

AGENDA
Planning and Zoning Commission
May 7, 2025 – REGULAR MEETING

5:30 PM

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

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION

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

I. To join, [click link](#) or copy it to your browser:

<https://us02web.zoom.us/j/82655828047?pwd=os1F6cmk3olm1lEgObaibhPfpN3cVg.1>

Or join at zoom.com with Webinar ID: **826 5582 8047** and Password: **83001**

2. CALL TO ORDER

3. ROLL CALL

4. APPROVAL OF MINUTES

I. April 16, 2025 Planning Commission Meeting Minutes

5. MATTERS FROM THE PUBLIC

6. NEW BUSINESS

I. P25-041 460 E Broadway (Hitching Post) Development Plan
Andrew Bowen

7. MATTERS FROM THE COMMISSION

8. MATTERS FROM STAFF

I. Chair and Vice-Chair Appointments

9. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
April 16, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on April 16, 2025, in the Town Council Chambers located at 150 E. Pearl Ave. in Jackson, at 5:30 pm. This meeting was held in person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Anne Schuler, Thomas Smits, and Laura Bonich appeared in person.

STAFF: Paul Anthony, Tyler Valentine, Mary Tippetts

APPROVAL OF MINUTES:

A motion was made by Commissioner Schuler and seconded by Commissioner Bonich to approve the April 2, 2025, Planning Committee Meeting minutes. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried.

MATTERS FROM THE PUBLIC: None.

PLANNING COMMISSION:

ITEMS P24-168, 174, & 175: Snow King Lots 53, 57, 58 Development Plan

- A. ITEM A (P24-168): The applicant proposes a new three-story, 42,314 sf (habitable) condominium building that consists of 26 market condominium units, 7 affordable deed-restricted condominium units, and 57 parking spaces with a basement parking garage on Lot 53 (553 Upper Snow King Loop).
- B. ITEM B (P24-174): The applicant proposes two new three-story condominium buildings – one 18,552 sf (habitable) and another 25,126 sf (habitable) - that consist of 22 market condominium units, 5 affordable deed-restricted condominium units, and 41 parking spaces within basement parking garages on Lot 57 (510 Upper Snow King Loop).
- C. ITEM C (P24-175): The applicant proposes a new three-story, 24,905 sf (habitable) condominium building that consists of 12 market condominium units and 19 parking spaces with a basement parking garage on Lot 58 (725 Upper Snow King Loop).

STAFF PRESENTATION: Tyler Valentine

Staff provided an overview of the project, including the background and existing conditions of the properties. The Snow King Master Plan approval served as the Sketch Plan, laying out the general allowed uses, total floor areas & lodging APOs, general building envelopes, and design guidelines. This project is located in Sub-Area #3. The main focus for Lots 53, 57, & 58 is how they interface with existing surrounding developments, specifically the pedestrian experience and landscaping, the spaces and distances between buildings, and how the design, architecture, and materials relate to one another. The design intention of the Master Plan provides significant flexibility, subjective in

nature and less prescriptive, and allows architectural freedom. The design still needs to be compatible with existing development and character. The visual impacts mostly impact adjacent developments.

Intention for Lots 53, 57, & 58 is for residential and short-term rental condos, including affordable housing. The buildings were intended to be larger than the surrounding developments, and there is no height limit, no setback requirements, and no FAR cap. These are the steepest lots within the Master Plan. All buildings have a similar theme using stone base, wood siding, mostly gable roof forms, generous balconies, push/pull, and step back from the basement level to comply with the design guidelines; larger buildings are permitted on these lots.

Staff finds that, as conditioned, all three items are generally consistent with the Master Plan. Staff notes that the current designs have been modified numerous times since the original submittal, and interpreting the Master Plan is more subjective compared to normal Town Zoning. Lot 53 is the most consistent with the Master Plan; upper levels are stepped back from the basement, there is horizontal push and pull of the building, and there is a transition between Love Ridge and landscaping buffer.

Lot 57 deviated the most from the conceptual site plan to include two buildings with one building built into the hillside. There is a canyon effect created by the South Building, where additional space and screening is needed. Lot 57 (north) is consistent with the Design Guidelines & Dimensional Limitations Plan and Lot 57 (south), as conditioned, is consistent with the Design Guidelines & Dimensional Limitations Plan.

Lot 58 is located further downhill than contemplated in the Master Plan, which staff supports as there is less hillside disturbance and visual impacts and better aligns with the contours of the hillside. Lot 58 is consistent with the Design Guidelines & Dimensional Limitations Plan.

Affordable housing requirements defer to the LDRs; 12 units are required and 12 are provided. Lots 53 & 57 have housing mitigated onsite, while Lot 58 has its housing on Lot 57 with a condition to work with staff prior to Town Council review to ensure the size, bed count, and AMI align with the LDRs.

Public comments received by staff prior to the meeting expressed general compatibility concerns with major concerns related to Lot 57.

QUESTIONS FOR STAFF:

None

APPLICANT PRESENTATION:

SR Mills with Bear Development addresses the Commission. Adam Janak with Northworks gives an overview of the history of the project and existing conditions. The applicant has worked with the DRC, SKRMA, and Town Staff to design the project. The DRC was generally supportive of the design of the project. The applicant reviews the elevations and general design of all three lots to include pedestrian frontage, emergency access, and how the buildings interact with surrounding development, reiterating what was previously shown by Staff.

QUESTIONS FOR APPLICANT:

Commissioner Bonich clarifies affordable housing details, including parking requirements for those units. Applicant confirmed they will be basement daylight units with parking provided as required by the Master Plan. Guest parking was raised as a concern for the Commission.

PUBLIC COMMENT:

Richard Lurie, President of the Grandview HOA addresses the Commission. The HOA has concerns with the lack of guest and visitor parking and the massing of the building in Lot 57. The association urges the commission to reject the plans for Lot 57.

Jenny Herman, President of Love Ridge HOA, addresses the Commission and requests that the Commission review the submitted renderings provided by Mr. Lurie.

Kyle Levine addresses the Commission and thanks Town Staff and notes the proposed renderings provided by the HOA in the Staff report and urges the commission to reject the plans for Lot 57 as the building is too large and too close to building 548.

Don Oshei addresses the Commission and believes the development is not consistent with the character and scale of the Master Plan.

COMMISSION DISCUSSION:

The Commission clarifies public access and is supportive of a pedestrian circulation plan; the Commission is concerned about the lack of sidewalks. Commission discusses the key policy question posed by staff; are the proposed buildings generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and the Grand View Lodge? Commissioner Wilson is sensitive to the canyon effect on some elevations and believes that the policy question is very subjective and broad. The Commission recognizes that, while allowed by the Master Plan, the buildings are quite large. The Commission is sensitive to the concerns of the HOAs in the development, and notes that the applicant has incorporated feedback from the HOAs into their development plans.

Commissioners Schuler and Wilson are supportive of condition number 5 for Lot 57 without seeing an updated landscape plan, while Commissioner Smits would like to see the changes made to the landscaping plan and additional landscape screening prior to recommending approval.

Commissioner Bonich would like the affordable housing plans to better define the parking plans for those units.

Commission is concerned about guest parking in general. Commission is supportive of the plan in general and appreciates the design and breaks in the building. Commission is sensitive to the massing and verticality of the building as well as the frustration voiced by the neighbors, while noting that large buildings and development of this scale are allowed by the Master Plan.

MOTION:

ITEM A (Lot 53) (P24-168): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **approval** of Development Plan P24-168 for a new three-story, 42,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews and subject to the staff report dated April 16, 2025, with the modified condition that prior to Town Council review, the applicant shall revise the floor plans and project narrative to provide the type and method of affordable housing to be consistent with the analysis in this staff report and consistent with the Livability Standards as it relates to parking. The vote showed all in favor and the motion carried.

ITEM B (Lot 57) (P24-174): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **continuance** of Development Plan P24-174 to the May 21, 2025 Planning Commission Meeting on the condition that the applicant addresses condition number 5. The vote showed all in favor and the motion carried.

ITEM C (Lot 58) (P24-175): A motion was made by Commissioner Smits and seconded by Commissioner Schuler to recommend **approval** of Development Plan P24-175 for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), based upon the findings and conditions presented in the staff report, the departmental reviews and subject to the staff report dated April 16, 2025. The vote showed all in favor and the motion carried.

MATTERS FROM COMMISSION: None.

MATTERS FROM STAFF:

Town Staff is putting together the work plan recommendations. An update on the Virginian project will be heard on April 17 by the joint boards.

ADJOURN: A motion was made by Commissioner Bonich and seconded by Commissioner Schuler to adjourn the meeting. Commissioner Wilson called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 7:49 pm.

minutes:mt

STAFF REPORT



Meeting Date:	May 7, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Andrew Bowen
Agenda Item:	P25-041 Development Plan (St Johns Health, Hitching Post Housing Development Project)	Public Comment:	Yes

Purpose & Policy Considerations.

A Development Plan is required for projects with more than 10 dwelling units in the P/SP Zone (Town of Jackson Land Development Regulations (LDR) Section 8.3.3) and is a condition of approval for ZMA P22-053. Although the project would typically require a Sketch Plan, Zoning Map Amendment (ZMA) P22-053 reduced this requirement to a Development Plan only.

Requested Action.

The Applicant, HH Land Strategies (Hal Hutchinson), representing the Teton County Hospital District, is requesting a recommendation of approval for a Development Plan located at 460 East Broadway Avenue. The proposed project consists of an 83,300-square-foot building containing 72 residential units totaling 124 bedrooms as broken down below:

- 22 one-bedroom
- 48 two-bedroom
- Two three-bedroom units

The structure will also include ancillary residential support uses (further described in the Background Section of this staff report), as well as property management offices for St. John's Health.

Recommendation.

The Planning Director recommends approval of the Development Plan for a new approximately 83,300-square-foot habitable development, subject to the attached departmental reviews.

Key Policy Questions.

1. *Requested Modifications to the Jackson/Teton County Housing Rules and Regulations:* Does the PC support the Applicant's proposed amendment to the Housing Department's Workforce deed restriction to adjust the 75% local income requirement and 60-day vacancy limit to better accommodate hospital workers as explained below?
 - a. *Income Requirement:* The 75% minimum local income rule should apply only to the St. John's Health employee, not their entire household. Many healthcare professionals have partners who earn income outside Teton County, and this restriction could hinder recruitment.
 - b. *Vacancy Allowance:* Units may remain vacant for more than 60 days. Hiring skilled employees often involves a delay between job acceptance and relocation, which frequently exceeds 60 days.

At the time of writing this staff report, the Applicant and Housing staff have been in discussions to resolve the requested modifications noted above.

Background.

Per the Applicants narrative, St. John's Health acquired the Hitching Post Lodge in 2001 and has since used the property to provide long-term employee housing and short-term lodging for patients, their families, and employees.

Zoning Map Amendment.

In March 2022, St. John's Health submitted an application for a Zoning Map Amendment (ZMA P22-053) to rezone the site from Neighborhood Medium Density 2 (NM-2) to Public/Semi-Public (P/SP). The intent was to enable more efficient and cost-effective employee housing. Under NM-2 zoning, development was limited to eight units per building, requiring multiple structures and increasing construction costs. The P/SP zoning designation removes this restriction, allowing higher-density development within a single building.

The Town Council approved ZMA P22-053 on June 20, 2022, with conditions. As part of the approval, any future Development Plan must comply with specific dimensional standards from the NM-2 zone. The conditions of approval are as follows:

1. *The 1.65-acre subject property located at 460 East Broadway shall be subject to the following dimensional standard requirements of the NM-2 District, as modified in this recommendation, and as the NM-2 Zone may be amended from time to time:*
 - a. *Structure setbacks;*
 - b. *Building height of up to 39' but with consideration for the dimensional standards of neighboring zones;*
 - c. *3 story limit;*
 - d. *Site development setbacks;*
 - e. *Parking setbacks;*
 - f. *LSR of 21% but not 70% in first 1/3 of property;*
 - g. *Parking; and*
 - h. *Design review.*
2. *The future redevelopment of the site shall be subject to a Development Plan process as provided in the LDRs.*

In accordance with the Town LDRs and the conditions associated with P/SP zoning, the Hitching Post employee housing project is subject to several application requirements, including, but not limited to, review and approval of the following:

- a. Final Design Review approval by the Town Design Review Committee
- b. Development Plan approval
- c. Basic Use Permit approval.
- d. Shared Parking Agreement approval
- e. A Demolition Permit application has been submitted and is under review (DEM25-0001).

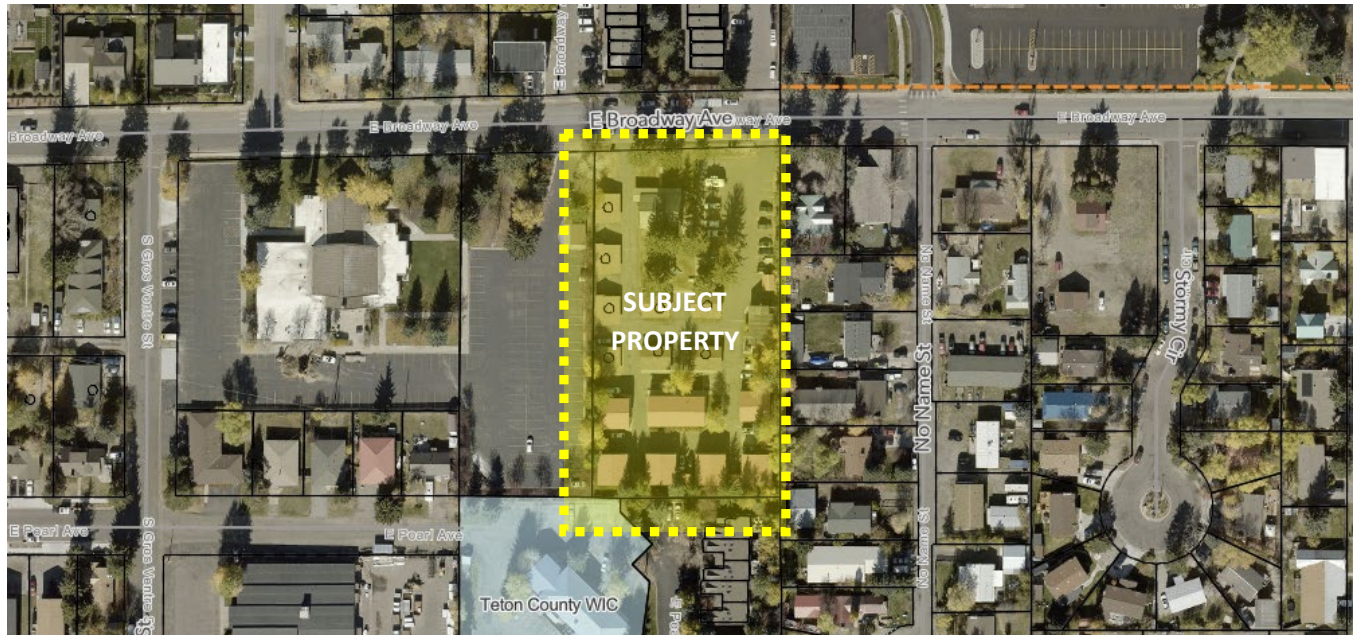
SPET Funding.

In the fall of 2022, voters approved \$24 million in specific purpose excise tax funds for this redevelopment project.

Project Location.

The subject property is located at 460 East Broadway Avenue (PDIN: 22-41-16-34-2-00-001)

TC 2024 Aerial



Property Description.

The Hitching Post Lodge property is a primarily flat, rectangular lot with approximately 196 feet of frontage along East Broadway Avenue, extending about 365 feet south and encompassing roughly 1.65 acres.

To the east, the site is bordered by five individual lots. The northernmost is zoned Office Residential (OR), while the remaining four are zoned Neighborhood Low Density 5 (NL-5). To the south, the property adjoins land zoned NM-2, developed with residential uses. A 30-foot portion of the southern boundary also abuts a Teton County-owned lot housing the Teton County Health facility. On the west, the property borders an NM-2-zoned lot owned by the Church of Jesus Christ of Latter-day Saints, currently used as a church parking lot. (See Exhibit A: Hitching Post Apartments Plan Set, Sheet DEV-03 – Vicinity Map.)

Current Site Development.

The Hitching Post Lodge currently consists of 17 buildings that support both residential and short-term rental uses for St. John's Health. These buildings contain a total of 34 units, including 15 employee housing units with 30 bedrooms. Additionally, the property includes 19 short-term stay rooms that accommodate patients, their families, and on-call staff.

Project Description.

The proposed Hitching Post project involves the redevelopment of the existing Hitching Post Lodge, currently owned and operated by St. John's Health. The project will replace the existing lodge and cabins with a new three-story, 72-unit apartment building designed to house St. John's Health employees. A comprehensive summary of the project is provided below:

Building Design:

- Approximately 83,300 square feet in size, with a wood-framed structure and a concrete basement for storage.
- Includes three stairwells and a service elevator.
- Unit mix: 22 one-bedroom, 48 two-bedroom, and 2 three-bedroom apartments.

Site Features:

- Parking will include both surface and tuck-under spaces, providing at least one space per unit. A Shared Parking Agreement has been proposed and is outlined in the Analysis section of this staff report.
- Open spaces will feature courtyards, a plaza, gardens, and green areas for recreation and pets.
- Resident amenities include storage, a common gathering area, and a gear shop for cleaning and maintaining recreational equipment.

Sustainability Features:

- Energy-efficient design with a well-insulated thermal envelope.
- Energy-efficient lighting, low-flow plumbing fixtures, and high-efficiency mechanical systems.

Additional Uses:

- The building will also include property management offices for St. John's Health.
- A dedicated laundry area will support maintenance and housekeeping needs.

Building & Site Design.

Rendered View of the Northeast Corner From E. Broadway



Rendered View of Primary Entry from E. Broadway



East Elevation



North and South Elevations



West Elevation



Site Plan and Public Spaces



Analysis.

After reviewing the Applicant's submittal, staff finds that the proposed project complies with the LDR requirements of the PS/P zone and those aspects conditioned under ZMA P22-053. Below is an LDR Compliance table for the zone:

Development Standard	P/SP and Conditional Standards	Proposed	Compliance
Primary Building Setbacks			
Primary street setback (min)	20'	20'	Complies
Secondary street setback (min)	10'	10'	Complies
Side interior (min)	10'	10'	Complies
Rear (min)	10'	20'	Complies
Site Development Setbacks			
Primary/Secondary Street (min)	20'	>20'	Complies
Side/Interior (min)	5'	10'	Complies
LSR			
Apartments	.21 excl. 70% in first 1/3 of lot	.28.8	Complies
Vehicular Access Standards			
Curb Cut Width (max)	n/a	24'	Complies
Driveway Width	n/a	24'	Complies
Parking Setbacks			
Primary Street (min)	0'	>approx. 20'	Complies
Side interior (min)	1'	10'	Complies
Rear (min)	5'	20'	Complies
Height			

Development Standard	P/SP and Conditional Standards	Proposed	Compliance
Height @ > 6/12 (max)	39' but with consideration to neighbors to east.	39' maximum for pitched roof elements, and the flat roof portions, including parapet walls, have been adjusted to adhere to the 35' requirement of NM-2	Complies
Stories	3	3	Complies
FAR			
	n/a	1.0 (approx.)	.40 with exemption per 7.8.3.

DRC Review.

On March 12, 2025, the Design Review Committee reviewed the design proposal for a proposed property redevelopment located at 460 E Broadway Avenue and **approved** the project as presented with one Condition of Approval.

Condition of Approval, The Planning Director shall verify the proposed material samples.

Height.

As previously noted, the building must conform to NM-2 zoning height standards for each roof type. The current design complies with the 39-foot maximum height for pitched roof elements. Flat roof sections, including parapet walls, have been revised to meet the 35-foot height limit.

Affordable & Workforce Housing.

The conditional P/SP zoning permits Accessory Residential Units (ARUs) as a Basic Use. During the Zoning Map Amendment (ZMA P22-053), it was determined that ARUs on the subject property are considered accessory to St. John's Health's hospital operations on adjacent land owned by the Teton County Hospital District.

ARUs must comply with occupancy requirements under LDR Section 6.1.11.B, which stipulates that tenants must be employed in Teton County according to the Jackson/Teton County Housing Rules and Regulations. Generally, ARUs in non-residential zones do not require a deed restriction. however, the Applicant states that these units will fall under the "Workforce Rental" program, which requires a special deed restriction ensuring:

- A minimum of 75% of the household's income is earned from a local business.
- Tenants physically occupy the unit for at least 80% of their lease term.
- Annual requalification or requalification upon lease renewal.
- No unit remains vacant for more than 60 days.

- Rent is set by the owner.

The Hitching Post Apartment project is designed to provide employee housing for St. John's Health, supporting its efforts to recruit and retain healthcare professionals who may otherwise struggle to find housing in the area.

Given the unique challenges of healthcare recruitment, St. John's Health is requesting limited modifications to the ARU occupancy rules:

1. *Income Requirement:* The 75% minimum local income rule should apply only to the St. John's Health employee, not their entire household. Many healthcare professionals have partners who earn income outside Teton County, and this restriction could hinder recruitment.
2. *Vacancy Allowance:* Units may remain vacant for more than 60 days. Hiring skilled employees often involves a delay between job acceptance and relocation, which frequently exceeds 60 days.

The Applicant states that these modifications will ensure St. John's Health can continue providing high-quality care while addressing the workforce housing needs of its employees. The Housing Department is in current discussions with the Applicant.

Vehicular Access.

All vehicular access to the project will be from East Broadway Avenue. Neither the base P/SP zoning nor the conditional P/SP standards restrict driveway or access widths. While the previous NM-2 zoning limited curb cuts to 20 feet per 100 feet of frontage, this restriction no longer applies. The Applicant proposes a 24-foot curb cut, which they state will provide appropriate site access.

Vehicular Parking.

Under the P/SP zoning designation, Accessory Residential Units (ARUs) require 1.25 parking spaces per unit. However, Planning staff have determined that the proposed use of the property is more appropriately classified as an "Apartment" use for the purposes of parking calculations. This was determined because ARUs in the P/SP do not have any size limit so they function more like typical apartment units than typical ARU units that are limited in maximum size to either 500sf or 800s. Accordingly, the applicable requirement is 1.5 spaces per unit. With 72 units proposed, the Hitching Post Apartments project is required to provide 108 parking spaces ($72 \text{ units} \times 1.5 = 108$). The Applicant proposes to meet this requirement by providing parking both on and off-site as shown below:

On-site

The project will provide 76 of the required spaces on-site, including:

- 38 standard parking spaces
- 5 accessible spaces (2 van-accessible, 3 standard)
- 33 EVSE-capable spaces, 6 of which will include installed EV charging equipment (complies with LDR Section 6.2)

Off-Site

The remaining 32 required spaces will be provided off-site on land owned by St. John's Health, located approximately 665 feet from the project site, near the southeast corner of East Broadway

and Redmond Street. This area is labeled as Shared Parking Location #8 in *Exhibit A: Hitching Post Apartments Plan Set, Sheet DEV-03*. Below is a map displaying the subject property, the shared parking area, and the general walking distance between (white dotted line). These sites are approximately 975 ft or .18 walking miles apart assuming a user is using the proposed crosswalk and existing pedestrian facilities.

Subject Site and Proposed Shared Parking Area Distance Map



A Shared Parking Agreement is required to formalize the use of the off-site spaces. A draft agreement specifying the number of shared spaces is included in *Exhibit C: Shared Parking and Access Easement Agreement*. Although the off-site parking area is currently used for hospital campus operations, a parking study by St. John's Health confirms that the hospital campus will continue to maintain a surplus of parking spaces. This study is included as *Exhibit D: Hospital Campus Parking Plan*.

Applicant Provided Campus Parking Summary (Existing and Proposed Projects)

PHASE	MASTERPLAN- PROPOSED PROJECTS (EACH PROJECT IS CUMILATIVE)	Existing Parking Count (Hospital)	Existing Parking Count (Sage)	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code Required Parking (3.3/1000 gsft POB, 4 per bed > 60 for Sage)	Code Required Surplus (Deficit)
EXIST.	Existing Condition	477	96	0	0	573	0	463	110
PRE 1A	Hitching Post (70 units)- Off Campus	477	96	0	0	573	32	495	78
1A	Oncology Expansion, Cardiopulmonary relocation, Med-Staff lounge relocation, Chapel relocation, GI/Endo Expansion (7,500 new sft)	477	96	0	0	573	25	520	53

Bicycle Parking.

The project also meets the newly adopted bicycle parking standards, providing a total of 93 bike parking spaces, based on 0.75 spaces per bedroom (124 bedrooms x 0.75 = 93).

- *Long-term bike parking* will be located in basement storage areas assigned to each apartment
- *Short-term bike parking* for 24 bicycles will be available on-site

Details are provided in *Exhibit A: Hitching Post Apartments Plan Set, Sheet DEV-04* and the Landscape Plan.

Pedestrian Improvements.

Neither the conditional P/SP zoning nor the former NM-2 zoning includes specific pedestrian frontage standards. The proposed site plan includes a 5-foot detached sidewalk with a 6-foot landscape buffer. The property line sits approximately 8 feet south of the existing curb along East Broadway.

To enhance the streetscape, the project proposes a 7.5-foot landscape strip within the property boundary, creating a total buffer of 15.5 feet when combined with the existing public setback. A 6-foot-wide sidewalk will be installed south of this buffer, leading to the main entrance of the Hitching Post Apartments.

Additionally, the Applicant proposes adding a crosswalk to connect the site to the north. While a continuous sidewalk exists to the east along East Broadway Avenue, it becomes fragmented near Stormy Circle. It is unclear whether the proposed design will contribute to additional fragmentation of the sidewalk on the south side of East Broadway Avenue.

- a. Pathways noted the following regarding this request:

"The pedestrian sidewalk needs to extend across the driveway to the east end of the property. It shall be constructed as a continuous sidewalk with no change in elevation from the legs on either side of the driveway. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street. Concrete sidewalk surfaces and texture shall continue uninterrupted across the entire access driveway. Staff can provide additional guidance and design details for this if needed."

- b. The Town Engineering Department noted the following regarding this request:

"Based on the information provided, this is not the appropriate place for a mid-block pedestrian crossing. The Town would consider carrying an attached-style sidewalk further east to No-Name St. to place the project's crosswalk at the west side of Broadway/No Name intersection. If the sidewalk is located on private property, grant an easement to the Town."

Lighting.

Exterior lighting standards have been reviewed in accordance with the Town's Land Development Regulations (LDRs). The proposed fixtures and lighting design, as shown on *Sheet DEV-16: Exterior Light Fixture Cutsheets* in *Exhibit A: Hitching Post Apartments Plan Set*, are compliant with all applicable requirements.

Landscaping.

The conditional P/SP zoning requires a minimum Landscape Surface Ratio (LSR) of 0.21, consistent with

NM-2 standards for apartment uses. The property is exempt from the additional requirement mandating 70% LSR in the front one-third of the lot.

The proposed design includes 20,681 square feet of landscaped area, equating to an LSR of approximately 28.8%, exceeding the requirement. These details are shown in the *Landscape Plan* within *Exhibit A: Hitching Post Apartments Plan Set*.

Trash Enclosure.

The project includes a single, centrally located trash enclosure along the western property line, designed for convenient access and screened per LDR requirements

Purpose of a Development Plan

Per LDR Sec. 8.3.3.A the purpose of a Development Plan is *“to review a physical development or development option that is large and complex enough to benefit from a public review at a sufficient level of detail to determine compliance with these LDRs prior to preparation of final construction or plat documents.”*

Public Comment

Notice of this meeting and application was provided to the public on April 16, 2025, at the time of writing this staff report, no public comment has been received.

Possible Alternatives.

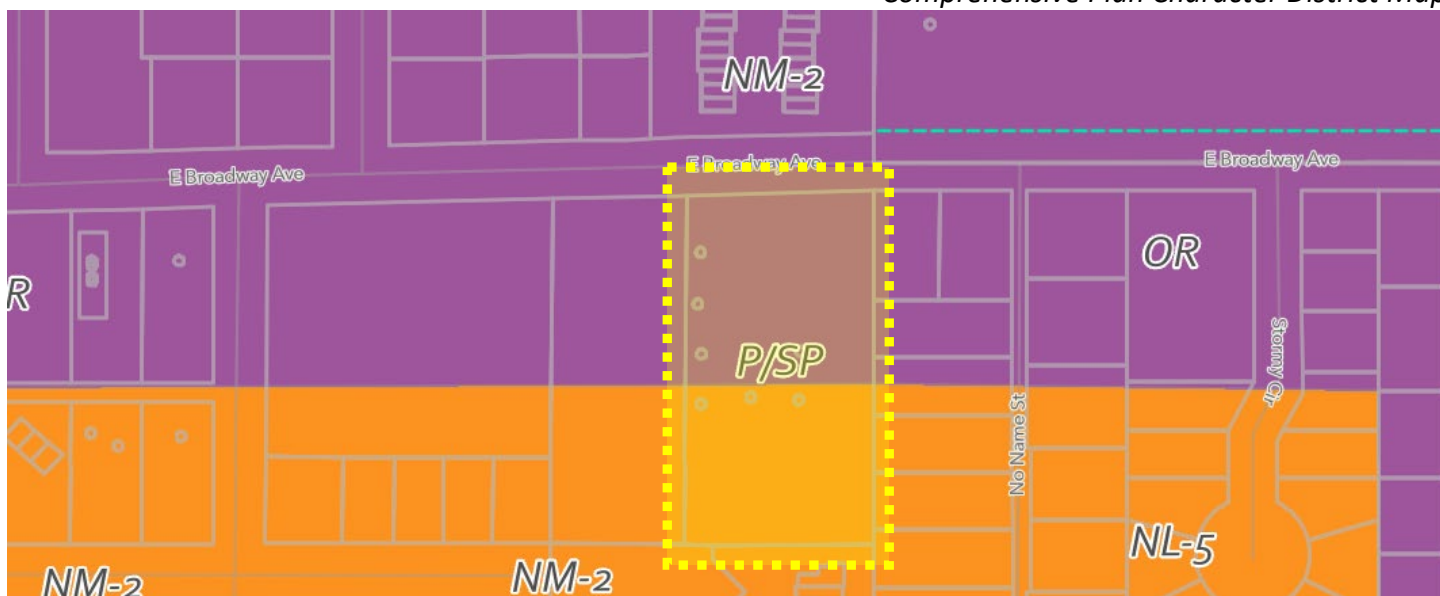
In response to comments from both the Pathways and Engineering departments, further consideration could be given to extending the sidewalk eastward along Broadway. Staff understands this alternative could be financially burdensome due to utility locations as shown below:

Utility Locations (Eastern Driveway)



Comprehensive Plan & Priority Alignment.

Comprehensive Plan Character District Map



As shown above, the subject parcel is split between two Comprehensive Plan Character Districts (Town Commercial Core and Town Residential Core).

Town Commercial Core

The Town Commercial Core envisions a mixed-use, pedestrian-friendly district that balances residential and commercial uses to support economic vitality. The proposed Hitching Post redevelopment aligns with this vision by introducing workforce housing—a critical residential component—while supporting St. John's Health, a major

local employer. This project strengthens the local economy by offering stable, long-term housing for essential employees, which aids in workforce retention and reduces commuter dependency. The design also complements the district's goals, featuring walkable infrastructure, tuck-under parking, open courtyards, and energy-efficient systems that enhance livability and sustainability. Additionally, the inclusion of community-focused amenities such as gathering spaces, a gear shop, and onsite offices fosters a strong sense of place and reinforces community connectivity and ownership.

Conclusion: The Hitching Post redevelopment supports and advances the goals of the Town Commercial Core by providing thoughtfully designed, essential workforce housing that also enhances walkability, sustainability, and community integration.

Town Residential Core

The Town Residential Core aims to provide diverse housing types and densities to support the local workforce, discourage large single-family home conversions, and encourage reinvestment and redevelopment. The Hitching Post project directly supports this vision by delivering 72 multifamily units specifically designed for workforce housing, with a range of unit sizes to accommodate different household types. Emphasizing walkability and connectivity, the district values proximity to services and a well-connected street grid—goals the Hitching Post project meets with its centrally located, pedestrian-friendly design that integrates seamlessly into the neighborhood. In line with the district's call for revitalization and sustainability, the project replaces outdated lodging with a modern, energy-efficient building that includes open spaces and community amenities to enhance quality of life. Furthermore, by providing dedicated housing for St. John's Health employees, the project strengthens the link between workforce housing and local employment, helping to reduce housing pressure and support essential community services.

Conclusion: The Hitching Post redevelopment aligns with the Town Residential Core goals. It introduces density, provides critical workforce housing, promotes redevelopment, and enhances the livability and functionality of the neighborhood.

Development Plan Findings.

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

1. **Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;**

Complies. The Land Development Regulations (LDRs) are intended to support the Jackson/Teton County Comprehensive Plan, with a focus on enhancing the health, safety, and well-being of both current and future residents. The subject property is located across two planning subareas: Subarea 2.6 – Mixed Use Office and Residential, and Subarea 3.2 – Residential Core.

- **Subarea 2.6:** St. John's Hospital is recognized as an established institutional use, with expectations that its size, scale, and intensity will exceed those of nearby mixed-use and residential neighborhoods.
- **Subarea 3.2:** This subarea encourages the development of multifamily housing to replace older commercial uses, ideally on larger residential lots or mixed-use corridors. While multifamily buildings are typically two stories, three-story structures are permissible under appropriate design conditions.

The Hitching Post Apartments project aligns with the goals of Subareas 2.6 and 3.2. It will integrate into the St. John's Hospital campus, transitioning the existing use to residential housing. The design includes a multifamily structure along East Broadway, a designated mixed-use corridor, and is designed to minimize any potential adverse impacts on surrounding residential properties.

2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;

Finding not applicable.

3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;

Complies. The Hitching Post Apartment project has been designed to provide convenient housing for St. John's Health employees, reducing commuting distances and easing local traffic congestion. By supporting workforce housing, the project also helps ensure the continued delivery of critical services as provided by St. John's Health. Furthermore, the development will replace an existing structure already integrated into the community's water and wastewater infrastructure, minimizing the need for new utility extensions.

4. Complies with the Town of Jackson Design Guidelines, if applicable;

Complies. As noted, The Design Review Committee (DRC) reviewed the design for this structure twice. On March 12, 2025, the DRC reviewed the final design proposal for the redevelopment of the property and approved the project as presented, with one Condition of Approval.

5. Complies with all relevant standards of these LDRs and other Town Ordinances;

Complies. The proposed development aligns with the requirements of the existing Public/Semi-Public (P/SP) zoning designation and with the conditions required by ZMA P22-053. In addition, the project meets all other relevant municipal codes and ordinances referenced throughout this application.

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

Complies. As noted above, this application complies with the conditions required by ZMA P22-053.

Fiscal Impact.

Staff does not anticipate any fiscal impact from the project at this time, as it involves redevelopment of an existing site already owned and operated by St. John's Health. It is important to note that while the proposed use remains consistent with the property's current function in supporting hospital operations and employee housing, and no new public infrastructure or services are expected to be required as a result of the development, the proposed project is significantly more intense than current development so it will potentially require additional police, fire, etc. services from the Town.

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 was roughly 40 hours.

Attachments.

- Applicant Submittal
- Department Reviews

Suggested Motion.

I move to recommend **approval** of Development Plan P25-041 for a proposed 83,300 square foot three-story structure with 72 ARUs and ancillary office space located at 460 East Broadway Avenue, based upon the attached departmental reviews and findings presented in the staff report dated May 7, 2025.



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: St Johns Health, Hitching Post Housing Development Project
Physical Address: 460 E Broadway Avenue
Lot, Subdivision: Parcel B, Map T-74A PIDN: 22-41-16-34-2-00-001

PROPERTY OWNER.

Name: Teton County Hospital District Phone: _____
Mailing Address: 460 E Broadway Avenue, Jackson, WY ZIP: 83001
E-mail: _____

APPLICANT/AGENT.

Name: HH Land Strategies, LLC, Hal Hutchinson Phone: 307-699-0265
Mailing Address: PO Box 1902, Wilson, WY ZIP: 83014
E-mail: hal@hhlandstrategies.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 #: P24-188 Environmental Analysis #: n/a
Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Hal Hutchinson
Signature of Property Owner or Authorized Applicant/Agent
Hal Hutchinson
Name Printed

02/25/2025
Date
Agent
Title

Hitching Post Apartments

Application for

Development Plan and Basic Use Permit

Submitted on  Feb 25, 2025 _____

Owner:	Applicant/ Land Planning:	Architecture:
Teton County Hospital District PO Box 428 Jackson, WY 83001 Attn: Sean Ryan, Director of Facilities 307-739-7410	HH Land Strategies, LLC Hal Hutchinson PO Box 1902 Wilson, WY 83014 307-699-0265	Shopworks Architecture Kyle Mead 301- W 45 th Avenue Denver, CO 80216 303-433-4094 x105 520-780-8747 (mobile)
Civil Engineering:	Landscape Architecture:	Development Consultant:
Jorgensen Associates Brian Barney PO Box 9550 Jackson, WY 83002 (307) 733-5150	Flow Design Collaborative Christopher Hoy 303 W 45 th Avenue Denver, CO 80216	Blueline Development, Inc. Jake Leininger 1004 South Ave W Missoula MT 59801 406-926-1401
	General Contractor:	
	Shaw Construction Dale Staten 460 S Cache Jackson, WY 83001 307-342-4276	

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1. Background, Property Description, Project Goals and Applications:

1.1 Introduction:

The Teton County Hospital District, referred to throughout this application as “St. John’s Health”, is the owner of the property located at 460 E Broadway, also known as Parcel B, Map T74A (the “Subject Property”). The Subject Property is commonly known at the “Hitching Post Lodge”.

St. John’s Health seeks approval from the Town of Jackson of a Development Plan application and a Basic Use Permit application to develop the Subject Property for employee housing that serves St. John’s Health employee recruitment and retention needs so St. John’s Health can continue to provide high quality health care to the Town of Jackson and Teton County community residents and visitors.

1.2. Background:

St John’s Health purchased the Hitching Post Lodge property in 2001 and since that time has continued the pre-existing use of the property for short-term lodging use, providing patient and patient families with lodging opportunities near the hospital. The property has also been used to house St. John’s Health employees.

In March 2022, St. John’s Health submitted at the Town of Jackson an application for a Zoning Map Amendment (ZMA P22-053) to change the zoning of the Subject Property from Neighborhood Medium Density 2 (NM-2) to Public/ Semi Public (P/SP). The purpose of seeking P/SP zoning for the property was to provide St. John’s Health with the flexibility to develop employee housing on the in an effective and efficient manner. The most restrictive component of NM-2 zoning, in relation to the goal of economically developing quality housing for St. John’s Health employees, is that NM-2 zoning limits the maximum number of units within an individual building to eight, which, based on St. John’s project goals discussed below, would necessitate construction of numerous individual buildings, adding significant cost and reducing project efficiency and density .

P/SP zoning has no such limitation in the number of units that can be located in an individual building, thereby allowing greater flexibility in designing and providing high quality housing for St. John’s Health employees.

The Zoning Map Amendment P22-053 was approved by Town Council on June 20, 2022. This ZMA approval included a number of conditions, subjecting any subsequent Development Plan application to specific dimensional limitations requirements based on the previous NM-2 zoning. The “conditional P/SP zoning” approval of ZMA P22-053 are as follows:

1. *The 1.65-acre subject property located at 460 East Broadway shall be subject to the following dimensional standard requirements of the NM-2 District, as modified in this recommendation, and as the NM-2 Zone may be amended from time to time:*
 - a. *Structure setbacks;*
 - b. *Building height of up to 39’ but with consideration for the dimensional standards of neighboring zones;*

- c. *3 story limit;*
 - d. *Site development setbacks;*
 - e. *Parking setbacks;*
 - f. *LSR of 21% but not 70% in first 1/3 of property;*
 - g. *Parking; and*
 - h. *Design review.*
2. *The future redevelopment of the site shall be subject to a Development Plan process as provided in the LDRs*

In addition to the conditions of approval of the ZMA application that seek to carry over limited dimensional limitations associated with NM-2 zoning, it is important to note that, while the proposed development on the Subject Property meets the threshold for a Sketch Plan application requirement, the ZMA approval limits the application requirement to a Development Plan only.

Since approval of the Zoning Map Amendment, St. John's Health has considered their housing needs, and how the Subject Property can accommodate their needs under the limitations of the conditional P/SP zoning while ensuring the provision of high-quality housing. This Development Plan application is a result of careful consideration and extensive planning and design efforts.

St. John's Health, and their representatives held a Pre-application Conference with the Town of Jackson Planning Department staff on January 14, 2025 (P24-188). This Development Plan and Basic Use Permit application addresses all items requested by the Pre-application Conference summary and Land Development Regulations submittal requirements for Development Plan and Basic Use Permit applications.

