Regular Town Council Meeting

July 7, 2025
6:00 PM
Town Council Chambers
Chair: Arne Jorgensen

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

I. ZOOM LINK FOR PUBLIC PARTICIPATION

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

To join, click link or copy it to your browser: https://us02web.zoom.us/j/89108019839?pwd=PxAm0vhY1xbat2QKM86kcXEuWLnnFJ.1

Or join at zoom.com with Webinar ID: **891 0801 9839** and Password: **83001** or by phone: **+1 253 215 8782**

II. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Land Acknowledgement

III. PUBLIC COMMENT

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

IV. CONSENT CALENDAR

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

A. Meeting Minutes

1. June 16, 2025 Special Town Council Meeting
2. June 16, 2025 Regular Town Council Meeting

B. Disbursements

C. Encroachment Agreement at 725 Snow King Dr. (E25-0009) (Brian Lenz)

D. Elk Refuge Sewer District Sewer Connection Request (E25-0109) (Brian Lenz)

E. Encroachment Agreement at 145 E. Broadway Ave. (E25-0112) (Brian Lenz)

F. Resort Hotel Liquor License Fee (Lynsey Lenamond)

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

A. Administration

1. Potential Reconsideration of Vote on Revenue Alternatives Special Election November 4, 2025 (Tyler Sinclair)

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

2. June 16, 2025 Regular Town Council Workshop Minutes (Tyler Sinclair)

B. Contracts

1. Cooperative Agreement between the Town of Jackson and Wyoming Department of Transportation
2. Termination and Vacation of Street and Utility Easement with TCA Industrial Park Association, Inc.
3. Storm Sewer Easement Agreement with Mogul Hospitality Partners - The Loop
4. Release and Full Settlement Agreement with Joseph H. Kudar & Dorothy R. Kudar, and Avail Valley Construction, and Johnson Sand and Gravel Inc.
5. Master Services and Purchasing Agreement and First Amendment to Quote Q-575229-45657.015SR Contract with Axon Enterprise, Inc.
6. Contract between the Town of Jackson and Wyoming Office of Homeland Security (Teton County/Jackson Hole Bomb Squad)
7. Contract between the Town of Jackson and Social Service Organizations

C. Planning & Building

1. Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175) (Tyler Valentine)
2. Sketch Plan and Conditional Use Permit for a 3-story Mixed Use Development at 50 S. Millward (P25-007 and P25-046) (Katelyn Page)

VI. RESOLUTIONS

A. Resolution 25-17: A Resolution for TAP Grant Funding Application for Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements (Brian Schilling)

VII. ORDINANCES

A. Ordinance W: An Ordinance Amending Title 6 to Include Special Malt Beverage Permits (Third Reading, to be designated Ordinance 1440)

B. Ordinance X: An Ordinance Relating to the Public Parking Garage (Third Reading, to be designated Ordinance 1441)

C. Ordinance Y: An Ordinance Granting a Franchise to CenturyLink (Second Reading)

VIII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

IX. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

X. ADJOURN

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

Pledge of Allegiance

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

Land Acknowledgement

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

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

JUNE 16, 2025 **JACKSON, WYOMING**

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

TOWN COUNCIL: Mayor Arne Jorgensen, Devon Viehman, Kevin Regan, and Alyson Spery. Jonathan Schechter joined via Zoom at 8:33 a.m.

STAFF: Lea Colasuonno, Paul Anthony, Tyler Valentine, Susan Scarlata, Brian Lenz, and Riley Hovorka. *Via Zoom*: Tyler Sinclair and Roxanne Robinson.

Sketch Plan for a +/-190,000 sf (habitable) Mixed-use Hotel and Condominium Development Along North Cache (P24-170). Tyler Valentine, Paul Anthony, Charlotte Frei, and Lea Colasuonno made staff comment. Council held discussion with staff. Stefan Fodor, Brad Wagstaff, and Brent Layton commented on behalf of Mogul Capital.

Council recessed at 10:29 a.m. and reconvened at 10:40 a.m.

Discussion continued. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Sketch Plan P24-170 for a new approximately 190,000 sf mixed-use hotel and condominium development within five buildings with underground parking at the subject properties based upon the findings presented in the staff report, the departmental reviews, and subject to the conditions of approval listed below, and as discussed by the Town Council at the meeting.

1. As part of the Development Plan submittal, the applicant shall provide a landscape plan prepared by a Wyoming licensed landscape architect that provides the minimum 11 plant units and demonstrates where the minimum LSR is being provided. Aside from the street trees which are a separate landscape requirement, the applicant shall demonstrate that the majority of the 11 plant units are used around the perimeter of the site to soften and screen the building consistent with the intention of the landscape standards of the LDRs.
2. As part of the Development Plan submittal, a parking management plan shall be provided that finalizes how hotel and residential parking is managed, how spaces are assigned in the garage, which spaces are designed for commercial uses, whether those commercial spaces are strictly for employees or the general public, and includes an option to discuss plan adjustments pertaining to the applicant's onsite parking if it is underutilized. The parking plan should also show the required EVSE-capable and installed spaces per staff's analysis.
3. As part of the Development Plan submittal, the applicant shall provide a draft shared parking agreement ensuring all buildings have sufficient LDR-required parking. In addition, a phasing plan shall be provided that ensures Building A is completed (i.e., Certificate of Occupancy) before Buildings B – E due to the parking distribution described in this staff report.
4. As part of the Development Plan submittal, a final snow storage plan shall be provided that identifies the amount and locations of snow storage relative to the proposed on-site impervious surfaces in addition to identifying areas with snowmelt.
5. As part of the Development Plan submittal, the applicant shall ensure that no portions of the building, including architectural features such as eaves or decks, encroach into the 5' & 10' alley setback and the 5' side setbacks.
6. The applicant shall obtain all necessary permits from WYDEQ related to the benzene plume prior to building permit submittal.
7. Prior to the Development Plan submittal, the applicant shall work with Town staff to ensure that all floor area associated with the 2:1 Bonus qualify according to Division 7.8 - Workforce Housing Incentive Program. In addition, the "exercise" areas associated with Building A shall be removed because they are not permitted uses of the 2:1 Bonus according to LDR Section 7.8.4.B.4
8. Prior to issuance of the first physical development permit, the applicant shall vacate and combine all lots of record on either side of the alley to allow buildings to be built over the property lines.
9. Prior to issuance of the first physical development permit, and at the time of subdivision plat, the applicant shall record an affidavit affecting title against all properties that acknowledges the FAR transfer from the West Site to the East Site and accounts for the remaining commercial FAR, if any, on the East Site. The West Site would have no remaining FAR but may use future

bonuses should they exist and may transfer commercial floor area to the site through the use of the Town's historic preservation program.

