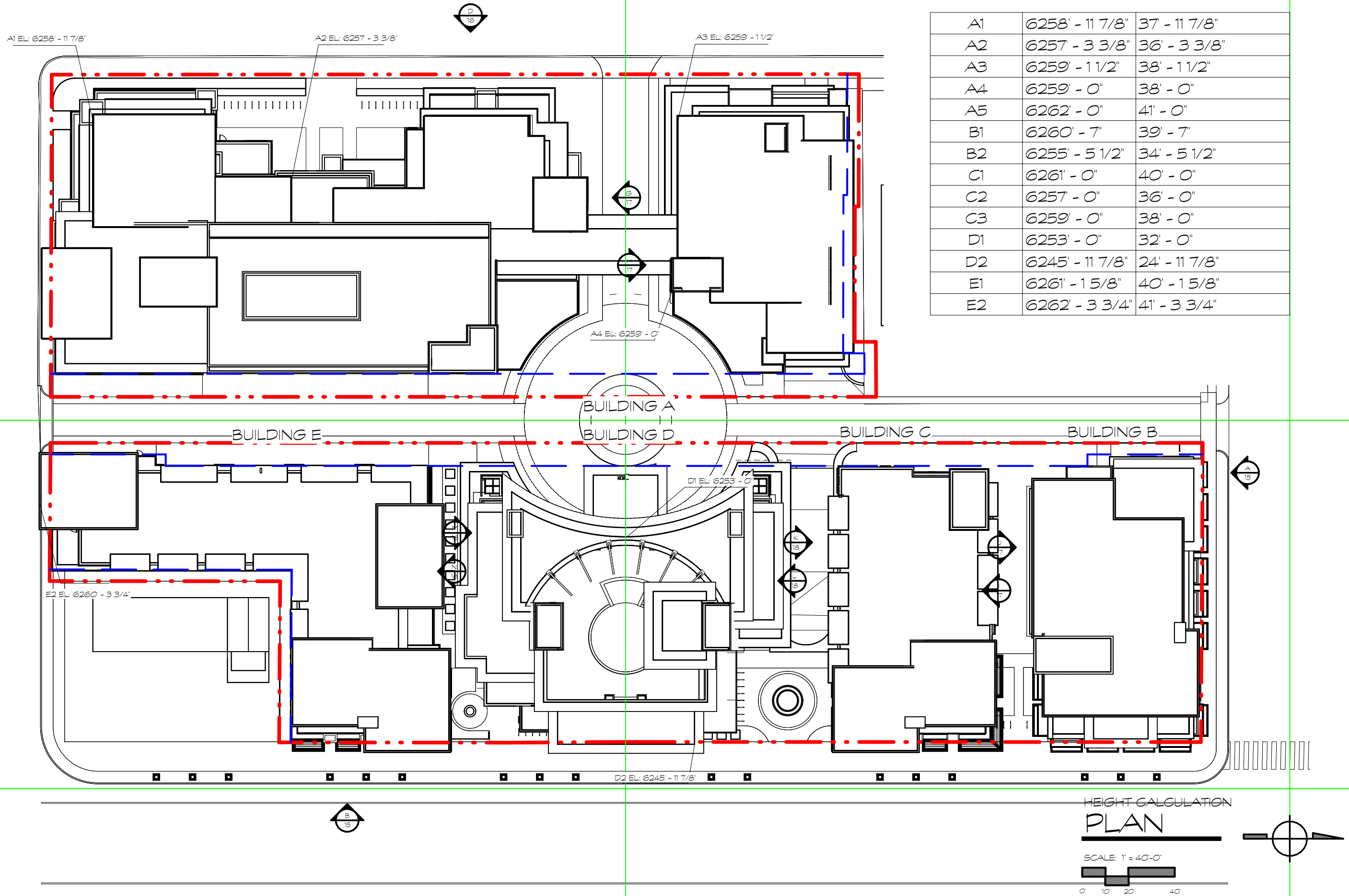


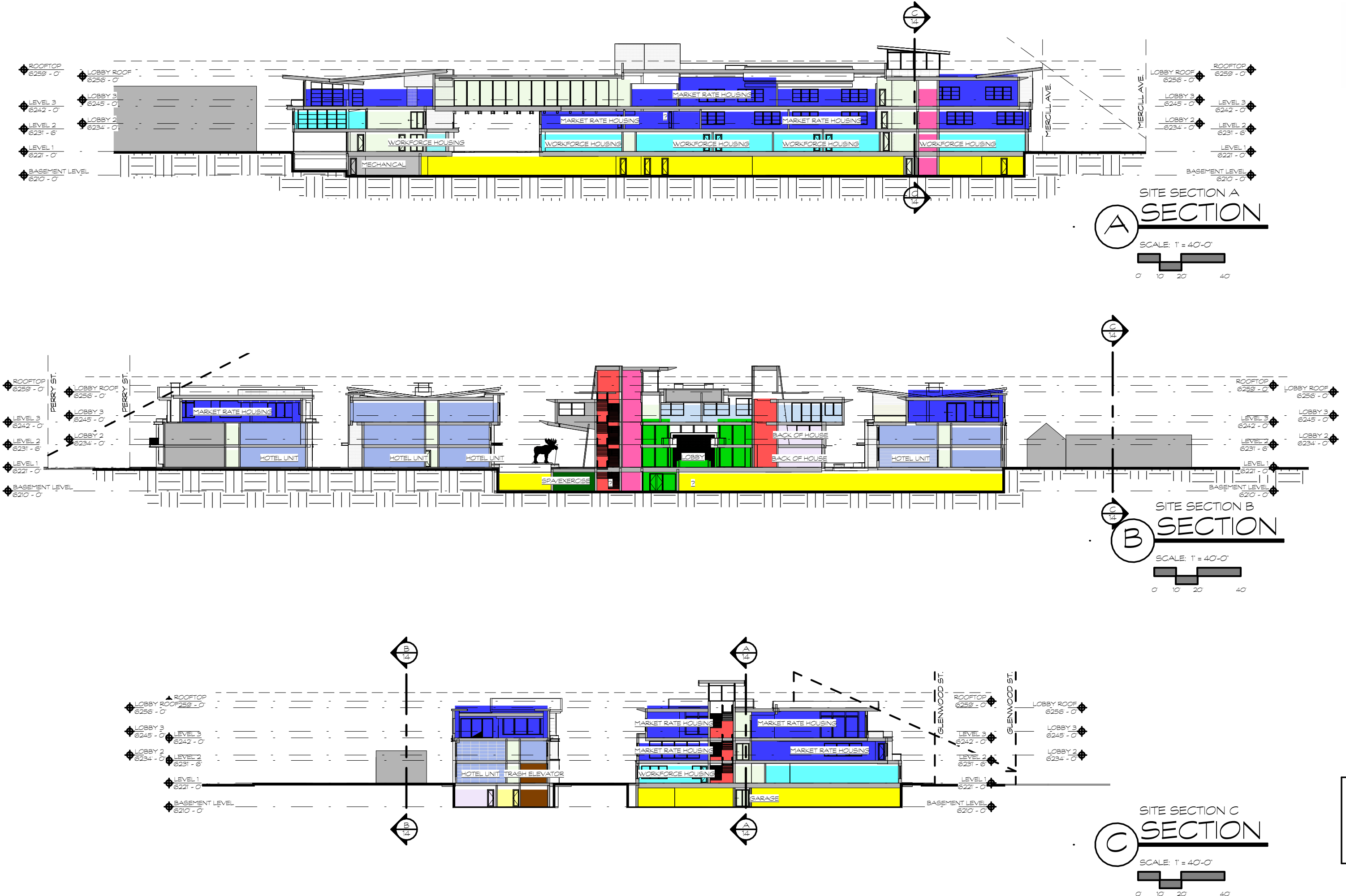






HEIGHT CALCULATION		
VG	Roof Height	BUIDING HEIGHT
A1	6258' - 11 7/8"	37' - 11 7/8"
A2	6257' - 3 3/8"	36' - 3 3/8"
A3	6259' - 11 1/2"	38' - 11 1/2"
A4	6259' - 0"	38' - 0"
A5	6262' - 0"	41' - 0"
B1	6260' - 7"	39' - 7"
B2	6255' - 5 1/2"	34' - 5 1/2"
C1	6261' - 0"	40' - 0"
C2	6257' - 0"	36' - 0"
C3	6259' - 0"	38' - 0"
D1	6253' - 0"	32' - 0"
D2	6245' - 11 7/8"	24' - 11 7/8"
E1	6261' - 1 5/8"	40' - 1 5/8"
E2	6262' - 3 3/4"	41' - 3 3/4"





NORTH
A ELEVATION



EAST
B ELEVATION



SOUTH
C ELEVATION





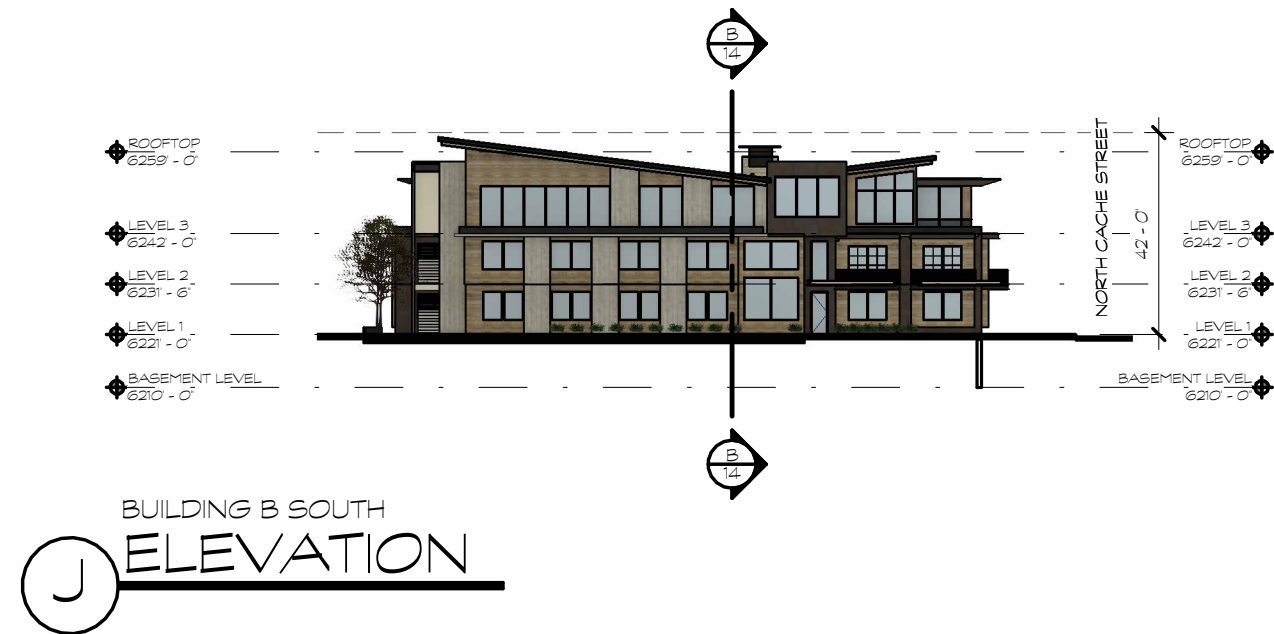
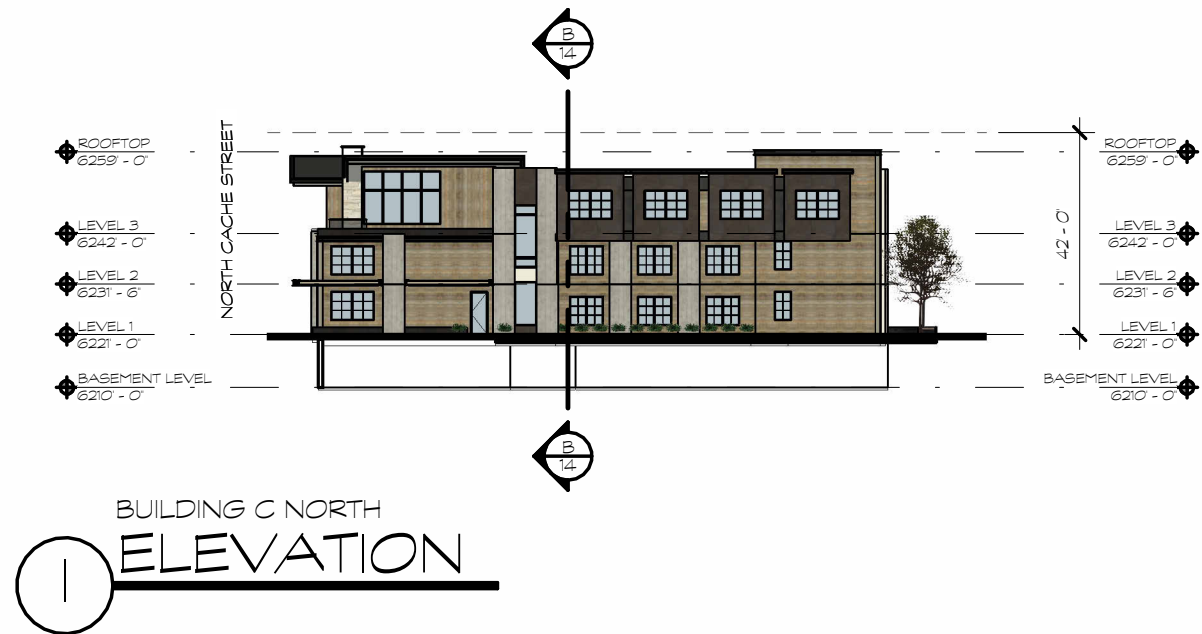
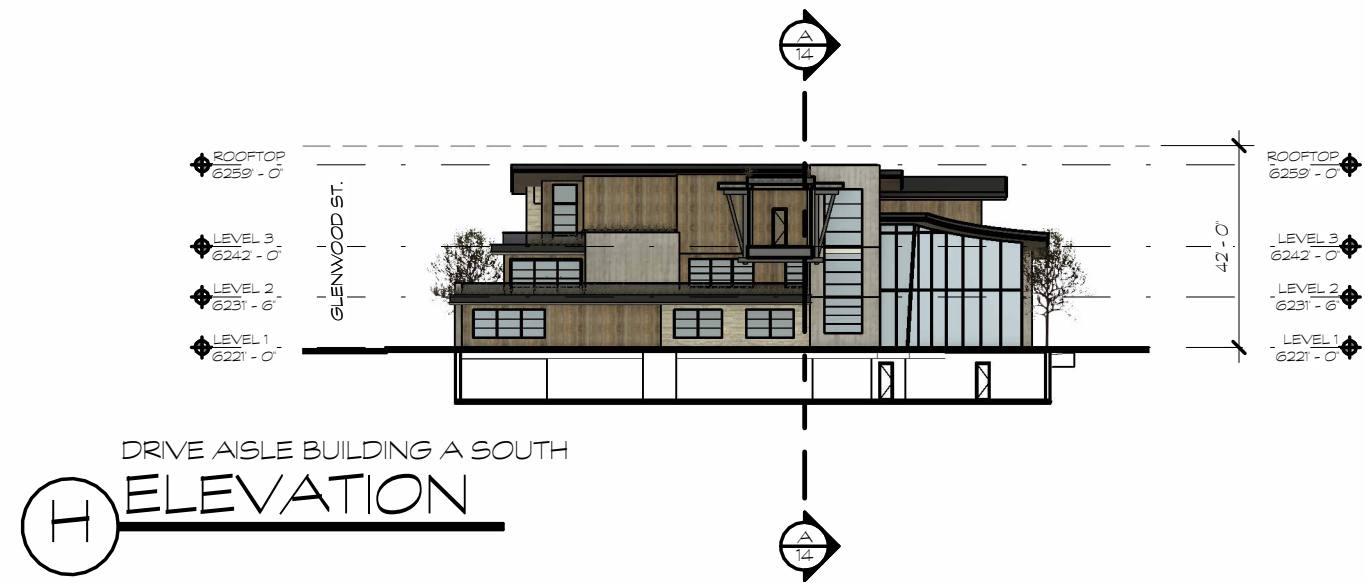
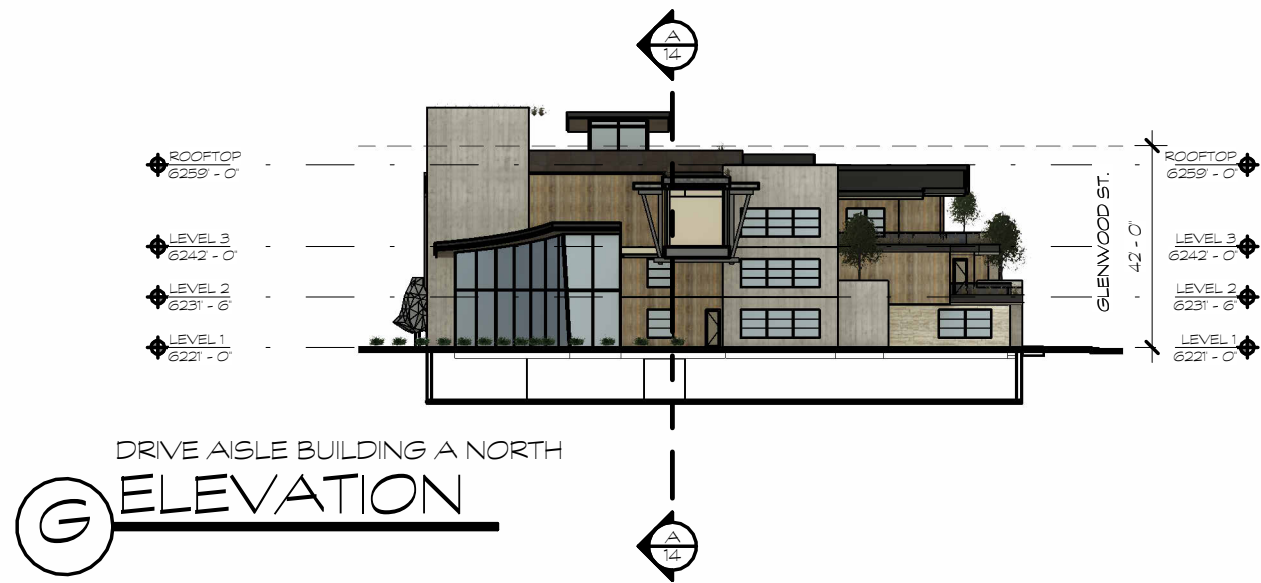
WEST
ELEVATION

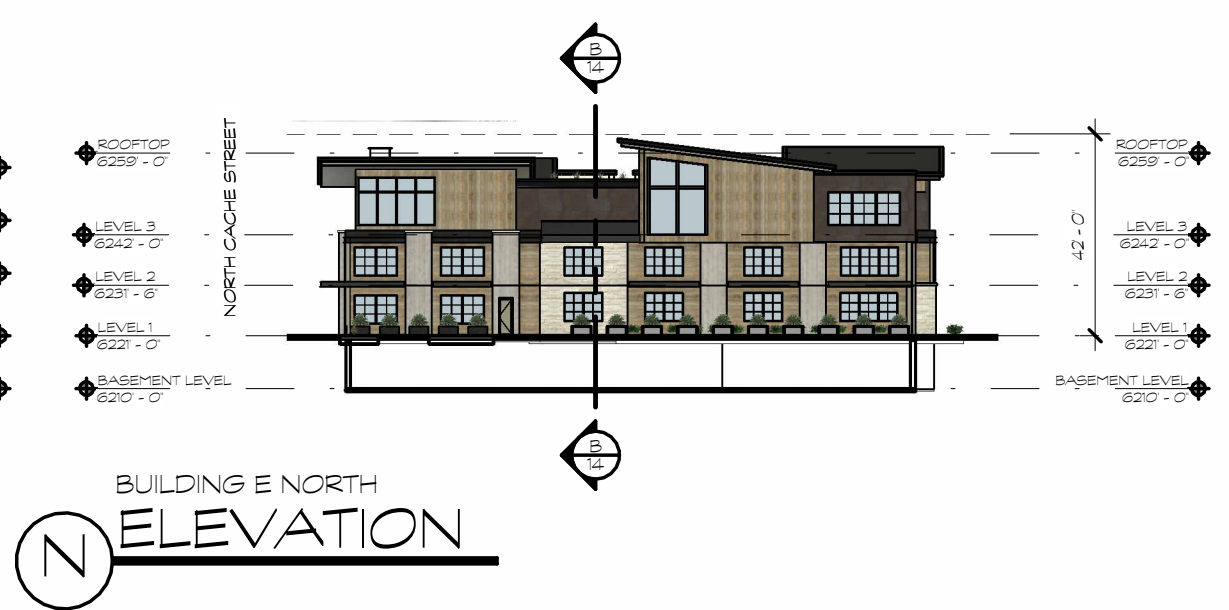
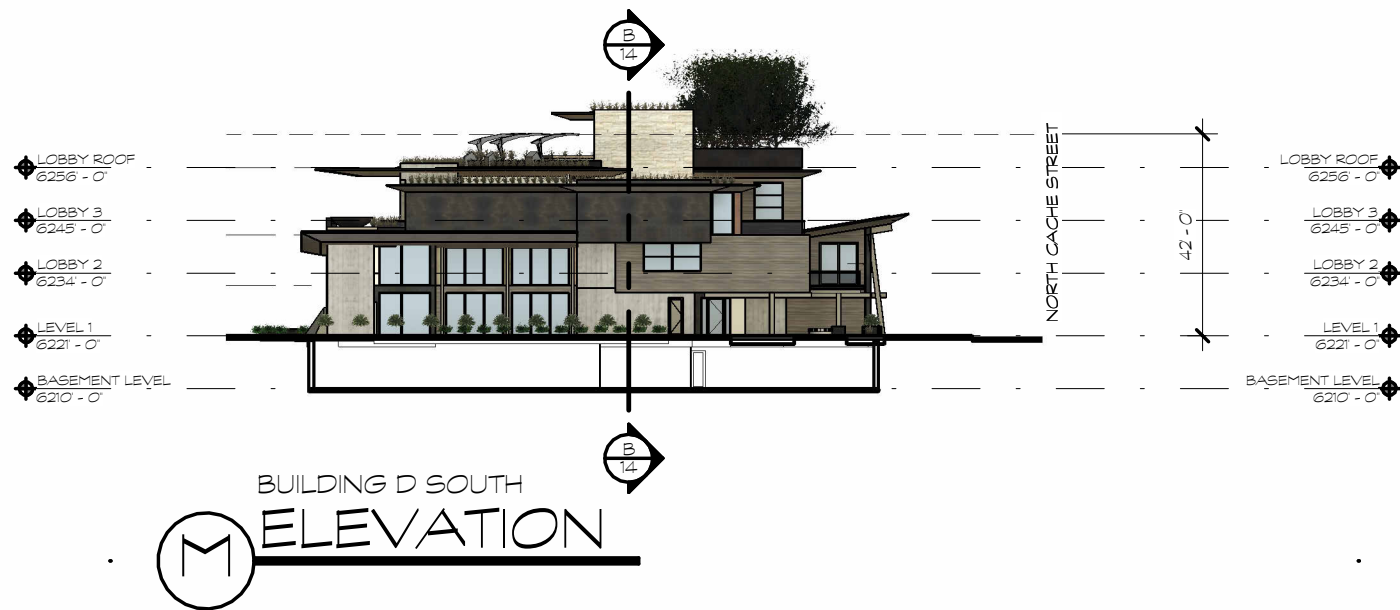
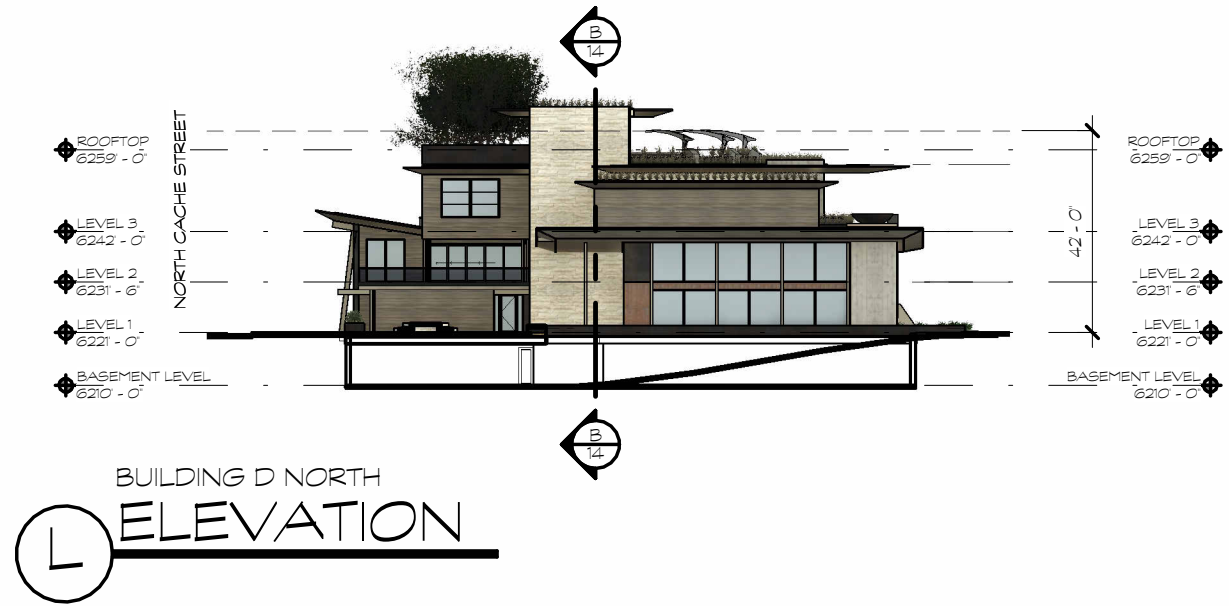
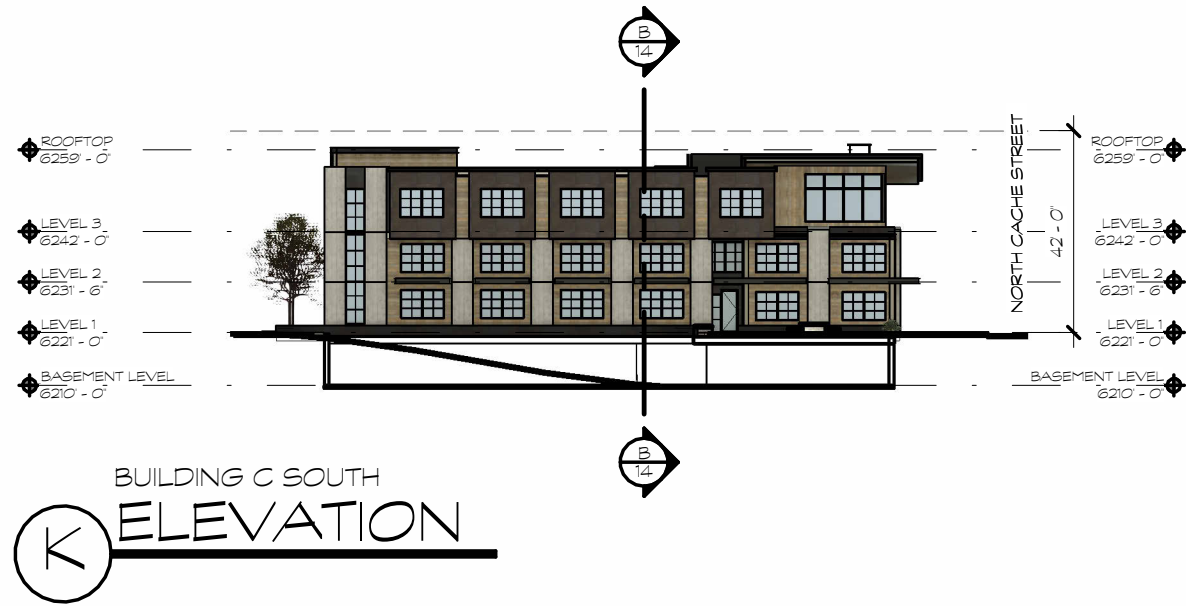


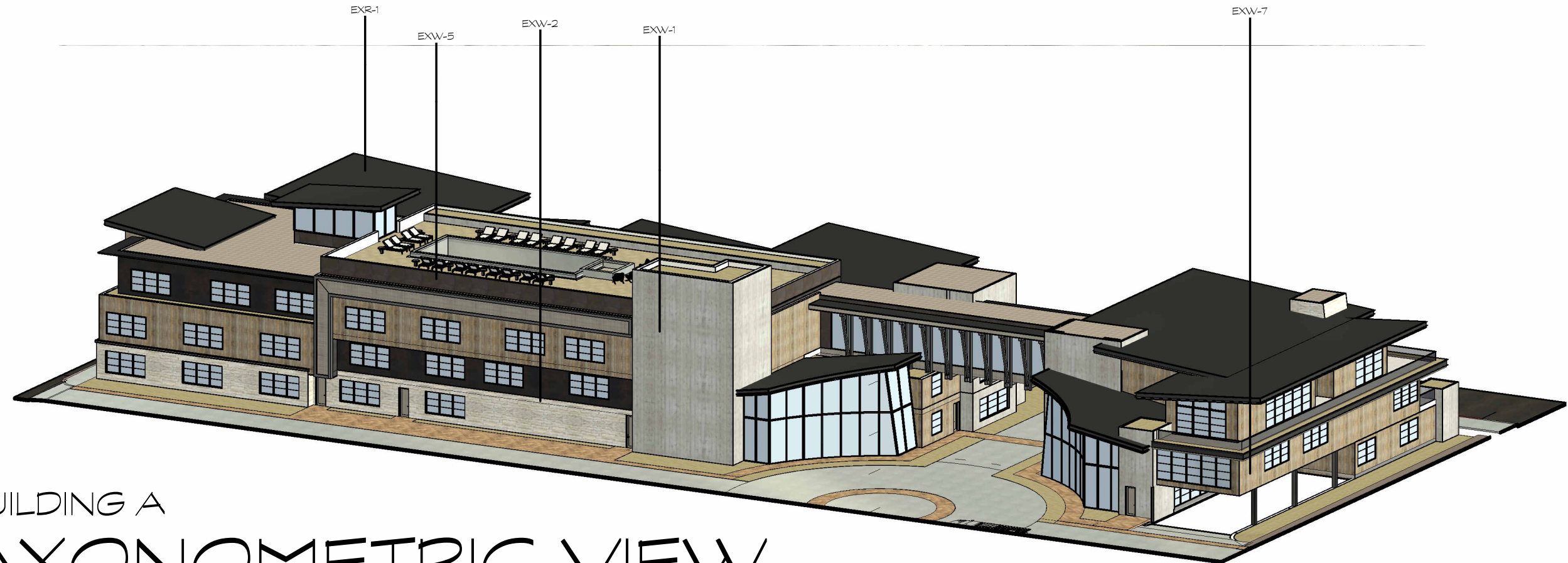
ALLEY EAST
ELEVATION



ALLEY WEST
ELEVATION







BUILDING A AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

METAL ROOF /
STANDING SEAM /
DARK BRONZE



EXR-1

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

STONE PAVERS /
ASHLAR



EXF-2

GLASS RAILING



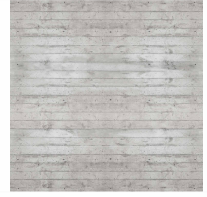
EXRL-1

BALLAST ROOF



EXR-2

BOARDFORM CONCRETE



EXW-1

SOFFIT / WOOD



EXS-2

GREEN ROOF



EXR-3

STONE VENEER /
FULL BED /
SPLIT-FACE



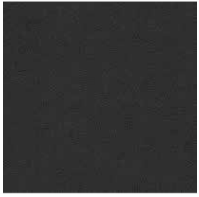
EXW-2

FASCIA / WOOD

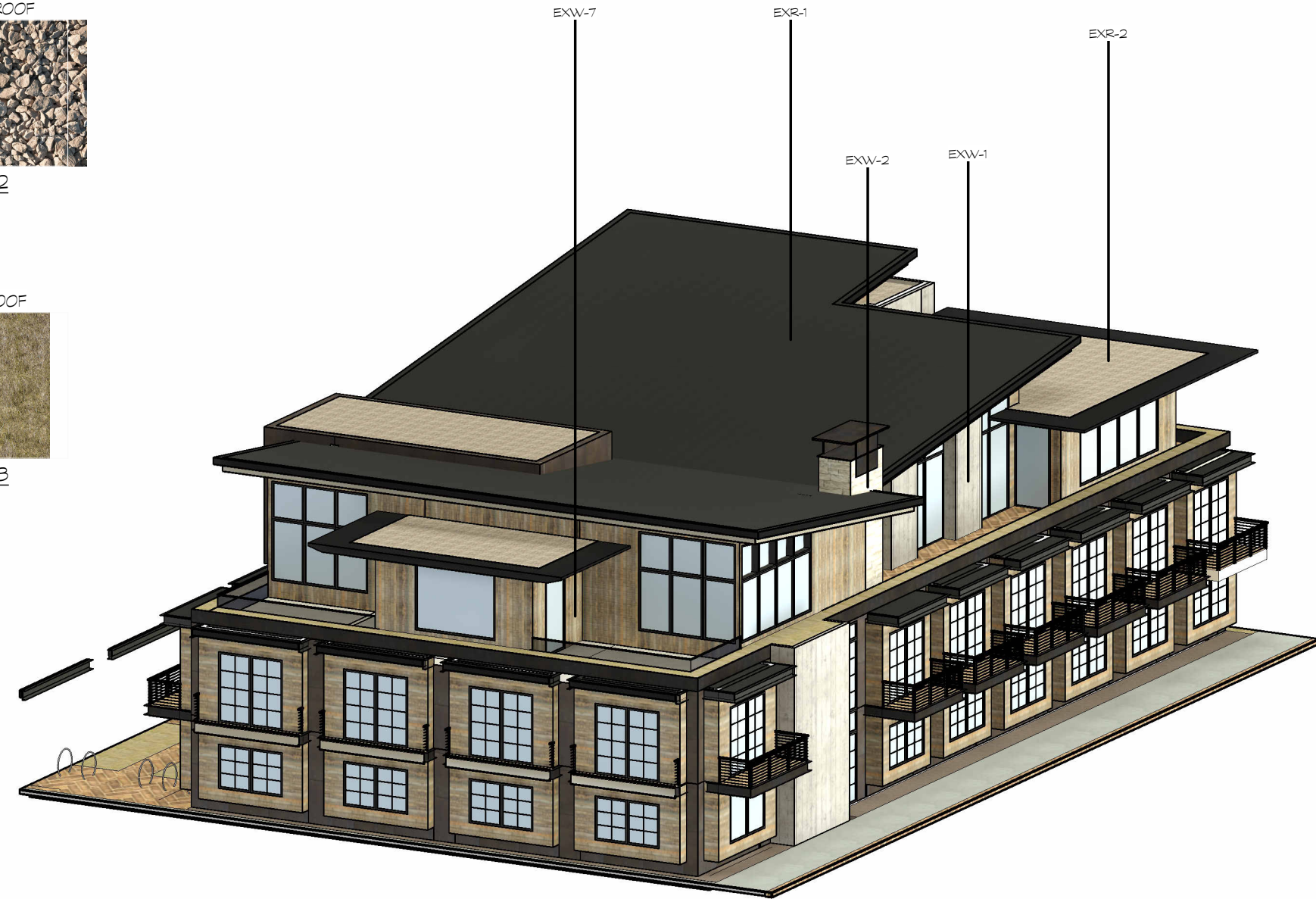


EXFC-2

FASCIA /
DARK BRONZE



EXFC-1



BUILDING B

AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



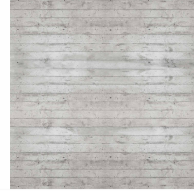
EXF-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BOARDFORM CONCRETE



EXW-1

GLASS RAILING



EXRL-1

T&G HORIZONTAL
WOOD SIDING



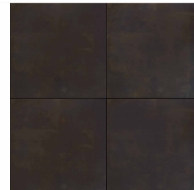
EXW-3

BUILDING "C" SOFFIT
/ T&G WOOD



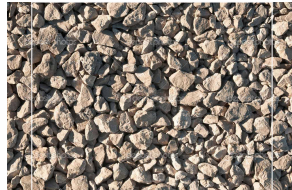
EXS-3 (C)

METAL PANELS /
ACM / DARK BRONZE



EXW-5

BALLAST ROOF



EXR-2

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7

GREEN ROOF



EXR-3



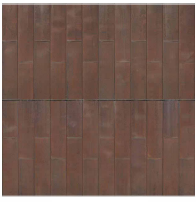
BUILDING C AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



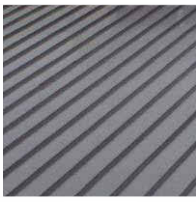
EXF-1

BUILDING "D"
METAL PANELS



EXW-8

METAL ROOF /
STANDING SEAM /
DARK BRONZE



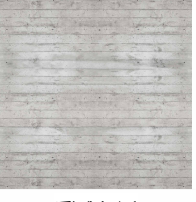
EXR-1

GREEN ROOF



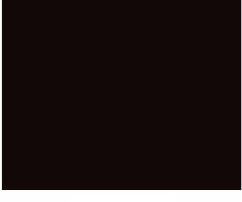
EXR-3

BOARDFORM CONCRETE



EXW-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BALLAST ROOF



EXR-2

STONE VENEER /
FULL BED /
SPLIT-FACE



EXW-2

GLASS RAILING



EXRL-1

T&G HORIZONTAL
WOOD SIDING



EXW-3

SOFFIT /
T&G CVG WOOD



EXS-1

BUILDING /
WOOD SIDING / RECLAIMED

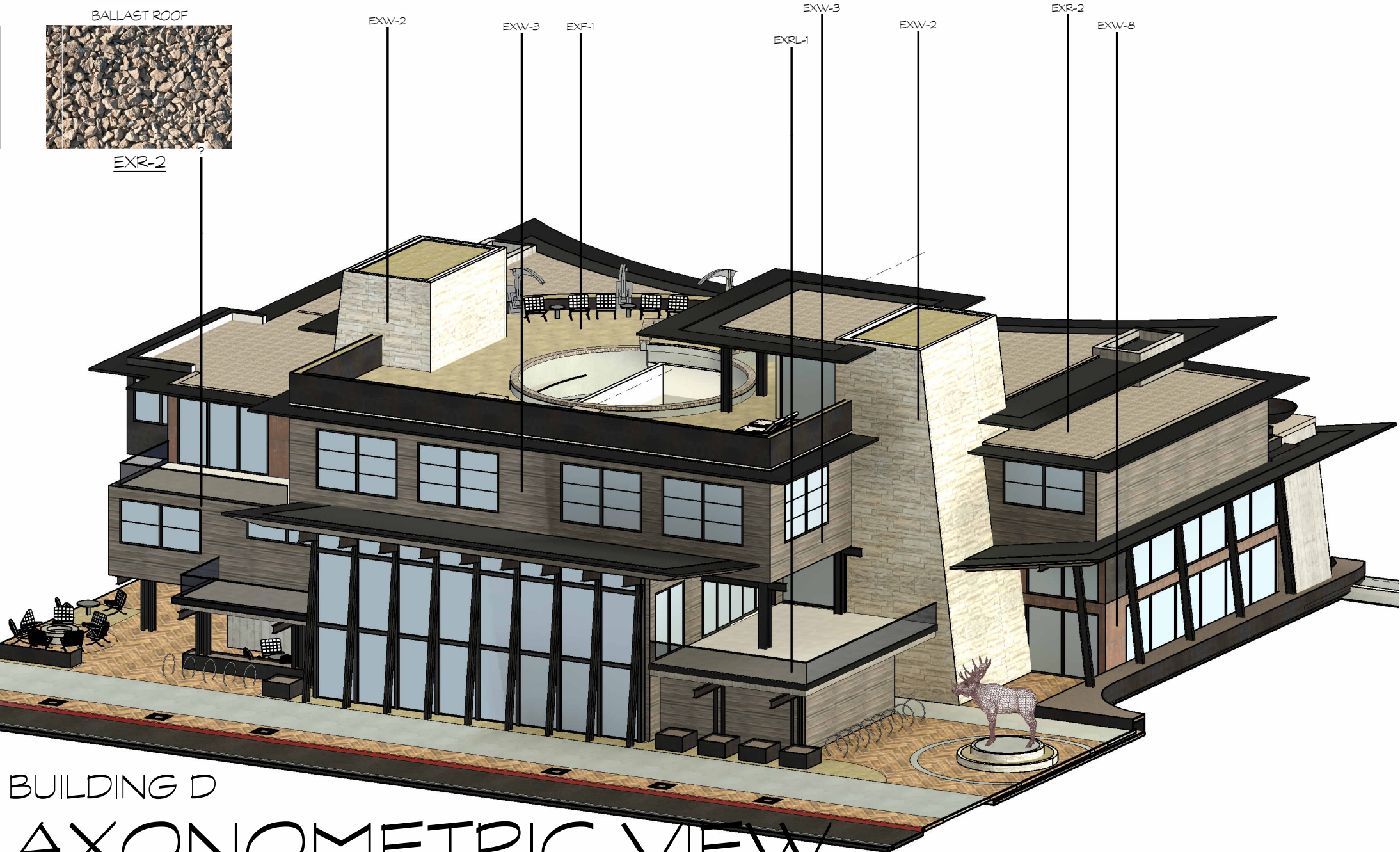


EXW-7

FASCIA /
DARK BRONZE



EXFC-1



EXW-2

EXW-3

EXF-1

EXRL-1

EXW-3

EXW-2

EXR-2

EXW-8

BUILDING D

AXONOMETRIC VIEW

STONE PAVERS /
LARGE FORMAT



EXF-1

SCREEN /
SPLIT LOGS /
STACKED



EXW-9 (E)

FASCIA /
DARK BRONZE



EXFC-1

GLASS RAILING



EXRL-1

GREEN ROOF



EXR-3

SOFFIT / WOOD



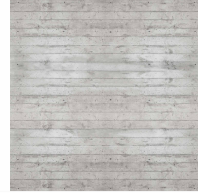
EXS-2

FASCIA / WOOD



EXFC-2

BOARDFORM CONCRETE



EXW-1

WINDOW FRAMES /
DARK BRONZE



EXWD-1

BALLAST ROOF



EXR-2

STONE VENEER /
FULL BED /
SPLIT-FACE



EXW-2

METAL PANELS /
ACM / DARK BRONZE



EXW-5

BUILDING /
WOOD SIDING / RECLAIMED



EXW-7



BUILDING E AXONOMETRIC VIEW



BUILDING D FROM N CACHE



BUILDING C FROM N CACHE



BUILDING B FROM N CACHE



BUILDING A



BUILDING A



BUILDING A FROM SOUTH



BUILDING A FROM COURTYARD



BUILDING D FROM COURTYARD



















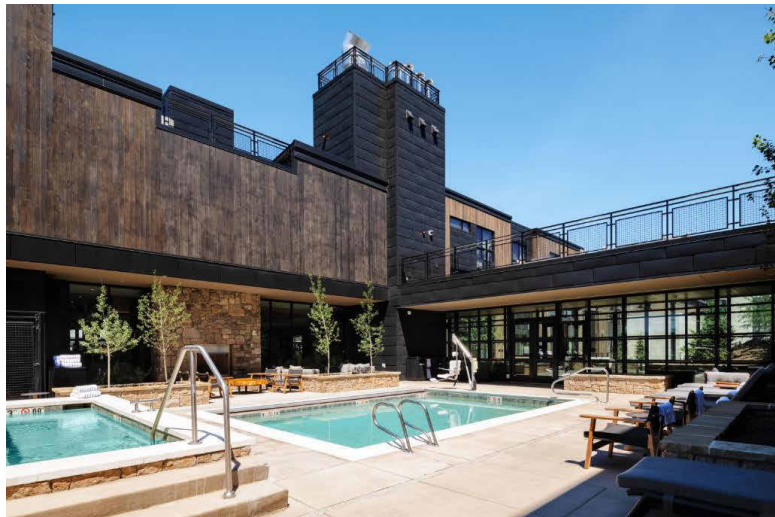
CLOUDVEIL-BUILDING B,C,E



CENTER FOR THE ARTS-BUILDING D



GLENWOOD-BUILDING B, C, E



CLOUDVEIL-BUILDING C



CHILDRENS CENTER-BUILDING E



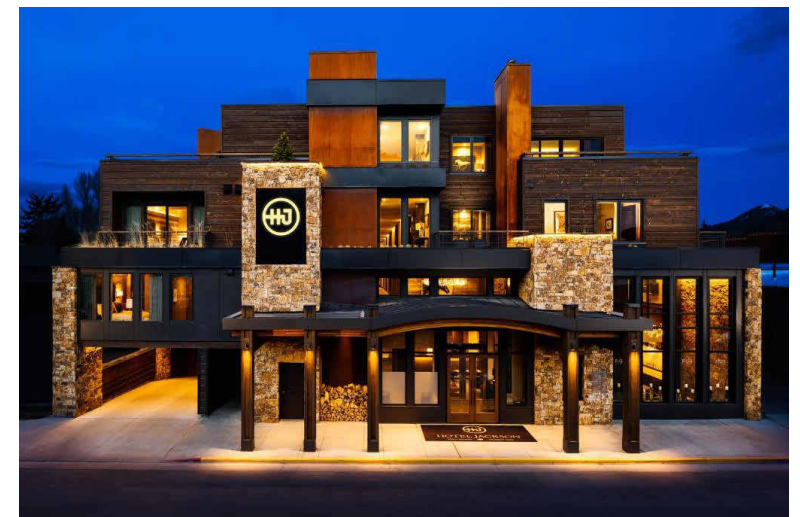
WELCOME CENTER-BUILDING A,D,E



VISITOR CENTER-BUILDING A, D



GRAVITY HAUS-BUILDING D



HOTEL JACKSON-BUILDING B, C

Land Development Regulation Compliance

Zoning: Section 2.2.12 CR-2 Commercial Residential - 2

2.2.12.8.1 Lot Standards

ITEM 1: Building Setbacks:

- 1.1 Primary Street Setback range
Required: (min.-max.) 0'-10'
Provided: 0'
- 1.2 Secondary Street Setback range
Required (min.-max.) 0'-10'
Provided: 0'
- 1.3 Side Interior
Required: (min.) 5'
Provided: 5'
- 1.4 Alley
Required: 10'
Provided: 10'
- 1.5 Abutting protection
Required: (min.) 10'
Provided: Not Applicable

ITEM 2: Landscaping Area:

- 2.1 Landscape Surface Ratio
Required: 10% = 11,300 SF
Provided: 13% = 17,068 SF

ITEM 3: Plant Units:

- 3.1 All uses
Required: 1/1000 SF Landscape Area
Provided: 14 Minimum

Required: 1/12 Parking spaces
Provided: Not Applicable

ITEM 4: Fencing:

4.1 Height in any primary or secondary street yard
Required: (max.) 4'
Provided: Not Applicable

4.2 Height in interior side or rear yard
Required: (max.) 6'
Provided: Not Applicable

4.3 Setback from pedestrian frontage
Required: (min.) 1'
Provided: Not Applicable

4.4 Setback from side or rear lot line
Required: (min.) 0'
Provided: Not Applicable

ITEM 5: Parking Setbacks:

5.1 Primary Street, above ground
Required: (min.) 30'
Provided: Not Applicable

5.2 Secondary Street, surface parking
Required: (min.) 30'
Provided: Not Applicable

5.3 Secondary Street. tuck-under, enclosed, or structured parking
Required: (min.) 0'
Provided: Not Applicable

ITEM 6: Access:

6.1 Curb Cut Width
Required: (max.) 24'
Provided: along Glenwood St. = 20'
along Cache St. = Not Applicable

2.2.12.8.2 Bulk Standards

ITEM 7: Street Facade:

7.1 Width of ground and second story in primary setback range
7.1.1 % of lot width

Required: (min.) 70%

Lot width

North: 123.5' (Required Min:86.45')

East: 335' (Required Min:234.5')

South: 171.5' (Required Min:120)

West: 350" (Required Min:245')

Provided:

North: 123.5'

East: 264'

South: 168.25'

West: 200'

7.1.2 Length from street corner

Required: (min.) 30'

Provided: 55'

7.2 Width of ground and second story in secondary street setback range

7.2.1 % of lot width

Required: (min.) 35%

Lot width is N:130' (Required Min:45.5')

Provided: 123.5

7.2.2 Length from street corner

Required: (min.) 30'

Provided: L1 = 107'

7.2.3 Forecourt

Required: 1/3 of facade width (max.) = 35' depth (min.); within 30" of grade, transparency or forecourt facing facade = 40%

Provided: 280' facade width/3; 93' provided, 20'

ITEM 8: Building Height:

8.1 Stories

Required: (max.) 3

Provided: 3 stories above grade + 1 exempt basement levels

8.2 Height

Required: (min.): 24' - (max.): 42' to top of parapet (T.O.P.)

Exception: 75% transparency for roof railings/parapets

Provided: (min.): 42' - (max.):

ITEM 9: Building Stepback:

9.1 Stepback for any 3rd story street facade or street facade over 30'

Required: (min.)10'
Provided: 10'

- 9.2 Encroachment in setback
Allowed: (max. % of overall facade width) 60%

ITEM 10: Scale of Development:

- 10.1 Total Site Area: 107,121 SF
- 10.2 Allowed Commercial: Floor Area Ratio (FAR) 85,696 SF
- 10.3 Total 2:1 Bonus Housing: 53,681 SF
- 10.4 Basement Exempt Area:
Occupied: 11,608 SF
Basement Parking: 54,712 SF
- 10.5 Total Occupied Area (Excludes Structured Parking): 190,339 SF
- 10.6 Total Building Area (Including Parking) = 244,607 SF
- 10.7 Total Commercial SF (81,348 SF FAR + 11,608 SF Exempt) = 92,956 SF

2.2.12.8.3 Form Standards

ITEM 11: Pedestrian Frontage:

- 11.1 Trees in grates
- 11.1.1 Frontage dimensions
Required: (min.) 13.5' from back of curb
Provided: 13.5' min.

ITEM 12: Building Frontage Options: Residential

- 12.1 Story height
Required: Ground story height (min.) 9'
Upper story height (min.) 9'
Ground floor elevation (min.-max.) 0'-5'
Provided: Ground story height (min.) 12'
Upper story height (min.) 9'

Ground floor elevation (min.-max.) 0'-5'

12.2 Transparency

- Required: Ground story primary street (min.): 20%
- Ground story secondary street (min.): 20%
- Upper story, primary/secondary (min.): 20%
- Provided: Ground story primary street: greater than 40%
- Ground story secondary street: greater than 40%
- Upper story, primary/secondary: greater than 20%

ITEM 13: Parking Type Options: Underground parking

2.2.12.8.4 Environmental Standards Noted

Not Applicable

2.2.12.8.5 Scenic Standards

ITEM 14: Exterior Lighting:

- 14.1 Light Trespass is prohibited
Site Lighting design prohibits trespass
- 14.2 All light fixtures over 600 lumens shall be fully shielded
All light fixtures over 600 lumens are fully shielded
- 14.3 Max. lumens per SF of site development
Required: 3
Provided: Will Comply
- 14.4 Lumens per acre of site development (max.)
Required: All fixtures - 50,000
Unshielded fixtures - 2,000
Provided: Will Comply
- 14.5 Light Color
Required: $\leq 3,000$ Kelvin
Provided: 3000 Kelvin

2.2.12.8.6 Natural Hazard to Avoid

Noted, Not Applicable

2.2.12.8.7 Signs

Noted and will comply

2.2.12.8.8 Grading, Erosion Control, and Stormwater

Noted

2.2.12.8.9 Physical Development Permit Required

ITEM 15: ≥15,000 SF Required:

- Sketch Plan
- Development Plan
- Building Permit
- DRC Review

2.2.12.C.1 Allowed Uses

ITEM 16: Allowed Uses:

16.1 Mixed Uses - Residential/Lodging

2.2.12.C.2 Use Requirements

ITEM 17: Use Requirements:

17.1 Parking

17.1.1 Residential

Parking Factor: 1.5

Residential Unit Count: 33

Parking Stalls Required: 50

17.1.2 Commercial

Hotel Parking Factor: 0.75

Hotel Unit Count: 109

Parking Stalls Required (Hotel): 82

Restaurant Parking Factor: 1/73 SF - 20% -33%

Restaurant Area: 3,455 SF

Parking Stalls Required (Restaurant): 26

Hotel Bar & Lounge Parking Factor: 1/40 SF/3

Hotel Bar & Lounge Area: 556

Parking Stalls Required (Hotel Bar & Lounge): 10

17.1.3 Disability Parking Spaces

Required: if ≥ 200 , 6 + 1 per 100 parking spaces

provided

Provided: 6 stalls

17.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required: (Other Residential/Lodging)

I. EVSE Capable: 30%
175 stalls x 0.30 = 53 stalls

II. EVSE Installed: 5%
185 stalls x 0.05 = 9 stalls

Provided:

I. EVSE Capable: 53 stalls (including EVSE
installed)

II. EVSE Installed: 10 stalls

17.1.5 Street Parking Credit - 21

Total Parking Required: 168 stalls

Total Parking Provided: 175 stalls

2.2.12.C.3 Operational Standards

Noted and will comply

2.2.12.D.1 Allowed Subdivision and Development Options Noted

Noted

2.2.12.D.2 Residential Subdivision Requirements

Noted

2.2.12.D.3 Required Subdivision and Development Option Permits

Noted



March 5, 2025

RE: Sketch Plan Application: N Cache Lodging and Residential Development

Dear Town Staff,

Pursuant to the Pre-Application comments provided by the Town Staff and respective departments on October 30th, 2024, please find responses to the individual items below. To guide the reading below, the comments received from the Town are marked with a number, whereas Mogul's response begins with a letter.

With respect to several departmental review comments, Applicant recognizes that the purpose of Sketch Plan is to publicly review large physical development for general consistency with the LDRs at a preliminary conceptual level of detail before the development project is fully designed. We look forward to finalizing the site designs through the public process to finalize our responses to the comments below. The Project will be LDR compliant.

Engineering:

1. All improvements shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
 - a. All improvements will be designed by a professional engineer licensed to do work in Wyoming.
2. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
 - a. Applicant looks forward to discussing with Town Council once the site plan is finalized through the Sketch Plan process and Town Engineering can provide feedback on future development requirements.
3. The water main along Cache Street requires upsizing.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated calculations as well as determining any cost share structure applicable to such upsizing.
4. The water mains in Perry and Mercill may require upsizing.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated

calculations as well as determining any cost share structure applicable to such upsizing.

5. The sewer main in the alley may need replaced or rerouted directly to Glenwood.
 - a. Applicant looks forward to further analyzing and working with Town Engineering during Development Plan, and Engineering has provided further feedback to determine whether upsizing is necessary, based on attached estimated calculations as well as determining any cost share structure applicable to such upsizing.
6. The Cache Creek Tube needs to be preserved or re-aligned, including providing/vacating easements as appropriate.
 - a. Applicant's Project will result in continuous flows through the Cache Creek Tube at it's current alignment at the east and west property lines. Any re-routing or upsizing over applicant's property will be coordinated with the Engineering department and appropriate easements will be granted. Stormwater runoff from this project will impact the decision to potentially upsize the tube if required. The attached utility plan includes a proposed re-routing of the Cache Creek tube.
7. Provide plans and details that address the environmental issues with this area. Provide documentation or approval from the Wyoming Department of Environmental Quality for the proposed work.
 - a. Applicant recognizes that a portion of the site is identified as contaminated. Wyoming Department of Environmental Quality has previously produced a Remedial Action Plan. **UPDATE: As a result of DRC, PC, and Public Comment, Applicant has removed the subterranean level under Building B and Building C, removing the need to dig/excavate where the contaminated plume is located. Applicant listened to the concerns of the Town and revised accordingly.**
8. Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering.
 - a. Applicant has conducted geotechnical analyses on the site and will restudy the Sketch Plan approved project. During construction, any groundwater encountered will be pumped from the area containing the subterranean parking area, treated for sedimentation, and injected back into the groundwater. Final site plan and geotechnical analysis will inform the amount of dewatering and the methods by which such subsurface water shall be treated and disposed of. In response to Town and Community feedback, Applicant removed an entire basement level across the whole Project, which has dramatically reduced the depth of the structures and impact to the groundwater/volume of dewatering necessary. **Update: In addition, Applicant removed the subterranean space under Building B and C as result of Town (DRC, PC, and Public Comment) to avoid the need to excavate the Benzene Plume area.**
9. Show the proposed kitchen/cafe/restaurants grease mitigation. Appropriately sized grease trap/interceptor(s) are required. Sizing and grease retention calculations will need to be submitted with the building permit for approval.