1.3. Property Description:

The Hitching Post Lodge property is generally flat and rectangular in shape, with approximately 196 feet of street frontage on East Broadway. It extends approximately 365 feet south from this Broadway Avenue frontage. The property is approximately 1.65 acres.

The Subject Property is bordered on the east by five individual lots. The northernmost lot bordering the property to the east is zoned Office Residential (OR). The four lots to the south of the OR Zoned lot are zoned Neighborhood Low Density 5 (NL-5). Land south of the property is zoned NM-2 and contains residential uses. A lot owned by Teton County that contains Teton County Health borders the property for approximately 30 feet along the western portion of the property's southern boundary. The property bordering the Subject Property to the west is zoned NM-2, is owned by the Church of Jesus Christ of Latter Day Saints, and is used as a parking lot for the Church. Please see **Exhibit A: Hitching Post Apartments Plan Set**, Sheet DEV-03 Vicinity Map.

The Hitching Post Lodge is currently developed and contains seventeen (17) buildings. The uses on the subject property include residential uses and short-term rental uses that support St. John's Health operations. The seventeen (17) individual buildings contain a total of thirty-four (34) individual units.

The uses within the existing buildings on the Hitching Post Lodge property includes fifteen (15) Employee Housing Units (residential use) that include thirty (30) individual bedrooms. There are nineteen (19) Patient/Patient Family Lodging Rooms and On Call rooms (short term use) that include a total of 22 bedrooms. Limited office space is also located on the Subject Property.

1.3. Project Goals:

The lack of workforce housing in Teton County is possibly the single biggest challenge facing our community. It is well documented that the cost of homeownership and residential rental rates in Teton County is well above what typical employees in Teton County can afford. While this is an issue for all types of employers and employees in Teton County, it is a particularly acute issue for St. John's Health. St. John's Health provides high quality and critical health care services to the entire community. The single biggest challenge of continuing to provide these critical health care services that St. John's Health faces is the recruitment and retention of health care professionals due to the high housing costs in the community. While it is not the primary mission of St. John's Health to provide housing for their employees, the local housing crisis necessitates that St. John's Health seek housing solutions for their employees in order to achieve their purpose *"To provide our unique community and visitors with exceptional and ever-advancing individualized care."*

Recognizing the housing challenge facing the community generally, and St. John's Health specifically, St. John's acquired the Hitching Post Property in 2001. Since acquisition, the property has provided both employee housing and short-term rentals that help them serve the community's health care needs. However, as housing costs have risen, employee recruitment and retention challenges have become more acute. As such, the existing thirty-four units on the Hitching Post have become inadequate to serve the growing employee housing and patient care needs of St. John's Health.

The Hitching Post Lodge is uniquely located in immediate proximity of the hospital. It is also a relatively large (1.65 acres) property. These property characteristics make the Subject Property ideal for redevelopment for employee housing. The property is large enough to provide a meaningful amount of housing units efficiently and effectively. The Hitching Post Lodge's proximity to the hospital allows for quick staff response at all times. This proximity also reduces St. John's Health employee transportation needs.

St. John's recognizes its vital role in the community, and that the Hitching Post property is in an existing neighborhood. Based on St. John's stated vision to *"...be a trusted partner with the community, enabling people to live their best possible lives"* it is important to St. John's Health

leadership that redevelopment of the Hitching Post property for employee housing acknowledges and is compatible with community and neighborhood goals.

Based on the need to recruit and retain employees, the costs of providing housing, the unique characteristics of the Hitching Post property, and the vision of being a trusted community partner, it is necessary to optimize the effectiveness and efficiency for redeveloping the property that the existing conditional Public/Semi Public zoning provides.

Considering these factors, St. Johns goals for the Hitching Post Lodge property are:

- Provide housing in close proximity to the hospital to ensure quick medical response on a 24/7/365 basis;
- Optimize the use of limited resources to address critical needs;
- Reduce St. John's Health's employee transportation and parking needs;
- Promote connection to the community by housing staff in Teton County and;
- Design a project that is friendly to the neighborhood and community interests by respecting, to the greatest extent practical, the existing dimensional limitations of NM-2 zoning as required by the conditional P/SP zoning designation of the property while benefiting from the flexibility that P/SP zoning provides.

1.4 Applications:

Based on Town of Jackson Land Development Regulations and the requirements of the conditional P/SP zoning, the Hitching Post employee housing project is subject to a number of application requirements. These include, but are not limited to the review and approval of the following applications:

1. Final Design Review approval by the Town Design Review Committee
2. Development Plan approval
3. Basic Use Permit approval.
4. Shared Parking Agreement approval

Prior to submittal of these Development Plan and Basic Use Permit applications, St. John's Health submitted architectural plans to the Town Design Review Committee for Conceptual review of the project (P24-180). The Design Review Committee undertook conceptual review of the project plans on December 11, 2024. During this public design review hearing, the applicant and their agents understood that the Design Review Committee had a generally favorable response to the conceptual plans for the project. While the review was generally positive, the Design Review Committee did have some recommendations during their conceptual review, which were documented by the Town Planning Staff are discussed in the "P24-180 Follow Up Letter" included in this application as **Exhibit B: Design Review Committee Conceptual Review Follow Up Letter.**

As a result of this conceptual design review feedback, the architectural plans were revised to respond to these recommendations. Prior to submittal of this Development Plan and Basic Use Permit application, St. Johns agents submitted an application for Final Design Review that includes the architectural revisions made in response to the Design Review Committee's recommendations. We anticipate that Final Design Review of these revised plans will be held on March 12, 2025. The architectural plans within this Development Plan application are the same plans submitted for Final Design Review but this Development Plan application includes significant additional information, including detailed engineering plans.

As part of the plans for the Hitching Post project, St. John's Health intends to provide a portion of the required parking off-site on land owned by St. John's Health. Providing of a portion of the required parking off-site necessitates the review and approval of a "Shared Parking Agreement" that will be reviewed and approved concurrently with the Development Plan application. The location and amount of proposed off-site parking and details of the parking plan are more specifically discussed under **Section 2.2. Narrative Description of Proposed Development**, **Section 2.3. Proposed Development Program**, **Section 2.15. Parking** of this report, and in attached **Exhibit C - Shared Parking and Access Agreement** and site plans within **Exhibit A: Hitching Post Apartments Plan Set**

In addition to the above reference applications, St John's Health has submitted a Demolition Permit application to the Town. St. Johns recognizes that some of the existing buildings on the property may be considered historic and the Demolition Permit application identifies the buildings that are considered eligible for historic designation. In addition, St. John's Health has had discussions with interested individuals with the hope that some or all of the buildings considered eligible for historic designation can be moved/relocated. A general depiction of the demolition plan is included in **Exhibit A: Hitching Post Apartments Plan Set**, Sheet 2.10 – **Demolition Plan** and discussed in **Exhibit E: Construction Management Plan**

2. Development Plan – Response to Submittal Checklist

2.1. General Information:

The general information required by the submittal checklist includes administrative requirements such as providing a planning permit application and providing a letter of authorization. These administrative requirements have been provided within the application.

2.2. Narrative Description of Proposed Development:

Property Description: Located at 460 East Broadway, the Subject Property is subject to conditional P/SP zoning based on a zoning map amendment approved on June 20, 2022 (ZMA P22-053). The approved zoning map amendment provided St. John's Health with some level of flexibility to plan and design an employee housing project that contributes to the housing needs of St. John's Health in an efficient and effective manner.

The proposed development includes 72 residential units within a single building. Of these 72 units, 22 are one-bedroom units, 48 are two-bedroom units and 2 are three-bedroom units, for a total of 124 bedrooms within the overall development. Amenities for the residential units include gathering spaces on the first floor of the building, extensive and well-designed outdoor gathering and relaxation spaces, and basement storage spaces to accommodate the needs of each residential unit's occupants.

Located across E Broadway from the main St. John's hospital campus, the Subject Property is ideally located to accommodate St. John's Health employees within easy walking distance (mere feet) to their primary place of employment and near the services and amenities at the center of the Town of Jackson. Not only is this location convenient to St. John's Health employee's workplace and Town of Jackson amenities, but it provides for convenient walking and/or biking to their workplace, and amenities, effectively limiting the daily need to drive. Of particular importance to St. John's Health operations, their employees housed at the Hitching Post Apartments are also next door to the hospital, making employee access to hospital operations convenient and timely as hospital operations frequently require.

At approximately 1.65 acres, the Subject Property is large enough to accommodate a relatively dense residential development. Parking is primarily provided on site, with a portion of the required parking provided near the Subject property, less than 700' from the residential project.

The proposed development is sited primarily along the western portion of the project, adjacent to property dedicated for parking by the neighboring Jesus Christ of Latter-Day Saints church. Surface parking and a landscape buffer runs along the eastern property boundary, providing relief from the neighboring residential and office uses to the east. The development is also setback from the south property line, which is boarded partially by residential uses and primarily by Teton County Health.

2.3. Proposed Development Program

The project's compliance with conditional P/SP zoning for the Subject Property is summarized below. Also included is a comparison of the project's consistency with certain NM-2 Zoning dimensional standards that were not included in the conditional P/SP zoning.

Development Standard	Permitted Under Conditional P/SP	Proposed	Permitted Under Prior NM-2 √=Compliance
Primary Building Setbacks			
Primary street setback (min)	20'	20'	20' √
Secondary street setback (min)	10'	10'	10'
Side interior (min)	10'	10'	10' √
Rear (min)	10'	20'	20' √
Site Development Setbacks			
Primary/Secondary Street (min)	20'	>20'	20' √
Side/Interior (min)	5'	10'	5' √
Landscape Surface Ratio			
Apartments	.21 excl. 70% in first 1/3 of lot	.28.8%	.21 & 70% in first 1/3 of lot
Vehicular Access Standards			
Curb Cut Width (max)	None	24'	20'
Driveway Width	None	24'	20'
Parking Setbacks			
Primary Street (min)	0'	>20'	>20' √
Secondary Street (min)	0'	n/a	0'
Side interior (min)	1'	10'	1' √
Rear (min)	5'	20'	5' √
Height			
Height @ > 6/12 (max)	39' but with consideration to neighbors to east.	39'	39' √
Stories	3	3	3 √
FAR			
	none	1.0 (approx.)	.40 with exemption per 7.8.3.

2.4 Architectural plans including site plans, floor plans, elevations and renderings

The existing conditions of the Subject Property are shown in attached **Exhibit A: Hitching Post Apartments Plan Set**, Sheet C3.00 – Site Plan and architectural plans Sheet DEV-04 – Site Plans.

Architectural site plans, floor plans, area plans, unit plans, elevations and renderings are included in the attached **Exhibit A: Hitching Post Apartments Plan Set** Sheets DEV-04 through DEV16 dated 2.18.2025.

2.5. Structure Location and Mass

The proposed structure location and mass, including setbacks, height, floor area and other dimensional limitations are summarized in the above **Section 2.3. Proposed Development Plan** of this report. The project's proposed structure location and mass meets all dimensional limitations required by the conditional P/SP zoning. The proposed structure location and mass is shown throughout the attached **Exhibit A: Hitching Post Apartments Plan Set**

2.6. Pedestrian Frontage:

Neither the conditional P/SP zoning, nor the previous NM-2 zoning have pedestrian frontage standards, and while not specifically included in the Pre-application Conference checklist, pedestrian frontage was a discussion point during the pre-application conference. Therefore, "pedestrian frontage is included here for the purpose of showing compliance with the intent of the Community Streets Plan.

In the vicinity of the Subject Property the Community Streets Plan envisions a 5' detached sidewalk and a 6' landscape buffer. The Subject property line is approximately 8' from the existing south curb of the fronting E Broadway travel way. The Hitching Post project proposes a 7.5' landscape strip on the Subject Property, combined with the 8' distance between property line and curb for a total 15.5' landscape buffer. The plans then call for a 6' sidewalk south of the landscape buffer. The sidewalk terminates at the main entrance to the Hitching Post Apartments.

The project also proposes a crosswalk across E Broadway from the project entrance directly north, and includes a new curb cut and ADA ramp at both the north and south terminations of the crosswalk.

2.7. Maximum Scale of Development

The conditional P/SP zoning has no limitation on maximum scale of development. A breakdown of the overall floor area in the project, including habitable, versus nonhabitable, a breakdown

of floor area by building floor, and overall floor area by dwelling versus circulation is included in the attached **Exhibit A: Hitching Post Apartments Plan Set** on Sheet DEV-02 Program Matrix/Index. Plan Set Sheet DEV-06 Area Plans includes a color-coded break down of habitable and nonhabitable floor area as well.

2.8. Design Review

The Design Review Committee undertook a “conceptual review” of the project on December 11, 2024. A summary of the Design Review Committee comments on the conceptual plans in included as **Exhibit B: Design Review Committee Conceptual Review Follow Up Letter** of this application.

Architectural plans were revised in response to Design Review Committee comments and were submitted for final review by the Design Review Committee on February 17, 2025, and final review is expected to occur during the March 12, 2025 Design Review Committee meeting.

2.9. Site Development

The conditional P/SP zoning for the Subject Property includes a requirement that the Landscape Surface Ratio meet the minimum LSR requirement for Apartment use in NM-2 zoning of .21 with the exception that the Subject Property is not subject to the additional standard of a minimum 70% LSR in the front 1/3 of the lot.

As presented, the project proposes an LSR of 20,681 s.f. of landscape area or approximately 28.8 % of the lot area. This information is included on the **Exhibit A: Hitching Post Apartments Plan Set**, sheet titled Landscape Plan.

The conditional P/SP zoning on the property does not include any limitations on driveway and access limits. Previous NM-2 zoning includes a curb cut width maximum of 20’ per 100’ of lot frontage. The Subject Property has 196.5 feet of lot frontage. While this limitation is not applicable under the conditional P/SP zoning, the project as proposed has a curb cut width of 24’, which is consistent with the purpose of curb cut with limitations in the NM-2 zone district.

2.10. Fencing

The conditional P/SP zoning does not prescribe fencing standards. The proposed development will include fencing along the east, south and west property lines. The fencing is proposed to be cedar fencing, 6 feet in height along these property lines. Regardless of the fact that no fencing standards are prescribed by the conditional P/SP zoning, the fencing proposed meets the standards of the NM-2 zoning, which limits fencing to 6’ in height along the side or rear lot lines. Please refer to **Exhibit A: Hitching Post Apartments Plan Set** Sheet DEV-04 Site Plans

2.11. Scenic Standards

Exterior lighting standards apply. Please refer to architectural plans, specifically Sheet DEV – 16 Exterior Light Fixture Cutsheets of the attached **Exhibit A: Hitching Post Apartments Plan Set**.

2.12. Natural Hazards to Avoid

No steep slopes are present on site. The property is not within the Flat Creek floodplain. Soil and groundwater studies have been completed revealing no hazards. Please refer to the attached engineering plan for any additional information on soil stability and excavation, erosion control and shoring.

The project is subject to Town of Jackson Wildland Urban Interface standards. The applicant will consult the Town Fire Department to ensure compliance with the WUI Standards during the course of Development Plan review.

2.13. Grading and Erosion Control, Stormwater, etc.

Preliminary grading, erosion control, shoring approach, and stormwater management plans has been provided within the engineering plans included in the attached plan set. These plans provide information on compliance with relevant LDR standards and proposed utility locations.

2.14. Allowed Uses/ Affordable Workforce Housing

The Hitching Post Apartment project proposes a total of 72 apartment uses, including 22 one-bedroom units, 48 two-bedroom units and 2 three-bedroom units. The project also includes amenity space on the first floor and basement, and 75 storage units in the project's basement for the benefit of residents.

The conditional P/SP zoning allows for Accessory Residential Units as a Basic Use. During the Zoning Map Amendment application (ZMA P22-053) it was determined that the Subject Property and any proposed ARU use on the Subject Property is considered accessory to St. John's Health's overall hospital use on adjacent property owned by the Teton County Hospital District.

The ARU use is subject to ARU occupancy requirement as described in LDR Section 6.1.11.B, which limits occupancy of ARUs, in part, requiring that *"The occupants shall be employed within Teton County, in accordance with the Jackson/Teton County Housing Rules and Regulations"*.

The Jackson/Teton County Housing Rules and Regulations generally state that ARUs:

"...will be part of the "Workforce Rental" program and are required to have a Special Restriction for Workforce Rental Housing recorded on them. To qualify to rent these units, the Household

must meet the Employment Requirement. A minimum of 75% of the Household's income must be earned from a Local Business(es). The tenants must physically occupy the unit a minimum of 80% of their lease term. Tenants will be required to requalify annually or upon lease renewal. The units are not allowed to remain vacant in excess of 60 days. Rents are set by the owner."

It is the overarching purpose of the Hitching Post Apartment project to provide housing to their employees. The project will not only significantly benefit St. John's Health, to achieve their purpose *"To provide our unique community and visitors with exceptional and ever-advancing individualized care"*, by helping them retain employees who may not otherwise be able to afford housing in the community but also will serve as an attractive inducement to recruit needed health care professionals.

As an entity that provides immeasurable benefits to the community, and one that is undertaking a significant development project as a way to continue its commitment to providing high quality health care to the Town of Jackson and Teton County community residents and visitors, St. John's Health is committed to meeting the general purpose of ensuring that the ARU units on the Hitching Post Lodge property provide workforce housing, as intended.

However, due to the unique circumstances specific to the St. John's Health organization, the challenges associated with recruiting and retaining health care employees, and the significant cost and burden of developing the Hitching Post Lodge property, St. John's Health will require some limited modifications to the detailed Jackson/Teton County Housing Rules/Regulations specific to ARUs. These include the following:

1. Limit the requirement that a minimum of 75% of the *household's* income must be earned from a local business to apply the 75% minimum to only the St. John's Health employee, rather than the overall household.
2. Allow units to remain vacant for a period of time greater than the 60 days as dictated by the Jackson/Teton County Rules and Regulations.

The purpose of needing these modifications to the Rules and Regulations are due to the unique employee retention and recruiting circumstances of St. John's Health.

Regarding item #1 above, in experience and practice, St. John's Health employs health care professionals that have specific skills, but who may have a household partner that may earn their living outside of Teton County. If not for housing, that employee would not continue employment or move to Jackson Hole for employment at St. John's and will not subject their partner to a requirement that they are necessarily employed by a Teton County business. As such, the retention and/or recruitment of such an employee will not be successful. While a St. John's employee's partner may earn income from outside the community, it is necessarily the case that any St. John's employee in the Hitching Post Apartments will earn a minimum of 75% of their income from St. John's Health, and therefore within Teton County.

Relating to item #2 above, while it is not in the interest of St. John's Health to allow units to remain vacant for any period of time, much less 60 days, it is the experience and practice of St. John's Health that, in order to recruit skilled and trained employees there is often a lag time between securing employment of an individual from outside the community and the time it takes for the individual to be released from their current employment, and move to the Jackson Hole community. This lag time is commonly greater than 60 days for those individuals with specific skills and experience that are rare or difficult to recruit. Most importantly, these difficult to fill positions are typically an acute need to continuing the ongoing operations of St. John's Health.

For these reasons, St. John's Health seeks the modifications to the ARU occupancy Rules and Regulations and we look forward to discussing how to best make these modifications to any deed restriction that may be required for the ARUs proposed in the Hitching Post Apartment project.

2.15. Parking

While P/SP zoning has a parking requirement of 1.25 spaces/Accessory Residential Unit, it has been the interpretation of the Town of Jackson planning staff that the use of the Subject Property is less consistent with ARU use and that, for the purpose of parking requirements, "Apartment" use is more appropriate. Apartment use requires 1.5 spaces per unit. Accepting this interpretation by the planning staff, the Hitching Post Apartment project is providing a total of 108 parking spaces for the project. (72 units x 1.5 = 108).

Of the 108 required parking spaces, 76 spaces are being provided on site. Of the parking spaces provided on site, 38 are standards parking spaces, 5 are handicap spaces (2 handicap spaces are van accessible and 3 are standard handicap spaces) and 33 spaces are EVSE capable (with 6 of these being EVSE installed).

The remaining parking space requirement of 32 spaces (108-76=32) are proposed to be provided off-site on land currently owned by St. John's Health. The location of these parking spaces is near the southeast corner of E Broadway and Redmond Street and is shown on the attached plan **Exhibit A: Hitching Post Apartments Plan Set** on Sheet DEV-03 and labeled as #8 Shared Parking Location. The location of the shared parking is approximately 665 feet from the Subject Property.

Off-site parking requires a shared parking agreement between the Subject Property and the property where the off-site parking is being provided. A draft shared parking agreement, including the number of spaces being shared at the off-site location is provided in **Exhibit C: Shared Parking and Access Easement Agreement** to this report.

By providing off-site parking on lands currently owned/used by the hospital, St. John's Health will displace some of the parking currently provided for hospital campus use. However, St. John's Health has completed a parking study for the overall campus, including the Hitching Post

Lodge property/project and the off-site parking proposed as part of the Hitching Post project. This parking study takes into consideration the parking provided on-site and off-site for the Hitching Post Apartment and establishes that there is a surplus of parking for the overall campus when accounting for the parking proposed by the Hitching Post Apartment project. This parking Study is included with this report as **Exhibit D: Hospital Campus Parking Plan**

The amount, type and location of the vehicle parking spaces proposed for the Hitching Post project, including the % of handicap spaces, the % of EVSE capable and installed spaces, and the proximity of off-site spaces to the Subject Property are all consistent with the parking standards of Section 6.2 of the Town LDRs.

Newly adopted standards for bike parking also apply to this Development Plan application. The standard of providing 93 bike parking spaces (.75 bike parking spaces per bedroom (124 bedrooms x .75 = 93) is being met by providing long term bike parking within each of the basement storage units for each of the apartment units and providing short term bike parking on site for 24 bikes. This is indicated in **Exhibit A - Hitching Post Apartments Plan Set** on Sheet DEV-04 and on the sheet titled Landscape Plan.

2.16. Operational Standards

Refuse and recycling enclosure are provided and located along the East boundary of the property as shown on all site plan sheets within the attached **Exhibit A - Hitching Post Apartments Plan Set**.

2.17. Transportation Facility Standards

Access to roads and streets standards are discussed elsewhere in this report, including in Section 2.9 - Site Development and illustrated within various site plans included in **Exhibit A - Hitching Post Apartments Plan Set**

2.18. Required Utilities:

Utility plans, including water supply and sanitary sewer plans and engineering details are included in **Exhibit A: Hitching Post Apartments Plan Set**, Sheets C3.10 Utility Plan, C4.10 Water Details, and C4.20 Sewer Details. Also included in the engineering plans are storm sewer details on Sheet C4.30 and C4.31.

2.19. Construction Management Plan:

While not specifically required by the Pre-application Conference checklist, the applicant has provided a construction management plan for the project for consideration by the Town of Jackson. This is included with this report as **Exhibit E: Construction Management Plan**

3.0. Finding for Approval

3.1. Findings for Approval – Development Plan

A development plan shall be approved upon finding the application:

- 1. Is consistent with the desired future character described for the site in the Jackson/Teton County Comprehensive Plan;**

Complies: The purpose of the LDRs is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety and general welfare of the present and future inhabitants of the community. The Subject Property is located partially in Comprehensive Plan Subarea 2.6 – Mixed Use Office and Residential and partially in Subarea 3.2 – Residential Core. Subarea 2.6 recognizes St. John’s Hospital as an existing institutional use and envisions that the “Bulk, scale and intensity of St’ John’s campus has always been and will continue to be of higher intensity than the surrounding mixed use and residential neighborhoods.” Subarea 3.2 envisions that “multifamily residential uses will be encouraged in order to replace existing commercial uses...” and that “Multifamily structures will be predominately found on larger residential lots and along mixed-use corridors. The size and scale of multi family structures will be predominately two stories with three stories considered in specific cases with proper design.”

The proposed Hitching Post Apartments project meets the desired future character of Subarea 2.6 and 3.2 by integrating into the greater St. John’s Hospital campus, replacing the existing commercial use on the Subject Property with residential use, and a multifamily structure on a larger lot, located along E Broadway, a mixed use corridor, and properly designing the project to minimize impacts to neighboring residential areas.

- 2. Achieves the standards and objective of the Natural Resource Overlay (NRO) and Scenic Resources Overlay (SRO), if applicable;**

Not applicable.

- 3. Does not have significant impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMS facilities;**

Complies: The proposed Hitching Post Apartments project will serve to provide residential opportunities for St. John’s Health employees in close proximity to their place of employment, effectively reducing traffic and will allow the continued support for fire, EMS and police services that that St’ John’s Health provides. The project also replaces an existing development that is served by water and wastewater facilities.

4. Complies with the Town of Jackson Design Guidelines, if applicable;

Complies: The applicant has made every effort to comply with the Town of Jackson Design Guidelines and has presented plans for conceptual review by the Design Review Committee, which was favorably reviewed. Application for final design review has been submitted to the Town prior to the submittal of this Development Plan application.

5. Complies with all relevant standards of these LDRs and other Town Ordinances;

Complies: The proposed project meets the requirements of the existing conditional P/SP zoning, all relevant standards of the LDRs, and meets all other applicable town ordinances as discussed throughout this application.

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

Not Applicable.

3.2. Findings for Approval – Basic Use Permit

A basic use permit shall be approved upon finding the application:

1. Complies with the use specific standards of Division 6.1. Allowed Uses and the zone;

Complies: The proposed use of the property as a multifamily Accessory Residential use is a Basic Use in the P/SP zone District.

2. Complies with all other relevant standards of these LDRs and all other Town Ordinances; and

Complies: The proposed project meets the requirements of the existing conditional P/SP zoning, all relevant standards of the LDRs, and meets all other applicable town ordinances as discussed throughout this application.

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

Not applicable

Exhibit A:

Hitching Post Apartments Plan Set



HITCHING POST APARTMENTS

460 EAST BROADWAY
JACKSON, WY 83001

DEVELOPMENT PLAN
02.18.2025

DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
COVER SHEET

SCALE:

NO. DEV-01



PROGRAM MATRIX

HITCHING POST APARTMENTS																					
Unit Description				Unit Calculations								First Floor			Second Floor			Third Floor			
Unit type	Description	Unit Count	Kitchen Type	Bath Type	Av. Unit NRA	Av. Unit NLA	Av. Balcony	# of Balc.	Total Balc.	Unit GLA w/balc.	NLA	GLA	Unit Count	NLA/Floor	GLA/Floor	Unit Count	NLA/Floor	GLA/Floor	Unit Count	NLA/Floor	GLA/Floor
One Bedroom Units																					
1.1	1 Bedroom, 1 Bath	15	TBD	TBD	622		0	0	0	622	9,330	9,330	3	1,866	1,866	6	3,732	3,732	6	3,732	3,732
1.2	1 Bedroom, 1 Bath (Bridge)	2	TBD	TBD	654		0	0	0	654	1,308	1,308	0	0	0	1	654	654	1	654	654
1.3	1 Bedroom, 1 Bath (End)	2	TBD	TBD	664		0	0	0	664	1,328	1,328	0	0	0	1	664	664	1	664	664
1.4A	1 Bedroom, 1 Bath (Type A)	3	TBD	TBD	628		0	0	0	628	1,884	1,884	1	628	628	1	628	628	1	628	628
2.1	2 Bedroom, 1.5 Bath	38	TBD	TBD	835		0	0	0	835	31,730	31,730	8	6,680	6,680	15	12,525	12,525	15	12,525	12,525
2.2	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD	899		0	0	0	899	2,697	2,697	1	899	899	1	899	899	1	899	899
2.3	2 Bedroom, 1.5 Bath (Corner)	3	TBD	TBD	853		0	0	0	853	2,559	2,559	1	853	853	1	853	853	1	853	853
2.4A	2 Bedroom, 1 Bath (Type A)	2	TBD	TBD	846		0	0	0	846	1,692	1,692	0	0	0	1	846	846	1	846	846
2.5	2 Bedroom, 1 Bath	2	TBD	TBD	846		0	0	0	846	1,692	1,692	0	0	0	1	846	846	1	846	846
3.1	3 Bedroom, 2 Bath	2	TBD	TBD	1,493		0	0	214	1,707	2,986	3,414	0	0	0	1	1,493	1,707	1	1,493	1,707
Sub-total One Bedroom units		22	31%					0	214		57,206	57,634	14	10,926	10,926	29	23,140	23,354	29	23,140	23,354
Sub-total Two Bedroom units		48	67%	Type A Units	5	7%															
Sub-total Three Bedroom units		2	3%	Type B Units	67	93%															
Total Units		72	100%																		

RESIDENTIAL SUMMARY								First Floor	Second Floor	Third Floor	0	TOTAL
TOTAL UNITS								14	29	29	23,354	23,426
TOTAL BEDROOMS												
SQUARE FOOTAGE SUMMARY								First Floor	Second Floor	Third Floor	0	
Average Unit GLA												
Average Unit NLA												
NLA								57,206	23,140	23,140		
GLA								57,634	23,354	23,354		
Amenity Area								1,701	1,701			
Office Area								1,643				
Circulation and Support								12,879	2,851	5,014	5,014	
SUBTOTAL GLA + ACCESORY								73,857	17,121	28,368	28,368	
BUILDING EFFICIENCY								64%	82%	82%		
BASEMENT STORAGE AREA								11,523				
COVERED PARKING / BRIDGE								11,906				
GBA								97,286				
PARKING SUMMARY												
TOTAL PARKING PROVIDED								76				

DEFINITIONS
NET RENTABLE- The area of a living unit is measured from the inside faces of the corridor and exterior walls and from the inside faces of the partitions separating
NET LEASABLE= Outside face of exterior/ Centerline of Units/ Corridor side of Units.

Blue = Formula - Do not Edit

DRC SHEET INDEX			
Sheet Number	Sheet Name	DEVELOPMENT PLAN 02.18.2025	
ARCHITECTURE			
DEV-01	COVER SHEET	X	
DEV-02	PROGRAM MATRIX / INDEX	X	
DEV-03	VICINITY MAP	X	
DEV-04	SITE PLANS	X	
DEV-05	FLOOR PLANS	X	
DEV-06	AREA PLANS	X	
DEV-08	UNIT PLANS	X	
DEV-09	ELEVATIONS	X	
DEV-10	ELEVATIONS	X	
DEV-11	RENDERED ELEVATIONS	X	
DEV-12	RENDERING NORTHEAST	X	
DEV-13	RENDERING NORTHWEST	X	
DEV-14	RENDERING ENTRY	X	
DEV-15	MATERIAL BOARD	X	
DEV-16	EXTERIOR LIGHT FIXTURE CUTSHEETS	X	
CIVIL			
C1.00	CIVIL COVER SHEET	X	
C2.00	EXISTING CONDITIONS	X	
C2.10	DEMOLITION PLAN	X	
C3.00	SITE PLAN	X	
C3.10	UTILITY PLAN	X	
C3.20	GRADING PLAN	X	
C4.00	EROSION AND UTILITY DETAILS	X	
C4.10	WATER DETAILS	X	
C4.20	SEWER DETAILS	X	
C4.30	STORM SEWER DETAILS	X	
C4.31	STORM SEWER DETAILS	X	
C4.40	STREET DETAILS	X	
C4.41	STREET DETAILS	X	
LANDSCAPE			
LS-001	LANDSCAPE EXHIBIT	X	
LS-101	LANDSCAPE PLAN	X	

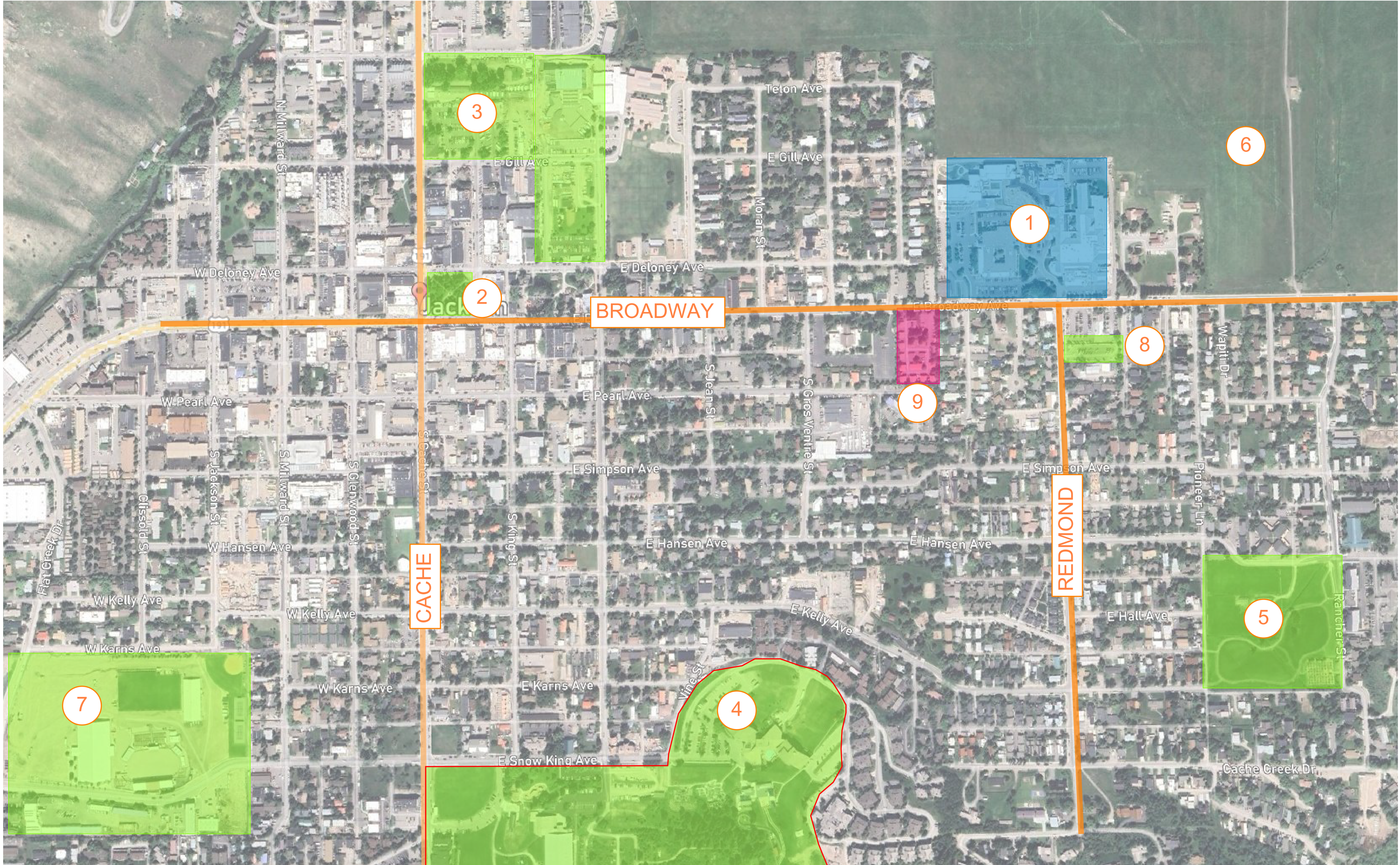


DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
PROGRAM MATRIX/
INDEX

SCALE:

NO. DEV-02





INDEX

- 1 ST. JOHN'S HEALTH
- 2 JACKSON TOWN SQUARE
- 3 TETON COUNTY PARKS AND RECREATION
- 4 SNOW KING MOUNTAIN
- 5 MAY PARK
- 6 NATIONAL ELK REFUGE
- 7 JACKSON HOLE RODEO
- 8 SHARED PARKING LOCATION
- 9 HITCHING POST APARTMENTS

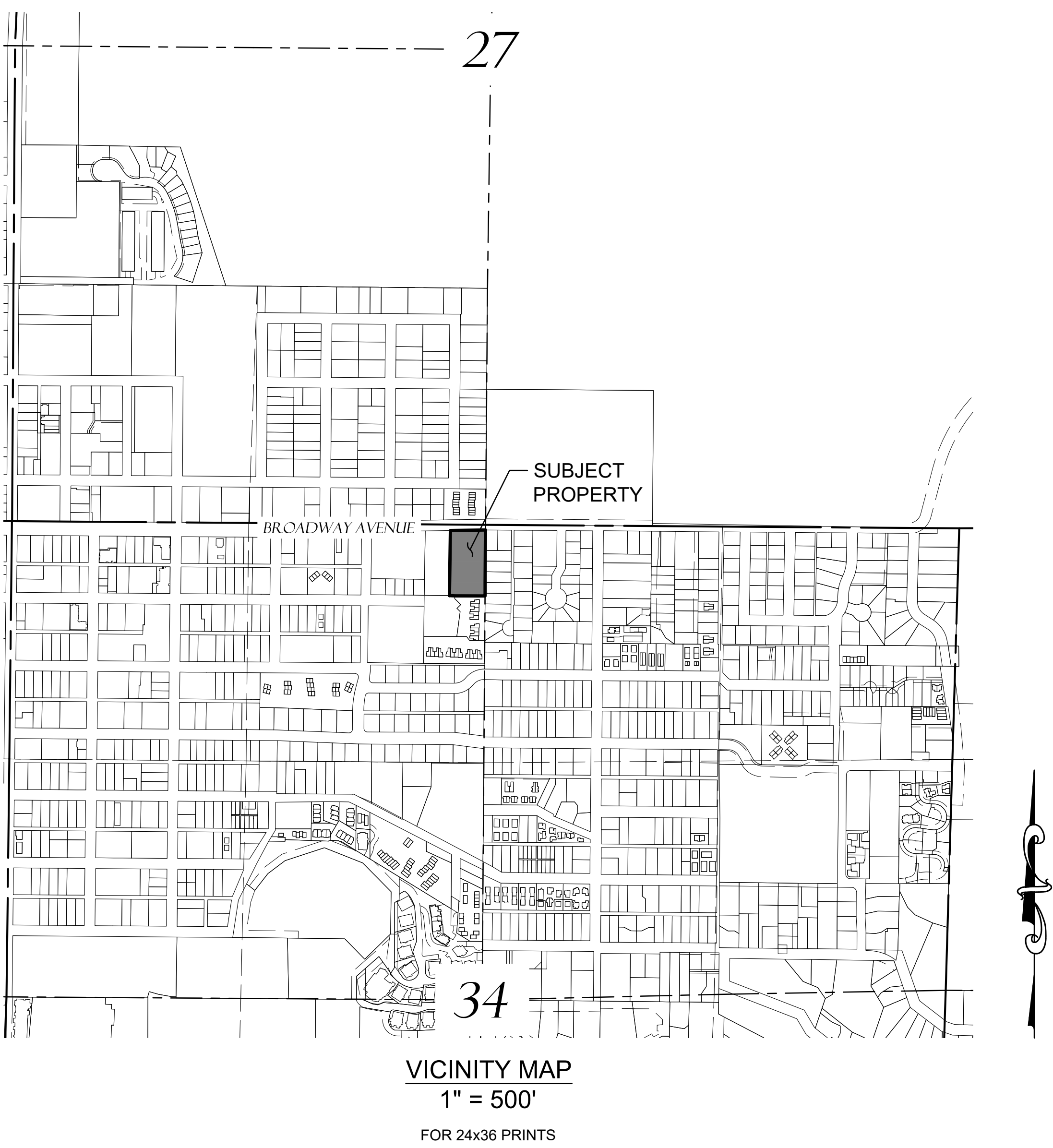
DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE:
SHEET TITLE: VICINITY MAP

SCALE:

NO. DEV-03

HITCHING POST
WORKFORCE HOUSING
DEVELOPMENT PLAN

LOCATED WITHIN
NE1/4NW1/4 SECTION 34, T41N, R116W, 6TH P.M.
JACKSON, WYOMING



SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
C1.00	CIVIL COVER SHEET
C1.10	PROJECT NOTES AND LEGEND
C2.00	EXISTING CONDITIONS
C2.10	DEMOLITION PLAN
C3.00	SITE PLAN
C3.10	UTILITY PLAN
C3.20	GRADING PLAN
C4.00	EROSION AND UTILITY DETAILS
C4.10	WATER DETAILS
C4.20	SEWER DETAILS
C4.30	STORM SEWER DETAILS
C4.31	STORM SEWER DETAILS
C4.40	STREET DETAILS
C4.41	STREET DETAILS

OWNER:
Teton County Hospital District
P.O. Box 428
Jackson, Wyoming 83001
307.733.3636

CIVIL ENGINEER:
Jorgensen Associates, Inc.
P.O. Box 9550 / 1315 HWY 89 S., Suite 201
Jackson, Wyoming 83002
307.733.5150

ARCHITECT:
Shopworks Architecture
301 W. 45th Avenue
Denver, Colorado 80216
303.433.4094x105



HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV:
1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE: SKETCH PLAN
SHEET TITLE: CIVIL COVER SHEET

SCALE: 1" = 20'-0"

NO. C1.00

GENERAL PROJECT NOTES:

- PROJECT SCOPE: CONSTRUCTION WILL INCLUDE A 72 UNIT APARTMENT COMPLEX AND ITS ASSOCIATED UTILITIES.
- PROJECT LOCATION: 460 E. BROADWAY AVENUE, JACKSON, WYOMING, PID: 22-41-16-34-2--00-001
- PROPERTY ZONING, OVERLAYS, AND FLOODWAYS:
ZONE: PISP
SCENIC OVERLAY: NOT WITHIN
NATURAL RESOURCES OVERLAY: NOT WITHIN
WILDLAND-URBAN INTERFACE: NOT WITHIN
FLOOD ZONE: ZONE X
- PROJECT SCHEDULE: CONSTRUCTION TO BEGIN SUMMER/FALL 2025 AND TO BE COMPLETED FALL 2027.
- PROPERTY AREA = ±1.67 ACRES (±72,573 SF)

TOTAL AREA OF DISTURBANCE = 1.76 ACRES (±76,677 SF)

IMPERVIOUS SURFACE: (~73% OF LOT)
- BASE MAPPING PREPARED FROM GROUND SURVEY PERFORMED BY JORGENSEN ASSOCIATES, INC IN JULY 2021 USING GPS RTK METHODS AND REFERENCE NGVD29. THE BASIS OF BEARINGS FOR THIS SURVEY IS REFERENCED TO THE EAST PROPERTY BOUNDARY WITH A BEARING OF S 00°09'43" E.
- ALL PROPOSED FENCING SHALL MEET THE WILDLIFE FRIENDLY FENCING STANDARDS AS DEFINED IN SECTION 5.1.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. NO PERMANENT FENCING IS CURRENTLY PROPOSED FOR THIS PROJECT.
- ALL PROPOSED REFUSE/RECYCLING CONTAINERS SHALL BE BEAR-RESISTANT ACCORDING TO SECTION 5.2.2 OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS.