10. As part of the Development Plan submittal, the applicant shall provide a final loading plan that clarifies how large deliveries will occur, the direction of trailer truck travel, semi-truck trailer turning movements, how each building will be serviced for deliveries, and dimensions for the loading area.
11. As part of the Development Plan submittal, the applicant shall provide a final geotechnical analysis that includes a comparison of impacts from the previously withdrawn project along with a Remedial Action Plan prepared by a qualified environmental remediation consultant that analyzes impacts and remediation alternatives for both the contaminated soil and groundwater both during and after construction.
12. Prior to Development Plan approval, the Town and Applicant shall reach an initial agreement on the terms and conditions of a Development Agreement that establishes the relative obligations of the Town and Applicant related to the construction and long-term maintenance and operation of the proposed alley improvements. The Development Agreement would be finalized prior to the issuance of the first building permit for the project. Additional agreements, such as separate operations and maintenance agreements and/or easements may also be required with the Development Agreement. As part of the Development Plan, the Applicant and Town shall agree to a Development Agreement that includes, at least, the following terms:
    a. The Developer would be responsible for:
    b. All long-term operations, maintenance, repair, and replacement of the alley improvements.
    c. Rerouting the sewer to Glenwood Street as proposed.
    d. Installing a manhole at the north boundary of the development and assume ownership and responsibility for the sewer line south of the manhole, including replacement if necessary (Town would maintain ownership and operation of the sewer line to the north).
    e. Replacing the sewer north to Perry if necessary.
    f. Removal, relocation and/or abandonment of any town or franchisee utilities from the improved alley.
    g. All snow plowing, snow removal (not to be plowed to Town snow storage areas), sweeping, trash removal, and general upkeep for the entire length of the alley.
    h. Operation and maintenance of the Cache Creek Tube through the property to the extent it remains on the property.
    i. Installing Town-approved regulation signage.
    j. Maintain public access.
    k. In the event that the developer is negligent in their duties, the Town would be allowed to make repairs to the standard they determine and be reimbursed by the developer.

    The Town would be responsible for:
    a. Municipal code enforcement throughout the alley, e.g., parking, franchisees, encroachment permits, etc.
13. As part of the Development Plan submittal, the applicant shall provide final bike parking counts based on final proposed bedroom count and restaurant/bar seating and demonstrate all locations of short-term and long-term bike parking compliant with LDR Section 6.2.2.D. Minimum required short-term and long-term bicycle parking spaces – including required accommodation for larger and alternative bicycles - shall be distributed proportionally between the two sites based on the respective bicycle parking demand per the proposed uses.
14. As part of the Development Plan submittal, the applicant shall provide an updated traffic impact study that includes any mitigation measures to reduce impacts on adjacent streets and intersections and be coordinated with the Transportation Manager.
15. As part of the Development Plan submittal, the applicant shall provide the final housing mitigation estimate for the restaurant, bar, and spa/exercise areas that includes the total number of hotel rooms, floor plans, and all associated floor area tied to each use.
16. As part of the Development Plan review process, the applicant shall continue discussions with Town staff and the Cache Creek Motel on the desired use of the alley as it specifically relates to it functioning as a two-way or one-way alley.
17. As part of the Final Development Plan submittal, the applicant shall provide a monitoring and mitigation plan for any construction dewatering, permanent dewatering, and/or disposal of groundwater. Such plan shall include the required engineering to ensure that dewatering and groundwater disposal will not result in negative impacts to nearby property owners, Flat Creek, or the Town's stormwater or wastewater systems. The plan shall include a maximum allowable discharge rate, treatment necessary to mitigate any pollutants, a monitoring plan, and a plan

for action if metrics show there are any suspected effects on nearby neighboring properties, Flat Creek, or the Town's stormwater or wastewater systems.

18. The required workforce housing square footage generated by the 2:1 bonus on this project may be transferred to the Loop project on South Park Loop Road. Final deed restricted housing square footages for N. Cache and the requisite number of units required to be restricted at the Loop shall be finalized at Development Plan, with 25% of the deed restricted square footage transferred to the Loop being affordable deed restrictions utilizing LDR Section 6.3.4.2. The applicant shall provide a minimum 6 months' notice of termination to all existing tenants in the units at the Loop that will be deed restricted because of the application of this condition. The required deed restrictions shall be recorded against the units at the Loop before the first certificate of occupancy is issued for the N. Cache development.
19. As part of the Development Plan submittal, the applicant shall explore options to increase the mix of uses along the Street and Alley Frontages in order to engage and activate the public realm more fully.

Mayor Jorgensen called for the vote. The vote showed 4-1 with Mayor Jorgensen, Devon Viehman, Kevin Regan, and Alyson Spery in favor and Jonathan Schechter opposed. The motion carried.

Adjourn. A motion was made by Kevin Regan and seconded by Alyson Spery to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 11:03 a.m.

TOWN OF JACKSON

_____
Arne O. Jorgensen, Mayor

ATTEST:

_____
Riley Hovorka, Town Clerk

Minutes: rt. Publish JH News & Guide: June 25, 2025

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

June 16, 2025 **JACKSON, WYOMING**

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

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

STAFF: Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Susan Scarlata, Bruce Abel, Lisa Alverson, Tate Coleman, Kelly Thompson, Brian Lenz, Johnny Ziem, Paul Anthony, Michelle Weber, Susan Scarlata, and Riley Hovorka. *Via Zoom*: Tyler Sinclair.

The Pledge of Allegiance was led by Mayor Jorgensen. The Land Acknowledgement was read by Mayor Jorgensen. Mayor Jorgensen introduced Tate Coleman, Transit Service Planning and Marketing Coordinator, and Lisa Alverson, Reserve Police Officer.

Public Comment. Rick Howe made public comment.

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

A. **Meeting Minutes.** To approve meeting minutes from the May 27, 2025 Special Town Council Meeting and June 2, 2025 Special Town Council Meeting.

B. **Disbursements.** To approve the disbursements as presented. 120WATER $9,469.00; 842-NCPERS GROUP WYOMING $80.00; A & I DISTRIBUTORS $263.95; A43 ARCHITECTURE $13,098.20; ABEL, BRUCE $116.19; ACE HARDWARE $3,097.71; AFLAC $1,647.35; ALDER ENVIRONMENTAL LLC $540.63; AMAZON $1,131.90; BADGER DAYLIGHTING CORP $6,335.53; BLUE COLLAR RESTAURANT GROUP $1,625.82; BLUE SPRUCE CLEANERS,INC $452.22; BOLAND, ANITA $2,263.80; BRIGGS, ERIC L $662.81; BURKHOLDER, SHAWN $2,039.63; CENTURYLINK $91.03; CHAPA STRIPES OF IDAHO $30,600.00; CHARGEPOINT, INC $910.00; CIVICPLUS $4,790.37; COLEMAN, TATE $1,000.00; CONRAD & BISCHOFF INC. $1,698.29; CONTROL SYSTEM TECHNOLOGY, INC. $2,085.00; CONWAY, LARS $2,500.00; CORE & MAIN LP $8,373.06; CUSTOM ELECTRONIC CONSULTANTS INC $51,066.61; DARKTRACE HOLDINGS LIMITED $4,102.00; DAWSON INFRASTRUCTURE SOLUTIONS $5,594.70; DECKER GLASS $559.30; DELCON INC $7,527.66; DELL $82,188.00; DEX IMAGING $597.28; DIRECT AUTOMOTIVE DIST $171.21; DIVISION OF CHILD SUPPORT ENFORCEMENT $509.23; E.R. OFFICE EXPRESS $158.23; ELAN ONE CARD $42,837.04; ENERGY 1 $11,407.27; ENERGY LABORATORIES INC. $882.00; ETNA TRADE PARK LLC $4,062.00; EVANS CONSTRUCTION INC $767.13; EVOLUTION CONSTRUCTION, LLC $17,388.00; FALL RIVER PROPANE $2,081.48; FERGUSON ENTERPRISES, INC $172.88; FIRE SERVICES OF IDAHO $420.00; FOSTER, KYLE $158.64; FREEBURG LAW $2,000.00; GANNETT PEAK SURVEYING, LLC $8,750.00; GILLIG LLC $4,345.87; GRAINGER $215.80; GRAND TARGHEE RESORT $36,829.00; GRANICUS, LLC $24,386.37; GRANITE CREEK VALUATION $6,500.00; GRIFFITH PARTNERSHIP LLC $3,350.00; HARMONY DESIGN, INC $1,687.25; HARRIS, ADAM $4,000.00; HAYES, BRANDY $201.60; HENSLEY, JACKSON $740.00; HIGH COUNTRY LINEN $360.33; HUNT CONSTRUCTION INC $6,392.00; IDAHO STATE TAX COMMISSION $9,360.00; IDEXX DISTRIBUTION, INC. $731.93; INTERSTATE BATTERY $115.95; IPRO TECH, LLC $7,865.00; IVY OUTDOOR SERVICES LLC $19,078.50; JACKSON DOWNTOWNER, LLC $104,017.95; JACKSON GROUP LOCKBOX $3,813.49; JACKSON HOLE CHILDRENS MUSEUM $9,900.00; JACKSON HOLE LAW, PC $3,505.00; JACKSON HOLE NEWS & GUIDE $9,032.25; JACKSON HOLE PUBLIC ART $22,000.00; JACKSON LUMBER INC $703.18; JACKSON PAINT AND GLASS, INC. $5,240.64; JACKSON WHOLE FAMILY HEALTH $380.00; JH20 WATER CONDITIONING & FILTRATION $97.50; JIM'S TROPHY ROOM $14.56; JORGENSEN ASSOCIATES, PC $16,796.82; KEENAN, PETER $2,357.50; KENWORTH SALES COMPANY DEPT #1 $1,155.42; KGB PRODUCTIONS $4,850.00; KJ'S SERVICES INVESTMENTS LLC $2,975.00; LEGACY BUSINESS VENTURES LLC $795.00; LEONARD PETROLEUM EQUIPMENT $1,242.00; LEPCO $2,884.63; LOCAL GOV'T LIABILITY POOL $154,848.00; LOWER VALLEY ENERGY INC $38,798.79; MACY'S SERVICES $3,087.50; METROQUIP INC $878.40; MSC INDUSTRIAL SUPPLY CO $623.50; NAPA AUTO PARTS INC. $1,240.07; NELSON ENGINEERING $2,897.25; NORMONT EQUIPMENT $415.00; PITTS, SAMANTHA $77.83; PORT53 TECHNOLOGIES, INC $4,968.00; PREMIER TRUCK- SALT LAKE CITY $188.52; PRO-WEST & ASSOC., INC $12,500.00; R & A SAFETY LLC $568.00; RAMANATHAN, BRINDA $2,500.00; RICH, SAMUEL $2,417.30; RT1 INC $47.52; JORGENSEN