- a. Applicant recognizes grease mitigation will be an important component of kitchen/restaurant activities and will be finalized and shown during Development Plan.
- 10. Encroachment Agreements are required for any encroachments into the public way.
 - a. Applicant anticipates encroachments into the Town ROW which will principally be soil nails and as the site plan is finalized, we will work with Engineering to obtain appropriate permits.
- 11. Provide plans, details, and dimensions, etc. to pave the alley to ToJ standards, including any curb and gutter required for drainage. Provide a plan for improvements, access, and use of the alley, including finished surfaces. Depending on final utility plans, loading, access, services, maintenance arrangements, etc. alternative designs for the alley, it may be possible to install a non-standard alley that is less utilitarian and provides a more functional space.
 - a. As opposed to traditional alleyway, applicant would like to explore enhancing this alleyway for both vehicular, pedestrian, and cyclist traffic. Applicant proposes to pay for the approved enhancements and to assume maintenance responsibility for the entirety of the alleyway, potentially transforming this from a traditional alleyway to an enhanced, activated, multimodal passageway. We look forward to exploring requirements and desires from engineering and the Town council.
- 12. Provide a plan for proper snow storage including a plan for snow removal for the proposed cul-de-sac/roundabout area.
 - a. The plan set attached identifies snow storage locations. With regard to the cul-de-sac drop off area on private property, outside of the alleyway, Applicant plans to use a snow melt system to manage the snow fall, and to explore whether or not the Town would accept a snow melt system underneath the alleyway in the portion made up of the cul-de-sac.
- 13. Provide justification and reasoning for the access to building E from Glenwood.
 - a. The plan set attached has been adjusted based off of WYDOT feedback through the pre-application process. WYDOT has indicated they will no longer grant access from North Cache and as such, Applicant has responded with the attached plan set with access from Glenwood and the alley. Applicant will pursue right of way permits for the construction a new curb cut and any enhancements to the Glenwood curb extending the length of the property.
- 14. Provide a plan which shows the location of trash receptacles and large truck deliveries.
 - a. Please see this noted in the plan set attached for preliminary locations of trash receptacles and large truck access deliveries. Initial studies have a trash receptacle elevator that would be located on Glenwood street to service the residential buildings. The buildings on the west side of the alleyway have a trash elevator on attached to building B. Initial programming intends to have the other buildings provide the trash to the building B receptacle through the subterranean structure.
- 15. Provide plans and details for the right-of-way improvements, e.g. alley pavement, sidewalks, and pathways including streetlights, street signage, pavement/curb markings, etc. Include right of way section analysis to determine where the center of existing road is relative to the property boundary and curb location relative to the community streets plan. Initial review shows that Glenwood and Perry are wider than proposed community

street sections and the curbs could be moved out to facilitate buffers in the frontage. Mercill is more complicated and design should be coordinate with Town staff, including Pathways to determine if a protected bike lane is warranted.

- a. In discussions during the pre-application, Staff has identified some potential availability for sidewalk and curb enhancement in conjunction with the community streets plan and existing wider streets. Applicant looks forward to discussions with Council and Staff to determine the appropriate locations for enhancements as well as any cost share. All improvements shall be LDR compliant and the applicant's hope is that such improvements enhance not only this development but also the streets for our neighbors and the surrounding neighborhood. Such plans will be finalized as the site plan is finalized and feedback is obtained.
16. Provide a plan that shows the location and route of all dry utilities, communications, and power services that meet ToJ setbacks. Facilities serving private properties should be located on private property. Refer LDRs Article 7, Division 7.7 below.
 - a. Please see attached draft utility plans which will be refined through Sketch Plan.
17. Provide a plan for the Cache Creek Tube to remain in place or be realigned. CenturyLink/Lumen facilities are still blocking the crossing at Mercill and Cache.
 - a. Please reference item 6 and the attached utility plan.
18. Provide a plan that shows the accesses to the project relative to the access across the streets.
 - a. Please see attached plan set.
19. Provide confirmation that WYDOT still approves the Cache Street access.
 - a. NAP for the attached plan set.
20. Provide more information on how the development will be owned, managed, and if any of the buildings will be subdivided. Ownership will help determine how the utilities will be designed.
 - a. Residential buildings are anticipated to be condominiumized. Hotel will be owned separately. Condominiums in the mixed-use buildings that include the hotel product will be separately owned. Ownership and platting will be further refined at a development plan level. The attached utility plan details the proposed relocation of the utilities.
21. Clarify how a below-grade parking facility that serves and is below multiple buildings will be owned and managed.
 - a. Pursuant to Staff feedback at the Pre-application conference, below grade parking may be connected to multiple buildings and provide connectivity. All parking will be managed by either the hotel or a master homeowner's association.
22. Provide a plan for how will you serve 10 separate buildings with sanitary sewer, water distribution, storm, power, communications, gas, etc. With regards to ToJ Code the standard is one (1) service per lot. Show existing lot lines for reference.
 - a. Please find the draft utility plan attached. Applicant looks forward to discussing the utility plan with the Engineering department. In the event applicant needs to submeter any utilities, it shall do so on its property at its expense.
23. Provide elevated sidewalks and squared off accesses at all entries and alleys.

- a. Applicant plans to comply with the LDRs and code for sidewalks and squared off accesses at all entries and alleys.
- 24. Provide a plan to minimize impacts to infrastructure by providing...
 - a. Comment included in the departmental reviews was incomplete and reads per the above.

Town of Jackson Code

1. A construction-staging narrative shall be submitted for review and approval with the Development Plan application.
 - a. Understood, if a staging plan is required for the Project a narrative will be submitted with the Development Plan application. If required, Applicant will work to identify a sufficient staging area to be utilized for the Project.
2. Provide information on how the structure will be shored and constructed. Clarify if any shoring will encroach into the public way.
 - a. Depending on the final site plan, Applicant anticipates shoring and soil nails will occur on some if not all of the site. In such event, applicant will apply for encroachment permits for such soil nails. The shoring plan will be refined and defined with feedback from Staff and Town Council during sketch plan; the necessity for shoring will depend on the ultimate location of buildings in relation to the property lines.
3. Development plans provided shall show all work to be completed within the Towns rights-of way. Show all encroachments into the Towns rights-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.
 - a. Applicant will provide details and pursue any required encroachment agreements for the Sketch Plan approved project at Development Plan. Such encroachments will be informed by DRCs input with push and pull of structures adjacent to the property lines.
4. A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.
 - a. Applicant will pursue the required demolition permits at the appropriate time.

LAND DEVELOPMENT REGULATIONS

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

5.7 GRADING, EROSION CONTROL, AND STORMWATER

5.7.2 Grading Standards:

1. Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

5.7.3 Erosion Control Standards:

1. Provide an erosion control plan that shows compliance with this section.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

5.7.4 Stormwater Management Standards:

1. Provide an erosion control plan that shows compliance with this section.
 - a. Pursuant to Town Engineering feedback during the pre-application conference, grading plans will be provided for the Sketch Plan approved project during Development Plan as the site plan is refined with Town Council, public, and Staff feedback.

6.2 PARKING AND LOADING STANDARDS

6.2.2 Required Parking and Loading:

1. Provide a plan that shows the proposed parking in compliance with this section. Include location and dimension of parking spaces, accessible spaces, including van accessible spaces, and bicycle parking. For uses that require deliveries, show the proposed loading facilities.
 - a. The attached plan complies with the parking requirements and is noted.

6.2.5 Off-Street Parking and Loading Design Standards:

1. Provide a parking plan in compliance with this section. Include surface materials and drainage plans, access and circulation, and snow storage.
 - a. The site plan shows access, circulation, and snow storage. Drainage and surface materials will be informed as the site plan is refined.

6.4 OPERATIONAL STANDARDS

6.4.1 Outside Storage:

1. Provide a Construction Management Plan / Narrative, for any offsite storage address compliance with this section.
 - a. The draft construction management plan has been attached herein, and will be further refined as construction means and methods are determined by the contractor, such as crane placement and timing of improvements which impact pedestrian, vehicular, and cyclist circulation. Any required offsite storage or staging will be addressed in a construction management plan that will be finalized through the Development Plan.

7.2 SUBDIVISION STANDARDS

7.2.2 Standards Applicable to all Development

7.2.2.A Improvements:

1. Provide plans and specifications for roads, streets, alleys, sidewalks, and pathways including streetlight, signage, and markings.
 - a. The plans and specifications will be developed through sketch plan, taking into account the community streets plan and opportunities for enhancements in the

right of way. Specific engineering plans will be provided for the Sketch Plan approved project during Development Plan.

2. Provide a sanitary sewer wastewater plan.
 - a. Please see attached proposed draft utility plan. This will be further refined through Sketch Plan.
3. Provide a water supply plan.
 - a. Please see attached proposed draft utility plan. This will be further refined through Sketch Plan. Please see attached draft domestic water demand.
4. Provide a storm drainage plan, basins, calculations, treatment method. Stormwater discharged to a public storm sewer or right of way requires treatment. Wyoming DEQ 5D2 permits are required for subsurface discharges.
 - a. Cache Creek tube capacity is unknown at this time and whether it can handle additional storm drainage from this development. In the event it cannot, the applicant will run its own discharge line either parallel to the Cache Creek Tube or North in the alley to Perry Street and will discharge it's stormwater adjacent to the Cache Creek tube into Flat Creek after pre-treatment (sand and oil separator) and detention at historic rates. Calculations and the storm drainage plan will be informed as building, roof, and landscaping design is finalized with feedback at DRC, PC, and Town Council. Calculations for the stormwater will depend on total site landscaping and design, which will be finalized based on feedback from DRC, PC, and Town Council. Preliminary storm drain calculations are attached.
5. Provide an irrigation plan or statement.
 - a. Once DRC, PC, and Town Council determine the location of the buildings, a detailed irrigation plan will be provided.
6. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas.
 - a. See attached utility plan.
7. Provide a plan for permanent reference monuments, property corners, etc.
 - a. Applicant plans on vacating internal lot lines through boundary adjustments and a potential plat. Reference monuments located in improvements such as sidewalks will be monumented by brass caps cast in concrete sidewalks and verified by surveyors. Building setbacks will largely render conflicts between construction and surveying monuments moot.
8. Permits are required prior to construction of development improvements.
 - a. Applicant will apply for building permits once its Development Plan is approved..
9. All improvements shall be designed by a professional engineer licensed to do such work in the State of Wyoming.
 - a. All improvements will be designed by a professional engineer licensed to do work in Wyoming.
10. The Town Council may require installation and construction of utilities, pavement and other land improvements in excess of subdivision design needs, to assure adequate service to future development areas.
 - a. Applicant looks forward to discussing with the Town Council at the appropriate time and exploring cost shares as necessary.

7.6 TRANSPORTATION FACILITY STANDARDS

7.6.2 Access to Roads, Streets and Highways:

1. Provide a plan showing the point of access. Show compliance with the standards for access and justification for access to collector and arterial roads.
 - a. Please see the preliminary Sketch Plan application attached. Further information will be provided for the Sketch Plan approved project during Development Plan.

7.6.3 Streets Alleys and Easements:

1. Provide a plan showing all proposed streets, alleys, and easements. Show compliance with the general standards, extension, engineering access, right-of-way, pavement widths, urban and rural classification, alignment, profile, grades, and intersections.
 - a. Requested detailed engineering plans will be provided for the Sketch Plan approved project during Development Plan and will be dependent on adjustment of community street widths in discussion with Town Engineering and Council. All alignment, profiles, and grades will be LDR compliant.

7.6.4 Street and Road Standards (section not used, for reference):

1. Provide a plan that generally complies with the Community Streets plan and Bicycle improvements plan. Include property lines, dimensions, radii, elevations, slopes, grade changes, etc.
 - a. Engineering and Pathways have both expressed an interest in narrowing adjacent streets and both widening and or providing a possible bike lane (protected or not).
2. For all pedestrian areas provide a plan that includes dimensions, radii, elevations, slopes (running and cross slopes, not oblique slopes), ramp slopes, grade breaks, stair dimensions, handrails, guards, etc. showing compliance with ADA, IBC, and Town standards.
 - a. Project plan set will abide by ADA, IBC, and Town Standards. Additional engineering plans will be provided for the Sketch Plan approved project during Development Plan.
3. Design street frontages using existing road grades for control of sidewalk and buffer grades. Treat any buffer and sidewalk all as one plane, without grade breaks. Accommodate accessibility within the private property and not in the right-of-way.
 - a. Understood and Applicant looks forward to working with the Town in finalizing the Sketch Plan approval for the Project.

7.7 REQUIRED UTILITIES

7.7.2 Potable Water Supply:

1. Provide a water system analysis indicating the required domestic and fire flow demands. Identify impacts to or upgrade requirements for the existing distribution, supply, or treatment system.
 - a. Please see attached draft water demand calculations. Required water supply studies will be provided at Development Plan.
2. Show compliance with state regulations, construction standards, connections for lots of record, provisions for system expansion, and fire protection. Provide information on planned metering and backflow prevention locations.
 - a. As referenced above, applicant will provide private submetering as necessitated by ownership, will provide adequate piping or apparatus for system expansion, and will install all required backflow prevention devices at appropriate locations

informed by final site plan. The proposed Project will be in compliance with state and local regulations.

3. Water services over 2-inch in diameter require engineering design.
 - a. Understood, and Applicant will work with Town Engineering on the final design of water services.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
 - a. Preliminary sanitary sewer demand analysis is attached. Applicant will require feedback from Town Engineering on downstream impacts and looks forward to discussing any necessary.
2. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, and provisions for system expansion.
 - a. This detailed analysis will be provided during Development Plan.

7.7.4 Irrigation System:

1. Provide an irrigation plan for the entire development. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.
 - a. See reference above.

7.7.5 Other Utilities:

1. Provide a plan for all other utilities, such as telephone, cable TV, electric, fiber, gas. All utilities shall be installed underground. Provide right-of-way or easements as required.
 - a. See attached draft utility plan. Right of way easements will be provided as required.
2. Show that private utilities can be located on private properties, e.g. transformers.
 - a. See attached draft utility plan.

8.3.2.C FINDINGS FOR APPROVAL

1. Provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room, USPS Caller service, private mail delivery, etc.
 - a. With finalization of site plan, Applicant intends on providing mail room and package delivery storage/system.

IBC CHAPTER 11 / ADA ACCESSIBILITY

1. Show compliance with accessibility regulations including but not limited to: 1104.1: At least one accessible route within the site shall be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
 - a. Project will abide by IBC requirements and ADA accessibility requirements.
2. At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.
 - a. Project will abide by IBC requirements and ADA accessibility requirements.
3. Accessible routes shall coincide with or be located in the same area as a general circulation path. Where the circulation path is interior, the accessible route shall be

interior. Where only one accessible route is provided, the accessible route shall not pass through kitchens, storage rooms, restrooms, closets or similar spaces.

- a. Project will abide by IBC requirements and ADA accessibility requirements.

Additional Comments:

1. FLOOR AREA BREAKDOWN - In the Sketch Plan and Development Plan submittal, the applicant needs to clearly identify how/where the base FAR and 2:1 bonus are being allocated both in the floor plans and narrative. When calculating FAR, hallways, mechanical spaces, stairs, and elevators count. Stairs are counted every two floors and elevators are counted only once. The previous Loop project did a good job of breaking down the floor area via color-coded plans. Use that as an example for this project.
 - a. See attached plan set which includes color coded plans. Floor area is fungible between lots of record on a noncontiguous site.

Floor area calculations are looked at based on the “site”. The maximum floor area allowed on a site is the maximum habitable floor area not including basement floor area, as defined in Division 9.5. LDRs, Section 9.4.6.C.1. The maximum above-grade floor area is calculated by multiplying the allowed FAR by the applicable site area. LDRs, Section 9.4.6.C.3. “Site” means the entire area of the land on which a use or development is existing or proposed. A site may be a portion of a lot of record or may include multiple lots of record. LDRs, Section 9.5. Here, the “site” includes multiple lots of record separated by an alley.

In the CR-2 district, gross site area is used to calculate maximum floor area. LDRs, Section 9.4.6.C.2. Gross site area is the area of the lot of record or site as determined by a certified boundary survey. LDRs, 9.4.4.A. Gross site area may include noncontiguous sites under certain conditions. Specifically, gross site area may equal the total area of 2 or more noncontiguous sites provided the following standards are met (see LDRs, Section 9.4.4.A.1):

- a. The location of development that results from the transfer of density/intensity from one noncontiguous site to another shall be consistent with areas designated for development in the Comprehensive Plan;
- b. Infrastructure shall be available, or can be constructed, to sufficiently serve the proposed development; and
- c. Open space that results from the transfer of density/intensity from one noncontiguous site to another shall accomplish the objectives of open space preservation described in these LDRs and the Comprehensive Plan.

With regard to (a), this is an in-Town site, all within District 2 (Town Commercial Core), Subarea 2.3: Downtown under the Comprehensive Plan. This area is a transitional area intended for redevelopment with a mixture of two to three-story commercial, lodging, and residential buildings and a high concentration of tourist-related

accommodations and services. p. IV-24 in Comprehensive Plan. Both portions of the site, the east and west sides of the alley, are in the same Comprehensive Plan District and same zone – we are not dealing with a transfer between two different Comprehensive Plan Areas.

With regard to (b), infrastructure will be sufficient here to serve the proposed development.

With regard to (c), open space and landscape surface ratios will be complied with on the site. See the enclosed LDR compliance checklist.

The Town has allowed the transfer and utilization of FAR from one noncontiguous site/lot to another. In 2022, the Town approved Hotel Jackson's transfer of 4,463 square feet of FAR from 145 North Glenwood Avenue to 135 N. Cache pursuant to P22-156 (Amendment to DEV), noting that the Town allows the shifting of floor area from noncontiguous parcels, and treating noncontiguous parcels as one site, if there is common ownership and the sites would be contiguous but for a right of way between them. Here, we have both common ownership and contiguity but for a right of way between the parcels (i.e. the alley).

Moreover, the entire site is included in one Sketch Plan application so that the two sides of the alley would be tied together in one planning application. In the Hotel Jackson application, the Town required the owner to record a deed restriction on the Glenwood parcel for record-keeping purposes so that future owners had notice that the Glenwood parcel had 4,463 square feet less FAR than what was allowed. Here, instruments could be recorded, if necessary, to document any FAR transfer between parcels on the east and west sides of the alley so that the public and future owners are put on notice of available FAR on either side of the site. Moreover, irrespective of ownership, the Mogul parcels east of the alley and those west of the alley will be tied together for entitlement purposes since all lots have been included in one application.

To the extent that Town Staff has a different interpretation of the definition of the site, the programming can be adjusted to be located on the respective sides of the alleyway.

2. FUNCTION OF THE ALLEY/VALET/LOADING – Staff will be requesting additional information on the function and improvements within the alley, especially related to the proposed circular turnaround. Are there any underground or above-ground encroachments in the alley? Need to discuss maintenance such as snow plowing...is the applicant planning on maintaining the alley being that this is their primary vehicular entrance? Also, when a guest parks in the hotel valet area and is staying in buildings A or K, is the plan that they simply walk outside during the winter to these buildings or is there a strategic pedestrian pathway connection plan proposed?
 - a. As planned, applicant is not requesting encroachments for the cul-de-sac drop off space. A snow melt system is planned under the private property section of the

cul-de-sac drop off and loading area. Applicant is interested in discussing these improvements, including snow melt in the middle of the cul-de-sac, which discussion will be informed by Engineering's feedback on how this alley should function and be improved. Applicant is open to discussing improvements and maintenance of the alleyway with the Town public works. With respect to the parking structures, the attached plan set would include parking beneath the structures. A further detailed parking summary is attached herein.

3. SITE FUNCTIONALITY – Staff will be requesting additional information and explanation on how the site functions, pedestrian movement/access, parking, etc.
 - a. Applicant is happy to further discuss operations and plans with the Town staff during the Sketch Plan process. Applicant has preliminary ideas and is looking forward to incorporating comments from the Town Staff, DRC, PC, and Town Council.
4. 2:1 BONUS – Does the applicant still plan to put the workforce portion of the 2:1 bonus off-site? Staff does not advise proposing the workforce portion off-site because one of the Council's recent big building changes is to require all 2:1 to be on the same site.
 - a. After hearing Town's concerns regarding 2:1 bonus being located onsite. The Applicant has placed all 2:1 bonus workforce housing on-site. Applicant has interest in further exploring the Town's interest in allowing the required workforce housing to be located off-site in exchange for affordable deed restrictions.
5. STREET DESIGNATION - Cache and Glenwood will be primary streets and the other streets secondary. Primary streets require a 70% building frontage within the 0'-10' setback range. The 0'-10' measurement is not from the property line but rather starts 13.5' back from the existing back of the curb. Secondary streets require a 30% building frontage use the same setback range as the primary (i.e., 0'-10' and measured 13.5' back from the back of curb).
 - a. Preliminary site design complies with these requirements.
6. PEDESTRIAN FRONTAGE TYPE - The pedestrian frontage type requires Trees in Grates on Cache, Mercill, and Perry. Trees in Lawn may be desired on Glenwood.
 - a. Understood, trees are planned to be placed in grates on Cache, Mercill, and Perry. Applicant is looking forward to feedback on the vegetation along Glenwood and the additional landscaping plans.
7. BASEMENT DEFINITION – Similar to the previous Sketch Plan submittal, the applicant will need to demonstrate that the basement complies with the Town's basement definition which states "a basement is any story for which the finish floor of the story above is less than four feet above finished grade for at least 50 percent of the perimeter of the story and at no point greater than ten feet above finished grade." Since the last submittal, the Planning Director has interpreted that areas dedicated as basement window wells/walkout basements count against the basement definition's 50% perimeter rule.
 - a. All buildings with basements will demonstrate compliance with the Town's basement definition. Building D is the only building with basement habitable space which includes the fitness and spa. That basement space is fully subgrade, and the building no longer include partially below grade space that is qualified as

basement. The other habitable space connected to the buildings on the east side of the alleyway are strictly back of house or mechanical spaces.

8. HOUSING MITIGATION - Regarding existing housing credits, please provide a breakdown of the uses and their associated square footage for each property. Housing credits shall mean a building or use existing on December 18, 1995, or the building or use legally established since that date with the highest affordable workforce housing requirement. Staff believes this information already exists but it was not included in this particular submittal.
 - a. Please find this in the attached submittal.
9. EV PARKING – The new EV parking standards in LDR Section 6.2.2.F will apply to this development.
 - a. Building will abide by the EV parking standards and is shown in the plan set.
10. BIKE PARKING - The new bike parking standards in LDR Section 6.2.2.D will apply to this development.
 - a. Bike parking meets the LDR requirements and is shown in the plan set.
11. SIDE INTERIOR SETBACK - The CR-2 zone has a 10' rear setback off the alley.
 - a. Town Staff mentioned during the pre-application conference that the corner lots may benefit from a 5 foot setback from the alleyway. Applicant remains interested in pursuing such setback on limited corner lots in order to help break up massing along the alley.
12. LANDSCAPE SURFACE RATIO AND PLANT UNITS - Demonstrate compliance with the 10% LSR requirement and plant unit requirement. All required plant units need to be provided on-site. The required street trees are a separate requirement.
 - a. Project meets 10% LSR ratio as shown in the plan set.
13. PARKING REQUIRED - Need clarification on the amount of parking required which includes factoring in the commercial spaces. In addition, staff did not find any historical parking credits tied to any of the subject properties. Also, is the hotel and residential uses served by valet parking? Need details on the automated parking system that was mentioned in the narrative.
 - a. Please find a parking summary attached which details the requirements and parking provided. Per discussion with Staff during the pre-application conference, Applicant was informed that the Town would permit connection and connectivity below the buildings via the parking structures. This is anticipated to be much more efficient than the current programming. Applicant looks forward to discussing this with Staff and if permitted making these revisions during the Sketch Plan process, as Staff communicated that the change would not be deemed a substantial modification.
14. PHASING – Staff will be looking for more details about the phasing plan with the Sketch Plan submittal. Since all uses need parking, staff assumes that the buildings with the automated parking will received CO first.
 - a. As of Sketch Plan submittal, Applicant plans to build the Project in one phase, which will include the delivery of the parking.
15. SUBDIVISION - Are there any plans to subdivide the buildings and/or units into ownership condominiums?

- a. Residential buildings are anticipated to be condominiumized. Hotel will be owned separately. Condominiums in the mixed-use buildings that include the hotel product will be separately owned. Ownership and platting will be further refined at a development plan level.
- 16. LDR COMPLIANCE - Applicant needs to provide a full LDR compliance checklist and housing mitigation plan.
 - a. LDR compliance checklist is attached herein, as is the housing mitigation plan.

Sincerely,
Brad Wagstaff
Chief Executive Officer



Neighborhood Meeting Summary

Date: 10/30/2024

Location: Jackson SouthTown Clubhouse

Attendees:

- Mogul Capital Team (Brad Wagstaff, Brent Layton, Cole Larson)
- Stefan Fodor (Fodor Law Office)
- Joe Paulson
- Michael Pruett
- Dawn Pruett
- Cortney Spraybemy
- Mark Sullivan
- Rob Neill
- Phoebe Kudar
- Jacob Harasek
- Keith Hier
- Stephan Haerns
- Michael Kudar
- Joe Kudar
- Two attendees elected to not sign in

The Applicant gave a general overview of the history of the project and the updated plans being submitted to the Town of Jackson.

The Applicant opened the floor to questions. Those questions are summarized below.

Q: What is the total square footage of the project?

- A: Total above grade habitable square footage of the project is approximately ~175,000 SF.
Note: final submittal to the Town deviates slightly from this number.

Q: Would it be better to do all the parking underground in non-separate structures?

- A: Yes, it would be more efficient to not have to separate the parking structures. The current LDRs do not explicitly provide this, but it would provide efficiencies. The current submittal is showing separate parking structures as that is what the Town currently explicitly allows.

Q: Can Mogul speak to what is going to happen to the alley with the circular drop off and reception and how others expect to use it?

- A: The alleyway will remain open to public use at all time and the Project's use will consist of cross traffic with queuing on our Property to get to the circular drop off. We do hope that the Town will allow us to improve the alleyway. The plan is to renovate the alleyway and make it more pedestrian and user friendly.

Q: How does loading work with the alley way?

- A: We are working to refine that but each building will have its own drop off/loading programming.

Q: An unidentified attendee requested information on how the public was notified about this meeting?

- A: Mogul Capital sent letters directly to the neighbors per the Town requirements and posted a sign on the project site notifying the public of the meeting in accordance with Town regulations.

Q: An unidentified attendee asked how we can obtain the copy of the site plan and renderings, and track changes in the project?

- A: After the project is submitted to the Town, all plans are made public. Mogul is also happy to send plans to individuals as requested.

Q: How many workforce units will be built compared to market rate units?

- A: Current design plans include roughly 50,000 SF of habitable market units, and 25,000 SF of habitable workforce units. *Note: final submittal to the Town deviates slightly from this number.*



Parking Summary

Per the LDRs and Mogul Capital's operating assumptions, the required parking for the project equates to 168 spaces. The property adequately provides that requirement with a total of 175 parking spaces. Of the required parking, 154 are located within the parking garage and 21 spaces stem from street parking credits per the LDRs. The parking management plan provides additional detail on the allocations and the management strategy toward these spaces. The parking calculation below includes the LDR allowed 20% shared use reduction on the Bar and Restaurant spaces. In addition, provided the bar and restaurant are within the hotel (no direct external street access), it is assumed that another 33% of the establishments will be coming from the hotel or the condominiums. As a result, an additional 33% reduction has been applied to the Bar and Restaurant spaces to avoid the need to double park those uses. This was discussed with Planning Staff and has been consistent with the calculations to date.

North Cache Parking Requirements					
Use	Size	LDR Parking Ratio	Parking Sharing Allowed in LDRs	Public Use Adjustment	Parking Required
Market Rate Residential	17 units	1.5x	-	-	26
Workforce Housing	16 units	1.5x	-	-	24
Hotel	109 Keys	0.75x	-	-	82
Bar	698 sf	1 space per 40 sf	20%	33%	10
Restaurant	3,549 sf	1 space per 73 sf	20%	33%	26
LDR Required Parking					168

Parking Summary	
Parking Required	168
Parking Provided	
Parking Garage	148
Parking Garage ADA	6
Street Parking Credits	21
Total Provided	175
Excess Parking Provided	7

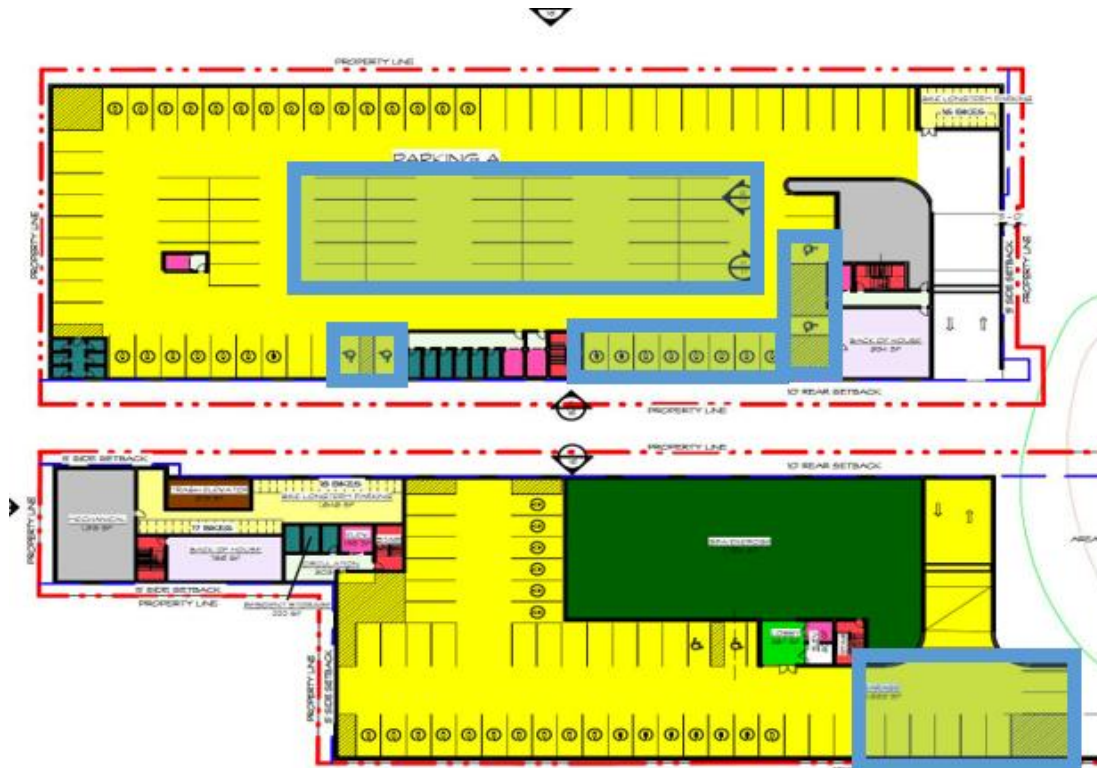
Parking Management Plan

It should be noted that this Parking Management Plan is based on current programming and is subject to change throughout the Sketch Plan and Development Plan process as the project evolves. The Project is in a conceptual Sketch Plan review process and is likely to change due to feedback from Planning Commission, Design Review Committee, and Town Council.

Residential Unit Parking

The proposed property has 17 market-rate residential units and 16 workforce housing units, for a total of 33 residential units. In compliance with the LDRs, these units are allocated 1.5 parking spaces per unit for a total of 50 parking spaces. These parking spaces are located within the subterranean parking garage. Residential units are programmed to include designated parking spaces within the respective parking structures. Included in the individual space count are six ADA spaces (for all uses), which will be allocated based on need/requirement. Valet parking will be available at the Property for both condominium owners and hotel guests. If valet parking is desired by a condo owner, they can utilize that service at the main hotel lobby entrance. These spaces will be marked with signage and numbers that allocate them specifically to units and prevent hotel or retail guests/visitors from parking in the allocated spaces for the condominiums.

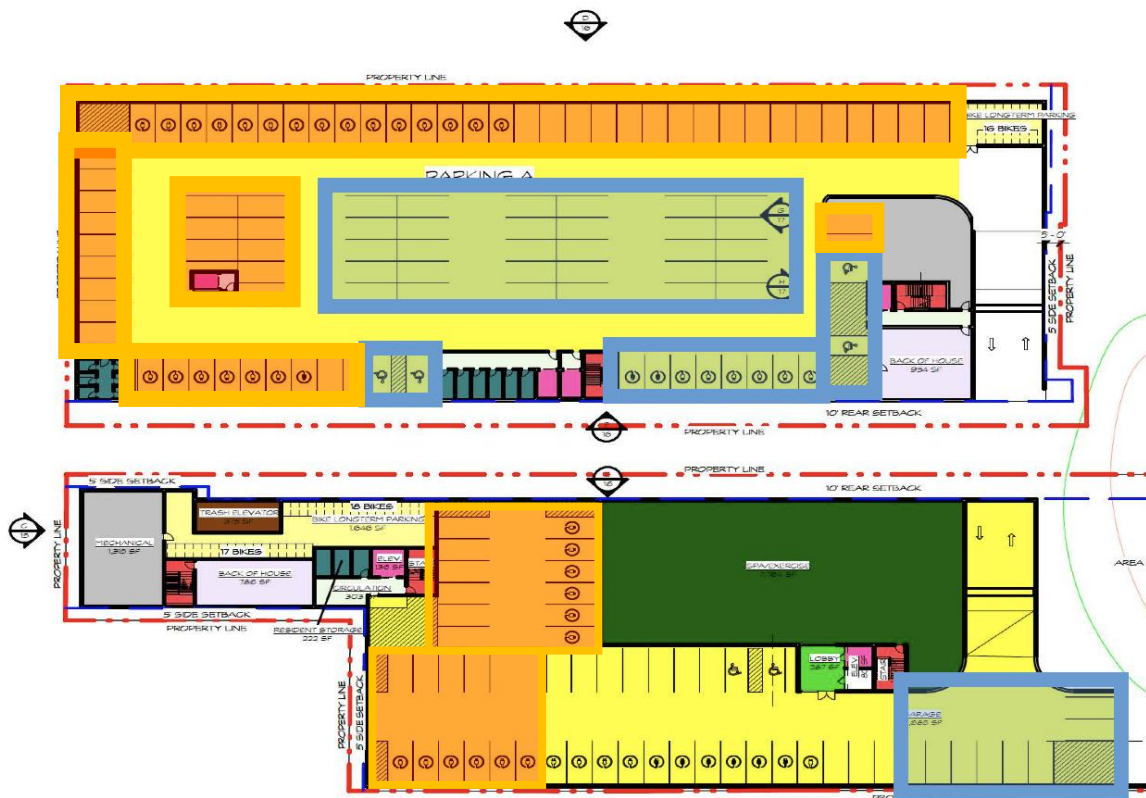
The exhibit detailed below shows the spaces currently allocated to the residential units, as highlighted in blue.



Hotel Parking

The proposed property has 109 hotel rooms. Each room is allocated 0.75 parking spaces per the LDRs, for a total of 82 parking spaces allocated for hotel guest use. These 82 spaces are located within the parking garage structures. The hotel parking is currently intended to be valet-managed. Parking for the hotel is provided on both sides of the alleyway, 22 on the East side and an additional 60 spaces on the West Side. Parking for hotel guests would be valet priority, with majority of guests expected to utilize valet for their vehicles.

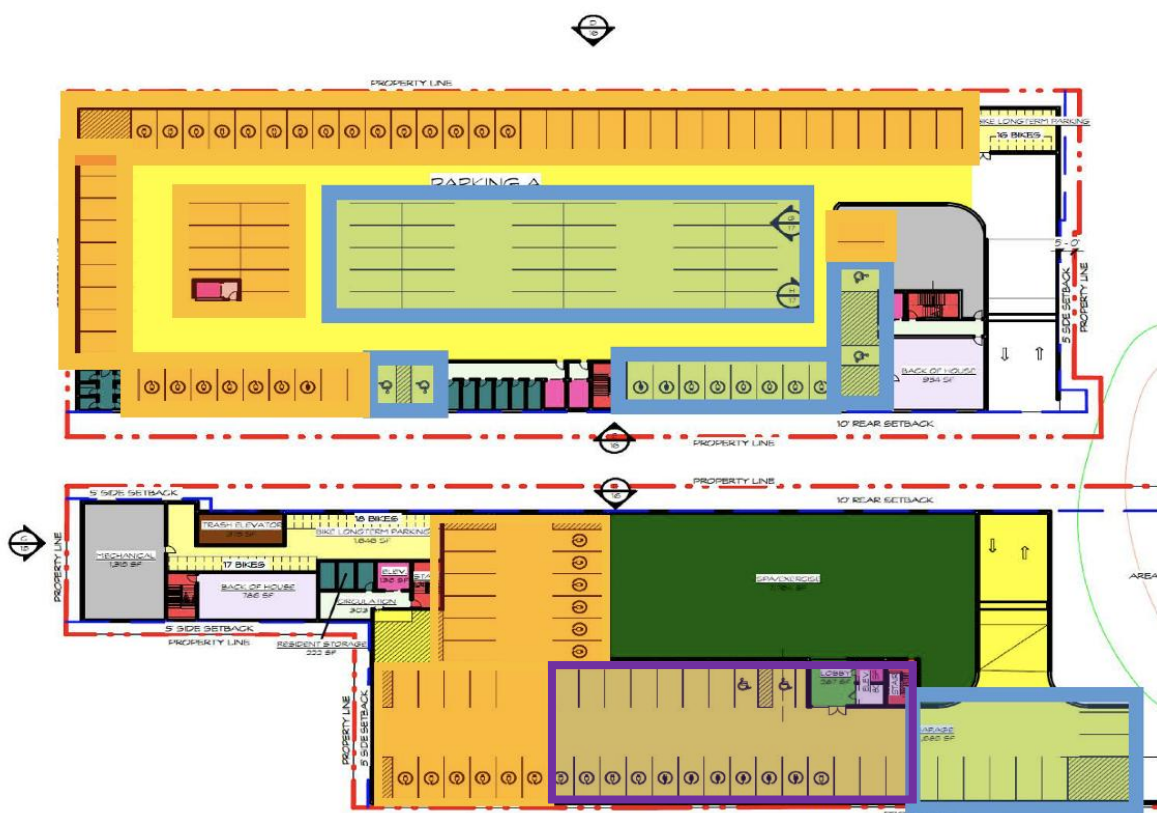
The exhibit shown below details the spaces allocated to the hotel rooms, which are shown as highlighted in orange.

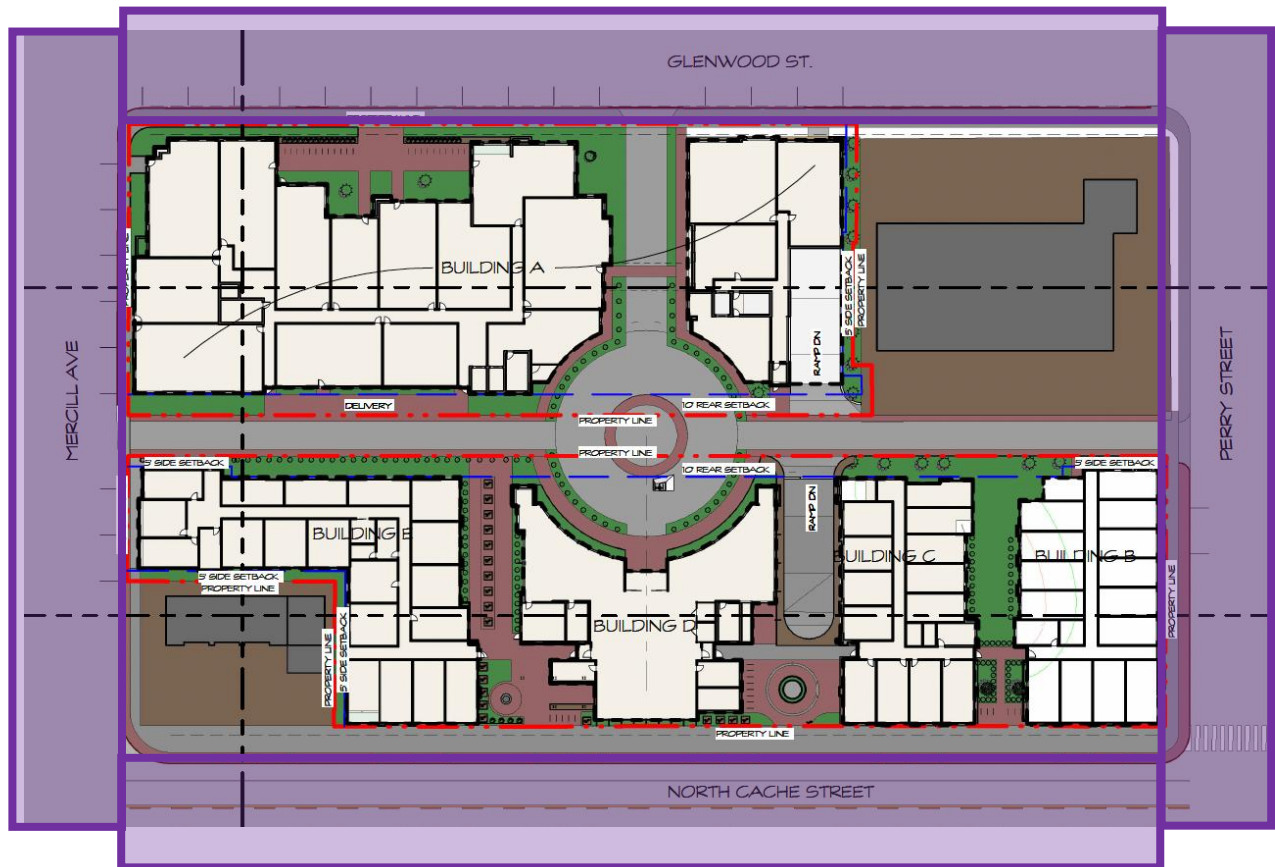


Restaurant and Bar Parking

The property will include a restaurant that will be open to both guests and the public. The restaurant is currently programmed to be 3,549 sf. The bar is currently programmed to be 698 sf. The LDR requirement for the restaurant parking is 1 per 73 sf and 1 per 40 sf for the bar. While the restaurant and bar are open to the public and outside guests for lunch and dinner, it will serve only hotel guests for breakfast and room service. Applicant estimates that based on this operating plan, the location of the restaurant inside the hotel with no direct external restaurant street access that approximately 33% of the patrons in the restaurant will be either guests of the hotel or owners of the residential units. As such, this would indicate a parking requirement of 36 spaces. There are 22 parking spaces within the parking structure allocated for restaurant parking, which can be valeted or self-parked. There are an additional 21 street parking credits associated with the property, per the LDRs. This totals to 44 parking spaces for restaurant and property use. Of note, the Property is programmed to include a total of 7 excess parking spaces, which can be available for additional restaurant parking if necessary.

The purple highlighted sections in the exhibit below detail the proposed retail parking allocation. Following the below exhibit is an additional exhibit that details the street parking credits along Mercill, Glenwood, and Perry Street.







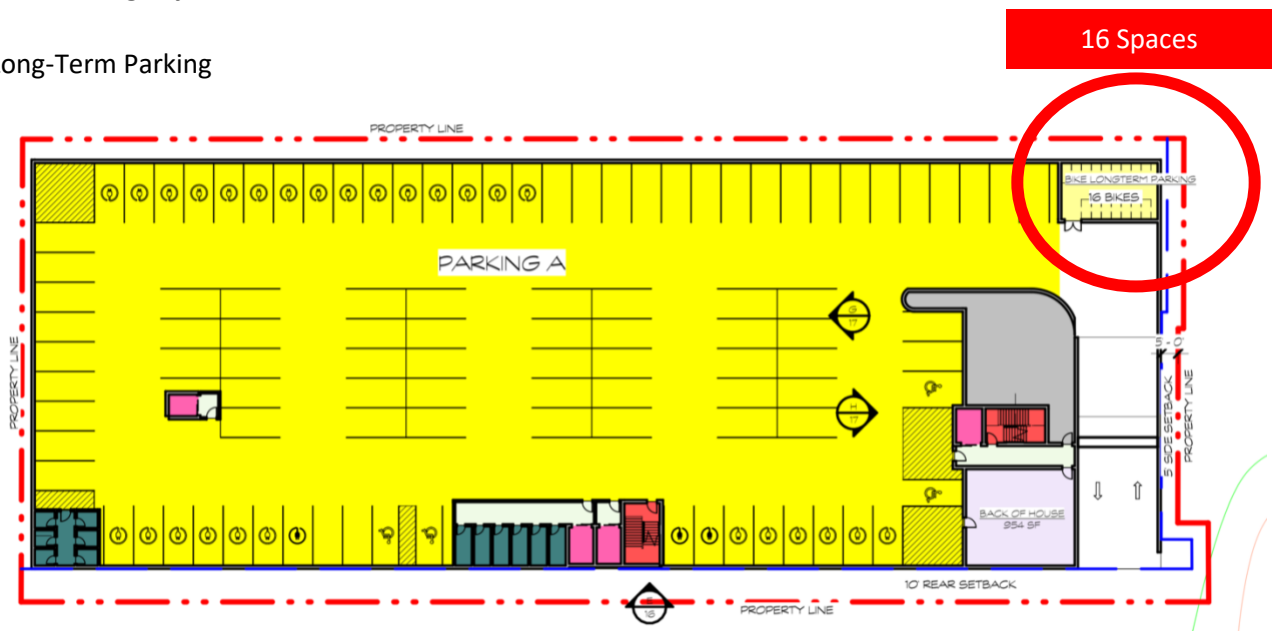
Bike Parking Summary

Per the LDRs and Mogul Capital's operating assumptions, the required bike parking for the project equates to 25 short-term spaces and 33 long-term spaces. The property adequately provides that requirement with a total of 41 short-term spaces and 51 long-term spaces. Of the required parking, the 51 long-term spaces are located within the parking garage, and 41 short-term spaces are located above grade on the ground floor.

North Cache Conceptual Bike Parking Requirements					
Use	Size	LDR Parking Ratio	Short-Term Parking Required	Long-Term Parking Required	Total Parking Required
Housing	33	.75 per unit	7	19	26
Hotel	109	1 per 11 units	7	6	13
Restaurant	~242	1 per 22 people	7	4	11
Amenities	~13,200	1 per 1650 sqft	4	4	8
LDR Required Parking			25	33	58
Parking Provided			41	51	92
Excess Bike Parking			16	18	34

Bike Parking Layout

Long-Term Parking



The site plan shows a property with several setbacks: 5' SIDE SETBACK (left), 10' REAR SETBACK (top), and 5' SIDE SETBACK (bottom). The building layout includes a MECHANICAL room (139 SF), TEASH & SEATING area (375 SF), 16 BIKES storage (1,040 SF), 17 BIKES storage, BACK OF HOUSE (788 SF), CIRCULATION (368 SF), and a GARAGE (18,822 SF). The plan also shows a large green area labeled 'PAVEMENT' and a yellow area labeled 'AREA OF'. The property lines are indicated by red dashed lines, and the setbacks are marked with blue lines. The plan includes a north arrow and a scale bar.

22 Spaces

BACK OF HOUSE
BAR
CIRCULATION
ELEV.
HOTEL UNIT
LOBBY
MECHANICAL
OFFICE
RESTAURANT
RESTROOM

STAR
TRASH
ELEVATOR
WORKFORCE HOUSING

BUILDING A
BUILDING B
BUILDING C
BUILDING D
BUILDING E

1ST STC PERRY
TOTAL COURT
9' STEP

5 Spaces

8 Spaces

6 Spaces



Housing Mitigation Plan – North Cache

Housing Credits:

In review of prior uses of the site, the housing credit calculator provides housing credits for the project. These prior uses include the following:

- **375 N Cache: Teton Texaco**
 - Prior use included 3,000 sf of heavy retail and service, as the space was utilized as a gas station.
 - Years on Site: Post 1967 - 2012
 - This use equates to 0.369 housing credits, per the housing calculator
 - PIDN: 22-41-16-28-4-03-001
 - Per discussions with Planning Staff, the below will be accepted to prove the historical use of the site.

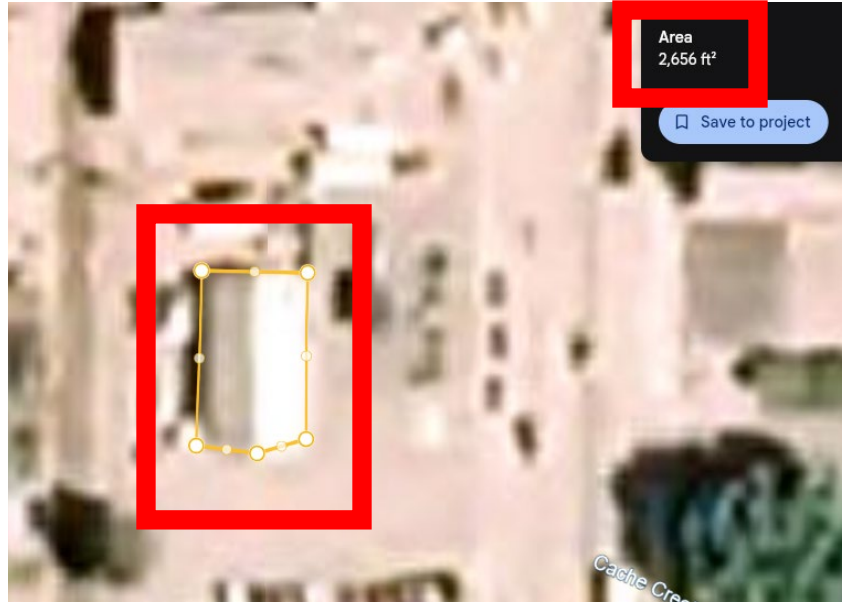




■ **355 N Cache: The Old Orvill's Thrift Shop**

- Prior use included a thrift shop (retail) which occupied 2,500 sf
- Years on Site: Post 1955 - 2012
- This use equates to 0.539 housing credits, per the housing calculator
- PIDN: 22-41-16-28-4-03-004.01, 22-41-16-28-4-03-004.02
- Per discussions with Planning Staff, the below will be accepted to prove the historical use of the site. No assessor data is available.





- **335 N Cache: Lewis & Clark**

- Prior use included an expedition company that occupied 1,325 sf of shop space and 162 sf of a storage shed. Planning Staff has advised that the storage shed can't be included in the calculation as it is not considered habitable.
- This use equates to 1.440 housing credits, per the housing calculator
- Planning Staff has advised that the below will be accepted to prove the historical use of the site.

2 Storage - Material	
Description	Storage - Material
Stories	1
Square Feet	162
Improvement Value	\$14,340
Year Built	2009

1 Office Building	
Description	Office Building
Stories	1
Square Feet	1,325
Improvement Value	\$610,287
Year Built	1969

○



○



○

- **325 N Cache & 45 Mercill: Pioneer Motel**

- Prior use included the Pioneer Motel, classified as conventional lodging. The Pioneer Motel held 25 keys.
- This use equates to 2.554 housing credits, per the housing calculator
- Planning Staff has advised that the below, paired with **Exhibit A** to this summary, will be accepted to prove the historical use. Exhibit A includes pages from an appraisal that was conducted on the Property, confirming the total number of rooms in each structure identified below.



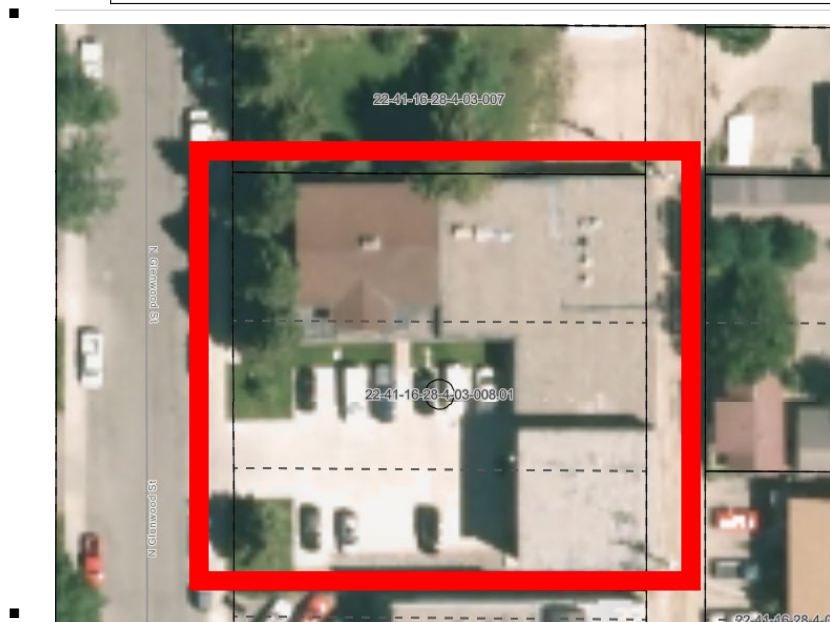


- **330 N Glenwood:**

- Historic use of the site includes an office building totaling 11,654 sf of habitable space. Planning staff has advised that the 5,582 sf of garage/commercial space can not be included as it is not considered habitable.
- Years on Site: 1965 - Current
- This use equates to 2.875 housing credits, per the housing calculator
- Planning has advised that the below will be accepted to prove the historical use of the property.

Improvement Details

1 Office-Apartment	
Description	Office-Apartment
Stories	1
Square Feet	11,654
Improvement Value	\$3,680,799
Year Built	1965



- **65 Mercill:**

- Historic use of site includes an office building totaling 9,440 sf
- Years on Site: 1974 - Current
- This use equates to 2.329 housing credits, per the housing calculator
- Planning has advised that the below will be accepted to prove the historical use of the Property.

Improvement Details

1 Office Building	
Description	Office Building
Stories	2
Square Feet	9,440
Improvement Value	\$2,911,674
Year Built	1974



- **360 N Glenwood: Residential House**

- Use of site included a detached single-family unit (unrestricted), totaling 857 sf
- Years on Site: 1930 – Current
- This use equates to 0.019 housing credits, per the housing calculator.
- Planning Staff has advised the below will be accepted to prove the historical use of the property.

1 Single Family Residential

Description	Ranch 1 Story
Stories	1
Square Feet	857
Exterior	Frame Siding
Roof Cover	Composition Shingle
Improvement Value	\$475,215
Year Built	1930



- 370 N Glenwood: Residential House

- Use of site includes a detached single family housing, totaling 1,500 sf
- Years on Site: 1930 – 2023
- This use equates to 0.035 housing credits, per the housing calculator
- Planning has advised the below information, paired with **Exhibit B** to this summary, will be accepted to prove the historical use of the site. Exhibit B includes the square footage on the demolition permit received for this property, as the County assessor information does not include any records.



○



○



○

In total, the prior uses of the site equate to 10.159 per the TOJ housing calculator (attached herein).

Pursuant to the Jackson/Teton County Affordable Housing Checklist – Housing Mitigation Plan submittal, please see Mogul Capital’s responses below.

As the Town is aware, Mogul Capital intends to utilize The Loop, the 194-unit approved multifamily development located off of South Park Loop Road, to mitigate the housing affordable requirements generated by the proposed Project. The housing mitigation calculator indicates that 3.518 units are required to mitigate the project. If the project is approved, Mogul Capital would agree to deed restrict these 4 rental units at The Loop. The mitigation calculator and LDRs

indicate that those units will be spread as follows, and the supporting housing mitigation calculator is attached:

- AMI Range: 0-50%
 - o 1 Two-bedroom
- AMI Range: 50-80%
 - o 1 Studio
- AMI Range 80-120%
 - o 1 Studio
 - o 1 Two-bedroom

The Loop will consist of two buildings. Both buildings will include a diversified mix of affordable, workforce, and market rate housing. All units in each building will be available once the respective building is delivered and a certificate of occupancy is received. Thus, the deed restricted units would be available at the same time as the market rate units.