GENERAL CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS, ARTICLE 5 OF TETON COUNTY LAND DEVELOPMENT REGULATIONS, AND THE REQUIREMENTS OF THE ASPEN WATER AND SEWER DISTRICT.
- CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. EROSION CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS RE-ESTABLISHED IN DISTURBED AREAS. REFER TO TYPICAL DETAILS FOR APPROVED EROSION CONTROL STRUCTURES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- CONTRACTOR TO LOCATE ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY). IN LIFTS NOT TO EXCEED 8 INCHES IN LOOSE THICKNESS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
- ALL EXCAVATED MATERIALS INCLUDING STRIPPED AND SALVAGED TOPSOIL SHALL BE STOCKPILED AND PROCESSED ON-SITE. CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
- TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING, PRIOR TO REVEGETATION.

REVEGETATION SPECIFICATIONS:

- SEED MIXTURE (OR APPROVED EQUAL). USE THIS REVEGETATION SPECIFICATION IN THE ABSENCE OF OTHER REVEGETATION SPECIFICATIONS OR DIRECTION FROM LANDSCAPE ARCHITECT.

COMMON NAME	LBS./ACRE
MOUNTAIN BROME	10 LBS./ACRE
THICKSPIKE WHEATGRASS	12 LBS./ACRE
IDAHO FESCUE	6 LBS./ACRE
WESTERN WHEATGRASS	12 LBS./ACRE
ALPINE TIMOTHY	12 LBS./ACRE
TOTAL PURE LIVE SEED APPLICATION RATE	52 LBS./ACRE
- SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
- ALL SEED SHALL COMPLY WITH WYOMING SEED LAW. SEED SHALL BE PURCHASED FROM A DEALER LICENSED WITH THE WYOMING DEPARTMENT OF AGRICULTURE. CERTIFICATIONS FOR THE SEED MIX SHALL BE PROVIDED TO THE ENGINEER PRIOR TO SEEDING.
- TOPSOIL SHALL BE UNIFORMLY SPREAD ON PREPARED SURFACES PRIOR TO SEEDING. REMOVE FOREIGN MATERIALS, WEEDS AND UNDESIRABLE PLANTS FROM THE PREPARED SOIL PRIOR TO SEEDING.
- HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING.
- SEED SHALL BE UNIFORMLY DISTRIBUTED OVER THE SURFACE BY APPROVED MECHANICAL BROADCASTING DEVICES AND THE GROUND SHALL BE IMMEDIATELY RAKED OR DRAGGED TO COVER THE SEED.
- SEEDING SHALL BE PERFORMED BETWEEN THE TIME THE FROST LEAVES THE GROUND IN THE SPRING AND BEFORE THE FROST ENTERS THE GROUND IN THE FALL.

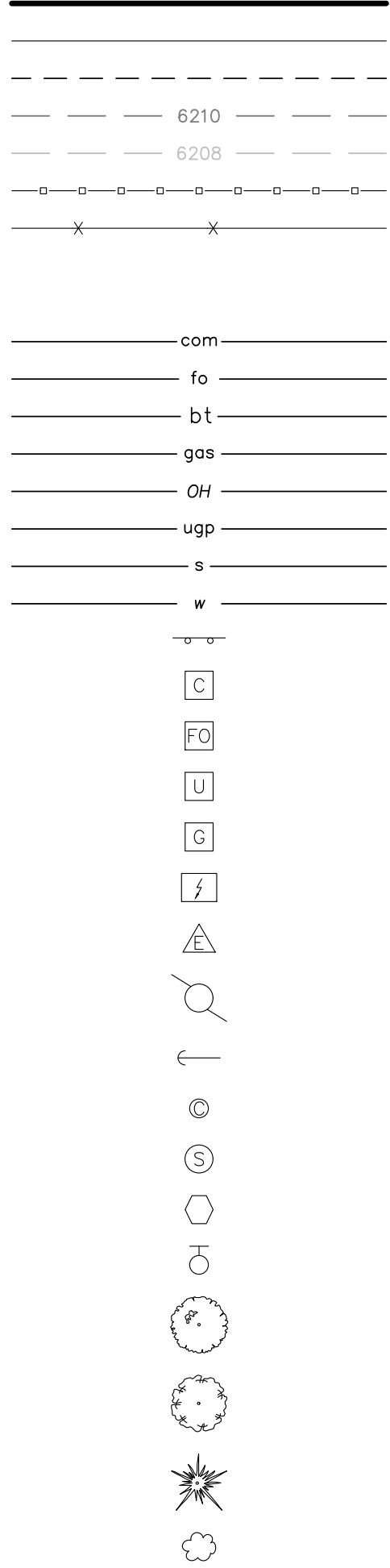
CONSTRUCTION NOTES & SPECIFICATIONS:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PERMITS AND AGREEMENTS INCLUDING: WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, AND WYOMING STATE ENGINEERS OFFICE PERMIT. CONTACT ENGINEER FOR COPIES OF PERMITS AND PERMIT REQUIREMENTS. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
- IF NECESSARY, IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
- CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
- CONTRACTOR SHALL VERIFY LOCATION OF ALL BURIED AND OVERHEAD UTILITIES PRIOR TO ANY EXCAVATION IN THE VICINITY. UTILITY LOCATIONS SHOWN ON THESE DRAWINGS ARE APPROXIMATE AND BASED ON THE BEST INFORMATION AVAILABLE TO THE ENGINEER. ENGINEER DOES NOT WARRANT THE ACCURACY NOR COMPLETENESS OF THE INFORMATION SHOWN FOR EXISTING UTILITIES. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS. PRIVATE UNDERGROUND UTILITIES EXIST IN THE PROJECT AREA.
- CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
- FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCK NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
- SUBGRADE, PIT RUN SUBBASE, AND SITE FILL MATERIALS SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-99 - STANDARD PROCTOR DENSITY) IN LIFTS NOT TO EXCEED 12 INCHES IN LOOSE THICKNESS.
- CRUSHED GRAVEL BASE MATERIAL SHALL BE GRADING W. CRUSHED GRAVEL BASE COURSES SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D1557 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
- DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
- WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
- REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE FALL OF 2025 OR SPRING OF 2026.
- FUGITIVE DUST WILL BE CONTROLLED BY WATERING OR OTHER METHODS DURING DRY PERIODS OR AS REQUIRED BY OWNER.
- ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
- TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1 WITHOUT SPECIAL STABILIZATION AND APPROVAL FROM ENGINEER.
- A LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
- NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
- AREAS WITH UNSUITABLE SUBGRADE UNDER ROADWAYS OR BUILDING SHALL BE SUB-EXCAVATED AND REPLACED WITH APPROVED STRUCTURAL FILL. COORDINATE WITH ENGINEER FOR REMOVAL DEPTHS AND STRUCTURAL FILL SELECTION.
- ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
- ALL FENCING MUST COMPLY WITH SECTION 49220, WILDLIFE FRIENDLY FENCING, OF THE TETON COUNTY LAND DEVELOPMENT REGULATIONS. THIS SECTION INCLUDES A PROVISION FOR SPECIAL PURPOSE FENCING. ALL SPECIAL PURPOSE FENCING MUST BE APPROVED BY THE WYOMING GAME AND FISH DEPARTMENT.
- BEFORE START OF CONSTRUCTION INSTALL CONSTRUCTION FENCE/SILT FENCE TO DEFINE LIMITS OF LAND DISTURBING ACTIVITIES. FENCE FILTER FABRIC SHALL BE SPUN BOND GEOTEXTILE FABRIC.
- CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
- STORMWATER RUNOFF SHALL BE MANAGED IN ACCORDANCE WITH TETON COUNTY LAND DEVELOPMENT REGULATIONS. RUNOFF FROM THE SITE SHALL NOT EXCEED THE PRE-CONSTRUCTION VALUES, AND VOLUME OF STORAGE SHALL NOT BE REDUCED.
- DURING CONSTRUCTION CONTRACTOR SHALL MONITOR THE PROJECT SITE FOR THE GROWTH OF NOXIOUS WEEDS. THE GROWN OF NOXIOUS WEED SHALL BE REPORTED TO THE TETON COUNTY WEED AND PEST DISTRICT OFFICE. CONTRACTOR AND OWNER SHALL IMPLEMENT A WEED CONTROL PROGRAM TO CONTROL NOXIOUS WEEDS.
- GRADES SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING FOUNDATION.
- IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL SLOPE MIN. 2% AWAY FROM THE BUILDING.
- ALL SITE AND UTILITY WORK TO BE PERFORMED IN ACCORDANCE TO THE GEOTECHNICAL RECOMMENDATIONS PREPARED FOR THIS PROJECT, WHICH ARE INCLUDED IN THE PROJECT SPECIFICATIONS.

WATER AND SEWER UTILITY NOTES

- WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH CURRENT WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS. AND CONFORM TO TETON COUNTY WATER AND SEWER REGULATIONS
- TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY ONLY TO NON-TRAVELED AREAS. SEE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS. IF BACKFILL TYPE IS NOT SHOWN TYPE A SHALL BE USED.
- CONTINUOUS RIGID TYPE A PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 6 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR WATER MAINS, SEWER FORCE MAINS, AND WATER SERVICES OR AS SHOWN ON THE PLANS. ALL SERVICES UNDER ROADWAYS, DRIVEWAYS, AND SIDEWALKS SHALL BE INSTALLED WITH 2" TYPE A INSULATION.
- MAINTAIN A MINIMUM OF 10 FEET HORIZONTAL SEPARATION BETWEEN WATER PIPES AND SEWER PIPES/MANHOLES, MEASURED EDGE TO EDGE. MAINTAIN A MINIMUM OF 18 INCHES VERTICAL SEPARATION AT WATER-SEWER PIPE CROSSINGS. WHERE SEWER PIPE CROSSES ABOVE WATER PIPE, SPECIAL CONSTRUCTION IS REQUIRED. SEE TYPICAL DETAILS.
- WATER SERVICE LINES 3" OR LESS IN DIAMETER SHALL BE POLYETHYLENE (PE) CONFORMING TO THE REQUIREMENTS OF AWWA C 901. PE PIPE SHALL BE PRESSURE TUBING CONFORMING TO TABLE 7 OF SAID SPECIFICATION. TUBING SHALL BE CLASS 200.
- SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SDR 35 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
- SEWER TESTING: MAXIMUM ALLOWABLE INFILTRATION OR EXFILTRATION, INCLUDING MANHOLES, SHALL NOT EXCEED 50 GALLONS PER DAY PER MILE OF SEWER PER INCH OF PIPE DIAMETER.
- AIR TEST ALTERNATE FOR SEWER PIPELINES: MAINTAIN 4.0 PSI FOR 4 MINUTES WITH NO APPRECIABLE LOSS. GAGE SHALL HAVE MAXIMUM 1 PSI GRADATIONS.
- LOCATIONS OF EXISTING FACILITIES ARE FROM DRAWINGS PROVIDED TO JORGENSEN ASSOCIATES. CONTRACTOR SHALL POT HOLE IN THE PRESENCE OF THE ENGINEER TO DETERMINE CONNECTION LOCATIONS, DEPTH, SIZE AND TYPE OF PIPE, AND OTHER PERTINENT INFORMATION REQUIRED FOR THE PROJECT. ANY ADJUSTMENTS NEEDED SHALL BE REFLECTED ON AS-CONSTRUCTED DRAWINGS.
- GROUNDWATER IS PRESENT AT THE SITE AND CONSTRUCTION DEWATERING WILL MOST LIKELY BE REQUIRED TO INSTALL THE WATER AND SEWER MAINS. CONTRACTOR SHALL BE RESPONSIBLE FOR DEVELOPING THE CONSTRUCTION DEWATERING PLAN AND SYSTEM AND OBTAINING ANY NECESSARY PERMITS FOR THE DEWATERING ACTIVITIES.

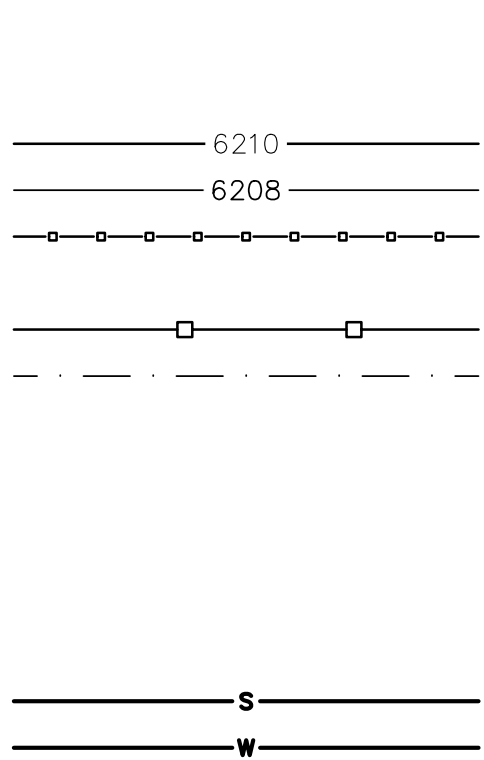
EXISTING



LEGEND

- BOUNDARY, SUBJECT PROPERTY
BOUNDARY, ADJOINING PROPERTY
EDGE OF PAVEMENT
INDEX CONTOUR, 10' INTERVAL
INTERMEDIATE CONTOUR, 2' INTERVAL
FENCE, WOODEN, POST AND RAIL
FENCE, CHAINLINK
FENCE, SILT
LIMITS OF DISTURBANCE
UNDERGROUND COMMUNICATIONS LINE
UNDERGROUND FIBER OPTIC LINE
UNDERGROUND CABLE LINE
UNDERGROUND GAS LINE
OVERHEAD POWER LINE
UNDERGROUND POWER LINE
SEWER LINE
WATER LINE
SIGN
COMMUNICATIONS PEDESTAL
FIBER OPTIC PEDESTAL
UTILITY VAULT
GAS METER
ELECTRIC JUNCTION BOX
ELECTRIC TRANSFORMER
UTILITY POLE
GUY ANCHOR
CLEANOUT
SEWER MANHOLE
CURBSTOP
SPIGOT
ASPEN TREE
COTTONWOOD TREE
CANIFER TREE
SHRUB

PROPOSED



SHAW
CONSTRUCTION

SHAW
CONSTRUCTION

JORGENSEN

BLUELINE
PROPERTY MANAGEMENT

StJohn's
HEALTH

HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV:
1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE: SKETCH PLAN
SHEET TITLE:
PROJECT NOTES
AND LEGEND

SCALE: 1" = 20'-0"

NO.

C1.10



SHAW CONSTRUCTION

flow design collaborative

BLUELINE PROPERTY MANAGEMENT

stJohn's HEALTH

JORGENSEN

HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV: 1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE: SKETCH PLAN
SHEET TITLE: EXISTING CONDITIONS

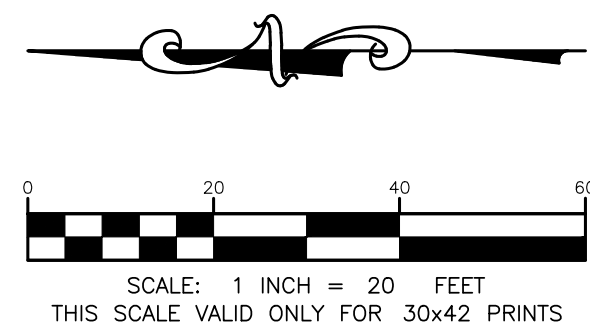
SCALE: 1" = 20'-0"

NO. C2.00

0 20 40 60
SCALE: 1" = 20' FEET
THIS SCALE VALID ONLY FOR 30x42 PRINTS



- GENERAL DEMOLITION NOTES:
1. ALL WALKWAYS, SLABS, FENCES, FLATWORK, AND ASPHALT WITHIN THE SUBJECT PROPERTY ARE TO BE REMOVED FROM SITE UNLESS OTHERWISE SHOWN.
 2. BURIED CABLE UTILITIES, AND GAS LINES ARE TO BE REMOVED FROM SITE AS NEEDED TO ACCOMMODATE NEW BUILDING AND INFRASTRUCTURE.
 3. STRUCTURES ARE TO BE REMOVED FROM SITE OR RELOCATED. DESIGNATION OF HISTORIC STRUCTURES TO BE RELOCATED IS CONTINGENT ON A PENDING REVIEW FROM TETON COUNTY HISTORIC PRESERVATION BOARD.
 4. ALL UTILITIES, SEWER, WATER, GAS, TELEPHONE AND ELECTRICAL SERVICES TO BE DISCONNECTED AND CAPPED ACCORDING TO CITY, COUNTY, AND UTILITY COMPANY REQUIREMENTS, UNLESS OTHERWISE SHOWN.
 5. EXCAVATED AREAS SHOULD BE BACKFILLED PER THE GEOTECHNICAL REPORT TO PREPARE FOR THE DEVELOPMENT.
 6. CLEAR AND GRUB TREES, SHRUBS, AND VEGETATION WITHIN THE SUBJECT PROPERTY AND ALONG PROPERTY FRONTAGE ADJACENT TO BROADWAY AVENUE UNLESS OTHERWISE NOTED. DISPOSAL TO BE OFF-SITE.
 7. REMOVE DEBRIS, RUBBISH, AND OTHER MATERIALS RESULTING FROM THE DEMOLITION AND SITE CLEARING OPERATIONS. DISPOSE OF MATERIALS IN A LEGAL MANNER.
 8. CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL WASTE MATERIAL. DISPOSAL SHALL BE AT AN APPROVED SITE FOR SUCH MATERIAL. BURNING ONSITE IS NOT PERMITTED.
 9. THE LOCATION OF EXISTING UTILITIES SHOWN ARE BASED ON VARIOUS RECORDS, FIELD OBSERVATIONS, AND SURVEY INFORMATION. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. CONTRACTOR SHALL CONTACT AUTHORITIES HAVING JURISDICTION FOR FIELD LOCATIONS. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF IN-PLACE AND RELOCATED UTILITIES DURING CONSTRUCTION.
 10. CONTRACTOR SHALL COORDINATE WORK WITHIN THE RIGHT-OF-WAY WITH TOWN OF JACKSON PUBLIC WORKS. ALL WORK WITHIN THE RIGHT-OF-WAY TO CONFORM TO THE TOWN OF JACKSON ENCROACHMENT PERMIT.
 11. INSTALL TRAFFIC WARNING DEVICES AS NEEDED IN ACCORDANCE WITH TOWN OF JACKSON STANDARDS.
 12. ALL DEMOLITION WORK SHALL BE DONE IN COMPLIANCE WITH TOWN OF JACKSON DEMOLITION PERMIT.
 13. DEMOLISH EXISTING BUILDINGS AND CLEAR FROM SITE, UNLESS OTHERWISE SHOWN. DEMOLITION SHALL INCLUDE FOOTINGS AND FOUNDATIONS.
 14. IF CONTRACTOR OBSERVES EVIDENCE OF HAZARDOUS MATERIALS OR CONTAMINATED SOILS, THEY SHALL IMMEDIATELY CONTRACT THE PROJECT ENGINEER TO PROVIDE NOTIFICATION AND OBTAIN DIRECTION BEFORE PROCEEDING WITH DISTURBANCE OF SAID MATERIALS OR CONTAMINATED SOILS.
 15. LIMITS OF DEMOLITION/DISTURBED AREAS SHOWN ON THE PLANS MAY NOT BE AN EXACT DEPICTION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE MEANS AND METHODS OF HOW THE WORK WILL BE COMPLETED. THE CONTRACTOR SHALL DETERMINE THE AREA OF CONSTRUCTION IMPACT. THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL IMPACTED AREAS AND ALL RESTORATION SHALL BE PART OF THE CONTRACT BID.
 16. CONTRACTOR SHALL SHORE AND PROTECT NEIGHBORING PROPERTIES PER OSHA STANDARDS DURING EXCAVATION ACTIVITIES AS NECESSARY. ALL EXCAVATION SHALL REMAIN ON AND WITHIN THE BOUNDS OF THE SUBJECT PROPERTY. UNLESS SPECIFICALLY NOTED ON THE PLANS AND APPROVED FROM THE ADJOINING NEIGHBOR OR TOWN OF JACKSON HAS BEEN OBTAINED PRIOR TO ANY EXCAVATION BEYOND THE SUBJECT PROPERTY LIMITS.



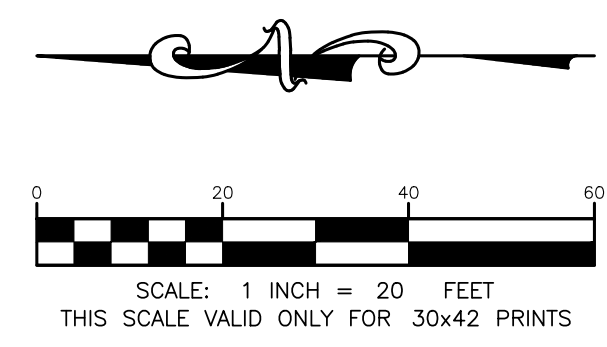
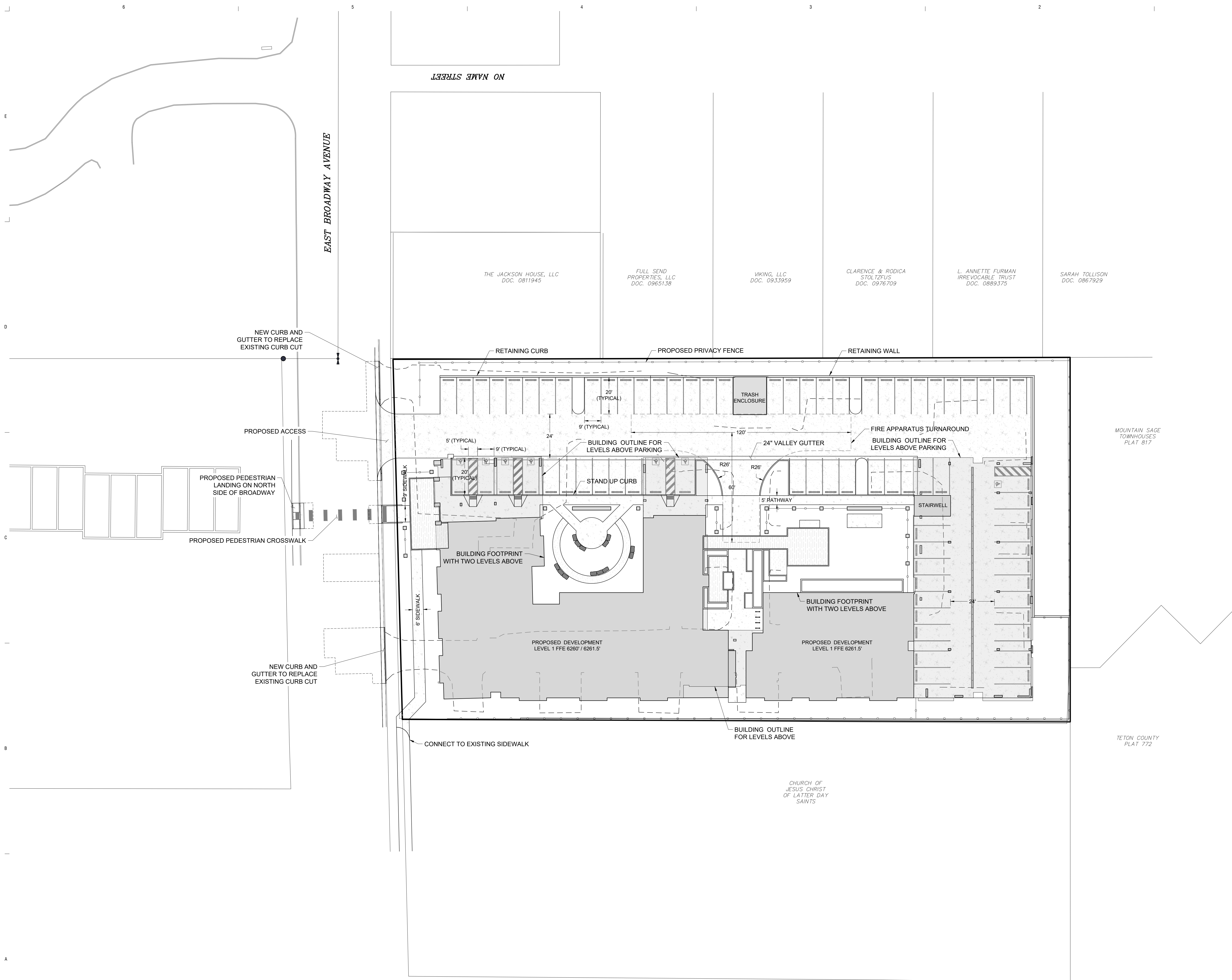
HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV:
1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE: SKETCH PLAN
SHEET TITLE: DEMOLITION PLAN

SCALE: 1" = 20'-0"

NO. C2.10



HITCHING POST
460 E. BROADWAY
JACKSON, WY

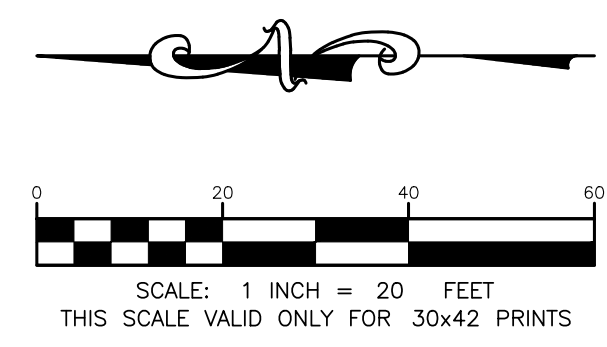
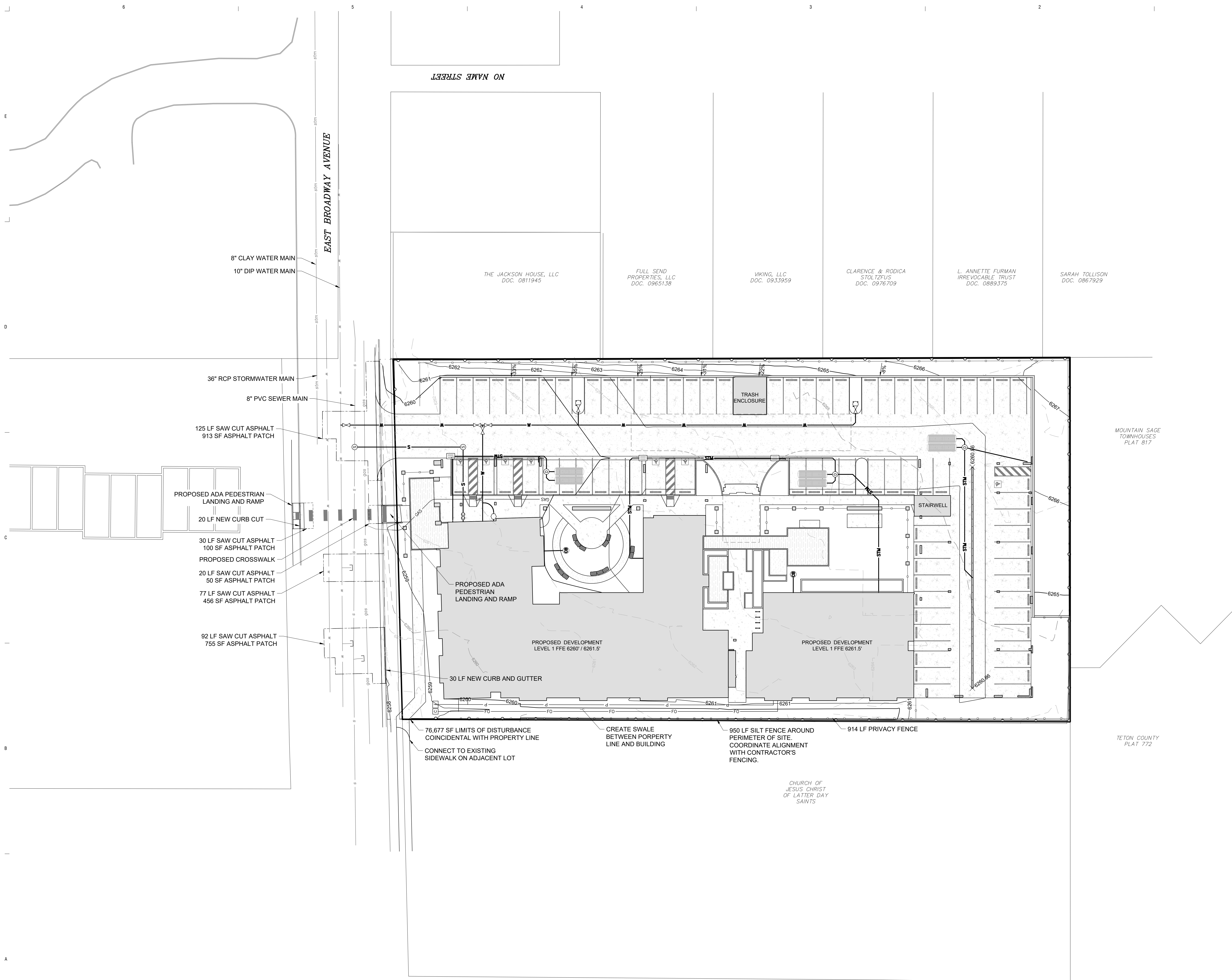
REV:
1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE:
SHEET TITLE:
SITE PLAN

SCALE: 1" = 20'-0"

NO. C3.00





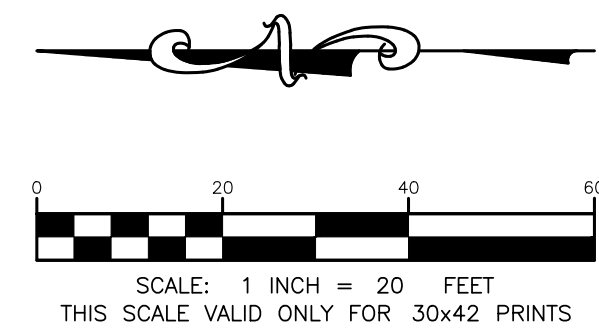
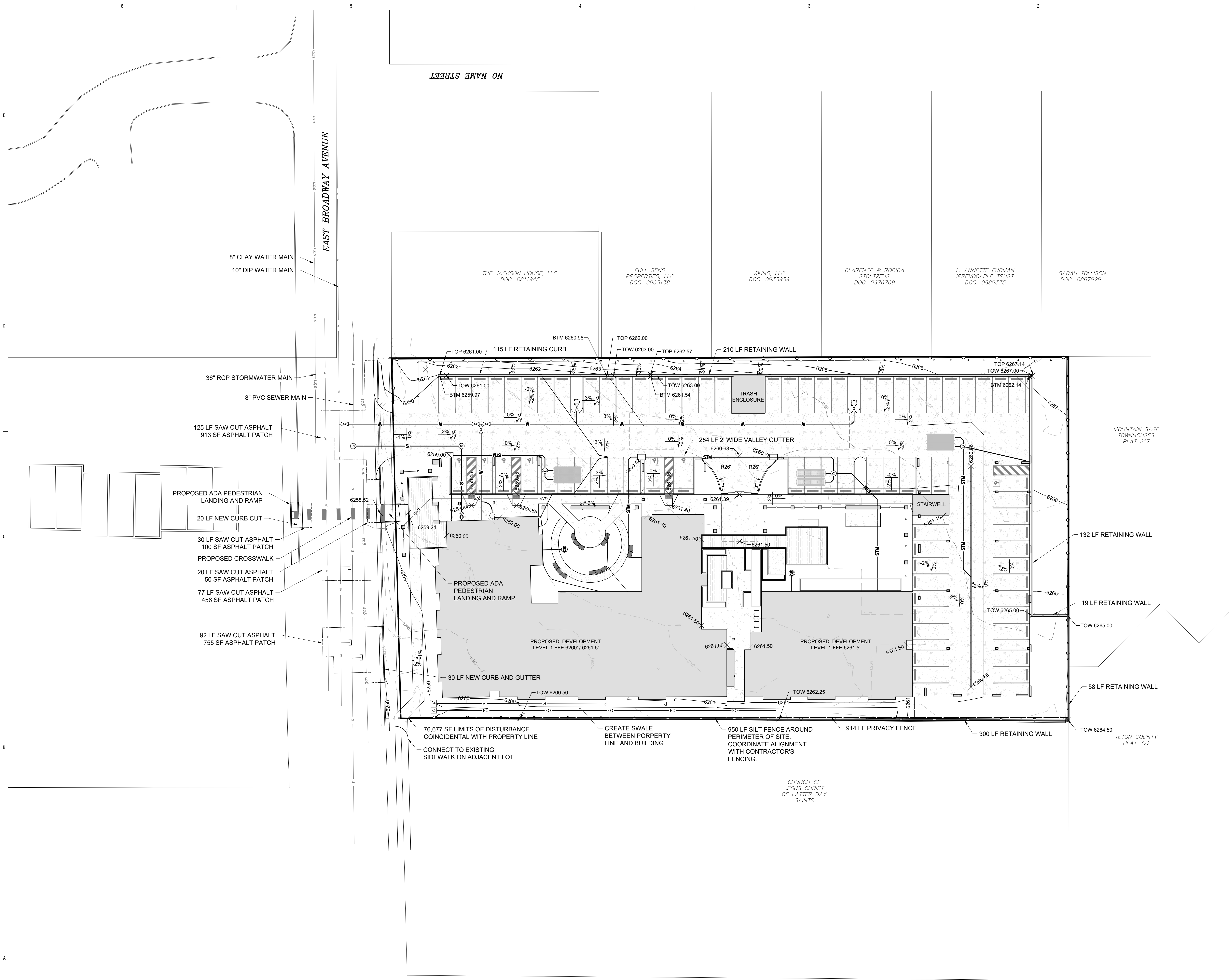
HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV:
1 02.12.2025 SKETCH PLAN

DRAWN: UC
REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE:
SHEET TITLE:
UTILITY PLAN

SCALE: 1" = 20'-0"

NO. **C3.10**



HITCHING POST
460 E. BROADWAY
JACKSON, WY

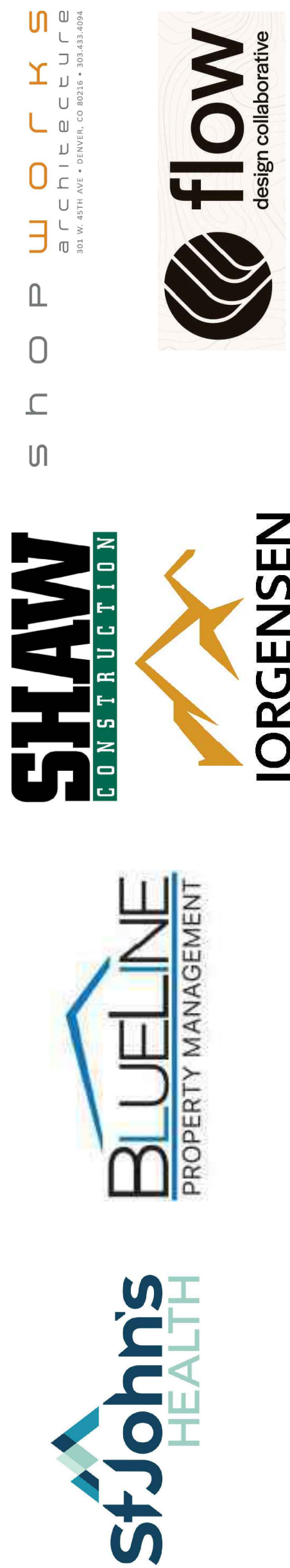
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1 02.12.2025 SKETCH PLAN

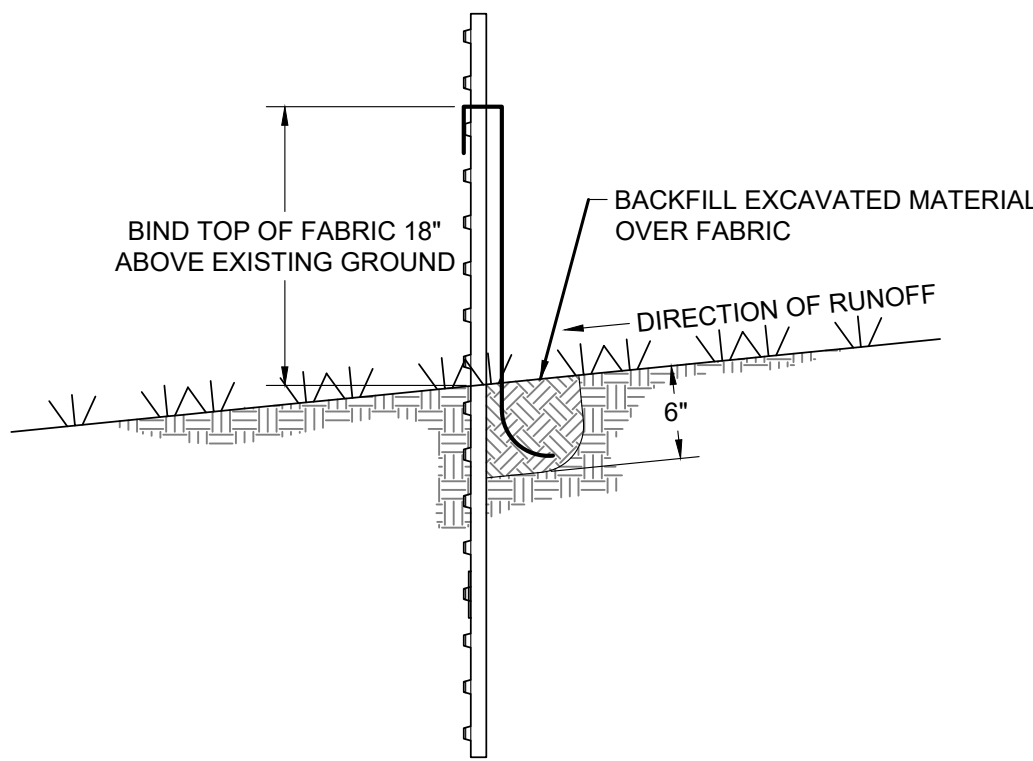
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REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
FILE:
SHEET TITLE:
GRADING PLAN

SCALE: 1" = 20'-0"

NO.