ASSOCIATES, PC $4,980.00; SCHAEFFER MFG. CO $3,638.80; SCHWARTZ, ANDY $4,583.33; PREMIER TRUCK- SALT LAKE CITY $1,180.50; SHERWIN-WILLIAMS CO. $856.02; SHORT, RANDILYNN $1,500.00; SILVER CREEK SUPPLY $69.32; SILVERSTAR $3,616.93; SIRCHIE ACQUISITION COMPANY, LLC $183.70; SNAKE RIVER MEP COMPLETE, INC $37,595.90; SOSA'S JANITORIAL SERVICE $6,120.00; SPACE EXPLORATION TECHNOLOGIES CORP $165.00; SPRING CREEK ANIMAL HOSPITAL $1,805.46; SPSC POA - SOUTH PARK SERVICES CTR POA $303.82; STANDARD PLUMBING SUPPLY CO. $24.36; START FRESH CLEANING SERVICES LLC $683.00; STONE, KIRK $3,087.00; SUSTAINABLE STRATEGIES DC, LLC $7,500.00; TETON COUNTY CLERK $570,414.66; TETON COUNTY INTEGRATED SOLID WASTE/RECY $631.00; TETON COUNTY PUBLIC HEALTH $200.00; TETON COUNTY PUBLIC WORKS $61,958.90; TETON COUNTY-FUND 10 $81,619.20; TETON COUNTY-FUND 13 $9,862.40; TETON COUNTY-FUND 19 $577.30; TETON MOTORS INC -$1,528.63; TETON TRASH REMOVAL, INC. $114.00; THOMSON WEST $1,209.20; THYSSEN KRUPP ELEVATOR CORP. $5,643.04; T-MOBILE $31.15; TMSC LLC $10,626.24; TRANSPORTATION MANAGEMENT & DESIGN INC $24,106.20; TREFONAS LAW, P.C. $1,253.62; ULINE $2,814.11; UPPER CASE PRINTING INK $825.00; USA BLUE BOOK $2,782.34; WAM $1,040.00; WBC PROPERTIES $2,150.00; WESTWOOD CURTIS $188,320.62; WHITE GLOVE CLEANING, INC. $3,726.97; WILSON, JOHN $2,200.00; WY WORKERS' SAFETY & COMP $33,595.43; WYOCMA $30.00; WYOMING FIRST AID & SAFETY $128.39; WYOMING GARAGE DOOR, LLC $250.00; WYOMING LAW ENFORCEMENT $95.00; WYOMING RETIREMENT SYSTEM $289,675.56; WYOMING.COM INC $5.00; YELLOW IRON WASTE, LLC $2,385.00; ZANE AUKEE LAW, LLC $854.90

C. **May Municipal Court Report.** To accept the May Municipal Court Report into record.

D. **Request for Information for Electric Vehicle Charging Stations.** To approve the release of the RFI for EV charging stations.

E. **Valley Springs Sewer Connection Request (E25-0050).** To approve the BCJ Enterprises LLC. request for sewer collection and treatment services subject to the conditions of approval set forth in this staff report.

F. **Elk Run Thaw Well License Agreement.** To approve the Irrevocable License Agreement, with minor changes by staff.

G. **Employee Leases at West Snow King and Moose St.** To approve the lease agreements for West Snow King and Moose St. housing subject to minor changes by staff including adjustment of the move in date to accommodate employee needs.

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

Town of Jackson Fiscal Year 2026 Budget Public Hearing. Mayor Jorgensen opened the public hearing. Tyler Sinclair made staff comment. Council held discussion with staff. Rick Howe made public comment. Mayor Jorgensen closed the public hearing.

Special Event: Farmer's Market. Michelle Weber made staff comment. Council held discussion with staff. Jenny May Shervin commented on behalf of the event applicant. There was no public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to approve the Jackson Hole Farmer's Market's request to expand onto East Broadway, with the condition that the applicant is responsible for all aspects of jersey barrier setup and removal to ensure attendee safety and adequate infrastructure including water and electricity can be provided to the expanded area. Devon Viehman and Alyson Spery accepted a friendly amendment to add that in conjunction with the Police Department, the Market will report back to the Town Council at the end of the market season to evaluate the effectiveness of the changes made tonight. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Three Development Plans for Lots 53, 57 & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175). Tyler Valentine, Lea Colasuonno, and Paul Anthony made staff comment. Council held discussion with staff. There was no public comment. Adam Janek and SR Mills commented on behalf of the applicant. Jonathan Schechter briefly left the meeting and returned at 7:21 p.m. A motion was made by Alyson Spery and seconded by Devon Viehman to continue Development Plans P24-168, P24-174, and P24-175 with the direction provided at this meeting on June 16, 2025 to the July 7, 2025

Town Council Meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 7:59 p.m. and reconvened at 8:06 p.m.