In addition, Mogul is utilizing the 2:1 bonus housing tool for the proposed Project. After hearing Town's concerns regarding 2:1 bonus being located onsite, the Applicant has placed all 2:1 bonus workforce housing on-site. Applicant has interest in further exploring the Town's interest in allowing the required workforce housing to be located off-site in exchange for affordable deed restrictions. To satisfy the 2:1 requirement, the proposed Project includes 27,840 sf of workforce housing, which represents 1/3 of the total housing of the Project.

EXHIBIT A

Exhibit A - Table of Historical Uses							
Address	Parcel Number	Building Name	Building	Year built	Years on-site	Bld sq ft	Classification
375 N. Cache Street	22-41-16-28-4-03-001	Teton Texaco	Gas Station	Post 1967	Post 1967 - 2012	3,000	Retail
355 N. Cache Street	22-41-16-28-4-03-004	Orvill's Thrift Shop	Retail	Post 1955	Post 1955 - 2012	2,500	Retail
335 N. Cache Street	22-41-16-28-4-03-005	Lewis & Clark expeditions	Commercial building	1969	1969 - Current	1,325	Retail
		<i>Not included in calc</i>	Equipment shed	2009	2009 - Current	162	Storage shed
325 N. Cache Street	22-41-16-28-4-03-009	Pioneer Motel	Hotel	1958	1958 - 2018	1,417	Hospitality
			Hotel	1958	1958 - 2018	1,600	Hospitality
			Hotel	1958	1958 - 2018	1,904	Hospitality
45 Mercill Avenue	22-41-16-28-4-03-011	Pioneer Motel	Hotel	1989	1989 - 2018	2,880	Hospitality
330 N Glenwood Street	22-41-16-28-4-03-008	Meridian office	Office	1965	1965 - Current	10,877	Office
			Upstairs Office	1965	1965 - Current	777	Office
		<i>Not included in calc</i>	Garage / Office	1965	1965 - Current	5,582	Office
65 Mercill Avenue	22-41-16-28-4-03-012	Mercill Office	Office	1974	1974 - Current	9,440	Office
360 N Glenwood Street	22-41-16-28-4-03-006	Residential House	Residential	1930	1930 - Current	857	Residential
370 N Glenwood Street	22-41-16-28-4-03-006	Residential House	Residential	1930	1930 - Current	1,500	Residential

EXHIBIT B

APPRAISAL REPORT
OF
45 MERCILL AVENUE, 325, 345, NORTH CACHE STREET
JACKSON, TETON COUNTY, WYOMING 83001

JHREA FILE # 14-052 TO

DATE OF VALUATION: DECEMBER 10, 2014

DATE OF REPORT: DECEMBER 12, 2014

PREPARED FOR

MS. WENDIE KING
LOAN REVIEW & COMPLIANCE
BANK OF JACKSON HOLE
990 WEST BROADWAY
JACKSON, WY 83001

PREPARED BY:

THOMAS A. OGLE
WYOMING/IDAHO GENERAL CERTIFIED APPRAISER

JACKSON HOLE
REAL ESTATE
— ASSOCIATES —

80 W. BROADWAY - PO BOX 4897
JACKSON, WYOMING 83001
307-739-1104

g. Water and Water Rights – There is no live water located on the subject property. Any analysis of the water rights associated with the subject property is beyond the scope of this report.

h. Mineral Rights – Any analysis of the mineral rights is beyond the scope of this report.

i. Abutting Uses - The subject lots adjoin commercial uses on all sides. Additionally, the majority of the surrounding properties are commercial in nature.

j. Improvements – There are several improvement located on the subject property.

Each of these improvements will now be described.

Improvement No. 1 Building No. 1 Pioneer Hotel



Exterior Description

Year Built:	1958	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Double Hung
Roof Material:	Metal	Decking:	Covered Patio
Number of Stories:	One	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	Five
Gross Building Size:	1,417 SF		

Additional Comments: The improvement was originally built as hotel units, but is currently being used as long term residential rentals. The exterior is showing lots of deferred maintenance. .

Exterior Photos



A view of the rear of the improvement

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One $\frac{3}{4}$ bathroom per unit
Overall Condition:	Poor to Fair

Additional Comments:	The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.
----------------------	---

Interior Photos



A view of the interior of a room.



A view of a bathroom.



A view of some interior deferred maintenance.

Improvement No. 2 (Building no. 2)



Exterior Description

Year Built:	1958	Siding:	Wood
Construction:	Frame	Foundation:	Concrete
Roof Type:	Gable	Gross Building Size:	1,904 SF
Roof Material:	Metal	Basement	None
Number of Stories:	One	Condition:	Fair

Windows:	Double Hung	Number of Units:	Eight
Decking:	Covered Patio		
Current Use:	Residential Rentals		

Additional Comments: The improvement was originally built as hotel units, but is currently being used as long term residential rentals. The exterior is showing lots of deferred maintenance.

Exterior Photos



A view of the front covered porch



Views of some of the deferred maintenance



More views of deferred maintenance.

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard

Bathrooms: One ¾ bathroom per unit
Overall Condition: Poor to Fair

Additional Comments: The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.

Improvement No. 3 Building 3



Exterior Description

Year Built:	1958	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Double Hung
Roof Material:	Metal	Decking:	Covered Patio
Number of Stories:	Two	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	Two
Gross Building Size:	1,600 SF		

Additional Comments: This unit was originally built as the office for the motel. It is now being used as two residential units. The exterior is showing lots of deferred maintenance.

Exterior Photos



A view of the rear of the improvement and the deferred maintenance

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One bathroom per unit
Overall Condition:	Poor to Fair

Additional Comments: The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.

Improvement No. 4 Building 4



Exterior Description

Year Built:	1989	Basement	None
Construction:	Frame	Condition:	Fair
Roof Type:	Gable	Windows:	Sliders
Roof Material:	Metal	Decking:	Covered Deck
Number of Stories:	Two	Current Use:	Residential
Siding:	Wood		Rentals
Foundation:	Concrete	Number of Units:	10
Gross Building Size:	2,880 SF		

Additional Comments: This improvement is the newest of all the improvements, but too is suffering from some deferred maintenance.

Exterior Photos



A view of the rear of the improvement and the deferred maintenance

Interior Description

Floors:	Carpet and vinyl in bathroom.
Walls:	Mostly paneled.
Ceilings:	Painted dry wall.
Central Air:	Window units
Heat:	Electric Baseboard
Bathrooms:	One bathroom per unit
Overall Condition:	Fair to Average

Additional Comments:	The interior of the units are showing signs of deferred maintenance with windows, painting, heating, dated electrical, etc. Some of these units have electric ranges, refrigerators, etc. in place that may not be to current code.
----------------------	---

EXHIBIT C

Figure 3
STATE OF WYOMING
NOTIFICATION OF DEMOLITION AND RENOVATION

I. Facility Description (Include Building Name, Number, And Floor Or Room Number)

BLDG NAME: Lot # 17, Residence, Front House

ADDRESS: 370 N Glenwood St

CITY: Jackson STATE: WY ZIP: 83001 CONTACT: Rachel Lambert

SITE DESCRIPTION (type of material being removed) Front Log House-Main

II. Facility Information (Identify Owner, Removal Contractor, And Other Operator)

OWNER NAME: Mogul Hospitality Partners - Jackson, LLC

ADDRESS: PO Box 998

CITY: Midway STATE: UT ZIP: 84049

CONTACT PERSON: Rachel Lambert TEL: 602-885-2342

REMOVAL CONTRACTOR: N/A - NO ASBESTOS FOUND in main log house or additions

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

OTHER OPERATOR:

ADDRESS:

CITY: STATE: ZIP:

CONTACT PERSON: TEL:

BUILDING SIZE: 1500 NUM OF FLOORS: 2 AGE IN YEARS: 65

PRESENT USE: vacant PRIOR USE: resident

III. Type Of Operation: ☒ D=Demo ☐ O=Ordered Demo ☐ R=Renovation ☐ E=Emergency Renovation

IV. Is Asbestos Present? ☐ YES ☒ NO Explain: Rocky Mountain Environmental Associates Tested

V. Procedure, Including Analytical Method, If Appropriate, Used To Detect The Presence Of Asbestos Material: See report

VI. Scheduled Dates Asbestos Removal (MM/DD/YY) START: COMPLETE:

VII. Scheduled Dates Demo/Renovation (MM/DD/YY) START: 03/01/23 COMPLETE:

VIII. Scheduled Work Hours: START: 8:00 **COMPLETE:** 5:00

IX. Approximate Amount Of Asbestos, Including: 1. Regulated ACM To Be Removed 2. Category I ACM Not Removed 3. Category II ACM Not Removed	RACM To Be Removed	Nonfriable Asbestos Material To Be Removed		Nonfriable Asbestos Material Not To Be Removed	
		CAT I	CAT II	CAT I	CAT II
PIPES					
SURFACE AREA					
VOL. RACM OFF FACILITY COMPONENT					

X. Description Of Planned Demolition Or Renovation Work And Method(S) To Be Used: Licensed contractor to detach and remove, Log cabin may be relocated. Shacks on Racks expressed an interest

XI. Description Of Work Practiced And Engineering Controls To Be Used To Prevent Emissions Of Asbestos At The Demolition And Renovation Site: Water down to control dust, BUT NOT ASBESTOS at this location

Figure 3
STATE OF WYOMING
NOTIFICATION OF DEMOLITION AND RENOVATION

XII. Type Of Notification: ☒ O=Original ☐ R=Revised ☐ C=Cancelled

WPR Notice? ☐ Yes ☐ No

XIII. Waste Transporter #1 Demo Contractor- Westwood Curtis

ADDRESS: PO Box 904

CITY: Jackson

STATE: WY

ZIP: 83001

CONTACT PERSON: John Long

TEL:

WASTE TRANSPORTER #2:

ADDRESS:

CITY:

STATE:

ZIP:

CONTACT PERSON:

TEL:

XIV. WASTE DISPOSAL SITE

NAME:

LOCATION:

CITY:

STATE:

ZIP:

CONTACT PERSON:

TEL:

XV. If demolition ordered by a government agency, please identify the agency below:

NAME:

TITLE:

AUTHORITY:

DATE OF ORDER (MM/DD/YY):

DATE ORDERED TO BEGIN (MM/DD/YY):

XVI. For Emergency Renovations

DATE AND HOUR OF EMERGENCY (MM/DD/YY):

DESCRIPTION OF THE SUDDEN, UNEXPECTED EVENT:

EXPLANATION OF HOW THE EVENT CAUSED UNSAFE CONDITIONS OR WOULD CAUSE EQUIPMENT DAMAGE OR AN UNREASONABLE FINANCIAL BURDEN:

XVII. Description of procedures to be followed in the event that unexpected asbestos is found or previously nonfriable asbestos material becomes crumbled, pulverized or reduced to powder: Stop work and contact Abatement Team

XVIII. I certify that an individual trained in the provision of this regulation (40 CFR Part 61, Subpart M) will be on site during the demolition or renovation and evidence that the required training has been accomplished by this person will be available for inspection during normal business hours (required 1 year after promulgation).

Rachel Lambert

Date: 02/08/2023

(Signature of Owner/Operator)

XIX. I certify that the above information is correct.

Rachel Lambert

Date: 02/08/23

(Signature of Owner/Operator)



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

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

Applicability (LDR 6.3.6.A.3.a)

1. Does your development qualify for an exemption from a housing mitigation requirement? Yes ☐ No ☒
If yes, explain and refer to the proper LDR _____

2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____
Yes, the credits are associated with the prior uses of the site. These uses are detailed in the attached housing mitigation calculator and mitigation summary.

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

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

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

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

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

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

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

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

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

☐ I have attached a draft of the Standard Restrictions for each unit.

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

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

Method for Providing Required Housing (LDR 6.3.5):

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

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

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

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

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

The LDRs include a schedule for how many units have to be affordable to each income range and how many units have to have 1, 2, or 3 bedrooms. The LDRs also allow for adjustment, subject to approval by the Housing Director. To propose an adjusted allocation, change the values in the gold cells; the customized allocation must meet the customization rules provided. If a rule is violated, the cell will turn red. See also Section 6.3.4 of the LDRs.

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	1.000	26%	Custom % shall be $\geq$ 25%
Units Affordable to Households making 80% Median Income	0.825	0.825	22%	Custom % shall be $\geq$ 19%
Units Affordable to Households making 120% Median Income	2.000	2.000	52%	Custom % shall be $<$ 43%
Workforce Units	0.000	0.000	0%	Custom % shall be $<$ 13%
Total	3.825	3.825	Proposed total shall be $\geq$ Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.825	2.000	0.000	3.825	6.884	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	1.825	2.000	0.000	3.825	6.646	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

The bedroom mix must be proportionally distributed among the affordability mix. If you modify the distribution (gold cells) the totals must match your allocation totals (they will turn red if they do not). A customized distribution should be within 1 (rounded up or down) of the even distribution displayed (it will turn red if it is not). See also Section 6.3.4 of the LDRs.

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	0.000	1.000	0.000	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	0.825	0.000	0.000	0.825	0.353	0.353	0.118
Affordable to 120% Median Income	1.000	1.000	0.000	2.000	0.857	0.857	0.286
Workforce Restriction	0.000	0.000	0.000	0.000	0.000	0.000	0.000
Total	1.825	2.000	0.000				

Once you have determined the proposed distribution please fill out the [Method Sheet](#) regarding how the required housing will be provided.

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location

Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Credit
Conventional Lodging	0.102*bedrooms	1	0	25	2.554
Office	0.000247*sf		11654	1	2.875
Office	0.000247*sf		9440	1	2.329
Retail	0.000216*sf		2500	1	0.539
Outfitter/Tour Operator	independent calculation		1325	1	1.440
Heavy Retail/Service	0.000123*sf		3000	1	0.369
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		857	1	0.019
Detached Single-Family Unit (Unre	0.000017*sf+(Exp(-15.49+1.59*Ln(sf)))/2.176		1500	1	0.035
Existing Workforce Housing Credit					10.159

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1	0	109	11.134
Restaurant/Bar	0.000599*sf		4248	1	2.543

Affordable Workforce Housing Required:

3.518 units

Fee-in-Lieu Amount:

n/a

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

CONSTRUCTION MANAGEMENT PLAN

Summary

NORTH CACHE HOTEL & CONDOMINIUMS

1. Construction of a hotel & condominium building. The property is also intended to include a restaurant and spa for the hotel and condominium owners.
2. The proposed schedule will be finalized once the Project has proceeded through the necessary entitlement approvals with the Town of Jackson.
3. Any right-of-way easement work is scheduled to be 30-day duration and the anticipated start date will be determined further in the design and approval process.
4. Public Impact Notice, Construction Parking, Site logistics, temporary use of streets, alleys and public property will be addressed in the permit application.
5. Stormwater Prevention Plan will likely include sandbags around all storm drain and detention areas. Rough grading will also be completed to drain storm water to the controlled detention areas. Mogul Capital plans to work with the TOJ to construct a detailed Stormwater Prevention Plan.
6. Site Plan will be provided when plans are submitted to the city. Construction Management Plan will be negotiated with the TOJ and will show the proposed work, temporary facilities, barriers, pedestrian routes, haul routes, and adjacent streets with sidewalks.
7. As of now, the intent is to setup a crane as needed on site. Current plans would include the need for two cranes, but that may change through the process. A Crane Agreement will be provided if cranes are to be erected on Town's property. A Crane Swing Agreement is for cranes that encroach into the airspace above Town right-of-way or easements. The agreement will be provided prior to crane erection. We understand there will be additional insurance required for this scope.
8. We understand the criteria's needed for protection of pedestrians: barriers to be no less than 6' in height, barriers will be placed on the side of the walkway nearest the construction, barriers will extend full length of the construction site, openings in such barriers will be protected by gates/doors that are normally kept closed and it will not interfere with Town Snow Removal Operations. We will be in compliant with Barrier and Covered Walkway Criteria.
9. All Stabilized construction access will be maintained.
10. Traffic Control plans will be submitted with permit applications if any traffic control is necessary.
11. Shoring Plans will be provided with grading permit application.

DETAILED LITERATURE

Construction Management Plan: Lots 1-12, 15-18 Block 3 J.R. Jones Addition Plat No 113

Project Scope:

The North Cache project consists of a hotel and condominium structure with underground parking structures. Once a permit is in place we intend to clear and grub the lot, relocate any required utilities and begin with shoring and the underground parking garages. The project will be built onsite and a more detailed scope will be provided through the process. Once we break ground we anticipate the project duration to be less than 36 months.

Public Impact:

Owner/Contractor will coordinate with Town of Jackson (TOJ) to develop a distribution list of neighbors that may be affected by construction activities, including the TOJ Engineering Division. Contractor will work to minimize any effect on adjacent properties by maintaining proactive communication including giving a minimum 48-hour notice of any closures and after-hours work. Owner/Contractor acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighbors for special event planning and construction activities that may encroach on the R.O.W.. Along US-191, pedestrian traffic will be controlled with temporary signage at street, intersections and property boundaries.

Site Logistics & General Staging Plan:

Site logistics will be included in the submission package. The staging area will house contractor's job office trailer, material laydown, dumpsters, temporary toilets, and construction worker parking. Construction work hours, unless by special exception, will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

Site Fencing & Access:

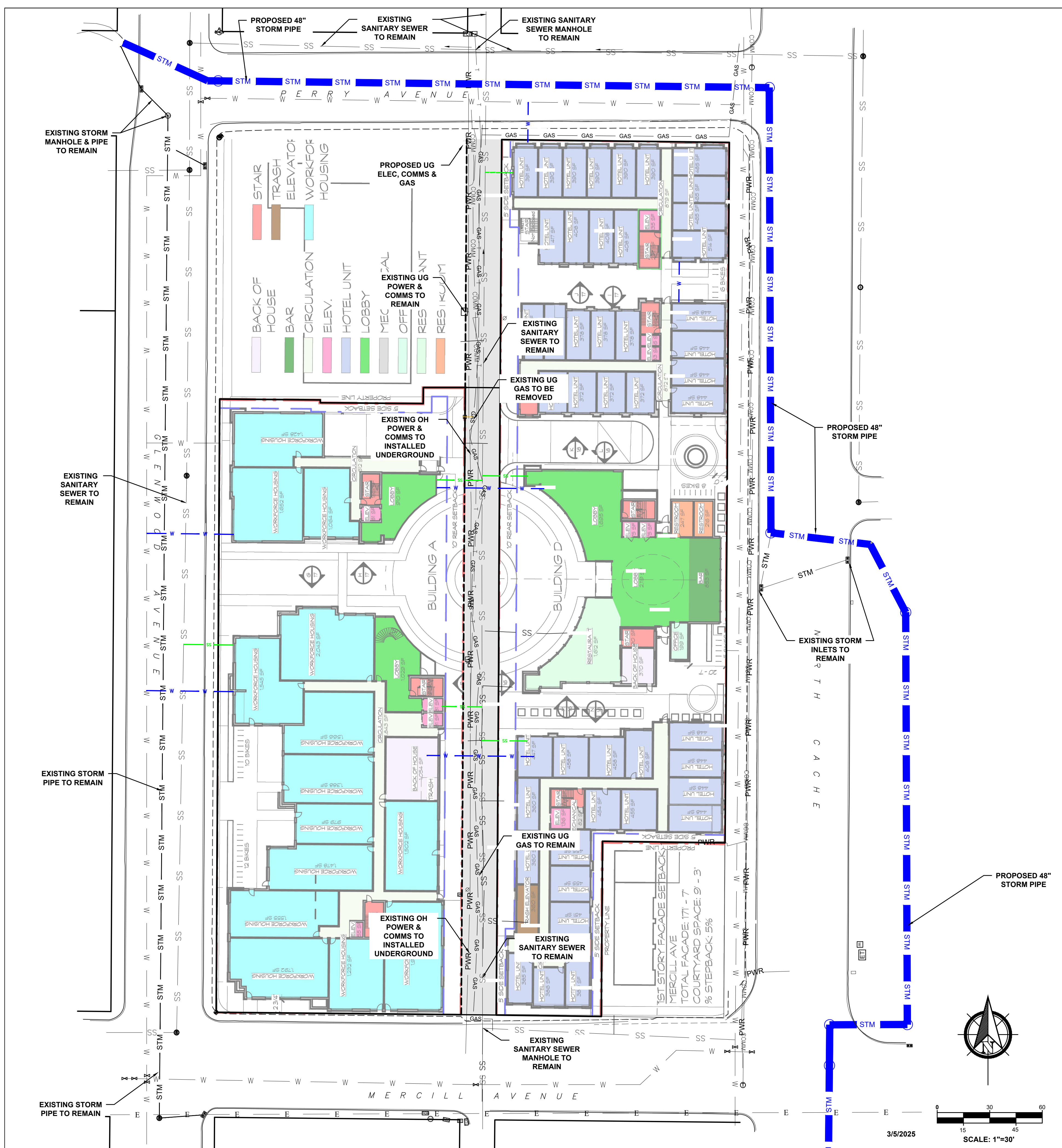
The entire site will be surrounded by temporary metal construction fence with fabric screen. The fence will be placed at the back of sidewalk on the plan north boundaries of the property, near the property line on all four sides. Vehicle gate in the fence will be placed at main entrance into the property on the Glenwood Ave side and be utilize for delivery trucks to pull-through to laydown area. Vehicle gate will include vehicle tracking control pads and a skid steer with sweeper attachment will remain on site to maintain clean roads.

Parking, Street, & Alley Encroachments:

It is anticipated that site logistics will require minimal portions of the adjacent street lanes and sidewalk MAY be occupied by construction equipment or staging at different times during the project. Contractor will follow the temporary use criteria for the use of public property.

Stormwater Management:

All erosion control measures and BMPs will be implemented per plan as developed by the civil engineer, including inlet protection and perimeter controls. All stormwater will be contained to the site with no runoff or outfalls. Vehicle tracking control mats will be installed and maintained at all vehicle access points. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels. Shoring: Shoring will not be required during Phase 1, but will be required for Phase 2 excavation. Details of shoring for Phase 2 will be included on a Phase 2 construction management and staging plan. Method of shoring will be determined following finalization of new foundation's structural design. If soil nails or any other method requiring encroachment into Town's right of way is proposed, then an encroachment agreement will be applied for well in advance of excavation.





Utility Estimate

The Project is being submitted for a conceptual Sketch Plan review. As such, final design including fixture counts and types has not been completed. Applicant looks forward to receiving feedback from the Design Review Committee, Planning Commission, and Town Council, who's feedback will inform the final design and final anticipated utility usage for the Project. As requested by the Town Engineering department during the pre-application process, please find estimates below pertaining to the Project. These estimates are based on this conceptual level of design and are anticipated to change as the design is finalized. As a reminder, the proposed site has had substantial historical uses, some of which have been demolished. Those uses included a 25 key motel, two office buildings totaling approximately 20k sf, multiple residential homes, and multiple retail buildings.

Hotel Water Demand Estimate:

Project Name: Elk View Building Type: Hotel Number of Units in Building: 109 Number of Units in Calculation: 109 Total Fixture Count in Calculation: N = 622 99th Percentile Demand Estimate: Q = 23.8 GPM Peak Period Hunter Number: $H(n,p) = 6.0$ Peak Period Stagnation Probability: $Pr[\text{Zero Demand}] = 0\%$ Method of Computation: Wistort's Method				
FIXTURE	COUNT	Probability of Use	Fixture Flow Rate	Maximum Recommended Fixture Flow Rate
Bathtub (no Shower)	114	0.48	5.5	5.5
Bidet	0	0.58	2	2
Combination Bath/Shower	0	1.81	5.5	5.5
Faucet, Lavatory	228	1.27	1.5	1.5
Shower, per head (no Bathtub)	114	1.23	2	2
Water Closet, 1.28 GPF Gravity Tank	21	0.58	3	3
Dishwasher	31	0.35	1.3	1.3
Faucet, Kitchen Sink	114	1.27	2.2	2.2
Clothes Washer	0	1.74	3.5	3.5
Faucet, Laundry	0	1.27	2	2
Faucet, Bar Sink	0	1.27	1.5	1.5

Residential Water Demand Estimate:

Project Name: Elk View - Residential Building Type: Condominium Number of Units in Building: 33 Number of Units in Calculation: 33 Total Fixture Count in Calculation: N = 493 99th Percentile Demand Estimate: Q = 36.7 GPM Peak Period Hunter Number: H(n,p) = 6.0 Peak Period Stagnation Probability: Pr[Zero Demand] = 0% Method of Computation: Wistort's Method				
FIXTURE	COUNT	Probability of Use	Fixture Flow Rate	Maximum Recommended Fixture Flow
Bathtub (no Shower)	20	0.48	5.5	5.5
Bidet		0.58	2	2
Combination Bath/Shower	78	1.81	5.5	5.5
Faucet, Lavatory	117	1.27	1.5	1.5
Shower, per head (no Bathtub)	86	1.23	2	2
Water Closet, 1.28 GPF Gravity Tank	51	0.58	3	3
Dishwasher	39	0.35	1.3	1.3
Faucet, Kitchen Sink	39	1.27	2.2	2.2
Clothes Washer	39	1.74	3.5	3.5
Faucet, Laundry	12	1.27	2	2
Faucet, Bar Sink	12	1.27	1.5	1.5

Sewerage Disposal System:

As mentioned above, the final design will dictate the unit types, fixture counts, and ultimately indicate the final estimated sewerage disposal. Based off today's conceptual plan set, the table below details the projected GPD for the sewerage disposal for the property.

Sewerage Disposal Estimate			
	GPD	Units/Size	Indicated Total GPD
Residential	601	33	20,434
Hotel Rooms	200	109	22,400
Restaurant (per seat)	80	140	11,200
Total			54,034

Fire Flow Demand Estimate:

The table below details the estimated fire flow by building. Of note, the calculations include a reduction for flow as result of the plans for the building to include an approved automatic sprinkler system. (NFPA 5.3 2)

Fire Flow Demand						
Building	Habitable Area	Involvement	Sprinkler Reduction	Flow (100% Involvement)	Flow (50% Involvement)	Flow (25% Involvement)
Building A	80,220	100.00%	75.00%	6,685	3,343	1,671
Building B	25,763	100.00%	75.00%	2,147	1,073	537
Building C	29,387	100.00%	75.00%	2,449	1,224	612
Building D	31,547	100.00%	75.00%	2,629	1,314	657
Building E	34,838	100.00%	75.00%	2,903	1,452	726



March 5, 2025

Rachel Lambert
Vice President of Construction
Mogul Capital
Cell: 602-885-2342
Email: RachelL@mogulcapital.com

**RE: 350 N Cache - Jackson, WY
Foundation and Shoring Plan
SCG Project 164171**

Dear Rachel:

A sketch plan (P24-170) for the proposed development titled 350 N Cache has been submitted to the Town of Jackson for department and associated agency reviews. The sketch plan includes development areas that are below grade (subterranean) for the purposes of parking and other ancillary hospitality and residential support services. Key department and agency review comments questioned the constructability and environmental impacts caused by the below grade work - specifically due to the known soil and groundwater conditions along with a petroleum hydrocarbon plume. The following summaries are provided to: aid the reviewing groups to understand the overall below grade construction approach; describe the methodologies that the development team will implement to mitigate the environmental concerns; and to advance the project towards final permit approvals.

1. Project Understandings:

The sketch plans (dated 2/28/2025) were created by Upwall Design Architects (Upwall). The architectural design of the development includes a series of multi-story buildings constructed over two (2) separate areas of single-level, below grade spaces – one of each side of the alley. Excavation depths up to +/- 11 feet are anticipated in order to completed the below grade spaces. The below grade areas will be constructed with concrete walls and floor slabs. The above grade areas will be constructed using conventional wood and steel framing members.

The topography across the development area is relatively flat with about 4-feet of relief from north to south. The geology and groundwater conditions beneath the site are somewhat complex. The Johnson Company drafted a Phase 1 Groundwater Report (dated 6/15/2017) that discusses both conditions. The upper 10 to 25-feet consists of fine-grained floodplain and “swamp deposits.” Beneath this stratum exists coarser-grained alluvial gravels and cobbles to an unknown depth, but presumed to be very deep. Seasonal high groundwater has been measured across the development area with an average of 5-feet from the existing ground surface.

To complicate the situation, a petroleum hydrocarbon plume impacts the upper subsurface soils and the contacting groundwater. The plume has been mapped near the northeastern third, or so, of the proposed development area. The plume was identified in 1989 and was sourced from leaking fuel tanks that were part of the old Teton Texaco gas

station at that site. Wyoming Department of Environmental Quality (WDEQ) has been monitoring and reporting on this plume for numerous years. WDEQ can be contacted to acquire their annual reports on this and the numerous other plumes within the Town of Jackson's limits.

2. Construction Approach and Methodologies:

To facilitate the below grade excavation and construction of the proposed basement areas, the project team has proposed Deep Soil Mixed (DSM) walls combined with a combination of jet-grouted and soil mixed "seal" slab. DSM is a soil improvement technique that is accomplished by blending the in-situ soil with binding agent, such as cement slurry, to create a stronger material. The blending is performed with a mixing tool, such as a hollow auger. As the mixing tool is advanced into the soil, grout slurry is pumped through the hollow stem of the shaft and injected into the soil at the tip and through the tool. The auger flights and mixing blades on the tool blend the soil with grout in pug mill fashion. When the design depth is reached, the tool is withdrawn to the surface. Left behind is a continuous line of stabilized soil mixed "soilcrete" columns. The DSM serves two purposes: 1) provide a safe, temporary earth retention to facilitate near vertical excavation within the basement area footprints, and 2) provide a short-term, impermeable cutoff wall to facilitate work below the groundwater table. The DSM will be significantly stronger and comparably impermeable compared to native soils.

At the bottom of the basement excavations, the seal slabs are constructed by pressure injecting high-strength grout or soil mixing (similar process as DSM) into the underlying soils. The pressure grouting is completed from near existing ground surface and in a grid pattern within the basement footprint areas. The seal slabs will extend between the DSM walls to provide short-term, impermeable floors.

The combination of the perimeter DSM walls and seal slabs will essentially turn the proposed below grade foundation footprints into self-contained "bathtubs," whereby keeping adjacent area groundwater from infiltrating. Refer to the attached .pdf file provided by Keller that provides more detail into the proposed ground improvement and deep foundation solutions proposed for this project. There are two (2) Teton County projects highlighted within this document where such solutions were applied.

Once these structures are in place, the removal of the basement area soil can commence combined with a robust dewatering system. A dewatering system will be installed within the perimeter of the DSMs to remove the groundwater within the newly created bathtubs. The uncontaminated soils removed from the proposed foundation areas will be disposed of off-site at locations selected by the excavation contractor. This process is similar to how other projects in the area are completed. Once the soil and groundwater have been removed, the permanent basement structures (walls, columns and floors) can be installed adjacent to the DSMs and on top of the seal slabs. The permanent basement structures will create waterproof areas for the proposed uses.

Stormwater runoff from the at-grade construction site will be mitigated using BMPs that are applicable for similar projects. Construction stormwater runoff will be restricted from entering Flat Creek using such best management practices.



The groundwater volume required to be removed is *significantly* reduced through the creation of the bathtubs. The groundwater volume is only that which is contained within the saturated soils that are within the bathtub.

The groundwater will be pumped and treated through a robust filtration system. The development team has coordinated this work with a contractor that specializes in designing and implementing construction stormwater treatment systems that achieve compliance with federal, state and local water regulations. The contractor uses water retention vaults to reduce turbidity (well below 10 NTU) and pH through chitosan enhanced sand filtration systems. Once treated, the clean water can be released into nearby storm sewer systems. The rate of removal, treatment and release can be controlled by the contractor. Groundwater injections is not proposed.

3. Environmental Protection Approach and Methodologies:

Regarding the petroleum hydrocarbon plume, the WDEQ has well documented its limits and concentrations. Refer to the WDEQ (AECOM) reports that are public record. Within in these reports, WDEQ postulates the extents of the plume and related concentrations levels. The plume limits and concentration levels have dissipated over the years and will continue to do so until it is completely gone.

As shown on the latest sketch plan submission, Mogul intends to leave the plume as-is and not disturb or self-remediate. Buildings B and C will be constructed directly over the existing plume, via slab-on-grade construction and without subterranean spaces. A vapor intrusion system will be installed below these foundations to ensure safe living spaces above.

In the subterranean excavation areas, the development team will employ a 3rd party environmental remediation firm to continuously monitor the incoming and outgoing water quality to ensure that a discharge of untreated, contaminated water does not leave the job site. Once treated, the clean water can be released into nearby storm sewer systems. The rate of removal, treatment and release can be controlled by the contractor. Groundwater injections is not proposed.

4. Conclusion:

Despite the apparent construction challenges and potential environmental impacts, the development team has assembled a well-qualified, tested team with regional and global experience completing projects with similar conditions as this one. Please do not hesitate to call if you have any questions or concerns. We look forward to working with you on this project.

Sincerely,

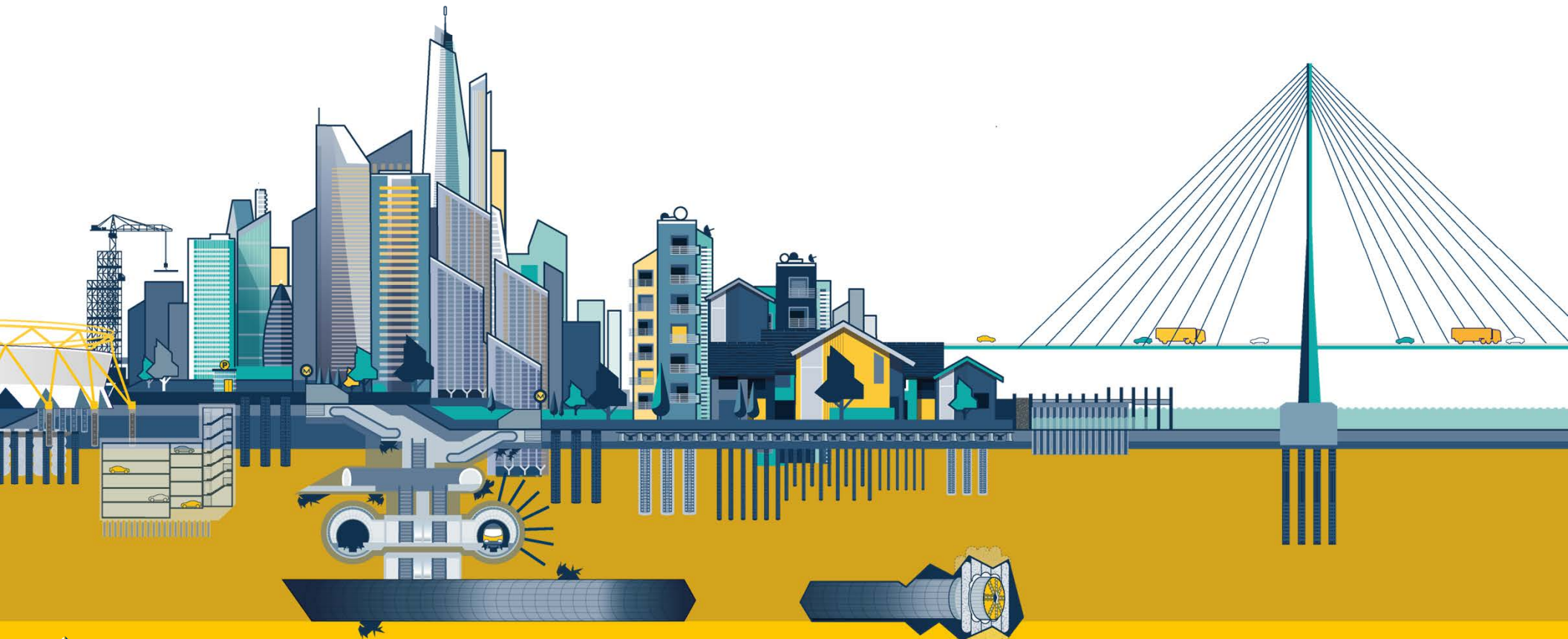
Summit Consulting Group, LLC

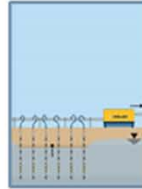
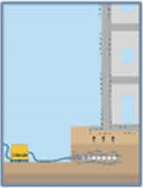
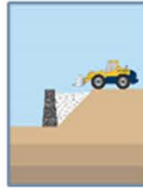
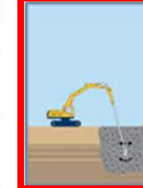
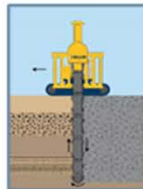
A handwritten signature in black ink, appearing to read "Randy Schrauder", is written over a light gray circular background.

Randy Schrauder, P.E.

Principal Engineer

Ground Improvement and Deep Foundation Solutions



Atlas piles	Bored piles - cased	CFA piles	Compaction grouting	Dewatering	Diaphragm wall cutter	Displacement CFA piles	Driven precast piles	Dry soil mixing	Dynamic compaction	Earthquake drains	Grouting
											
Fracture grouting	Franki piles	Freezing	Gabions	Helical piles	Injection systems	Jacked in pipe piles	Jet grouting	Jetty construction	Macropiles	Mass mixing	Micropiles
											
Micropile slide stabilisation	Mixed modulus columns	Permeation grouting	Polyurethane grouting	Rapid impact compaction	Rigid inclusions	Secant pile walls	Sheet piles	Shotcrete	SBMA	Slurry cut off walls	Soil nails
											
Soldier pile walls	Steel piles	Timber piles	TRD	Umbrella tubes	Vibro compaction	Vibro concrete columns	Vibro stone columns	Wet soil mixing	Wharf construction	Wharf maintenance	Wick PVD Band drains
											

Value engineered solutions

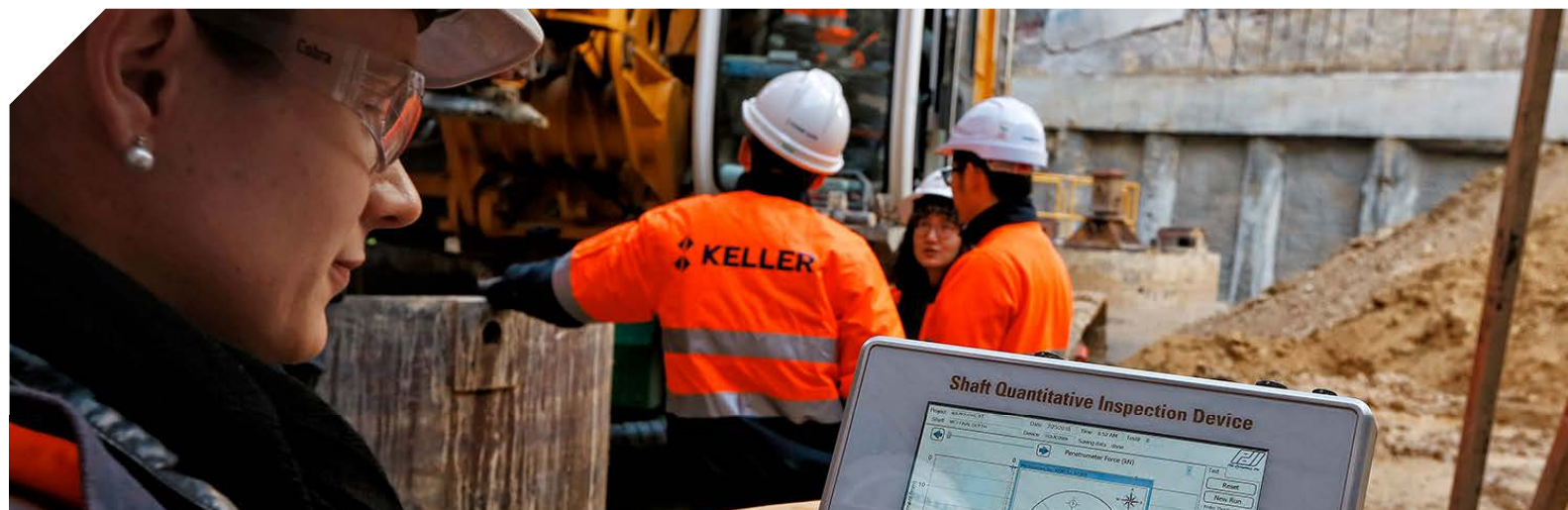
Approximately

1,500

geotechnical
engineers
worldwide

Over 200 focus
purely on design /
value engineering

Available to the
Project Team during
all phases of project
development...



**>50% of our projects
are 'design-build'**

value engineering can save time and reduce cost

Sustainability in the real world

We define what sustainability means to Keller using four Ps:

People



We operate in a way that respects people and their health, safety and environment, always striving for zero harm. Our motivating and inclusive culture helps everyone thrive, and makes us a good employer that people are proud to work for.

Projects



We continually innovate to support low carbon, low impact construction, actively transforming our product portfolio to help our customers use fewer resources, reduce their carbon emissions and have less environmental impact.

Planet



We are helping to build a sustainable future by using less resources and reducing waste across our operations, whilst playing a positive role in our local communities and wider society.

Profit



We are making sustainability core to our business to differentiate us from our competitors and help achieve long-term profitability and growth.

Carbon reduction on site:



Through Value Engineering
Keller Has:



16.7% cement
saved in shaft
redesign



363tonnes of
cement saved in
grouting redesign

What is ground improvement?

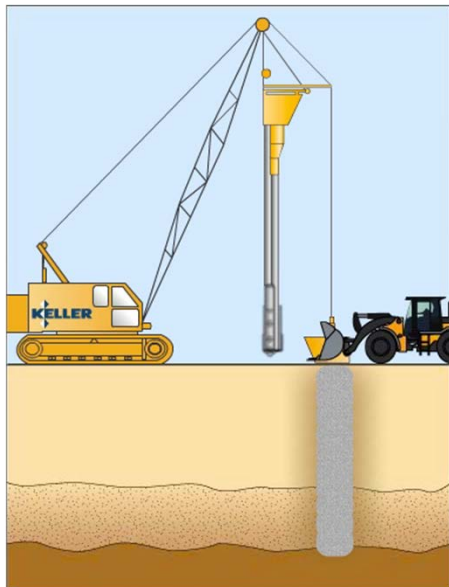
Ground Improvement Implies That We are “Improving” the Existing (Shallow / Deep) Soil Conditions (**In-Situ**) to Achieve a “Designed” Condition:

-  Increase bearing capacity / stability
-  Decrease settlement
-  Mitigate liquefaction
-  Earth Retention
-  Groundwater Control

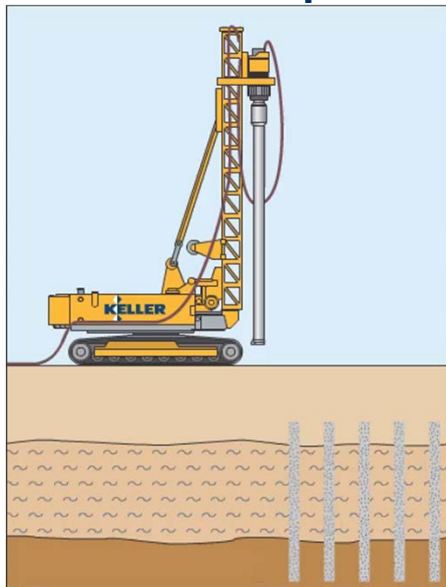


Allow for shallow foundations or reduction in deep foundation scope!

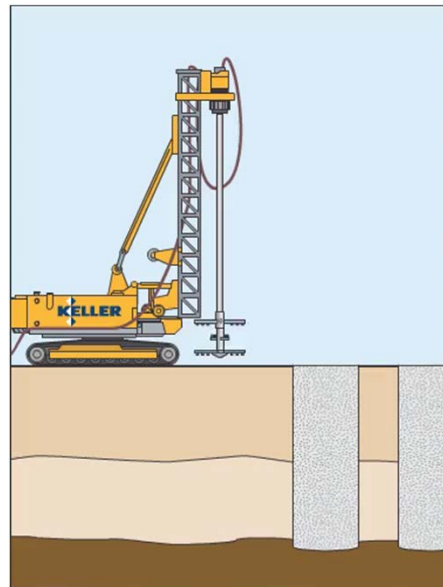
Reduce earth retention scope or allow neat cut excavations!



Vibro Piers



Rigid Inclusions



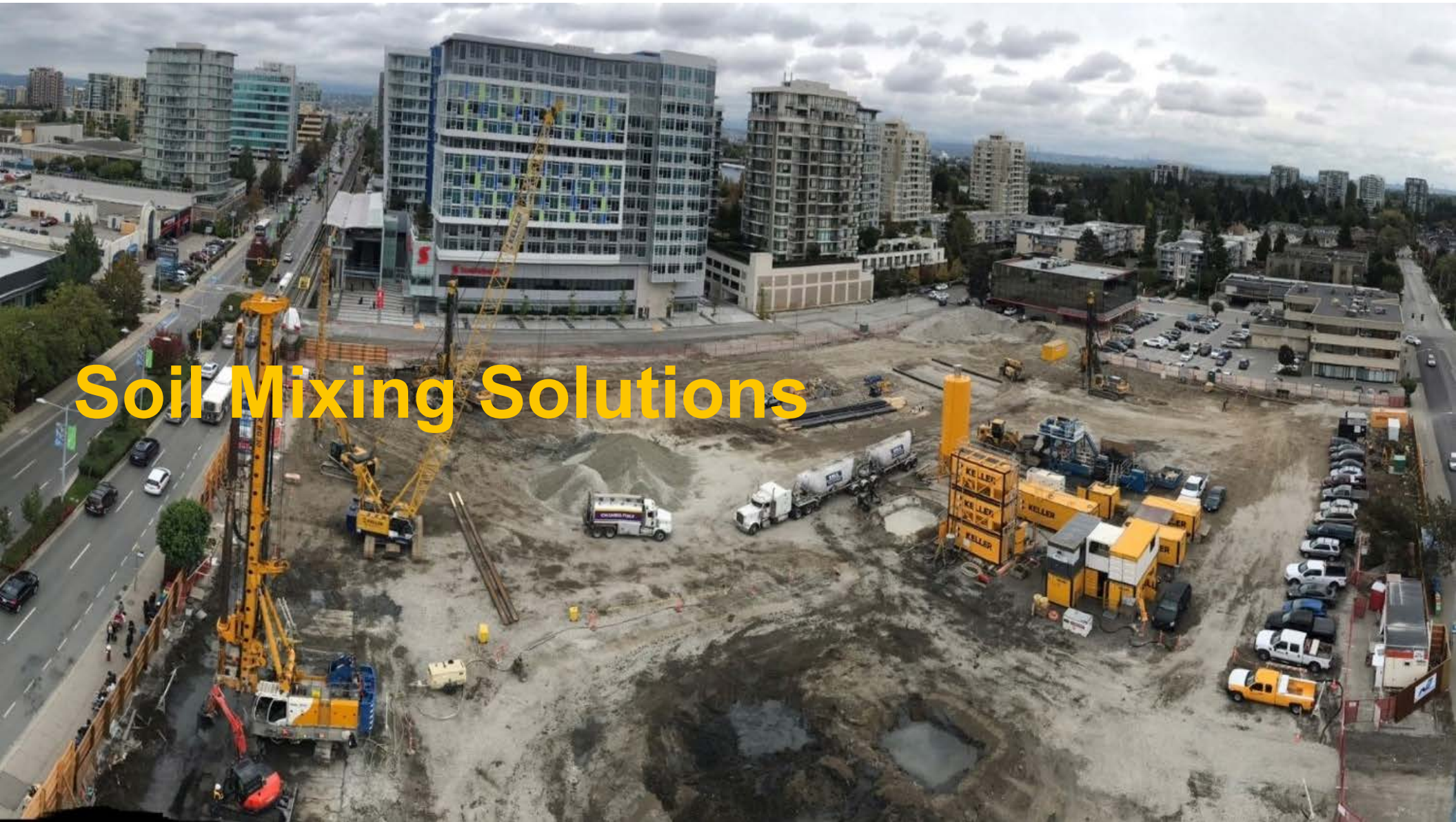
Deep Soil Mixing



Lower Carbon Emissions
Decrease Material Needs

GI Options Are Typically Design-Build Solutions, Project Team Defined Performance Criteria and GI Contractor Proposes Appropriate Solution / Design

Soil Mixing Solutions



Soil Mixing Ground Improvement Solutions

Introducing Cementitious Binder To Problematic Soils: Ideal for Compressible/Weak (Organic) Materials, Especially When Coupled With High Loads and/or Stringent Performance Criteria:

\$\$ Traditional Geotechnical Solutions May Be Cost Prohibitive (Depth of Competent Layer, High Lateral Loading, Structural Capacity Limitations, ROW Restrictions, Material Availability, etc.)



Deep Soil Mixing

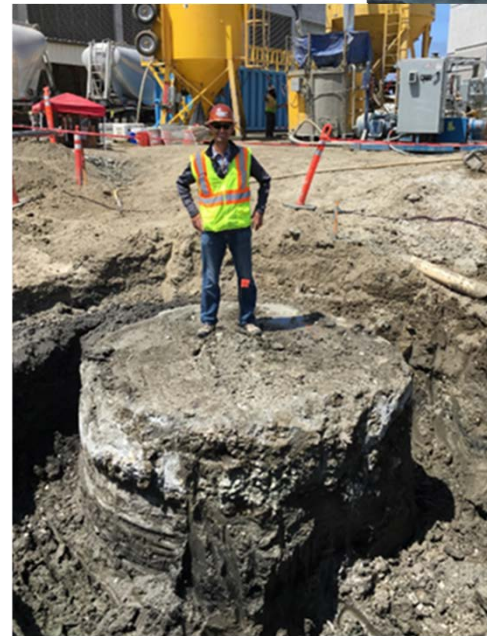


Mass Mixing

Soil mixing applications

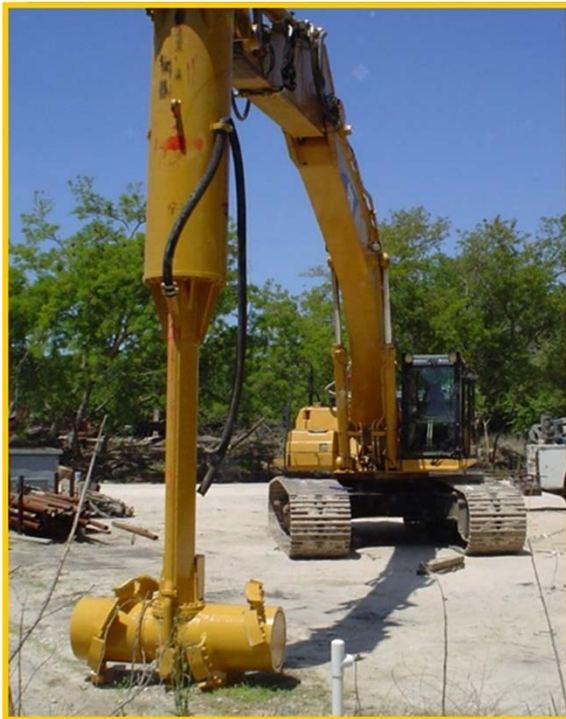
A Versatile Permanent/Temporary Ground Improvement Solution:

- ◆ Building and Foundation Support (Static and Seismic)
- ◆ Tank and Embankment (Area Load) Support (Static and Seismic)
- ◆ Earth Retention and Bottom Seal (with Groundwater Cutoff)
- ◆ Underpinning (with Excavation Support)
- ◆ Slope Stabilization (Static and Seismic)
- ◆ Bulkhead (New and Remediation) Stabilization
- ◆ Groundwater Control/Cutoff
- ◆ Tunneling Support
- ◆ Encapsulation and Foundation Remediation



Soil Mixing Ground Improvement Solutions

SOIL MIXING: Utilizing “full size” mixing tools to mechanically break down the soil and add a designed grout slurry (wet) or cementitious powder (dry) with soil **IN-SITU**.



Mass Mixing

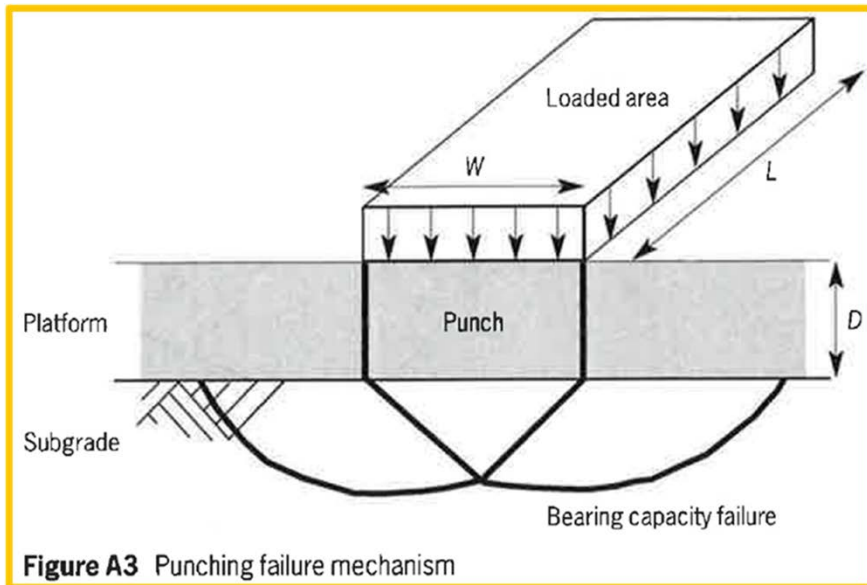


Deep Soil Mixing



TRD

Shallow mixing for working pad / roadway support



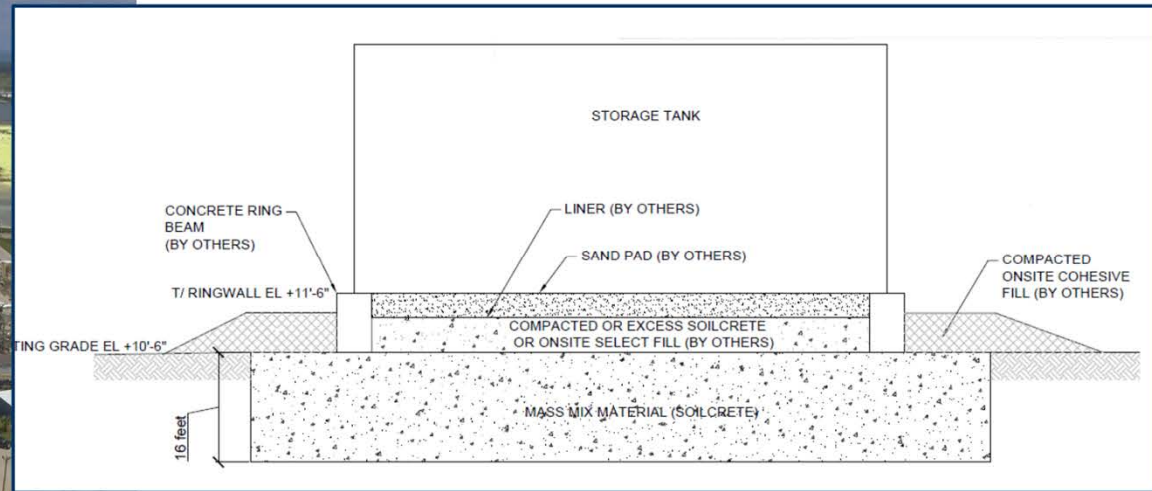
Shallow stabilization to improve poor soils to a design compressive strength (20 to 50 psi)
General bearing capacity check of stiff material over softer subgrade.



Shallow mixing for foundation / excavation support



Shallow mixing for large tank foundation support



Install stabilized foundation block for tank support, allowed for increase in tank height to 77 feet.

Installation depth ranging from 16 to 23 feet below site grade, design UCS of 100psi.

Check Edge Stability, Soilcrete Crushing, And Global Bearing Capacity.