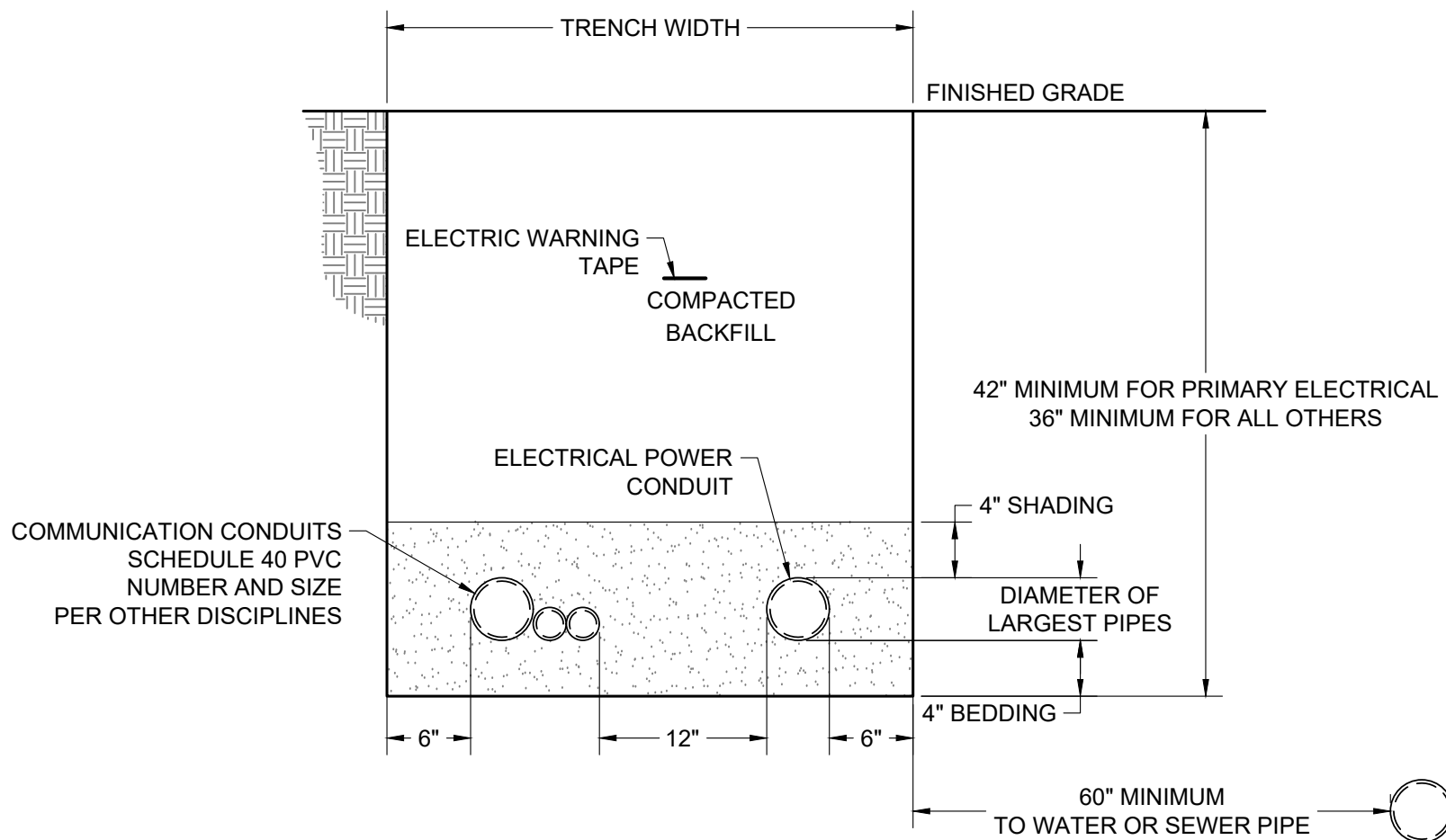
C3.20





- NOTE
1. USE MIRAFI 100X FILTER FABRIC WITH STEEL FENCE POSTS AT 10' ON CENTER OR APPROVED EQUAL.
 2. PLACE SILT FENCE DOWN GRADIENT OF CONSTRUCTION OPERATIONS AS SHOWN ON THE PLANS TO CONTROL SILT FROM LEAVING SITE.

SILT FENCE DETAIL
NOT TO SCALE



- NOTE
1. WHEN ELECTRICAL CONDUCTORS CROSS OVER OR UNDER WATER AND/OR SEWER PIPES THERE SHALL BE A MINIMUM OF 12" VERTICAL SEPARATION. IN ADDITION, THE ELECTRICAL CONDUCTORS SHALL BE PROTECTED WITH NOT LESS THAN 48" OF SUITABLE PVC OR RIGID STEEL CONDUIT WITH NO LESS THAN 24" ON EITHER SIDE OF THE CROSSING.
 2. CUSTOMER INSTALLED CONDUIT MUST BE INSPECTED PRIOR TO BACKFILLING. IF NOT INSPECTED, TRENCH MAY BE REJECTED.
 3. ALL TRENCHES ARE TO BE INSPECTED PRIOR TO BACKFILLING.
 4. 18" SEPARATION MUST BE OBTAINED BETWEEN HDPE GAS PIPE AND POWER CABLE OR TRENCH WILL BE REJECTED.
 5. BEDDING AS SHADING MATERIAL MUST BE SMOOTH, FREE OF ROCKS, AND MUST BE ABLE TO SIFT THROUGH A $\frac{1}{2}$ " SCREEN (SAND RECOMMENDED).

CABLE UTILITY TRENCH DETAIL
NOT TO SCALE



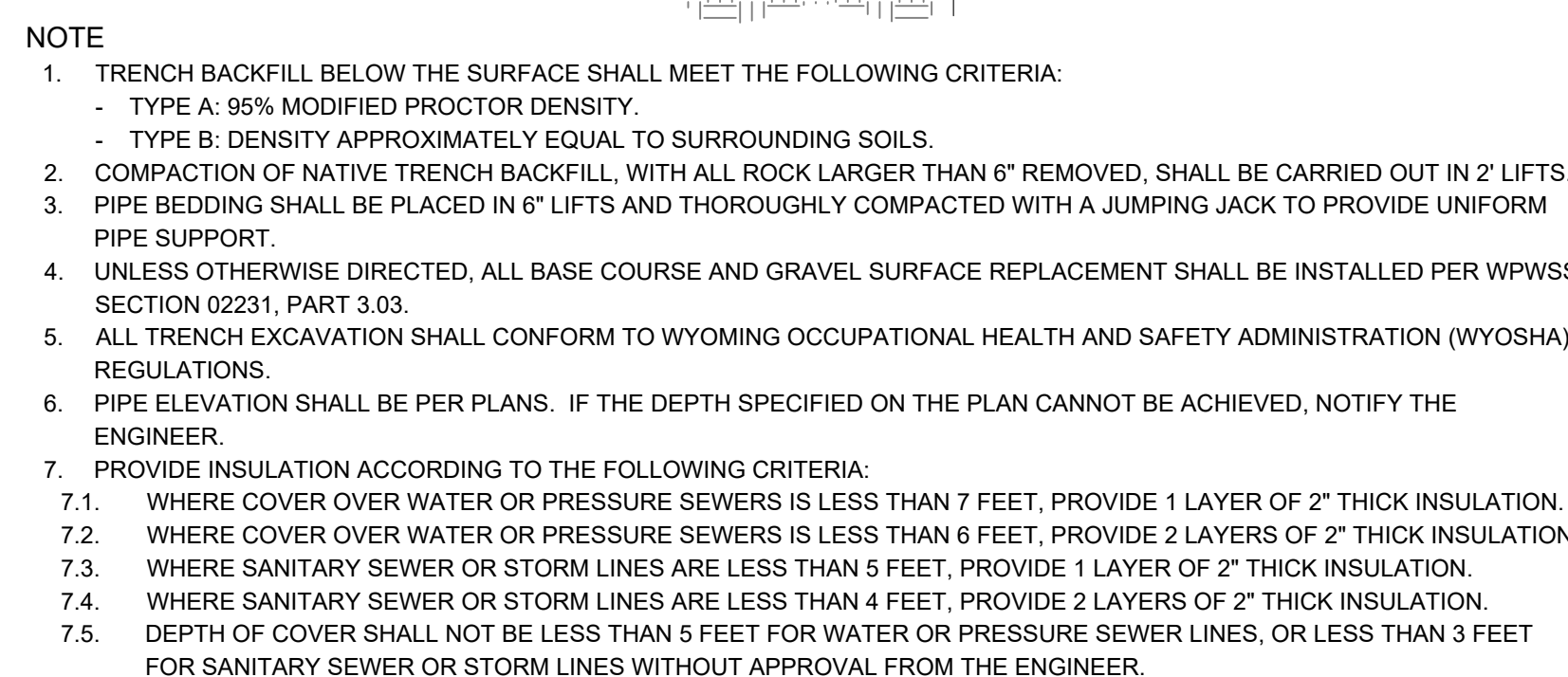
HITCHING POST
460 E. BROADWAY
JACKSON, WY

REV: 1 02.12.2025 SKETCH PLAN

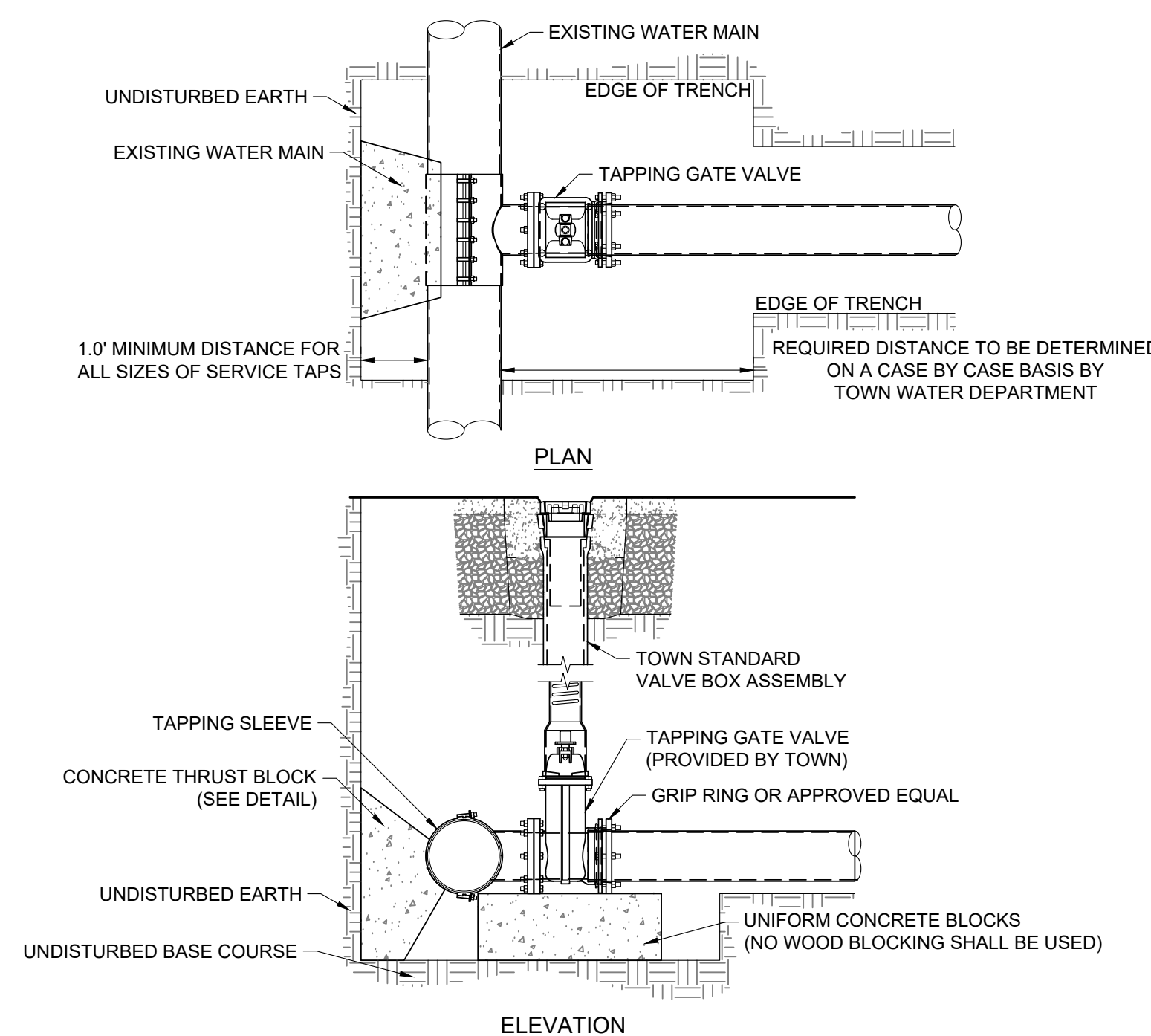
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REVIEWED: BB
DATE: 02.12.2025
PROJECT #: 24127
SHEET TITLE:
EROSION AND
UTILITY DETAILS

SCALE: 1" = 20'-0"

NO. C4.00



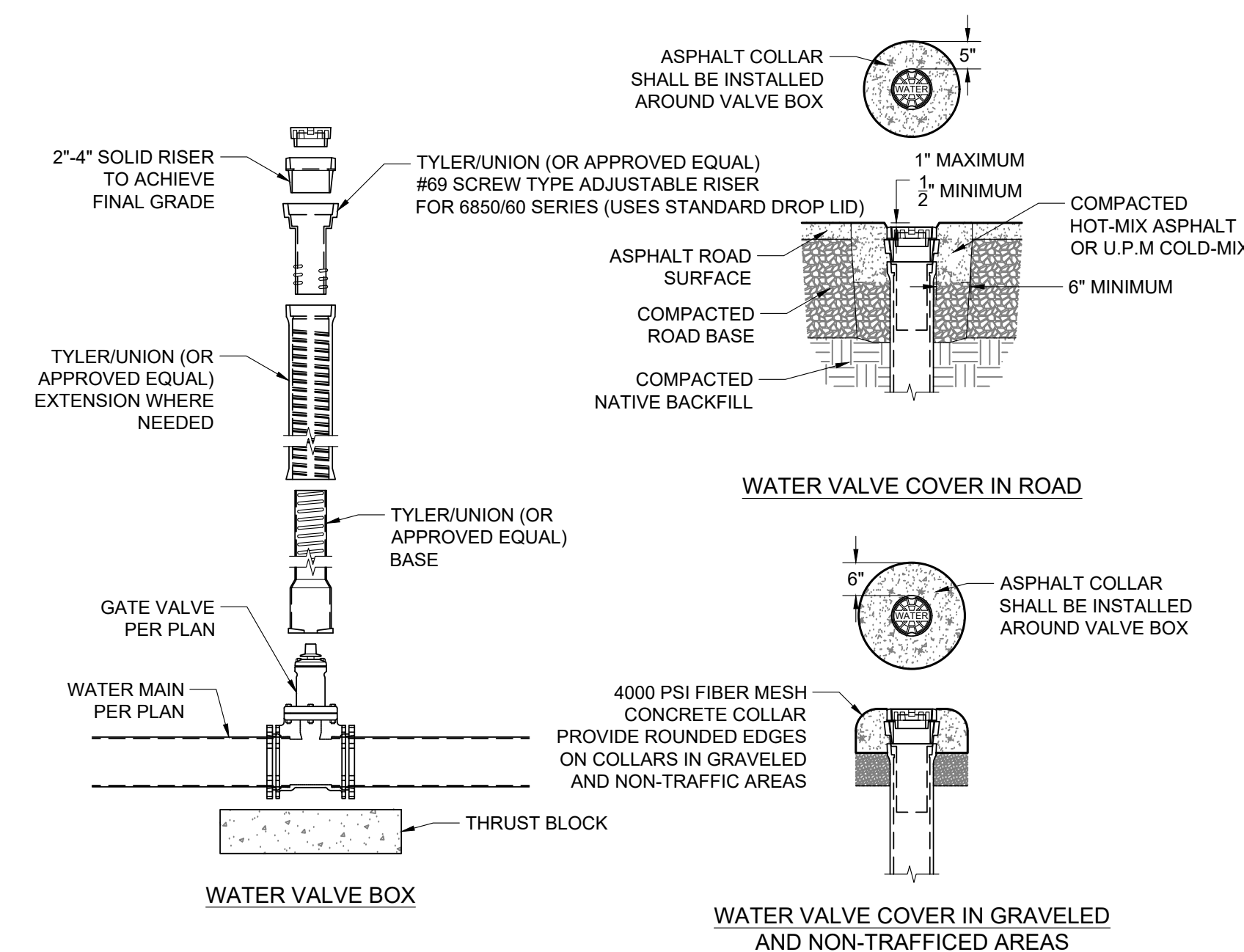
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



WATER MAIN TAPPING DETAIL

NOT TO SCALE

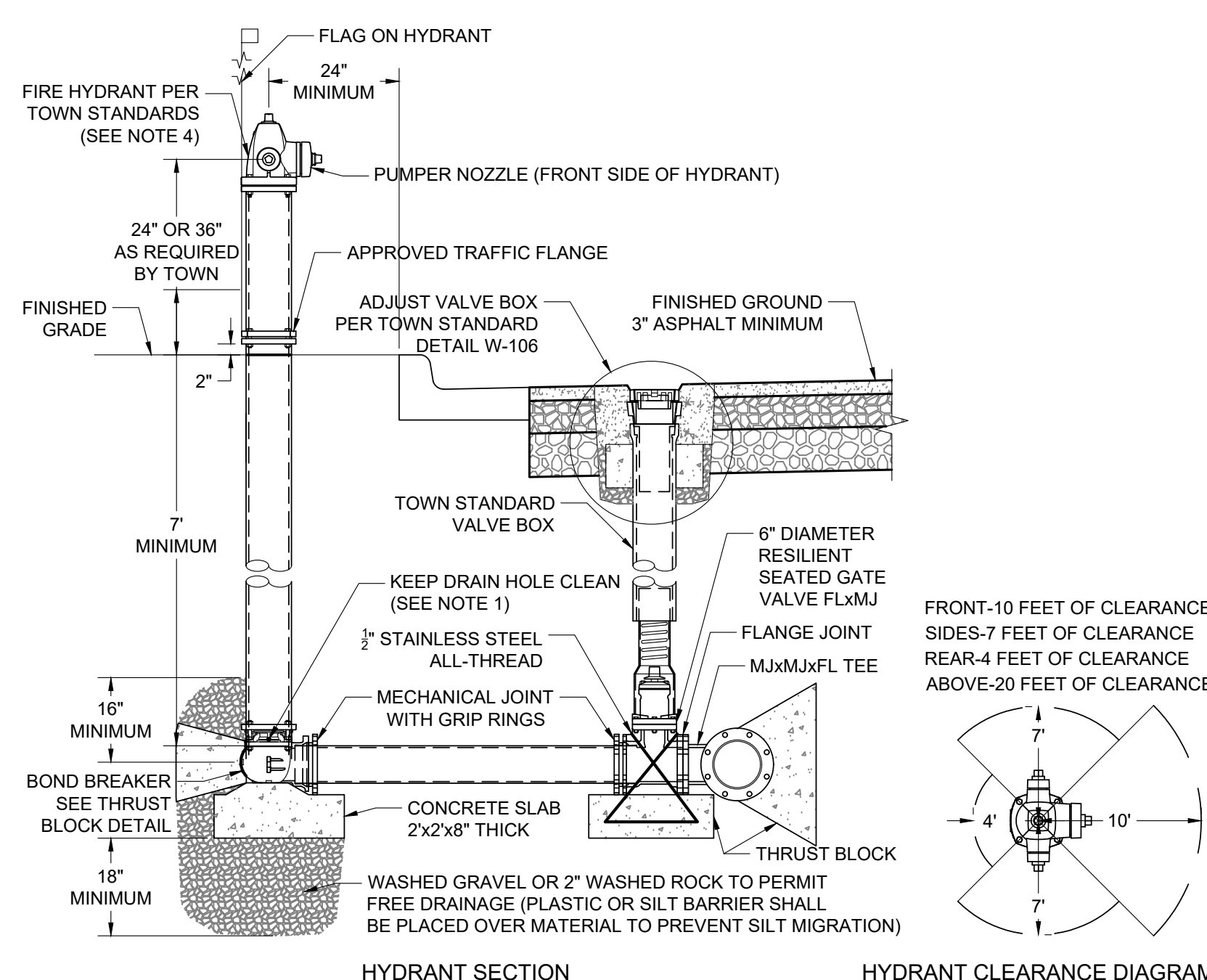
TOJ W-118



WATER GATE VALVE DETAIL

NOT TO SCALE

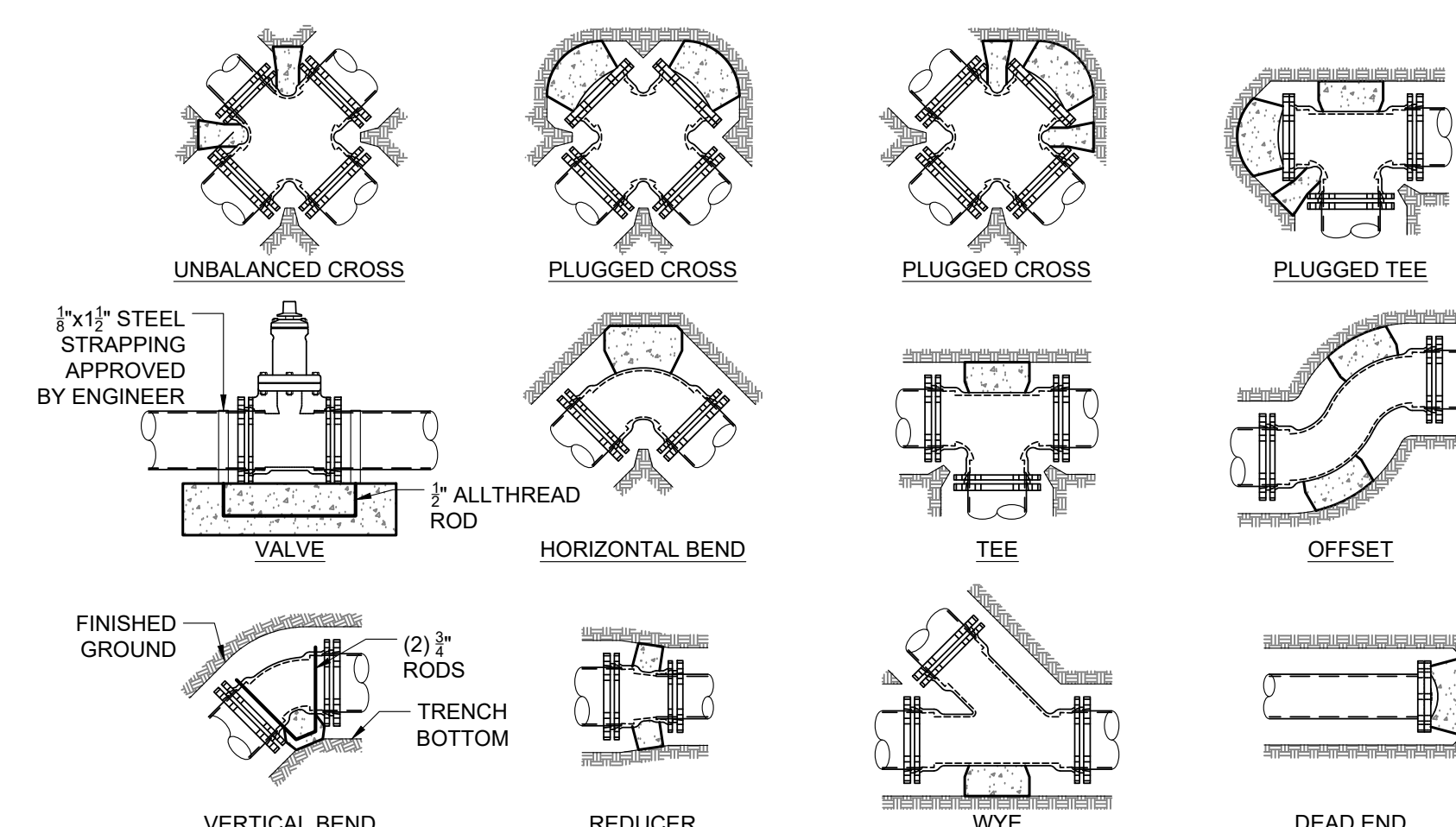
TOJ W-106



FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

TOJ W-101

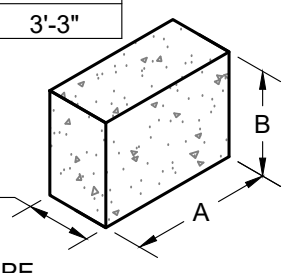


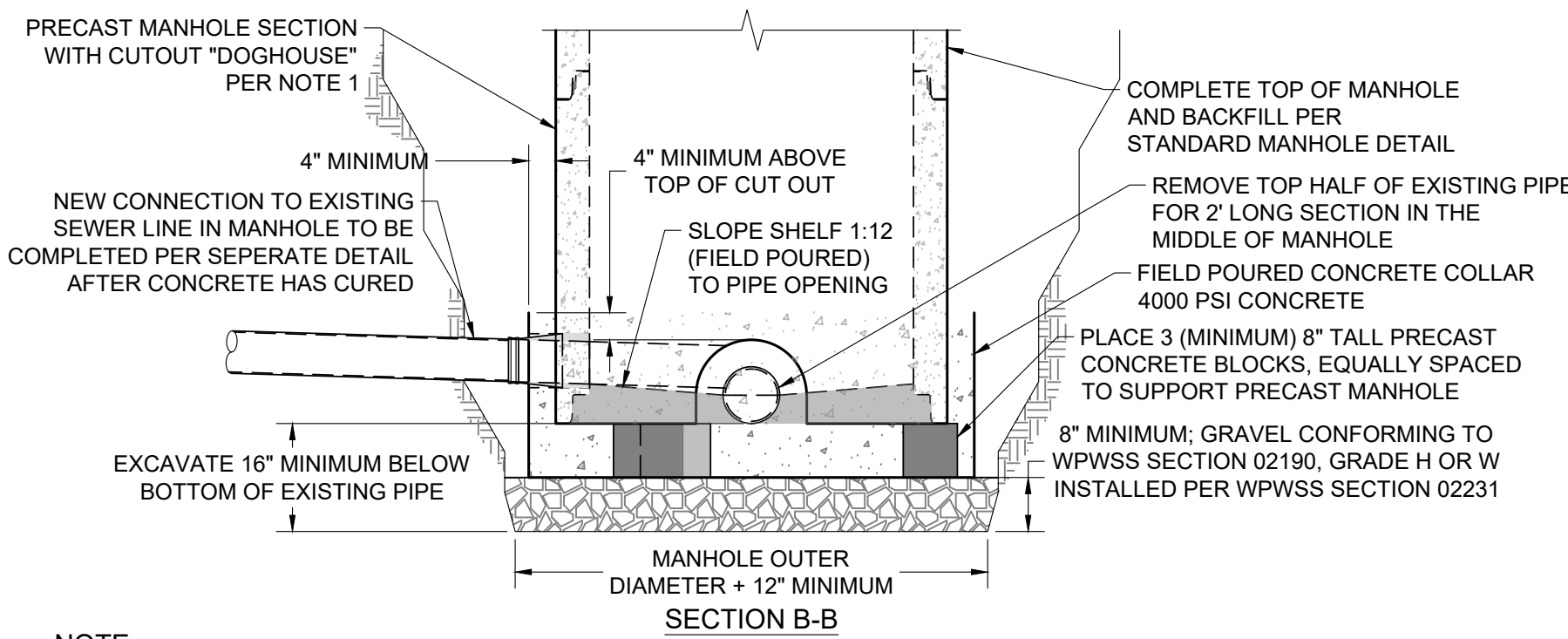
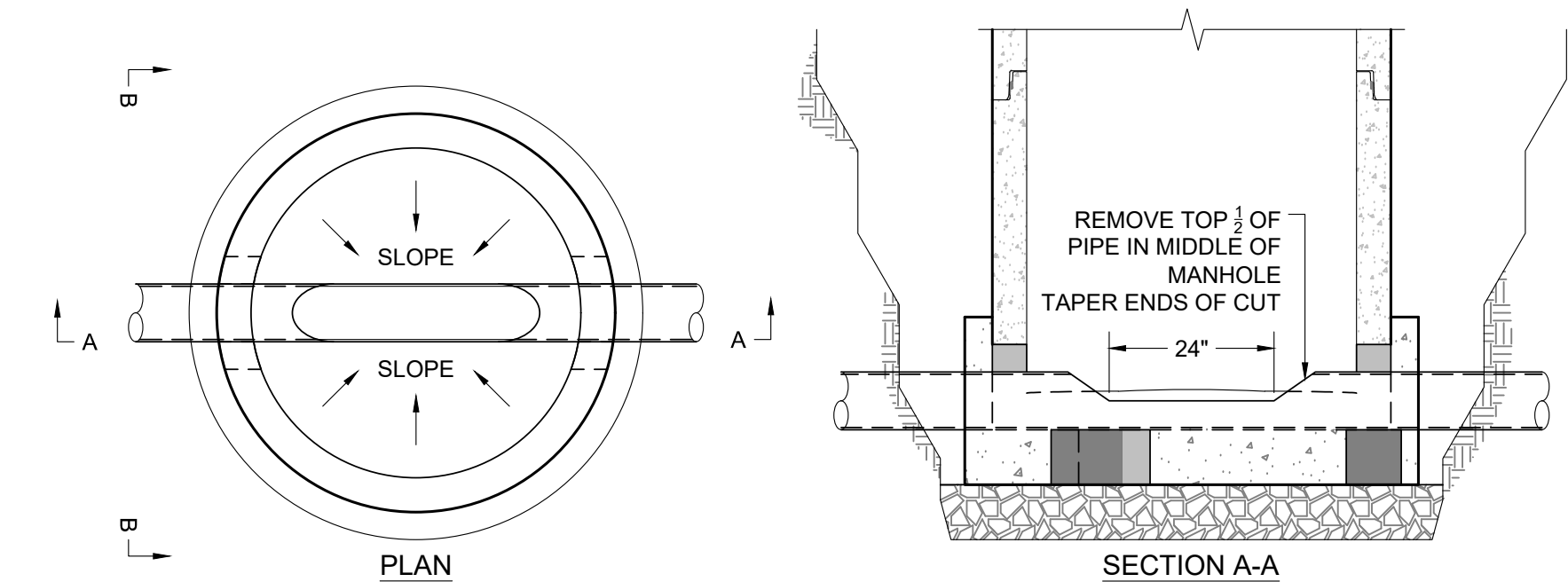
MINIMUM DIMENSIONS FOR THROST LUCKING NOTES										
FITTING SIZE	TEES AND PLUGS		90° BENDS		WYES		1/2" BENDS		1 1/2" BENDS	
	A	B	A	B	A	B	A	B	A	B
4"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	0 1/2"	0 1/2"
6"	2"	1 1/4"	1 1/2"	2"	1 1/2"	1 1/2"	1 1/2"	0 10"	1 0"	0 6"
8"	2 1/2"	2 1/2"	3 1/2"	3 1/2"	2 1/2"	2 1/2"	1 1/2"	1 1/2"	1 0"	1 0"
10"	3 1/4"	3 1/4"	4 0"	3 1/2"	3 0"	2 1/2"	2 1/2"	1 1/4"	1 1/4"	1 0"
12"	4 0"	3 1/2"	4 1/2"	4 0"	3 1/2"	3 1/2"	2 1/2"	2 1/2"	1 1/2"	1 0"
14"	5 1/2"	4 1/2"	6 0"	4 1/2"	4 1/2"	3 1/2"	3 1/2"	2 1/2"	2 0"	1 1/2"
20"	5 0"	5 0"	6 0"	6 0"	5 0"	4 0"	3 1/2"	3 0"	3 0"	2 0"
24"	6 0"	6 0"	7 0"	7 0"	5 0"	5 0"	4 0"	3 0"	3 0"	3 0"

THRUST BLOCK DETAIL

NOT TO SCALE

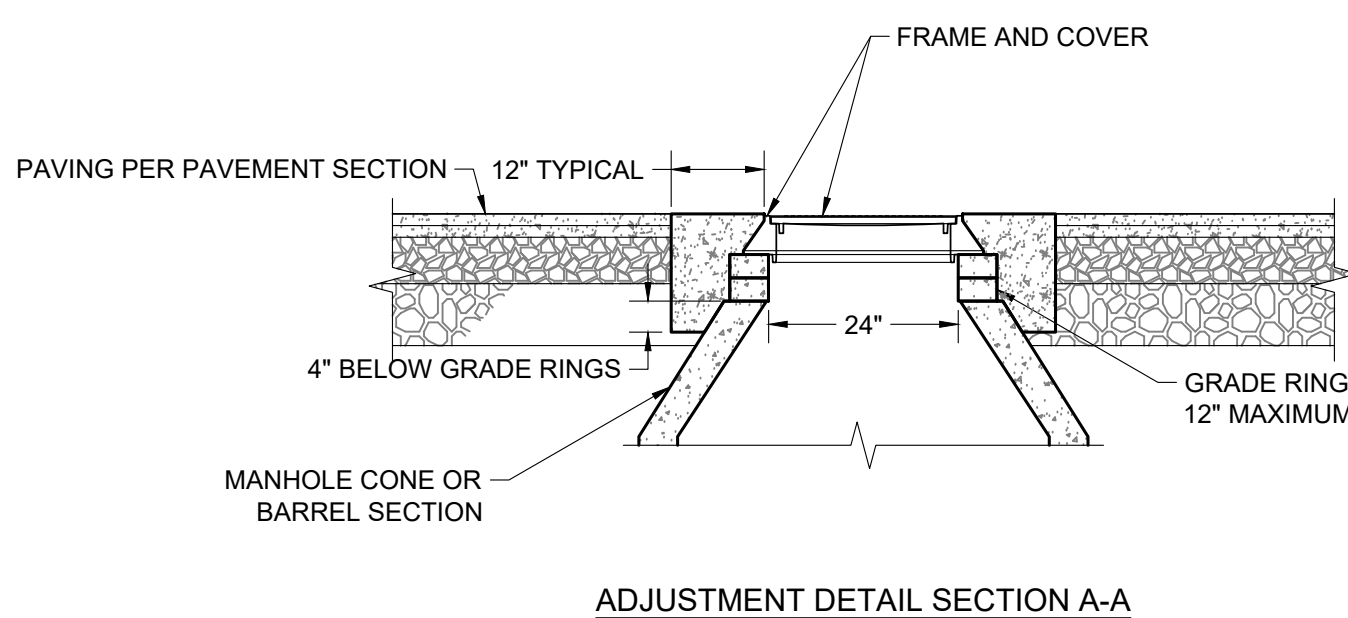
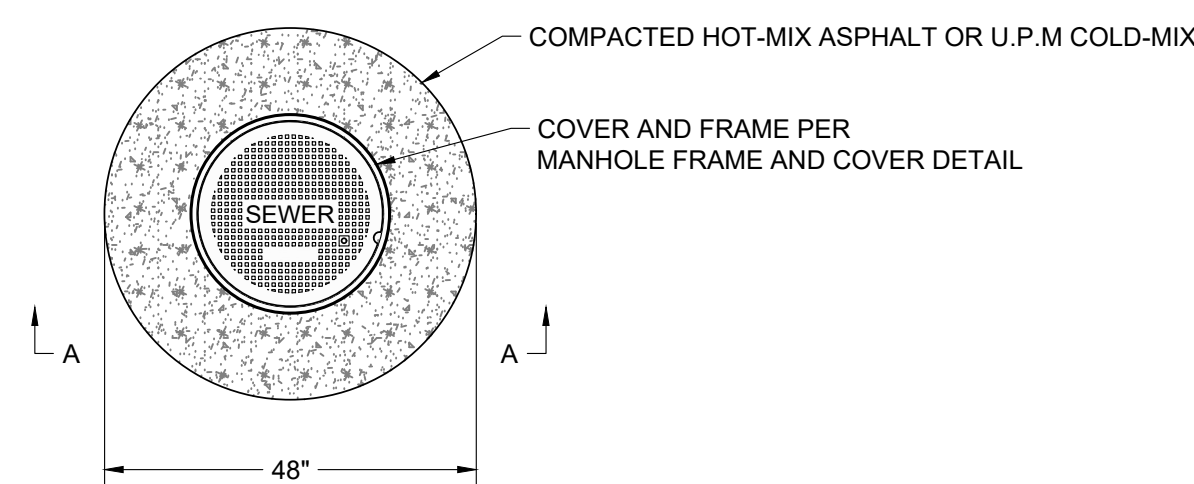
TO J W-11





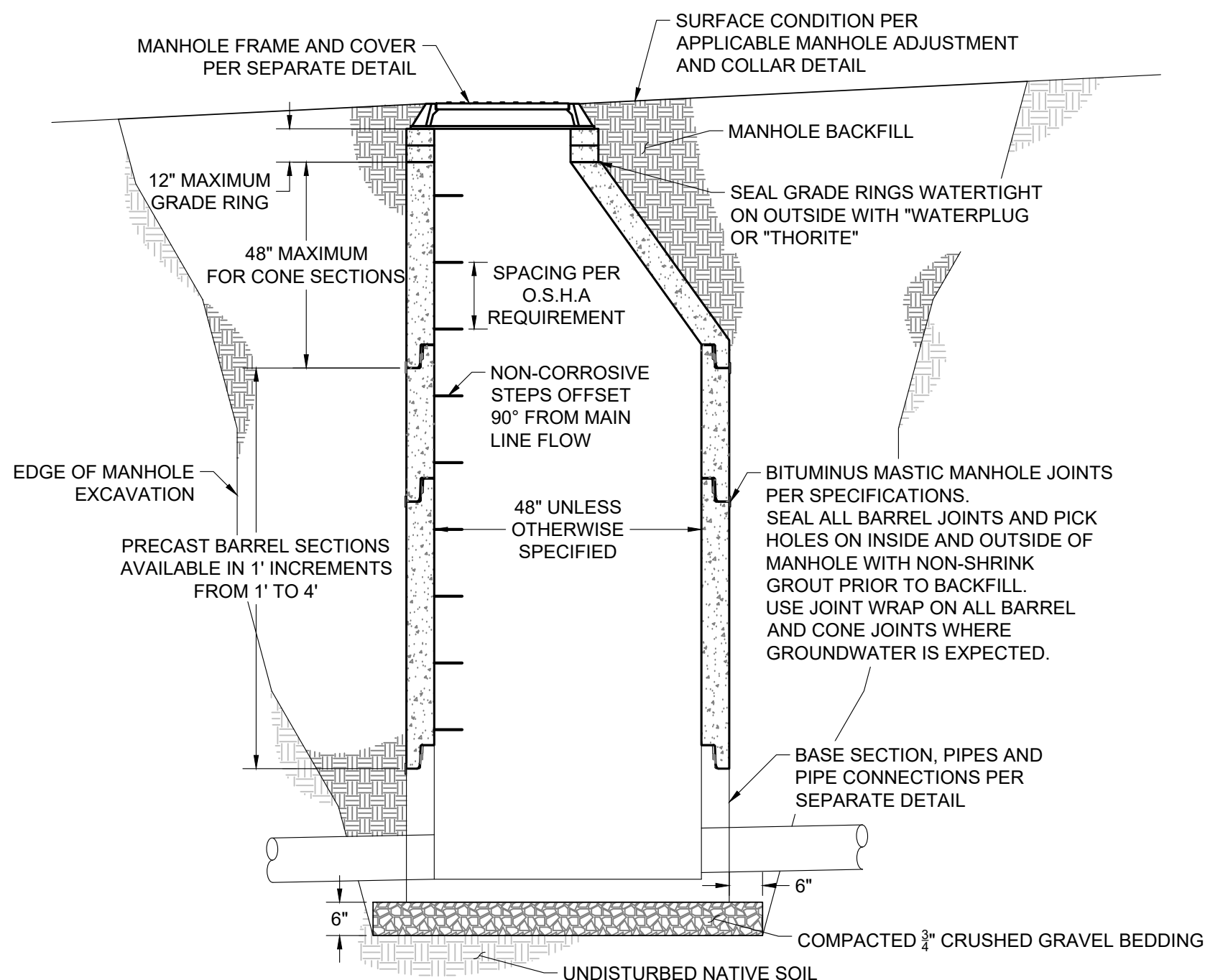
- NOTE
1. INSTALLATION SHOULD BE INSPECTED AND APPROVED BY THE UTILITY OWNER AT THE TIME OF INSTALLATION AND PRIOR TO BACKFILLING