Resolution 25-12: FY25 Budget Amendment #4. Tyler Sinclair, Michelle Weber, and Lea Colasuonno made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Resolution 25-12 adopting amendments to the fiscal year 2025 budget as presented. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 25-13: FY26 Budget Adoption. Tyler Sinclair made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Resolution 25-13 adopting the Town of Jackson's fiscal year 2026 budget as presented and further direct staff to request the County Assessor assess 0.5 property mills within the Town of Jackson. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 25-14: Fee Schedule. Kelly Thompson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to approve Resolution 25-14, rescinding all previous fee schedules and adopting the Town of Jackson Fee Schedule. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 25-15: FAA Grant for JH Airport. Riley Hovorka and Lea Colasuonno made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to adopt Resolution 25-15, a resolution approving the FAA Grant Agreement for the Construct Deicing Pad and Containment Facility (Phase 2 – Install Utilities and Procure Underground Storage Tanks and Prefabricated Control Buildings) project at the Jackson Hole Airport with the FAA obligation under the grant being $3,311,889. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Resolution 25-16: Dissolution of the Equity Task Force. Susan Scarlata made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to approve Resolution 25-16, a Resolution Repealing Resolution 24-03. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinances. A motion was made by Devon Viehman and seconded by Alyson Spery to read ordinances in short title. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance W. An Ordinance Amending Title 6 to Include Special Malt Beverage Permits.

AN ORDINANCE AMENDING CHAPTER 6.20, APPLICATION FOR LICENSES AND PERMITS, AND CHAPTER 6.50, SPECIAL 24-HOUR PERMITS, OF TITLE 6, LIQUOR LICENSES AND PERMITS, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

There was no public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to approve Ordinance W on second reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance X. An Ordinance Relating to the Public Parking Garage.

AN ORDINANCE AMENDING TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.04, TRAFFIC REGULATIONS—ADOPTION OF UNIFORM ACT, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

Council held discussion. Lea Colasuonno and Charlotte Frei made staff comment. There was no public comment. A motion was made by Devon Viehman and seconded by Kevin Regan to approve Ordinance X on second reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Ordinance Y: An Ordinance Granting a Franchise to CenturyLink.

AN ORDINANCE GRANTING A FRANCHISE TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND PROVIDING AN EFFECTIVE DATE.

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

Lea Colasuonno made staff comment. There was no public comment. Council held discussion. A motion was made by Devon Viehman and seconded by Alyson Spery to approve Ordinance Y, an ordinance granting a franchise to Qwest Corporation dba CenturyLink QC on first reading. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Matters from Mayor and Council. There were no board and commission reports. Council discussed the annual 4th of July firework show at Snow King Resort. Michelle Weber made staff comment. Council discussed protests in Town Square and the apprentice plumber program. A motion was made by Mayor Jorgensen and seconded by Devon Viehman to direct the Town Manager or their designee to draft a brief Scoping Staff Report about apprentice card requirements for high school students to be added to an agenda within 60 days. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Board of Examiners Appointment. There was no public comment. A motion was made by Alyson Spery and seconded by Devon Viehman to appoint Ben Aufderheide to the Board of Examiners for a two-year term, which shall expire July 31, 2027. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Town Manager's Report. Tyler Sinclair made staff comment. The Town Manager's report contained an update on temporary sign permits. A motion was made by Devon Viehman and seconded by Alyson Spery to approve the Town Manager's Report. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Adjourn. A motion was made by Kevin Regan and seconded by Alyson Spery to adjourn. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The meeting adjourned at 9:06 p.m.

TOWN OF JACKSON

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ATTEST: Arne O. Jorgensen, Mayor