Deep mixing for spread footing foundation support

Allowing the Use of Shallow Footings and/or Mat Foundations:

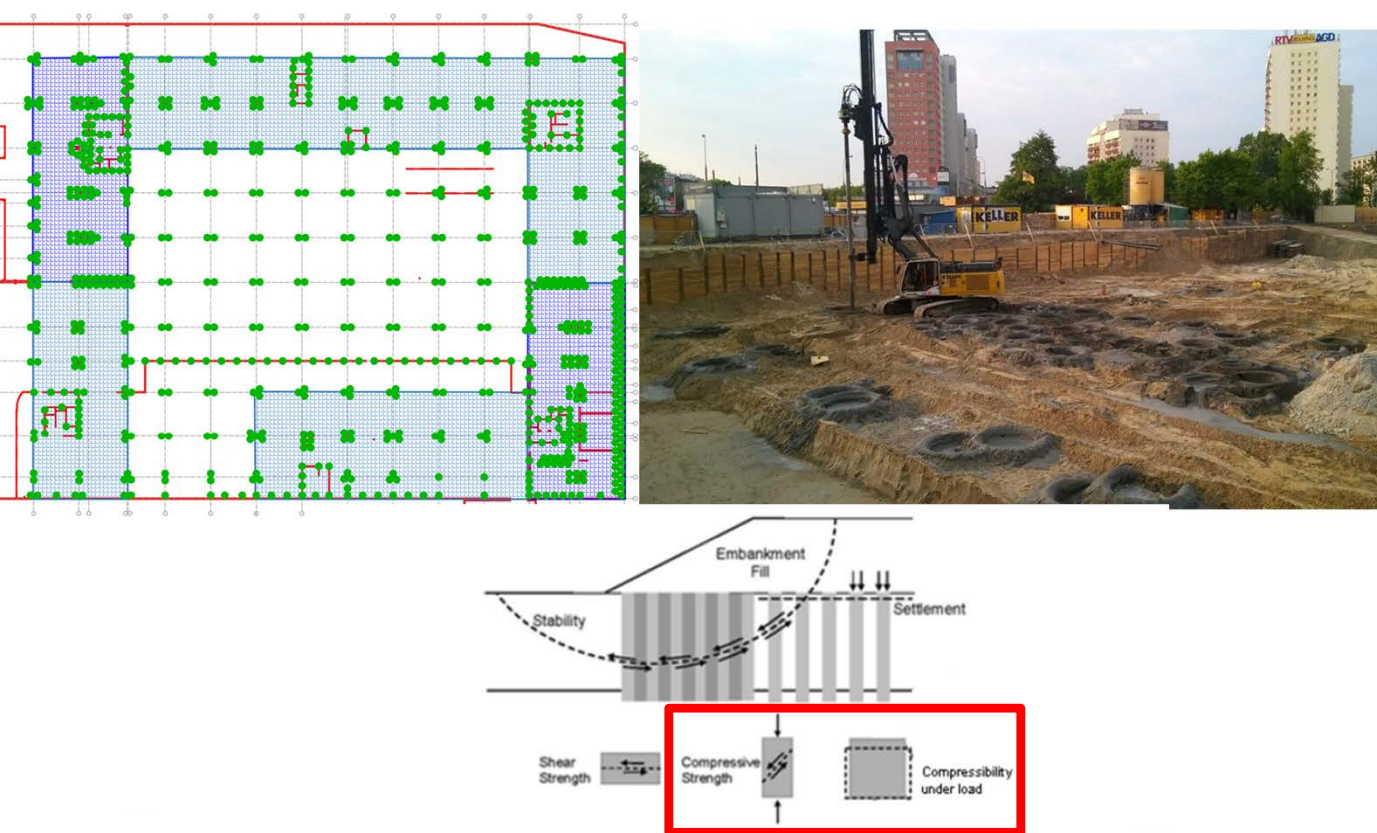
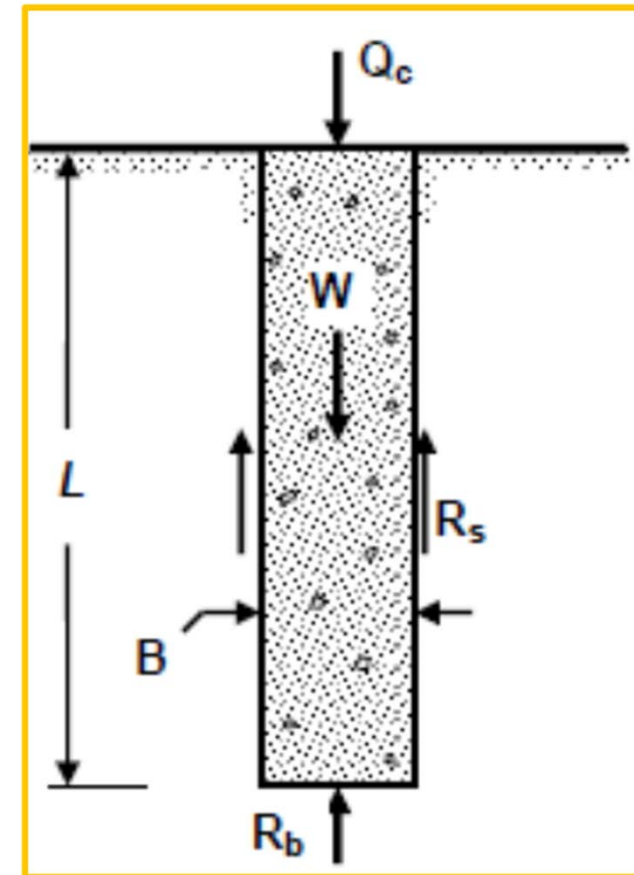
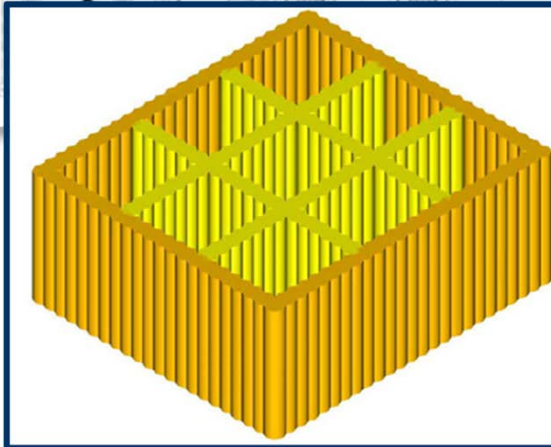
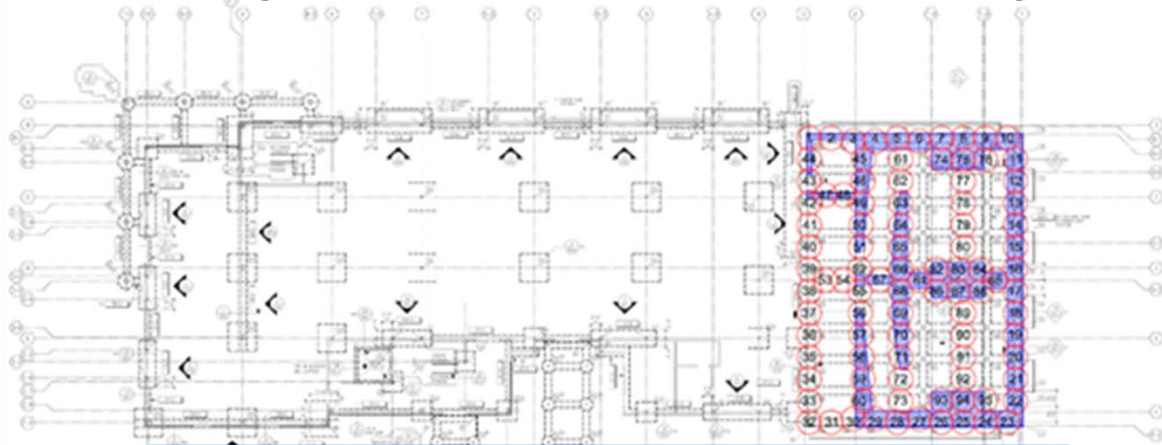


Figure 11. Illustration. Internal stability mode of failure for circular sliding surface.⁽³⁵⁾



Deep mixing for foundation support (seismic)

Allowing the Use of Shallow Footings and/or Mat Foundations:



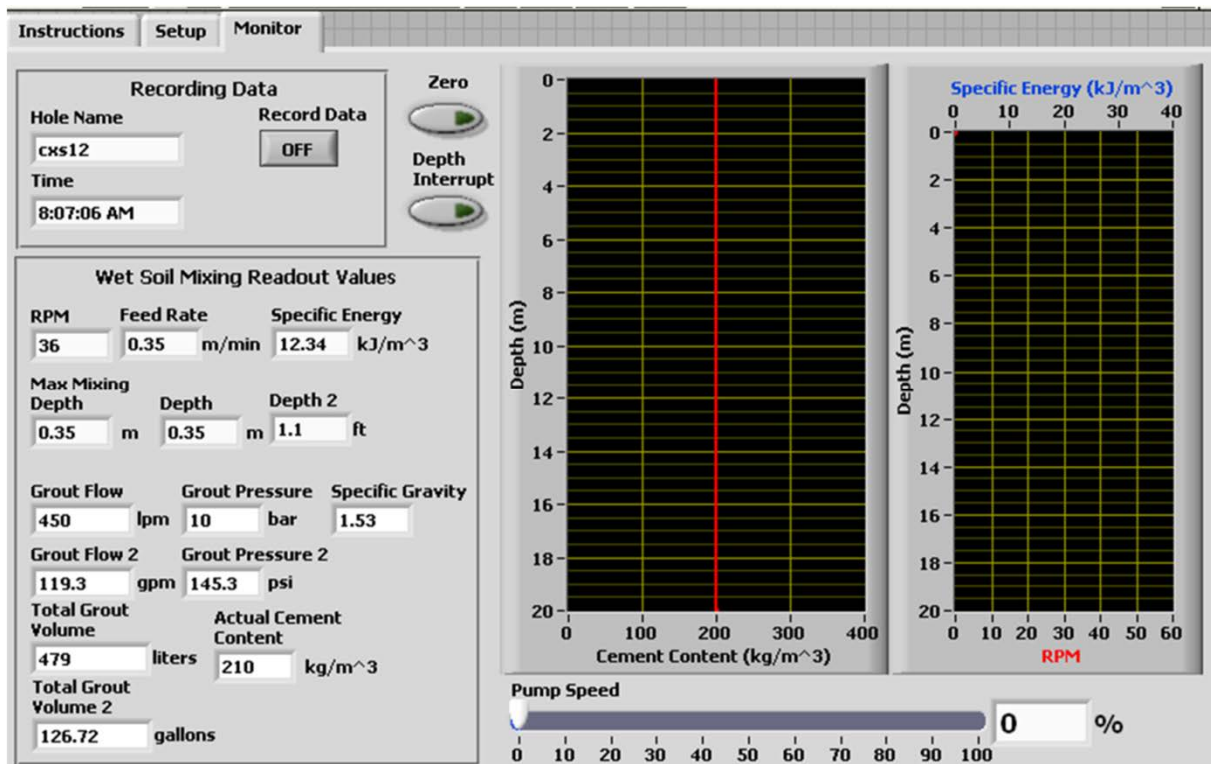
Soil-Cement Grid for
Bearing Capacity
Settlement Control and
Liquefaction Mitigation



Deep soil mixing for tank support over soft clays



Monitoring Our Work (QA/QC)



Excavation Support and Water Cutoff



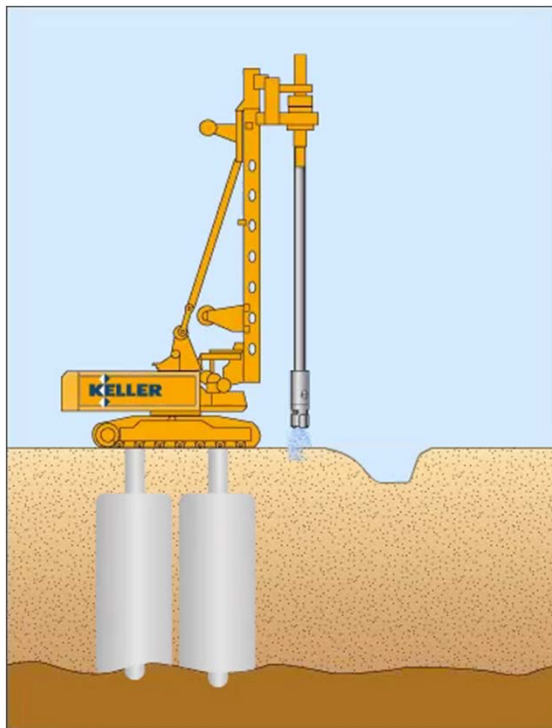
Figure 1: DSM secant pile wall and dewatering system. Teton County, WY (2020)





Jet Grouting

Jet Grouting



Erosional Method
Up to 15ft Diameter
Targeted Treatment Depths
Can Work Next to, Around
And Below Obstructions!

Jet Grouting Geometries

PLAN GEOMETRIES



Full Column



Half Column

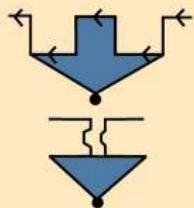
Partial Column



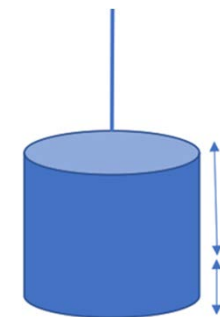
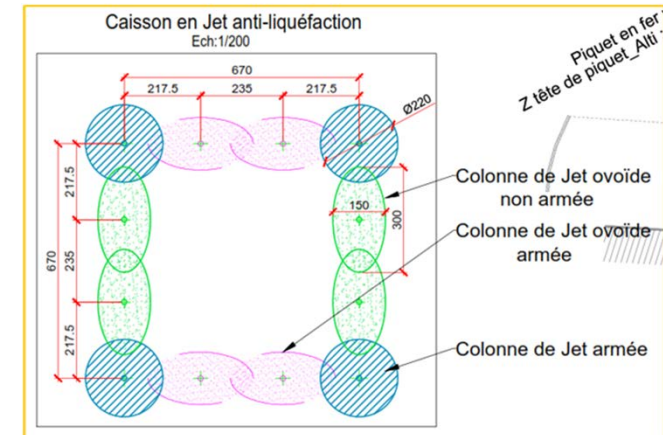
Single Panel Wall



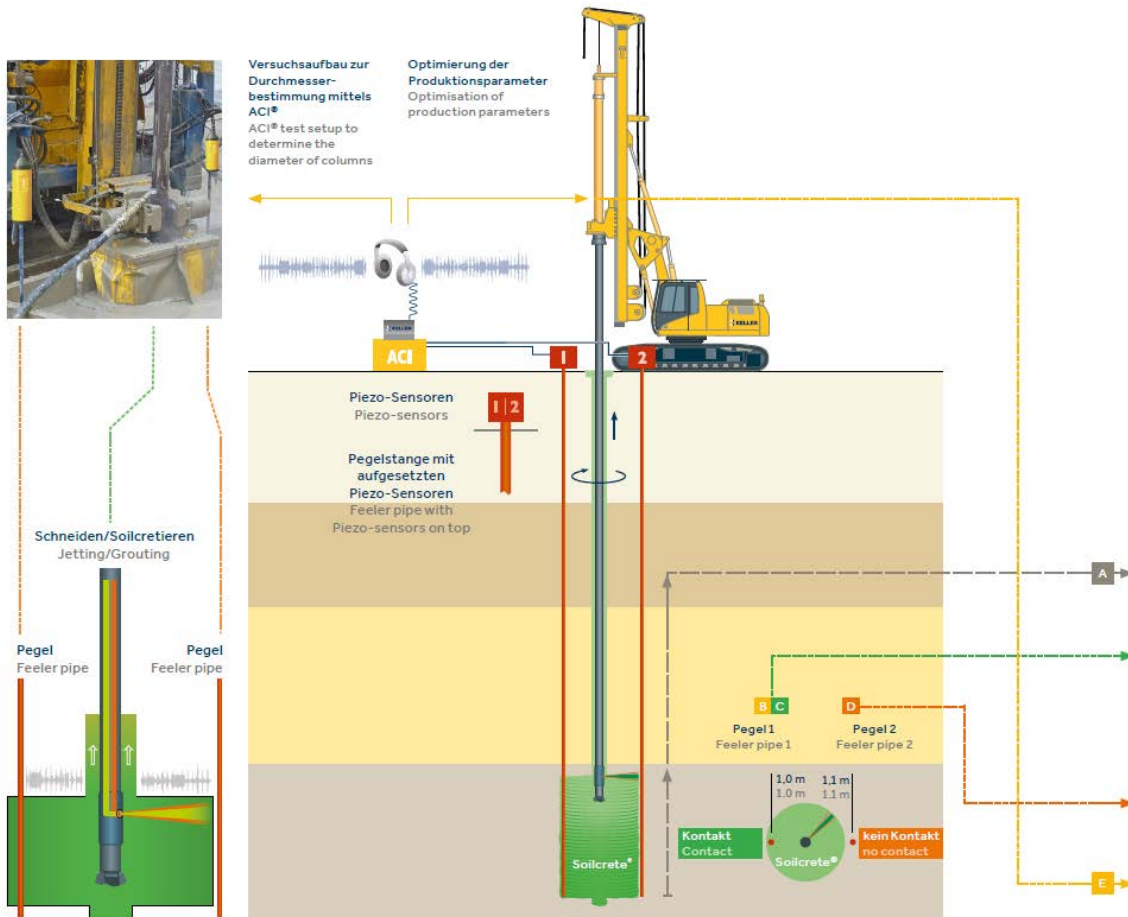
Double Panel Wall



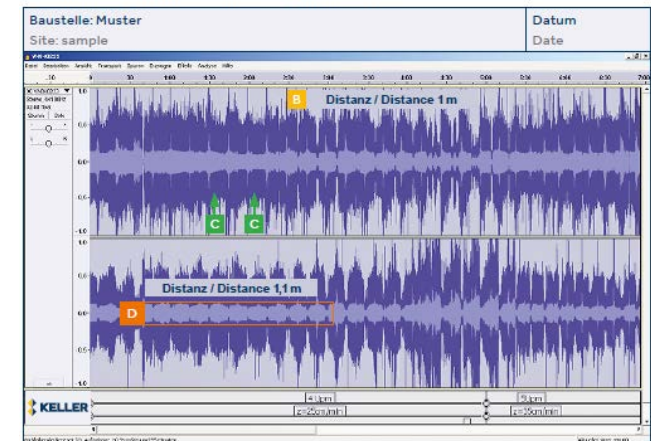
Sheet Pile
Sealing Systems



Jet Grout geometry control - ACI®



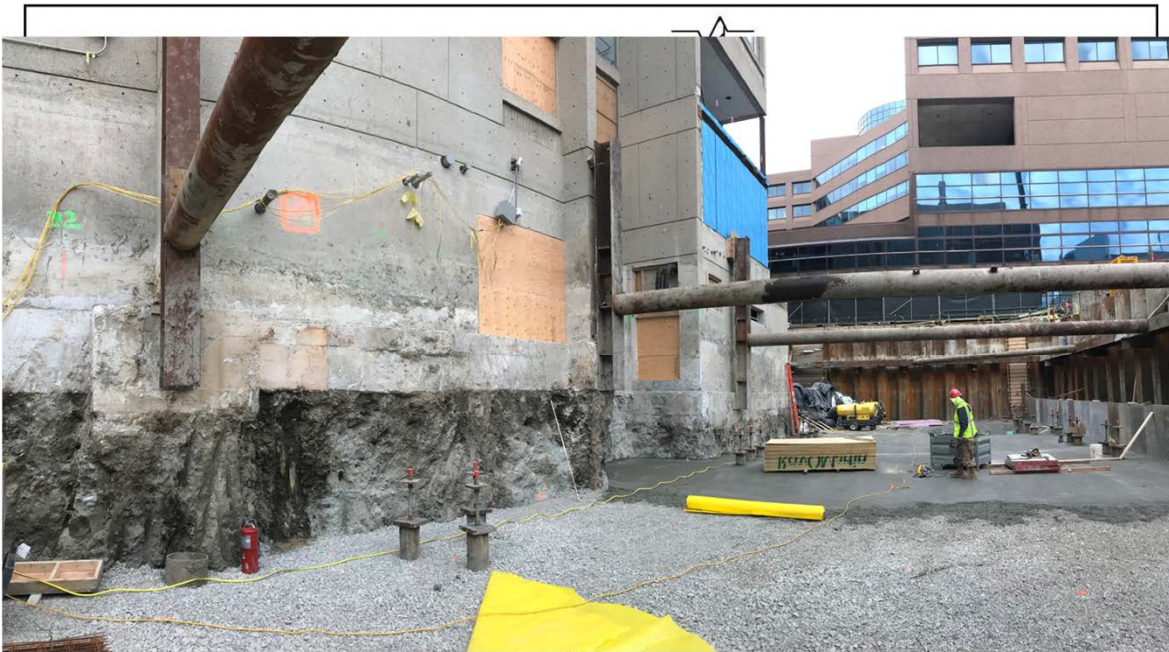
Dokumentation der ACI® Herstellungsparameter
Documentation of ACI® execution parameters



JG for Underpinning/SOE



JG for Underpinning/SOE

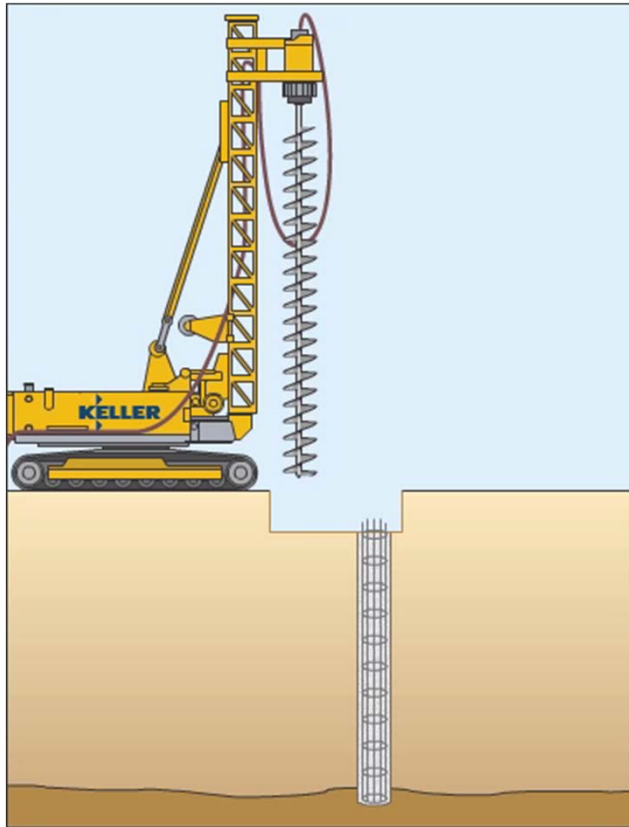


Pressure Pressure Pressure Pressure



Deep Foundations

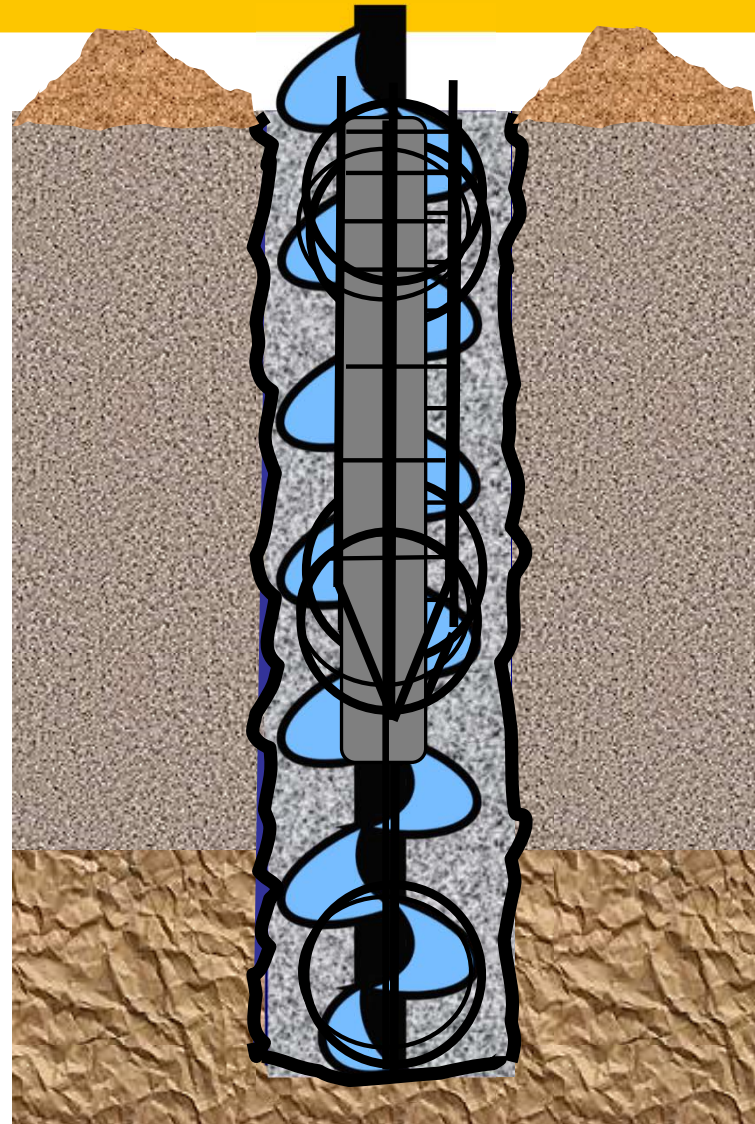
Continuous flight auger introduction



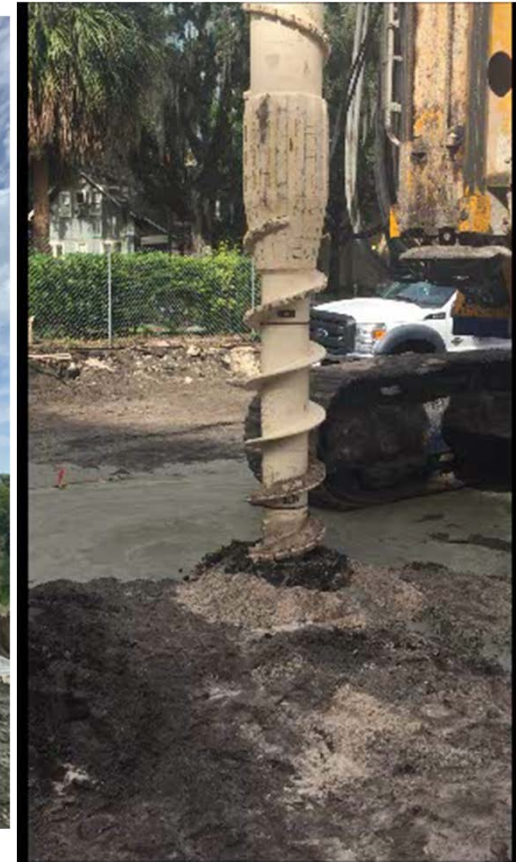
CFA / ACIP Foundation

- Drilled, Cast-in-Place reinforced slender element that typically relies on skin friction for compression/tension capacity.
- Eliminates the need for casing and slurry since tooling is left in place during drilling / grouting (careful of flowing soils)
- Partial / full displacement options are available (limit spoils)
- Test pile(s) installed on-site in advance of the work for design verification (sacrificial)...typically cheaper test program
- Quicker installation for limited access or low headroom applications
- Can be battered and/or installed at variable depths to account for various loading conditions

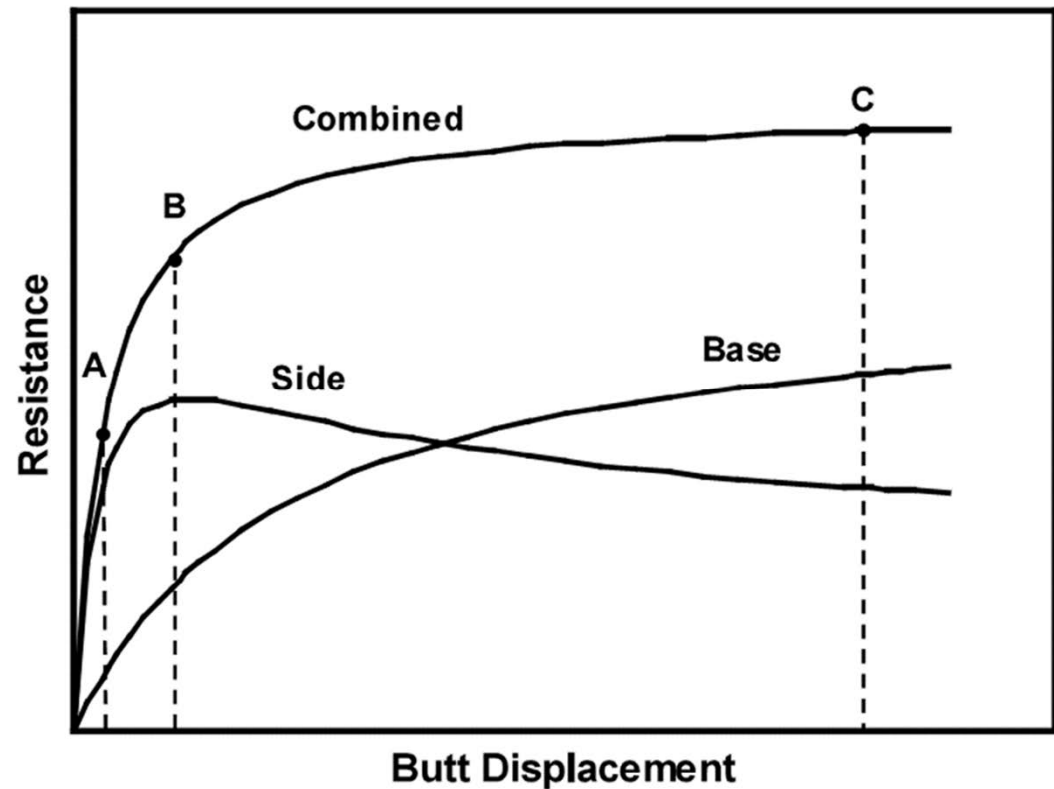
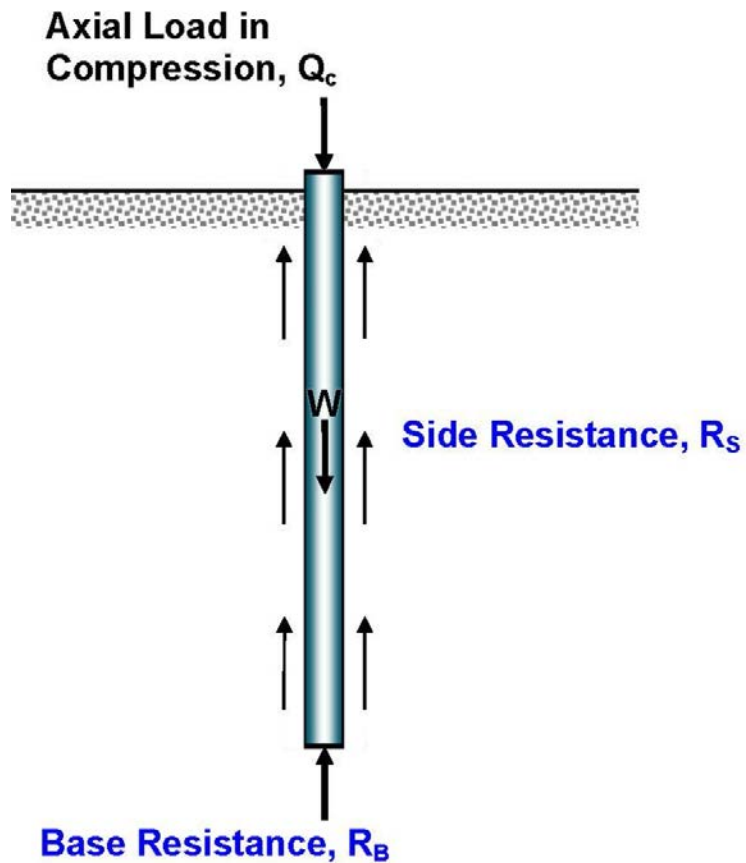
Typical Process:



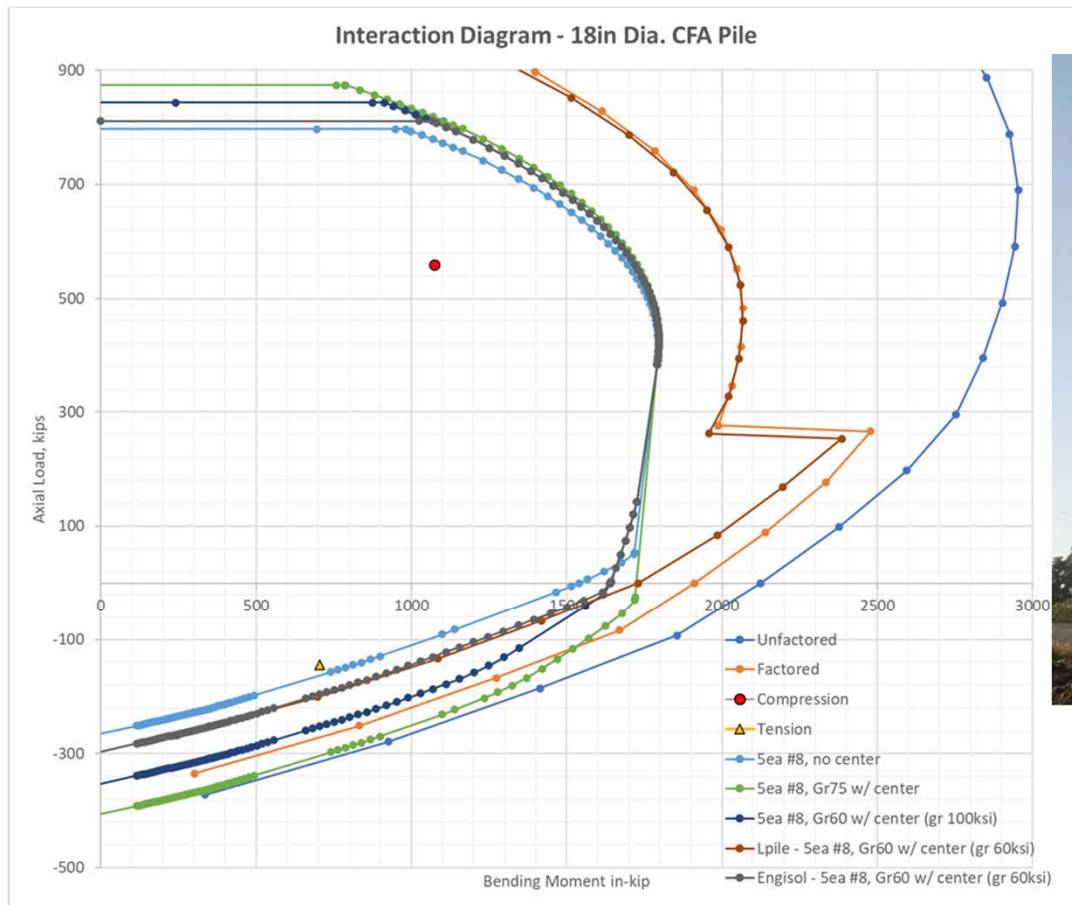
Replacement v. displacement options



General design considerations



General design considerations



Quality control (Load Testing)

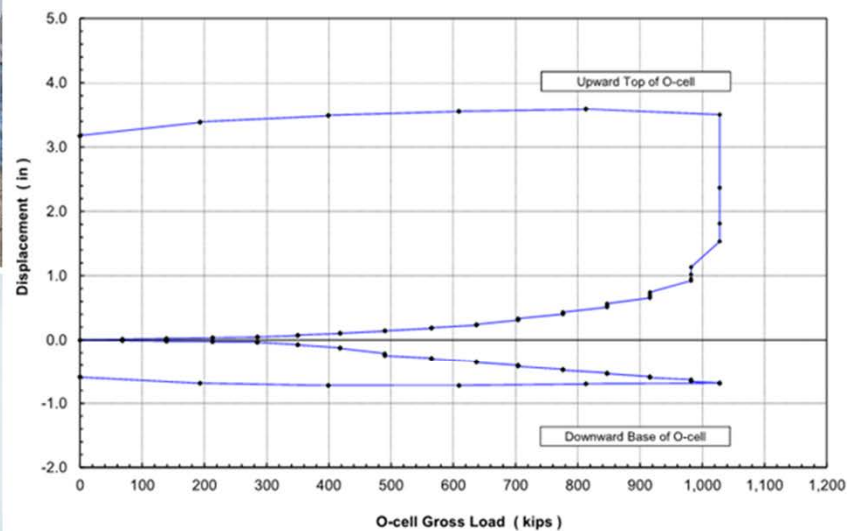
- Verify installation methods and calibrate DAQ and reporting
- Include full depth instrumentation (where is the load going)
- Use appropriate loading schedule and time, make sure anchor uplift is sufficient for end bearing in hard soils / rock
- Confirm appropriate methods to reach ultimate loads as required by project specifications.
- REVIEW RESULTS WITH EOR, is there anywhere that we can refine our design and reduce materials (time/money/carbon)?
- Please keep data for future use...



Quality control (Load Testing)



End bearing



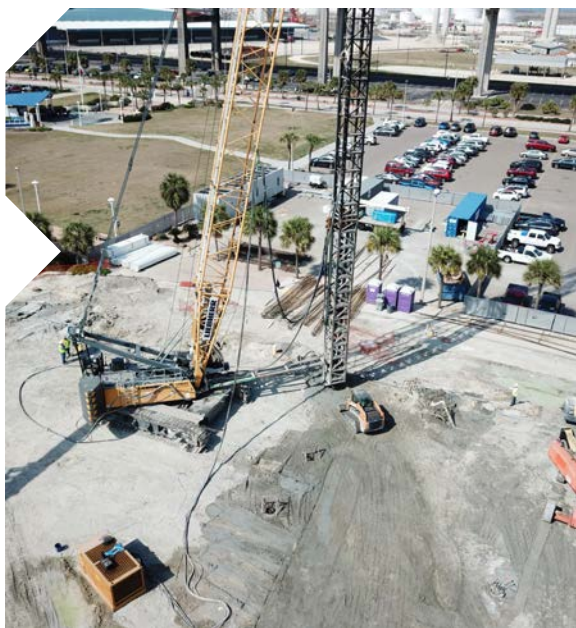
Quality control (Load Testing)



Quality control (Load Testing)



Sample case histories



**Drilling piles at Texas State Aquarium
(Corpus Christi, Texas)
(127) 24in. CFA to 90ft
Working in Cold Weather**



**Support Piles In Tank Farm
(Brownsville, Texas)
12, 18, 24 and 30in. CFA to 54ft
Site Access Considerations**

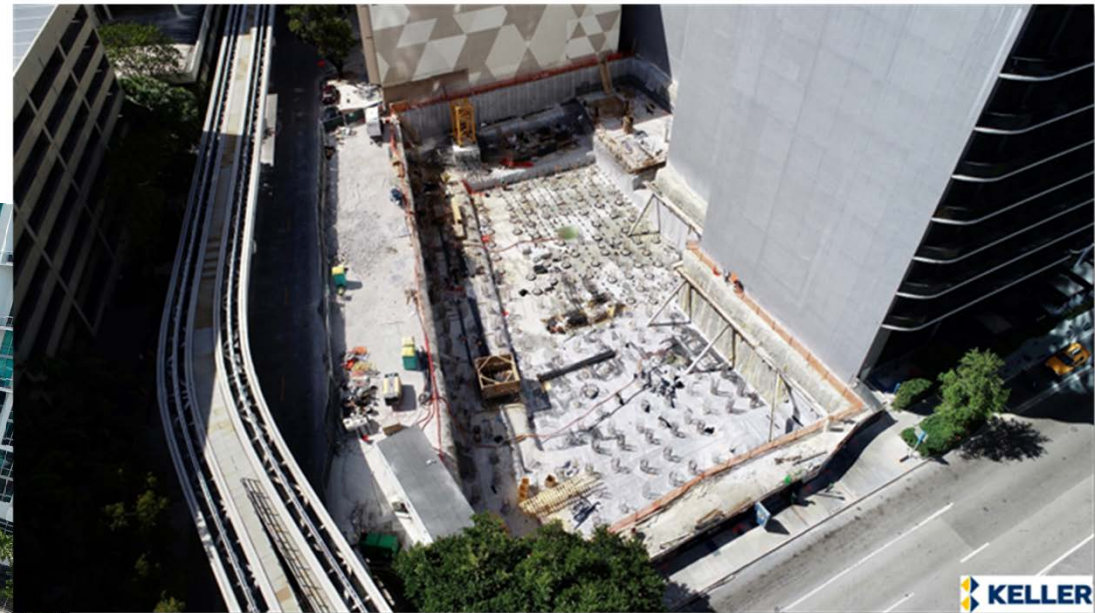
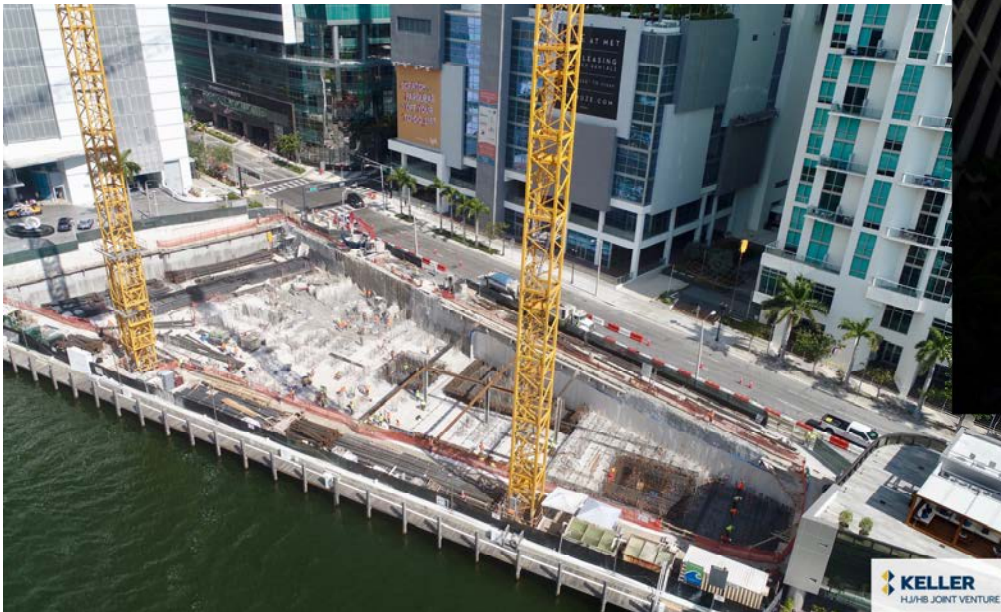


**Warehouse Support
(Lubbock, Texas)
(349) 24in. CFA to 50ft
Cobble Obstructions**

Utilizing Multiple Techniques

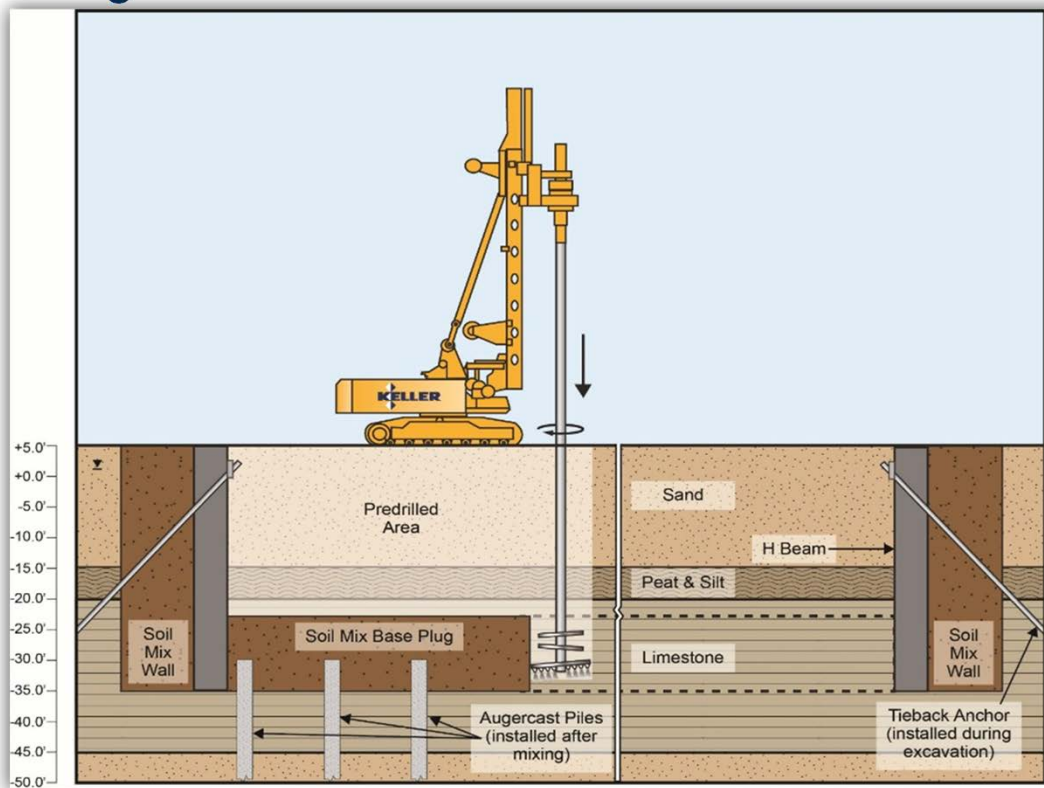
Bottom Seals: A Multi-Technique Solution!

What happens when we need to install an excavation and foundation system near existing water and structures?



Bottom Seals: A Multi-Technique Solution!

What happens when we need to install an excavation and foundation system near existing water and structures?



- ◆ Large Diameter DSM Bottom Seal Section
- ◆ Smaller Diameter Multi-Axis Soil Mix Walls
- ◆ Anchors/Internal Bracing
- ◆ Underpinning Options
- ◆ Augercast (CFA) or Other Foundation Elements
- ◆ Excavation Activities

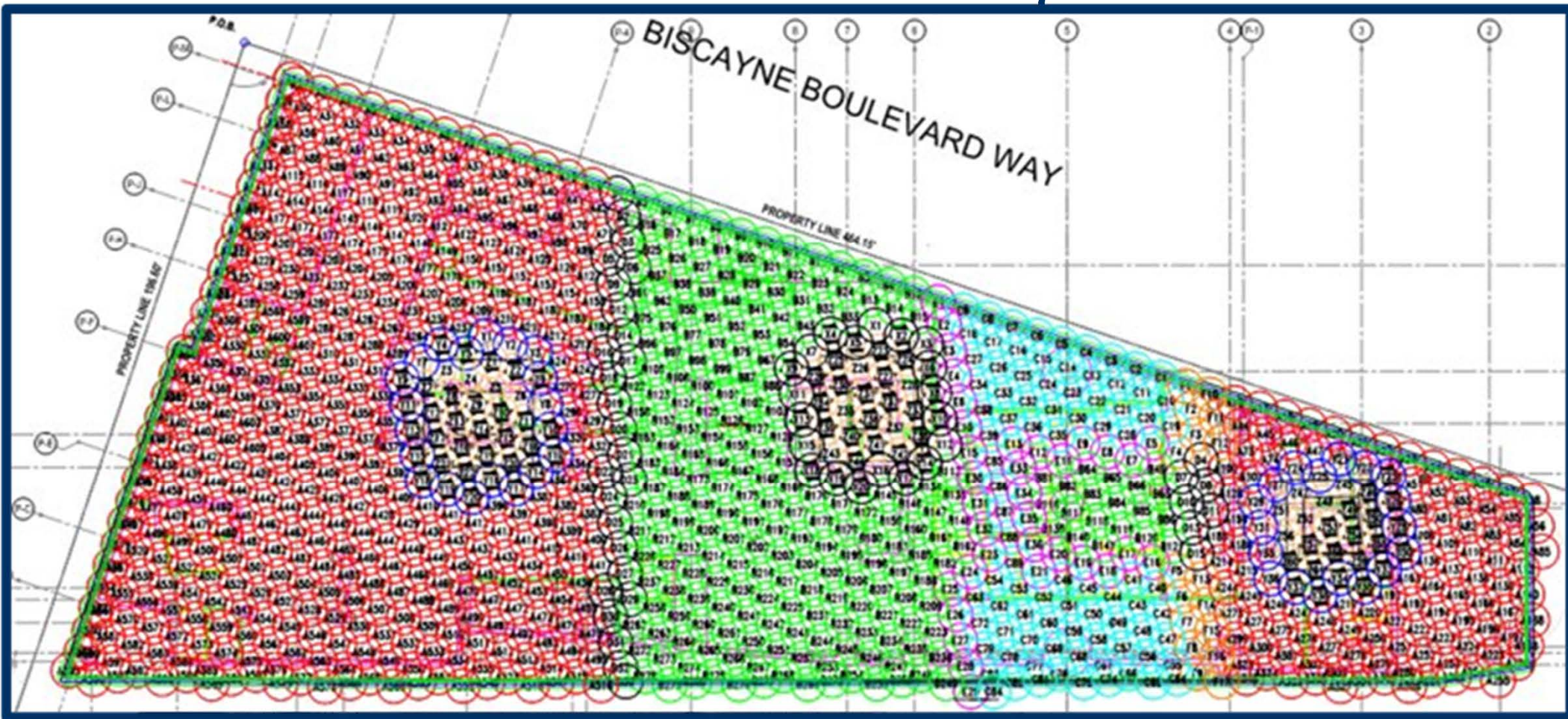
Bottom Seals: A Multi-Technique Solution!

Benefits of this system include:

- One point of contact for all excavation and foundation work (EOR and Contractor)
- Limits water inflow in high water table regions and/or where conventional dewatering is not possible.
- Bottom seal and foundation work typically performed at-grade.
- All anchor, excavation and subsequent structural work performed in the dry.
- Contractors prefer the bottom seal and final working pad...see Miami Markets!



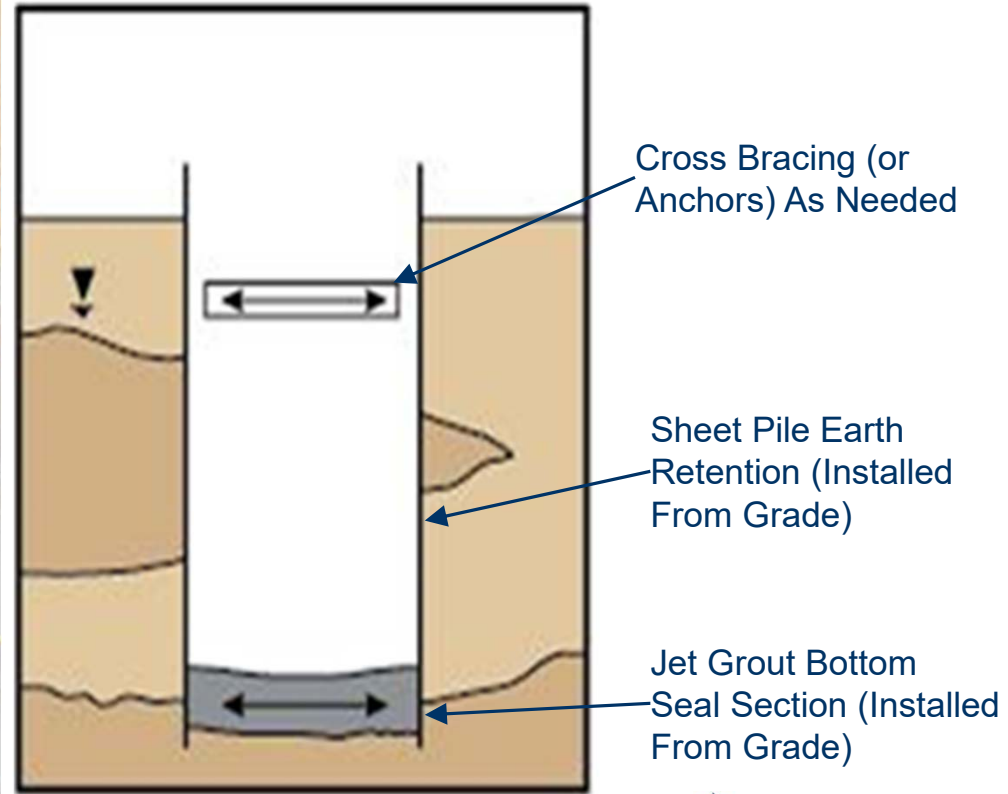
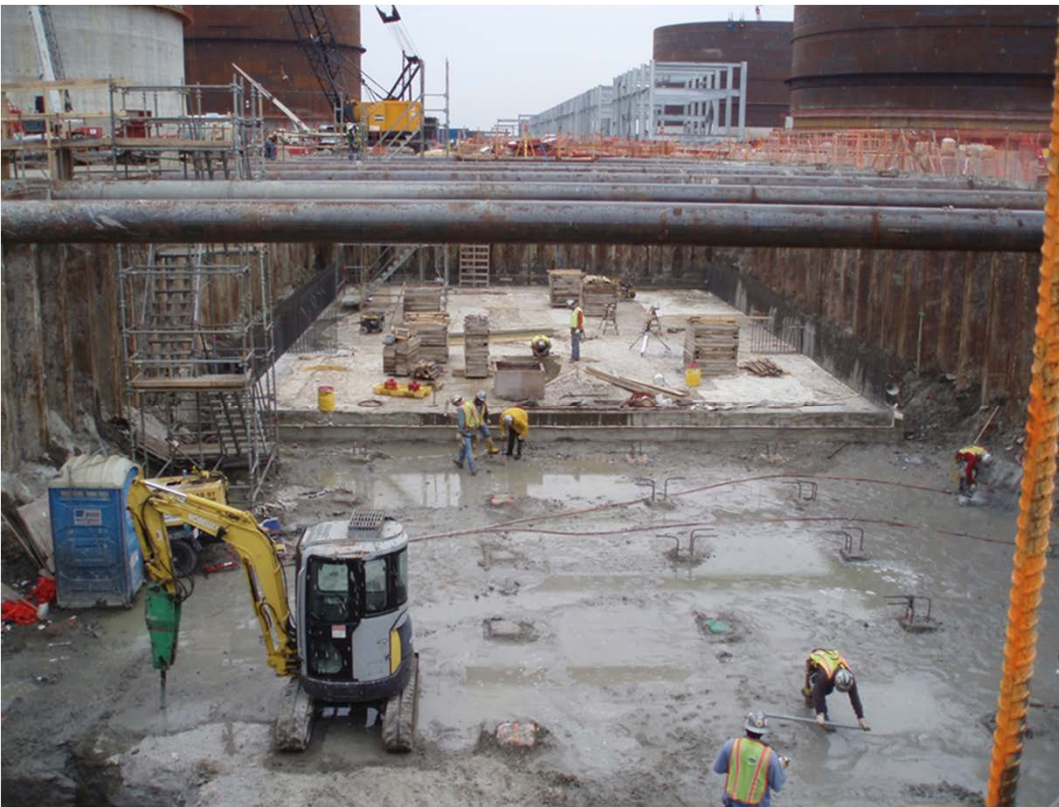
Bottom Seals: A Multi-Technique Solution!



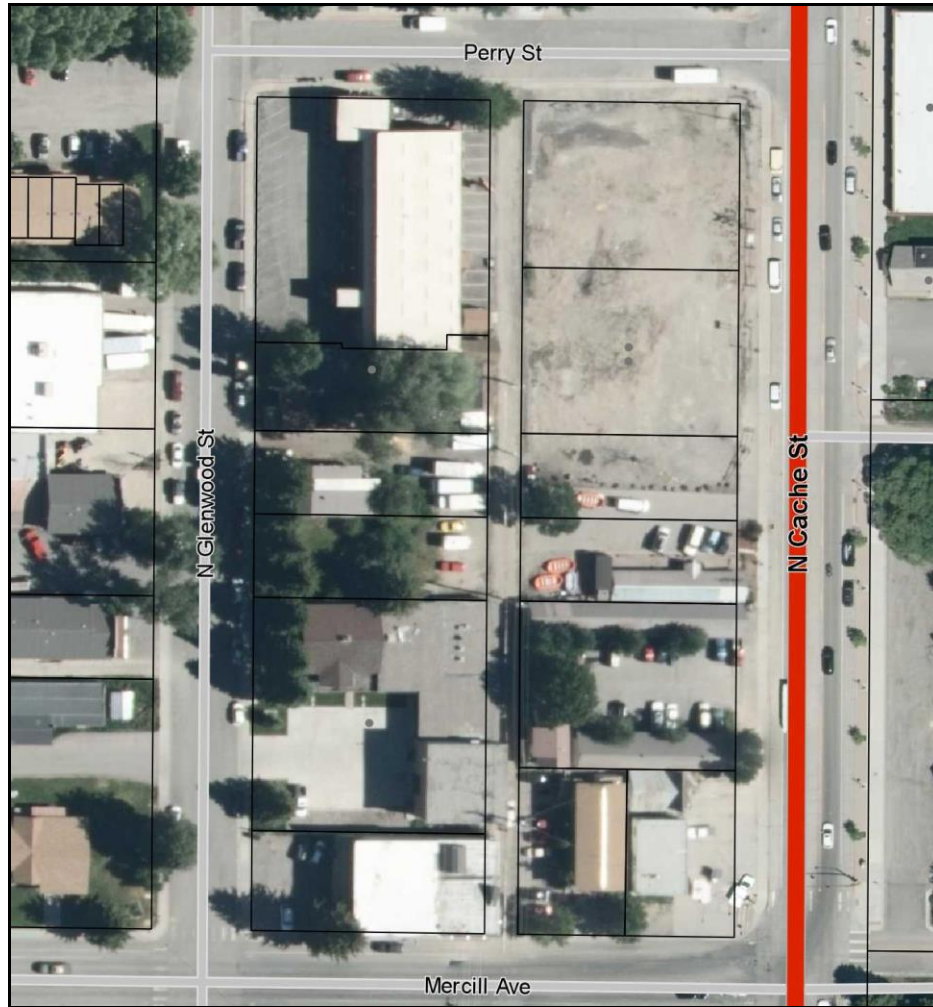
Bottom Seals: A Multi-Technique Solution!