NEW MANHOLE ON EXISTING LINE DETAIL
NOT TO SCALE "DOGHOUSE" MANHOLE



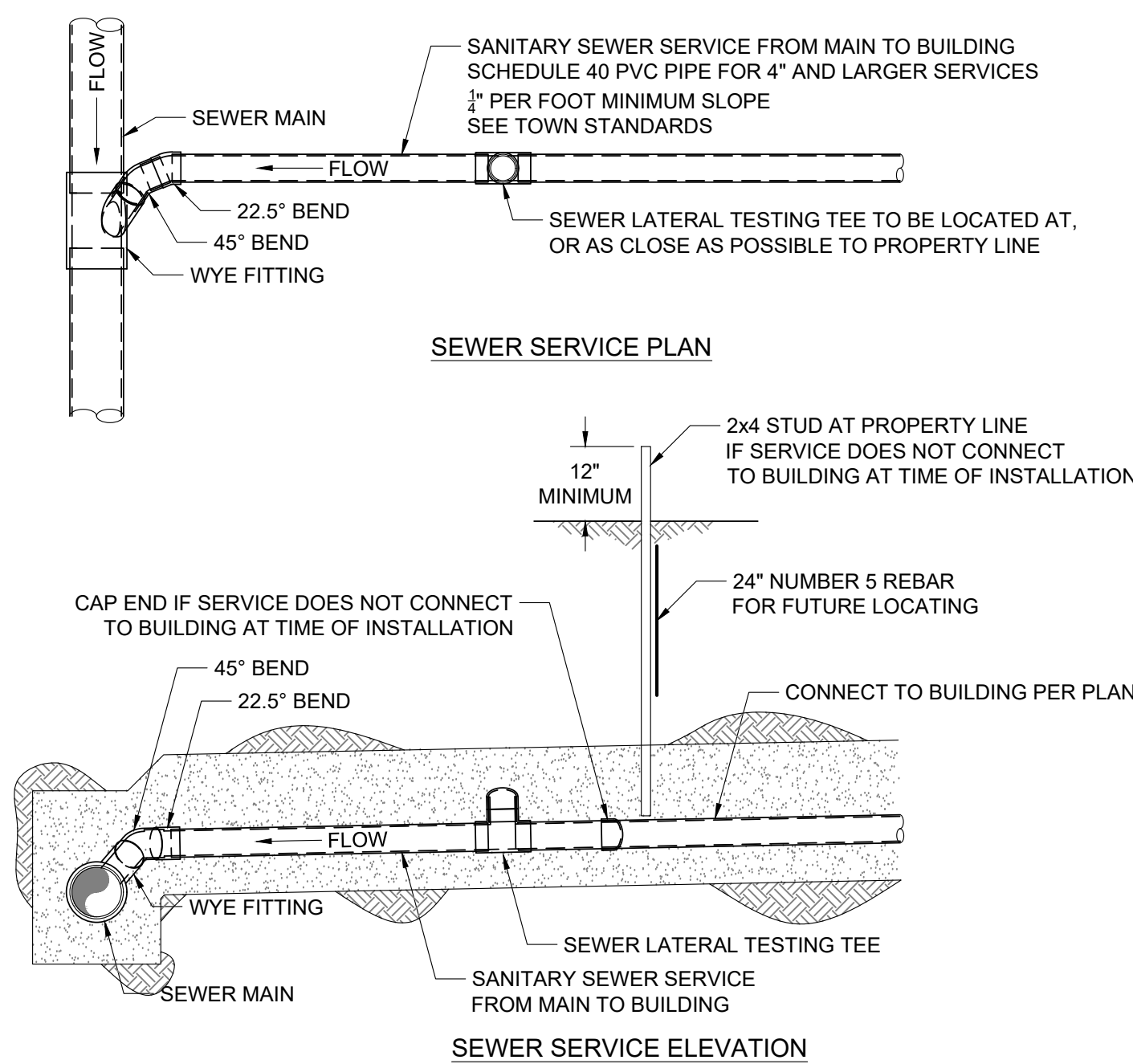
- NOTE
1. ADJUST MANHOLE UPWARD WITH ADJUSTING RINGS UNDER FRAME. ADJUST MANHOLE DOWNWARD BY REMOVING A PORTION OF THE MANHOLE RISER AND REBUILDING TO PROPER HEIGHT. SLOPE MANHOLE RING AS REQUIRED TO MATCH STREET GRADE AND CROSS SLOPE. MAKE FINAL MANHOLE ADJUSTMENT AFTER PAVING AND BEFORE SEAL COATING.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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE



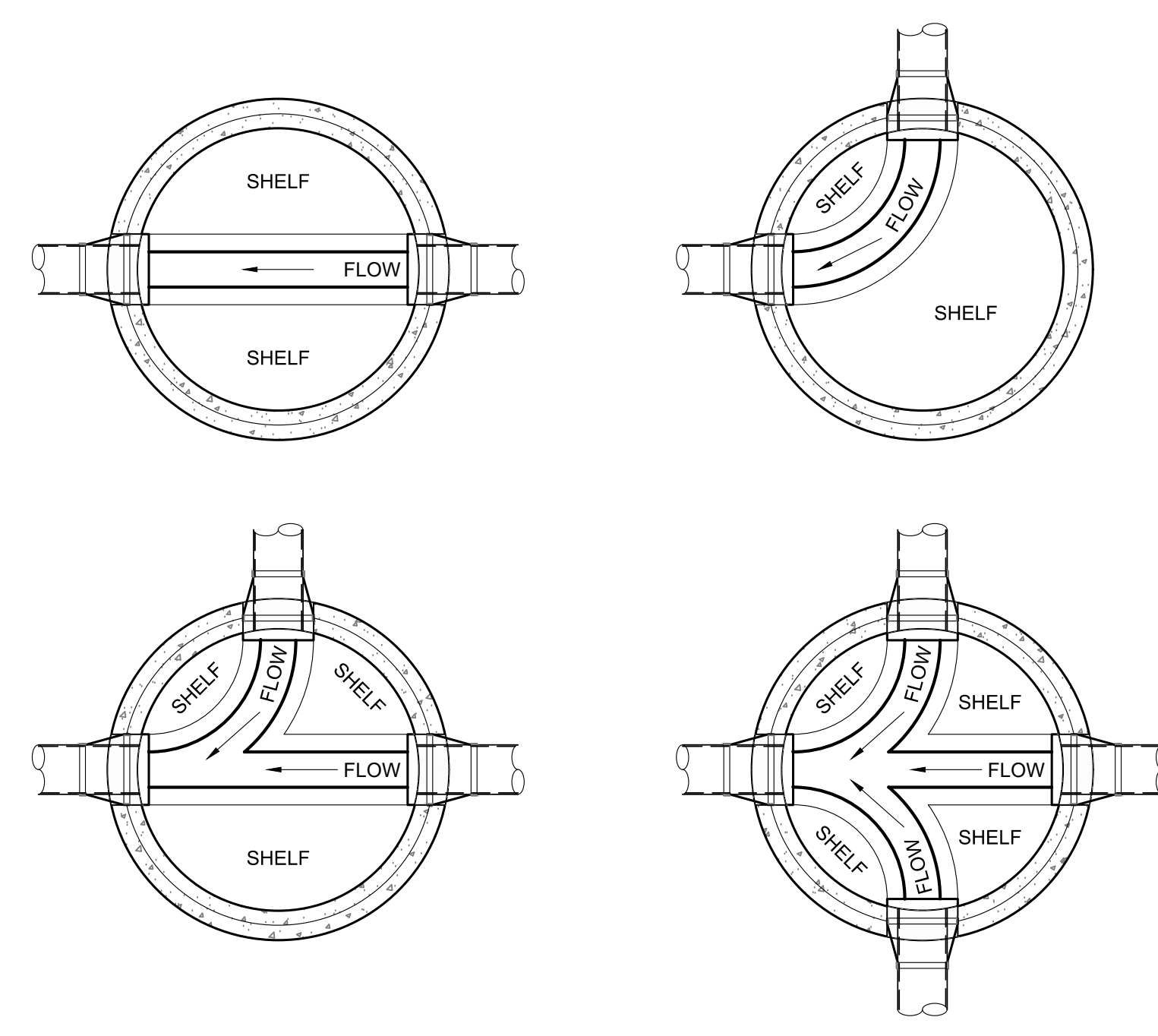
- NOTE
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
 2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
 3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
 4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL
NOT TO SCALE



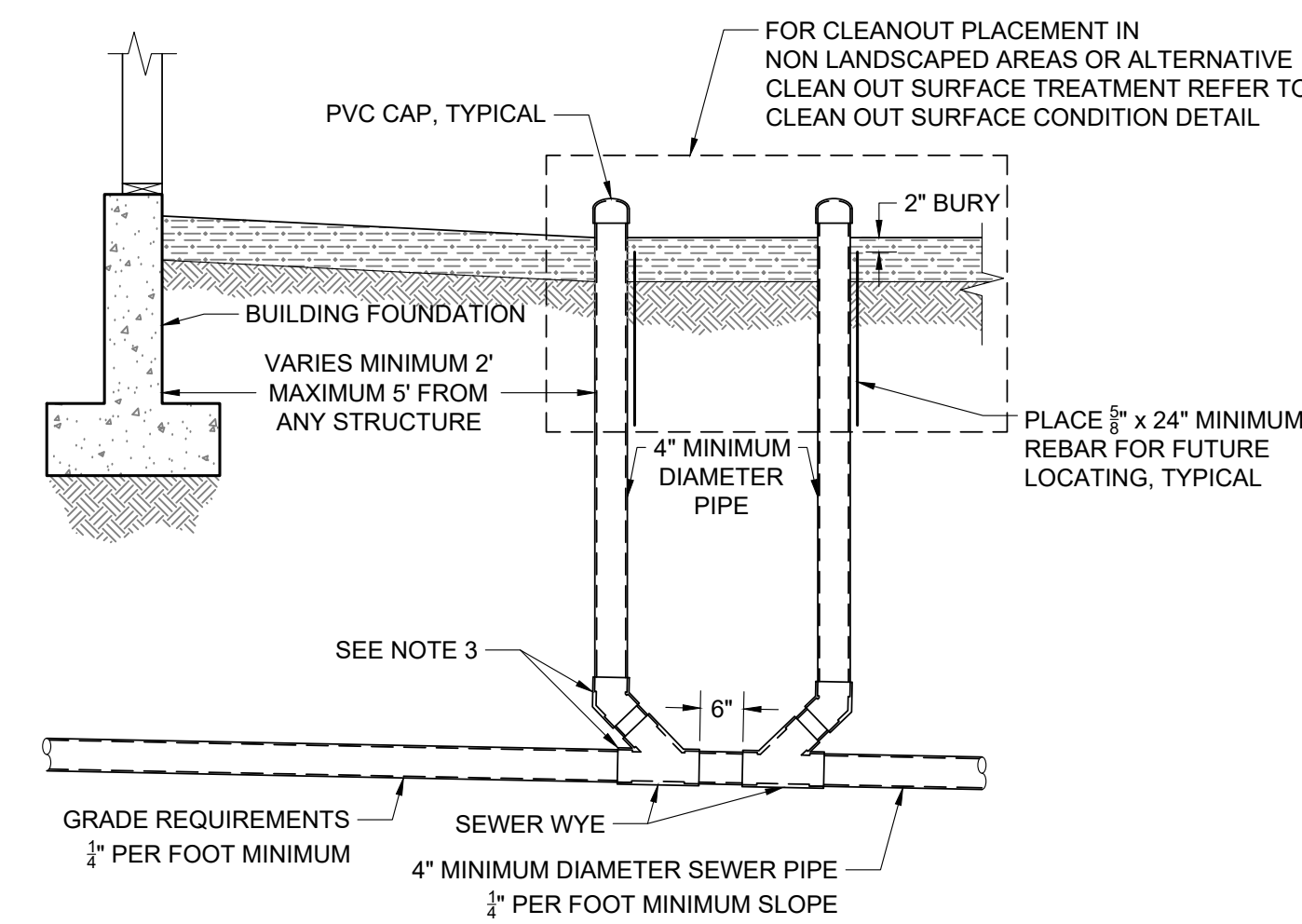
- NOTE
1. NEW SERVICE CONNECTIONS TO EXISTING SANITARY SEWER MAINS SHALL BE COORDINATED WITH TOWN OF JACKSON PUBLIC WORKS.
 2. BACKFILL OPERATIONS AT NEW SERVICES CONNECTED TO EXISTING SANITARY SEWER MAINS SHALL BE COMPACTED PER TOWN STANDARDS
 3. CLEANOUTS TO BE PROVIDED ADJACENT TO BUILDING, EVERY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

SANITARY SEWER SERVICE DETAIL
NOT TO SCALE TOJ SS-111



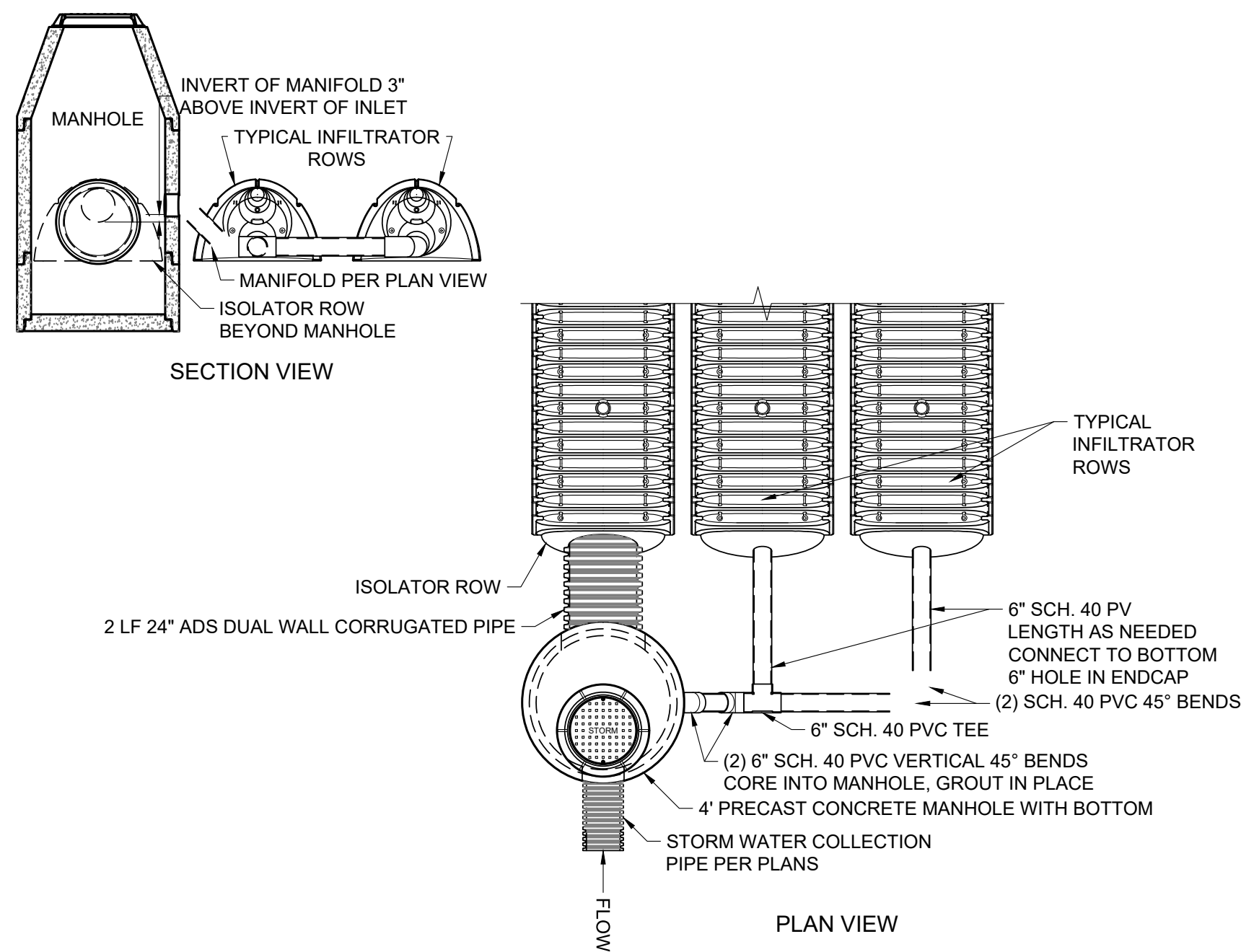
- NOTE
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT.
 2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS. SEE PROFILE SHEETS.
 3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS
 4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN WHERE INVERTS INDICATE.

TYPICAL MANHOLE CHANNEL DETAILS
NOT TO SCALE



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

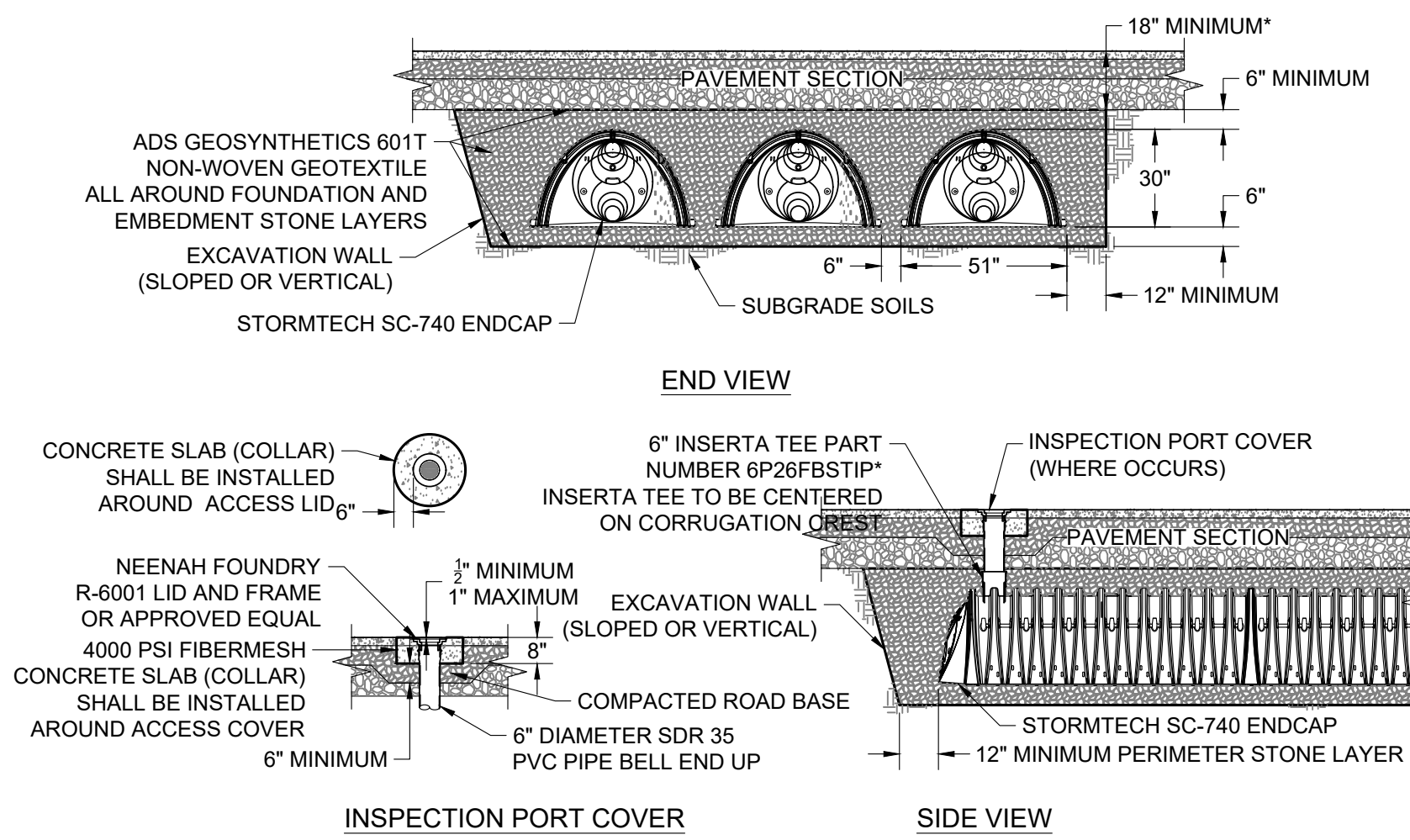
BUILDING CLEANOUT DETAIL
NOT TO SCALE REV TOJ SS-114



NOTE

1. ISOLATOR ROW SHALL HAVE TWO LAYERS OF 5" MINIMUM WIDTH CONTINUOUS STRIPS OF ADS GEOSYNTHETIC 315WTK, MIRAFI 600X OR APPROVED EQUAL WOVEN GEOTEXTILE BETWEEN FOUNDATION STONE AND CHAMBERS.
2. COVER ENTIRE ISOLATOR ROW WITH 8" WIDE STRIP OF ADS GEOSYNTHETIC 601T OR MIRAFI 160N OR APPROVED EQUAL NON-WOVEN GEOTEXTILE.

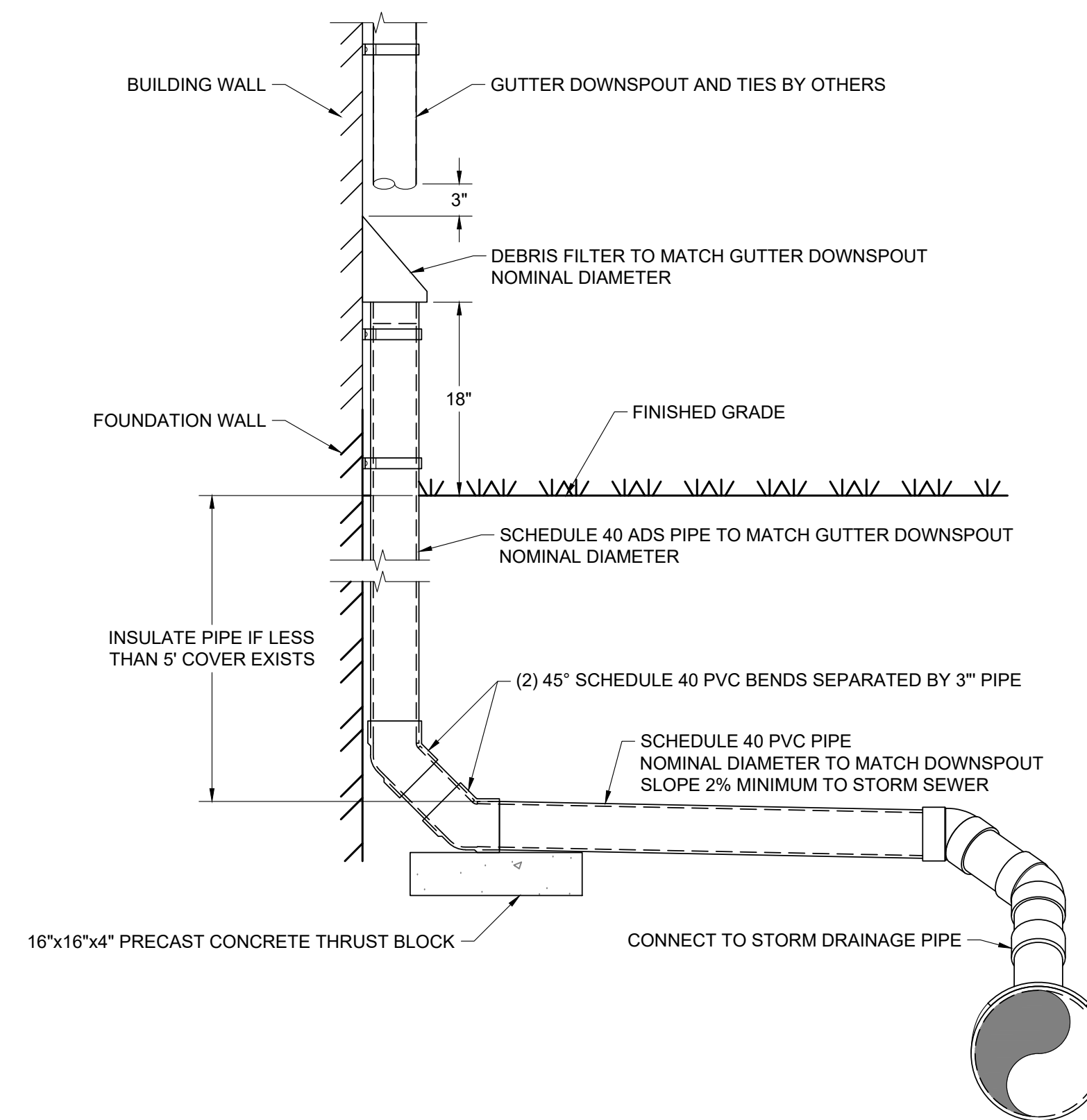
INFILTRATION SYSTEM DETAIL
NOT TO SCALE



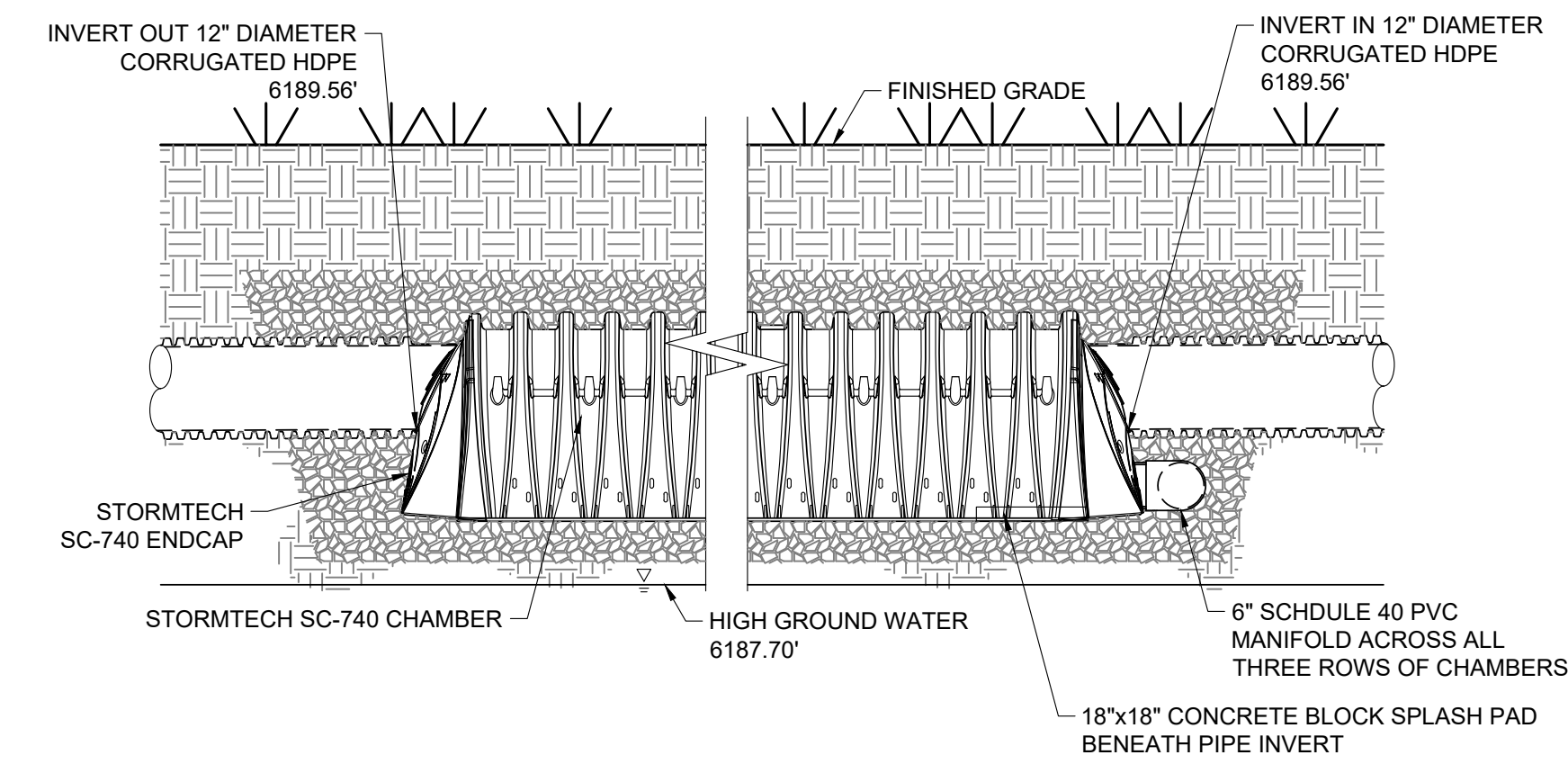
NOTE

1. SC-740 CHAMBERS SHALL CONFORM TO THE REQUIREMENTS OF ASTM F2418 "STANDARD SPECIFICATION FOR POLYPROPYLENE (PP) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS", OR ASTM F2922 "STANDARD SPECIFICATION FOR POLYETHYLENE (PE) CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
2. SC-740 CHAMBERS SHALL BE DESIGNED IN ACCORDANCE WITH ASTM F2787 "STANDARD PRACTICE FOR STRUCTURAL DESIGN OF THERMOPLASTIC CORRUGATED WALL STORMWATER COLLECTION CHAMBERS".
3. "ACCEPTABLE FILL MATERIALS" TABLE ABOVE PROVIDES MATERIAL LOCATIONS, DESCRIPTIONS, GRADATIONS, AND COMPACTION REQUIREMENTS FOR FOUNDATION, EMBEDMENT, AND FILL MATERIALS.
4. THE SITE DESIGN ENGINEER IS RESPONSIBLE FOR ASSESSING THE BEARING RESISTANCE (ALLOWABLE BEARING CAPACITY) OF THE SUBGRADE SOILS AND THE DEPTH OF FOUNDATION STONE WITH CONSIDERATION FOR THE RANGE OF EXPECTED SOIL MOISTURE CONDITIONS.
5. PERIMETER STONE MUST BE EXTENDED HORIZONTALLY TO THE EXCAVATION WALL FOR BOTH VERTICAL AND SLOPED EXCAVATION WALLS.
6. FOUNDATION, EMBEDMENT AND PERIMETER STONE TO BE 3-1/2" CLEAN, ANGULAR GRAVEL.
7. FOUNDATION STONE TO BE RAKED OR DRAGGED TO ACHIEVE A FLAT SURFACE.

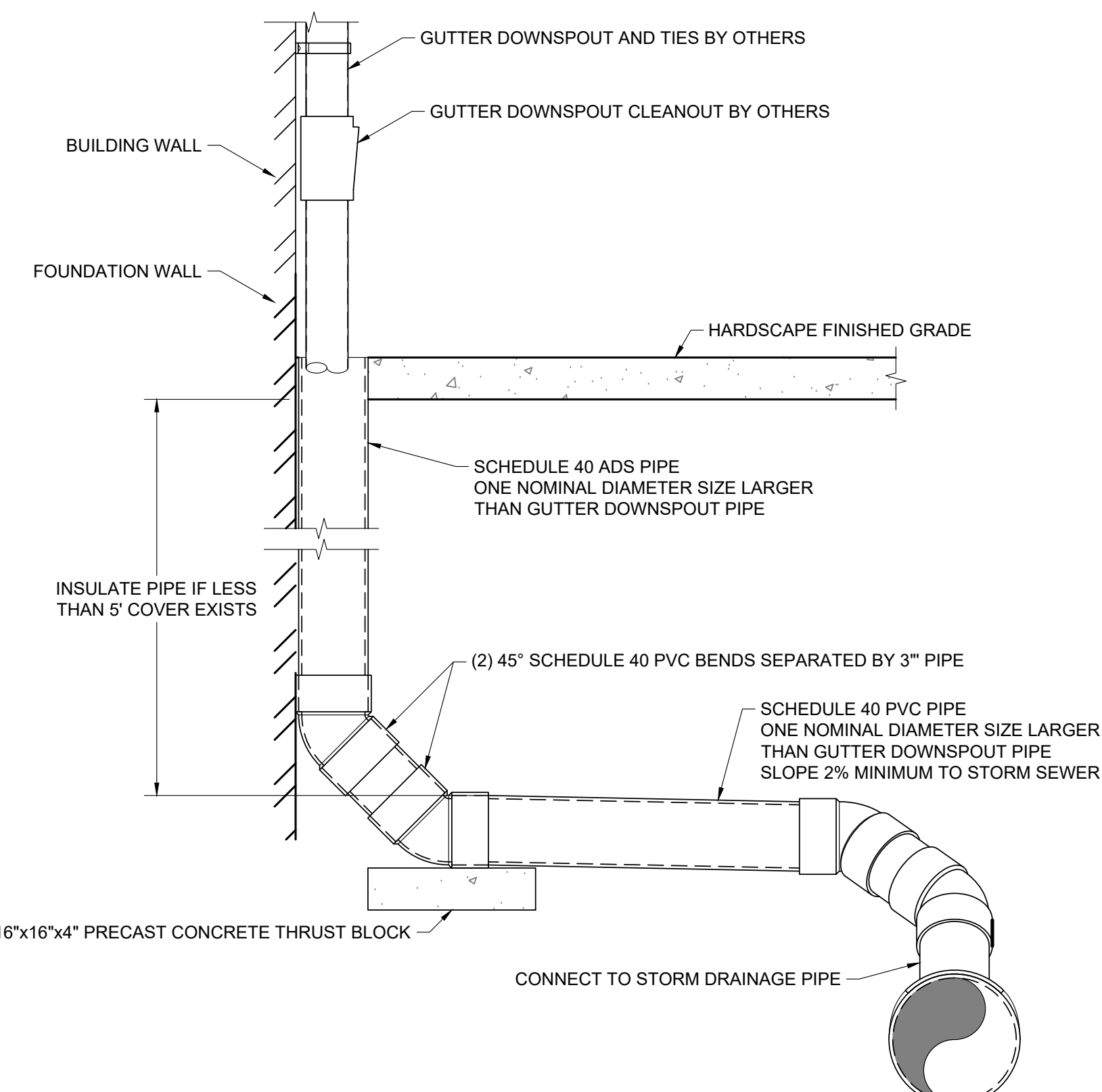
STORMTECH SC-740 CHAMBER SYSTEM DETAIL
NOT TO SCALE



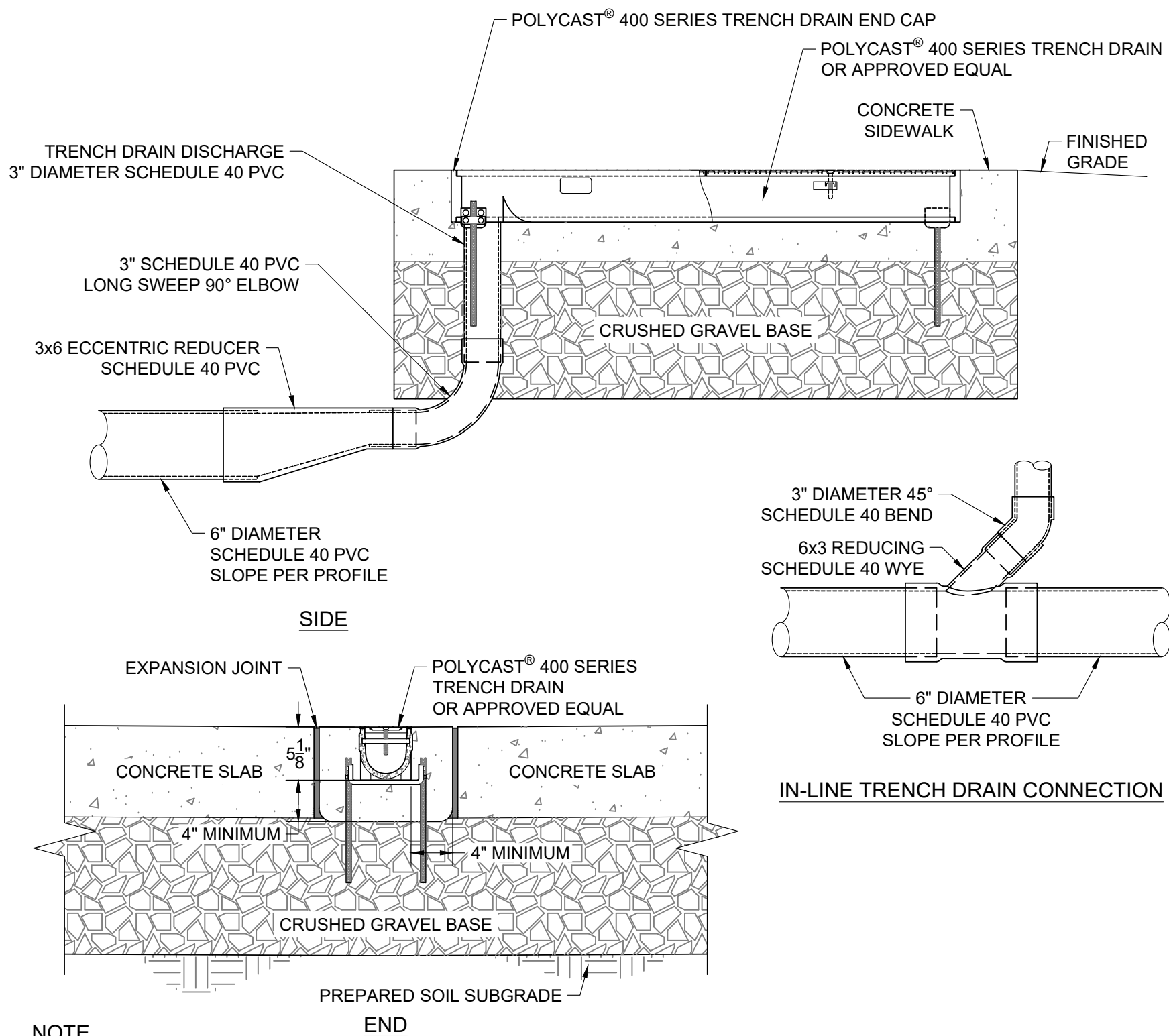
DOWNSPOUT TO STORM WATER DETAIL
NOT TO SCALE