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Riley Hovorka, Town Clerk

Minutes: rh. Publish JH News & Guide: June 25, 2025

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
328	842-NCPERS GROUP WYOMIN	842072025	PAYROLL DEDUCTIONS	06/01/2025	80.00	80.00	06/16/2025
Total 328:					80.00	80.00	
51	ACE HARDWARE	894587	HEATER RADIANT	01/07/2025	79.99	.00	
51	ACE HARDWARE	900135	ENGRAVER	03/10/2025	29.99	.00	
51	ACE HARDWARE	908688	TAPE MOUNTING	05/30/2025	60.96	.00	
51	ACE HARDWARE	908702	ACID BRUSHES	05/30/2025	.39	.00	
51	ACE HARDWARE	908727	HEAD LAMP	05/30/2025	51.97	.00	
51	ACE HARDWARE	908751	STOPPER BASIN	05/30/2025	3.49	.00	
51	ACE HARDWARE	908777	TABLE	05/31/2025	129.99	.00	
51	ACE HARDWARE	908782	LEVER FLUSH	05/31/2025	11.99	.00	
51	ACE HARDWARE	908998	CLAMP	06/02/2025	8.98	.00	
51	ACE HARDWARE	909014	KEY SILLCOCK	06/02/2025	5.49	.00	
51	ACE HARDWARE	909083	MATTCK PICK HANDLE AND RA	06/03/2025	64.98	.00	
51	ACE HARDWARE	909108	PARTS	06/03/2025	20.48	.00	
51	ACE HARDWARE	909130	NYLON LOCK NUT	06/03/2025	.86	.00	
51	ACE HARDWARE	909160	IRWIN CLAMP	06/03/2025	41.98	.00	
51	ACE HARDWARE	909360	SEAL AND PINT BRUSH	06/04/2025	94.97	.00	
51	ACE HARDWARE	909389	FILM POLY	06/04/2025	21.99	.00	
51	ACE HARDWARE	909497	SHIM TOILET	06/05/2025	22.98	.00	
51	ACE HARDWARE	909512	MOISUTURE METER LED	06/05/2025	26.99	.00	
51	ACE HARDWARE	909531	CAULKING	06/05/2025	3.68	.00	
51	ACE HARDWARE	909563	LOCK NUTS	06/05/2025	3.87	.00	
51	ACE HARDWARE	909594	PIPE INSLTN	06/06/2025	53.97	.00	
51	ACE HARDWARE	909614	BAR AND CHAIN OIL	06/06/2024	21.99	.00	
51	ACE HARDWARE	909698	LOPPER	06/06/2025	39.99	.00	
51	ACE HARDWARE	909888	BLADE SAW	06/09/2025	35.97	.00	
51	ACE HARDWARE	909924	STIHL LINE	06/09/2025	16.99	.00	
51	ACE HARDWARE	909925	TRIMMER LINE	06/09/2025	49.98	.00	
51	ACE HARDWARE	909957	FLEX TECH	06/09/2025	76.97	.00	
51	ACE HARDWARE	910030	ANCOR PLAST	06/10/2025	8.99	.00	
51	ACE HARDWARE	910048	6X12 PH FL SS SMS	06/10/2025	1.15	.00	
51	ACE HARDWARE	910067	TAPE MOUNTING	06/10/2025	9.99	.00	
51	ACE HARDWARE	910107	PIPE STRAP	06/10/2025	4.95	.00	
51	ACE HARDWARE	910129	PIPE STRAP	06/10/2025	2.97	.00	
51	ACE HARDWARE	910168	CONNECTOR CRIMP	06/11/2025	21.98	.00	
51	ACE HARDWARE	910187	HOLE SAW	06/11/2025	37.97	.00	
51	ACE HARDWARE	910257	ANTI-SEIZE	06/11/2025	31.98	.00	
51	ACE HARDWARE	910280	DUCT SUPUR DRYWALL	06/11/2025	39.98	.00	
51	ACE HARDWARE	910416	PAN SCREWS	06/12/2025	3.78	.00	
51	ACE HARDWARE	910464	CLAMP	06/12/2025	25.48	.00	
51	ACE HARDWARE	910510	MEGAHOOK	06/13/2025	33.97	.00	
51	ACE HARDWARE	910540	GARDEN SPRAYER	06/13/2025	44.98	.00	
51	ACE HARDWARE	910764	BLADES	06/16/2025	104.46	.00	
51	ACE HARDWARE	910851	TEFLON TAPE	06/16/2025	7.16	.00	
51	ACE HARDWARE	910905	PIPE WRENCH	06/17/2025	53.97	.00	
51	ACE HARDWARE	910995	LEVER FLUSH	06/17/2025	11.99	.00	
51	ACE HARDWARE	911023	ROUTER BIT	06/17/2025	39.99	.00	
51	ACE HARDWARE	911288	KEYS	06/19/2025	10.98	.00	
51	ACE HARDWARE	911297	WAX RING	06/19/2025	35.97	.00	
51	ACE HARDWARE	911350	PLUMBERS PUTTY	06/20/2025	28.47	.00	
51	ACE HARDWARE	911360	EPOXY PUTTY	06/20/2025	16.98	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
51	ACE HARDWARE	911394	SCREWS	06/20/2025	7.99	.00	
51	ACE HARDWARE	911409	SHOP TOWELS	06/20/2025	48.97	.00	
51	ACE HARDWARE	911420	BUCKETS	06/20/2025	15.48	.00	
51	ACE HARDWARE	911678	HOSE CLAMPS	06/23/2025	22.95	.00	
Total 51:					1,655.41	.00	
6861	ADVANCED NETWORK MANAG	IN106985	TIME AND MATERIAL	06/25/2025	550.00	.00	
Total 6861:					550.00	.00	
2269	AFLAC	062525	ACCOUNT #y9599	06/25/2025	1,647.35	1,647.35	06/24/2025
Total 2269:					1,647.35	1,647.35	
6900	ALDER ENVIRONMENTAL LLC	4871	SURFACE WATER TESTING	06/25/2025	2,813.45	.00	
Total 6900:					2,813.45	.00	
7688	ALITA INDUSTRIES, INC	39605	ALITA AIR PUMP	06/23/2025	719.22	.00	
Total 7688:					719.22	.00	
5726	AMAZON	176R-NHLW-4	SUPPLIES FOR CAMP POSTCA	05/28/2025	364.68	.00	
5726	AMAZON	1939-X3FF-4W	CREDIT	06/04/2025	28.75-	.00	
5726	AMAZON	1D6X-Q6R9-T	QIKKI STIX NEON PAK	06/25/2025	8.50	.00	
5726	AMAZON	1KYY-TPRH-7	TIE DOWN STRAPS	06/03/2025	117.07	.00	
5726	AMAZON	1NV4-VTRP-M	PRINTER TRAY AND TONER	06/16/2025	2,914.56	.00	
5726	AMAZON	1PGF-736H-4H	CREDIT	05/28/2025	55.99-	.00	
5726	AMAZON	1WFV-RV67-4	SCOTCH TERMAL LAMINATING	06/11/2025	41.85	.00	
Total 5726:					3,361.92	.00	
7642	ANGEL ARMOR	INV14255	SHIPPING	06/20/2025	113.16	.00	
7642	ANGEL ARMOR	INV14255	VESTS	06/20/2025	1,238.00	.00	
7642	ANGEL ARMOR	INV14255	VESTS	06/20/2025	753.00	.00	
7642	ANGEL ARMOR	INV14255	VESTS	06/20/2025	5,889.00	.00	
Total 7642:					7,993.16	.00	
5226	ARMSCOR CARTRIDGE INCOR	2588	9MM 124 GR	05/20/2025	3,300.00	.00	
Total 5226:					3,300.00	.00	
4920	BEST BEST & KRIEGER	1031206	FRANCHISE RENEWAL	06/13/2025	4,492.00	.00	
4920	BEST BEST & KRIEGER	1031206	FRANCHISE RENEWAL	06/13/2025	3,950.00-	.00	
4920	BEST BEST & KRIEGER	1031207	FRANCHISE REWAL CHARTER	06/13/2025	366.00	.00	
Total 4920:					908.00	.00	
4774	BIG R RANCH & HOME	1721134	2 cycle oil	06/12/2025	11.96	.00	
Total 4774:					11.96	.00	
3500	BISON LUMBER	2506-877859	SEAL	06/04/2025	57.20	.00	
3500	BISON LUMBER	2506-878028	WATER ROCK MOISTURE BOA	06/05/2025	26.24	.00	
3500	BISON LUMBER	2506-878191	FRP PANEL	06/09/2025	83.33	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
	Total 3500:				166.77	.00	
6727	BRIGGS, ERIC L	36680	TOOLS	06/05/2025	56.06	.00	
	Total 6727:				56.06	.00	
544	CENTURYLINK	333897059 062	Monthly bill for account 33389705	06/07/2025	2,343.46	.00	
544	CENTURYLINK	334064254 062	ACCOUNT NUMBER 334064254	06/13/2025	66.03	.00	
544	CENTURYLINK	33897059 0625	Monthly bill for account 33389705	06/07/2025	2,343.46	.00	