Bottom Seals: A Multi-Technique Solution!



GEOLOGIC SOIL INVESTIGATION REPORT
JH Mogul Hotel
Jackson, Wyoming



Prepared for:
Mogul Hospitality Partners – Jackson, LLC
210 E. Main Street, Suite 109
Midway, UT 84049

Prepared By:
Jason Rolfe, PG
Professional Geologist
Teton Geotechnical

July 4th, 2017

Rachel Lambert
Vice President of Construction
Mogul Hospitality Partners – Jackson, LLC
210 E. Main Street, Suite 109
Midway, UT 84049

Re: Geologic Soil Investigation Report for the JH Mogul Hotel, Jackson, Wyoming

Dear Rachel,

This geologic investigation report describes the borehole and geologic conditions observed at the proposed JH Mogul Hotel site, which is centrally located at 325 North Cache Street, in Jackson, Wyoming. The purpose of the geologic information obtained from the field investigation will be for use for preliminary design and development on the property. In total, 7 boreholes were logged at the site during this investigation and 8 samples were sent in for laboratory testing.

In summary, the 2-acre project is covered in 10 to 25 feet of fine-grained flood plain and swamp deposits, with the thickest deposits occurring at the northern end of the project. These fine-grained soils consist of primarily silt and clay. The swamp and flood plain deposits overlie medium dense to dense sandy cobble and gravel alluvium to depths in excess of 60 feet.

Groundwater was observed to be as shallow as 3 feet below the ground surface and will fluctuate in response to regional run-off events. The readings taken on May 8th, 2017, likely do not represent the shallowest readings of the season. The Johnson Company was retained to provide specific information related to the groundwater and hydrology for the project site.

This report is considered to be a preliminary geologic report and should be used for planning purposes. As the project progresses, a geotechnical investigation report may be needed for final engineering design.

Thank you for the opportunity to work with you on this project,

Jason Rolfe, PG
Professional Geologist/Owner

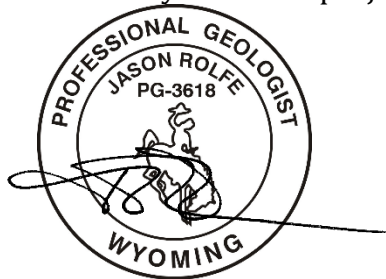


Table of Contents

1	INTRODUCTION	1
1.1	SITE DESCRIPTION	1
1.2	HISTORICAL INFORMATION	1
1.3	PROPOSED DEVELOPMENT	2
1.4	PREVIOUS STUDIES	2
1.5	SCOPE OF INVESTIGATION	2
2	GEOLOGIC INFORMATION	3
2.1	GEOLOGIC SETTING.....	3
2.2	SEISMICITY	4
2.3	SITE SOILS AND GEOLOGIC CHARACTERISTICS	4
2.4	SURFACE WATER AND GROUNDWATER	5
2.5	GEOLOGIC HAZARDS.....	5
2.6	LABORATORY TESTING	5
3	CONCLUSION	6
4	LIMITATIONS	6
5	REFERENCES	7

Figures

Figure 1: Geologic Location Map
Figure 2: Borehole Location Map
Figure 3: USGS Seismic Design
Figure 4: Geologic Cross Sections Along A-A' and B-B'
Figure 5: Geologic Cross Sections Along C-C' and D-D'

Appendices

Appendix A: Borehole Logs
Appendix B: Strata Laboratory Test Results
Appendix C: Corrected N60 Spreadsheet
Appendix D: WDEQ LAUST Project Results
Appendix E: WAI Project Report

1 INTRODUCTION

As authorized by Rachel Lambert of Mogul Hospitality Partners, Teton Geotechnical performed a geologic site investigation for the approximate 2.6-acre project site, centered at 325 North Cache Street, and located less than a half-mile from the Town Square in Jackson, Wyoming (Figure 1). The purpose of this geologic investigation was to identify and log the site soils, groundwater, and site conditions for the use in planning and development of the subject property. In total, 7 boreholes were drilled during this investigation at the project site (Figure 2). In addition to this recent field exploration, approximately 20 previously drilled boreholes were reviewed and incorporated into this report. The previous boreholes were installed in an effort to monitor the limits of contaminated water and soil through the Wyoming Department of Environmental Quality's (WDEQ) Leaking Above and Underground Storage Tank (LAUST) program and previous development attempts. Information from the previous studies and the current study are included in this report and its appendices.

1.1 SITE DESCRIPTION

The 2.6-acre study area is comprised of 11 individual parcels, most of which contain existing structures and businesses. The area of interest is bounded to the west by North Glenwood Street, to the south by Mercill Avenue, to the east by North Cache Street, and to the north by Perry Avenue (Figure 2). The area of interest (AOI) is relatively flat and has less than approximately 5 vertical feet of relief throughout the parcels. The site has an average elevation of about 6,222 feet above mean sea level and is located in the southeast quarter of Section 28, Township 41N, Range 116W.

At the time of this report, no development drawings were available for review. The parcel is zoned CR-2 (Commercial Residential-2) and it is assumed that the site will be used primarily for commercial development.

1.2 HISTORICAL INFORMATION

Plat maps available from the county indicate that the area was first subdivided in September, 1925. According to air photos from the Teton County GIS Map Server, development began on the site between prior to 1945, the earliest photography available. By the 1950's, the block consisted of over a dozen houses and businesses. Development continued through the 1980s and stabilized for several decades, until 2012, when two buildings were demolished at the northeast corner of the block.

Over the decades, several automobile fueling stations and maintenance shops operated in the area and had approximately 10 underground storage tanks, several which were responsible for releasing hydrocarbons into the soil and groundwater.

At the time of this report, the AOI consists of retail stores, professional buildings, an operational hotel, an abandoned hotel, a rafting operation, a residential home, and two vacant lots.

1.3 PROPOSED DEVELOPMENT

At the time of this report, project drawings were not available for the site, although it is assumed that a new boutique hotel and retail stores will be constructed. Underground parking is a desired component for future site development.

1.4 PREVIOUS STUDIES

For the past 3 decades, there has been an ongoing effort to assess and mitigate the contaminated soil and groundwater surrounding the AOI. The studies were conducted under the supervision of the WDEQ and performed by Dames & Moore and the URS Corporation. These decontamination activities were accompanied by over two dozen geologic borings and groundwater monitoring wells. The associated reports and wells logs were incorporated into this report and are included in Appendix D of this report.

In January, 2008, Womack and Associates (WAI) issued a Geotechnical Investigation Report for the northeast quarter of the AOI. Their investigation included advancing 4 boreholes at the site, performing laboratory analyses, and offering engineering recommendations for construction. The borehole and laboratory data was used to supplement the borehole and laboratory data from this field investigation. The WAI report is included as Appendix E of this report.

1.5 SCOPE OF INVESTIGATION

On April 22nd and 23rd, 2017, a Professional Geologist from Teton Geotechnical directed the drilling, logging, sampling, and well installation of 7 exploratory boreholes at the project site. The boreholes were advanced using a Simco 2800 drill rig, which was operated by LK Drilling out of Green River, Wyoming. A total of 188 vertical feet of drilling was executed and 30 Standard Penetration Tests were performed in two days of drilling. Boring logs from the field exploration effort are included in Appendix A of this report.

Boreholes were distributed evenly throughout the southern half of the AOI and 6 new wells were installed in order to support hydrologic studies at the site (provided by The Johnson Company).

For borings BH-1 to BH-6, the holes were generally terminated at the contact between the fine-grained swamp and flood plain deposits and the coarse-grained alluvial gravels and cobbles. Borehole BH-7 was advanced to 75 feet in depth.

This report contains a summary of the recent field investigation and includes discussions and data provided by previous studies performed at the site, including those by WAI and WDEQ.

2 GEOLOGIC INFORMATION

2.1 GEOLOGIC SETTING

The project site can be found on the Geologic Map of the Jackson Quadrangle, Teton County, Wyoming (Love and Albee, 2004), which contains the location of various rock units, contacts, faults, and other geologic information. According to the map, the site is covered by Quaternary flood plain (Qfp) deposits and is likely to intermix with the locally mapped swamp (Qs) and alluvial fan (Qf) deposits (Figure 1). Love and Albee describe the units as follows:

Flood Plain Deposits: “Sand, silt, clay, and minor lenses of gravel.”

Swamp Deposits: “Clay, silt, and fine sand, dark-gray and brown; rich in vegetal debris.”

Alluvial Fan Deposits: “Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons; finer-grained debris becomes progressively more abundant toward downstream margin of fan.”

The soils encountered in the boreholes indicate that, due to the similarity in the materials, there may be overlapping and interfingering of the flood plain and swamp deposits, which overlie alluvial gravels and cobbles. The precise determination of the origin of the fine-grained materials at the site is extremely difficult to ascertain and will not likely have a strong influence on the engineering characteristics of the soil. Although the geologic mapping is considered to be accurate on a large scale, it is unlikely to provide anything more than a guideline for small scale applications, such as the project site. In general, swamp deposits are mapped east of the site and alluvial fan deposits are mapped south of the AOI.

Cross sections for the project site were compiled from this investigation’s drilling data and that from the previous studies at the project site. Although dozens of wells have been installed near the project site, their depths did not always penetrate into the coarse grained alluvial gravels and cobbles. This gives an approximate minimum depth to the alluvium, but does not allow for a discrete horizon to be determined for many of these wells. In some areas, the geologic conditions were inferred from these minimum depths and extrapolated from the known depths. Cross sections for the AOI are included as Figure 4 and Figure 5 of this report.

The soils identified in the boreholes generally agree with the mapping, but also suggest that there has been a mixing of materials over geologic time. For simplicity, the fine-grained materials encountered at the site are considered to be flood plain

and swamp deposits and the underlying coarse grained materials are considered to be alluvial gravels and cobbles, unless noted otherwise.

2.2 SEISMICITY

Jackson Hole is located within the Intermountain Seismic Belt (ISB), a zone of seismicity that extends south to Arizona and north into Montana. The ISB is responsible for several large fault zones throughout the Intermountain West and includes the Teton, Hoback, and Grand Valley fault systems. The Teton fault is located approximately 6.5 miles northwest of the project site and is considered to be capable of generating a magnitude 6.9 to 7.5 earthquake. Strong ground motion at the project site can be expected if there is a sizeable earthquake on the Teton or other regional fault. Seismic design criteria, provided by the USGS, are attached in Figure 3 of this report. The property is classified as having Site Class D soils.

2.3 SITE SOILS AND GEOLOGIC CHARACTERISTICS

In general, the site soils consist approximately 10 to 25 feet of fine-grained swamp and flood plain deposits, which are comprised of various amounts of clay, silt, and sand. The fine-grained soils are generally moist to wet, soft to medium stiff, and highly plastic. Shells and organics were observed in several of the recovered cores and suggest that deposition may have been along the edge of a lake or lacustrine environment at one point in geologic time. As seen in Figures 4 and 5, the depth of the fine-grained deposits increases from south to north, but remain somewhat constant east to west.

The fine-grained soils overlie alluvial gravel and cobbles to a depth of at least 60 feet. The gravel and cobble alluvium is generally dense to very dense, wet to saturated, and likely contains clasts up to 9-inches in diameter. Due to the narrow aperture size of the downhole sampler, recovery of whole clasts is not possible. Instead, the size of the gravel and cobbles is estimated based on other deposits identified in the Jackson Hole area.

Below 60 feet, BH-7 encountered several clay, sand, and gravel layers to the bottom of the borehole. This suggests that there is a depositional change that occurs at approximately 60 feet in depth, which may necessitate additional geotechnical information if deep foundation systems are planned.

The fine-grained swamp and flood plain deposits are likely to have an average dry density of approximately 90 pcf, based on the laboratory test performed by WAI, and an internal friction angle of 25 degrees, based on the soil classifications.

The alluvial gravels and cobbles have an average dry density of 135 pounds per cubic foot, an internal friction angle of 35 degrees, and no cohesion.

The USDA Web Soil Survey, classifies 100% percent of the lot as Greyback gravelly loam, which consists of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand to depths of 5 feet. Field investigations at the site have observed much more silt and clay deposition than the USDA mapping has identified.

2.4 SURFACE WATER AND GROUNDWATER

Groundwater was observed in all of the boreholes and monitoring wells were installed in 6 out of 7 of the new boreholes. Well readings taken on May 8th, 2017 indicate a groundwater level between approximately 2 feet and 8 feet.

The Johnson Company has been retained for studies related to the groundwater and its characteristics.

2.5 GEOLOGIC HAZARDS

The geologic hazards identified at the property include:

- Strong ground motion in connection with a seismic event;
- Liquefaction from strong ground shaking, unless the buildings and other structures are placed on the alluvial cobbles and gravels or connected to them through deep foundations;
- Settlement or consolidation in the swamp and flood plain deposits;
- Buoyancy distress from structures placed below groundwater levels.

2.6 LABORATORY TESTING

As previously mentioned, laboratory testing was performed on 8 samples obtained from the boreholes advanced by Teton Geotechnical (Appendix B), and WAI performed soil tests in 2008 (Appendix E). Testing in 2017 consisted of Atterberg Limits tests and fines classification and were performed by Strata, out of Idaho Falls, ID.

Laboratory testing for the coarse-grained alluvial gravels and cobbles was not performed because the downhole sampler cannot collect a representative sample and the soil characteristics of the alluvium are well known.

The soil classification and Atterberg Limits tests indicate that the fine-grained soils are lean clays, fat clays, low-plastic silts, and high-plastic silts. Basically, there was concurrent deposition of clay, silt, and sand occurring in inconsistent ratios to produce a large amount of soil variation. Seven of the Atterberg Limits tests returned plasticity index values ranging from 15 to 45, which correspond to medium plastic to highly plastic soils. Only one of the samples returned as non-plastic. The laboratory samples are consistent with swamp and flood plain soils.

The 2008 report from WAI includes additional laboratory testing, such as consolidation tests and particle size distribution analyses.

3 CONCLUSION

The 2-acre project site is located on deposits of fine-grained flood plain and swamp deposits which overlie alluvial gravel and cobbles at a depth of 10 to 25 feet. The fine-grained soils consist of low-plastic silt, high-plastic silt, low-plastic clay, and high plastic clay. Groundwater was observed to be as shallow as 2 feet in the project vicinity, although this depth may rise and fall in response to regional groundwater conditions.

The project developer will have several hazards to overcome in order to build at the site, such as shallow groundwater, collapsible and expansive soils, weak bearing soils, and shaking and/or liquefaction during a seismic event.

4 LIMITATIONS

The geologic and geotechnical recommendations and interpretations outlined in this report are based on a limited amount of data and assumes that major variations in the subsurface will not exist. Although every attempt to document the soils has been made, the soil conditions are based on a limited amount of information. This office should be immediately notified if significant differences between the assumptions made in this report and the actual site conditions exist.

At the time of this report, basic project drawings were not available for review. This office should be provided a set of final development plans in order to verify that the recommendations and interpretations made in this report are in accordance with the project specifications. Copies of this report should be made available to the contractors, architects, and engineers working on this project.

The geologic information provided in this report is intended to provide preliminary site information for initial design considerations. As the project progresses, additional geotechnical information may be needed for final engineering and architectural design.

The recommendations provided in this report are valid for one year from its issue date and this office should verify site conditions after that time. This report and its figures are applicable only to the aforementioned project site and should not be used for other properties or parcels.

Teton Geotechnical appreciates the opportunity to work with you on this project. If you have any additional questions regarding this project, then please contact our office.

5 REFERENCES

Federal Emergency Management Agency, Flood Map Service Center, Internet site: <https://msc.fema.gov/portal/>, last accessed on 5/20/2017.

Love, J.D., Albee H.F., 2004, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming, Wyoming State Geological Survey, J. David Love Historical Geologic Map Series, Map LMS-9, 1:24,000.

Smith, R.B., Arabasz, W.J., 1991, Seismicity of the Intermountain Seismic Belt, in Slemmons, D.B., Engdahl, E.R., Zoback, M.D., and Blackwell, D.D., editors, Neotectonics of North America, Geological Society of America, Decade Map Volume 1, p. 185-228.

Terzaghi, K., and Peck, R.B., 1967, Soil Mechanics in Engineering Practice, Second Edition: John Wiley & Sons, New York, 729 p.

Teton County, Teton County GIS Map Server, Internet site: <http://maps.greenwoodmap.com/tetonwy/mapserver/map>, last accessed on 5/29/2017.

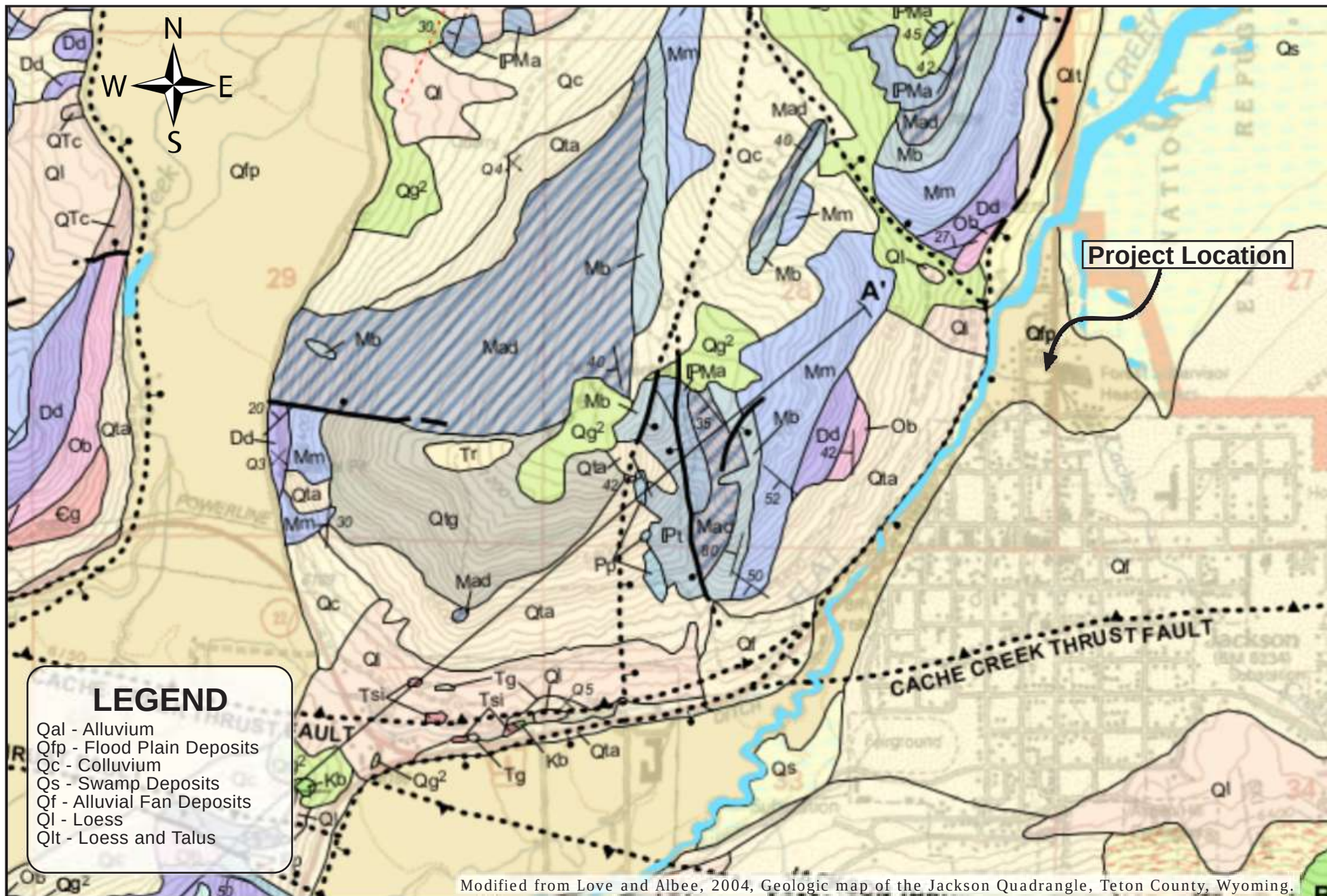
United States Department of Agriculture, Web Soil Survey, Internet site: <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, last accessed on 2/10/2017.

United States Geological Survey, U.S. Seismic Design Maps, Internet site: <http://earthquake.usgs.gov/designmaps/us/application.php>, last accessed on 5/15/2017.



Teton Geotechnical

FIGURES

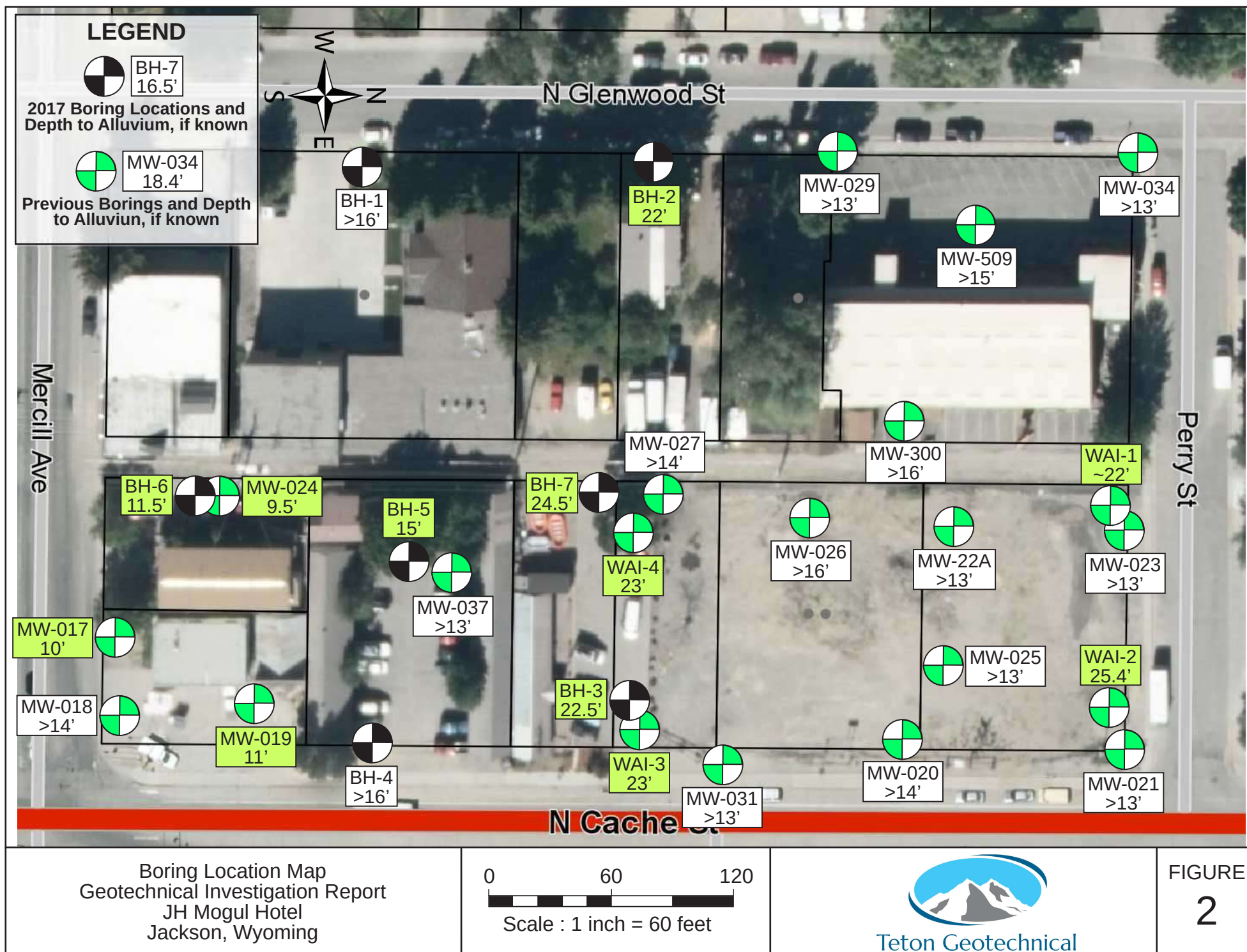


Geologic Location Map
Geologic Investigation Report
JH Mogul Hotel
Jackson, Wyoming

0 1/4 Mile 1/2 Mile
Scale : 1 inch = 1/4 Mile



FIGURE
1



Boring Location Map
Geotechnical Investigation Report
JH Mogul Hotel
Jackson, Wyoming

0 60 120
Scale : 1 inch = 60 feet



FIGURE
2

USGS Design Maps Summary Report

User-Specified Input

Report Title JH Mogul Hotel

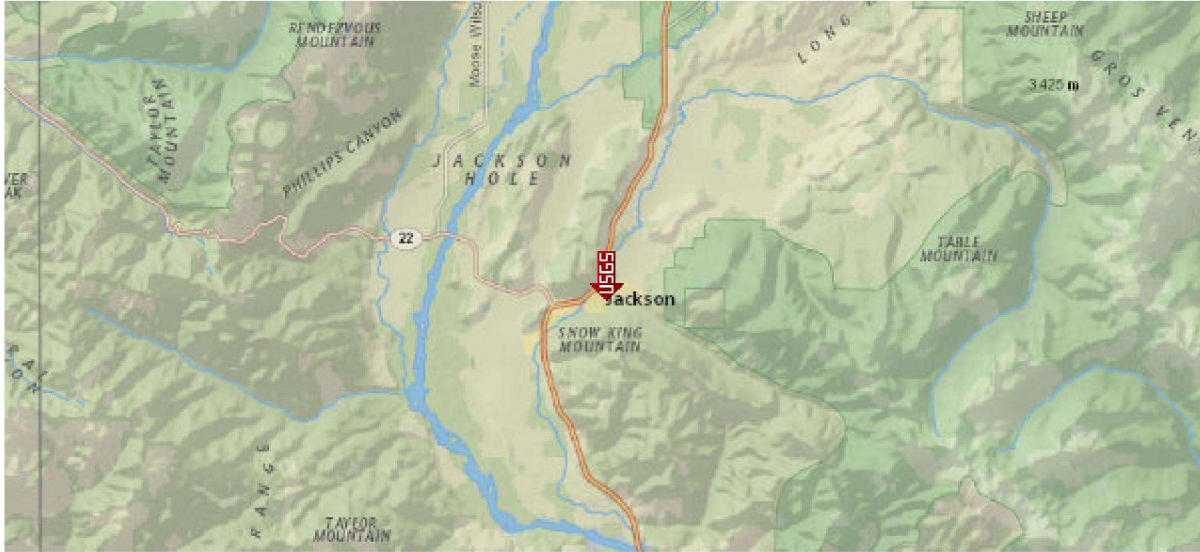
Tue May 30, 2017 02:56:54 UTC

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 43.48442°N, 110.7624°W

Site Soil Classification Site Class D – “Stiff Soil”

Risk Category I/II/III



USGS-Provided Output

$S_S = 1.245 \text{ g}$

$S_{MS} = 1.247 \text{ g}$

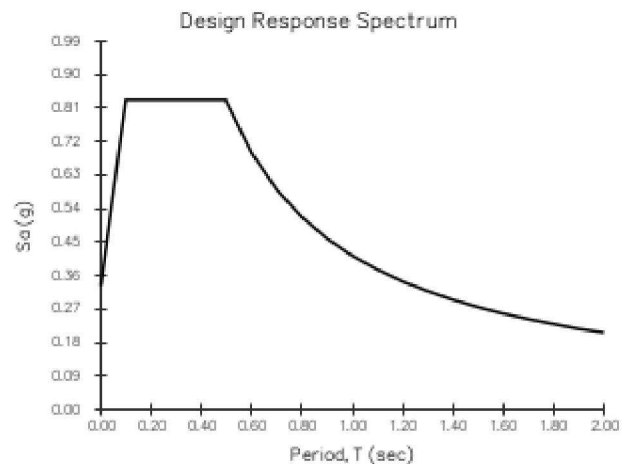
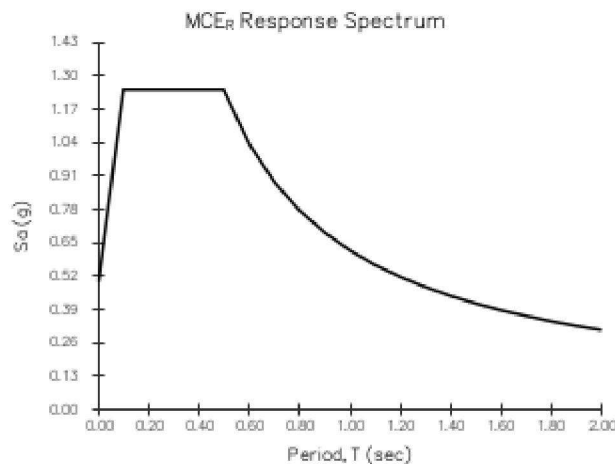
$S_{DS} = 0.832 \text{ g}$

$S_1 = 0.376 \text{ g}$

$S_{M1} = 0.620 \text{ g}$

$S_{D1} = 0.413 \text{ g}$

For information on how the S_S and S_1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the “2009 NEHRP” building code reference document.

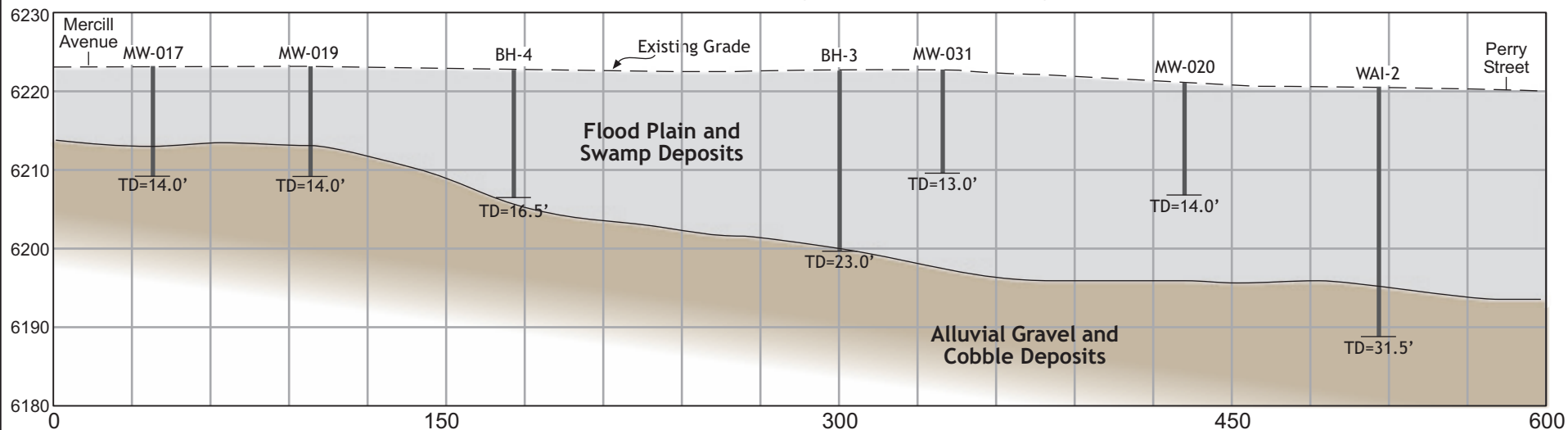


Although this information is a product of the U.S. Geological Survey, we provide no warranty, expressed or implied, as to the accuracy of the data contained therein. This tool is not a substitute for technical subject-matter knowledge.

A

Cross Section Along A-A', Looking West

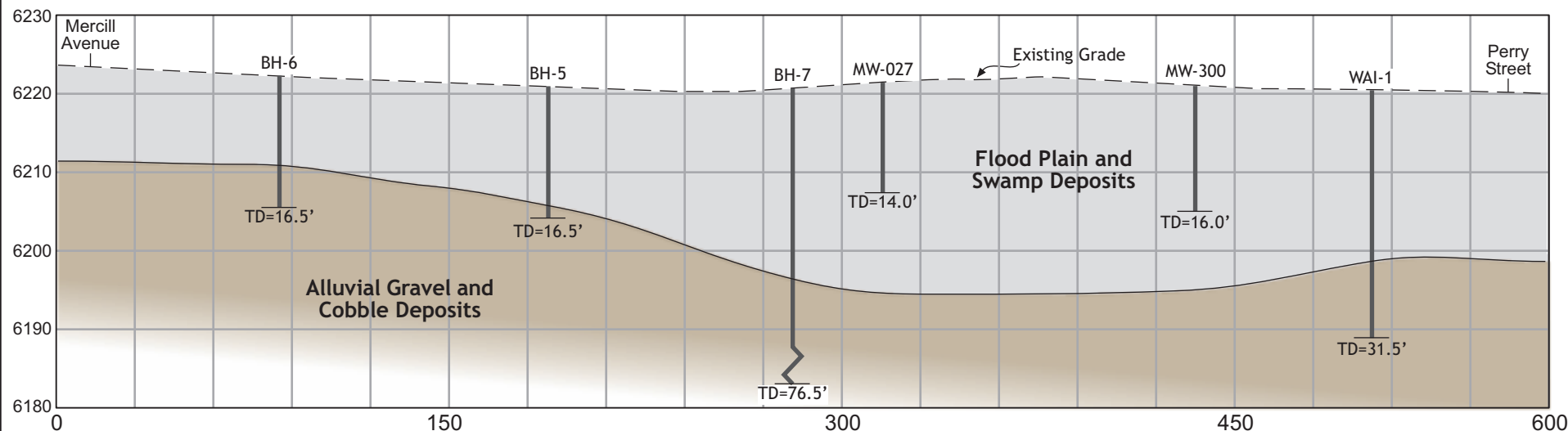
A'



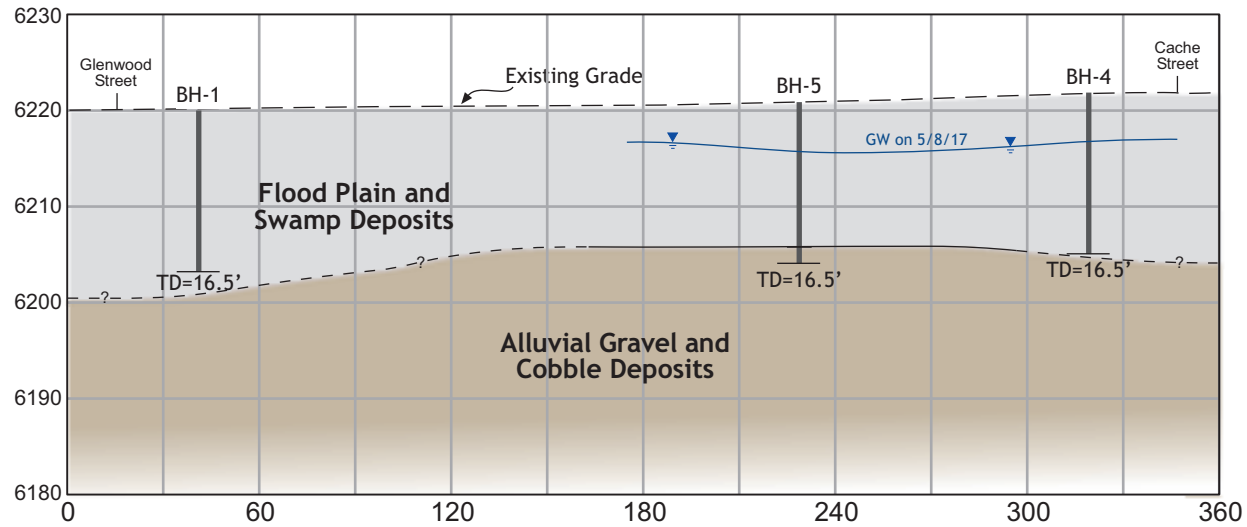
B

Cross Section Along B-B', Looking West

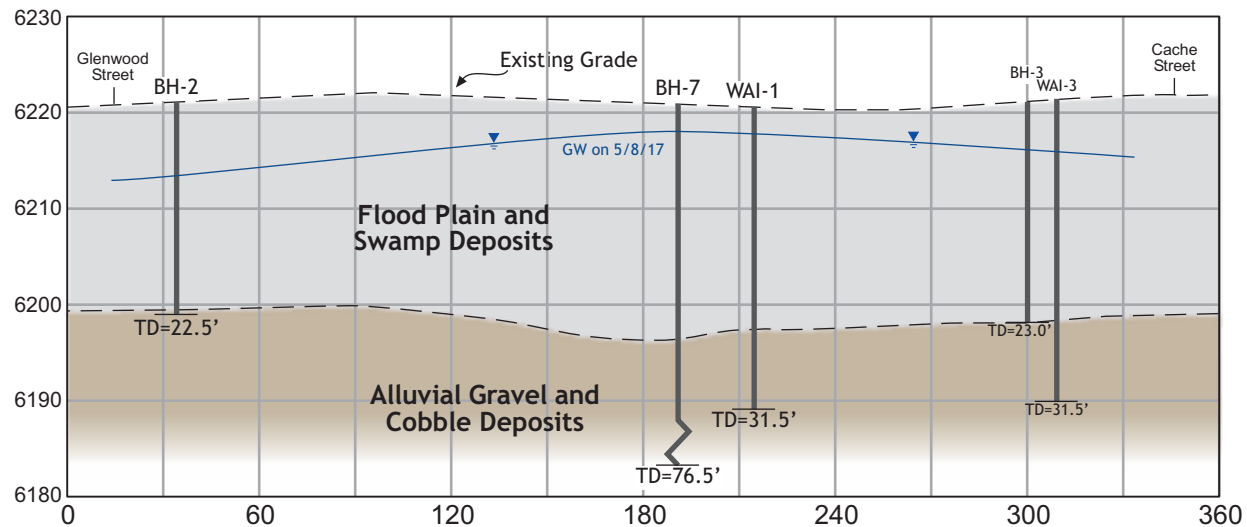
B'



C Cross Section Along C-C', Looking North **C'**



D Cross Section Along D-D', Looking North **D'**





Teton Geotechnical

APPENDICES



Teton Geotechnical

APPENDIX A

Borehole Logs

Project: JH Boutique Hotel		Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-1
Site Location: W side of 330 N Glenwood, Jackson, WY			Drilling Contractor: LK Drilling	Drill Type: Simco 2800
Logged By: JR	Date	Started: 4/22/2017	Operator: Steve	Weather: Clear
Elevation: ~6,220'		Completed: 4/22/2017	Groundwater Depth: 12.5'	Total Depth of Borehole: 16.5'
Borehole Location: Lawn of the Meridian Group, see Figure 2			Monitoring Well Notes: N/A	
Surface Description: Grassy lawn			Other: Rope and cat head used. 2"-diameter split spoon used for sampling.	

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Sandy gravel and cobbles, medium brown, moist, loose to dense, surface is grass.	
2					1.5' - BOH': FLOODPLAIN DEPOSITS - Interbedded and intermixed clay, silt, sand, and gravel.	
3						
4					- intermittent gravel to 5'.	
5		SS			5.0' - 6.5': Clayey gravel and cobbles, dark brown, moist, medium dense, plastic matrix, cobble in shoe.	
6		1-1	6"/18"	13		
7						
8						
9					- grinding to 10', heavy at times.	
10		SS			10.0' - 11.5': Silty gravel, dark brown, dry to slightly moist, medium dense.	
11		1-2	8"/18"	17		
12						
13					- groundwater at 12.5' at time of drilling.	
14						
15		SS			15.0' - 16.5': Gravelly sand, orange, saturated, medium dense, non-plastic.	
16		1-3	3"/18"	16		
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 12.5' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-2
Site Location: W side of 350 N Glenwood, Jackson, WY			Drilling Contractor: LK Drilling	Drill Type: Simco 2800
Logged By: JR	Date	Started: 4/22/2017	Operator: Steve	Weather: Clear
Elevation: ~6,220'		Completed: 4/22/2017	Groundwater Depth: 12.0'	Total Depth of Borehole: 22.0'
Borehole Location: Lawn of the Meridian Group, see Figure 2			Monitoring Well Notes: 2-inch diameter well. Screened from 8.5'-18.5'.	
Surface Description: Grassy lawn			Other: Rope and cat head used. 2"-diameter split spoon used for sampling.	

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Sandy gravel and cobbles, medium brown, moist, loose to dense, surface is grass.	
2					1.5' - 22.0': FLOODPLAIN AND SWAMP DEPOSITS - Interbedded and intermixed clay, silt, and fine sand.	
3						
4					- easy drilling.	
5					5.0' - 6.5': Silty clay, dark brown, moist, medium stiff, plastic.	
6		SS 2-1	10"/18"	8		
7						
8						
9						
10					10.0' - 11.5': Clay, grey/blue with black flecks, moist, soft, highly plastic, few organics.	
11		SS 2-2	10"/18"	3		23
12					- groundwater at 12.0' at time of drilling.	
13						
14						
15					15.0' - 16.5': High-plastic silt, light brown, moist to wet, highly plastic, soft, fossiliferous, shells and organics.	
16		SS 2-3	14"/18"	4		45
17						

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-2
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
18					FLOODPLAIN AND SWAMP DEPOSITS, continued from page 1	
19					- easy drilling.	
20						
21						
22					22.0' - BOH': ALLUVIUM - Sandy cobbles and gravel, medium dense, wet.	
23					Bottom of borehole at 22.5' below the ground surface.	
24					Groundwater observed at approximately 12.0' at time of drilling.	
25						
26						
27						
28						
29						
30						
31						
32						
33						
34						
35						
36						
37						
38						
39						



Teton Geotechnical

Page: 2 of 2

Borehole: BH-2

Project: JH Boutique Hotel

Location: W side of 330 N Glenwood, Jackson, WY

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-3		
Site Location: SE side of 345 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,222'			Completed: 4/22/2017		Groundwater Depth: ~7.0'		Total Depth of Borehole: 23.0'	
Borehole Location: Eastern side of Lewis and Clark parking lot, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 9.0'-19.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 3.0': FILL - Asphalt over sandy gravel and cobble pit run fill.	
2						
3					3.0' - 22.5': FLOODPLAIN AND SWAMP DEPOSITS - Interbedded and intermixed clay and silt.	
4						
5						
6		SS 3-1	10"/18"	2	5.0' - 6.5': Clayey silt, grey to blackish brown, moist to wet, very soft, plastic, contains organics.	
7					- groundwater at 7.0' at time of drilling.	
8						
9					- continued easy drilling.	
10						
11		SS 3-2	18"/18"	3	10.0' - 11.5': Clay, bluish brown, wet, soft, highly plastic, organics, fossiliferous.	16
12						
13					- heavy grinding.	
14						
15						
16		SS 3-3	14"/18"	2	15.0' - 16.5': Clay, bluish brown, moist, very soft, highly plastic, few organics.	
17						

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-3
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
18 —					FLOODPLAIN AND SWAMP DEPOSITS, continued from page 1 20.0' - 21.5': Clay, light brown to dark brown, wet, soft, highly plastic, fossiliferous, shells and organics.	
19 —						
20 —		SS				
21 —		3-4	12"/18"	3		
22 —						
23 —					22.5' - BOH: ALLUVIUM - Sandy gravel and cobbles, wet, dense.	
24 —					Bottom of borehole at 23.0' below the ground surface. Groundwater observed at approximately 7.0' at time of drilling.	
25 —						
26 —						
27 —						
28 —						
29 —						
30 —						
31 —						
32 —						
33 —						
34 —						
35 —						
36 —						
37 —						
38 —						
39 —						



Teton Geotechnical

Page: 2 of 2

Borehole: BH-3

Project: JH Boutique Hotel

Location: SE side of 345 N Cache, Jackson, WY

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-4		
Site Location: SE side of 325 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~7.0'		Total Depth of Borehole: 16.5'	
Borehole Location: Southeast side of Pioneer Motel courtyard, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 9.0'-19.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 2.0': FILL - Asphalt over sandy gravel and cobble fill.	
2					2.0' - 16.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay, silt, sand, and gravel. 5.0' - 6.5': High plastic clay, dark brown, moist, soft, highly plastic. - groundwater at 7.0' at time of drilling. - gravel lenses from 7'-12'. - continued easy drilling. 10.0' - 11.5': Silty, clayey gravel, grey brown, wet, loose. 15.0' - 16.5': Silty clay, dark brown, wet, very soft, highly plastic, gravel in shoe (likely from above).	37
3						
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-5		
Site Location: West side of 325 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~15.0'		Total Depth of Borehole: 16.5'	
Borehole Location: West side of Pioneer Motel courtyard, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 5.0'-15.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 2.0': FILL - Asphalt over sandy gravel and cobble fill.	
2					2.0' - 15.0': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay, silt, sand, and gravel. - dark brown, moist cuttings, easy drilling. 5.0' - 6.5': Silty clay, dark brown, moist, soft, highly plastic. - groundwater at 15.0' at time of drilling. - gravel lenses from 7'-12'. - continued easy drilling. 10.0' - 11.5': Silty clay, grey brown, moist, very soft, moderately plastic, organics. - easy, quiet drilling.	18
3						
4						
5		SS				
6		5-1	11"/18"	5		
7						
8						
9						
10		SS				
11		5-2	16"/18"	2		
12						
13						
14						
15		SS				
16		5-3	6"/18"	32	15.0' - 16.5': ALLUVIUM - Sandy gravel and cobbles, medium brown, dense, wet.	
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 15.0' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-6		
Site Location: West side of 45 Mercill Ave., Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/22/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,224'			Completed: 4/22/2017		Groundwater Depth: ~4'		Total Depth of Borehole: 16.5'	
Borehole Location: Parking lot behind Pioneer Motel, off of alley, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 0.0'-10.0'.				
Surface Description: Parking lot				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors. Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
1					0.0' - 1.5': FILL - Asphalt over sandy gravel and cobble fill.	
2					1.5' - 11.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed clay and silt. - groundwater at 4.0' at time of drilling. 5.0' - 6.5': Silty clay, dark brown, wet, very soft, highly plastic.	15
3						
4						
5						
6						
7					- continued easy drilling. 10.0' - 11.5': Silty lean clay, dark brown, wet, stiff, moderately plastic, gravel in shoe.	15
8						
9						
10						
11						
12					11.5' - BOH: ALLUVIUM - Sandy gravel and cobbles, medium brown, wet, medium dense. - grinding from 11.5' to 15.0'	15
13						
14						
15					15.0' - 16.5': Sandy gravel and cobbles, medium brown, medium dense, wet.	15
16						
17					Bottom of borehole at 16.5' below the ground surface. Groundwater observed at approximately 4.0' at time of drilling.	

Project: JH Boutique Hotel		Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-7		
Site Location: W side of 335 N Cache, Jackson, WY				Drilling Contractor: LK Drilling		Drill Type: Simco 2800		
Logged By: JR		Date	Started: 4/23/2017		Operator: Steve		Weather: Clear	
Elevation: ~6,222'			Completed: 4/23/2017		Groundwater Depth: ~5.0'		Total Depth of Borehole: 76.5'	
Borehole Location: West side of Lewis and Clark parking lot, see Figure 2				Monitoring Well Notes: 2-inch diameter well. Screened from 30.0'-40.0'.				
Surface Description: Asphalt driveway				Other: Rope and cat head used. 2"-diameter split spoon used for sampling.				

Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
1					0.0' - 2.0': FILL - Asphalt and sandy gravel and cobble fill.	
2					2.0' - 24.5': FLOOD PLAIN AND SWAMP DEPOSITS - Intermixed and interbedded clay, silt, sand, and gravel.	
3						
4					5.0' - 6.5': Silty clay, dark brown, moist, soft, highly plastic, some organics.	
5						
6		SS 7-1	13"/18"	3	- groundwater observed at ~5.5' at time of drilling.	
7						
8					10.0' - 11.5': Sandy clayey gravel, medium brown, wet, medium dense.	
9						
10						
11		SS 7-2	8"/18"	19		
12					15.0' - 16.5': High-plastic silt, grey brown, moist, very soft, highly plastic, fossiliferous.	
13						
14						
15						
16		SS 7-3	18"/18"	2		30
17						

Project: JH Boutique Hotel					Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-7	
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology			Plasticity Index
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors.			
					Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.			
18					FLOOD PLAIN AND SWAMP DEPOSITS, continued from Page 1 20.0' - 21.5': Silt, light brown/yellow tan, moist, very soft, plastic, fossiliferous.			NP
19								
20								
21								
22								
23					24.5' - BOH: ALLUVIUM - Sandy gravel and cobbles. 25.0' - 26.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter, moderately difficult drilling. 30.0' - 31.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter, moderately difficult drilling. - heavy grinding. - heaving sands. 35.0' - 36.5': Silty sandy gravel and cobbles, medium brown, wet/saturated, dense.			
24								
25								
26								
27								
28								
29								
30								
31								
32								
33								
34								
35								
36								
37								
38								
39								



Teton Geotechnical

Page: 2 of 4

Borehole: BH-7

Project: JH Boutique Hotel

Location: W side of 330 N Glenwood, Jackson, WY

Project: JH Boutique Hotel				Project Number: 1703.1	Client: Mogul Capital	Borehole No. BH-7
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology	Plasticity Index
					<u>Soil Group Name:</u> modifier, color, moisture, density/consistency, grain size, other descriptors. <u>Rock Description:</u> modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.	
40					ALLUVIUM, continued from Page 2	
41						
42						
43						
44						
45		SS				
46			9"/18"	50	45.0' - 46.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter.	
47						
48						
49						
50						
51						
52						
53						
54						
55		SS				
56			10"/18"	50	55.0' - 56.5': Sandy cobbles and gravel, dense, wet, fragments in shoe indicate larger clasts than the sampler diameter.	
57						
58						
59						
60						
61						



Teton Geotechnical

Page: 3 of 4

Borehole: BH-7

Project: JH Boutique Hotel

Location: W side of 330 N Glenwood, Jackson, WY

Project: JH Boutique Hotel					Project Number: 1703.1		Client: Mogul Capital		Borehole No. BH-7		
Depth (feet)	SPT Interval	Sample Type and Number	Sample Retrieval	Corrected SPT Values (N60)	Lithology					Plasticity Index	
					Soil Group Name: modifier, color, moisture, density/consistency, grain size, other descriptors.						
					Rock Description: modifier, color, hardness/degree of concentration, bedding and joint characteristics, solutions, void conditions, other descriptors.						
62					ALLUVIUM, continued from Page 3 - sand or clay lens from 60'-64'. 65.0' - 66.5': Sandy clayey gravel, red brown, moist, very dense, indurated, difficult drilling. - broke free of hard layer at 67'. - gravel from 67'-68'. - easier drilling from 68'-70'. - gravel layer at 70'. - easy drilling from 73'-75'. 75.0' - 76.5': Sand, grey brown, wet/saturated, dense, fine-grained, well sorted.						
63											
64											
65											
66											
67											
68											
69											
70											
71											
65		SS									
66			8"/18"	50/5"							
67											
68											
69											
70											
71											
72											
73											
74											
75											
75		SS									
76		7-5	10"/18"	48							
77					Bottom of borehole at 76.5' below the ground surface. Groundwater observed at approximately 5.5' at time of drilling.						
78											
79											
80											
81											
82											
83											



Teton Geotechnical

Page: 4 of 4

Borehole: BH-7

Project: JH Boutique Hotel

Location: W side of 330 N Glenwood, Jackson, WY

APPENDIX B

Strata Laboratory Test Results



Summary of Test Results

Project: JH Boutique Hotel 1703.1

Client: Teton Geotechnical

Tested By: O. Martinez

Specimen Preparation: Wet

Project Number: IF17034A

Date: 5/17/2017

Location	Depth (feet)	Lab Number	Atterberg			Fines Class
			LL	PL	PI	
BH 2-2	10	IF1700037	43	21	23	CL
BH 2-3	15	IF1700038	98	53	45	MH
BH 3-2	10	IF1700039	36	20	16	CL
BH 4-1	5	IF1700040	62	25	37	CH
BH 5-2	10	IF1700041	34	16	18	CL
BH 6-2	10	IF1700042	31	16	15	CL
BH 7-3	15	IF1700043	70	40	30	MH
BH 7-4	20	IF1700044	NV	NP	NP	ML

NV = No Value NP = Non-Plastic

Reviewed By:

APPENDIX C

Corrected N60 Spreadsheet

Jackson Boutique Hotel
Blow Count Data



Uncorrected N Values							
Depth	BH-1	BH-2	BH-3	BH-4	BH-5	BH-6	BH-7
5	13	8	2	3	5	2	3
10	16	3	3	10	2	11	18
15	14	3	2	2	32	22	2
20			3				2
25							32
30							16
35							34
45							36
55							36
65							50/5.5"
75							35

Corrected N Values							
Depth	BH-1	BH-2	BH-3	BH-4	BH-5	BH-6	BH-7
5	13	8	2	3	5	2	3
10	17	3	3	10	2	11	19
15	16	4	2	2	38	26	2
20			4				2
25							42
30							21
35							47
45							50
55							50
65							50/5.5"
75							48

	Value from Table			
Hammer Efficiency (Em)	0.6			
Borehole Diameter Correction (Cb)	1.15			
Sampler Correction (Cs)	1.2			
Rod Length Correction (Cr)	0.75	0.85	0.95	1

$$N_{60} = \frac{Em * Cb * Cs * Cr * N}{0.60}$$

TABLE 4.4 BOREHOLE, SAMPLER, AND ROD CORRECTION FACTORS		
Factor	Equipment Variables	Value
Borehole diameter factor, C_B	2.5 - 4.5 in (65 - 115 mm)	1.00
	6 in (150 mm)	1.05
	8 in (200 mm)	1.15
Sampling method factor, C_S	Standard sampler	1.00
	Sampler without liner (not recommended) (generally used)	1.20
Rod length factor, C_R	10 - 13 ft (3 - 4 m)	0.75
	13 - 20 ft (4 - 6 m)	0.85
	20 - 30 ft (6 - 10 m)	0.95
	> 30 ft (> 10 m)	1.00

Adapted from Skempton (1986).

Apparent Density of Coarse-Grained Soils

SPT N-Value (corrected)	Apparent Density
0 - 4	Very loose
5 - 10	Loose
11 - 30	Medium Dense
31 - 50	Dense
> 50	Very Dense

Consistency of Fine-Grained Soils

SPT N-Value (uncorrected)	Consistency	Compressive Strength (ksf)	Results of Manual Manipulation
< 2	Very Soft	< 0.5	Specimen (height = twice the diameter) sags under its own weight; extrudes between fingers when squeezed
3 - 4	Soft	> 0.5 - 1.0	Specimen can be pinched in to between the thumb and forefinger; remolded by light finger pressure
5 - 8	Medium stiff	> 1.0 - 2.0	Can be imprinted easily with fingers; remolded by strong finger pressure
9 - 15	Stiff	> 2.0 - 4.0	Can be imprinted with considerable pressure from fingers or indented by thumbnail
16 - 30	Very stiff	> 4.0 - 8.0	Can be barely imprinted by pressure from the fingers or indented by thumbnail
> 30	Hard	> 8.0	Cannot be imprinted by fingers or difficult to indent by thumbnail



Teton Geotechnical

APPENDIX D

WDEQ LAUST Project Results

8.0 PROJECT RESULTS – CACHE CHEVRON (0-001535), TETON TEXACO (0-003436), AND AMERICAN LEGENDS GALLERY (0-003882)

The Cache Chevron, Teton Texaco, and American Legends Gallery sites are grouped together owing to their close physical proximity. Cache Chevron is located at 401 North Cache Street (Figure 2-1b). Teton Texaco is located at 375 North Cache Street, directly south of Cache Chevron, and is the present location of Eagle Rent-A-Car. American Legends Gallery is located at 355 North Cache Street, adjacent to and south of the Teton Texaco property.