INFILTRATION SYSTEM DETAIL
NOT TO SCALE



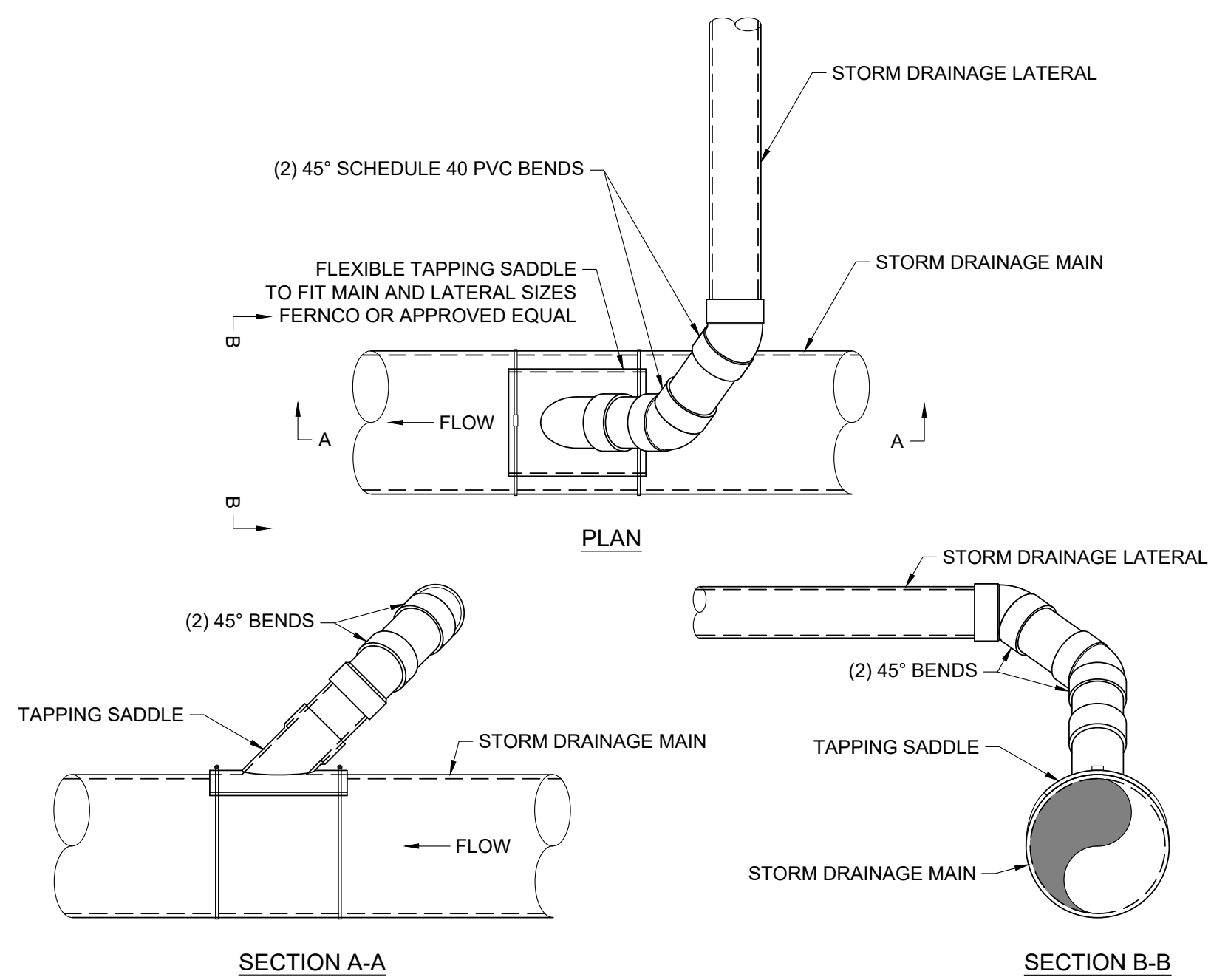
STORM WATER LATERAL CONNECTION DETAIL
NOT TO SCALE



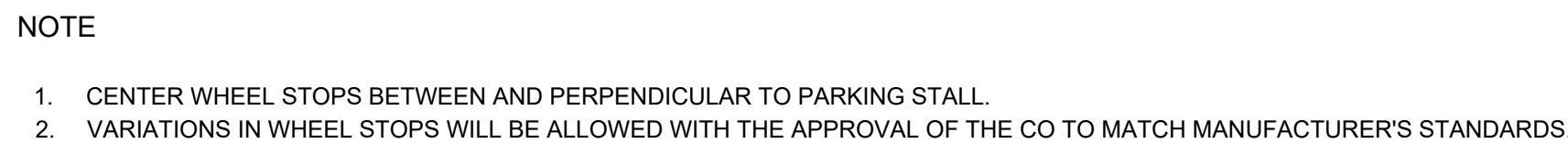
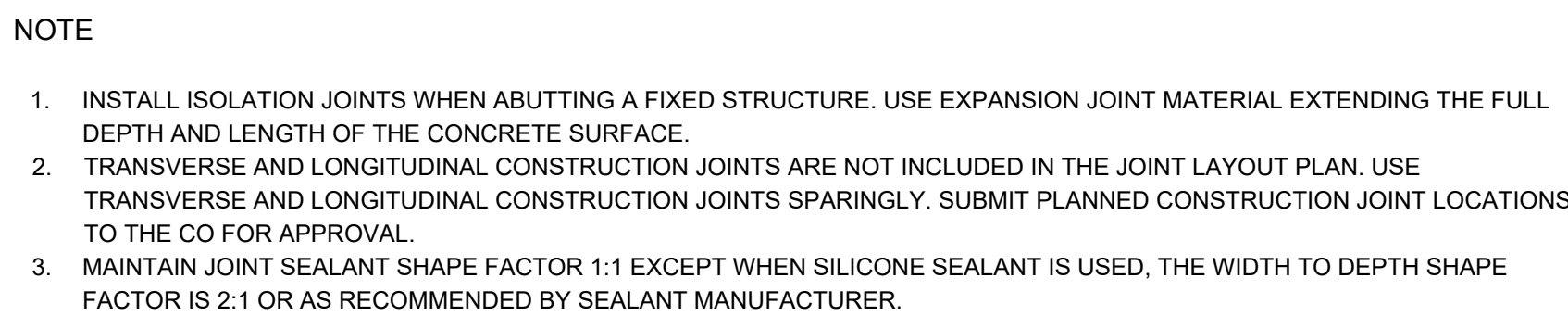
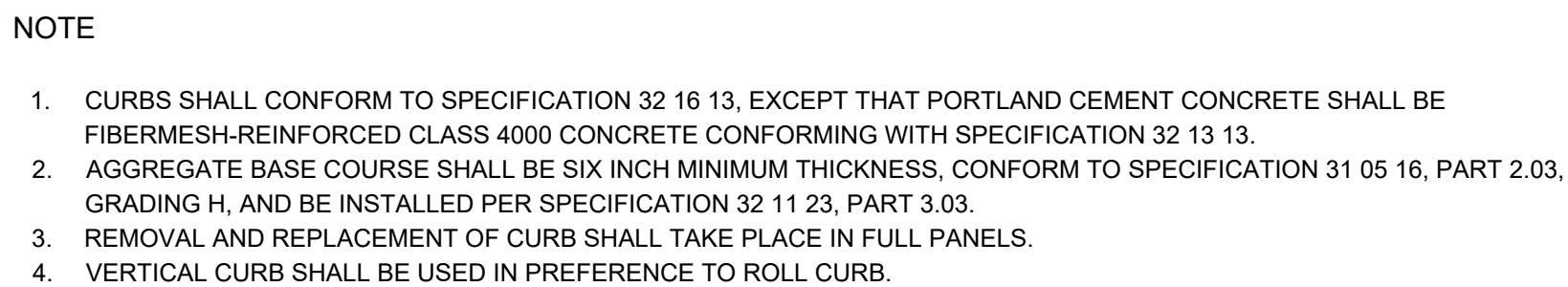
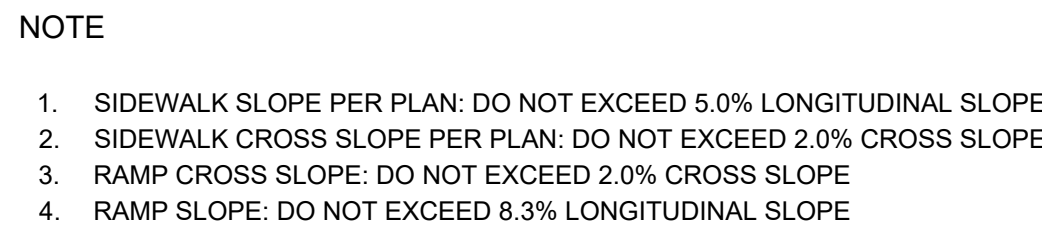
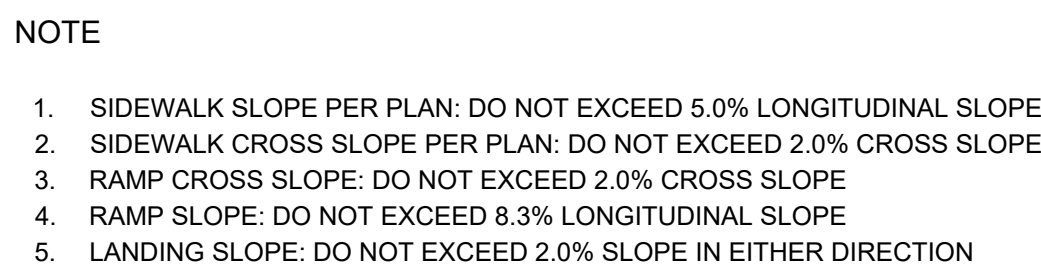
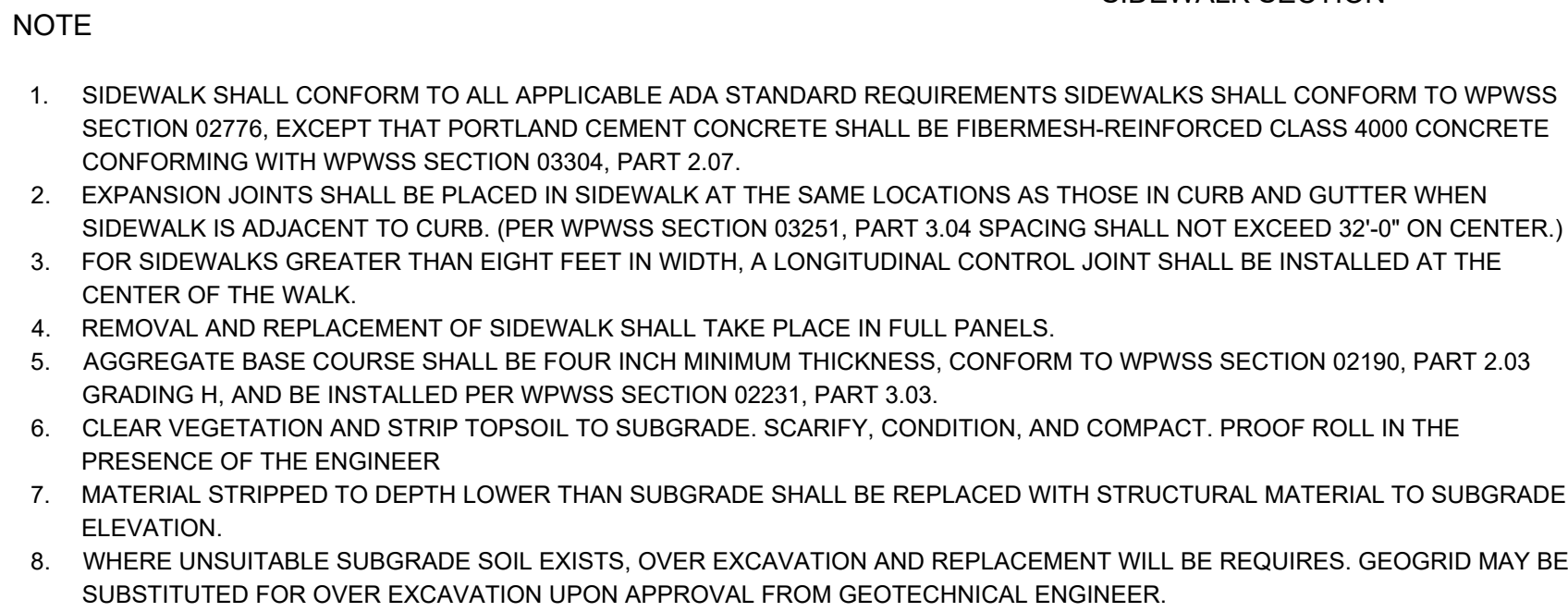
NOTE

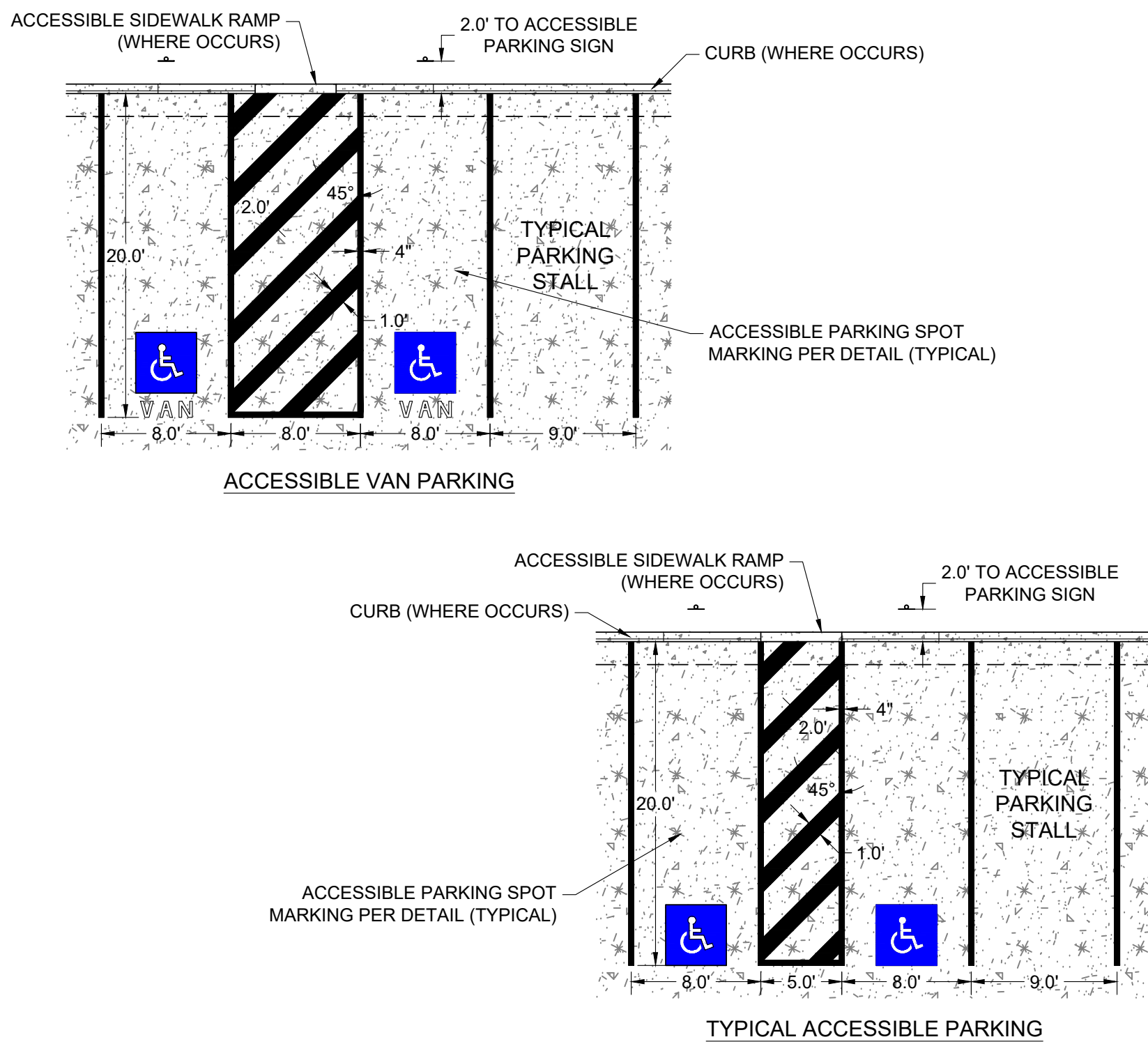
1. ADJACENT CONCRETE AND EXPANSION JOINTS ACCORDING TO TYPICAL CONCRETE SIDEWALK DETAIL.
2. REFER TO POLYCAST® INSTALLATION GUIDE FOR COMPLETE DETAILS.
3. EXPANSION JOINT SHOULD BE USED TO PROTECT THE CHANNEL AND CONCRETE ENCASEMENT

TRENCH DRAIN DETAIL
NOT TO SCALE



STORM WATER LATERAL CONNECTION DETAIL
NOT TO SCALE

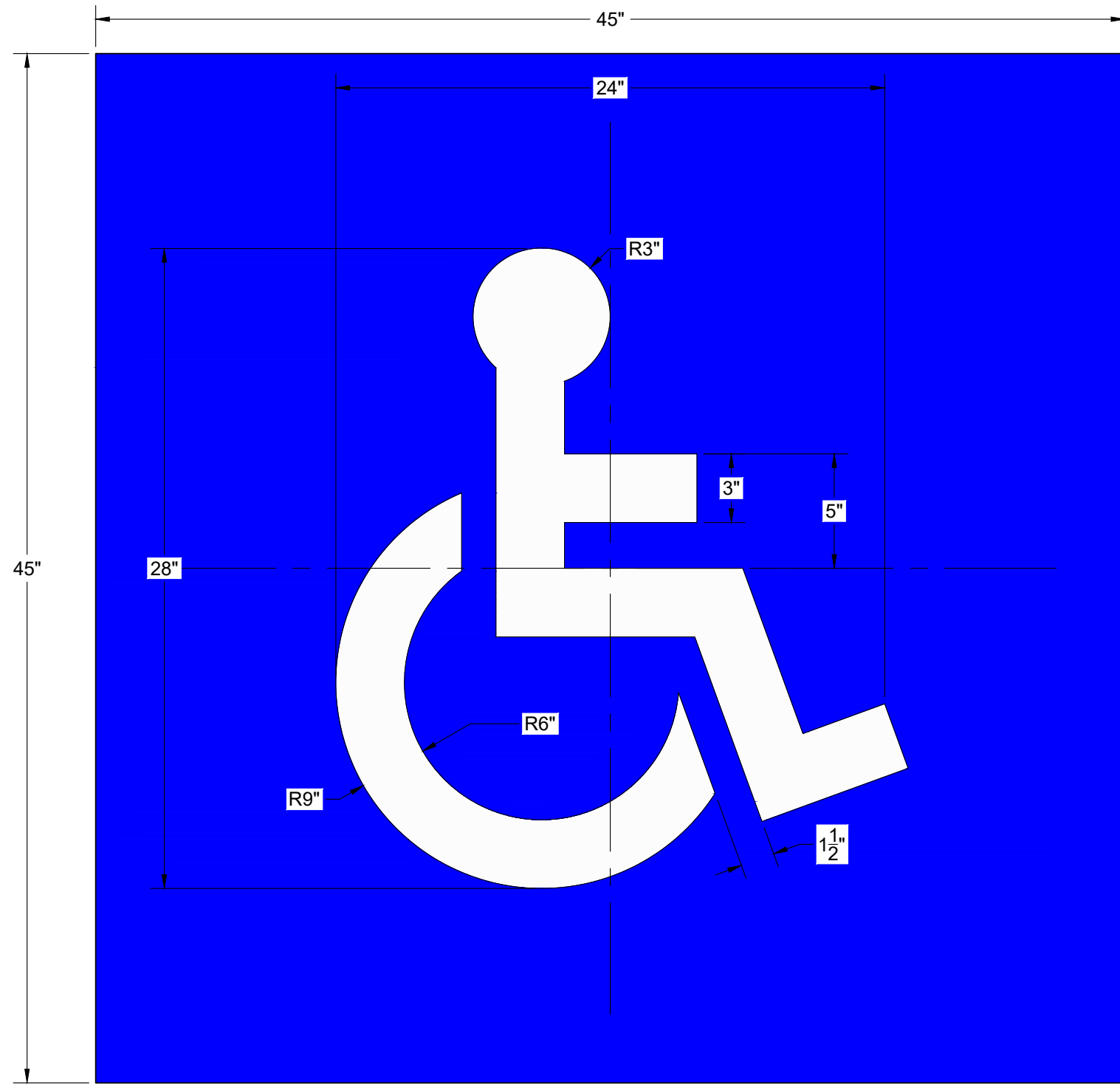




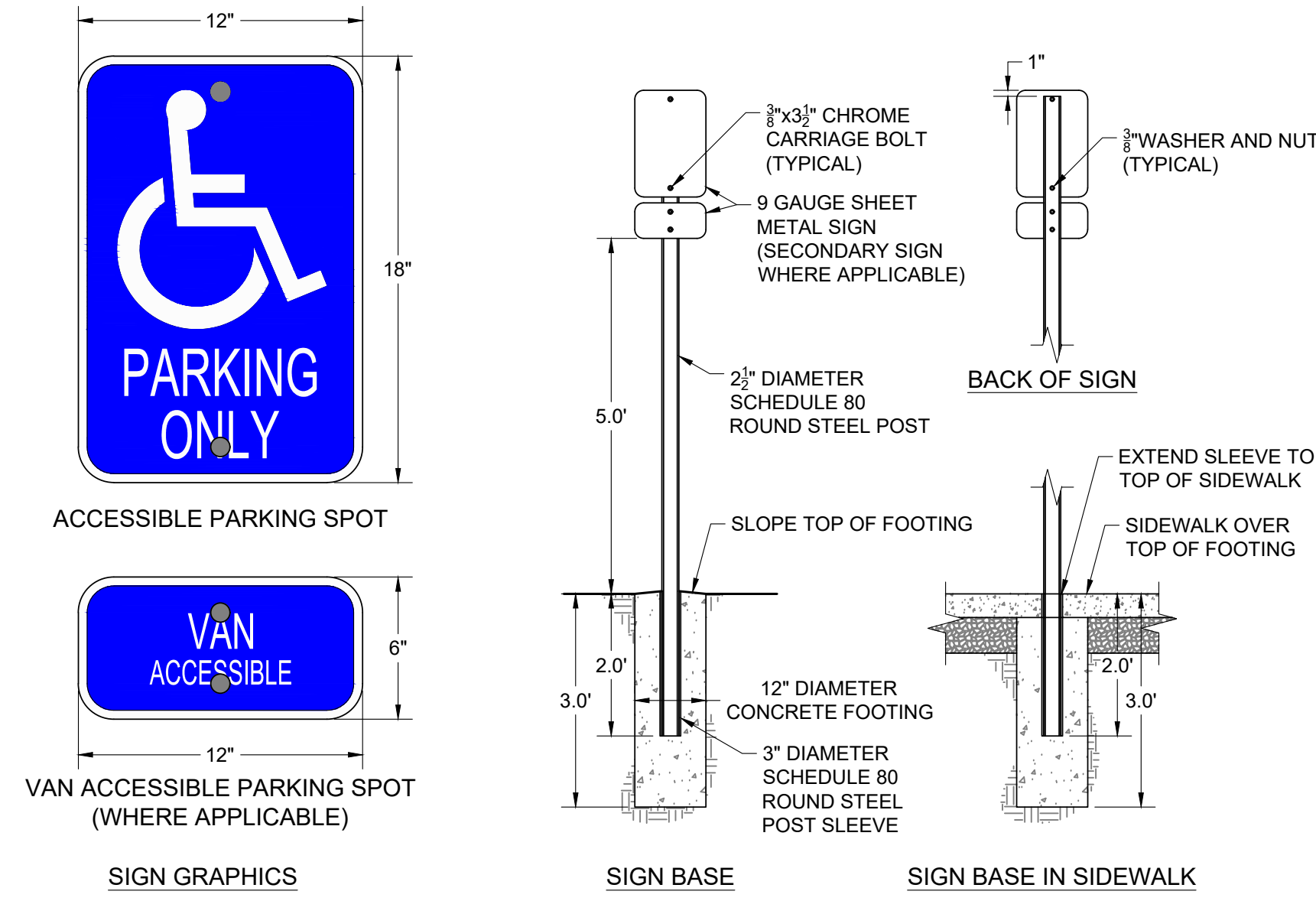
NOTE

1. PAVEMENT MARKINGS TO BE TYPE B, SOLID WHITE UNLESS OTHERWISE SPECIFIED

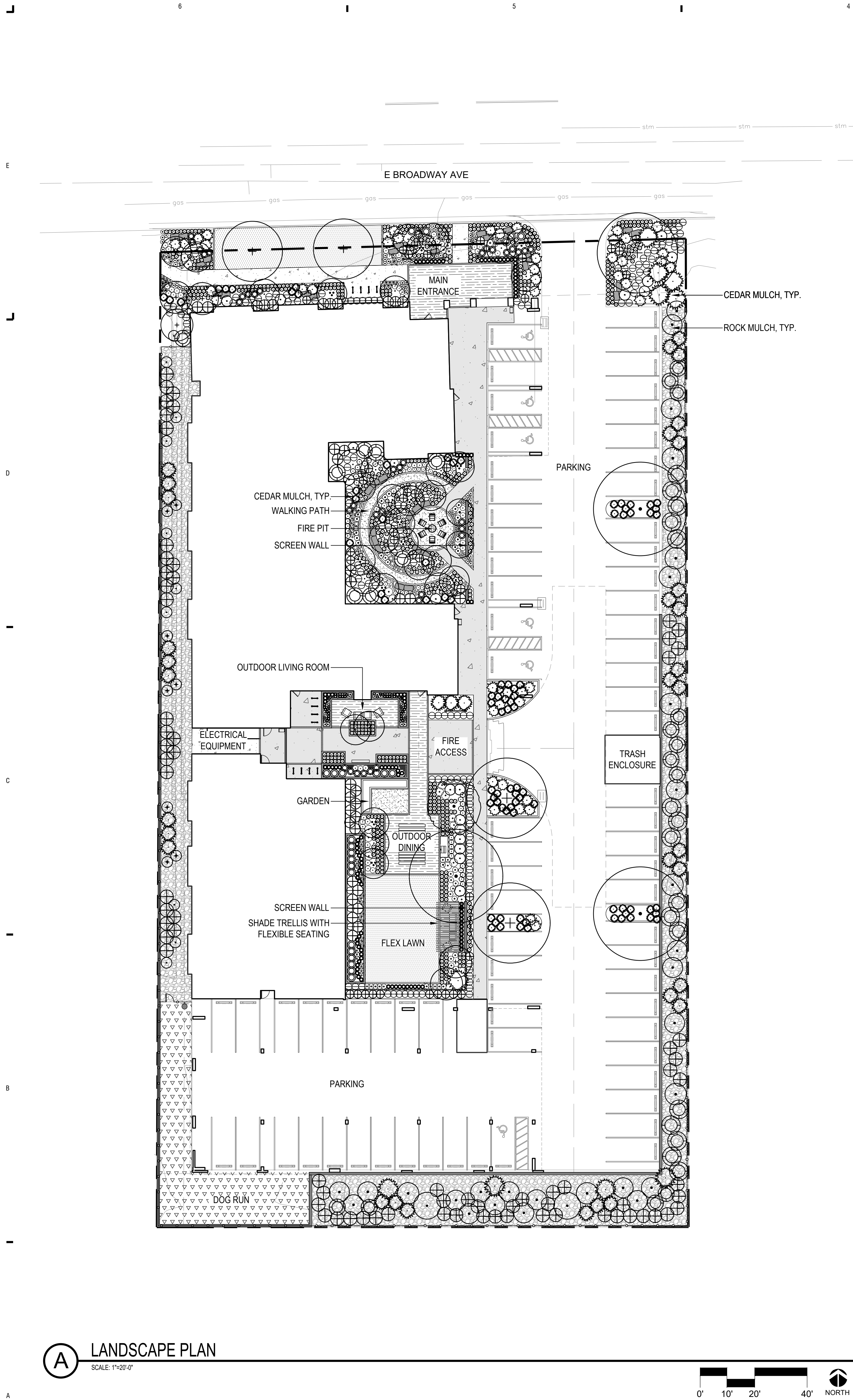
ACCESSIBLE PARKING STALL DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SPACE MARKING DETAIL
NOT TO SCALE



ACCESSIBLE PARKING SIGN DETAIL
NOT TO SCALE



A LANDSCAPE PLAN
SCALE: 1"=20'-0"



PLANTING NOTES

1. PLANT MATERIAL WILL CONSIST PRIMARILY OF NATIVE AND REGIONALLY ADAPTED SPECIES TO ENHANCE SITE RESILIENCE, REDUCE WATER DEMAND, AND SUPPORT LOCAL WILDLIFE.
2. ALL PLANTS WILL BE SELECTED FOR THEIR ABILITY TO THRIVE IN JACKSON, WY'S HIGH-ALTITUDE CLIMATE, SEASONAL TEMPERATURE EXTREMES, AND WELL-DRAINED SOILS, MINIMIZING THE NEED FOR EXCESSIVE MAINTENANCE AND IRRIGATION.
3. TREES, SHRUBS, AND PERENNIALS WILL BE PLACED IN GROUPINGS THAT MIMIC NATIVE PLANT COMMUNITIES, PROMOTING ECOLOGICAL FUNCTION AND VISUAL COHESION WITH THE SURROUNDING LANDSCAPE.
4. PLANT MATERIAL SHALL BE LOCALLY SOURCED WHEN POSSIBLE TO ENSURE REGIONAL ADAPTABILITY AND SUPPORT LOCAL NURSERY STOCK.
5. LANDSCAPE DESIGN WILL INCORPORATE WILDLAND-URBAN INTERFACE (WUI) BEST PRACTICES, INCLUDING FUEL REDUCTION ZONES, FIRE-RESISTANT PLANT SELECTION, AND ADEQUATE DEFENSIBLE SPACE AROUND STRUCTURES TO MINIMIZE FIRE RISK.

IRRIGATION NOTES

1. PLANT MATERIAL WILL BE GROUPED INTO LATERAL ZONES BASED ON SIMILAR WATER REQUIREMENTS TO REDUCE OVERALL WATER CONSUMPTION WHILE ALLOWING PLANTS TO SUSTAIN HEALTHY, VIGOROUS GROWTH. LAWN AREAS WILL BE IRRIGATED WITH ROTARY POP-UPS AND ALL PLANTING BED WILL BE IRRIGATED WITH DRIP IRRIGATION.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE
DECIDUOUS TREES					
	GLA	5	Acer glabrum	Rocky Mountain Maple	3" Cal.
	MSS	2	Acer miyabei 'Morton'	State Street™ Miyabe Maple	3" Cal.
	ABM	3	Acer x freemanii 'Jeffersred'	Autumn Blaze® Freeman Maple	3" Cal.
	WCB	1	Betula pendula 'Laciniata'	Weeping Cutleaf Birch	3" Cal.
	CEL	3	Celtis occidentalis 'Prairie Pride'	Prairie Pride Hackberry	3" Cal.
	JUG	13	Juglans nigra	Black Walnut	3" Cal.
	ANG	18	Populus tremuloides	Quaking Aspen	3" Cal.
	ANC	16	Populus tremuloides 'Clump Form'	Clump Form Quaking Aspen	3" Cal.
DECIDUOUS SHRUBS					
	SSK	8	Amelanchier alnifolia	Saskatoon Serviceberry	5 gal.
	SER	4	Amelanchier canadensis	Shadblow Serviceberry Multi-trunk	5 gal.
	ABS	20	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	5 gal.
	MMC	20	Cercocarpus ledifolius	Curl-leaf Mountain Mahogany	5 gal.
	RAB	28	Chrysothamnus nauseosus	Rubber Rabbitbrush	5 gal.
	RDW	38	Chrysothamnus nauseosus nauseosus	Dwarf Blue Rabbitbrush	5 gal.
	AFD	35	Cornus sericea 'Farrow'	Arctic Fire® Red Twig Dogwood	5 gal.
	COR	73	Cornus sericea sericea	Red Twig Dogwood	5 gal.
	SHC	24	Dasiphora fruticosa floribunda	Shrubby Cinquefoil	5 gal.
	NMO	11	Physocarpus monogynus	Mountain Ninebark	5 gal.
	CEN	16	Physocarpus opulifolius 'Center Glow'	Center Glow Ninebark	5 gal.
	MSR	38	Spiraea splendens	Meadowsweet Rose	5 gal.
EVERGREEN SHRUBS					
	ARC	46	Arctostaphylos uva-ursi	Kinnikinnick	5 gal.
	TWS	9	Artemisia tridentata	Big Sagebrush	5 gal.
	CSN	36	Ceanothus velutinus var. velutinus	Ceanothus Snowbrush	5 gal.
	PAX	72	Paxistima myrsinites	Mountain Lover	5 gal.
	PHJ	14	Picea engelmannii 'Hexenbesen Jasper'	Jasper Engelmann Spruce	5 gal.

LEGEND:

ENHANCED PAVING 1		LANDSCAPE BOULDER	
ENHANCED PAVING 2		GARDEN BOXES	
ENHANCED PAVING 3		PLANTER WALL	
CRUSHER FINES		CONCRETE SCREEN WALL	
ROCK MULCH		ORNAMENTAL FENCING	
IRRIGATED TURF		PRIVACY FENCING	
PROPERTY LINE		BIKE RACKS	
EDGER		SITE FURNISHINGS	

GRASSES					
	BGS	19	Bouteloua curtipendula	Side Oats Grama	1 gal.
	BGG	663	Bouteloua gracilis	Blue Grama Grass	1 gal.
	THG	51	Deschampsia cespitosa	Tufted Hair Grass	1 gal.
	SLG	58	Eragrostis trichodes	Sand Lovegrass	1 gal.
	FES	29	Festuca idahoensis	Idaho Fescue	1 gal.
	NTG	10	Hesperostipa comata	Needle and Thread Bunchgrass	1 gal.
	PDG	140	Sporobolus heterolepis	Prairie Dropseed	1 gal.
PERENNIALS					
	YCO	23	Achillea millefolium	Western Yarrow (Native)	1 gal.
	NGH	4	Agastache urticifolia	Nettleleaf Giant Hyssop	1 gal.
	ANT	46	Antennaria parvifolia	Small-leaf Pussytoes	1 gal.
	COR	15	Aquilegia caerulea	Rocky Mountain Blue Columbine	1 gal.
	AQY	3	Aquilegia flavescens	Yellow Columbine	1 gal.
	ARF	43	Artemisia frigida	Fringed Sagebrush	1 gal.
	ARL	35	Artemisia ludoviciana	White Sagebrush	1 gal.
	ASC	18	Asclepias speciosa	Showy Milkweed	1 gal.
	NWP	26	Castilleja angustifolia	Northwestern Paintbrush	1 gal.
	CHA	18	Chamerion angustifolium	Fireweed	1 gal.
	HUM	36	Epilobium canum	Hummingbird Trumpet	1 gal.
	SFB	25	Eriogonum umbellatum	Sulfurflower Buckwheat	1 gal.
	ENG	13	Eucephalus engelmannii	Engelmann's Aster	1 gal.
	GER	24	Geranium richardsonii	Richardson's Geranium	1 gal.
	PSM	12	Geum triflorum	Prairie Smoke	1 gal.
	PWA	22	Penstemon cyananthus	Wasatch Penstemon	1 gal.
	SPH	16	Phacelia sericea	Silky Phacelia	1 gal.
	PRI	53	Primula parryi	Rocky Mountain Primrose	1 gal.
	TNG	6	Solidago velutina	Threenerve Goldenrod	1 gal.

PLANT UNITS

LANDSCAPE AREA SITE REQUIREMENT	20,681 SF / 1,000	21 UNITS
PARKING LOT REQUIREMENT	74 PARKING SPACES / 8	10 UNITS
TOTAL REQUIRED UNITS		31 UNITS

PLANT QUANTITY (ALTERNATE 'A')

	PLANT UNIT	REQUIRED	PROPOSED
3" CAL TREES	31 UNIT x 1 =	31	49
6'-8" LARGE SHRUBS / MULTI-STEM TREES	31 UNIT x 6 =	186	186
#5 CONTAINER SHRUBS	31 UNIT x 4 =	124	306

BIKE PARKING

	PLANT UNIT	REQUIRED	TOTAL
ON-SITE BIKE PARKING	0.75 x 124 UNITS	93 BIKES	
SHORT TERM BIKE PARKING	0.25 x 93	24 BIKES	24 BIKES
SHORT TERM BIKE RACKS (2 BIKES/RACK) =			12 BIKE RACKS

SHAW CONSTRUCTION

JORGENSEN

BLUELINE PROPERTY MANAGEMENT

StJohn's HEALTH

HITCHING POST APARTMENTS

flow design collaborative

REV:

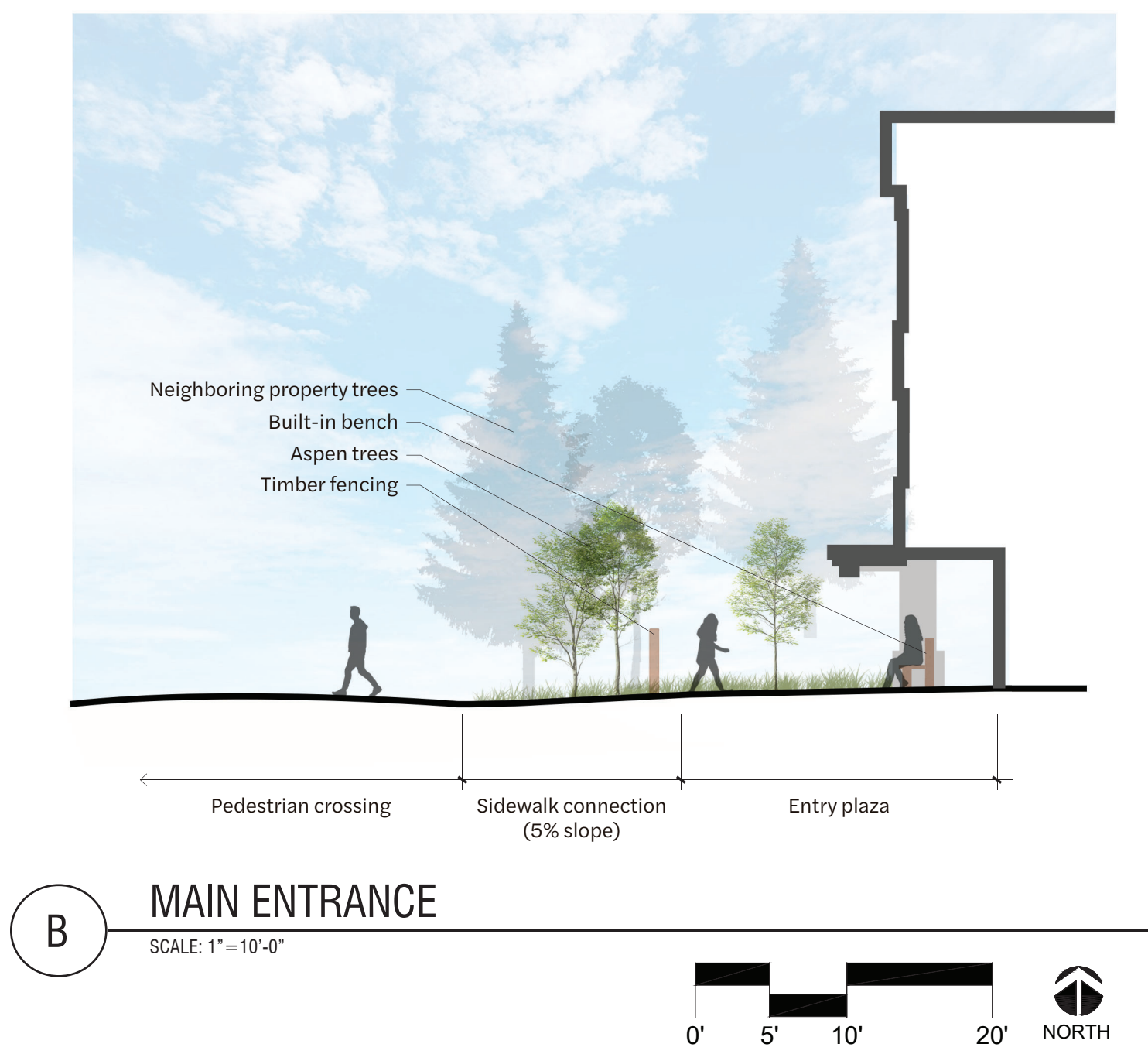
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REVIEWED: CH
DATE: 02.17.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
LANDSCAPE PLAN

SCALE: As Indicated

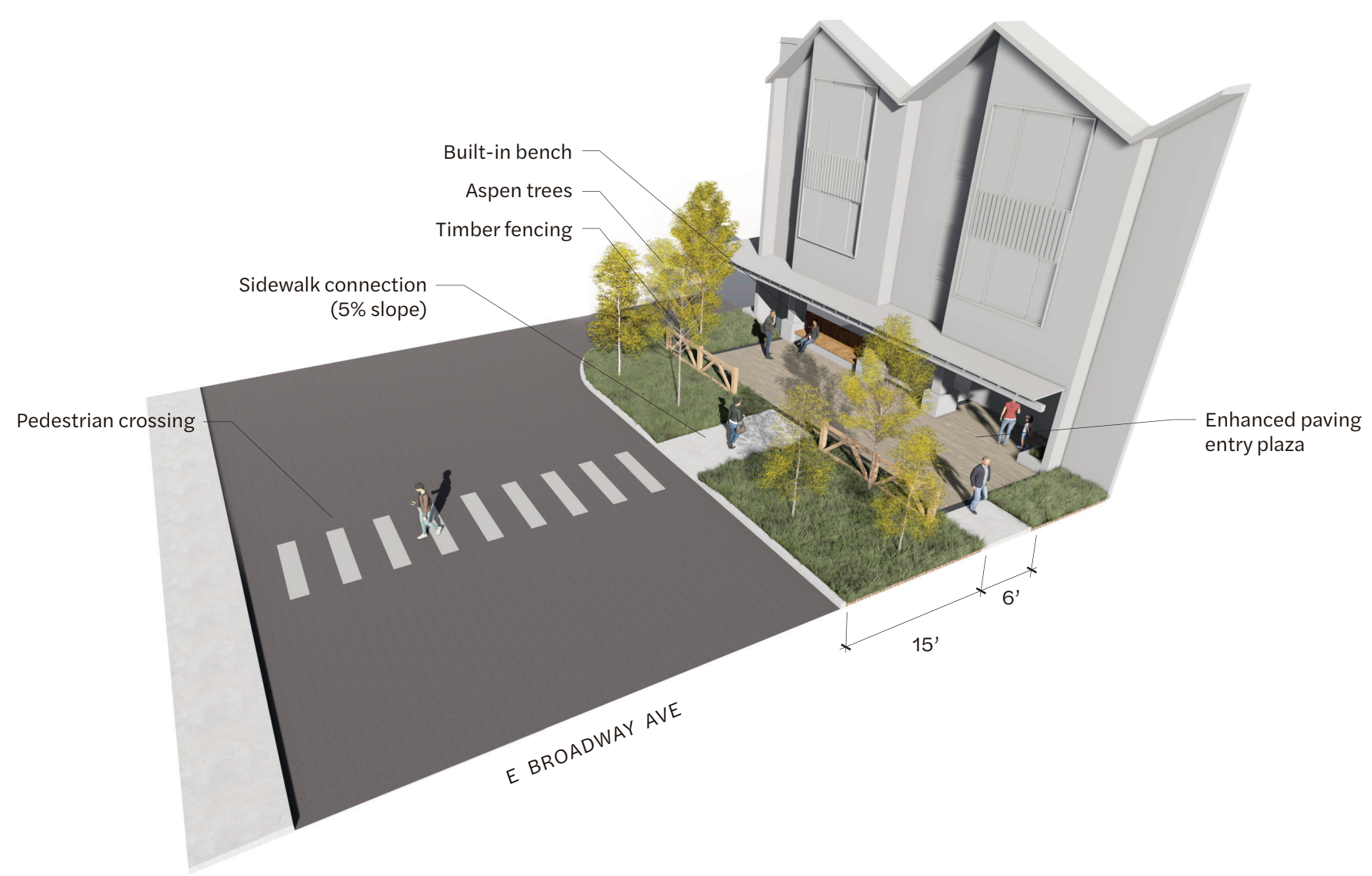
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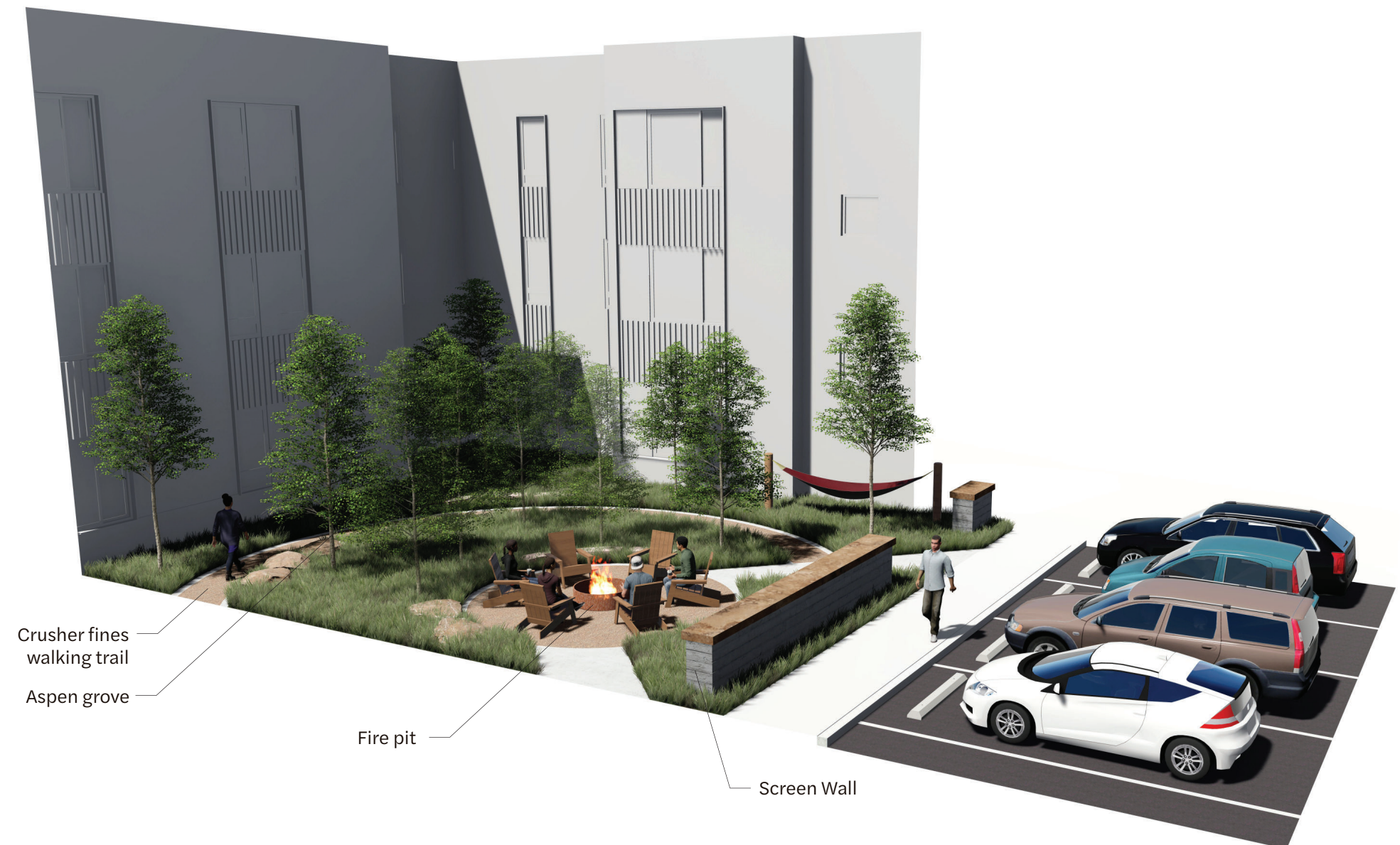
A LANDSCAPE PLAN
SCALE: 1"=20'-0"