544	CENTURYLINK	740732770	Monthly 75912352	06/20/2025	231.43	.00	
	Total 544:				4,984.38	.00	
5322	CHARGEPOINT, INC	IN344396	HOME RANCH HEAD REPLACE	06/19/2025	3,620.00	.00	
	Total 5322:				3,620.00	.00	
5967	CITY OF DRIGGS	BBSTART2025	BUS BARN	06/09/2025	3,125.54	.00	
	Total 5967:				3,125.54	.00	
7667	COLEMAN, TATE	062025	TRAVEL EXPENSES	06/20/2025	332.00	.00	
7667	COLEMAN, TATE	062525	REIMBURSEMENT	06/25/2025	18.23	.00	
	Total 7667:				350.23	.00	
7689	COMPUMERIC	012706	TRASH CANS	06/27/2025	78,477.00	.00	
	Total 7689:				78,477.00	.00	
514	CONRAD & BISCHOFF INC.	IN-733278-25	DIESEL AND FUEL	06/10/2025	25,521.92	.00	
514	CONRAD & BISCHOFF INC.	IN-735077-25	DEF BULK	06/11/2025	564.61	.00	
	Total 514:				26,086.53	.00	
4887	CONTROL SYSTEM TECHNOLO	11589	WATER WELL 5	06/09/2025	1,567.50	.00	
4887	CONTROL SYSTEM TECHNOLO	11600	WWTP COTTONWOOD LIFT STA	06/23/2025	1,267.50	.00	
	Total 4887:				2,835.00	.00	
1691	CORE & MAIN LP	W806286	WATER METER PARTS	05/21/2025	102,359.00	.00	
1691	CORE & MAIN LP	X033331	WATER METER PARTS	05/28/2025	7,716.80	.00	
	Total 1691:				110,075.80	.00	
7685	CROSSCUT TRAILS AND FORE	061825	BUSINESS LICENSE REFUND	06/18/2025	121.00	.00	
	Total 7685:				121.00	.00	
611	CUMMINS SALES AND SERVICE	40-250690691	INSITE LITE	06/26/2025	1,570.00	.00	
	Total 611:				1,570.00	.00	
4918	DEAN'S PEST CONTROL LLC	100646	PEST CONTROL	05/03/2025	350.00	.00	
4918	DEAN'S PEST CONTROL LLC	100647	PEST MANAGEMENT	05/03/2025	200.00	.00	
4918	DEAN'S PEST CONTROL LLC	100826	PEST CONTROL	05/09/2025	110.00	.00	
4918	DEAN'S PEST CONTROL LLC	101218	PEST CONTROL	05/09/2025	60.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4918	DEAN'S PEST CONTROL LLC	101247	PEST CONTROL	05/23/2025	100.00	.00	
4918	DEAN'S PEST CONTROL LLC	99865	PEST CONTROL	05/03/2025	150.00	.00	
Total 4918:					970.00	.00	
7649	DECKER GLASS	IRSW008708	WINDSHIELD	06/05/2025	90.51	.00	
Total 7649:					90.51	.00	
148	DELL	10819224530	VLA ENTERPISES	06/10/2025	1,648.00	.00	
Total 148:					1,648.00	.00	
708	DELTA DENTAL PLAN OF WYOM	050525	premium	05/05/2025	864.93	864.93	05/30/2025
708	DELTA DENTAL PLAN OF WYOM	050525	expenditures	05/05/2025	6,496.64	6,496.64	05/30/2025
708	DELTA DENTAL PLAN OF WYOM	060125	PREMIUM	06/01/2025	864.93	864.93	06/16/2025
708	DELTA DENTAL PLAN OF WYOM	060125	expenditures	06/01/2025	6,902.40	6,902.40	06/16/2025
Total 708:					15,128.90	15,128.90	
3881	DEX IMAGING	AR13517316	CONTRACT COPIER	06/23/2025	110.22	.00	
3881	DEX IMAGING	AR13536390	CONTRACT COPIER	06/26/2025	448.48	.00	
Total 3881:					558.70	.00	
6883	DIVISION OF CHILD SUPPORT	061325	DCSE CASE #0005405448	06/13/2025	509.23	509.23	06/11/2025
6883	DIVISION OF CHILD SUPPORT	062725	DCSE CASE #0005405448	06/27/2025	509.26	509.26	06/25/2025
Total 6883:					1,018.49	1,018.49	
3408	E.R. OFFICE EXPRESS	23359	MONITOR RISER	06/12/2025	56.46	.00	
3408	E.R. OFFICE EXPRESS	23370	PAPER	06/26/2025	116.48	.00	
Total 3408:					172.94	.00	
7684	EDA LAND PLANNING	06-9511	ASPEN HILL CEMETARY	06/09/2025	2,689.42	.00	
Total 7684:					2,689.42	.00	
6844	EKOS, INC	219031	FUEL SITE MODULE	10/31/2024	880.00	.00	
Total 6844:					880.00	.00	
7446	ELAN ONE CARD	0494 0625	AMAZON	06/10/2025	295.67	295.67	06/10/2025
7446	ELAN ONE CARD	0494 0625	PILOT	06/10/2025	23.20	23.20	06/10/2025
7446	ELAN ONE CARD	0494 0625	WYO SHERRIFFS	06/10/2025	185.00	185.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	AUDIBLE	06/10/2025	16.00	16.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	GAYLOARD	06/10/2025	1,076.94	1,076.94	06/10/2025
7446	ELAN ONE CARD	0494 0625	JACKALOPE	06/10/2025	38.81	38.81	06/10/2025
7446	ELAN ONE CARD	0494 0625	WYO SHERIFFS	06/10/2025	400.00	400.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	HIDOW BIODY	06/10/2025	530.00	530.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	WYO SHERIFFS	06/10/2025	185.00	185.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	AMAZON	06/10/2025	267.89	267.89	06/10/2025
7446	ELAN ONE CARD	0494 0625	RAMKOTA	06/10/2025	300.00	300.00	06/10/2025
7446	ELAN ONE CARD	0494 0625	EXXON	06/10/2025	29.82	29.82	06/10/2025
7446	ELAN ONE CARD	0494 0625	RAMKOTA	06/10/2025	294.00	294.00	06/10/2025
7446	ELAN ONE CARD	1944 0625	WYO JSCY	06/10/2025	150.00	150.00	06/10/2025
7446	ELAN ONE CARD	1944 0625	EXXON	06/10/2025	29.29	29.29	06/10/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	1944 0625	COCA COLA	06/10/2025	10.76	10.76	06/10/2025
7446	ELAN ONE CARD	1944 0625	HOTEL.COM	06/10/2025	104.70	104.70	06/10/2025
7446	ELAN ONE CARD	1944 0625	DUFFEL DONKEY	06/10/2025	199.80	199.80	06/10/2025
7446	ELAN ONE CARD	1944 0625	UBER	06/10/2025	13.00	13.00	06/10/2025
7446	ELAN ONE CARD	1944 0625	HOTEL.COM	06/10/2025	363.59	363.59	06/10/2025
7446	ELAN ONE CARD	1944 0625	MARRIOITT	06/10/2025	991.80	991.80	06/10/2025
7446	ELAN ONE CARD	1944 0625	COMMIN	06/10/2025	169.33	169.33	06/10/2025
7446	ELAN ONE CARD	1944 0625	UBER	06/10/2025	43.14	43.14	06/10/2025
7446	ELAN ONE CARD	1944 0625	EXXOIN	06/10/2025	35.69	35.69	06/10/2025
7446	ELAN ONE CARD	1944 0625	COLORADO ORG	06/10/2025	100.00	100.00	06/10/2025
7446	ELAN ONE CARD	1944 0625	STAPLES	06/10/2025	160.49	160.49	06/10/2025
7446	ELAN ONE CARD	1944 0625	COLORADO ORG	06/10/2025	575.00	575.00	06/10/2025
7446	ELAN ONE CARD	2280 0625	76 CON	06/09/2025	26.08	26.08	06/10/2025
7446	ELAN ONE CARD	2280 0625	PILOT	06/09/2025	32.26	32.26	06/10/2025
7446	ELAN ONE CARD	2280 0625	SHELL OIL	06/09/2025	35.52	35.52	06/10/2025
7446	ELAN ONE CARD	2280 0625	MAVERICK	06/09/2025	46.00	46.00	06/10/2025
7446	ELAN ONE CARD	2280 0625	PACIFIC GASOLINE	06/09/2025	21.90	21.90	06/10/2025
7446	ELAN ONE CARD	2280 0625	SHERVINS	06/09/2025	42.57	42.57	06/10/2025