8.1 INVESTIGATION RESULTS

The following discussion of investigation results provides an integration of past and current information regarding site background, soil conditions, groundwater conditions, potential receptors, and slug tests. A list of investigative activities performed by Dames & Moore during the 1999 ASA is included in the Site Background Section below. Tables 8-1 and 8-2 contain summaries of BTEXNM, TPH-DRO, TPH-GRO, cadmium, chromium, and lead concentrations in soil and groundwater samples from the SSI and ASA investigations. WDEQ recommended SCCs for oral exposure, and MCLs/DWELs for ingestion of groundwater are included in the tables for comparison. VOCs detected in soil or groundwater samples collected during the 1999 ASA are included in Tables 3-4 and 3-9 (Section 3.0).

8.1.1 Site Background

The following discussion of site background addresses each site separately.

The **Cache Chevron** property has been occupied by gas stations for more than 47 years. In 1988, five gasoline USTs were removed from the area where the current tank basin is located, on the south side of the service station. These tanks included three 3,000-gallon tanks, one 6,000-gallon tank and one 12,000-gallon tank. A 500-gallon waste oil UST and a 1,000-gallon heating oil UST were removed from the west side of the service station building. The location of these tank basins and other site features are shown on Figure 8-1.

In 1988 during tank removal activities, a spill of 550 gallons of gasoline occurred when one tank was ruptured. At the time some of the spilled fuel was reportedly recovered and impacted soil was excavated for off-site disposal. During the fall of 1988, a release of an estimated 1,076 gallons of gasoline occurred as the result of an underground line leak. Some of this product was

recovered. A groundwater recovery system operated on the property prior to 1990. Site investigations comprised of test borings, monitoring well installations, and groundwater sampling were conducted on the property prior to 1990.

At the **Teton Texaco** in 1989, petroleum hydrocarbons were detected in soil and groundwater during a limited subsurface investigation of the Teton Texaco property. This effort included the installation and sampling of groundwater monitoring wells.

In 1990, four USTs were removed from the site, including two 6,000-gallon gasoline tanks, one 500-gallon waste oil tank, and one 500-gallon heating oil tank. During tank removal activities, approximately 186 tons of contaminated soil was removed from the tank basins and replaced with clean fill. The locations of the tank basins and other site features are shown on Figure 8-1.

In 1974 at the **American Legends Gallery**, three USTs of unknown size and contents were reportedly removed from the American Legends Gallery property. No documentation of this removal is available. During a limited site investigation in 1991, a very strong gasoline odor was detected in excavations on the west side of the site building and free product was discovered at approximately 7 feet bgs. This area is shown in outline on Figure 8-1.

In 1997, as part of the SSI, sewer lines in the alley west of the Teton Texaco and American Legends Gallery properties were identified as potential receptors of petroleum vapors and free product. The sewer lines in this area were field screened using a PID and no detectable concentrations of organic vapors were reported. The basements of the Cache Motel and the Sweeney residence and the crawlspace of a rental unit at the Schreiber property were identified as potential vapor receptors. Indoor air sampling for benzene and n-hexane was performed at these three locations as part of the SSI; no detectable concentrations were reported in the air samples.

In 1997, as part of the SSI, five additional borings were drilled at Cache Chevron and three of the borings were completed as monitoring wells. Fifteen additional borings were advanced to 6 to 14 feet bgs at Teton Texaco and the American Legends Gallery and eight of these borings were completed as monitoring wells. The locations of the borings are shown on Figure 8-1.

In 1997, as part of the SSI, nine existing four-inch diameter groundwater monitoring wells on the Cache Chevron site were included in the groundwater-sampling program. Five of these wells (MW-CC-3, MW-CC-TB-1, MW-CC-TB-2, MW-CC-TB-3 and MW-CC-TB-4) were located in

the immediate vicinity of the existing USTs. Four other wells (MW-CC-4, MW-CC-5, MW-CC-6 and MW-CC-7) were located along the western edge and in the northern portion of the property. The locations of these monitoring wells are shown on Figure 8-1.

The magnitude and extent of petroleum hydrocarbons in the soil and groundwater at the Cache Chevron/Teton Texaco/American Legends Gallery site were not fully defined in previous investigations. Specifically, the western extent of petroleum hydrocarbons in soil and groundwater was uncertain. Additional investigative activities performed by Dames & Moore during the ASA included:

Cache Chevron

- The installation of one additional monitoring well (MW-301) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of one additional soil sample (MW-301) to the west of the property to further delineate the horizontal extent of soil contamination.
- The collection of five additional groundwater samples (from three existing monitoring wells and one new monitoring well) to characterize groundwater.
- The collection of groundwater elevation measurements during the summer and fall 1999 sampling events, and again in January 2000 to monitor seasonal fluctuations in the water table.
- Soil Treatability Study performed on contaminated soil collected from Cache Chevron property to evaluate biodegradation potential.

Teton Texaco

- The installation of one additional monitoring well (MW-300) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of one additional soil sample (MW-300) to the west of the property to further delineate the horizontal extent of soil contamination.
- The collection of five additional groundwater samples (from three existing monitoring wells and one new monitoring well) to characterize groundwater.
- The collection of groundwater elevation measurements during the summer and fall 1999 sampling events, and again in January 2000 to monitor seasonal fluctuations in the water table.
- The performance of three slug tests in order to determine the hydraulic conductivity of aquifer materials.

American Legends Gallery

- The installation of one additional monitoring well (MW-375) to the west of the property to further delineate the extent of groundwater contamination.
- The collection of two groundwater samples from newly installed monitoring well MW-375 to characterize groundwater

Additional Investigative Activities

- Dames & Moore observed for seeps in the basement of the Cache Creek Motel. None were found at the time.

8.1.2 Soil Conditions

Subsurface materials at the site are comprised of clayey silts with occasional interbedded silty sands. Silt and sand layers were encountered from 10 to 12 feet and from 15 to 15.5 feet bgs in boring MW-300. Fill material consisting of sand and gravel was encountered at shallow depths at several locations and to depths of 6 to 8 feet at the tank basin locations. A geologic cross-section from monitoring well MW-300 east to MW-020 (between the Teton Texaco and American Legends Gallery buildings) is illustrated on Figure 8-2.

Table 8-1 lists TPH-DRO and TPH-GRO concentrations in soil samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, TPH-DRO was detected in five samples at concentrations ranging from 100 mg/kg to 780 mg/kg, in exceedance of its SCC of 100 mg/kg. No other TPH-DRO concentrations were detected above its SCC during the 1997 SSI or 1999 ASA. During the SSI, TPH-GRO was detected in six samples at concentrations ranging from 34 mg/kg to 3,000 mg/kg, in exceedance of its SCC of 30 mg/kg. No other TPH-GRO concentrations were detected above its SCC during the SSI or ASA. Figure 8-3 depicts TPH-GRO and TPH-DRO concentrations in both soil and groundwater samples collected at the site during the 1997 SSI and 1999 ASA. Soil concentrations, along with sample depths are shown in brackets. Groundwater results are discussed in the following section (Section 8.1.3). The area of remedial focus shown on Figure 8-3 is based on benzene concentrations in groundwater as discussed in Section 8.1.3.

Table 8-1 lists benzene concentrations in soil samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI and 1999 ASA, benzene was detected in soil samples collected at concentrations ranging between 12 µg/kg to 12,000 µg/kg, well below its SCC of 52,000 µg/kg. Figure 8-4 depicts the benzene concentrations in both soil and groundwater samples collected at the site during the 1997 SSI and 1999 ASA.

Table 8-1 lists other BTEXNM compounds that were analyzed in soil samples collected during the SSI and ASA. Trace concentrations of other BTEXNM compounds were detected in the soil during both the SSI and ASA; however, all concentrations were well below their respective SCCs.

Soil samples collected during the SSI and ASA were analyzed for the full suite of EPA 8260 VOC compounds. No VOC concentrations were detected in exceedance of their respective SCCs in the soil samples collected from monitoring wells MW-300 and MW301 during the 1999 ASA. Results for the samples from the ASA are listed in Table 3-4 (Section 3.0). The SSI data were not integrated into this table but are available in the 1997 SSI report.

Table 8-1 lists cadmium, chromium, and lead concentrations in soil samples collected during the SSI and ASA. One soil sample from the 1997 SSI and two soil samples from the 1999 ASA were analyzed for metals. All metal concentrations were well below their respective SCCs.

8.1.3 Groundwater Conditions

Figure 6-6 (Section 6.0) shows contoured groundwater elevations and the general flow direction for the North Cache area. The Cache Chevron/Teton Texaco/American Legends Gallery site is included on the figure. The groundwater elevations are from water level measurements taken during the summer 1999 sampling event of the ASA. In the site area the general groundwater flow direction is to the west-northwest.

Table 3-8 (Section 3.0) lists casing elevations, dates measured, depths to groundwater, groundwater elevations, maximum elevation difference per well, range of depths to groundwater per site, and the maximum elevation difference in a well per site. Depths to groundwater recorded from July 1997 to January 2000 range from about 3.13 to 7.80 feet bgs across the site. Over this time period, the maximum variation in depth to groundwater in a well is 2.35 feet.

Table 8-2 lists TPH-DRO and TPH-GRO concentrations in groundwater samples collected during the 1997 SSI and 1999 ASA. TPH-DRO was not detected at concentrations that exceeded

its DWEL of 10,000 µg/L in groundwater samples collected during the SSI or ASA. TPH-GRO was detected in 8 monitoring wells during the SSI in exceedance of its DWEL of 10,000 µg/L at concentrations ranging from 17,000 µg/L to 50,000 µg/L. During the ASA, groundwater samples collected from four site wells had TPH-GRO concentrations at or above the DWEL: MW-20 (22,000 µg/L), MW-021 (10,000 µg/L), MW-022 (13,000 µg/L), and MW-300 (12,000 µg/L). Figure 8-3 depicts TPH-DRO and TPH-GRO concentrations in groundwater samples collected at the site during the 1997 SSI and 1999 ASA.

Table 8-2 lists benzene concentrations in groundwater samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, benzene was detected at concentrations in exceedance of its MCL of 5 µg/L in 19 monitoring wells at concentrations ranging from 8 µg/L to 5,800 µg/L. During the 1999 ASA, benzene was detected at concentrations in exceedance of its MCL in eight out of the nine monitoring wells sampled in concentrations ranging from 21 µg/L to 3,300 µ/L. Benzene was detected at concentrations greater than 1,000 µg/L in monitoring wells MW-020, MW-022, and MW-300 at concentrations of 1,100 µg/L, 3,300 µg/L, 1,600 µg/L, respectively.

The highest benzene concentrations were found in three locations: 1) in wells located in the tank basin south of Cache Chevron; 2) in MW-021, located in the northeast corner of the Teton Texaco property; and 3) in the area between the American Legends Gallery building and the Teton Texaco building. Figure 8-4 depicts benzene concentrations in groundwater samples collected at the site during the 1997 SSI and the 1999 ASA.

Table 8-2 lists concentrations of other BTEXNM constituents in groundwater samples collected during the 1997 SSI and 1999 ASA. During the 1997 SSI, other BTEXNM compounds exceeded their respective MCLs. Toluene was detected at concentrations ranging from 1,600 µg/L to 5,000 µg/L, in exceedance of its MCL of 1,000 µg/L. Ethylbenzene was detected at concentrations ranging from 720 µg/L to 1,600 µg/L, exceeding its MCL of 700 µg/L. MTBE was detected in the sample collected from MW-CC-TB3 at a concentration of 910 µ/L in exceedance of its MCL of 200 µg/L. During the 1999 ASA, trace concentrations of other BTEXNM constituents were detected, but all were well below their respective MCLs.

Groundwater samples were analyzed for the full suite of EPA Method 8260 VOCs during the SSI and ASA. No additional VOC compounds were detected at concentrations exceeding MCL/DWELs in groundwater collected from the site. ASA results are reported in Table 3-9

(Section 3.0). The SSI data were not integrated into this table but are included in the 1997 SSI report.

Table 8-2 lists cadmium, chromium, and lead concentrations in groundwater samples collected during the SSI and ASA. During the 1997 SSI, lead was the only metal detected above its MCL of 0.05 mg/L at a concentration of 0.06 mg/L in the samples collected from MW-20, MW-25, and MW-CC-3. Cadmium, chromium, and lead did not exceed their respective MCLs in groundwater samples collected during the 1999 ASA.

For future monitoring activities, the existing wells at Cache Chevron were destroyed during facility remodeling in late 1999 to early 2000. These wells will be replaced during construction activities in summer 2000.

8.1.4 Potential Receptors

No immediate health or safety hazards were identified at the Cache Chevron/Teton Texaco/American Legends Gallery site during the SSI or ASA. No domestic water wells were identified in the vicinity that might be impacted from the Cache Chevron/Teton Texaco/American Legends Gallery source area.

Cache Creek flows through a culvert along the south side of the American Legends Gallery property before entering Flat Creek. Based on the available data, there are no impacts to Cache Creek or Flat Creek from sources at the Cache Chevron/Teton Texaco/American Legends Gallery site.

The 1997 SSI identified the sewer lines and basement areas west of the Teton Texaco and American Legend Gallery properties as potential vapor or free product receptors. No hazards were identified at the time of the investigation. No utilities are known to have been impacted at the site.

8.1.5 Slug Tests

Three slug tests were performed at the Cache Chevron/Teton Texaco/American Legends Gallery site during the 1999 ASA. The slug tests were used to estimate hydraulic conductivity of the subsurface saturated zone. The hydraulic conductivities were calculated utilizing three methods shown in the table below.

Estimated Hydraulic Conductivity (ft/day)

Monitoring Well I.D.	Bouwer & Rice	Hvorslev	Cooper, et. al.
MW-021	3.6	36.0	19.1
MW-300	3.8	7.5	1.8
MW-301	1.5	2.7	3.7

Although three different methods were used to calculate the hydraulic conductivity at the site, the average of the values generated using the Bouwer and Rice method for unconfined aquifers was used to estimate the hydraulic conductivity (3.0 ft/day) at the site. The Bouwer and Rice method was the most conservative and believed to be the most applicable to actual site conditions.

8.2 CONCLUSIONS AND RECOMMENDATIONS

The following conclusions and recommendations in the form of remedial action alternatives are based on site investigation information.

8.2.1 Conclusions

Releases of petroleum hydrocarbons from USTs have affected soils and groundwater at the Cache Chevron/Teton Texaco/American Legends Gallery site.

- Subsurface materials at the Cache Chevron/Teton Texaco/American Legends Gallery site are comprised of clayey silts with occasional interbedded silty sands to a depth of at least 15.5 bgs. Fill material consisting of sand and gravel was encountered to shallow depths and to depths of 6 to 8 feet at the tank basin locations. Depths to groundwater, measured between September 1997 and January 2000, vary from 3.13 to 7.80 feet bgs across the site. The largest variation in measured depths to groundwater in an individual well was 2.35 feet.

- Site soils are impacted by petroleum hydrocarbons at depths ranging from 4 to 6 feet bgs. Because these depths correspond roughly with variations in depth to groundwater, it is concluded that most of the contamination at the site lies within the smear zone.
- Groundwater at the site is impacted by relatively high concentrations of benzene and TPH-GRO from multiple sources.
- Slug tests performed at monitoring wells MW-021, MW-300 and MW-301 gave an average estimated hydraulic conductivity of approximately 3 feet per day, indicating that soils in the area have low permeability.

8.2.2 Recommendations

Recommended Remedy: Enhancement of *In Situ* Bioremediation by ORC[®] Pressure Injection

Conventional AS/SVE was cited as the presumptive remedy in the Dames & Moore Technical Proposal for the Cache Chevron/Teton Texaco/American Legends Gallery sites. For reasons listed below, Dames & Moore recommends instead *in situ* bioremediation enhanced through the pressure injection of an oxygen release source, such as ORC[®], within the area of remedial focus at the Aspen Service portion of the site.

It is also recommended that a minimum of five new monitoring wells be installed on the Cache Chevron property, and that groundwater be monitored for a period of at least two years following the pressure injection of ORC[®] or a like product.

Rationale

ORC[®] pressure injection is recommended over conventional AS/SVE treatment for the following reasons:

- Low permeability soils at the site do not lend themselves well to remediation by conventional AS/SVE treatment or treatment by GCW technology.
- The use of conventional AS/SVE would require extensive drilling, well completion, well development, and well maintenance in a very congested part of town; the use of ORC requires only direct-push holes for the injection of the ORC[®] slurry.

- Given the relatively low, but persistent, level of contaminants at this site, it is expected that one ORC[®] pressure injection would be enough to remediate most of the site to WDEQ/DWQ's standards. However, some portions of the site will likely require a second or third injection of ORC[®] or a like product.
- A minimum of two years of groundwater monitoring is recommended in order to monitor contaminant migration in the low flow aquifer.

Figure 8-5 shows the locations of proposed ORC[®] injection points, and the locations of proposed monitoring wells.

8.3 COST ESTIMATION

The remedial plan for the Cache Chevron/Teton Texaco/American Legends Gallery site was based ultimately on considerations other than cost, as explained in Section 8.2 above, although cost was a decision factor. The engineering cost estimation broken out in the table below is expected to be accurate within +/- 30 percent in year 2000 dollars. The expected project life is estimated at two years. Direct costs listed in the table include costs associated with the material and labor required to complete the ORC[®] injections. Indirect capital costs include engineering design and specification, construction management and contingencies. O&M costs include only sampling and analysis of selected monitoring wells. Decommissioning and close-out costs include the plugging and abandonment of all monitoring wells on the site and producing a final report.

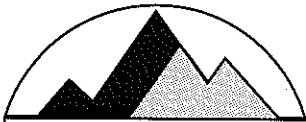
Activity	Cost Per Activity (\$1000)	Number of Units	ORC Injection (\$1000)
Direct Costs	\$93	1	\$93
Indirect Capital Costs	\$25	1	\$25
O&M Costs (Annual)	\$49	2	\$98
Decommissioning and Closeout Costs	\$21	1	\$21
Salvage Value	\$0	0	\$0
Project Life (years)	2		
Total Project Cost (year 2000 dollars)			\$237



Teton Geotechnical

APPENDIX E

WAI Project Report



WOMACK & ASSOCIATES, INC.

P.O. Box 12650 • Jackson, WY 83002 • Office (307) 733-7209

Fax (307) 733-8005 • Cell (307) 690-4033

• Geotechnical Engineering

• Geology

January 18, 2008

Mr. Reed Armijo
Jorgensen Associates, P.C.
PO Box 9550
Jackson, WY 83002

RE: GEOTECHNICAL SITE INVESTIGATION, HEIDER PROPERTY, NORTH CACHE STREET, JACKSON, WYOMING

Dear Reed:

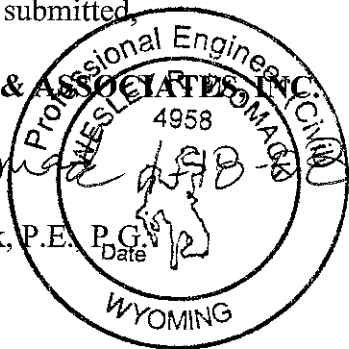
We are pleased to present this report on our geotechnical site investigation for the proposed development of the Heider property at the intersection of Perry Street and North Cache Street. Three copies are enclosed. The report describes site conditions and presents conclusions and recommendations regarding foundation construction.

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 for you.

Respectfully submitted,

WOMACK & ASSOCIATES, INC.

Ray Womack
Ray Womack, P.E.
Date *1/18/08*



Enclosure: Reports

GEOTECHNICAL INVESTIGATION REPORT
HEIDER PROPERTY
JACKSON, WYOMING

Prepared for:

Reed Armijo
Jorgensen Associates, P.C.
PO Box 9550
Jackson, WY 83002

Prepared by:

Womack & Associates
P.O. Box 12650
Jackson, Wyoming 83002

January 18, 2008

TABLE OF CONTENTS

1.0	INTRODUCTION.....	1
2.0	PROPOSED CONSTRUCTION.....	1
3.0	INVESTIGATION PROCEDURES.....	1
3.1	FIELD INVESTIGATION	1
3.2	LABORATORY ANALYSIS	1
3.2.1	<i>Fine-grained soils.....</i>	<i>1</i>
3.2.2	<i>Coarse-grained soils.....</i>	<i>3</i>
3.3	REPORT PREPARATION	3
4.0	SITE CONDITIONS.....	3
4.1	DESCRIPTION.....	3
4.2	GEOLOGY	3
4.3	SOILS.....	3
4.4	GROUNDWATER	6
4.5	EARTHQUAKES AND GROUND SHAKING	6
4.6	LIQUEFACTION POTENTIAL	8
5.0	ENGINEERING ANALYSIS AND RECOMMENDATIONS.....	8
5.1	SETTLEMENT	8
5.2	LATERAL PRESSURES	9
5.2.1	<i>Active Pressures</i>	<i>9</i>
5.2.2	<i>Passive Pressures</i>	<i>10</i>
5.2.3	<i>At-Rest Pressures.....</i>	<i>10</i>
5.3	FOUNDATIONS	10
5.3.1	<i>Helical Piers.....</i>	<i>10</i>
5.3.2	<i>Micropiles.....</i>	<i>10</i>
5.4	EXTERIOR SLABS-ON-GRADE	11
5.5	FINAL GRADING	11
5.6	VENTILATION AND RADON	11
5.7	REINFORCING, CONCRETE CONSIDERATIONS, AND UTILITIES TESTING	11
5.8	OBSERVATION DURING CONSTRUCTION.....	12
6.0	LIMITATIONS.....	12
7.0	REFERENCES.....	12

LIST OF FIGURES

Figure 1 - Site Location and Geology Map.....	1
Figure 2 - Borehole Location Map.....	3
Figure 3 - DEQ Monitoring Well Location Map	5
Figure 4 - Seismic Response Spectrum.....	7

LIST OF TABLES

Table 5-1: Lateral Earth Pressure Parameters.....	9
---	---

LIST OF APPENDICES

Appendix A – Borehole Logs
Appendix B – Borehole Data Summary
Appendix C – Laboratory Testing Data
Appendix D – ACI Concrete Publications

1.0 INTRODUCTION

As authorized by Reed Armijo, Womack & Associates (WAI) conducted a geotechnical investigation of the Heider property at the intersection of Perry St. and North Cache St. in Jackson, Wyoming (Figure 1). The purposes were to investigate subsurface soil and groundwater conditions, evaluate soil-engineering properties, and to provide recommendations for foundation construction.

2.0 PROPOSED CONSTRUCTION

As we understand it, preliminary plans call for the entire lot to be occupied by a 3-story residential building with first floor parking and no basement.

3.0 INVESTIGATION PROCEDURES

3.1 Field Investigation

The field investigation conducted on November 19 and 20, 2007 consisted of drilling and logging of four exploratory boreholes, each to a depth of about 32 feet below ground surface (bgs). Standpipe piezometers were not installed due to the presence of 10 DEQ monitoring wells at the site. Borehole locations are shown on Figure 2 and estimated DEQ monitoring well locations are shown on Figure 3.

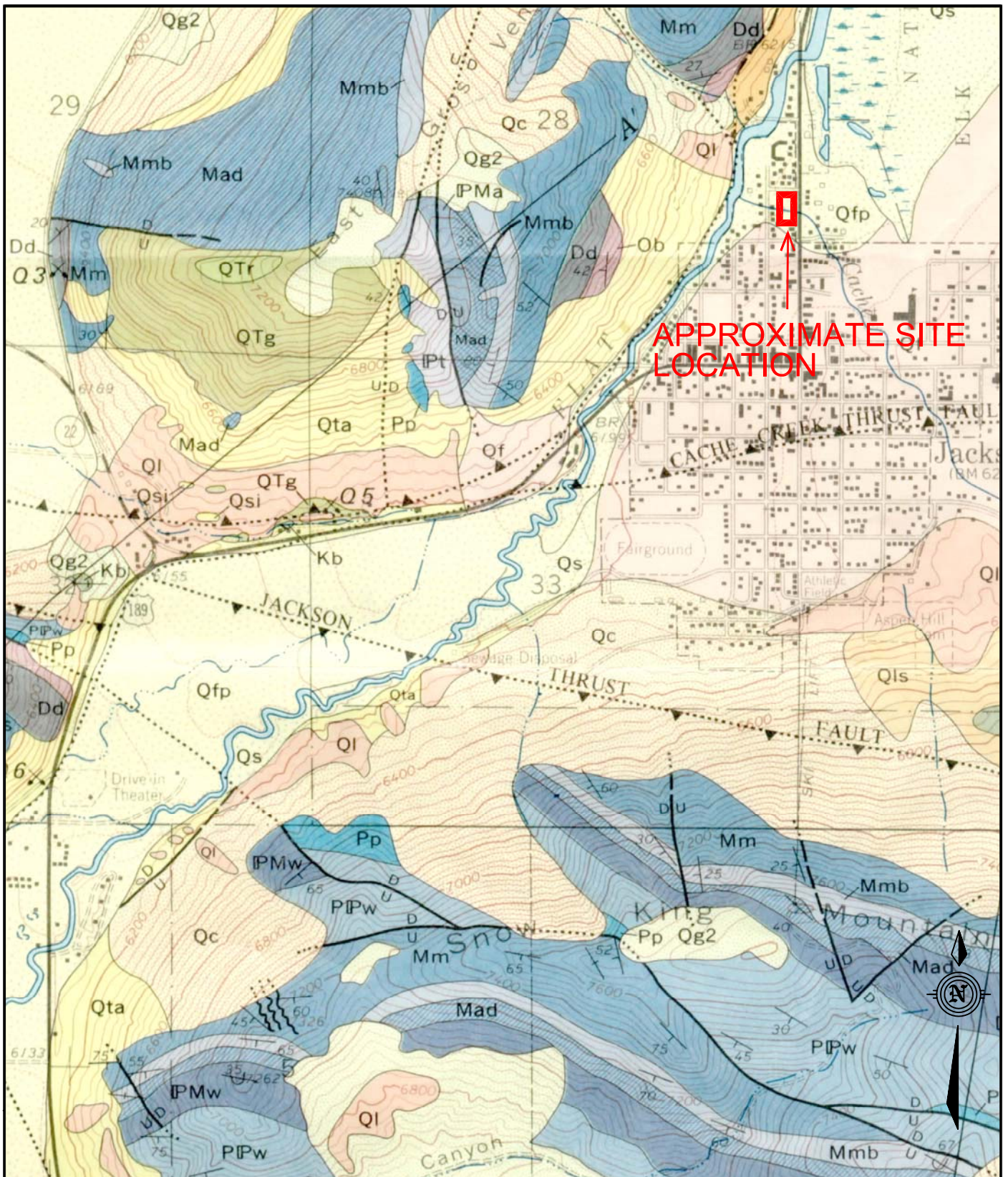
Soil types, thickness, and consistencies were observed and documented by an engineering geologist. Note that site conditions may be variable and actual soil conditions may differ from those represented in the borehole logs.

3.2 Laboratory Analysis

Laboratory testing on select soil samples included moisture content, particle size distribution, Atterberg limits, and consolidation tests. Laboratory results are included in Appendix C

3.2.1 Fine-grained soils

The fine grained soils were classified as low plastic clays, low plastic silts, and low plastic organic silts (CL, ML, and OL in the USCS) with Liquid Limits (LL) ranging from 30 to 43 and plasticity indexes (PI) ranging from 5 to 12. Grain size analysis performed on sample U1 from borehole BH 4 indicate that the sample contained 81% fines (silt and clay sized particles). Moisture contents were very high (25 to 60%), indicating high organic content. The sample with moisture content of 60% (BH-1 at 20 feet) had a LL of 57 and very low PI, a further indication of high organic content. These materials are swamp deposits, essentially peat. As such, they would be expected to be highly compressible. One consolidation test performed for a sample from BH-4 at 10 feet exhibited rather moderate compressibility, but other indicators showed that it is not highly organic and is not believed to be representative of the highly compressible organic soils that dominate the site.



Map Symbols:

Qal - Alluvium

Qfp - Flood Plain Deposits

Qta - Talus

Ql - Loess

Qg2 - Glacial Deposits

Qtc - Conglomerate

Qc - Colluvium

Qs - Swamp Deposits

Qf - Alluvial Fan

SCALE: 1" = 1500'

From Love et al, 1972, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming

Geotechnical Site Investigation
Jorgensen - Heider Property
Jackson, Wyoming

Site Location and
Geologic Map

FIGURE

1

UPDATE TIME:

\\jh \08012008;c:\Jorgensen\NorthCache\GeolMap.dwg



WOMACK & ASSOCIATES, INC.

3.2.2 Coarse-grained soils

Grain size analysis performed on sample D5 from borehole BH-3 indicated that the sample contained approximately 48% gravel, 19% sand, and 33% fines. The coarse-grained soils occur below about 20 to 25-foot depth.

3.3 Report Preparation

The report presents the site conditions, borehole logs, location maps, engineering analyses, and recommendations.

4.0 SITE CONDITIONS

4.1 Description

The site is located about 600 feet east of the channel of Flat Creek at the intersection of Perry Street and North Cache Street. Several buildings and businesses currently occupy the site and most of the ground surface is covered by asphalt concrete or gravel paving.

4.2 Geology

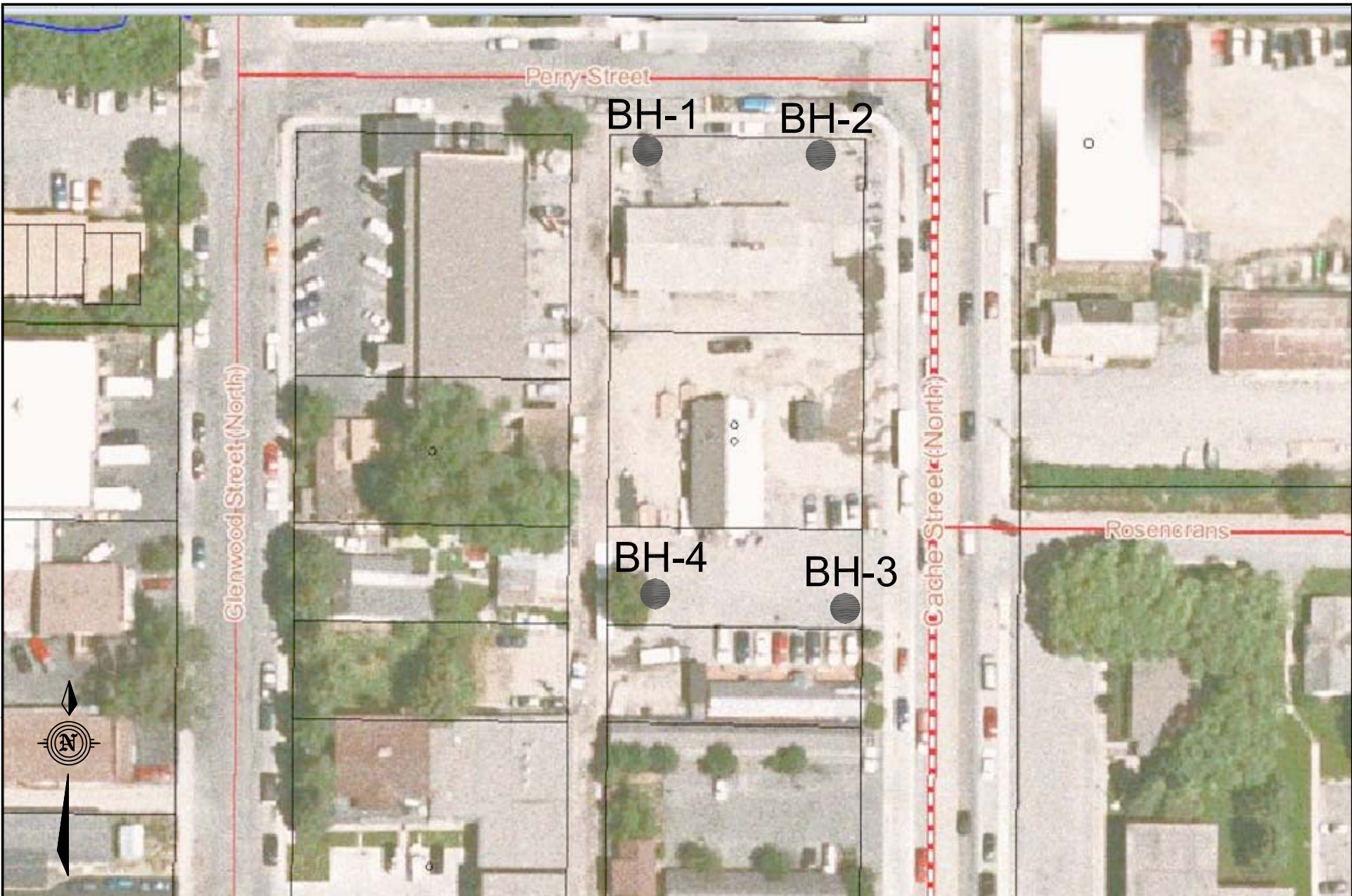
Figure 1 shows the generalized geology for the Jackson area (Love, et al, 1972). Most of the north end of the town of Jackson, including the project site, is mapped as Quaternary flood plain deposits (Qfp) consisting of gravel, sand, silt, and clay and swamp deposits (Qs). The organic soils that occur down to about 25 feet appear to be swamp deposits. The gravel below 25 feet appears to be a flood plain deposit. Bedrock was not encountered in any of the boreholes, and depth to bedrock is unknown.

The inferred (buried) traces of the Cache Creek and Jackson thrust faults are located approximately half a mile and one mile south of the site, respectively. These faults are considered to be relatively old and inactive and do not affect the project. The Teton fault at the base of the Teton Range about 6 miles west of the site is considered to be seismically active.

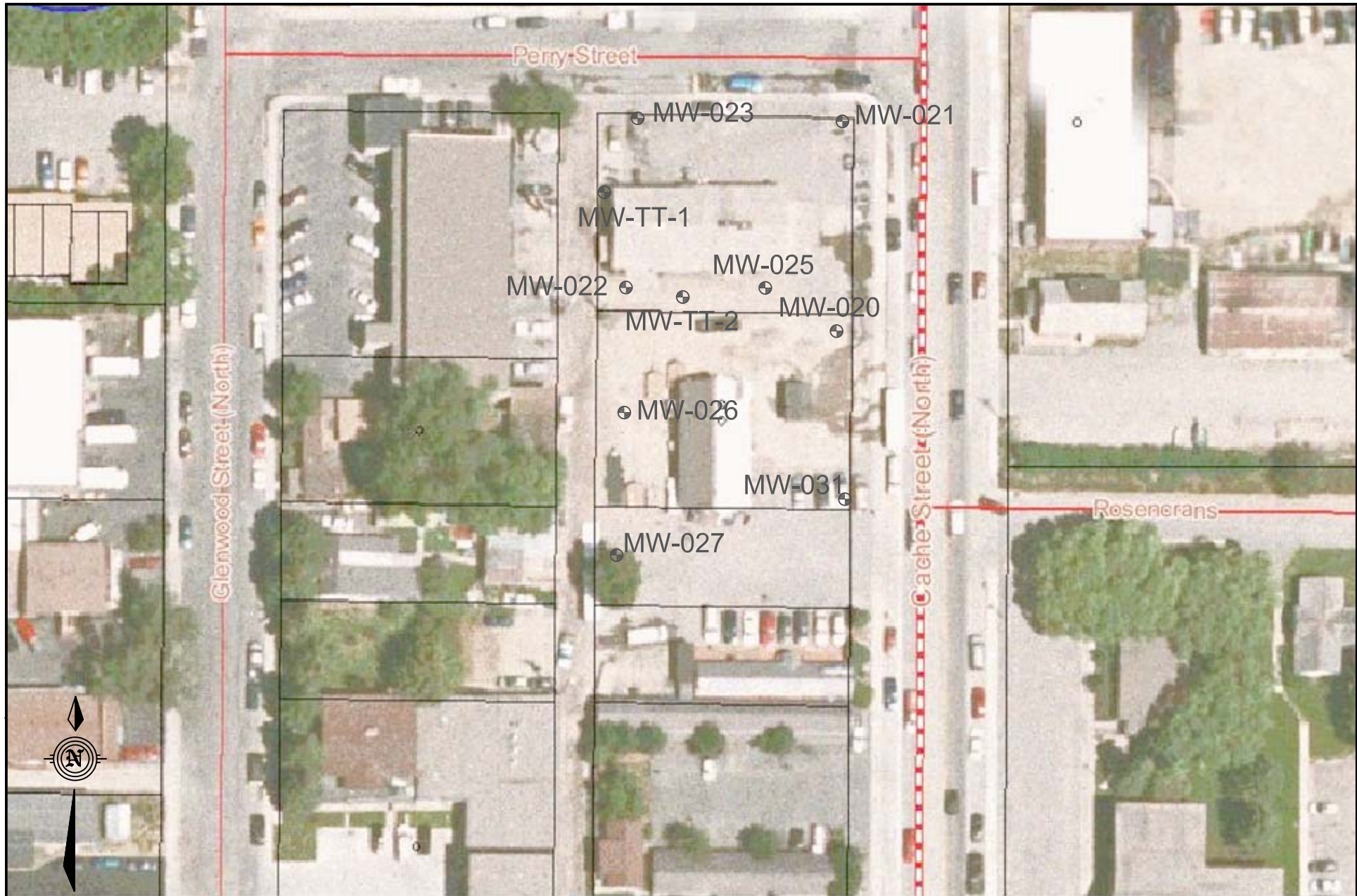
4.3 Soils

The 4 boreholes were consistent in the materials encountered. A layer of coarse fill about 3 feet thick was placed over the site in the past to accommodate construction. Underlying the fill to a depth of approximately 25 feet is very soft to soft clay and silt, sometimes highly organic, likely deposited in a low energy alluvial or swamp environment. Corrected $(N_1)_{60}$ blow counts in the silt and clay ranged from 0 to 14 blows per foot (bpf). Borehole data is summarized in Appendix B.

Coarse-grained clayey sandy gravel alluvium underlies the fine-grained material from a depth of approximately 25 feet to the bottom of the boreholes. The material was generally described as moist to wet, reddish and tan brown, medium dense to very dense, and angular. Corrected $(N_1)_{60}$ blow counts in the gravel ranged from about 40 to over 100 bpf.



Scale: 1" = 70'	Geotechnical Investigation Report Jorgensen – Heider Property Jackson, Wyoming	Borehole Location Map	FIGURE 2
-----------------	--	-----------------------	-------------



Scale: 1" = 70'
* DEQ Monitoring well locations estimated

Geotechnical Investigation Report
Jorgensen – Heider Property
Jackson, Wyoming

Wyoming DEQ LAUST
Monitoring Well Locations

FIGURE
3

4.4 Groundwater

On December 10, 2007, groundwater levels of 5.2 and 5.8 feet BGS were measured in DEQ monitoring wells MW-020 and MW-021, respectively. Groundwater levels in early December are typically lower than those experienced in May and June. As such, these results probably represent an upper bound on groundwater depth. Monitoring should be performed during the spring runoff season to determine peak groundwater levels.

According to figures provided by Jorgensen, the piped reach of Cache Creek appears to cross under the south portion of the property. The condition of the pipe is not known to us; the owner should be aware that leaks in the pipe may be possible.

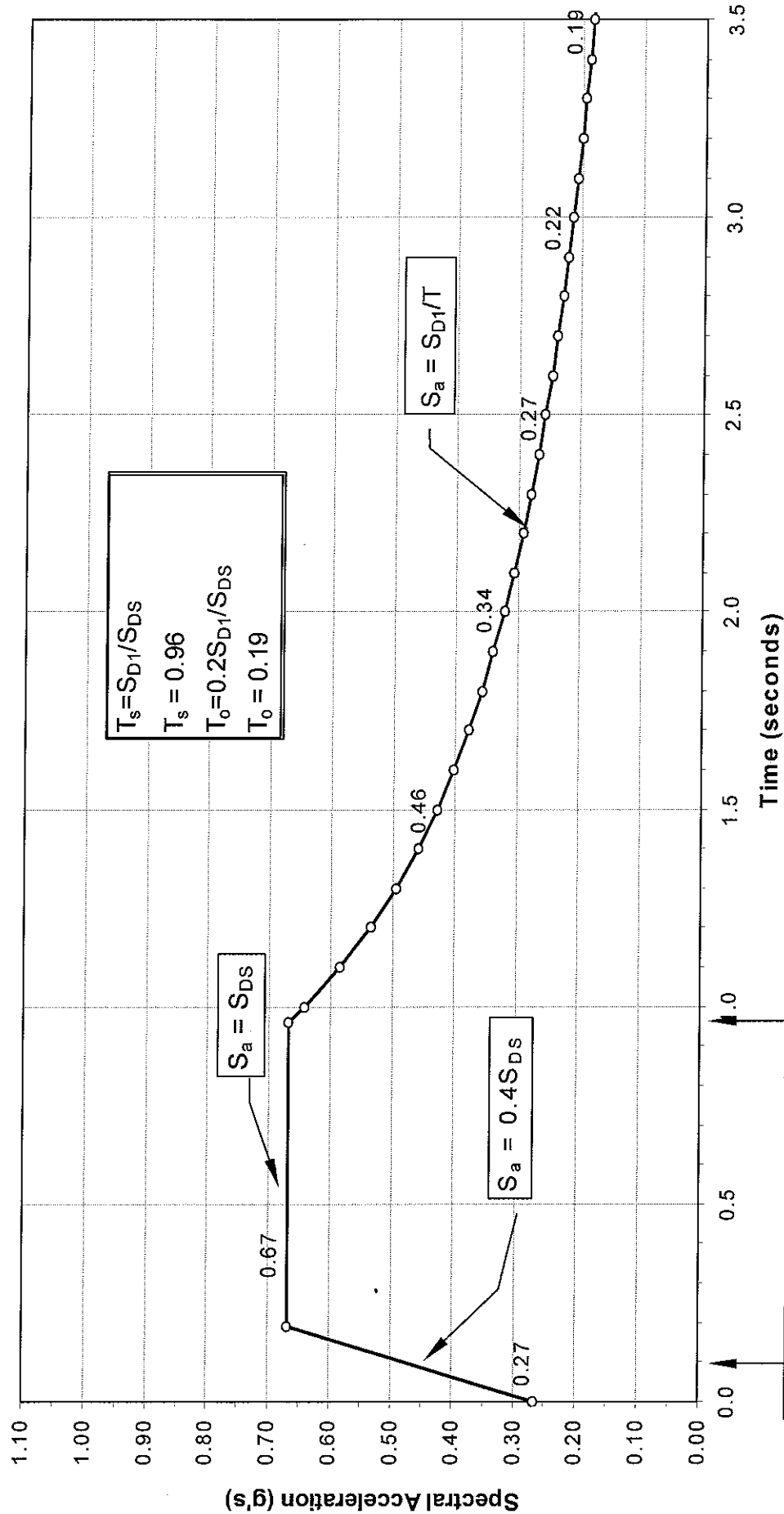
4.5 Earthquakes and Ground Shaking

Jackson Hole is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho and western Montana and encompasses western Wyoming and the Teton Range (Smith and Arabasz, 1991). The Teton fault is located along the eastern margin of the Teton Range about 6 miles west of the site, and is considered an important structural element of the Intermountain Seismic Belt.

Ground motion accelerations and design response spectra were derived in accordance with the general procedure defined in the 2006 International Building Code (IBC). The provisions of the 2006 IBC are intended to provide uniform levels of performance for structures, depending on their occupancy and use and the risk inherent to their failure.

The approach adopted in the 2006 IBC is intended to provide a uniform margin of safety against collapse at the *design* ground 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. The Site Ground Motion and Design Response Spectrum for the 2006 IBC is presented in Figure 3 and seismic parameters are listed below. According to procedures outlined in section 1613.5.5 of the IBC, the site classifies as a site class E (Soft Soil Profile), largely due to the soft clayey soils within the upper 25 feet of the ground surface. The highly organic soils encountered in some portions of the profile do not appear to be thick enough to push the site into class F.

Design Response Spectrum (2006 IBC) - Site Class E Heider Property, Jackson, Wyoming



Geotechnical Investigation Report
Jorgensen - Heider Property
Jackson, Wyoming

Design Seismic
Response Spectrum

FIGURE

4



Earthquake Loads – Site Ground Motion and Design Response Spectrum 2006 International Building Code (IBC)

Approximate Site Location: **Latitude = 43.485° Longitude = 110.763°**

Mapped Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters:

Short Period (S_s) = **1.114**

1-Sec Period (S_1) = **0.402**

Site Class Definition:

E – Soft Soil Profile

Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters:

$S_{MS} = 1.003$

$S_{M1} = 0.965$

$F_a = 1.9$

$F_v = 2.4$

Design Spectral Response Acceleration Parameters:

$S_{DS} = 0.668$

$S_{D1} = 0.643$

4.6 Liquefaction Potential

Loose, saturated sands and silty sand, and in some cases silt and gravel, may liquefy when exposed to seismic shaking. Groundwater levels at this site may be within 4 to 5 feet of the surface seasonally. Although it is very soft, the fine grained alluvium within the upper 25 feet does not appear susceptible to liquefaction. The underlying gravel alluvium is generally regarded as being too coarse-grained, dense, and contains too many fines to be susceptible to liquefaction.

5.0 ENGINEERING ANALYSIS AND RECOMMENDATIONS

5.1 Settlement

A consolidation test was performed on sample U1 from borehole BH-4 indicated modest settlement of less than one inch. However, it is clear that settlement is highly likely to be much larger than this, considering the high organic content of much of the soil profile. It appears that the sample tested may represent an upper bound on unit weight of the clay and silt soils at the site. The dry unit weight of sample BH-4 U1 was 100 pcf; recent consolidation testing on organic silt soil within the vicinity indicated a dry unit weight of about 78 pcf and much larger potential for settlement. Using consolidation data from the organic silt, primary consolidation estimates for 2 foot wide footings loaded to 2,500 psf would be on the order of 3 inches, perhaps more.

In our opinion it is rational to assume that settlement potential of the fine-grained material may be on the order of several inches, and therefore, foundation elements should not bear directly on the silty clay or organic material encountered in the upper 25 feet of the boreholes. Deep foundations should

be installed such that building loads are transferred to the coarse grained sandy gravel material below about 25 feet. Section 5.4 discusses deep foundation options and recommendations.

5.2 Lateral Pressures

Table 5-1: Lateral Earth Pressure Parameters

Condition	Coefficient of Earth Pressure	γK (equivalent fluid pressure)
Static Conditions		
Level Backfill	$K_o = 0.53$	58 pcf
	$K_a = 0.36$	40 pcf
	$K_p = 2.77$	305 pcf
Earthquake Conditions		
Level Backfill	$K_{ae} = 0.43$	47 pcf
	$K_{pe} = 2.58$	284 pcf

* Assumes unit weight of backfill of 110 pcf

** Assumes friction angle of 28 deg for backfill material

Lateral pressures against foundation and retaining walls can be estimated using several methods, and there is no overwhelming consensus favoring any one technique. We have used what we believe to be reasonably conservative values that can be justified from normal practice and the technical literature. The main variables are assumptions regarding seismic forces, wall friction, and surcharge pressures created by slopes. As discussed above, the Jackson Hole area is potentially susceptible to ground shaking from earthquakes. A maximum horizontal seismic acceleration k_h in bedrock of 0.22g has been selected for this site (USGS). Lateral pressures have been calculated assuming horizontal backslope conditions. Table 5-1 summarizes lateral pressure parameters applicable to the site.

5.2.1 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 about 40 pcf (pounds per cubic foot), assuming a horizontal ground surface behind the retaining wall. This pressure distribution would be equivalent to a force of approximately $20H^2$ pounds per horizontal foot of wall acting at one-third the wall height (H) above the base.

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 have been divided into two components that act at different wall heights. The static force acts at the lower third-point, as discussed above. The Mononobe-Okabe equations are often used to estimate dynamic forces against retaining walls. Although there is considerable debate about the theoretical applicability of these equations to rigid walls, they have been used for many

years for seismic design and the performance record of underground walls during earthquakes has generally been good. The Mononobe-Okabe equations were applied using half the maximum horizontal acceleration (Bowles, 1996; Whitman, 1990). This force would be in addition to static active earth pressure, equivalent to $3.5H^2$ pounds per horizontal foot of wall applied at 50% of the wall height above the base.

5.2.2 Passive Pressures

For passive pressures, an equivalent fluid pressure (γK_p) of about 305 pcf was estimated for static conditions and about 284 pcf for seismic conditions. Passive earth pressures were calculated using the Coulomb and Mononobe-Okabe equations, respectively (Bowles, 1996).

5.2.3 At-Rest Pressures

For lateral pressure design of foundation walls, which are restrained and not allowed to deflect, the calculated at rest earth pressure (γK_o) is about 58 pcf, assuming a horizontal ground surface behind the foundation wall. Use the at-rest pressure or the active pressure under seismic conditions for foundation wall design, whichever is greater.

5.3 Foundations

The building should not bear directly on the fine-grained materials in the immediate subgrade. Instead, deep foundations should be installed that bear on the clayey sandy gravel approximately 25 feet below the ground surface. Helical piers are recommended because they are self testing for bearing capacity during installation. Micropiles may also be feasible, depending on the owner's preference. Grade beams and a structural floor would be supported by the deep foundation system.

All piers should end-bear and be socketed into the gravel. A Structural Engineer should determine pier spacing and placement, and design grade beam and structural floor reinforcement. A qualified Structural Engineer should be engaged to provide the design, in consultation with our Geotechnical Engineer. In general, minor cracks in the foundation walls, floors, and sheetrock are normal and should not be a cause for concern.

Seasonal groundwater level fluctuations may result in wetting of the floor slab. The elevation of the floor slab should be set with respect to the peak groundwater elevation, which is likely to be above 5-foot depth. Waterproofing will be required if the slab is set below the groundwater table.

5.3.1 Helical Piers

Depending on the product used, allowable capacities may be on the order of 50 kips per pier. Helical piers will likely be about 30 feet long, and spacing will need to be determined by a structural engineer.

5.3.2 Micropiles

Micropiles will require casing due to shallow groundwater. Micropile design should consider the load to be delivered to the tendon and assume a nominal bond strength of 2 ksf in the gravel material. The fine-grained material should be ignored. Allowable tension and compression loads are equal.

5.4 Exterior Slabs-on-Grade

Exterior slabs (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. The fine-grained soils may cause particularly severe frost damage. The following suggestions may reduce differential movement of exterior slabs.

Exterior slabs should be at least 4 inches thick, 6 inches if supporting vehicles. 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, and instead should be supported by deep foundations as discussed above. If the slabs settle or rise, the movement can be transmitted to the post, resulting in damage to the structure.

Exterior slabs placed on topsoil, silt, or clay material may be very susceptible to frost heave, and any exterior flat work placed on these soils may perform poorly. Performance of the slabs may be improved by placement of at least 6 inches (preferably 12 inches) of road mix gravel beneath the slab. Expansion joints are recommended in all concrete flatwork.

The gravel should be separated from the underlying soft clay using filter fabric. The owner should understand that any exterior hardscapes will be highly vulnerable to settlement. Sensitive landscaping features are not recommended.

5.5 Final Grading

Properly compacted backfill and good site drainage are important. Exterior backfill around buildings should consist of site materials placed in lifts and lightly compacted. Exterior fills should be placed as early as possible. Utility trenches should also be backfilled in lifts and lightly compacted. Fine-grained soils are best compacted with a vibrating "sheepsfoot" roller, while granular soils will require a vibrating smooth-drum or padfoot roller for compaction.

Final grading should provide a positive drainage of at least 1 foot in the first 12 feet away from the structure unless covered by paving.

5.6 Ventilation and Radon

Evaluation of radon was beyond the scope of work; local codes should be followed and specialty contractors employed, if necessary.

5.7 Reinforcing, Concrete Considerations, and Utilities Testing

Footings, slabs, and foundation walls should be reinforced to resist differential movement. We strongly recommend consultation with a structural engineer to specify adequate reinforcement. Exterior concrete should contain 5% to 7% entrained air. We recommend pressure testing of water and sewer lines before backfilling.

5.8 Observation during Construction

A representative of this office should observe construction of any foundation or drainage elements recommended in this report, particularly installation of deep foundations. Site grading, leak-proof testing, and soil compaction should be observed by a representative of this office. If any unexpected soils or conditions are revealed during construction, this office should be notified immediately to survey the conditions and make necessary modifications.

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 in this area under similar conditions. No other warranty is made or implied.

7.0 REFERENCES

American Concrete Institute, 1997, Guide for Concrete Floor and Slab Construction: ACI 302.1R-96.

Bakeer, R.M., S.K. Bhatia, and I. Ishibashi, 1990, Dynamic Earth Pressure with Various Gravity Wall Movements *in* Design and Performance of Earth Retaining Structures (P.C. Lambe and L.A. Hansen ed): ASCE Geotechnical Special Publication 25, p. 887-899.

Bowles, J.E., 1996, Foundation Analysis and Design, 5th Ed.: McGraw-Hill.

Earthquake Engineering research Institute (EERI), 1994, Earthquake Basics - Liquefaction: Earthquake Basics Brief No. 1., EERI, Oakland California, 8p.

Holland, J.A., and W. Walker, 1998, Controlling Curling and Cracking in Floors to Receive Coverings: Concrete Construction, Publication Number C980603.

Hynes, M.E., and Franklin, A.G., 1984, Rationalizing the Seismic Coefficient Method: U.S. Army Corps of Engineers, Waterways Experiment Station, Miscellaneous Paper GL-84-13.

International Building Code, 2006, International Code Council, Inc, Chapter 16, Section 1613 Earthquake Loads.

Love, J.D., and Albee, H.F., 1972, Geologic Map of the Jackson Quadrangle, Teton County, Wyoming, Map I-769-A, Scale 1:24,000

Machette, N.M., Pierce, K.L., McCalpin, J.P., Haller, K.M., and Dart, R.L., 2001, Map and Data for Quaternary faults and folds in Wyoming, United States Geological Survey, Open-File Report 01-461.

Seed, H.B., and Idriss, I.M., 1982, Ground Motions and Soil Liquefaction During Earthquakes: Monograph Series, EERI, Oakland, California.

Seed, H.B., and Idriss, I.M., 1981, Evaluation of liquefaction Potential of sand deposits based on observations of performance in previous earthquakes: ASCE Insitu Testing To Evaluate Liquefaction Susceptibility, Preprint 81-544.

Smith, R.B. and Arabasz, W.J., 1991, Seismicity of the Intermountain Seismic Belt, in Slemmons, D.B., Engdahl, E.R., Zoback, M.L., and Blackwell, D.D., editors, Neotectonics of North America: Geological Society of America, Decade Map Volume 1, p. 185-228.

Suprenant, B.A., and W.R. Malisch, 1998, Where to Place the Vapor Retarder: Concrete Construction, Publication Number C980427.

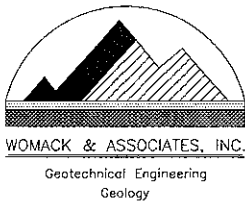
Suprenant, B.A., and W.R. Malisch, 1999, Don't Use Loose Sand under Concrete Slabs: Concrete Construction, Publication Number C99C0223.

U.S. Geological Survey, Earthquake Hazards Program, Seismic Design Values for Buildings, <http://earthquake.usgs.gov/research/hazmaps/design/>

Whitman, R.V., 1990, Seismic Design and Behavior of Gravity Retaining Walls *in* Design and Performance of Earth Retaining Structures (P.C. Lambe and L.A. Hansen ed): ASCE Geotechnical Special Publication 25, p. 817-842.