B MAIN ENTRANCE
SCALE: 1"=10'-0"



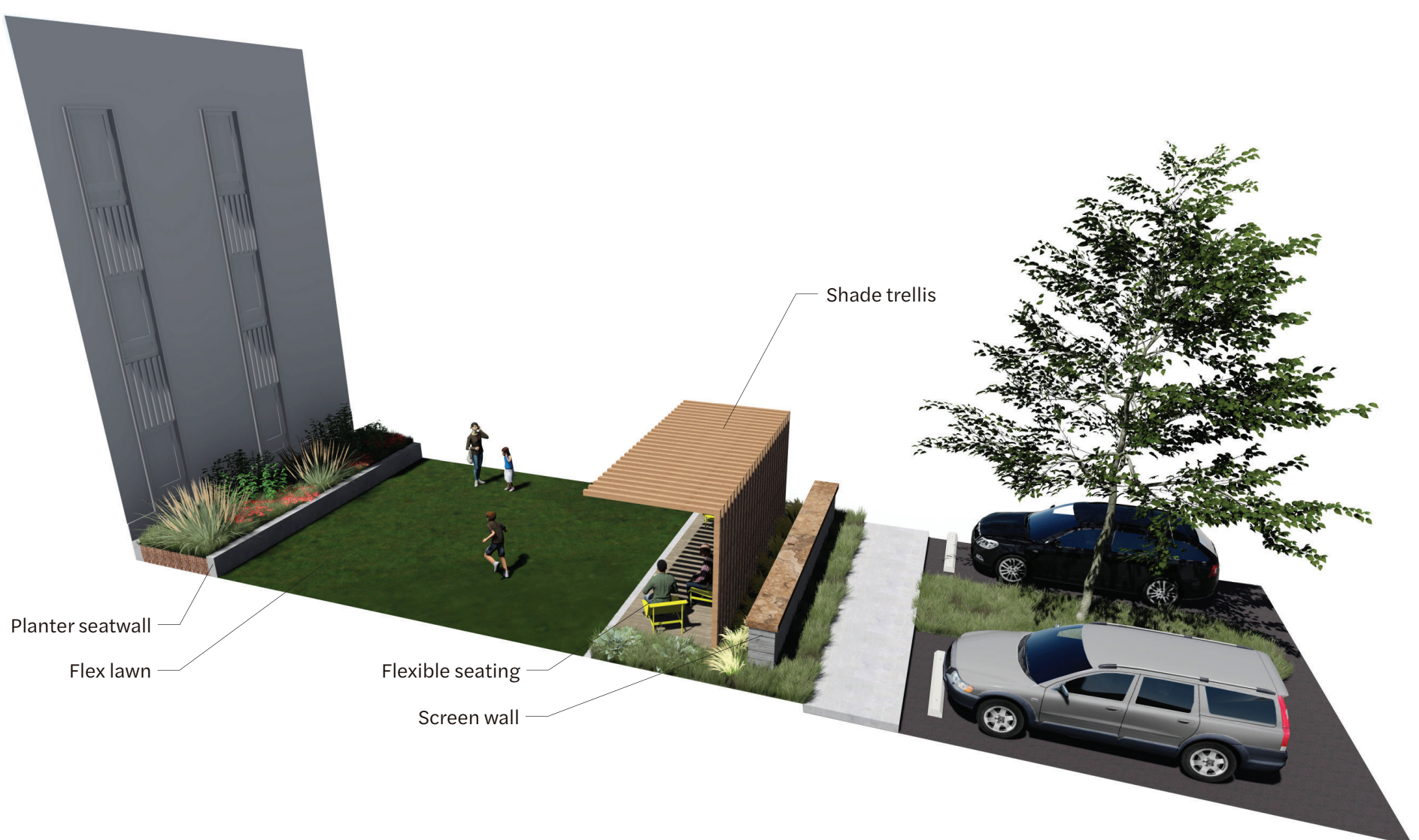
1 MAIN ENTRANCE
SCALE: N.T.S.



2 ASPEN GROVE TRAIL + FIREPIT
SCALE: N.T.S.



3 OUTDOOR LIVING ROOM
SCALE: N.T.S.



4 FLEX LAWN + SHADE TRELLIS
SCALE: N.T.S.

SHAW CONSTRUCTION

BLUELINE PROPERTY MANAGEMENT

StJohn's HEALTH

flow design collaborative

JORGENSEN

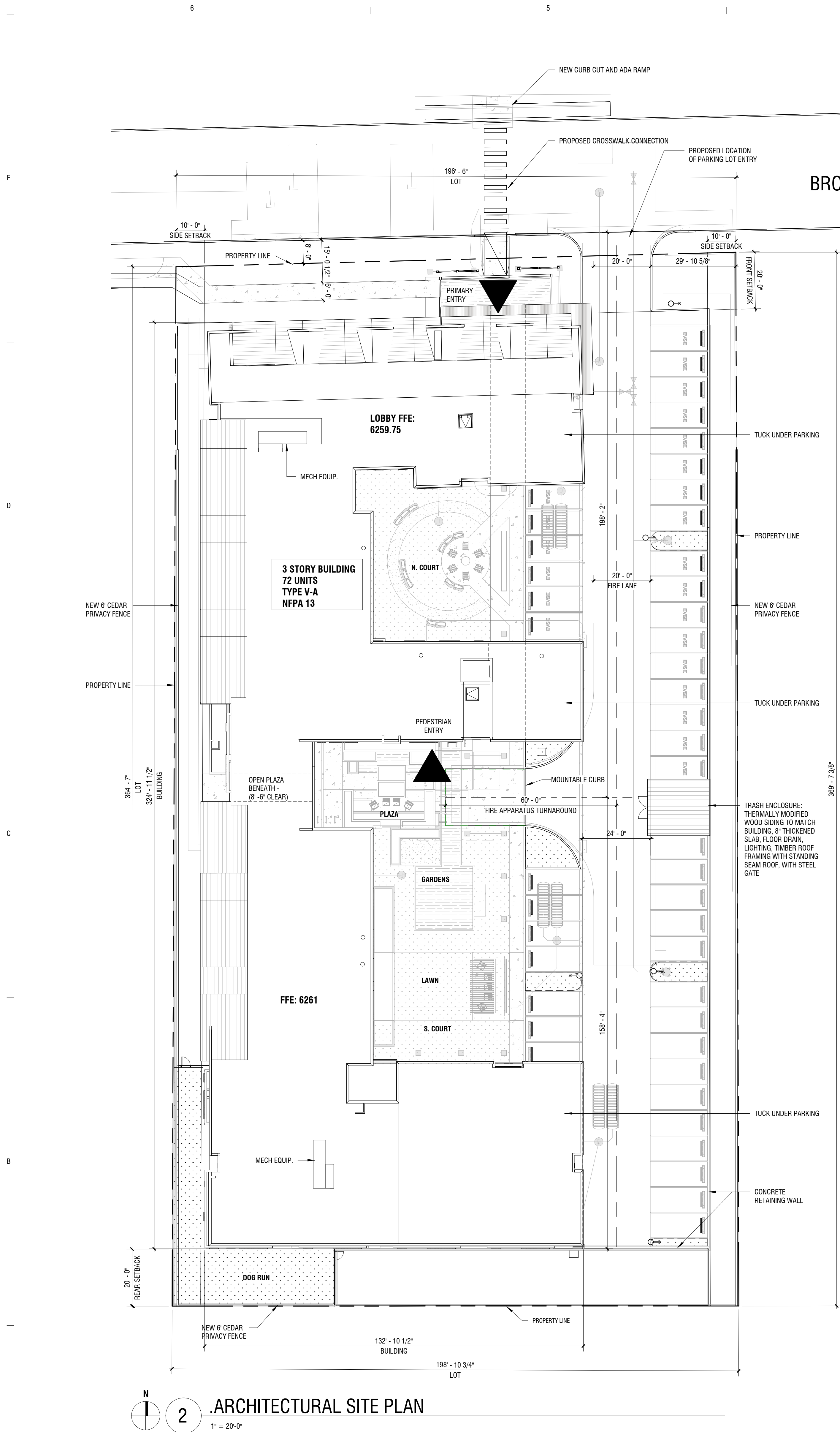
HITCHING POST APARTMENTS

REV:

DRAWN: AE
REVIEWED: CH
DATE: 02.17.2025
PROJECT #: 24008
FILE: DEVELOPMENT PLAN
SHEET TITLE: LANDSCAPE EXHIBIT

SCALE: As Indicated

NO.



PROVIDED PARKING ON-SITE

STANDARD	STANDARD PARKING SPACE
38	
HC VAN	
2	
HC STANDARD	
3	
EVS	5% INSTALLED, 30% EV CAPABLE
33	
Grand total: 76	

PARKING NOTES

PARKING REQUIREMENTS (PER SECTION 6.2 OF JACKSON LDR)

REQUIRED SPACES: 108 TOTAL SPACES (72 * 1.5)

EV CAPABLE: 33 SPACES (108 * .3)

EV INSTALLED: 6 SPACES (108 * .05)

ACCESSIBLE SPACES: 5 REQUIRED

STANDARD SPACES: 64 REQUIRED

SHARED PARKING: 26 SPACES

REQUIRED BICYCLE PARKING

75 PER BEDROOM: 83 (124 * .75)

25% SHORT TERM: 23

75% LONG TERM: 70

LONG TERM BICYCLE PARKING IN BASEMENT STORAGE UNITS

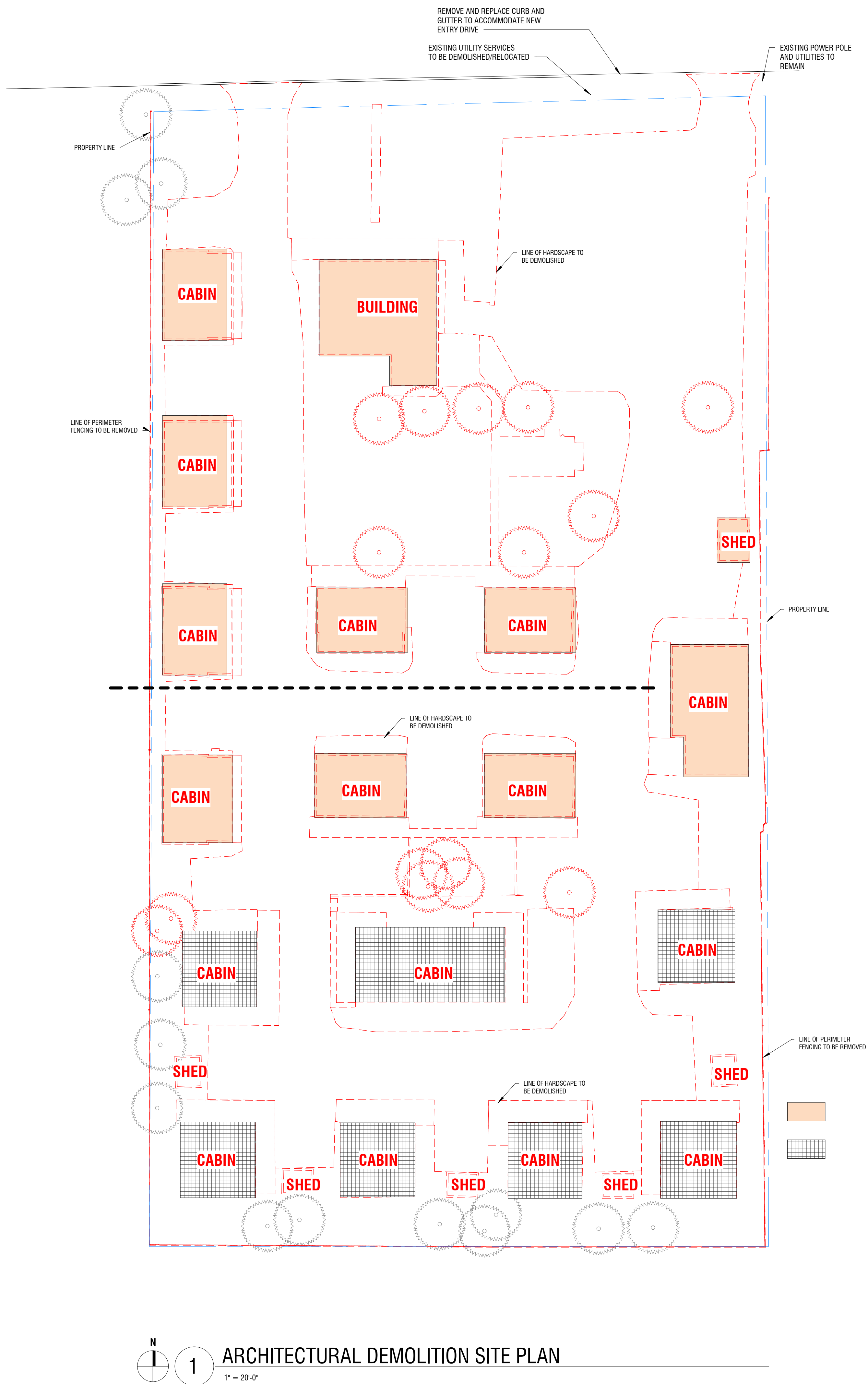
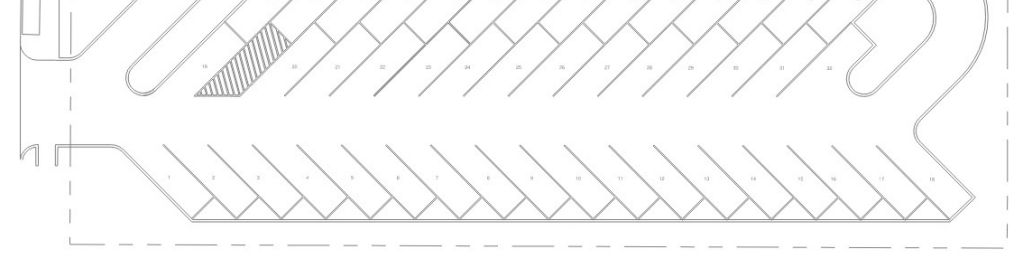
SHORT TERM PARKING PROVIDED ON SITE

SHARED PARKING AVAILABLE NEAR REDMOND AND BROADWAY

(ADJACENT TO JACKSON HOLE BAPTIST CHURCH)

RE: DEV 03 ITEM #8

46 SPACES AVAILABLE.



SITE DEMOLITION NOTES

- 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.
- DEMOLITION CONTRACTOR SHALL PROVIDE ALL NECESSARY PROTECTION MEASURES TO SAFEGUARD THE PUBLIC DURING CONSTRUCTION ACTIVITIES.
- 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.
- REMOVE EXISTING ON-SITE TREES THAT ARE IN CONFLICT WITH NEW CONSTRUCTION.
- REMOVE ALL EXISTING UNDERGROUND UTILITIES IN CONFLICT WITH NEW CONSTRUCTION OR ABANDONED.

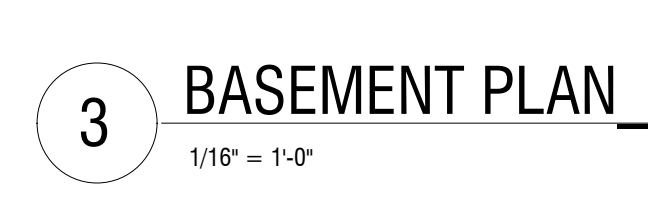
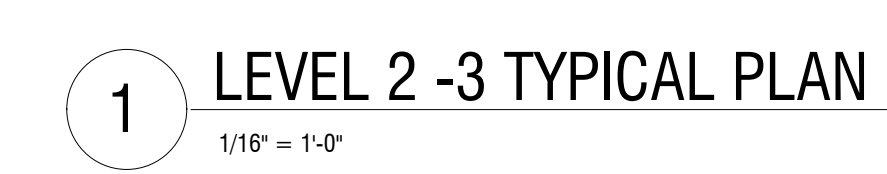
SITE LEGEND

- CABINS TO BE DEMOLISHED IN PHASE 1
- CABINS TO BE DEMOLISHED IN PHASE 2

DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE: DEVELOPMENT PLAN
SHEET TITLE: SITE PLANS

SCALE: As Indicated

NO. DEV-04



DRAWN: SW
REVIEWED: KM

DATE: 02.18.2025
DEVELOPMENT PLAN
PROJECT #: 24008
FILE:
SHEET TITLE:
AREA PLANS



UNIT 3.1 PLAN
(2 UNITS)



UNIT 2.3 PLAN
(3 UNITS)



UNIT 2.2 PLAN
(3 UNITS)



UNIT 2.1 (2.4A & 2.5 SIM)
(42 UNITS)



UNIT 1.3 PLAN
(2 UNITS)



UNIT 1.2 PLAN
(2 UNITS)



UNIT 1.1 (1.4A SIM)
(18 UNITS)

UNIT SCHEDULE	
UNIT 1.1	15
UNIT 1.2	2
UNIT 1.3	2
UNIT 1.4A	3
UNIT 2.1	38
UNIT 2.2	3
UNIT 2.3	3
UNIT 2.4A	2
UNIT 2.5	2
UNIT 3.1	2
Grand total:	72

DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
SHEET TITLE:
UNIT PLANS



1 EAST ELEVATION
3/32" = 1'-0"



2 NORTH ELEVATION
3/32" = 1'-0"



3 SOUTH ELEVATION
3/32" = 1'-0"



4 WEST ELEVATION
3/32" = 1'-0"





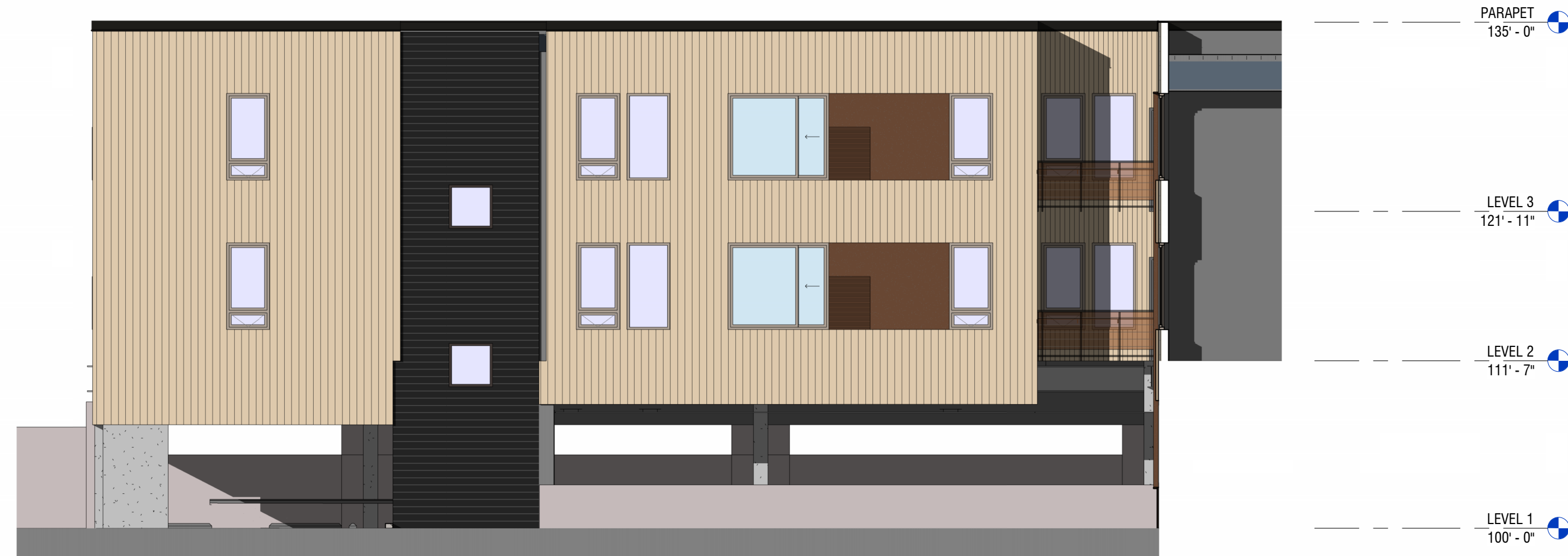
1 ELEVATION AT COURTYARD NORTH
1/8" = 1'-0"



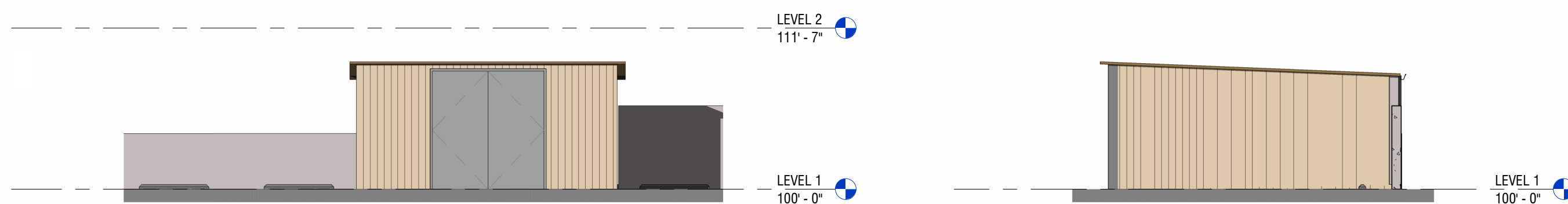
2 ELEVATION AT COURTYARD SOUTH
1/8" = 1'-0"



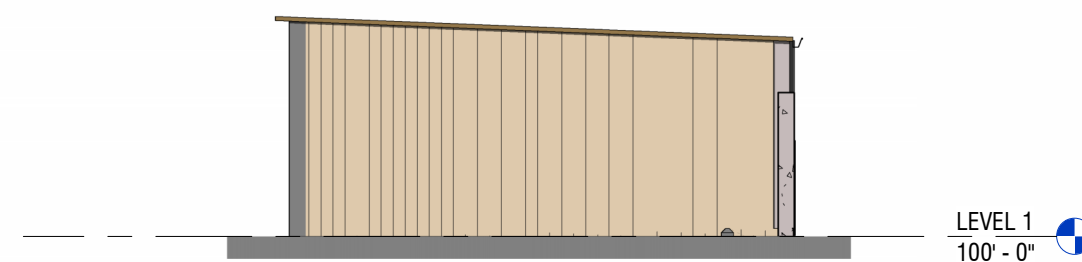
3 ELEVATION AT PLAZA NORTH
1/8" = 1'-0"



4 ELEVATION AT PLAZA SOUTH
1/8" = 1'-0"



5 EAST ELEVATION AT ENCLOSURE
1/8" = 1'-0"



6 SOUTH ELEVATION AT ENCLOSURE
1/8" = 1'-0"



THERMALLY MODIFIED WOOD SIDING -
LIGHT FINISH



CORTEN STEEL ACCENT PANELS AND FRAMES



THERMALLY MODIFIED WOOD SIDING -
BLACK FINISH



ACCENT WOOD TEXTURE

DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
ELEVATIONS

SCALE: 1/8" = 1'-0"

NO. DEV-10



RENDERED NORTH ELEVATION



RENDERED SOUTH ELEVATION



RENDERED WEST ELEVATION



RENDERED EAST ELEVATION



RENDERED NORTHEAST VIEW



RENDERED NORTHWEST VIEW

DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE: DEVELOPMENT PLAN
SHEET TITLE: RENDERING NORTHWEST

SCALE:

NO. DEV-13

PROPOSALS
flow
design collaborative

SHAW
CONSTRUCTION
JORGENSEN

BLUELINE
PROPERTY MANAGEMENT

StJohn's
HEALTH

HITCHING POST APARTMENTS

RENDERED ENTRY VIEW



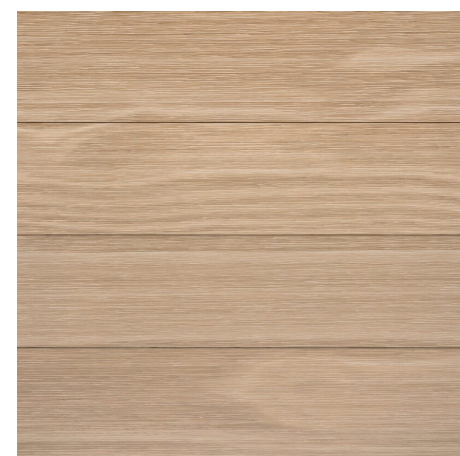
flow
design collaborative



DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
DEVELOPMENT PLAN
PROJECT #: 24008
FILE:
SHEET TITLE:
RENDERING ENTRY

SCALE:

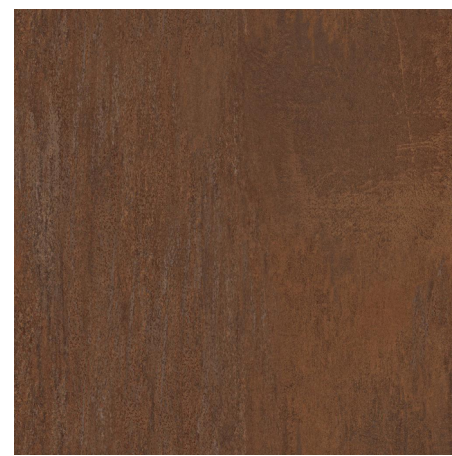
NO. **DEV-14**



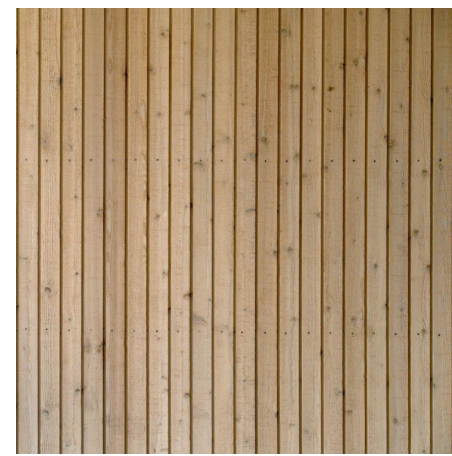
THERMALLY MODIFIED WOOD SIDING -
LIGHT FINISH



THERMALLY MODIFIED WOOD SIDING -
BLACK FINISH



CORTEN STEEL ACCENT PANELS AND FRAMES



ACCENT WOOD TEXTURE

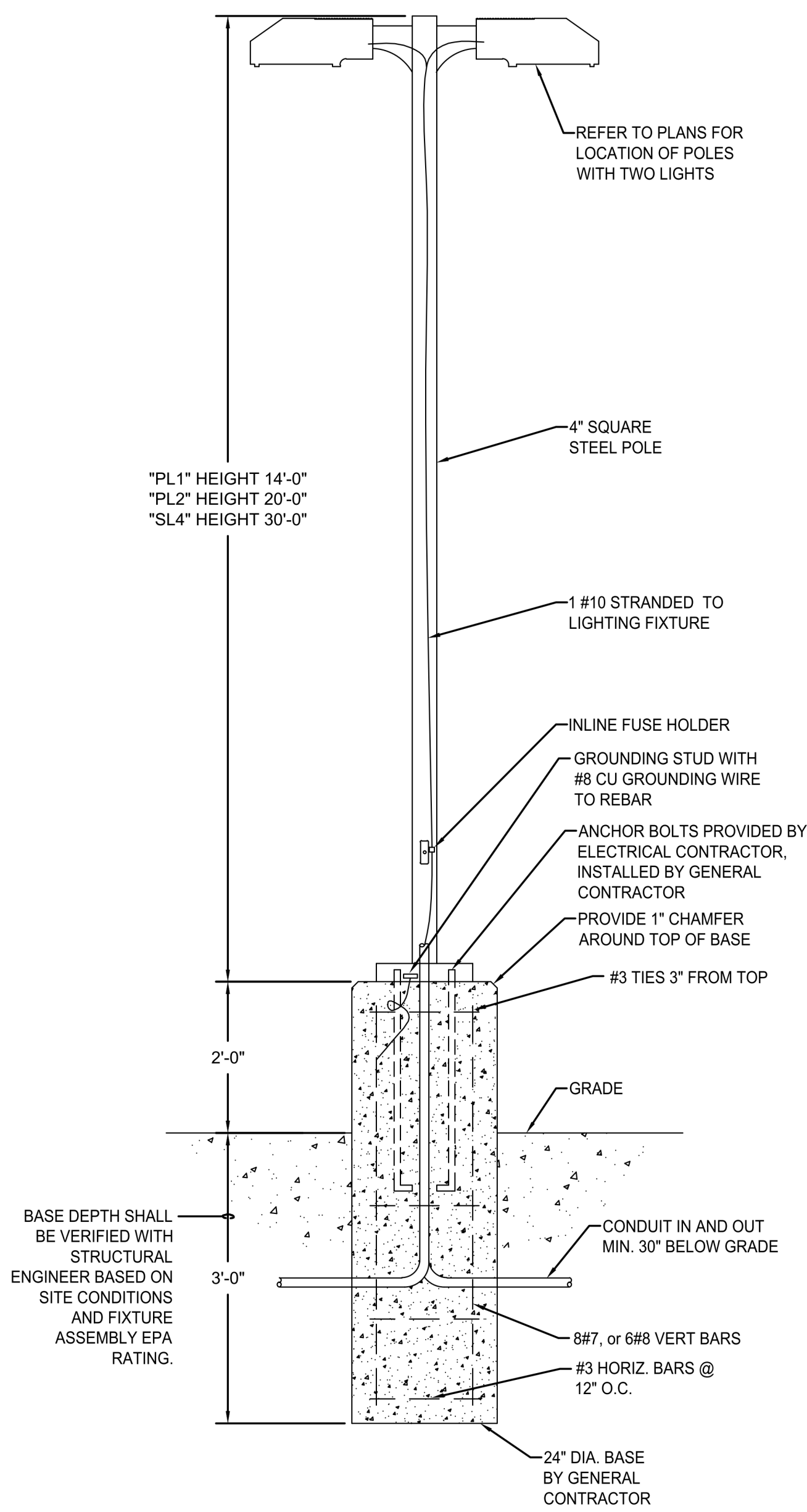


DRAWN: SW
REVIEWED: KM
DATE: 02.18.2025
PROJECT #: 24008
FILE:
SHEET TITLE:
MATERIAL BOARD

SCALE:

NO. DEV-15





2
FIXTURE TYPE "PL1" DETAIL
NO SCALE

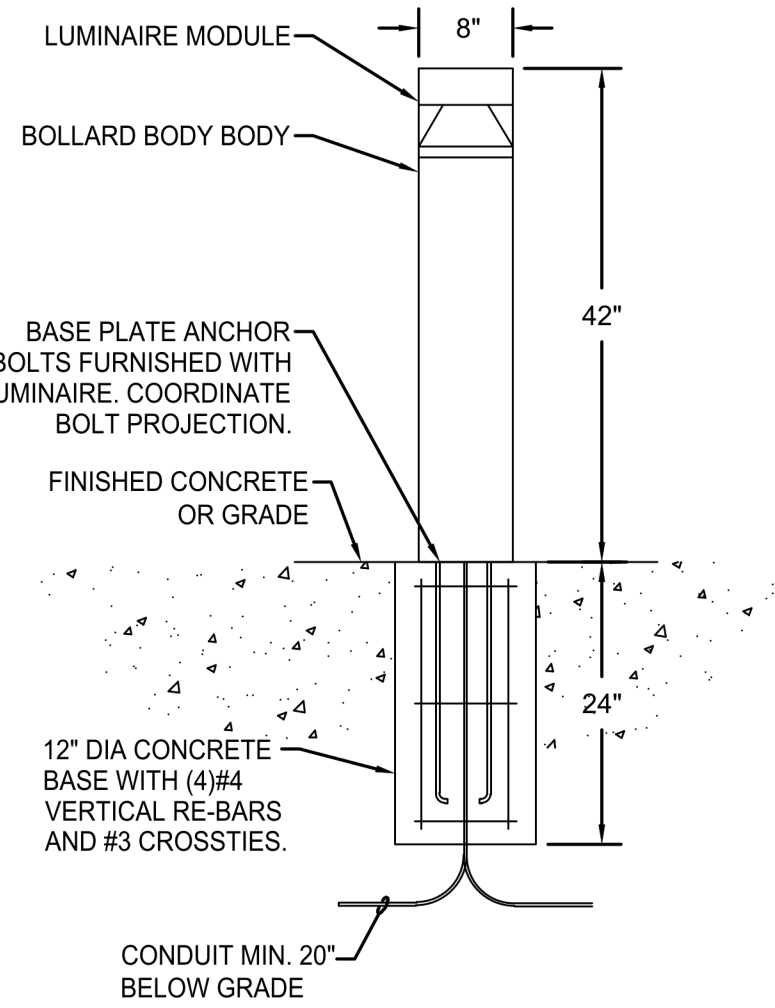
NOTE:
1. FIXTURE BASE DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ELECTRICAL CONTRACTOR TO COORDINATE REQUIREMENTS OF POLE BASE WITH STRUCTURAL ENGINEER AND/OR POLE MANUFACTURER PRIOR TO ROUGH-IN.



4
FIXTURE TYPE "ST"
N.T.S.



9
FIXTURE TYPE "W2"
N.T.S.



1
TYPE "B1" BOLLARD DETAIL
NO SCALE

NOTE:
1. FIXTURE BASE DETAIL PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ELECTRICAL CONTRACTOR TO COORDINATE REQUIREMENTS OF BOLLARD BASE WITH STRUCTURAL ENGINEER AND/OR POLE MANUFACTURER PRIOR TO ROUGH-IN.



3
FIXTURE TYPE "SL4"
N.T.S.



5
FIXTURE TYPE "PL4"
N.T.S.



10
FIXTURE TYPE "TL"
N.T.S.

Schedule										
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
	B1	27	LITHONIA	KBC8-LED-16C-350-40K-SYM-MVOLT-DBLXD	8" DIAMETER X 42" HIGH BOLLARD, BLACK FINISH	LED 4000K	1	1116	1	20
	PL1	43	LITHONIA	DSX0-LED-40K-TFTM-MVOLT-SPA	13" WIDE X 26" LENGTH POLE LIGHT, BLACK FINISH	LED 4000K	1	6926	1	70
	PL2	1	LITHONIA	DSX0-LED-40K-TFTM-MVOLT-SPA	13" WIDE X 26" LENGTH POLE LIGHT, BLACK FINISH	LED 4000K	1	6926	1	70
	SL4	4	SIGNIFY/ LUMEC/ ROADFOCUS	RFL-85W120LED-3K-G2-R3M	13" WIDE X 37.6" LENGTH POLE LIGHT, GREY FINISH	LED 3000K	1	12,800	1	85
	PL4	8	LUMINIS BELLEVUE	BVA21	6" WIDE X 20" LENGTH POLE LIGHT WITH 168" TALL 6" X 6" SQUARE POLE, BLACK FINISH	LED 3000K	1	TBD	1	64
	PL1 POLE	43	LITHONIA	SSSDB-14-4C	4" SQUARE, 14' HIGH POLE FOR "PL1" LIGHT, BLACK FINISH	-	-	-	-	-
	PL2 POLE	1	LITHONIA	SSSDB-20-4C	4" SQUARE, 20' HIGH POLE FOR "PL2" LIGHT, BLACK FINISH	-	-	-	-	-
	PL3 POLE	4	VALMONT	DS32-750A286-8S-GV-HH-NC	4" SQUARE, 30' HIGH POLE FOR "SL4" LIGHT, GREY FINISH	-	-	-	-	-
	SL	5	LITHONIA	FEM-L48-3000LM-LPPFL-MD-MVOLT-GZ10-40K-80CRI	48" LONG LINEAR LIGHT WET LOCATION, WHITE FINISH	LED 4000K	1	3000	1	18
	SP	33	BEGA	B33018-K24-BLK	10" LONG RECESSED LED STEP LIGHT, BLACK FINISH	LED 4000K	1	44	1	5
	TL	180'	WAC LIGHTING	T24-OD1-40	OUTDOOR LED TAPE LIGHT	LED 4000K	1	100/LF	1	1.2/LF
	UP	21	HYDREL	ALDER-A-P1-40K-120V-30DEG-FLC-350R	2.5" SQUARE LED UPLIGHT, 30 DEGREE BEAM, FLAT CLEAR LENS, BLACK FINISH	LED 4000K	1	10558	1	92
	W1	17	GOTHAM	EVO2WC-40-02-AR-LD-MWD-MVOLT-UGZ-WL-DBL	2" DIAMETER WALL MOUNTED DOWN LIGHT, BLACK FINISH	LED 4000K	1	10558	1	92
	W2	3	MODERN FORMS	WS-W520	20" HIGH WALL MOUNTED EXTERIOR LIGHT, BLACK FINISH	LED 3000K	1	551	1	17



6
FIXTURE TYPE "B1"
N.T.S.



11
FIXTURE TYPE "C1"
N.T.S.



7
FIXTURE TYPE "PL1"/"PL2"
N.T.S.



12
FIXTURE TYPE "SL"
N.T.S.



8
FIXTURE TYPE "W1"
N.T.S.



13
FIXTURE TYPE "UP"
N.T.S.

Exhibit B:

Design Review Committee Conceptual Review Follow Up Letter.