7446	ELAN ONE CARD	2280 0625	SHUTTERS	06/09/2025	130.68	130.68	06/10/2025
7446	ELAN ONE CARD	2280 0625	SHUTTERS HOTEL	06/09/2025	113.29	113.29	06/10/2025
7446	ELAN ONE CARD	2280 0625	SHELL	06/09/2025	25.58	25.58	06/10/2025
7446	ELAN ONE CARD	2901 0625	PSI	06/10/2025	106.00	106.00	06/10/2025
7446	ELAN ONE CARD	2901 0625	EGUAGE	06/10/2025	20.00	20.00	06/10/2025
7446	ELAN ONE CARD	2901 0625	ALBERTSONS	06/10/2025	46.48	46.48	06/10/2025
7446	ELAN ONE CARD	3324 0625	PETS PALCE	06/10/2025	178.88	178.88	06/10/2025
7446	ELAN ONE CARD	3324 0625	TETON TAILS	06/10/2025	130.44	130.44	06/10/2025
7446	ELAN ONE CARD	3324 0625	SMITHS	06/10/2025	46.96	46.96	06/10/2025
7446	ELAN ONE CARD	3324 0625	ALBERTSONS	06/10/2025	83.88	83.88	06/10/2025
7446	ELAN ONE CARD	3324 0625	PETS PALCE	06/10/2025	25.47	25.47	06/10/2025
7446	ELAN ONE CARD	3567 0625	SILVER DOLLAR	06/10/2025	86.36	86.36	06/10/2025
7446	ELAN ONE CARD	3567 0625	SILVER DOLLAR	06/10/2025	49.16	49.16	06/10/2025
7446	ELAN ONE CARD	3567 0625	SILVER DOLLAR	06/10/2025	113.03	113.03	06/10/2025
7446	ELAN ONE CARD	3567 0625	SILVER DOLLAR	06/10/2025	87.63	87.63	06/10/2025
7446	ELAN ONE CARD	3840 0625	TOJ GOV	06/10/2025	.50	.50	06/10/2025
7446	ELAN ONE CARD	3840 0625	PAYPAY	06/10/2025	15.00	15.00	06/10/2025
7446	ELAN ONE CARD	3840 0625	SPANISH GROUP	06/10/2025	61.90	61.90	06/10/2025
7446	ELAN ONE CARD	3840 0625	CASPER STAR	06/10/2025	26.99	26.99	06/10/2025
7446	ELAN ONE CARD	3840 0625	ATELIER OSTEGA	06/10/2025	33.17	33.17	06/10/2025
7446	ELAN ONE CARD	3840 0625	SPANISH GROUP	06/10/2025	28.01	28.01	06/10/2025
7446	ELAN ONE CARD	3840 0625	MAIL CHIP	06/10/2025	87.75	87.75	06/10/2025
7446	ELAN ONE CARD	4059 0625	COMMUNICATY TRANSPORTAT	06/10/2025	600.00	600.00	06/10/2025
7446	ELAN ONE CARD	4059 0625	JACKSON LUMBER	06/10/2025	6.49	6.49	06/10/2025
7446	ELAN ONE CARD	4135 0625	SUPPLY HOUSE	06/09/2025	281.23	281.23	06/10/2025
7446	ELAN ONE CARD	4135 0625	ANERSON PROCESS	06/09/2025	387.67	387.67	06/10/2025
7446	ELAN ONE CARD	4277 0625	SP STENCIL	06/10/2025	172.00	172.00	06/10/2025
7446	ELAN ONE CARD	4277 0625	AMAZON	06/10/2025	139.09	139.09	06/10/2025
7446	ELAN ONE CARD	4277 0625	CUTTYS	06/10/2025	225.72	225.72	06/10/2025
7446	ELAN ONE CARD	4874 0625	ALBERTSON ADN ABELITO	06/09/2025	291.86	291.86	06/10/2025
7446	ELAN ONE CARD	4874 0625	CUTTYS	06/09/2025	231.80	231.80	06/10/2025
7446	ELAN ONE CARD	4874 0625	ANDERSON PROCESS	06/09/2025	1,002.97	1,002.97	06/10/2025
7446	ELAN ONE CARD	4874 0625	ALBERTSON ADN ABELITO	06/09/2025	145.95	145.95	06/10/2025
7446	ELAN ONE CARD	4874 0625	HOME DEPOT	06/09/2025	599.00	599.00	06/10/2025
7446	ELAN ONE CARD	4874 0625	STAPLES	06/09/2025	83.44	83.44	06/10/2025
7446	ELAN ONE CARD	4874 0625	GO AXIL	06/09/2025	150.00	150.00	06/10/2025
7446	ELAN ONE CARD	4874 0625	DWS	06/09/2025	105.56	105.56	06/10/2025
7446	ELAN ONE CARD	4874 0625	APWA	06/09/2025	450.00	450.00	06/10/2025
7446	ELAN ONE CARD	4874 0625	STAPLESHOTEL.COM	06/09/2025	171.66	171.66	06/10/2025
7446	ELAN ONE CARD	4874 0625	ALBERTSON ADN ABELITO	06/09/2025	145.93	145.93	06/10/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	4874 0625	USPS	06/09/2025	5.58	5.58	06/10/2025
7446	ELAN ONE CARD	4874 0625	ALBERTSON ADN ABELITO	06/09/2025	291.87	291.87	06/10/2025
7446	ELAN ONE CARD	6481 0625	5.11 INC	06/09/2025	469.46	469.46	06/10/2025
7446	ELAN ONE CARD	6481 0625	SLEEP INN	06/09/2025	265.17	265.17	06/10/2025
7446	ELAN ONE CARD	6481 0625	SLEEP INN	06/09/2025	129.18	129.18	06/10/2025
7446	ELAN ONE CARD	6481 0625	5.11 INC	06/09/2025	516.81	516.81	06/10/2025
7446	ELAN ONE CARD	6481 0625	5.11 INC	06/09/2025	72.23	72.23	06/10/2025
7446	ELAN ONE CARD	6481 0625	5.11 INC	06/09/2025	144.45	144.45	06/10/2025
7446	ELAN ONE CARD	6481 0625	5.11 INC	06/09/2025	144.45	144.45	06/10/2025
7446	ELAN ONE CARD	6481 0625	GALLS	06/09/2025	335.41	335.41	06/10/2025
7446	ELAN ONE CARD	6481 0625	AMAZON	06/09/2025	187.18	187.18	06/10/2025
7446	ELAN ONE CARD	6677 0625	KOOLMORE	06/10/2025	120.00	120.00	06/10/2025
7446	ELAN ONE CARD	6677 0625	UPS	06/10/2025	13.68	13.68	06/10/2025
7446	ELAN ONE CARD	6677 0625	SUPPLYLAND	06/10/2025	91.19	91.19	06/10/2025
7446	ELAN ONE CARD	6677 0625	TARGET	06/10/2025	36.60	36.60	06/10/2025
7446	ELAN ONE CARD	6677 0625	MERRY PIGLETS	06/10/2025	35.75	35.75	06/10/2025
7446	ELAN ONE CARD	6677 0625	MERRY PIGLETS	06/10/2025	84.20	84.20	06/10/2025
7446	ELAN ONE CARD	6677 0625	ALBERTSONS	06/10/2025	14.97	14.97	06/10/2025
7446	ELAN ONE CARD	6677 0625	UPS	06/10/2025	13.63	13.63	06/10/2025
7446	ELAN ONE CARD	7099 0625	AMAZON	06/09/2025	257.54	257.54	06/10/2025
7446	ELAN ONE CARD	7099 0625	AMAZON	06/09/2025	53.49	53.49	06/10/2025
7446	ELAN ONE CARD	7099 0625	COOLWORKS	06/09/2025	169.00	169.00	06/10/2025
7446	ELAN ONE CARD	7099 0625	AMAZON	06/09/2025	172.07	172.07	06/10/2025
7446	ELAN ONE CARD	7099 0625	ALBERTSONS	06/09/2025	57.56	57.56	06/10/2025
7446	ELAN ONE CARD	7099 0625	SNAKE RIVER	06/09/2025	19.02	19.02	06/10/2025
7446	ELAN ONE CARD	7099 0625	TC CLERK	06/09/2025	49.55	49.55	06/10/2025
7446	ELAN ONE CARD	7099 0625	COWBOY COFFEE	06/09/2025	203.09	203.09	06/10/2025
7446	ELAN ONE CARD	7099 0625	ERENTERS	06/09/2025	21.95	21.95	06/10/2025
7446	ELAN ONE CARD	7099 0625	INDEED	06/09/2025	135.01	135.01	06/10/2025
7446	ELAN ONE CARD	7099 0625	WHOLE FOODS	06/09/2025	23.80	23.80	06/10/2025
7446	ELAN ONE CARD	7099 0625	STAPLES	06/09/2025	11.76	11.76	06/10/2025
7446	ELAN ONE CARD	7099 0625	PINKY G	06/09/2025	53.38	53.38	06/10/2025
7446	ELAN ONE CARD	7099 0625	SILVER DOLLAR	06/09/2025	91.47	91.47	06/10/2025
7446	ELAN ONE CARD	7099 0625	AMAZON	06/09/2025	149.78	149.78	06/10/2025
7446	ELAN ONE CARD	7099 0625	SMITHS	06/09/2025	10.97	10.97	06/10/2025