APPENDIX A

BOREHOLE LOGS



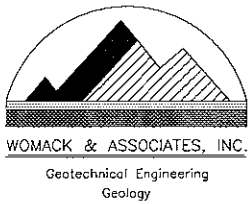
P.O. Box 12650
Jackson, WY 83002
Telephone: (307) 733-7209
Fax: (307) 733-8005

TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-1						
TEST HOLE LOCATION: Northwest corner													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface				
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,3,2	6	100		CL	5.0-6.5ft CLAY: Moist, dark brown to black, massive, very soft, organic rich [ALLUVIUM]	24.8		31	9	
7													
8													
9													
10													
11		2	1,1,2	5	100			10.0-11.5ft Silty CLAY: Moist to wet, brown gray, massive, very soft, with some 1/2" stone fragments in upper 2" [ALLUVIUM]					
12													
13													
14													
15													
16		3	0,0,2	3	97			15.0-16.5ft CLAY/silty CLAY: Moist, gray brown, very soft, massive [ALLUVIUM]					
17													
18													
19													
20													
21		4	0,0,2	3	100			20.0-21.5ft Silty PEAT: Moist to wet, tan brown then brown black in lower most 2", vert soft, massive (in lower), finely laminated (upper), with shells and red organic matter, organic rich [LAKEBEDS/ALLUVIUM]	60.5		57	NP	
22													
23													
24													
25													
26		5	16,17,16	42	61			25.0-26.5ft Sandy GRAVEL: Wet, tan, massive, dense, clayey (<10%), sandy (30%), subrounded gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	5,8,23	38	89			30.0-30.5ft Clean medium SAND					
32								30.5-30.8ft Sandy GRAVEL					
33								30.8-31.1ft Clayey SAND					
34								31.1-31.5ft Clayey gravelly SAND: Wet, tan, massive, medium dense [ALLUVIUM]					

TEST_HOLE_LOG2 REVISED NORTH CACHE.GPJ WOMACK.GDT 1/18/08



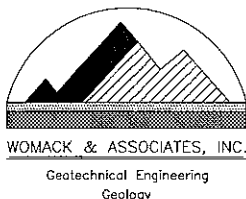
P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-2						
TEST HOLE LOCATION: Northeast corner													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface				
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,2,3	8	72			5.0-6.5ft CLAY: Moist, gray, massive, very soft, highly plastic [ALLUVIUM]					
7													
8													
9													
10		2	0,0,2	3				10.0-11.5ft No recovery					
11													
12													
13													
14													
15													
16		3	0,1,1	3	56		OL	15.0-16.5ft CLAY: Moist, gray brown, massive, very soft, organic rich [ALLUVIUM]	48.4		43.3	6.9	
17													
18													
19													
20													
21		4	0,2,4	9	100			20.0-21.5ft ORGANIC SILT: Moist, tan brown, soft, massive [LAKEBEDS/ALLUVIUM]					
22													
23													
24													
25													
26		5	9,14,17	41	67			25.0-25.4ft Clean loose SAND 25.4-26.5ft Clayey sandy GRAVEL: Moist to wet, red tan brown, medium dense, gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	11,19,21	49	58			30.0-31.5ft Clayey sandy GRAVEL: Moist to wet, tan brown, massive, medium dense, angular gravel to 3/4" diameter [ALLUVIUM]					
32													
33													
34													

TEST_HOLE_LOG2 REVISED NORTH CACHE GPJ WOMACK.GDT 1/17/08



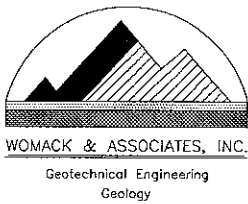
P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-3						
TEST HOLE LOCATION: Southeast corner													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface				
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION COMMENTS:	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	1,2,3	8	61			5.0-6.5ft CLAY: Moist, brown, massive, soft, gravelly upper 7" [ALLUVIUM]					
7													
8													
9													
10													
11		2	0,1,2	4	100		ML	10.0-11.5ft SILT: Moist, brown, massive, very soft, with sand [ALLUVIUM]	29.7		30	5.3	
12													
13													
14													
15													
16		3	0,0,0	0	100			15.0-16.5ft Silty CLAY: Wet, gray brown, massive, very soft, with shell fragments [LAKEBEDS]					
17													
18													
19													
20													
21		4	0,3,6	14	100			20.0-21.5ft Silty CLAY: Wet, soft, laminated in upper 2", massive elsewhere, with shell fragments, then organic rich [LAKEBEDS]					
22													
23													
24													
25													
26		5	14,28,25	66	56			25.0-26.5ft Clayey sandy GRAVEL: Wet, brown, massive, medium dense clay (10%), sand (20%), gravel to 1/2" diameter [ALLUVIUM]					
27													
28													
29													
30													
31		6	36,34,50	100+				30.0-31.5ft Clayey sandy GRAVEL: Wet, yellow brown, massive, very dense, angular gravel to 3/4" diameter, clayey sand matrix (30%) [ALLUVIUM]					
32													
33													
34													

TEST_HOLE_LOG2 REVISED NORTH CACHE.GPJ WOMACK.GDT 1/17/08



P.O. Box 12650
 Jackson, WY 83002
 Telephone: (307) 733-7209
 Fax: (307) 733-8005

TEST HOLE LOG

PAGE 1 OF 1

PROJECT NAME: 375 North Cache Street							DATE: 11/19/07						
PROJECT LOCATION: Jackson, Wyoming							HOLE NO.: BH-4						
TEST HOLE LOCATION: Southwest corner													
ELEVATION G.S. (ft.):			TOTAL DEPTH (ft.): 31.5			GROUNDWATER LEVEL (ft.): NA			MEASURED FROM: Surface				
DRILL TYPE: CME-75			HAMMER: 140 # Automatic			DRILL CO: HazTech Drilling, Inc.			DRILLER: Corey		LOGGED BY: cro		
DEPTH (ft.)	GRAPHICAL LOG	SAMPLE	S.P.T. (N) BLOWS/6 IN.	(N1)60 BLOWS/FT.	RECOVERY (%)	UNCONFINED STRENGTH (TSF)	CLASSIFICATION	DESCRIPTION	MOISTURE CONTENT (%)	DRY DENSITY (PCF)	LIQUID LIMITS (%)	PLASTICITY INDEX (%)	WELL COMPLETION
1													
2													
3													
4													
5													
6		1	0.0,0	0	78			5.0-6.5ft CLAY: Moist, brown, massive, very soft, organic rich [ALLUVIUM]					
7													
8													
9													
10		U1					CL	10.0-11.5ft			30.2	11.7	
11													
12													
13													
14													
15													
16		2	0.2,4	10	100			15.0-16.5ft Silty CLAY: Wet, dark brown, massive, very soft, with organic matter [ALLUVIUM]					
17													
18													
19													
20		U2						20.0-21.5ft Wet					
21													
22													
23													
24													
25													
26		3	10,28,30	76	56			25.0-26.5ft Clayey sandy GRAVEL: Wet, tan brown, massive, medium dense, clay (10%), sand (15%), angular gravel to 3/4" diameter					
27													
28													
29													
30													
31		4	18,28,26	63	58			30.0-31.5ft Clayey silty sandy GRAVEL: Wet, tan brown, massive, medium dense, gravel to 1" diameter, matrix clayey silty sand (30%) [ALLUVIUM]					
32													
33													
34													

TEST HOLE LOG2 REVISED NORTH CACHE GPJ WOMACK GDT 1/17/08

APPENDIX B

BOREHOLE DATA SUMMARY

Jorgensen - North Cache

BH #	DEPTH INTERVAL From To	INT 1 first 6"	INT 2 second 6"	INT 3 last 6"	N ¹ bpf	RS ²	ER	AV WT (pcf)	AV DEP (ft)	SWL ³ (ft bgs)	OB' (tsf)	CN	CS	CROD	TYPE	(N1)60 bpf
BH-1	5 6.5	1	3	2	4	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	6
	10 11.5	1	1	2	3	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	SiClay	5
	15 16.5	0	0	2	2	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	Clay/Si Clay	3
	20 21.5	0	0	2	2	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	SiClay	3
	25 26.5	16	17	16	32	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	42
	30 31.5	5	8	23	31	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	SaGr + ClSa	38
BH-2	5 6.5	1	2	3	5	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	8
	10 11.5	0	0	2	2	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	Clay (no sample)	3
	15 16.5	0	1	1	2	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	Clay	3
	20 21.5	0	2	4	6	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	Clay	9
	25 26.5	9	14	17	31	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	41
	30 31.5	11	19	21	40	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	SaGr	49
BH-3	5 6.5	1	2	3	5	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	8
	10 11.5	0	1	2	3	1.2	1.20	110	11	5	0.41	1.50	1.0	0.75	Clay	5
	15 16.5	0	0	0	0	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	SiClay	0
	20 21.5	0	3	6	9	1.2	1.20	110	21	5	0.65	1.24	1.0	0.85	SiClay	14
	25 26.5	14	28	25	50	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	SaGr	66
	30 31.5	36	34	50	84	1.17	1.20	130	30	5	1.18	0.92	1.0	0.95	SaGr	100+
BH-4	5 6.5	0	0	0	0	1.2	1.20	110	6	5	0.29	1.50	1.0	0.75	Clay	0
	15 16.5	0	2	4	6	1.2	1.20	110	16	5	0.53	1.37	1.0	0.85	SiClay	10
	25 26.5	10	28	30	58	1.17	1.20	130	26	5	1.03	0.99	1.0	0.95	ClaySaGr	76
	30 31.5	18	28	26	52	1.17	1.20	130	31	5	1.20	0.91	1.0	0.95	ClSaGr	63

Hammer efficiency: 0.72

¹ Blows adjusted to account for stones; used 2x blows for last 6 inches if middle 6 inches had higher blows than last 6 inches

² RS (2x1.5 inch sampler):

Cohesive 1.2

Cohesionless 1.17

³ Boreholes drilled with mud/water. Global SWL from readings of existing standpipes on 12/10/2007.

APPENDIX C

LABORATORY TESTING DATA

ATTERBERG LIMITS TEST
ASTM D 4318

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #112017
LOCATION N. Cache

DATE SAMPLED
DATE TESTED 01-11-08 QRS

Plastic Limit
Determination

	1	2	3
Wt Dish & Wet Soil	10.03	8.95	8.89
Wt Dish & Dry Soil	8.62	7.72	7.71
Wt of Moisture	1.41	1.23	1.19
Wt of Dish	1.15	1.12	1.16
Wt of Dry Soil	7.47	6.59	6.55
Moisture Content	18.85	18.67	18.12

Liquid Limit
Determination

Device Number 0860

	1	2	3	4
Number of Blows	17	19	23	28
Wt Dish & Wet Soil	13.02	14.32	17.96	14.50
Wt Dish & Dry Soil	10.15	11.17	14.03	11.43
Wt of Moisture	2.87	3.15	3.92	3.07
Wt of Dish	1.16	1.14	1.16	1.14
Wt of Dry Soil	8.99	10.03	12.87	10.29
Moisture Content	31.91	31.38	30.48	29.79

Liquid Limit 30.2
Plastic Limit 18.5
Plasticity Index 11.7

Atterberg Classification CL

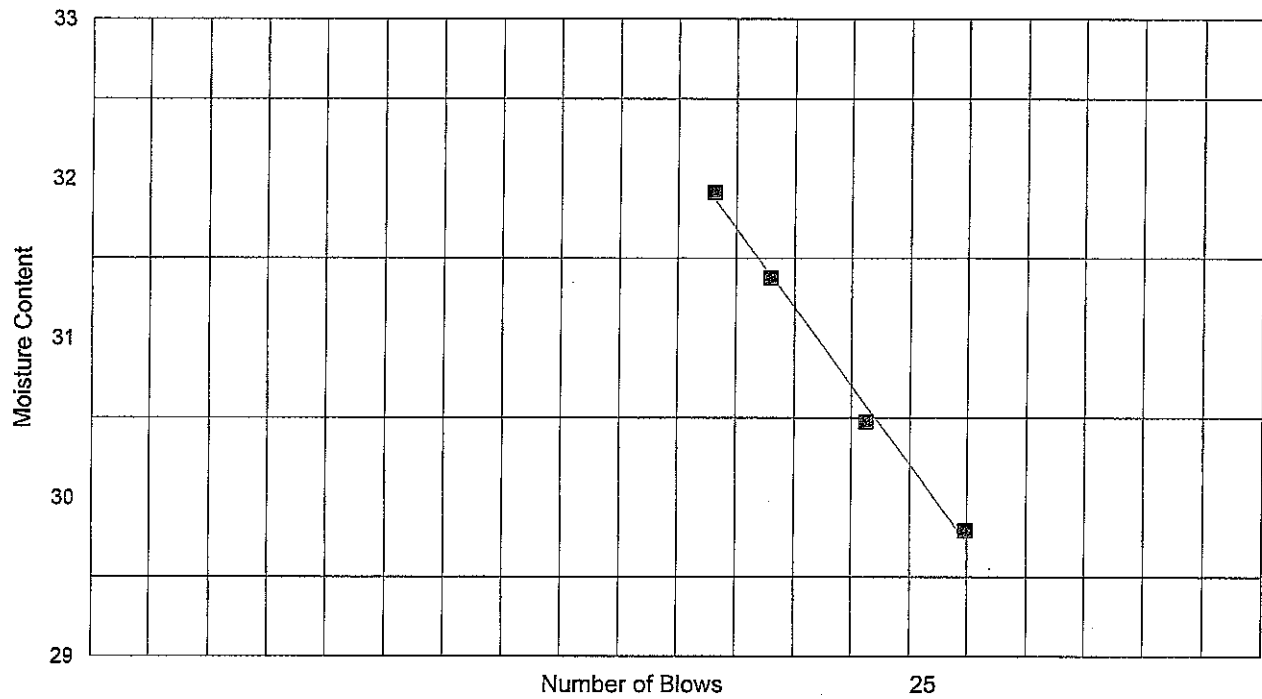
Data entry by: 128
Checked by: 128
FileName:

SR Date: 01/14/2008
Date: 1/15/08
WOG0BH4

ADVANCED TERRA TESTING, INC.

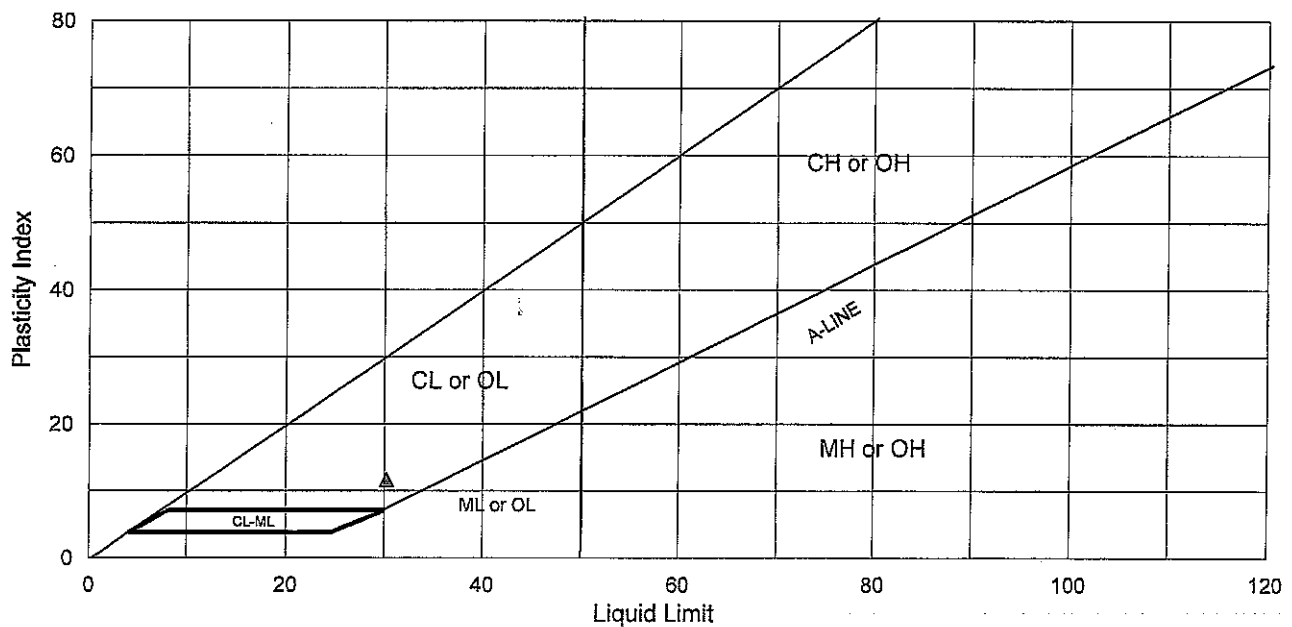
Atterberg Limits, Flow Curve

BH4, 10.0-11.5', U1



PLASTICITY CHART

BH4, 10.0-11.5', U1



▲ Classification

MECHANICAL ANALYSIS - SIEVE TEST DATA
ASTM D-6913

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #1112017
LOCATION N. Cache

SAMPLED
DATE TESTED 01-11-08 RS
WASH SIEVE Yes
DRY SIEVE No

WASH SIEVE ANALYSIS

Wt. Wet Soil & Pan
Before Washing (g) 313.4
Wt. Dry Soil & Pan
Before Washing (g) 307.2
Weight of Pan (g) 8.2
Wt. of Dry Soil
Before Washing 299.0
Wt. Dry Soil & Pan
After Washing (g) 65.0
Wt. of Dry Soil
After Washing (g) 56.9
-#200 Wash. Out % 81.0

Sieve Number (Size)	Pan Weight (g)	Indiv. Wt. + Pan (g)	Indiv. Wt. Retain.	Cum. Wt. Retain.	Cum. % Retain.	% Finer By Wt.
3"	0.00	0.00	0.00	0.00	0.0	100.0
1 1/2"	0.00	0.00	0.00	0.00	0.0	100.0
3/4"	0.00	0.00	0.00	0.00	0.0	100.0
3/8"	0.00	0.00	0.00	0.00	0.0	100.0
#4	0.00	0.00	0.00	0.00	0.0	100.0
#10	2.37	4.08	1.71	1.71	0.6	99.4
#20	2.36	5.11	2.75	4.47	1.5	98.5
#40	2.37	4.08	1.71	6.18	2.1	97.9
#60	2.37	5.32	2.95	9.13	3.1	96.9
#100	2.36	14.88	12.52	21.65	7.2	92.8
#140	2.37	19.07	16.70	38.35	12.8	87.2
#200	2.36	20.90	18.54	56.89	19.0	81.0

Data entered by: VR SR
Data checked by: VR
FileName: WOMUBH4

Date: 01/15/2008
Date: 1/15/08

ADVANCED TERRA TESTING, INC.

Sieve Size	Percent Finer by Weight
3"	100
1.5"	100
3/4"	95
3/8"	90
#4	85
#10	80
#20	75
#40	70
#60	65
#100	60

④ Test Data

[illegible]

Client:	Wornack & Associates	Boring No.:	BH4	Sample No.:	U1
Job Number:	2292-16	Depth:	10.0-11.5'		
Classification	CL, Lean Clay with sand				

Advanced Terra Testing, Inc.

CONSOLIDATION TEST
ASTM D-2435

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH-4
DEPTH 10.0-11.5'
SAMPLE NO. U1
SOIL DESCR. #1112017
LOCATION N. Cache
SAMPLE DIA.(in) 2.410

SAMPLED
TEST STARTED 01-08-08 DPM
TEST FINISHED 01-15-08 DPM
CELL NUMBER ATT-08

INITIAL HT.(in) 1.000

MOISTURE/DENSITY DATA	BEFORE TEST	AFTER TEST	LOAD (PSF)	CONSOL. (IN.)
Wt. Soil & Ring(s) (g)	195.5	189.0	100	0.0000
Wt. Ring(s) (g)	45.3	45.3	100	0.0112
Wt. Soil (g)	150.2	143.8	200	0.0124
Wet Density PCF	125.5	130.4	400	0.0163
			800	0.0280
Wt. Wet Soil & Pan (g)	153.5	147.1	1600	0.0379
Wt. Dry Soil & Pan (g)	123.2	123.2	1600	0.0371
Wt. Lost Moisture (g)	30.3	23.9	3200	0.0456
Wt. of Pan Only (g)	3.3	3.3	6400	0.0606
Wt. of Dry Soil (g)	119.9	119.9	12800	0.0781
Moisture Content %	25.3	19.9	25600	0.0997
Dry Density PCF	100.1	108.7	6400	0.0965
			1600	0.0910
			400	0.0850
			100	0.0793

	LOAD (PSF)	LOG p	CONSOL. (IN.)	DEFL. (IN.)	VOID RATIO e
	100	2.000	0.0000	0.0000	0.6524
	100	2.000	0.0112	-0.0112	0.6339
	200	2.301	0.0124	-0.0124	0.6319
	400	2.602	0.0163	-0.0163	0.6255
	800	2.903	0.0280	-0.0280	0.6061
	1600	3.204	0.0379	-0.0379	0.5898
Inundate	1600	3.204	0.0371	-0.0371	0.5911
	3200	3.505	0.0456	-0.0456	0.5770
	6400	3.806	0.0606	-0.0606	0.5523
	12800	4.107	0.0781	-0.0781	0.5233
	25600	4.408	0.0997	-0.0997	0.4877
	6400	3.806	0.0965	-0.0965	0.4929
	1600	3.204	0.0910	-0.0910	0.5020
	400	2.602	0.0850	-0.0850	0.5119
	100	2.000	0.0793	-0.0793	0.5214

% Saturation 102.8
Sp. Gr. (g/cc) 2.650
Init. Ht. Solids (cm) 1.537
Init. Ht. Voids (cm) 1.003
Init. Void Ratio 0.6524

Data entry by: SR
Data checked by: PPM
FileName: WOC0H4U1

Date: 01/17/2008
Date: 1/18/08

ADVANCED TERRA TESTING, INC.

CLIENT Womack & Associates

JOB NO. 2292-16

BORING NO. BH-4
 DEPTH 10.0-11.5'
 SAMPLE NO. U1
 SOIL DESCR. #1112017
 LOCATION N. Cache

SAMPLED
 TEST STARTED 01-08-08 DPM
 TEST FINISHED 01-15-08 DPM
 CELL NUMBER ATT-08

TIME READING DATA

800 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0170	0.0000
0.1	0.32	0.0195	-0.0025
0.3	0.50	0.0200	-0.0030
0.5	0.71	0.0204	-0.0034
1.0	1.00	0.0209	-0.0039
2.0	1.41	0.0215	-0.0045
4.0	2.00	0.0222	-0.0052
9.0	3.00	0.0229	-0.0059
16.0	4.00	0.0233	-0.0063
30.0	5.48	0.0238	-0.0068
60.0	7.75	0.0245	-0.0075
120.0	10.95	0.0251	-0.0081
240.0	15.49	0.0260	-0.0090
480.0	21.91	0.0272	-0.0102

1600 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0295	0.0000
0.1	0.32	0.0314	-0.0019
0.3	0.50	0.0319	-0.0024
0.5	0.71	0.0323	-0.0028
1.0	1.00	0.0326	-0.0031
2.0	1.41	0.0330	-0.0035
4.0	2.00	0.0335	-0.0040
9.0	3.00	0.0339	-0.0044
16.0	4.00	0.0343	-0.0048
30.0	5.48	0.0346	-0.0051
60.0	7.75	0.0349	-0.0054
120.0	10.95	0.0353	-0.0058
240.0	15.49	0.0360	-0.0065
480.0	21.91	0.0374	-0.0079

3200 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0395	0.0000
0.1	0.32	0.0428	-0.0033
0.3	0.50	0.0433	-0.0038
0.5	0.71	0.0436	-0.0041
1.0	1.00	0.0441	-0.0046
2.0	1.41	0.0445	-0.0050
4.0	2.00	0.0450	-0.0055
9.0	3.00	0.0455	-0.0060
16.0	4.00	0.0460	-0.0065
30.0	5.48	0.0464	-0.0069
60.0	7.75	0.0469	-0.0074
120.0	10.95	0.0473	-0.0078
240.0	15.49	0.0478	-0.0083
480.0	21.91	0.0483	-0.0088

6400 psf Load

Elapsed Time (min)	SQRT Time (min)	Dial Reading (in)	Defl. (in)
0.0	0.00	0.0494	0.0000
0.1	0.32	0.0508	-0.0014
0.3	0.50	0.0526	-0.0032
0.5	0.71	0.0548	-0.0054
1.0	1.00	0.0573	-0.0079
2.0	1.41	0.0589	-0.0095
4.0	2.00	0.0602	-0.0108
9.0	3.00	0.0612	-0.0118
16.0	4.00	0.0616	-0.0122
30.0	5.48	0.0621	-0.0127
60.0	7.75	0.0628	-0.0134
120.0	10.95	0.0635	-0.0141
240.0	15.49	0.0638	-0.0144
480.0	21.91	0.0644	-0.0150

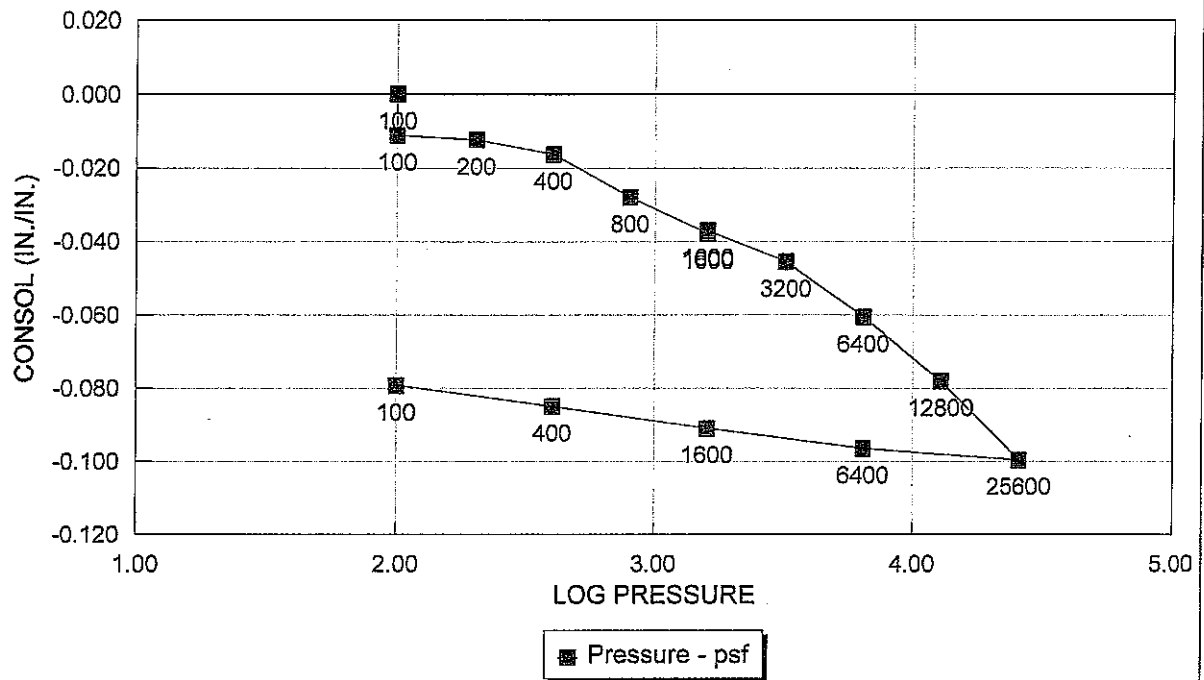
Data entry by: SR
 Data checked by: DEP
 FileName: WOC0H4U1

Date: 01/17/2008
 Date: 1/18/07

ADVANCED TERRA TESTING, INC.

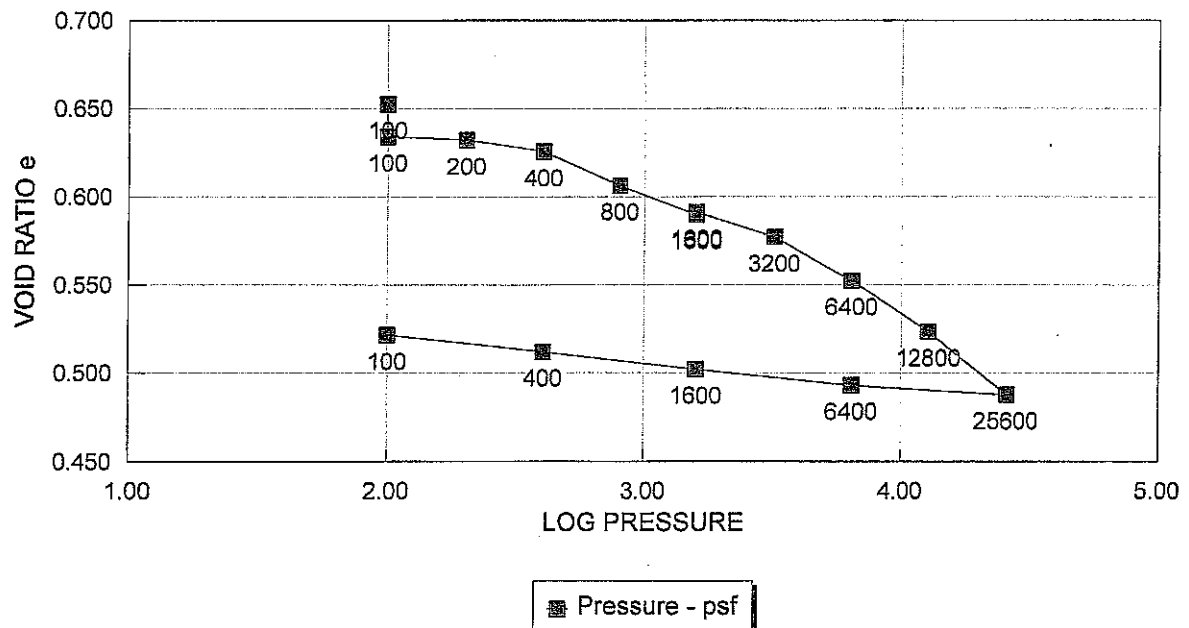
CONSOLIDATION TEST DATA

BH-4,U1,10.0-11.5'



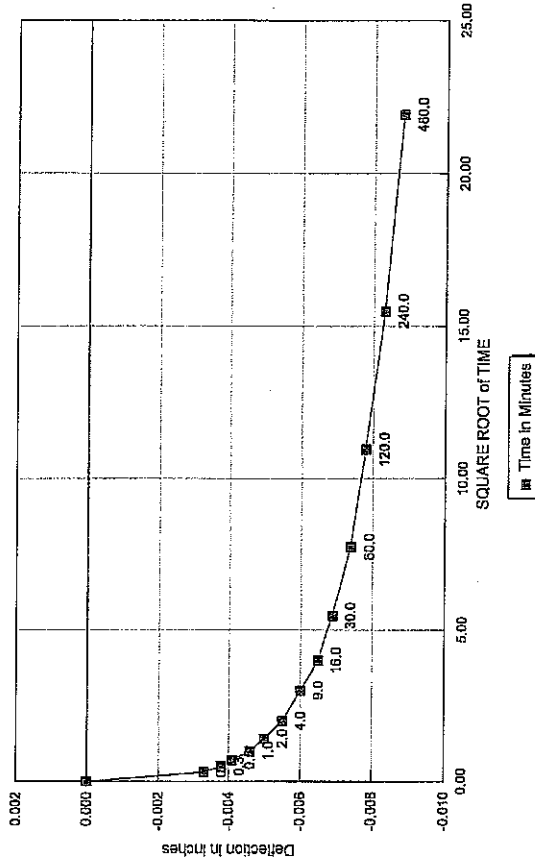
CONSOLIDATION TEST DATA

BH-4,U1,10.0-11.5'



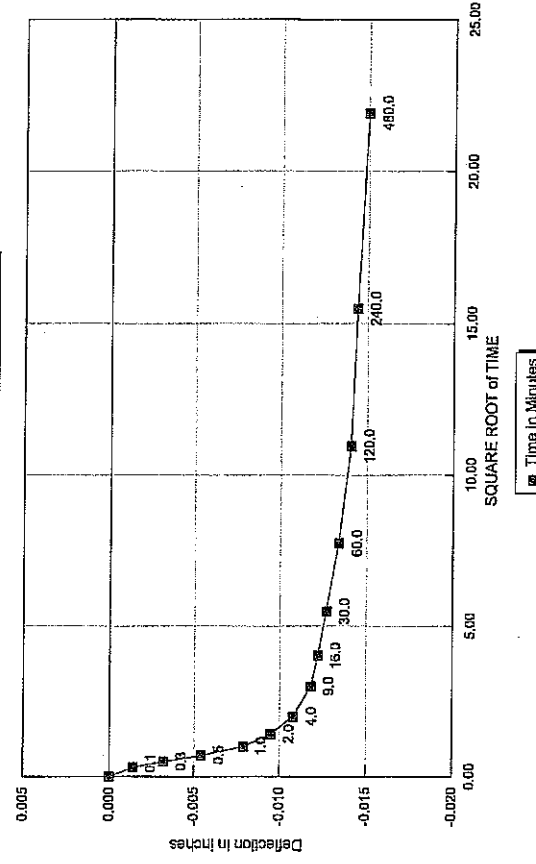
TIME READING DATA

BH-4,U1,10.0-11.5,3200 psf Load



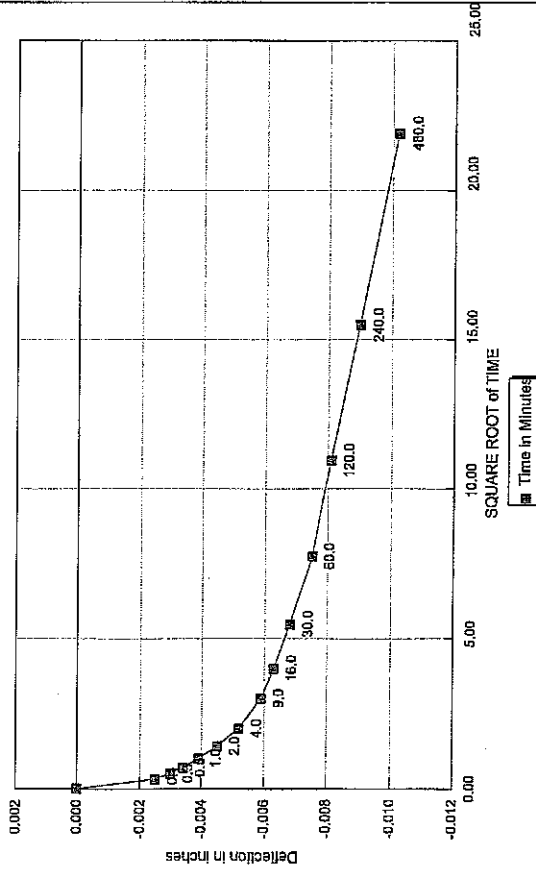
TIME READING DATA

BH-4,U1,10.0-11.5,6400 psf Load



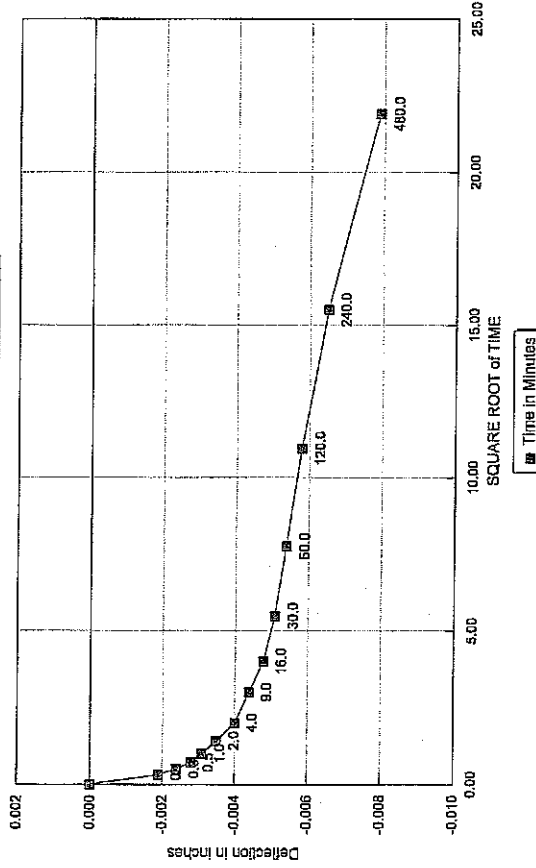
TIME READING DATA

BH-4,U1,10.0-11.5,800 psf Load

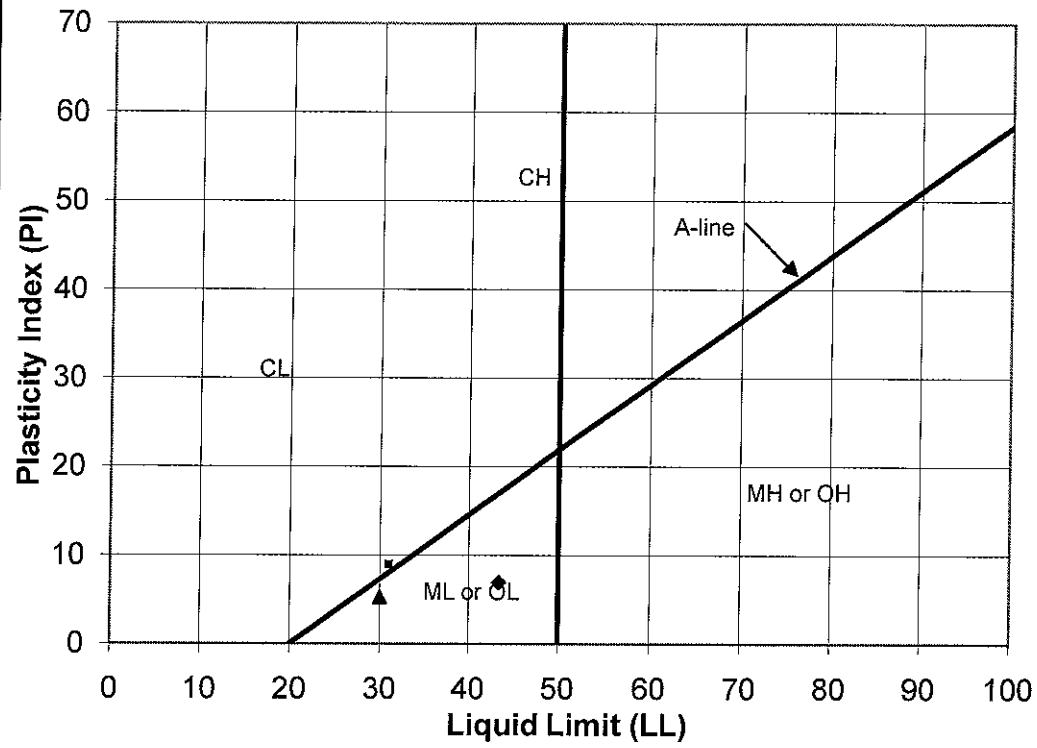


TIME READING DATA

BH-4,U1,10.0-11.5,1600 psf Load



Plasticity Chart



—■— BH1 D1 5-6.5' —◆— BH2 D3 15-16.5' —▲— BH3 D2 10-11.5'

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-1, D1, 5'-6.5'
Date: 1/3/2008
Tested By: Dominique Schmid

Moisture Content	
Wet Sample + Tare:	484.1
Tare:	96.4
Wet Sample:	387.7
Dry Sample + Tare:	407.0
Moisture Content:	24.8%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	105.1	152.5	185.9			
Wet Weight + Tare	113.1	164.6	194.8			
Dry Weight + Tare	111.2	161.8	192.7			
# of Drops	43	15	28			
Moisture Content	31.1%	30.1%	30.9%			
Liquid Limit	33.3	28.3	31.3			
Average LL	31.0					

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	14.8	14.9	96.1			
Wet Weight + Tare	22.6	28.5	109.5			
Dry Weight + Tare	21.1	26.2	107.1			
Moisture Content/Plastic Limit	23.8%	20.4%	21.8%			
Average PL	22.0					

Plastic Index = 9.0

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-2, D3, 15'-16.5'
Date: 1/3/2008
Tested By: Dominique Schmid

Moisture Content	
Wet Sample + Tare:	349.5
Tare:	105.1
Wet Sample:	244.4
Dry Sample + Tare:	269.8
Moisture Content:	48.4%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	101.7	101.6	99.6			
Wet Weight + Tare	108.4	106.5	110.7			
Dry Weight + Tare	106.3	105.0	107.3			
# of Drops	17	29	15			
Moisture Content	45.7%	44.1%	44.2%			
Liquid Limit	43.6	44.9	41.5			
Average LL	43.3					

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	100.7	15	14.9			
Wet Weight + Tare	111.1	28.5	29.1			
Dry Weight + Tare	108.4	24.9	25.2			
Moisture Content/Plastic Limit	35.1%	36.4%	37.9%			
Average PL	36.4					

Plastic Index = 6.9

Atterburg Limits

Project: Jorgensen - North Cache
Sample: BH-3, D2, 10'-11.5'
Date: 1/3/2008
Tested By: Dominique Schmid

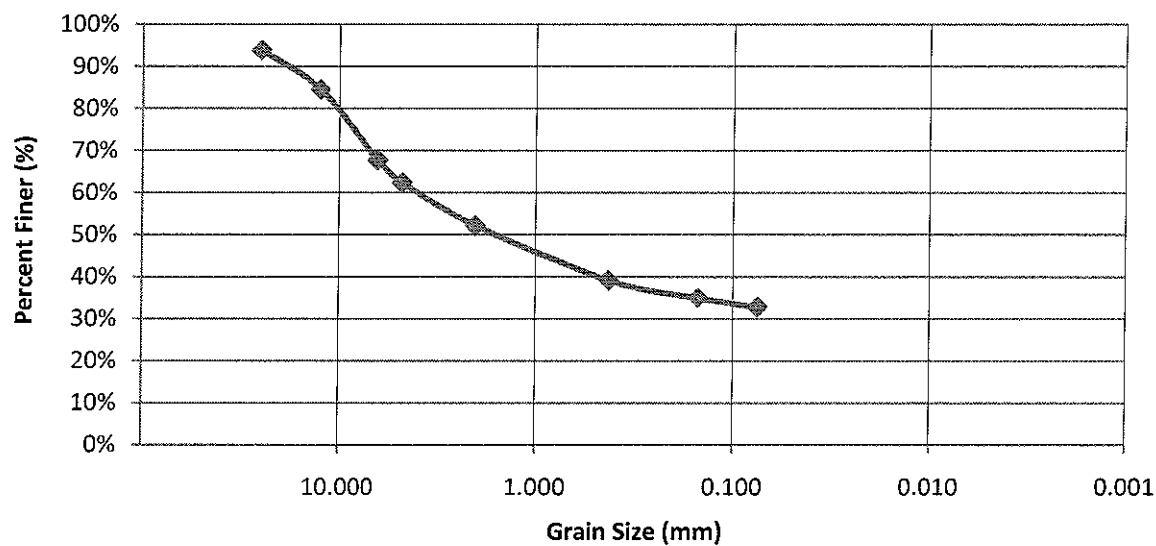
Moisture Content	
Wet Sample + Tare:	553.6
Tare:	179.8
Wet Sample:	373.8
Dry Sample + Tare:	468.0
Moisture Content:	29.7%

Liquid Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	185.0	14.8	14.8			
Wet Weight + Tare	191.8	21.1	25.0			
Dry Weight + Tare	190.2	19.7	22.7			
# of Drops	22	41	26			
Moisture Content	30.8%	28.6%	29.1%			
Liquid Limit	30.3	30.3	29.3			
Average LL	30.0					

Plastic Limit						
Sample	A	B	C	D	E	F
Container Label						
Tare	186.4	151.1	152.1			
Wet Weight + Tare	202.7	163	169.9			
Dry Weight + Tare	199.7	160.4	166.5			
Moisture Content/Plastic Limit	22.6%	28.0%	23.6%			
Average PL	24.7					

Plastic Index = 5.3

Particle Size Distribution



Sieve Size	Opening (mm)	Tare	Tare + Sample	Sample	% Retained	% Passing
1"	25.0	14.9	43	28.1	6.2%	93.8%
1/2"	12.50	14.9	57.3	42.4	15.5%	84.5%
1/4"	6.3	14.9	91.5	76.6	32.2%	67.8%
#4	4.75	14.9	39.5	24.6	37.6%	62.4%
#10	2.00	14.9	86.2	71.3	47.9%	52.1%
#40	0.425	14.9	74.2	59.3	60.9%	39.1%
#100	0.150	14.9	34	19.1	65.1%	34.9%
#200	0.075	14.9	24.9	10	67.2%	32.8%
Pan	-	14.9	15.2	62.6	81.0%	19.0%
Total Sample				456.2		

200-minus

Wet Sample + Tare(g)	430.5
Tare (g)	14.9
Dry Sample post-wash (g)	346.4
Weight 200-minus (g)	62.3

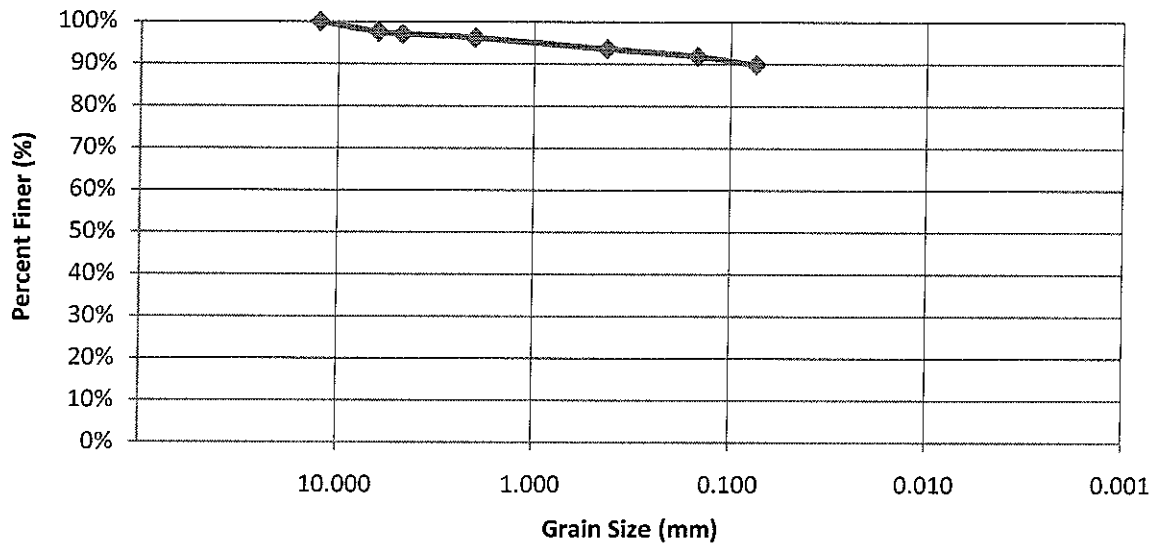
Classification

%Gravel	47.9%
%Sand	19.4%
%Fines	32.8%

Moisture Content

Sample + Tare	339.4
Tare	184.9
Sample Weight	154.5
Dry Weight + Tare	322.8
Moisture Content	12.0%

Particle Size Distribution



Sieve Size	Opening (mm)	Tare	Tare + Sample	Sample	% Retained
1/2"	12.50	14.9	14.9	0	0.0%
1/4"	6.3	14.9	19.3	4.4	2.5%
#4	4.75	14.9	15.7	0.8	2.9%
#10	2.00	14.9	17.3	2.4	3.8%
#40	0.425	14.9	19.6	4.7	6.4%
#100	0.150	14.9	18	3.1	8.2%
#200	0.075	14.9	18.5	3.6	10.2%
Pan	-	14.9	15.7	159.8	99.6%
Total Sample				178.8	

200-minus

Wet Sample + Tare(g)	465.5
Tare (g)	14.9
Dry Sample post-wash (g)	34.9
Weight 200-minus (g)	159.0

Classification

%Gravel	3.8%
%Sand	6.4%
%Fines	89.8%

Moisture Content

Sample + Tare	520.1
Tare	186.6
Sample Weight	333.5
Dry Weight + Tare	394.4
Moisture Content	60.5%

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-170		BUILDING DEPARTMENT COMMENTS	Structures must meet to the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-170		ENGINEERING DEPARTMENT COMMENTS	See attached file.		
P24-170		FIRE DEPARTMENT COMMENTS	Project shall meet requirements of the current International Fire Code (IFC) at the time of application for building permit including but not limited to the following. 1.) Construction Management Plan establishing a fire prevention program at the project site for all phases of construction submitted for review and approval before a building permit is issued. 2.) A fire permit is required for an automatic sprinkler system. A stamped set of plans shall be provided for review and approval prior to a permit being issued. 3.) A fire permit is required for a fire alarm system. A stamped set of plans shall be provided for review and approval prior to a permit being issued. 4.) Means of egress shall meet the requirements of the IFC, Chapter 10 as it applies to the multi-use proposal including number of exits, exit access, discharge, maximum exit access travel distance, signage, illumination and emergency electrical system in the event of a power supply failure. 5.) Portable fire extinguishers installed for the occupancy. 6.) Fire department access as required in the IFC, Chapter 5.		
P24-170		OTHER	Teton Conservation Review Comments		
		OTHER	WYDOT Review Comments		
			Regional Transportation Review Comments		
		OTHER	The applicant should follow the initial TIS and TDM guidelines from Teton County. The guidelines begin on page 7 at this link: https://tetoncountywy.gov/DocumentCenter/View/29669/0603-Traffic-Impact-Studies-and-Travel-Demand-Management-Guidelines This project is above the Major Project threshold of 30 net new trips in the peak hour, and the developer should submit appropriate documentation and future monitoring to staff per the guidelines for a Major Project.		
			Thank you for the opportunity to comment. WYDOT offers the following comments for consideration: Access via Glenwood is desirable and supported by WYDOT. Recommend performing a new or updated traffic impact study. Any improvements within WYDOT right-of-way (N. Cache) must obtain the necessary permits from WYDOT (i.e. roadway lighting, landscaping, removal of approximately 4 curb cuts, sidewalk, etc.) Landscaping within WYDOT right-of-way maintained by local government or adjacent landowner: A landscape agreement (M-26) would be necessary and must follow WYDOT's (20-1) operating policy: Surface drainage within landscaping must be maintained. Must not block intersection or access sight distance, nor obstruct highway signs, or violate ADA.		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		OTHER	Typically landscape features must meet local codes. Any part of a tree's canopy must be maintained to be at least 2 feet from the back of the curb or sidewalk. Canopy must be maintained to be not less than 19 feet above roadway surface. Do not allow trees with shallow or destructive root systems, suckering plants, etc.... Conifers and cottonwoods shall not be allowed within R/W in any circumstance. Shrubs and low lying plants, at maturity, a minimum of 2 feet behind curb or sidewalk. Low lying plants must be maintained at less than 2.5 tall near intersections and accesses. For any new utility construction within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at https://usa.maintstar.co/Wyoming/Logon.aspx. Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to set up your login credentials. An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.WYDOT Utilities Section can be found at the following link: http://www.dot.state.wy.us/home/engineering_technical_programs/utilities_section.html Coordinate any future development plans with WYDOT that may include N. Cache (construction management plans, traffic control plans) An M-76 temporary use permit may be necessary. If you have any questions or concerns, please let me know. Thank you. Darin Kaufman, P.E., PTOE WYDOT District 3 Traffic Engineer 3200 Elk Street Rock Springs, WY 82902 Office: 307.352.3034 Cell: 307.389.0235		
		OTHER	Access via Glenwood is desirable and supported by WYDOT Recommend performing a new or updated traffic impact study. Any improvements within WYDOT right-of-way (N. Cache) must obtain the necessary permits from WYDOT (i.e. roadway lighting, landscaping, removal of approximately 4 curb cuts, sidewalk, etc.) Landscaping within WYDOT right-of-way maintained by local government or adjacent landowner: A landscape agreement (M-26) would be necessary and must follow WYDOT's (20-1) operating policy: * Surface drainage within landscaping must be maintained. Must not block intersection or access sight distance, nor obstruct highway signs, or violate ADA. * Typically landscape features must meet local codes. * Any part of a tree's canopy must be maintained to be at least 2 feet from the back of the curb or sidewalk. Canopy must be maintained to be not less than 19 feet above roadway surface. * Do not allow trees with shallow or destructive root systems, suckering plants, etc.... Conifers and cottonwoods shall not be allowed within R/W in any circumstance. * Shrubs and low lying plants, at maturity, a minimum of 2 feet behind curb or sidewalk. Low lying		

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
			plants must be maintained at less than 2.5 tall near intersections and accesses. * For any new utility construction within WYDOT right-of-way, the utility companies/owner shall obtain the necessary M-54 utility license via the new on-line permitting process, MainStar, located at https://usa.mainstar.co/Wyoming/Logon.aspx . Currently WYDOT requires any utility company needing access to the MainStar system to contact the local District Office for the license or permit, or to email dot.utilities@wyo.gov to setup your login credentials *An M-21 permit is necessary for new utility connections to existing permitted utilities within WYDOT R/W.WYDOT Utilities Section can be found at the following link: http://www.dot.state.wy.us/home/engineering_technical_programs/utlilites_section.html * Coordinate any future development plans with WYDOT that may include N. Cache (construction management plants, traffic control plans). An M-76 temporary use permit may be necessary		
P24-170		PARKS AND RECREATION DEPARTMENT COMMENTS	Snow storage areas identified are located on the back side of planters (not functionally accessible), and on corner of an access point immediately off Cache (site line concerns). The Cache facing plaza immediately off the sidewalk, alley hardscapes and landscape/plaza/entrance on Glenwood has no snow storage identified. With a large portion of the development's access/hardscapes abutting sidewalks and streets this seems woefully inadequate.		
			Will review lanscape/planting plan when submitted to address any maintenance concerns and/or streetscape impacts.		
P24-170		PATHWAYS DEPARTMENT COMMENTS	Bike Parking Please indicate bike parking details on the development plan application plan sets, including rack types, locations, and dimensions of rack areas. Staff is also willing to discuss the bike parking numbers and possible additional flexibility based on the overall scale of the project. Additional details on sidewalk and frontage design will be useful for commenting.		
	11/15/2024	COMPLETENESS REVIEW		MTIPPETTS@JACKSONWY.GOV	
	11/15/2024	POLICE DEPARTMENT COMMENTS		MTIPPETTS@JACKSONWY.GOV	
	11/15/2024	PLANNING COMMISSION REVIEW AND RECOMMENDATION		MTIPPETTS@JACKSONWY.GOV	
	11/18/2024	PC FINAL DRAFT		KSLUDER@JACKSONWY.GOV	11/18/2024
	11/22/2024	TOWN COUNCIL MEETING		AERSKIN@JACKSONWY.GOV	
	11/22/2024	START DEPARTMENT COMMENTS		AERSKIN@JACKSONWY.GOV	

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	11/26/2024	PC ROUGH DRAFT		TVALENTINE@JACKSONWY.GOV	
	11/26/2024	LEGAL DEPARTMENT COMMENTS		MTIPPETTS@JACKSONWY.GOV	12/02/2024
	12/04/2024	PC KEY ISSUES		LPOTZ@JACKSONWY.GOV	12/04/2024
	12/06/2024	DETERMINATION OF SUFFICIENCY		BSCHILLING@JACKSONWY.GOV	
	12/20/2024	COMPLETE REPORT		BTLENZ@JACKSONWY.GOV	12/23/2024
		PC PUBLIC NOTICE			
		FINAL LETTER			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PLANNING DEPARTMENT COMMENTS			
		FINAL REPORT			
		TC PUBLIC NOTICE			
		DRC MEETING			

Sketch Plan Comments – Approved with Conditions

P24-170 **Sketch Plan _ v2**
ADDRESS: **350 N Cache Street**
OWNER: **Mogul Hospitality Partners – Jackson, LLC**
APPLICANT: **Owner**

12/20/2024

Scott Mohror, Brian Lenz, (307) 733-3079

DATE OF SUBMITTAL: 11/1/2024

DATE OF MATERIALS: 10/31/2024

REVISION NO.: 00

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

****The following items need to be addressed with the Development Plan application unless otherwise noted. Information provided should be commensurate with the level of application being made. For Development Plans the information should be detailed enough to show compliance with the LDRs and that the project is constructable.***

PROJECT SPECIFIC COMMENTS

1. LDR 5.5 / Code 12.24: Provide a plan that complies with the LDRs and code.
2. LDR 5.5.4.F: Prior to building permit issuance the applicant shall obtain their licenses from WYDOT for Landscaping and Utilities.
3. LDR 5.7.1: Provide a grading plan that shows compliance with this section. Plan shall include existing and proposed site contours with elevation labels, spot elevations, high and low points, grade breaks.
4. LDR 5.7.4: Provide treatment prior to any discharge to a stormwater system or infiltration. Refine stormwater design to show required storage or flow control. For any connections to the storm system determine whether capacity exists in the system for the revised plan.
5. LDR 6.2.2: Provide more detailed information, including labels, for the delivery and loading areas. Clarify if they are off-alley or utilize the alley. Provide turn maneuvers for off alley parking.
6. 6.4.2: Provide more detailed information, including labels, for location of trash and recycling areas.
7. LDR 7.2.2.A.1.b: Provide street lighting plan, or the plan for lighting with their removal.
8. LDR 7.2.2.A.1.b: Provide a conceptual striping and signage plan for the site. Include signage for fire lane / alley and on street parking.