PLANNING & BUILDING DEPARTMENT

December 12, 2024

HH Land Strategies
Hal Hutchinson
PO Box 1902
Wilson, WY 83014

RE: P24-180 Conceptual Design Review
460 E Broadway Ave. (Hitching Post)

SENT VIA EMAIL

Dear applicant,

This letter is to confirm that on December 11, 2024, the Design Review Committee (DRC) reviewed the proposed conceptual design for the Hitching Post ARU structure at 460 E Broadway Ave and gave the following feedback for design team consideration prior to final DRC review:

- Consider design alternatives to create better cohesion between gabled and flat roof elements. The asymmetry of roof angles may require additional study.
- The committee felt the eastern façade versus remaining facades read as different projects.
- Consider design alternatives at northwest corner of the structure, such as incorporating a third story setback, to help reduce real or perceived massing from the pedestrian level and street façade.
- Continue study of the northeast “porch” feature, particularly the interaction between gabled roof of porch and flat element of upper story.

In general, DRC was supportive of the existing design in terms of overall site design, landscaping, courtyards, engaging entrances, and general livability of floor plans. The committee specifically appreciated the overall choice and quality of materials and expressed hope that material quality does not diminish as the project progresses.

Should you have any questions or need additional information, please contact me at 307-734-3493 or by email at kpage@jacksonwy.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Katelyn S. Page". The signature is fluid and cursive, with a long horizontal stroke at the end.

Katelyn S. Page, AICP
Associate Planner

Exhibit C:

Shared Parking and Access Agreement

SHARED PARKING AND ACCESS EASEMENT AGREEMENT

THIS SHARED PARKING AND ACCESS EASEMENT AGREEMENT (this “Agreement”) is made as of this ____ day of January, 2025 (“Effective Date”), by and between **Teton County Hospital District d/b/a St. John’s Health**, acting in its capacity as owner of Burdened Parcel (defined below) (“Grantor”), and **Teton County Hospital District d/b/a St. John’s Health**, acting in its capacity as owner of Benefitted Parcel (defined below) (“Grantee”). Grantor and Grantee, each as and when acting in such capacity, are herein individually referred to as a “Party” and are collectively referred to as the “Parties.”

RECITALS

WHEREAS, Grantor owns the parcel of land and parking improvements commonly identified as 30 Redmond Street in the Town of Jackson, Teton County, Wyoming, as legally described on Exhibit A attached hereto (the “Burdened Parcel”);

WHEREAS, Grantee owns the parcel of land and employee housing improvements commonly identified as the Hitching Post, located at 460 East Broadway Avenue in the Town of Jackson, Teton County, Wyoming, as legally described on Exhibit B attached hereto (the “Benefitted Parcel”);

WHEREAS, Grantor wishes to grant, and Grantee wishes to receive and accept, easements for shared parking and vehicular and pedestrian ingress and egress over, upon and across certain portions of the Burdened Parcel for the benefit of the Benefitted Parcel, all as more fully set forth below; and

WHEREAS, the Parties wish to enter into certain agreements regarding such easements.

NOW, THEREFORE, for and in consideration of the covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereby agree as follows:

1. Access and Parking Easements over Burdened Parcel.

(a) Grantor hereby grants unto Grantee, as easements appurtenant to the Benefitted Parcel, non-exclusive, irrevocable and perpetual easements for (i) vehicular and pedestrian access by the Grantee Related Parties (as defined below) upon, over and across the surface of that portion of the Burdened Parcel that is designated from time to time by Grantor for use as driveways, walkways and similar accessways (such areas, the “Access Easement Area”); and (ii) the parking of motor vehicles by Grantee, Grantee’s tenants and their respective agents, employees, contractors, invitees and guests (collectively, the “Grantee Related Parties”) upon, over and across the surface of that portion of the Burdened Parcel that is designated by Grantor for parking purposes and identified by shading on Exhibit C attached hereto (such area, the “Parking Easement Area;” the Access Easement Area and the Parking Easement Area are herein collectively referred to as the “Easement Areas”). Grantee specifically acknowledges and agrees with respect to the Easement Areas as follows: (W) its rights with respect to the Parking

Easement Area are limited to the nonexclusive use of the thirty-one (31) parking spaces within the Parking Easement Area depicted by shading on Exhibit C; (X) Grantor reserves the right to continue to utilize all easements of record encumbering the Easement Areas, Grantee hereby acknowledging that Grantor has not elected to cause such easement rights of record enjoyed by Grantor to merge into Grantor's title to the Burdened Parcel; (Y) Grantee shall not obstruct Grantor's access to or interfere with Grantor's use of the Easement Areas; and (Z) at no time shall Grantee or Grantor place any signs on any part of the Easement Areas indicating that any specific parking spaces are for the exclusive use and benefit of Grantee or the Grantee Related Parties or Grantor, its tenants, agents, employees, invitees and guests (any such signage shall provide that the Easement Areas are for the use of Grantor and Grantee, jointly). *[In addition to the foregoing, Grantee covenants and agrees that, without the prior written consent of Grantor, which consent shall not be unreasonably withheld, conditioned or delayed, Grantee shall not change the use of the Benefitted Parcel to any use that is not permitted under the Land Development Regulations (the "LDRs") of the Town of Jackson (the "Town"), in effect from time to time, or increase or change the nature or the intensity of the use of the Benefitted Parcel in any manner that increases the number of off-street parking spaces that are required to be provided under the LDRs to serve the Benefitted Parcel beyond the sum of the parking spaces located on the Benefitted Parcel and the thirty-one (31) parking spaces provided for in the Parking Easement Area.]*

(b) Grantor shall repair, maintain and replace the surface of the Easement Areas as and when Grantor deems necessary, the reasonable costs of which shall be referred to herein as the "Maintenance Costs." The Easement Areas shall in all events be operated and maintained by Grantor in compliance with all applicable governmental laws, rules, regulations, orders and ordinances. The aforesaid maintenance and repair obligation shall include, but not be limited to, the following: (i) maintaining all paved surfaces and curbs in a smooth and evenly covered condition, (ii) periodically removing all papers, debris, refuse, ice and snow, to the extent necessary to keep the Easement Areas in a clean, safe and orderly condition, (iii) restriping the parking lot and drive areas of the Easement Areas as necessary, and (iv) maintaining, cleaning and replacing Easement Areas lighting facilities. Grantee shall be responsible for **sixty-nine percent (69%)** of the Maintenance Costs (based upon the proportion of Grantee's 31 parking spaces and a total of **forty-five** parking spaces), and Grantor shall be responsible **thirty-one percent (31%)** of the Maintenance Costs. After incurring Maintenance Costs, Grantor shall provide Grantee with a detailed statement that sets forth: (Y) the amount due and owing from Grantee; and (Z) reasonable evidence substantiating the amount of Maintenance Costs incurred. Grantee, within 30 days of receiving such statement, shall reimburse Grantor for the amount set forth therein. If Grantee fails to make such reimbursement within the 30-day period, the amount due and owing from Grantee shall bear interest until paid at a per annum rate of interest equal to the "prime rate" of interest announced from time to time by the Bank of Jackson Hole at its principal place of business in the Town of Jackson, Wyoming (or its successors or assigns), plus two percent (2%) per annum (not to exceed the maximum rate of interest allowed by law) (such interest rate, the "Default Rate").

(c) Grantor agrees that thirty-one (31) of the parking spaces located on and within the Parking Easement Area may be used to satisfy the requirements of all applicable zoning laws, codes and ordinances for the Benefitted Parcel, and Grantor agrees to execute and deliver such

further documents and instruments confirming and implementing the foregoing agreement as Grantee may from time to time reasonably request as long as such further document or instrument is consistent with provisions of this Agreement. The easements granted by this Agreement are meant to help satisfy Town parking requirements for Benefitted Parcel and are granted for that purpose despite the unity of ownership that currently exists between Grantor and the Benefitted Parcel.

2. **Remedies and Enforcement.**

(a) **Self-Help.** In addition to all other remedies available at law or in equity, upon the failure of a Party (such Party, a “Defaulting Party”) to cure a breach of this Agreement within 30 days following written notice thereof by the other Party (such Party, the “Non-Defaulting Party”), the Non-Defaulting Party shall have the right to perform such obligation contained in this Agreement on behalf of such Defaulting Party and to be reimbursed by such Defaulting Party upon demand for the reasonable costs thereof together, or the appropriate portion thereof, with interest until paid calculated at a per annum rate equal to the Default Rate, *provided, however,* that with respect to any breach the nature of which cannot reasonably be cured within such 30-day period, the Non-Defaulting Party shall not be entitled to the foregoing remedy if the Defaulting Party commences cure within such 30-day period and thereafter diligently prosecutes such cure to completion. Without limitation of the foregoing, in the case of any breach of this Agreement or threat thereof involving an emergency situation that, if not corrected, would or might reasonably be likely to result in damage to property or would or might reasonably be likely to materially impair the conduct of business in a reasonable manner on the Non-Defaulting Party’s property, any Non-Defaulting Party shall not be obligated to wait for the expiration of the above-referenced cure period before acting under this subsection (a) and may, but shall not be obligated to, act immediately under this subsection (a).

(b) **Remedies Cumulative.** The remedies specified herein shall be cumulative and in addition to all other remedies permitted at law or in equity.

(c) **Prevailing Party.** In the event of any litigation between the Parties hereto on account of any default under, or dispute relating to, this Agreement, the prevailing Party in any such litigation shall be entitled to recover from the non-prevailing Party the reasonable amount of all attorneys’ fees and expenses incurred by the prevailing Party in connection with such litigation or dispute.

3. **Prohibition on Encumbrances/Further Grants.** Grantee shall not create, effect, contract for, commit or consent to, suffer or permit any lien, mortgage, security interest or other encumbrance of the Easement Areas or any part thereof, *provided however,* that in connection with the granting of a mortgage of Grantee’s fee interest in the Benefitted Parcel, Grantee may grant a mortgage on its limited easement rights granted herein (but in no event upon fee title to the Burdened Parcel). Grantee shall not grant or extend to any third party, or contract or commit to grant or extend to any third party, the right to use the Easement Areas or any part thereof except for the Grantee Related Parties.

4. **[Town’s Rights of Enforcement.]**

(a) **Enforcement.** Grantor and Grantee recognize and agree that the Town has a valid interest in ensuring that the restrictions, covenants, easements, and agreements set forth in this Agreement are properly performed and, therefore, the Parties grant the Town the right to enforce such restrictions, covenants, easements and agreements by a proceeding at law or in equity against any person or persons violating or attempting to violate any restriction, covenant, or agreement contained in this Agreement, either to restrain a violation, to compel affirmative action, to recover damages, and as to the land described in this Agreement, to enforce any lien created by the provisions of this Agreement.

(b) **Exercise of Town Rights; Waiver.** The Town is not required to exercise the rights granted in this Agreement, except as it shall determine to be in its best interest. Failure by the Town to exercise any right herein granted shall not be construed as a waiver of that right or any other right. Nothing in this Agreement shall be deemed or construed to constitute a dedication of any property to the Town.]

5. **Covenants Running with the Land.** All provisions of this Agreement, including the benefits and burdens set forth herein, shall run with title to the Benefitted Parcel and the Burdened Parcel, respectively, and are binding upon and shall inure to the benefit of the Parties and their respective successors and assigns, as owners of the Benefitted Parcel and the Burdened Parcel.

6. **Interpretation.** The rule of strict construction does not apply to the grants herein. The grants herein shall be given a reasonable construction to carry out the intention of the Parties to confer a commercially usable right of enjoyment in favor of Grantee and the Grantee Related Parties.

7. **Notices.** All notices and other communications given pursuant to this Agreement shall be in writing and shall be deemed properly served if delivered in person to the Party to whom it is addressed or two days after deposit in the U.S. mail if sent postage prepaid by U.S. registered or certified mail, return receipt requested, addressed as follows:

(a) If to Grantor: Teton County Hospital District
P.O. Box 428
Jackson, WY 83001
Attention: Sean Ryan
Telephone: 307-739-7410
Fax: 307-739-7238

(b) If to Grantee: Teton County Hospital District
P.O. Box 428
Jackson, WY 83001
Attention: Sean Ryan
Telephone: 307-739-7410
Fax: 307-739-7238

Either Party may change the name of the person or address to which notices and other communications are to be given by so notifying the other Party. Notices or demands from either Party may be given by that Party or any of their agents.

8. **Exhibits.** All exhibits are incorporated herein by reference as if the same were fully set forth herein.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have executed this Agreement as of the day and year first above written.

GRANTOR:

Teton County Hospital District d/b/a St. John's Health,
acting in its capacity as owner of Burdened Parcel

By: _____
Its: _____
Date: _____

GRANTEE:

Teton County Hospital District d/b/a St. John's Health,
acting in its capacity as owner of Benefitted Parcel

By: _____
Its: _____
Date: _____

STATE OF WYOMING)
)
COUNTY OF TETON) SS.

I, _____, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____, _____, _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Hospital District for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this day of , 2025.

Notary Public

My Commission expires:_____

STATE OF WYOMING)
)
COUNTY OF TETON) SS.

I, _____, a Notary Public in and for said County, in the State of _____, DO HEREBY CERTIFY that _____, _____, _____ of _____, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such _____, appeared before me this day in person and acknowledged that he/she signed and delivered said instrument as his/her own free and voluntary act, and as the free and voluntary act of said Hospital District for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this day of , 2025.

Notary Public

My Commission expires:_____

EXHIBIT A

Legal Description of Burdened Parcel

Lots 6 and 7 of the 2nd Redmond Plat, Teton County, Wyoming, according to that plat recorded in the Office of Teton County Clerk on July 15, 1937 as Plat No. 122.

EXHIBIT B

Legal Description of Benefitted Parcel

A parcel of land in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian, Teton County, Wyoming, being a portion of that parcel of record in the Office of the Teton County Clerk in Book 6 of Deeds, Page 404, and being more particularly described as follows:

Beginning at a point on the southerly right-of-way of Broadway in the Town of Jackson which point lies S0°21'26"E, 30.02 feet from the 1/4 corner common to Sections 27 and 34 of said Township and Range and is the northeast corner of said parcel in Book 6 of Deeds; thence along the easterly boundary of said record parcel in Book 6 of Deeds, S0°14'17", 369.61 feet to a point; thence S89°51'28"W, 199.22 feet to a point on the easterly boundary of that record parcel in Book 3 of Deeds, Page 450; thence along said easterly boundary N0°8'20"E, 364.73 feet to a point on the southerly right-of-way of Broadway; thence along said right-of-way N88°26'6"E, 196.87 feet to the point of beginning.

PIN Number: 22-41-16-34-2-00-001

EXHIBIT C

Depiction of Easement Areas

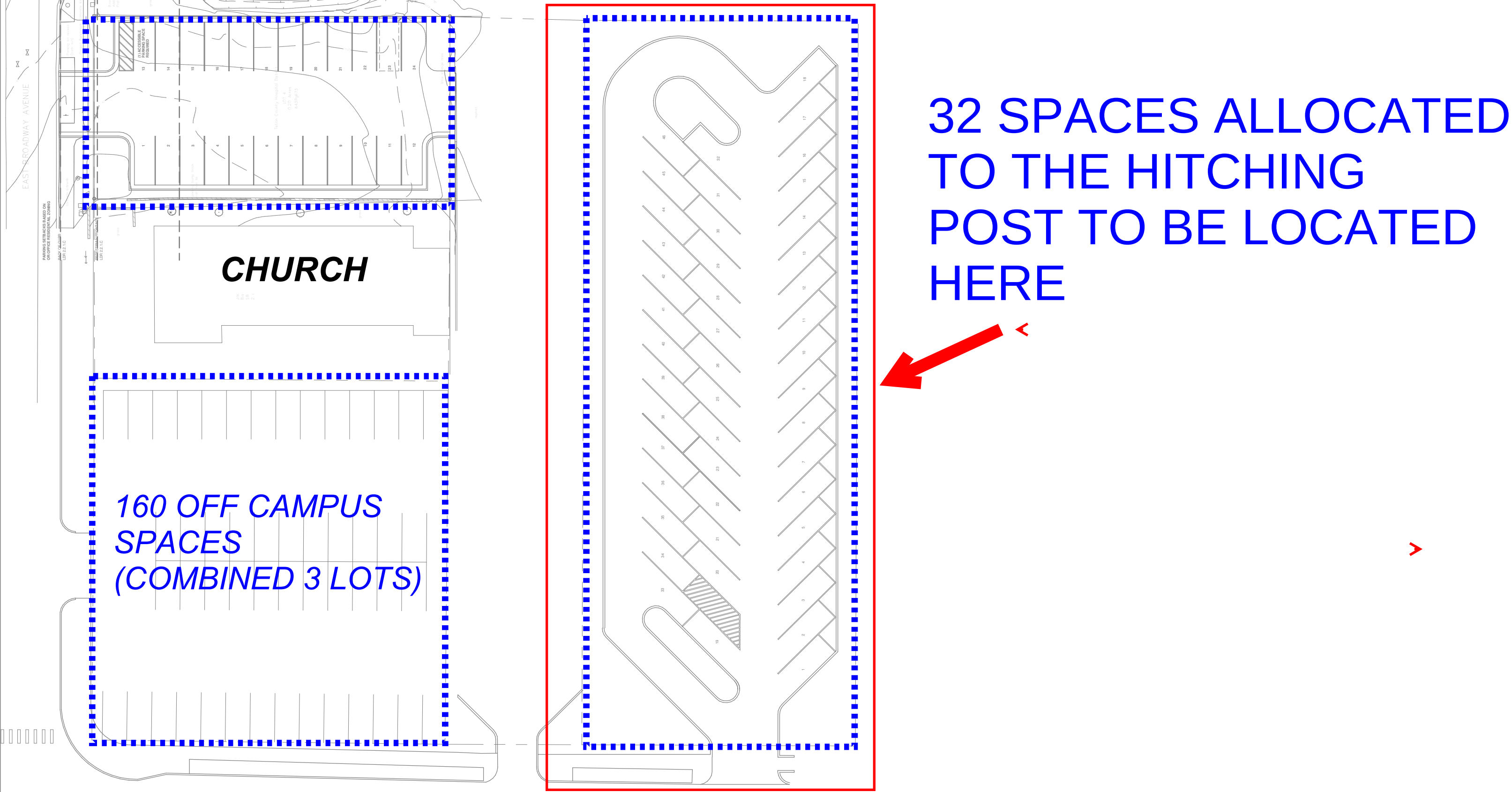
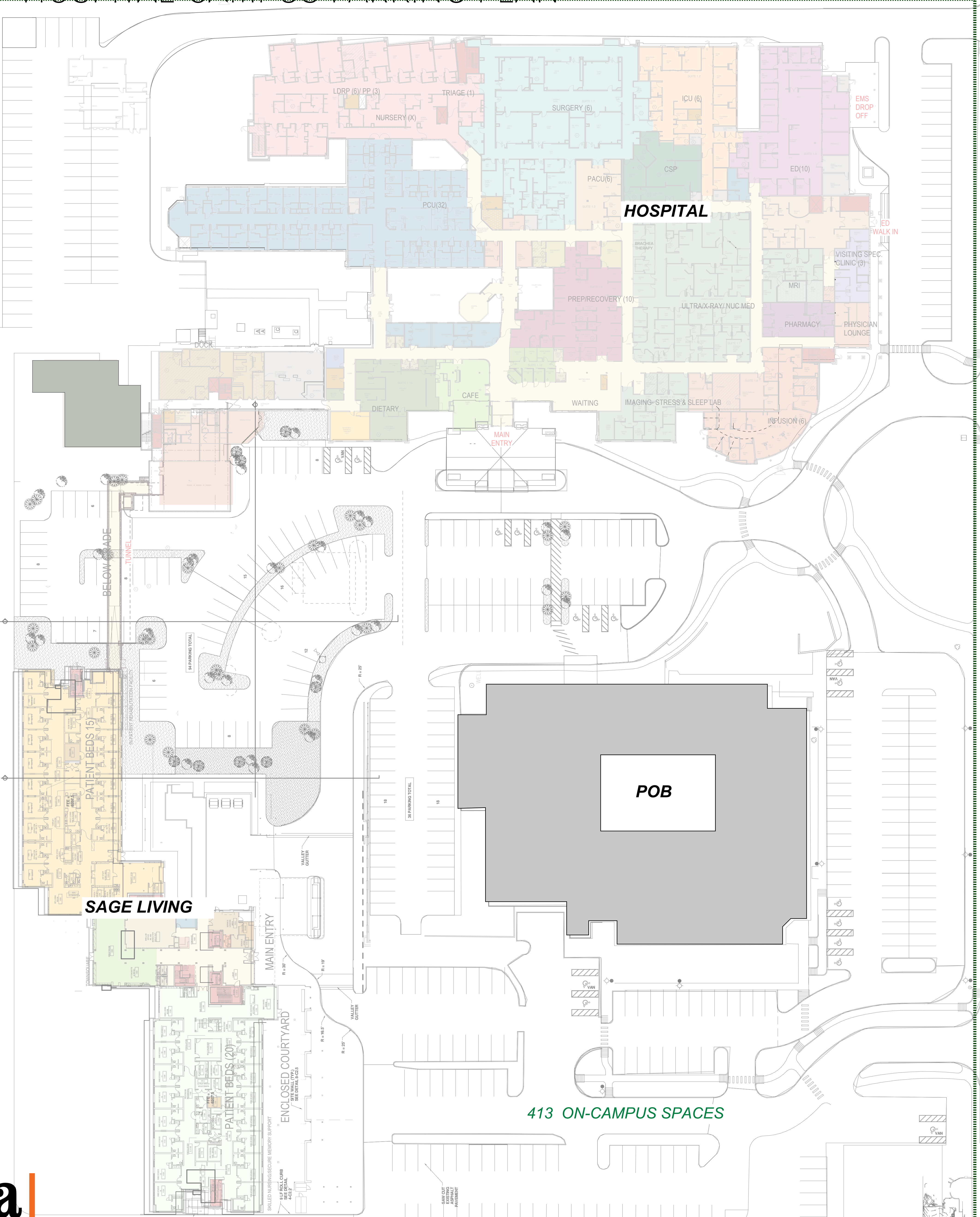


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Exhibit D:

Hospital Campus Parking Plan

HOSPITAL CAMPUS PARKING PLAN



CAMPUS PARKING SUMMARY (EXISTING & PROPOSED PROJECTS)

PHASE	MASTERPLAN- PROPOSED PROJECTS (EACH PROJECT IS CUMILATIVE)	Existing Parking Count (Hospital)	Existing Parking Count (Sage)	Displaced Parking	Added Parking	Actual Parking Count	Change in Code Required Spaces	Code Required Parking (3.3/1000 gsf POB, 4 per bed)+ 60 for Sage	Code Required Surplus (Deficit)
EXIST.	Existing Condition	477	96	0	0	573	0	463	110
PRE 1A	Hitching Post (70 units)- Off Campus	477	96	0	0	573	32	495	78
1A	Oncology Expansion, Cardiopulmonary relocation, Med-Staff lounge relocation, Chapel relocation, GI/Endo Expansion (7,500 new sf)	477	96	0	0	573	25	520	53

48 PRIMARY CARE/ ACUTE
16 INPAT REHAB
16 MEMORY CARE
40 SKILLED NURSING
54,000 DGSF POB

413 PARKING SPACES ON CAMPUS + 160 OFF CAMPUS (CHURCH LOTS)= 573 SPACES

Exhibit E:

Construction Management Plan

February 14, 2025

Construction Management Plan: The Hitching Post

Project Scope:

The Hitching Post will be a type 5 structure multi-family project consisting of 72 units. The total gross square footage for this project will be 96,089 sf. The building will include common areas for circulation, a shared amenity area, management lobby/office and storage at subterranean basement. The design includes repeating unit floor plans with three levels of living area(s) and common stairs and elevators. The structure will include tuck-under parking and snowmelt for the entirety of the paved parking lot. 72 parking spaces will be provided with 4 of those accommodating ADA access. Public utilities will include domestic water tie in, sanitary sewer tie in, and storm sewer tie-in. Electricity will be brought to the site and coordinated with Lower Valley Energy and the Town of Jackson as necessary. The estimated start of construction activities is July 1st, 2025, upon approved building permit. The total approximate project duration is 24 months, finishing up in approximately June 2027.

Phase 1- Demolition:

The existing site has a total of 17 cabins of varying sizes and dates of installation at the site that are slated for demolition and removal. We will be following best practices for material sorting and recycling. We propose chipping of organics and approximate 165,000 lbs of local offsite composting. We also propose grinding other materials to reduce truck trips and accommodate higher waste to recycling diversion, approximating 95,000 lbs of metals recovery that would otherwise go directly to landfill. The site will have two entrances that will allow a uni-directional flow of traffic and keep all trucks and equipment working together efficiently.

Phase 2- Construction:

Public Impact:

Shaw will coordinate with the Town of Jackson (TOJ) to identify the properties and businesses most impacted by the construction to create an email contact list, to provide information as the project schedule and work. This list is attached at the end of this submission and includes the TOJ Engineering Division. Shaw 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. The owner and Shaw acknowledge 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 will encroach on the R.O.W. of the surrounding streets. Activities that affect the Town of Jackson include domestic water tie in and the storm system connection, but impact on the neighbors should be minimal if any. During said activities, the best practice traffic control practices will be implanted including a well-defined drive aisle, signage, clearly fenced/screened property boundaries, well-marked and gated

entrance, and personnel for the direction and control of traffic flow. No sidewalk exists on the property front. Pedestrian traffic will be re-routed to the opposite side of the street until a new sidewalk is installed as part of the completed project.

All necessary permits will be obtained prior to any closures including a traffic control plan.

If any intermittent adjacent sidewalk closures are required, they will be coordinated with neighboring property owners. Please note that public safety will be best served by temporarily rerouting all pedestrians to the sidewalk on the North side of E. Broadway Ave. The reasons for this are as follows:

- 1) There is no pedestrian sidewalk existing or available along the site currently
- 2) The North sidewalk of E. Broadway Av. is not impacted by construction.
- 3) Public Safety is paramount therefore not allowing any pedestrian crossing in front of construction entrance/exit would be the safer choice. The Town has the authority to require modifications to the Construction Management Plan.

Construction Parking:

The contractor shall implement a clear and self-enforcing construction parking plan that does not use or encumber downtown on street and/or public parking lot parking spaces. This plan specifies that employee or contractor parking within time restricted parking zones, the Home Ranch, East Delony, Miller Park and/or the Parking Garage lots are not allowed. The Contractor will encourage carpooling and bus riding, and when possible, provide shuttles to/from the project. The site plan as designed will allow for all construction parking, deliveries and staging to the site alone. The size of the site gives ample room for any parking required for all onsite construction personnel.

Site Logistics, General Staging Plan:

A site logistics and general staging plan are attached to this document. Throughout the entirety of the project staging and parking will be strictly maintained within the project boundary, no offsite yard needs are foreseen for this project, with the site providing ample space for parking along with construction staging. The construction lot will contain the job office trailer, dumpsters, concrete washout, recycling, temporary toilets, and an area designated for snow storage / haul off based on the master site plan.

The project site will have a perimeter site construction fence with a silt fence along the inner downhill margin as part of the erosion control BMP's. Worker and vehicle access is minimized to one access point along E Broadway Ave to minimize disturbance for the businesses and residences. The vehicle entrance gates will include vehicle tracking control pads as needed and a skid steer will remain on site to maintain clean roads utilizing bucket and sweeper attachments. Throughout all stages, trucks arriving or leaving the site will have access to utilize the town truck route. A map to the site, delivery and parking

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



instructions will be provided to subcontractors and vendors at the beginning of the project and additionally as needed.

Construction work hours, unless by special exception, will be Monday-Friday 7AM-7PM and 8AM-5PM during weekends and holidays.

During construction, up to two small mobile cranes will be utilized so that both sections of the building can be built concurrently. The cranes will not encroach on any PROW and will be installed interior to the site itself. Cranes will include hardwired electric lighting at their highest point.

Parking, Street, and Alley Encroachments:

It is not anticipated that site logistics will require long term portions of the adjacent street travel lanes to be occupied by construction equipment or staging at different times during the project. The attached Staging Plan shows no areas to be occupied on a continuous basis. Areas to access in street utilities are anticipated on an intermittent basis. Those areas shall incorporate trench boxes where possible and appropriate barriers and directional devices to maintain two directional flows of traffic. The closure of parking to the north side of Broadway may be necessary to achieve two directional traffic through these utility tie ins. Public data shows much of the private gas, power, and communication utilities on the projects side of the ROW.

Shaw will coordinate with Town officials and adjacent property owners to minimize the impact of these encroachment activities and to assure all Town rules and permitting procedures are properly followed. The intermittent encroachments for Utility improvements along the surrounding streets will be necessary during construction activities. All necessary permits will be obtained prior to any closures, including a traffic control plan. Site barriers shall not interfere with Town snow removal. Contractor shall be responsible for all snow removal from along the barrier after each time the town plows. Fence shall be held at back of curb to allow and segregate material and man lifts from public. Public safety will be held paramount during overhead crane and concrete pumping activities.

Performance Bonds and Guarantees:

All required bonds, guarantees, and warranty to be provided by Owner at prior to permit release. Town to notify Owner of required amounts.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



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 stormwaters of the site will be managed in accordance with TOJ standards & will not affect TOJ stormwater systems. During any rain event, storm water monitoring and reporting will be recorded. A stabilized entrance with tracking control mats will be installed and maintained at the vehicle access point. Concrete washout location clearly defined and accessible. Temporary toilets will be properly bedded and staked. Gas, diesel, and oils will be stored in proper containment vessels. Spoils piles will be covered and staked. Final measures will be reviewed with the building or grading permit.

Snow Removal:

Snow removal within the property will be collected and relocated to appropriate offsite locations. Any snow that accumulates along property margins will be removed after city plows have been through and the snow has accumulated enough to restrict access. Shaw will have the snow removed each time the Town plows. Site barriers shall not interfere with Town snow removal.

Cranes:

Crane location(s) are included with the attached site plans documents. Cranes will not be permitted to perform any picks adjacent to areas open to the public, unless they are within a fenced construction zone. Cranes will be operated by a certified operator and will follow all industry and OSHA standards.

Shaw Wyoming
460 South Cache
Jackson, WY 83001
TEL: 303-733-8401



Neighborhood Contact List

<u>Business / Owner Name</u>	<u>Address</u>	<u>Phone</u>	<u>Email</u>
Town of Jackson			townengineering@jacksonwy.gov
CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS	420 East Broadway Ave		
Jackson House LLC	520 E Broadway Ave		
Full Send Properties LLC	523 No Name Alley St		
Viking LLC	524 No Name Alley St		
STOLTZFUS, CLARENCE & RODICA	525 No Name Alley St		
FURMAN, L. ANNETTE IRREVOCABLE TRUST	526 No Name Alley St		
TOLLISON, SARAH	527 No Name Alley St		
BARRY, MICHAEL G. & MAUREEN C	518 E PEARL AVENUE		
LIVEZEY, REBECCA N	516 E PEARL AVENUE		
BIGHORN RIVER CO., LLC	514 E PEARL AVENUE		
KIM-MILLER, MATTHEW W. & MINDY J.	512 E PEARL AVENUE,		
MARLOW, BRUCE	510 E PEARL AVENUE		

P25-041 Referral Comments

BUILDING DEPARTMENT COMMENTS

Structures must meet the most current adopted building codes adopted by the Town of Jackson at the time of permitting.

PATHWAYS DEPARTMENT COMMENTS

The pedestrian sidewalk needs to extend across the driveway to the east end of the property. It shall be constructed as a continuous sidewalk with no change in elevation from the legs on either side of the driveway. Any vertical change from the street elevation to the sidewalk elevation should be restricted to the driveway apron in the buffer space between the sidewalk and street. Concrete sidewalk surfaces and texture shall continue uninterrupted across the entire access driveway. Staff can provide additional guidance and design details for this if needed.

Bike parking racks shall comply with Town of Jackson standard details.

The future streetscape along East Broadway is slated to include a protected bike lane between the sidewalk and the street. Any landscaping or other improvements between the proposed sidewalk and the curb may be impacted by future construction of these improvements. There will need to be a sidewalk and bike lane easement granted to the Town for the area from the south edge of the proposed sidewalk to the north property line and continuing straight to the east and west property boundaries to allow for the sidewalk to continue straight in the event of a future realignment.

Wheelstops in the parking spaces adjacent to any pedestrian walkway shall be placed far enough away from the curb (a minimum of 3) so that longer vehicles do not overhang the walkway.

FIRE DEPARTMENT COMMENTS

Comments from P24-188 apply in addition to the following.

1. Fire flow for construction type V-A shall meet the requirements of the IFC, Table B105.1(2) of gallons per minute and flow duration based on square footage.
 2. Provide specifications on elevator as it will have an impact on fire protection requirements.
 3. A construction permit shall be required from the fire department for the install of stationary electrical energy storage systems (ESS). Construction documents shall be submitted for review and approval prior to permit being issued. Installation of an ESS shall be listed in accordance with UL 9540 and meet the requirements of the IFC, Section 1207 as applicable.
 4. Confirm angle of approach for fire apparatus/emergency vehicles is adequate where tuck under parking is adjacent to fire apparatus turnaround. Length of turnaround states 60'0" - confirm the width of turnaround.
-

ENGINEERING DEPARTMENT COMMENTS

Development Plan APPROVED with Conditions

P25-041

ADDRESS: 460 E Broadway

OWNER: Teton County Hospital District

APPLICANT: HH Land Strategies, LLC Hal Hutchinson

Jeff Silliman, 733-3079

The engineering division has reviewed your application for a Development Plan submitted on and with application materials as dated above.

*The following comments are being provided for use in preparation of future applications.

CONDITIONS OF APPROVAL

1. The proposed plan is in substantial conformance with the LDRs and Town Standards. For future approvals, the plan must be revised to complete conformance with the LDRs and Town Standards. The following comments are being provided to note specific areas of the plan that need to be addressed but do not relieve the applicant from compliance with regulations and standards not noted.

2. PROJECT SPECIFIC COMMENTS

- 1) Based on the information provided, this is not the appropriate place for a mid-block pedestrian crossing. The Town would consider carrying an attached-style sidewalk further east to No-Name St. to place the projects crosswalk at the west side of Broadway/No Name intersection. If the sidewalk is located on private property, grant an easement to the Town.
- 2) Provide the hydraulic analysis to demonstrate adequate supply to two hydrants off of the one service.
- 3) Include ADA tiles at both sides of the driveway entrance on the sidewalk if including a stop sign.
- 4) Coordinate with Town staff on the appropriate frontage.
 - a. Clarify whether existing conifers are to remain. Note they may conflict with current WUI regulations.
 - b. Show sidewalk crossing driveway entrance as elevated to prioritize pedestrians.
 - c. Sidewalk is currently shown terminating at a wooden deck mid-block. Remove deck and continue sidewalk east.
- 5) Show sizes of proposed sewer, water and storm utilities on plans.
- 6) Plans call out existing 8 Clay Water Main and point to stm. Review and revise accordingly.
- 7) Landscaping in the right of way should be grass or a standard street frontage.
- 8) Provide drawings to scale, C3.20 did not scale correctly in PDF.

LAND DEVELOPMENT REGULATIONS

5.7.4 - Stormwater Management Standards Provide treatment prior to discharge from private property.

5.7.4.B -Include stormwater calcs for sizing of stormwater infiltration units. Stormwater calcs required for commercial post-development control using Rational Method for peak flow rates, Modified Rational Method for volumetric requirements for drainage areas less than 10 acres.

7.2.2.A.1 Provide a striping and signage plan, including the public way.

7.6.3 - Streets Alleys and Easements: Provide a plan showing all proposed easements. Show compliance with the standards for sight obstructions and general standards .

7.6.4.2 - 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.

7.6.4.3 - 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.

7.7 REQUIRED UTILITIES

7.7.2 Potable Water Supply:

1. Provide a water supply plan and estimated average day, maximum day, and maximum hour, required fire flows, and per capita maximum daily demands. Demands shall be determined by one of the following: Wyoming DEQ Chapter 12 Section 8 (equivalent per capita water use shall be at least 125 gpd and 340 gpd for average and maximum day respectively); Wyoming DEQ Chapter 25 Tables 1 and 2 with consumption and irrigation factored in, metered water supply data from another development where similar water demands have been demonstrated, AWWA M22 method, or other Town Engineer approved source.
2. 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.
3. 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.
4. State whether the water system will be privately or publicly owned. Water services over 2-inch in diameter require engineering design. Water mains larger than 8-inch and or longer than 250 feet require a Wyoming DEQ permit.

7.7.3 Sanitary Sewer System:

1. Provide a sanitary sewer wastewater plan and estimated average day, maximum day, and peak hour for the design of the project, per capita design flows, extraneous flows, and industrial and/or commercial waste volumes. Volumes shall be determined by one of the following: Wyoming DEQ Chapter 25 Tables 1 and 2; metered water supply data from another development where similar water demands have been demonstrated; or other Town Engineer approved source.
2. Provide a sanitary sewer analysis. Identify downstream impacts on existing sewers, lift stations, and treatment facilities.
3. Show compliance with state regulations, construction standards, maximum allowable infiltration, connections for lots of record, provisions for system expansion.
4. State whether the sewer system will be privately or publicly owned.

7.7.4 Irrigation System:

1. Provide an irrigation plan when the system is for the entire development or the system will be owned by the Town. For all systems provide the irrigation water demand, type of backflow preventer, location, and whether irrigation will be metered separately from domestic.

8.3.2 Impact on Public Facilities: 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.

IBC CHAPTER 11 / ADA ACCESSIBILITY

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.

1104.2: At least one accessible route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same site.

1104.5: 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.



MEMORANDUM

To: Andrew Bowen
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Development Plan (P25-041) for 72 ARUs at St. John's Health (460 E Broadway)

Date: April 29, 2025

The applicant is proposing redevelopment of the St. John's Health housing and lodging located at 460 E Broadway (Hitching Post) to build 72 dwelling units.

Affordable Workforce Housing Standards:

Development in the Public/Semi-Public zone is exempt from housing mitigation.

Accessory Residential Unit Use Standards:

In the Town's Public/Semi-Public zone, the only principal residential uses allowed are Dormitory and Group Home. Accessory Residential Units are allowed if they are secondary to another use on the property. The Development Plan application asserts that the proposed 72 ARUs are accessory to the St. John's Health hospital campus. LDR Section 6.1.11.B and the Housing Department Rules & Regulations require ARUs accessory to a non-residential use to be deed restricted as Workforce Rental units. Template restrictions representing the terms of the Housing Department Rules & Regulations are approved intermittently by the Town Council for consistency of application to individual properties. Any variation or exception to the template restriction must be approved by the Town Council. While the complete restriction will be prepared, reviewed, and approved prior to certificate of occupancy on the building requested for development, the applicant has requested that two Workforce Rental restriction elements be reviewed now as they are critical to rental operations of the ARUs and staffing process for St John's Health.

- The Housing Department Rules & Regulations require that households qualifying for Workforce Rentals earn a minimum of 75% of their total income from local businesses. The applicant requests that, rather than 75% of the household income, the metric be adjusted to minimum 75% of the St. John's Health employee income be required to be from local businesses.

- The Housing Department Rules & Regulations require Workforce Rentals to be consistently occupied, with any vacancy more than 60 continuous days constituting a violation. The applicant requests that this rule be waived considering that hospital employment offers paired with housing options may necessitate holding housing units open for greater than 60 days.

The Housing Department recommends that:

1. Households with at least one member working full-time for St. John's Health be exempted from the minimum 75% local income rule. The exception should be considered for St. John's Health as housing will be offered as a benefit of relocation to Jackson for employment, leading to higher likelihood of household partners working remotely for non-local businesses. This development is supported by SPET which was approved by the voting public specifically for St John's Health employee housing.
2. No universal exception to the 60-day maximum vacancy rule. Workforce housing is most effective when consistently occupied. Exceptions to this rule may be requested on a case-by-case basis where timing for hiring of a St John's Health position must be accommodated with prescribed timing of housing availability. Decisions on these requests are made by Housing Manager consistent with the proceed and findings outlined in [Section 8-3 of the Housing Department Rules & Regulations](#).

Please also note that Workforce Rental restrictions require a minimum rental period of 6 months. This restriction term prevents use of the ARUs as short-term lodging for families supporting St. John's Health patients. If this existing use on site is desired to be continued post-redevelopment, a use other than ARU should be considered as part of the Development Plan.

Process & Conditions of Approval:

The following conditions of approval are recommended for inclusion upon approval of this Development Plan:

1. **Required components of livability.** Restricted housing units shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.
 - Prior to applicant's submittal of Building Permit,**
 - ☐ the Livability Standards Questionnaire (<https://www.tetoncountwy.gov/DocumentCenter/View/15860/Livability-Standards-Questionnaire-Interactive>) shall be completed for each unit type and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
 - ☐ a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.
 - ☐ a Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.

Prior to issuance of Certificate of Occupancy,

- ☐ the Housing Department shall inspect the site to ensure restricted units were built to approved Livability Standards.

2. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, dwelling units shall be subject to a deed restriction for Workforce Rental 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. Please contact me with any questions.