9. LDR 7.2.2.A.1/7.2.2.A.5.a: The proposed improvements to the alley do not conform with adopted standards. The proposed design allows parking and landscaping in the alley which are not allowed uses of the alley. Prior to Sketch Plan Approval the conditions on which such improvements are allowed should be agreed to with the Town.

The intent is that the area remain open to the public but that the improvements do not burden the public while allowing the development to provide an enhanced, activated, multimodal passageway as proposed. PW staff suggests but does not limit negotiation to the following conditions:

Developer would be responsible for:

- a. all operations, maintenance, repair, and replacement of the improvements,
- b. rerouting the sewer in Mercil to Glenwood as proposed,
- c. installing a manhole at the north boundary of the development and assume ownership and responsibility for the line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the line to the north),
- d. replacing the sewer north to Perry if necessary,
- e. remove and relocate any town or franchisee utilities from the improved area,
- f. all snow plowing, snow removal (not to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley (,
- g. operation and maintenance of the Cache Creek Tube through the property
- h. installing Town approved regulation signage,
- i. maintain public access,
- j. in the event that developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.
- k. Any lease or fee for the use of the area.
- l. Affordable housing rights or units.
- m. With the development plan provide detailed plans for the alleyway.

Town would be responsible for:

1. Future ownership and maintenance of the north section of the alley and sewer.
2. Municipal code enforcement throughout the alley, e.g. parking, franchisees, encroachment permits, etc.

These conditions are a start and are to align with Sketch Plan approval so that the applicant can advance their plan to Development Plan with clear direction

- and understanding of the arrangements. Coordinate with Town staff prior to Town Council and if possible Planning Commission.
10. LDR 7.2.2.A.5.a /ToJ 12.08.030: Prior to Building Permit Issuance: For development within the alley that Developer shall enter an Agreement with the Town to memorialize the conditions agreed to in the Sketch Plan. Coordinate planning and design with Town Engineering. An application for an Encroachment Agreement by the Developer is required to initiate the agreement process.
 11. LDR 7.2.2.A.5.a: Prior to Building Permit issuance, Developer should enter an Agreement with the Town to reconstruct and enlarge the watermains in the area of the project. Scope and sizing to be based on hydraulic analysis. Coordinate design with Town Engineering. Identified lines: Cache, Perry and Mercill.
 12. LDR 7.2.2.A.5.a: Prior to Building Permit issuance, Developer may need to enter an Agreement with the Town to reconstruct the sewer main in the alley. Scope and sizing to be based on analysis. Coordinate design with Town Engineering.
 13. LDR 7.6.3.C.1: Provide confirmation from the Fire Department that adequate access is provided for the proposed development or modify the design to meet their requirements.
 14. LDR 7.6.3.E: Submit street frontages that meet the intent of the LDRs and Community Streets plan. Provide street sections of the adjacent streets showing existing and proposed conditions. Existing curbs may not be located to optimize the frontage. Coordinate with Town Planning / Engineering and Pathways prior to Development Plan submittal.
 15. LDR 7.6.3.M.3: Show sight triangles for all roads, drives, and alleys on future submittals. Design structures and landscaping to keep sight triangles clear.
 16. LDR 7.7.4.D: Provide details on how the Cache Creek Tube will be routed through the project. A rough analysis of the Sketch Plan and proposed Cache Creek Tube show that there are structural conflicts at the grade of the tube.
 17. LDR 7.7.3.C: Provide conceptual plans for grease mitigation from any food or drink facilities and for sand and oil separation pre-treatment for any stormwater discharge, especially from parking structures and areas.
 18. LDR 7.7.5: Verify all underground utilities are accounted for on the plan sheet. A 6" steel gas line and the Lumen's trunk line along N Cache Street may be missing.
 19. LDR 7.7.5: Show location of proposed meter panels and minimum clear zones within the private property. Clearly identify and label proposed transformers and respective clear zones.
 20. LDR 7.7.5.B: Provide an easement/agreement for O&M of the Cache Creek Tube through the project and providing for permanent unimpeded flow of Cache Creek and Town Stormwater runoff through the site. With an acceptable agreement the Town will vacate its existing easement. Coordinate with Town Engineering and Legal prior to Development Plan submittal.

21. LDR 7.7.2: Provide irrigation and hydrant demands for the development. Update water demands.
22. LDR 7.7.2.G: Provide confirmation from the fire department that adequate access to fire hydrants exists or modify the design to meet their requirements.
23. LDR 7.7.3: Update sewer volumes.
24. LDR 7.7.5: Locate the transformer and any other private utilities within the property out of the right-of-way.
25. LDR 8.3.1.C.3: Provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room, USPS Caller service, private mail delivery, etc.
26. LDR 8.3.1.C.3: Provide a Traffic Impact Study and provide any traffic mitigation measures proposed for the development.
27. CODE 120.08.030: Show all encroachments into the Town's right-of-way or easements. Encroachment agreements are required for encroachments of buildings, retaining walls, foundations, canopies, balconies, roofs, shoring, etc.
28. CODE 12.08.045: Update CM Plan Summary and Detailed Literature to address utility obstructions and the use of the alley during construction. Provide for pedestrian access along the west side of Cache for all or most of the construction to minimize crossing Cache St. For other key points, refer to our Construction Management Checklist found on our website. Provide a plan that shows proposed impacts to the public way during construction.
29. CODE 13: Provide more detailed information on how the development will be owned, managed, and if any of the buildings will be subdivided.
30. CODE 15.38: Prior to Building Permit issuance: A demolition permit is required for each existing structure to be removed from the site. Water and sewer services to be abandoned for the project shall be abandoned at the main during the demolition phase of the project.
31. Resolution 09-25: With Development Plan application, provide turning maneuvers to demonstrate that the proposed underground parking is feasible. Provide a narrative or design on how large full-size trucks will be parked.
32. IBC Chapter 11 / ADA Accessibility: Provide a plan showing all accessible routes required for the development with sufficient detail to show that compliance is feasible.
33. ToJ Standards: Provide sufficient detail to show that street frontages uses existing road grades for control of sidewalk and buffer grades, treat any buffer and sidewalk all as one plane, and accommodate accessibility to the private development within the development and not in the public way. Note, if curbs are moved into the roadway this typically raises the grade of the curb and this elevation should guide the design.
34. Community Streets Plan: Provide plans and details for the right-of-way improvements, e.g. alley pavement, sidewalks, and pathways including

streetlights, street signage, pavement/curb markings, etc. Include right of way section analysis to determine where the center of existing road is relative to the property boundary and curb location relative to the community streets plan. Initial review shows that Glennwood and Perry are wider than proposed community street sections and the curbs could be moved out to facilitate buffers in the frontage. Mercil is more complicated and design should be coordinate with Town staff, including Pathways to determine if a protected bike lane is warranted.

35. WYDEQ/WYPDES/UIC: Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering. Provide any updates as
36. WYDEQ/WYPDES/UIC: Provide information on groundwater depths, impacts to groundwater, groundwater quality, dewatering treatment and disposal (during construction and any permanent facilities), and address possible issues with surrounding property due to dewatering.



MEMORANDUM

To: Tyler Valentine
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Second Housing Department Review of Sketch Plan Application for the North Cache Hotel + Multi-Use Development at 335 N. Cache St. (P24-170)

Date: April 10, 2025

The Housing Department previously provided comment (attached) on an earlier iteration of this Sketch Plan (P24-002). These comments are in response to the revised and more detailed information on the housing elements of the proposal provided by the applicant in March 2025. Proposed development generates housing mitigation requirements and uses the Workforce Housing Floor Area Bonus.

Additional Comments:

- *All proposed floor area must be accounted for in the housing mitigation calculator.* The Program Data on Sheet 4 of the proposed plan set lists a total proposed building area of over 244,000sf square feet but the Housing Mitigation Calculator sheet 1 only accounts for hotel rooms and restaurant/bar space. In Development Plan submittal, the applicant should account for all proposed square footage. "Circulation or Nonhabitable Space" may be selected for areas like hallways, stairs, and parking.
- All units must meet [Livability Standards](#) from Housing Dept. Rules & Regulations. I did not see floor plans for proposed restricted units included in the application materials but am happy to review plans against Livability Standards prior to Development Plan submittal if this is helpful to the applicant. The applicant should be especially mindful of:
 - parking and additional storage for outdoor/large items requirements as these may impact building design and space allocation outside the footprint of the restricted units.
 - Design and location of common areas and parking spaces as it corresponds to future platting of condo units. Consider legal separation of resident spaces from non-resident/hotel spaces so that responsibility for maintenance or other

associated costs of hotel amenities do not fall on the full-time residents of the site.

- CC&Rs must include standards for assessment of restricted units from the Housing Department Rules & Regulations Livability Standards section G and be reviewed and approved by Housing Dept prior to recordation.
- All Affordable and Workforce units must be permanently deed restricted. The template restriction currently approved and in effect can be reviewed [here](#). By the time this development nears completion, the template restriction may be updated again. The Housing Department will provide the landowner with the template restriction approved and in effect prior to required time of recordation.
- Floor area approved for the Workforce Housing Floor Area Bonus shall only be used for one of the following uses: Attached Dwelling (6.1.4.C.), Apartment (6.1.4.D.), or Group Home (6.1.4.G.). Shared circulation space like hallways, stairs and elevators used to access the residential units may also be included and subject to zone-based FAR exemption. In Development Plan submittal, the applicant shall confirm that all square footage exempted from FAR for the Workforce Housing Floor Area Bonus is separate from hotel use and shared between both unrestricted and restricted residential units comprising the bonus square footage. The unrestricted units should be required to record a prohibition of short-term rental/lodging use so that future owners are aware that these homes are separate from the hotel use and only for long-term residency.
- A Workforce-restricted bonus unit should be no larger than 2,000sf considering price points accessible to local workers. As a comparable, The Glenwood Phase 1 sold a 2,500sf Workforce restricted ownership condo in 2024 for \$1.225 million. We recommend that the Development Plan proposal split the proposed 3,445sf unit into two units.
- The bonus units should be a mix of Workforce Ownership and Workforce Rental to accommodate a variety of households.

One of the biggest changes to this proposal from a housing standpoint results from a change made to the 2:1 Tool by the Town Council as part of the 2024 "big building" moratorium requiring "All restricted and unrestricted floor area shall be located on the same, primary site."

As a case study, what happened when this proposal changed to accommodate both market and restricted bonus units on site? Twenty-two proposed Workforce-restricted units were eliminated, the remaining restricted units will be much larger and much more expensive to access, and, although mass will be broken up into five buildings instead of one, the total above grade building square footage on site appears to be only about 10% less than the initial proposal.

	Initial Proposal	Current Proposal
Total 2:1 bonus sf	110,745 sf (including associated circulation space)	97,383 sf (including associated circulation space)
Market bonus units:	On-site	On-site

	#	36	17
	sf	75,088 sf	53,745 sf
	unit sizes	1,234 sf to 4,357 sf	1,957 sf to 4,094
Restricted bonus units:		Off-site	On-site
	#	38	16
	sf	37,504 sf	27,840 sf
	unit sizes	391 sf to 1,135 sf	979 sf to 3,445 sf
Building size on site		Approx. 200k gross sf above grade	Building A = approx. 76k gross sf above grade
Total sf on site		Approx. 200k gross sf above grade	Approx. 179k gross sf above grade

Process & Conditions of Approval:

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

1. **Prior to the granting of the applicable certificate of occupancy or use permit for the employee generating development**, each required Affordable mitigation housing unit constructed shall receive a certificate of occupancy.
2. **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 applicant's submittal of Building Permit,

- ☐ the [Livability Standards Questionnaire](#) shall be completed for each floor plan 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.
- ☐ the 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.

3. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, required dwelling units shall be subject to a deed restriction for housing, 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 Sketch Plan. Please contact me with any questions.

Attachment: March 18, 2024 Housing Department comments



MEMORANDUM

To: Tyler Valentine
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Sketch Plan (P24-002) Application for the North Cache Hotel + Multi-Use Development at 335 N. Cache St.

Date: March 18, 2024

The applicant is requesting approval of a Sketch Plan for the development of an over 330,000sf mixed-use commercial and residential development along North Cache Street at the gateway to Town. Proposed development generates housing mitigation requirements and uses the Workforce Housing Floor Area Bonus.

Affordable Workforce Housing Standards:

The applicant finds that 18.332 housing “credit” units consistent with on-site buildings in existence in the past can be applied to the proposed development. The applicant also calculates that 167 one-bedroom lodging units generate a 34.117-unit housing mitigation requirement, leaving 15.785 housing units to be mitigated after consideration of credits. It appears that the applicant used an outdated Housing Mitigation Calculator dated 6/11/19 whereas the most recent version is dated 1/8/21. Correction of this oversight potentially reduces the housing mitigation calculation by nearly half, or down to 7.861 units, using the applicant’s existing and proposed development values.

Housing Credits must be verified. The Town of Jackson Land Development Regulations (LDRs) state that, “The burden of identifying the existing building or use shall be the responsibility of the landowner. The landowner shall provide the Planning Director photos, permits, licenses, records, or other documentation that establishes the existing building or use.” Although more information is provided in the applicant’s resubmittal package, it does not appear that comprehensive materials, like business licenses and records, are included to verify these uses and floor areas.

All proposed floor area must be accounted for. The “Step 3: Proposed Development” section of the Town’s Housing Mitigation Calculator should include all 339,239sf of proposed floor area, not just the conventional lodging rooms. The drop-down Proposed Use fields include categories

like "Workforce Housing Bonus Unit" and "Circulation or Nonhabitable Space" for this reason. Portions of the proposed building are described as spa, retail, meeting rooms, and restaurants, etc. These uses appear to be accessible to the public and do not clearly meet an exemption or the circulation area definition of LDR Division 6.3 Affordable Workforce Housing Standards. Sec. 6.3.2.C. Exemptions speaks to Accessory Uses specified in LDR Sec. 6.1.11, but a restaurant, for example, is not an Accessory use listed here. Sec. 6.3.3.A.6 clarifies that, "Common hallways, entryways, stairways, and other circulation areas in buildings with multiple residential or nonresidential units, that are not within any individual unit, shall not be included in the calculation." While this may cover the lobby, hallways and entryways of the hotel, a restaurant does not meet the definitional standard for shared "circulation" and may actually be more relevant to the Restaurant/Bar or Retail standards for the amount of employees generated to operate that use.

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 references are only highlighted to assist Planning Staff in making a determination. Based on the points above, a determination may require additional information from the applicant.

Housing Staff take responsibility for ensuring that the required housing mitigation amount is satisfied through acceptable methods and follows long-term compliance requirements. This application proposes that the remainder of the housing mitigation required, after consideration of on-site housing credits, be satisfied via off-site construction of the required affordable workforce housing at The Loop apartment complex.

Meets Type of Affordable Workforce Housing Required. LDR Sec. 6.3.4 prescribes a schedule for affordability allocation and size allocation to the number of required mitigation units, which is also populated in the "Method" sheet of the Housing Mitigation Calculator. The proposed affordability and size allocation on page 68 of the application is consistent with requirements, even though a <50% MFI studio is swapped out for a <50% MFI two-bedroom, and an 80-120% MFI two-bedroom is swapped out for an 80-120% MFI studio. Each required Affordable or Workforce housing unit shall also include, at a minimum, the components of livability required by the Housing Department Rules and Regulations. Housing Department review of Building Permit application B23-0292 for the West Building of The Loop confirmed that submitted plans meet Livability Standards.

Meets Method for Providing Required Affordable Workforce Housing. The highest priority method for meeting required mitigation is by on-site or off-site construction of housing units, which is the method this application proposes. The standards applicable to off-site construction method apply here:

- i. Each required affordable or workforce housing unit constructed shall receive a certificate of occupancy prior to the granting of the applicable certificate of occupancy or use permit for the employee generating development. *Conditioned.*

- ii. The application to construct the affordable workforce housing shall be sufficient in order for an application for a building permit or use permit for employee generating development to be determined sufficient. *B23-0292 was found sufficient and is in review.*
- iii. The approval process for the employee generating development shall occur concurrent with the approval process of the required affordable workforce housing development. *Review and approval process of The Loop development contemplated inclusion of mitigation units required by this Sketch Plan.*

Workforce Housing Floor Area Bonus:

This Sketch Plan also proposes using the Workforce Floor Area Bonus to access additional floor area above the zone-specified FAR. The applicant appears to offer 32,878sf (40 units) of off-site deed restricted Workforce housing at The Loop apartments in exchange for 98,634sf of unrestricted residential floor area on site. It is not clear how these values meet the 2:1 unrestricted to restricted floor area ratio required by LDR Sec. 7.8.4. Perhaps the 98,634sf value listed in the scale of development calculations is inclusive of the 32,878sf of restricted off-site floor area, but quick adding of floor plan square footage coded "residential" in sheets 10 and 11 of the application drawings indicate that well over 65,756sf of residential floor area is located on site, throwing off this 2:1 ratio requirement. A determination of compliance from the Planning Department may require additional information from the applicant.

Process & Conditions of Approval:

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

1. **Prior to the granting of the applicable certificate of occupancy or use permit for the employee generating development,** each required affordable or workforce housing unit constructed shall receive a certificate of occupancy.
2. **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 issuance of Certificate of Occupancy,**
 - ☐ the Housing Department shall inspect the site to ensure restricted units were built to approved Livability Standards.
3. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, required affordable or workforce housing units shall be subject to a deed restriction, in perpetuity, in a form established and approved by the Housing Department. If units are located off-site from the employee-generating development, a Housing Mitigation Agreement may also be required for recordation on the employee-generating site for tracking purposes.
 - 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 Sketch Plan. Please contact me with any questions.

From: noreply@civicplus.com
Sent: Friday, February 14, 2025 1:51 PM
To: Town Council
Subject: Online Form Submittal: KO Strohbehn Email the Town Council

Email the Town Council

Email Content: It is apparent that Mogul Capital is NOT listening to the residents of Jackson!
The online rendition is completely out of character for our town.

Mogul Capital: Déjà vu
In 2024, Mogul Capital, a Utah-based developer, proposed a 300,000+ square-foot luxury hotel and residence. Our community resoundingly rejected the proposal, and a moratorium on large commercial developments was enacted. While the Town Council was updating Land Development Regulations (LDRs) to address what had previously seemed like an unfathomably large building, Mogul circumnavigated the process and submitted a new proposal, a series of smaller buildings.

On February 19, the Town Planning Commission will review the new Mogul Capital proposal. Because it was submitted before the updated LDRs were enacted, the developer is avoiding responsibility for a Conditional Use Permit that is now required to address community impacts.

The Jackson Hole Conservation Alliance believes that Mogul Capital should be responsible for mitigating community impacts. We will ask the Town Planning Commission to send this plan back to the drawing board. Developing eleven lots in town without any mitigation requirements, a traffic study, or an environmental report is irresponsible.

Join the Alliance on Feb 19, online or in person. We will let the Town Planning Commission know that the Mogul Capital proposal should include a comprehensive analysis of the impact on traffic and water quality and a mitigation plan. If Mogul Capital isn't responsible for their impacts, it will fall to the taxpayer.

Town Planning Commission
5:30 pm, Wednesday, Feb 19

Your Name: KO Strohbehn

Your Company Name: retired

Your Phone Number: 9132696408

Your Email Address: kostrohbehn@gmail.com

Your City: Jackson

Your State: WY

Your Zip Code: 83001

Email not displaying correctly? [View it in your browser.](#)

From: KO Strohbehn <kostrohbehn@gmail.com>
Sent: Wednesday, February 19, 2025 9:21 AM
To: Arne Jorgensen; Jonathan Schechter; dvieman@jacksonwy.gov; Kevin Regan; Alyson Sperry
Cc: Town of Jackson Planning Department
Subject: Mogul Capital project

Council Members:

Why is it so hard for Mogul Capital to design a structure that compliments the character of Jackson? Have they ever been to Jackson?

Here are two buildings sitting across from the proposed site on Cache:

These structures are quite large, yet they fit in with the character of Jackson Hole.





Compare these buildings with the proposed design by Mogul Capital...



How does this design even remotely portray the nature of a town whose proud moniker is:

"Howdy Stranger- Yonder is Jackson Hole, the Last of the Old West?"

I am opposed to this design and urge you to vote AGAINST the proposal and send Mogul Capital back to the drawing board.

Respectfully,

K.O. Strohbehn

913-269-6408

kostrohbehn@gmail.com

Jackson, WY

"To damage the earth is to damage your children."

~Wendell Berry, Farmer and Poet"



Jhalliance.org | (307) 733-9417 | 685 Cache Street | PO box 2728 Jackson, Wyoming 83001

February 12, 2025

Dear Planning Commissioners,

Subject: Mogul Capital Sketch Plan Application (P24-170)

It is encouraging to hear "...Mogul Capital's willingness to continue working with the Town and Community on the Project" and that they "...seek to make this project a gateway project that will benefit both residents and tourists alike..." Let's hold Mogul Capital to this commitment and require the necessary analysis and mitigation of impacts. As proposed, the project will result in unmitigated community impacts to water quality and traffic.

Mogul Capital is a savvy developer, they circumvented the moratorium amendments and it was no accident. They redesigned buildings just under the moratorium threshold for building size knowing that new regulations would require them to address all community impacts. **We urge the Planning Commission to hold Mogul Capital to their stated commitment of benefiting the community and postpone the review of this application until water quality and traffic impacts have been addressed.** Without detailed analysis and plans for mitigation, how can the application claim, "The Project will not have a negative impact on public facilities and services including transportation, potable water and wastewater facilities, parks, schools, police, fire, or EMS."

This huge development will exacerbate our already congested streets. Taxpayers should not be responsible for mitigating the impact of the increased traffic resulting from Mogul Capital's development. **We urge the Planning Commission to postpone this application until the applicant has prepared a traffic study and transportation demand management plan in compliance with the Teton County Transportation Impact Study Guidelines (May 2024).**

Mogul Capital's proposal includes plans to excavate the better part of 11 town lots for the purpose of constructing an underground parking garage. Groundwater management will be an issue and potential groundwater contamination is a real concern given the known benzene soil contamination on the site. The applicant states they will submit the necessary information to the Wyoming Department of Environmental Quality (DEQ) and will comply with their

requirements for soil and petroleum-contaminated water. This should be part of the Sketch Plan application. **We urge the Planning Commission to postpone this application until a qualified environmental remediation consultant has analyzed impacts and remediation alternatives and provides a report as part of this application.**

Construction dewatering is planned in conjunction with basement excavation. More information is necessary to understand the impacts of the dewatering. The applicant should be required to include a detailed plan for the proposed construction dewatering, the potential impacts and how they proposed to mitigate those impacts. **Postpone review of this application until the applicant has prepared an environmental report addressing ground and surface water quality to the standards outlined in our Town and County Water Quality Management Plan (June 2024).**

As is, this application has innumerable benefits to the developer and significant negative impacts on our community infrastructure and water quality. We must put our community first.

Thank you for the opportunity to participate in the public process.

Sincerely,

A handwritten signature in black ink that reads "Amy Kuszak". The signature is written in a cursive, flowing style.

Amy Kuszak
Community Planning Director

Wednesday March 19, 2025



Re: Mogul Hospitality Partners Sketch Plan

Members of the Town Planning Commission, and Mr. Valentine,

Protect Our Water Jackson Hole (POWJH) is a nonprofit organization dedicated to serving as a powerful advocate and catalyst to protect and restore Teton County's water resources. Accordingly, we are pleased to offer comments on the aforementioned project, which presents a risk to the Flat Creek watershed. In particular, we are concerned about the impacts of stormwater runoff from the site on already impaired surface waters, dewatering practices with the potential to adversely affect ecosystems and mobilize contaminated soils, an increase in demand on Town's drinking and wastewater systems, and potential ramifications for the Cache Creek Tube.

Flat Creek, a Class 2AB waterbody in Wyoming, is already suffering from detrimental human impacts. Designated uses for Flat Creek's water include drinking water, game and non-game fish, fish consumption, aquatic life other than fish, recreation, agriculture, wildlife, industry, and scenic value. Flat Creek is also listed on Wyoming's 2022/2024 Integrated 305(b) and 303(d) Report. The sections between Cache Creek and High School Rd. and High School Rd. to the confluence with the Snake River have not supported designated uses for Aquatic Life Other Than Fish and Cold Water Game Fish due to Physical Substrate Habitat Alterations since 2008. The section between High School Rd. and the confluence with the Snake River also has not supported Recreation due to excess *E. coli* bacteria since 2020. In 2023, POWJH spearheaded water quality monitoring for bacteria on the creek to inform safe recreation and ongoing restoration efforts. Since 2020, we have been involved with the creation and implementation of the Teton County Water Quality Management Plan (WQMP), which serves as a guiding document for the restoration and protection of all water resources in Teton County.

This development has captured the public's attention and deserves a robust review process to ensure the best outcome. We still have an opportunity to make sure that water quality is not compromised as a result of this project. As such, we would like to reiterate some important points and provide a few more for your consideration:

- The project area contains porous soil and a high water table. It falls within the WQMP's Surface Water Protection Zone 1 and Aquifer Protection Zone 1. We want to see an excellent stormwater management plan for these properties. The best management practices list in Teton Conservation District's letter should be implemented and enforced. Does this project align with the framework under development in Town's ongoing Stormwater Plan?
- Recommendation #11 in the staff report references a geotechnical report which "analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction." This should include a baseline assessment of soil and groundwater conditions (including better defining the southern

edge of the plume) prior to construction in this report so that development impacts can be adequately assessed.

- How can the applicant ensure that long-term dewatering does not have detrimental impacts to adjacent ecosystems, private property, and related resources? We recommend establishing a monitoring program for groundwater which has been pumped to the surface and filtered before it gets released back into surface waters.
- Water use on the properties should be minimized (through low-flow appliances, drought-tolerant landscaping, etc.).
- How exactly will the Cache Creek Tube's capacity to receive water from this property be determined? This project presents an opportunity to daylight a new section of Cache Creek which should be explored.

POWJH is grateful for the opportunity to provide comments on this project. Mogul's development is but the latest in a long line of projects which manipulate the water cycle and land surface for the sake of community growth. We must be cognizant of the cumulative impacts these changes have on our natural resources. If we are to become a more resilient and functional community, it's how we grow that counts. As such, we greatly appreciate your time and consideration of this important matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'MB', with a stylized flourish at the end.

Matthew Bambach
Water Resources Program Manager
Protect Our Water Jackson Hole



**Teton
Conservation
District
Est. 1946**

Tyler Valentine Senior Planner
Mary Tippetts Planning Coordinator
Town of Jackson Planning and Building Department

December 23, 2024

RE: Mogul Hospitality Partners Sketch Plan for North Cache Avenue Properties: Second Submission

Dear Tyler,

Teton Conservation District (TCD) has reviewed the second Sketch Plan proposal from Mogul Hospitality Partners – Jackson LLC to develop eleven properties with five new buildings on North Cache Street. TCD has reviewed the new Sketch Plan (P24-170), the original Sketch Plan (P24-002), the Geotechnical Report completed by The Johnson Company, and the Remedial Action Plan for the site completed by AECOM for Wyoming Department of Environmental Quality. TCD's comments below reflect opportunities to reduce the potential natural resource impacts of the proposed actions.

TCD reviewed the initial Sketch Plan (P24-002) and finds that the new proposal (P24-170) has similar potential impacts. Please reference TCD's comments, dated June 3, 2024, pertaining to this initial review for more detail. TCD has concerns about the proposed development's ability to adversely affect water quality from stormwater runoff, to alter groundwater conditions to the detriment of development and natural systems, and to disperse contaminants found on the site.

Stormwater

The scale and duration of disturbance at this site will result in soil runoff to Flat Creek. Forethought and dedication to rigorous best practices will be commensurate to the reduction of material that leaves the property.

Suggested best practices include:

- A) Daily street cleaning adjacent to the development area;
- B) Full site containment with permeable sediment barriers like combined straw wattles and silt fencing;
- C) Site inspections and weekly maintenance of sediment mitigation activities;
- D) Ceasing excavation, construction, and transportation activities in and out of the site during precipitation or other evidence of soil transport; and
- E) Monitoring stormwater discharges to confirm that they have no measurable hydrocarbons, turbidity increases remain below 10 NTU before they enter Town of Jackson stormwater infrastructure, and cessation of activities if exceedances occur.

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org



**Teton
Conservation
District
Est. 1946**

Groundwater Injection

The new Trans Memo shows a reduced depth of the parking structure but does not complete an analysis of the change in volume of the parking structure, or the change in subsurface intrusion into groundwater and the resulting change in anticipated groundwater pumping. It does appear to commit to dewatering through reinjection of the site's water. The required engineering to confirm that this practice will not result in issues for adjacent property owners should include a maximum allowable discharge rate, given that this site has the potential to generate a significant amount of groundwater. Groundwater injections should cease immediately if there are any suspected effects to neighboring properties.

Contamination

While Wyoming Department of Environmental Quality will be responsible for much of the remediation criteria, TCD would appreciate the opportunity to review the plan for both soil and water remediation and disposal. Having a record of the site's conditions before, during and after construction will help local natural resource professionals better understand this issue moving forward.

Conclusion

Development at this scale has the potential to have a large environmental impact because of the size and duration of construction activities and is increased by this site's known contamination. Heightened vigilance is required to ensure that these proposed activities don't cause issues during development and into the future. If TCD can assist with project plan review, either directly or through contracted services, we encourage the dialogue.

Sincerely,

Carlin Girard

Executive Director, Teton Conservation District

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org

STAFF REPORT



Meeting Date:	April 21, 2025	Meeting Title:	Regular Town Council
Submitting Department:	Planning Department	Presenter:	Paul Anthony
Agenda Item:	Scoping Workshop to discuss Long Range Planning Amendments to the Town Land Development Regulations (PM25-001)	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose is for the Town Council to review a scoping-level list of projects that involve targeted amendments to the Town of Jackson Land Development Regulations (LDRs). This agenda item was requested by the Town Council at its annual retreat on February 12 and 13th, 2025, but is also similar to a scoping report request the previous Council made in the Fall of 2024.

Requested Action.

Staff requests that the Council provide direction on how to prioritize desired LDR amendments that can be included in the Joint Long-Range Planning Workplan for FY26, FY27, and beyond if directed.

Recommendation.

The Planning Director recommends prioritizing the 2:1 Bonus Review for the next fiscal year due to the ongoing workloads, other projects, and limited staff resources.

Background.

On February 12 and 13, 2025, the Town Council held its annual retreat with all Town departments. The purpose of the retreat was to hear updates from department directors and prioritize major work efforts for the next two fiscal years. During the retreat there were comments from Council members regarding the long list of LDR updates that need further prioritizing. Because of the specific nature of this request and the additional time needed to discuss the topics with Council, it was suggested that a separate workshop be scheduled to discuss the content and scope of the LDR amendments, and then decide which, if any, of the projects the Council would direct staff to pursue in the next two fiscal years. This workshop is intended to allow for this discussion. Please note that the Council also provided support at the retreat to begin a major update to the Comprehensive Plan in 2026. It is staff's understanding that the LDR amendments identified at this workshop would be done separate from and before (or possibly concurrent with) the Comprehensive Plan update – the idea being that these LDR updates are important enough and targeted enough that they should be done sooner than later.

Key Policy Questions

- 1) Which project(s) does Council want to add to the FY26 Work Plan?
- 2) Which project(s) does Council want to identify for the FY27 Work Plan?
- 3) Which project(s) does Council want to postpone for future discussion after the FY27 Work Plan?

Analysis.

Each year the Joint Long-range Planning Department presents an annual work plan to the Board of County Commissioners and the Town Council during a joint meeting for prioritization of work efforts prior to approval of department budgets. This year the work plan will be discussed during the May 5, 2025, joint meeting. Staff will likely be recommending a new joint item related to scoping for an update to the Joint Comprehensive

Plan. This is important because when the Town Council is looking to prioritize long-range planning Workplan items, the Town Council will need to consider the Comp Plan task as well as other tasks on the Work plan and prioritize accordingly.

For Council's consideration, this staff report provides a list (see table below) of potential LDR amendments that have:

- Begun but have not been completed due to staff resources.
- Been mentioned in previous Town Council meetings but have not yet begun.
- Been recommended by staff and have been on a staff list for some time.

Each potential LDR amendment is listed with a staff recommendation including suggested resources needed to complete that item. These are broad estimates because the scope of each item has not been determined. The items are listed in general order of prioritization as recommended by staff. Recommendations also include information gathered from the Town Planning Commission (PC) during the Joint Planning Commission meeting on March 19, 2025.

Estimating Staff hours: Before presenting the LDR project table, it is important for Council to understand staff's capacity to manage one or more of the listed projects. It is difficult to accurately estimate the number of staff hours available to work on these projects because staff have not yet presented our proposed FY26 Workplan to the joint elected officials. It will be through that discussion in May that the joint boards will decide which projects the Joint Long-range Planning Department, staffed by Principal Planner Ryan Hostetter, will work on for the next fiscal year. Ms. Hostetter will be supported by Town and County current planning staff and/or long-range planning staff (the County employs Erin Monroe as a long-range planner for projects in the County only), as necessary to provide additional capacity. An example of the difficulty in estimating staff hours is the current unknown of whether the joint elected boards will choose to prioritize a major Comprehensive Plan Update in FY26 (latter half likely) or possibly FY27 (or not all). The Town Council at this year's annual retreat indicated that it supports starting a Comprehensive Plan update starting in early 2026. This project, regardless of the scope, would consume many staff hours and would be the largest and highest priority project on our plate.

Recognizing the significant impact on staff time of a future Comprehensive Plan update, joint-long-range planning staff have allocated about 300 hrs of time to this project for FY26 as a placeholder until further details are known. Once that time is deducted, along with other time dedicated to the Indicator Report and other annual responsibilities, Ms. Hostetter would have about 200-300 hrs remaining for projects on the Town LDR list. However, this estimate is not complete because Ms. Hostetter's time is supposed to be split 50//50 between the Town and County as a jointly funded position – so that would leave approximately 100-150 hrs of her time for the Town. But even this is not the full picture; given that Ms. Hostetter has spent a large majority of her time in recent years working on County-focused projects (e.g., Northern South Park, County Natural Resource Overlay (NRO)), it is my assumption as Town Planning Director that Ms. Hostetter would spend the majority of her available hours (non-Comp Plan) working on Town projects for FY26 and probably for FY27 as well, but this is not my decision to make and this will have to be decided through higher-level discussions between Town and County management and elected officials.

In summary, based on the above analysis, staff find that we have capacity to do **one** of the below projects in FY26, but again this assumes that we need to reserve significant time for starting a Comprehensive Plan update in the second half of FY26 (and then continuing for multiple years). This is the same capacity that staff

communicated to Council at its February retreat when staff recommended doing the 2:1 Workforce Bonus Update as the one project. One way to increase staff capacity would be to either hire a long-range planner that works for the Town (similar to the Erin Monroe position in the County) or possibly to re-hire/re-create the Joint Long-Range Associate Planner position who could provide assistance to Ms. Hostetter. This additional staffing capacity would be particularly helpful to staff a future Comprehensive Plan update.

List of Potential LDR Projects for FY26 and FY27		
Project	Summary	Resource Estimate
1) 2:1 Workforce Bonus Update	Overview: The 2:1 Bonus encourages the private sector to build workforce housing without public dollars. It does this by giving 2 sf of bonus market housing in return for 1 sf of workforce (deed-restricted) housing above the base FAR. It is allowed only in higher density residential and commercial zones. Need: Based on review of recent projects, some Council members have expressed concern that the workforce units gained through the bonus are not fully serving their intended outcome (e.g., too expensive, too large, not enough, etc.) and that the deal is too skewed in favor of developers. With about 550 residential units left in the 2:1 “pool” before the tool is discontinued, there is some urgency in making an update sooner than later if corrections are desired. Scope: Conduct full review of 2:1 program to date, with possible recommendations to increase workforce ratio, increase deed restriction (go from workforce to affordable restriction), impose maximum size limit on workforce units, etc. Consultant services might be needed. • Recommendation: ○ Planning Director: Yes (FY26) ○ Planning Commission: Yes (FY26)	Approx. 150 - 250 staff hours. 6 -12 months At least 2 meetings with PC and an additional 2-3 meetings with Council (not including 3 ordinance readings). Est. Cost: \$15k for consultant
2) Natural Resource Overlay (NRO) Update	Overview: To update the Town’s Natural Resource Overlay (NRO) standards for wildlife habitat protection and possibly the waterbody setback standards for creeks and wetlands. Our NRO has not been comprehensively updated since 1994. Need: Because the County just adopted its update to the NRO (with a new 3-tiered habitat map) and waterbody setbacks (effective May 1, 2025), the timing is ideal for the Town to use the County’s work and new science to do the same. Presumably, the Town would need to modify certain County standards and procedures to better fit the more urban context of the Town. Scope: To conduct a comprehensive review of our current NRO and waterbody setback standards, based heavily on the County’s recent LDR update, and customize new NRO standards as necessary. • Recommendation: ○ Planning Director: Yes (FY27) ○ Planning Commission: No	Approx 250 hours. 6 -12 months At least 2 PC meetings and 2 Council meetings (not including 3 ordinance readings). Est. Cost: \$10k for consultant

List of Potential LDR Projects for FY26 and FY27

Project	Summary	Resource Estimate
3) Business Park (BP) Zone update Option: Add update of Public/Semi-Public (P/SP), Park (P), Rural (R), and Mobile Home (MH) zones	Overview: After adoption of the 2012 Comprehensive Plan, the Town committed itself to update all of its zone districts to be consistent with the new Plan’s policy direction. While we have updated most of our zones, the BP (and other “legacy” zones P/SP; P; R; and MH,) was not one of them, thus the BP zone has not changed substantially since 1994. Need: Traditional BP uses, such as contractor offices/yards, car mechanics, building material suppliers, and storage facilities are under increasing pressure from non-light industrial uses, such as offices, breweries, and wildlife tour companies, for very limited tenant space. And, with the upcoming major upgrades to and investment in the Gregory Lane corridor, the timing is right to update the zone to match the new physical improvements on the ground. Scope: To conduct a comprehensive review of the BP zone’s challenges and needs, including considering the more regional role of the County BP zone, to make amendments that reflect current and future needs of the BP zone. • Recommendation: ○ Planning Director: Yes (FY27) ○ Planning Commission: Yes (FY26)	Approx. 150 - 300 hours. 9 -12 months At least 1 PC meetings and 2 TC meetings (not including 3 ordinance readings). Est. Cost: \$0k for consultant
4) Update Design Guidelines	Overview: This project would amend the original Design Guidelines (adopted in 2004) to provide better clarity, predictability, and “teeth” for review of all types of commercial and large residential buildings. Need: The Design Guidelines have not been comprehensively updated since 2004, although targeted amendments were made in 2024 to address big buildings and additional guidelines for historic and “western” character were added in 2021. The current guidelines were intended for commercial, not residential, development, making review of multi-family projects difficult in some cases. An update would offer an opportunity to update guidelines to meet the community’s current development challenges and aesthetic goals. Scope: To conduct comprehensive review of 2004 Design Guidelines, likely using consultant assistance, to make desired changes to better reflect current community goals. • Recommendation: ○ Planning Director: Yes but wait until after Comp Plan update where community can discuss visual preferences for new development. ○ Planning Commission: Yes, but only after 2:1 and BP update.	Approx. 300 hours. 12 - 18 months At least 3 meetings with DRC, 2 with PC, and 2 with Town Council (not including 3 ordinance readings). Est. Cost: \$50k - \$100k for consultant
5) Reconsider Form-based standards	Overview: In 2016-2018, the Town adopted a number of “form-based” standards that provided specific and predictable standards focused on the design of buildings, how buildings face the street, and improving sidewalks and the public streetscape. This item was raised by the previous Council during the	Approx. 150 - 250 hours. 9 – 12 months

List of Potential LDR Projects for FY26 and FY27

Project	Summary	Resource Estimate
	“big building” moratorium without much detail. Staff believe the intent is to review our current form-based standards and consider whether they are having unintended consequences, such as possibly creating larger-than-expected buildings, more “urban” character than desired, or increasing the cost of development and hurting local businesses and owners. Reason: Our form-based standards create standards to require large pedestrian frontages (sidewalks); minimum street wall requirements, built-to setbacks, redevelopment requirements, parking location, third-story stepbacks, and other architecture-based standards. These standards create more uniform standards for new development and establish a higher level of minimum standards, so it could be argued that this imposes some higher costs on developers than previous requirements. They can also make much existing development nonconforming, making redevelopment more difficult/expensive, especially when landowners want to reuse existing structures rather than scraping them. Scope: To conduct a comprehensive review of the form-based standards in the LDRs with an eye for which ones may increase developer or landowner costs and weigh those costs against the intended benefits of the standards. The scope of this project will need to be clarified by the Council. • Recommendation: ○ Planning Director: Yes, but after FY27 Work Plan ○ Planning Commission: N/A	At least 2 PC meetings and 2 TC meetings (not including 3 ordinance readings). Est. Cost: \$0k - \$50k for consultants
6) Add Sustainability LDRs	Overview: Our Comprehensive Plan includes various policies and goals to promote sustainability and reduce greenhouse gas emissions (GHG). Goals include encouraging the use of solar and other renewable energy sources, promoting multi-modal transportation, reducing water usage in landscaping, encouraging use of energy-efficient and green building methods, and protecting water quality. Reason: The current LDRs arguably lack specific standards to encourage or require some of the above sustainability goals. It’s also true that not all of these goals have a direct LDR link, meaning that other Town departments and entities outside of Town government will need to act to make progress on these goals. For example, we should recognize current and planned Town efforts to promote sustainability by the Town Ecosystem Stewardship Administrator (Sustainability Plan, ecosystem indicators, etc.), Transportation Manager (traffic impact studies, multi-modal strategies, etc.), and Public Works Director (stormwater management plan), who are already working on projects that intersect with sustainability. As sustainability is a very broad topic, planning staff will need clarity from the Council on the intent and scope of any LDR projects. Scope: To conduct a comprehensive review of the LDRs to look for opportunities to reduce barriers, add incentives, and possibly create new requirements to promote sustainable development practices. This project could be scaled as a smaller or larger project depending on Council direction.	Approx. 200-300 hours. 9 -15 months At least 2 PC meetings and 2—3 TC meetings (not including 3 ordinance readings). Est. Cost: \$0k - \$30k for consultant

List of Potential LDR Projects for FY26 and FY27

Project	Summary	Resource Estimate
	• Recommendation: ○ Planning Director: Yes but wait until after Comp Plan update. Or possibly do a smaller targeted update in FY27 or beyond ○ Planning Commission: No	
7) Update Hillside Regulations and Hazard Map Overlay	Overview: This project began in 2017 as a Work Plan item. An internal 75% draft of new hillside LDRs and a hazard map were completed. This project was put on hold due to other priorities. The general intent is to fix confusing and conflicting standards and procedures related to development on steep slopes and on other potentially hazardous areas. Reason: The Town's current steep slope LDRs are outdated, inconsistent, and hard to interpret. Thus, staff find that there is still a significant need to simplify and clarify our rules for developing on steep slopes. Scope: To conduct a comprehensive review of our current Hillside CUP process, steep slope rules, and grading standards. • Recommendation: ○ Planning Director: Yes (FY27 or beyond but need commitment from Public Works to complete project) ○ Planning Commission: No	Approx. 200 - 300 hours. 9 -12 months At least 2 PC meetings and 2-3 TC meetings (not including 3 ordinance readings). Est. Cost: \$10k - \$30k for consultant
8) Address Secondary impacts of development	Overview: This item was raised by the previous Council without much detail but staff believe the intent is to study possible strategies for making development better mitigate or pay for negative impacts on the community, such as traffic, water quality, historic resources, etc., with impact fees, off-site improvements, and similar requirements. The Reason: As the Town continues to grow and densify at a fast pace, some people feel that new development should pay more to off-set its negative impacts on the community. Failure to do this may leave the community with expensive capital needs, such as upgrading roads, sidewalks, and intersections, to address traffic congestion or with the loss or degradation of other community assets, such as water quality or wildlife habitat. Adopting impact fees, or similar tools, could be used to shift the cost for mitigating these impacts from the general community to developers. The current State legislature's general opposition to existing (and presumably new) impacts fees should be considered as well. Scope: To conduct a comprehensive review of opportunities where impact fees and similar tools could be adopted to off-set public costs from new development. Any such adoption process would need to rely on consultants to conduct a detailed legal nexus study (similar to our housing legal nexus study) to determine a "fair share" formula that could be applied to individual developments. • Recommendation:	Approx. 400 hours. 12 – 36 months At least 2 PC meetings and 2-3 TC meetings (not including 3 ordinance readings). Est. Cost: \$50k – \$300k for consultants

List of Potential LDR Projects for FY26 and FY27		
Project	Summary	Resource Estimate
	○ Planning Director: Wait until after Comp Plan update. ○ Planning Commission: N/A	
9) Other?		

Fiscal Impact.

No fiscal impact is identified at this time. Fiscal impacts will be determined based on prioritization of work items and whether or not consultant services are recommended.

Staff Impact.

The amount of staff time to draft and present this staff report is approximately 15 hours. Staff time required to manage one or more of the above project is provided in the Table.

Attachments or Links.

N/A

Suggested Motion.

I move to direct staff to place projects [] on the FY26 preliminary Work Plan list, and projects [] on the FY27 preliminary Work Plan list.

STAFF REPORT



Meeting Date:	April 21, 2025	Meeting Title:	Town Council Regular Mtg
Submitting Department:	Internal Services	Presenter:	Roxanne Robinson
Agenda Item:	Ordinance T An Ordinance Regarding Fee Schedules Set by Resolution	Public Comment:	Yes

Purpose & Policy Considerations.

The purpose of this ordinance is to eliminate a public hearing at a regular or special meeting prior to the public hearing where the resolution amending or setting fees, rates, or charges is conducted. All ordinances are adopted by the Town Council on three readings prior to taking effect.

Requested Action.

Staff requests Council approve Ordinance T on first reading.

Recommendations.

Staff recommends Council approve Ordinance T on first reading.

Background.

Currently, the Municipal Code requires two hearings to update the Town fee schedule: first, the resolution updating the fees is set for a public hearing at a Council meeting, then the resolution is placed on another meeting agenda under Resolutions. This requirement for an extra hearing – normally resolutions undergo just one hearing - was added to the Municipal Code in 1995. The extra hearing coincided with the change to moving fees to resolution, prior to which they were set by ordinance. Council provided direction to staff to bring an ordinance forward at the April 7, 2025 regular Town Council meeting as part of the Town Manager's report.

Analysis.

Maintaining one public hearing for fee schedule changes allows the public the opportunity to provide comment and also allows the Town to react to current circumstances regarding changes in legislation, to better prepare for upcoming changes related to legislation or budget adoption, and to address errors and update the fee schedule.

This ordinance will be presented for 2 additional readings and upon final adoption, advertised in the paper and become effective. The ordinance changes will be codified into the Municipal Code with the next quarterly update conducted by Muni Code.

Key Policy Question: Does Council support the change to the Municipal Code that requires a single public hearing prior to adoption of a resolution changing or setting fees?

If the answer is yes, staff recommend Council adopt Ordinance T on first reading as presented.

Possible Alternatives.

Council could consider leaving the current language in the code requiring two public hearings to accomplish fee schedule changes or they could consider adding additional language that states that fees can only be changed by resolution after a public hearing held at a regular meeting of Council.

Comprehensive Plan & Priority Alignment.

Allowing fee schedules to be set by resolution after a public hearing maintains the Town's ability to timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner in compliance with Section 8: Quality Community Service Provision of Common Value 3, Quality of Life.

Fiscal Impact.

There is no fiscal impact as a result of changing the requirement for the number of public hearings prior to amending or setting fees by resolution. There is a fiscal impact for adoption of ordinances as they must be advertised. The cost to advertise an ordinance is dependent upon the length and runs between \$300 - \$800 for shorter ordinances.

Staff Impact.

The staff impact to date on this issue has been approximately 6 hours. Upon adoption of this ordinance, the Town Clerk will spend an additional 2 hours preparing the ordinance for advertising, processing the proof of publication, printing the ordinance in the permanent record books, posting the adopted ordinance online, obtaining signatures, providing the ordinance to Muni Code for codification, and proofing revisions by Muni Code for accuracy.

Attachments or Links.

Ordinance T redline version and Ordinance T clean version for adoption.

Suggested Motion.

I move to approve Ordinance T on first reading as presented.

ORDINANCE T

AN ORDINANCE AMENDING SECTION 1.01.120, FEE SCHEDULES ALLOWED TO BE CHANGED BY RESOLUTION SUBJECT TO PUBLIC HEARING, , OF TITLE 1, GENERAL PROVISIONS, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

SECTION I.

Section 1.01.120, Fee schedules allowed to be changed by resolution subject to public hearing, of the Municipal Code of the Town of Jackson, Wyoming, is hereby amended to read as follows:

1.01.120- Fee schedules allowed to be changed by resolution subject to public hearing.

Wherever in this Code it is provided that fees, rates, or charges are in ~~the an~~ amount established by resolution or are as established by resolution, ~~such any~~ resolution setting or updating the fees, rates, or charges shall be subject to a public hearing at a regular or special meeting of the Town Council ~~prior to the date at which the resolution is considered for passage by the Town Council.~~

(Ord. § 1, 2025; Ord. 1287 §1, 2021; Ord. 942 § 1, 2009; Ord. 542 § 1, 1996; Ord. 502 § 1, 1995).

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 ____, 2025.
PASSED 2ND READING THE ____ DAY OF ____, 2025.
PASSED AND APPROVED THE ____ DAY OF ____, 2025.

TOWN OF JACKSON
BY: _____
Arne O. Jorgenson, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

ATTESTATION OF TOWN CLERK

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 ____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page ____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

Riley Hovorka, Town Clerk

ORDINANCE T

AN ORDINANCE AMENDING SECTION 1.01.120, FEE SCHEDULES ALLOWED TO BE CHANGED BY RESOLUTION SUBJECT TO PUBLIC HEARING, OF TITLE 1, GENERAL PROVISIONS, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

SECTION I.

Section 1.01.120, Fee schedules allowed to be changed by resolution subject to public hearing, of the Municipal Code of the Town of Jackson, Wyoming, is hereby amended to read as follows:

1.01.120- Fee schedules allowed to be changed by resolution subject to public hearing.

Wherever in this Code it is provided that fees, rates, or charges are in an amount established by resolution or are as established by resolution, any resolution setting or updating the fees, rates, or charges shall be subject to a public hearing at a regular or special meeting of the Town Council.

(Ord. _____ § 1, 2025; Ord. 1287 §1, 2021; Ord. 942 § 1, 2009; Ord. 542 § 1, 1996; Ord. 502 § 1, 1995).

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 _____, 2025.
PASSED 2ND READING THE ____ DAY OF _____, 2025.
PASSED AND APPROVED THE _____ DAY OF _____, 2025.

TOWN OF JACKSON

BY: _____
Arne O. Jorgenson, Mayor

ATTEST:

BY: _____
Riley Hovorka, 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 _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

Riley Hovorka, Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: April 21, 2025

RE: Town Manager's Report

Temporary Sign Permits

The Temporary Sign Permits for Council consideration at this meeting are:

- ✓ Sublette County Rock Hounds requests to hang one temporary banner at 105 Buffalo Way (Albertson's) from June 8-14, 2025 to advertise their Gem and Mineral Show (P25-057).
- ✓ Moose Rugby requests to hang one temporary banner for four occurrences at 105 Buffalo Way (Albertson's) from April 27 – May 3, May 11 – 17, June 1 – 7 & June 15 – 21, 2025 to advertise the Moose Rugby Practice (P25-058).
- ✓ Community Foundation of Teton Valley & McDonald's of Jackson requests to hang one temporary banner at 1110 W Broadway Ave, (McDonald's) from July 10-23, 2025 to advertise their Tin Cup Challenge Event Day (P25-059).
- ✓ First Baptist Church requests to hang one temporary banner at 90 W Kelly Ave, (First Baptist Church) from June 8-22, 2025 to advertise their Vacation Bible School (P25-060).
- ✓ Cathedral Voices Chamber Choir and Jackson Hole Symphony Orchestra requests to hang one temporary banner at 105 Buffalo Way (Albertson's) from April 22-April 26, 2025 to advertise their Spring 2025 Concert (P25-064).

Staff recommends approval of these requests and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permits as requested.

Statements of Intent for WYDOT TAP Funding

Staff worked with Sustainable Strategies to submit online forms for Statements of Intent (SOIs) for the Wyoming Department of Transportation (WYDOT) Fiscal Year 2026 Transportation Alternatives (TA) Program. SOIs were submitted for two projects: Snow King Ave/Scott Ln/Maple Way intersection (Snow King) and North Cache Gateway (North Cache). These Statements of Intent will enable staff to apply for TA grant funding when the applications period opens in the future, but do not require the Town to apply.

Snow King: The complete street project at the intersection of Snow King Ave, Scott Lane, and Maple Way is a safety improvement project that was identified over a decade ago. The project design provides enhanced safety for bicycle and pedestrian users, and a more intuitive configuration for vehicles to reduce congestion and improve safety. This project utilized prior awarded TAP funds for project planning, and is currently scheduled in Public Works' 10-year CIP for construction in Fiscal Year 2028. The total project cost for streetscape elements is estimated at \$1,525,000 and the total project cost with water and sewer elements is \$3,075,000. Staff anticipates requesting \$1,000,000 in TA funds, and a minimum matching contribution of \$95,100 is required. If this funding is awarded the Town would additionally contribute \$1,550,000 in Water and Wastewater Utility Enterprise Funds and the remaining \$232,567.50 in the Capital Improvement Program (CIP).

North Cache: The North Cache Gateway project includes long-needed improvements to calm vehicular traffic and dedicate space for pedestrian and bicycle connectivity from downtown to Grand Teton National Park. This project is currently scheduled in Public Works' 10-year CIP for construction in Fiscal Year 2029. The total project cost is estimated at \$5,000,000. Staff anticipates requesting \$1,000,000 in TA funds, and a minimum matching contribution of \$95,100 is required. If this funding is awarded the Town would additionally contribute \$1,035,505 in 2014 SPET and the remaining \$2,488,995 in the Capital Improvement Program (CIP).

Staff anticipates only submitting one project application for TA funding. Staff will work with Sustainable Strategies to determine which project to pursue for funding and will make a future request for Council approval of the application submittal. Upon approval of the Town Manager's Report, staff will submit the two project Statements of Intent.

WAM zero-interest lease

In December of 2024, staff applied for a zero-interest lease from the Wyoming Association of Municipalities to support solar installation at the CORE maintenance facility. In early March, we received notification that the Town of Jackson was awarded \$100,000 in a zero-interest lease. If accepted, the Town would receive the full amount of the award in July and pay it back, with zero interest, at a rate of \$2,500 a quarter for ten years. During that time, energy savings from the installation of solar panels would offset payments.

When staff applied, the Town would have qualified for a 40% rebate through the Inflation Reduction Act (IRA) Direct Pay program, enabling the installation of \$165,000 worth of solar panels for \$100,000. However, the Town would still need to contribute additional funding for a full roof installation. Today, it is less certain that IRA rebates will be available for solar installations, and recently imposed tariffs are likely to significantly increase the cost of solar panels. Additional funding that could support the project, such as Energy Conservation SPET funding, will not be available for at least two years. Due to the uncertainty of rebates, the predicted increase in cost, and the estimated staff time needed to pursue the project, staff intends to decline the zero-interest loan and to reconsider the project in a couple of years.