7446	ELAN ONE CARD	7099 0625	ALBERTSONS	06/09/2025	25.65	25.65	06/10/2025
7446	ELAN ONE CARD	7099 0625	INDEED	06/09/2025	18.62	18.62	06/10/2025
7446	ELAN ONE CARD	7099 0625	STAPLES	06/09/2025	21.38	21.38	06/10/2025
7446	ELAN ONE CARD	7099 0625	UPS	06/09/2025	17.53	17.53	06/10/2025
7446	ELAN ONE CARD	7099 0625	ERENTERS	06/09/2025	21.95	21.95	06/10/2025
7446	ELAN ONE CARD	7099 0625	INDEED	06/09/2025	160.45	160.45	06/10/2025
7446	ELAN ONE CARD	7099 0625	AMAZON	06/09/2025	26.99	26.99	06/10/2025
7446	ELAN ONE CARD	7099 0625	STIO	06/09/2025	780.00	780.00	06/10/2025
7446	ELAN ONE CARD	7099 0625	ALBERTSONS	06/09/2025	34.20	34.20	06/10/2025
7446	ELAN ONE CARD	7099 0625	APWAI	06/09/2025	475.00	475.00	06/10/2025
7446	ELAN ONE CARD	7099 0625	SILVER DOLLAR	06/09/2025	105.41	105.41	06/10/2025
7446	ELAN ONE CARD	7099 0625	PEARL STREET	06/09/2025	9.98	9.98	06/10/2025
7446	ELAN ONE CARD	7099 0625	TARGET	06/09/2025	10.56	10.56	06/10/2025
7446	ELAN ONE CARD	7309 0625	CENTURY LINK	06/10/2025	5,488.08	5,488.08	06/10/2025
7446	ELAN ONE CARD	7309 0625	DNH GODADDYdnh godaddy	06/10/2025	31.16	31.16	06/10/2025
7446	ELAN ONE CARD	7309 0625	GO DADDY	06/10/2025	399.96	399.96	06/10/2025
7446	ELAN ONE CARD	7309 0625	AUTOPAY	06/10/2025	152.18	152.18	06/10/2025
7446	ELAN ONE CARD	7309 0625	DNH GODADDYdnh godaddy	06/10/2025	239.88	239.88	06/10/2025
7446	ELAN ONE CARD	7309 0625	AMAZON	06/10/2025	79.00	79.00	06/10/2025
7446	ELAN ONE CARD	7309 0625	STAR LINK	06/10/2025	165.00	165.00	06/10/2025
7446	ELAN ONE CARD	7309 0625	AIRBNB	06/10/2025	1,833.95	1,833.95	06/10/2025
7446	ELAN ONE CARD	7309 0625	INDENTISYS	06/10/2025	1,632.20	1,632.20	06/10/2025
7446	ELAN ONE CARD	7310 0625	PINKY G	06/10/2025	394.24	394.24	06/10/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7446	ELAN ONE CARD	7310 0625	PINKY G	06/10/2025	176.31	176.31	06/10/2025
7446	ELAN ONE CARD	7310 0625	STAPLES	06/10/2025	21.39	21.39	06/10/2025
7446	ELAN ONE CARD	7310 0625	NATIONAL ASSO OF SHERIFFS	06/10/2025	600.00	600.00	06/10/2025
7446	ELAN ONE CARD	7310 0625	SMITHS	06/10/2025	9.62	9.62	06/10/2025
7446	ELAN ONE CARD	7310 0625	SNAKE RIVER ROASTING	06/10/2025	55.00	55.00	06/10/2025
7446	ELAN ONE CARD	7310 0625	SNAKE RIVER ROASTING	06/10/2025	83.00	83.00	06/10/2025
7446	ELAN ONE CARD	7687 0625	WYOMING BAR	06/10/2025	177.00	177.00	06/10/2025
7446	ELAN ONE CARD	7867 0625	BATTLE WERX	06/09/2025	21.19	21.19	06/10/2025
7446	ELAN ONE CARD	7867 0625	SMITHS	06/09/2025	31.72	31.72	06/10/2025
7446	ELAN ONE CARD	7867 0625	ACE HARDWARE	06/09/2025	29.99	29.99	06/10/2025
7446	ELAN ONE CARD	7867 0625	ACTION TARGET	06/09/2025	1,246.46	1,246.46	06/10/2025
7446	ELAN ONE CARD	7867 0625	FLAT CREEK	06/09/2025	30.00	30.00	06/10/2025
7446	ELAN ONE CARD	7867 0625	EXXON	06/09/2025	32.00	32.00	06/10/2025
7446	ELAN ONE CARD	7867 0625	MAVERICK	06/09/2025	34.51	34.51	06/10/2025
7446	ELAN ONE CARD	8506 0625	HOLIDAY INN	06/09/2025	255.36	255.36	06/10/2025
7446	ELAN ONE CARD	8506 0625	BIG D	06/09/2025	22.64	22.64	06/10/2025
7446	ELAN ONE CARD	8506 0625	CITY MARKET	06/09/2025	19.01	19.01	06/10/2025
7446	ELAN ONE CARD	9251 0625	OTC BRANDS	06/10/2025	149.97	149.97	06/10/2025
7446	ELAN ONE CARD	9251 0625	COSTCO	06/10/2025	34.43	34.43	06/10/2025
7446	ELAN ONE CARD	9251 0625	STAPLES	06/10/2025	55.93	55.93	06/10/2025
7446	ELAN ONE CARD	9251 0625	ALBERTSONS	06/10/2025	30.19	30.19	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	234.00	234.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	234.00	234.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	SNAKE RIVER ROASTING	06/09/2025	120.00	120.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	SNAKE RIVER ROASTING	06/09/2025	41.76	41.76	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	234.00	234.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	353.00	353.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	SNAKE RIVER ROASTING	06/09/2025	220.00	220.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	234.00	234.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	BEST WESTERN	06/09/2025	321.00	321.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	SNAKE RIVER ROASTING	06/09/2025	120.00	120.00	06/10/2025
7446	ELAN ONE CARD	9639 0625	CONOCO	06/09/2025	16.36	16.36	06/10/2025
7446	ELAN ONE CARD	9639 0625	CROW HEART	06/09/2025	14.92	14.92	06/10/2025
7446	ELAN ONE CARD	9639 0625	MAVERICK	06/09/2025	17.49	17.49	06/10/2025
	Total 7446:				35,331.65	35,331.65	
6092	ENERGY 1	53037	PLUMBING	06/25/2025	560.73	.00	
6092	ENERGY 1	53038	FORCED AIR COOLING	06/25/2025	9,872.45	.00	
	Total 6092:				10,433.18	.00	
1134	ENERGY LABORATORIES INC.	713508	EFFLUENT	06/13/2025	172.00	.00	
1134	ENERGY LABORATORIES INC.	713746	BEFORE AND AFTER LIGHTS	06/13/2025	278.00	.00	
1134	ENERGY LABORATORIES INC.	714298	EFFLUENT	06/16/2025	172.00	.00	
	Total 1134:				622.00	.00	
103	ENVIRONMENTAL RESOURCE	113415	TESTING	06/06/2025	1,265.18	.00	
	Total 103:				1,265.18	.00	
3550	EXPOSURE SIGNS INC	8660	SIGNAGE	06/17/2025	2,035.00	.00	
	Total 3550:				2,035.00	.00	
7168	FALL RIVER RURAL ELECTIC	51773001 0625	FINAL BILLING	06/01/2025	54.12	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7168:					54.12	.00	
3195	FERGUSON ENTERPRISES, IN	3725592	REP kit	06/06/2025	25.60	.00	
3195	FERGUSON ENTERPRISES, IN	3752836	ADA HET	06/06/2025	183.15	.00	
3195	FERGUSON ENTERPRISES, IN	3759256	CLAMP	06/06/2025	2.98	.00	
Total 3195:					211.73	.00	
4709	FLEETPRIDE	126319274	SRA SEAL LOK	06/06/2025	369.30	.00	
4709	FLEETPRIDE	126524097	JIV SWIVEL AND HEAD PLUG	06/16/2025	219.29	.00	
Total 4709:					588.59	.00	
7687	FLOCK GROUP INC	INV-50536	FLOCK SAFETY	10/28/2024	136,603.18	.00	
Total 7687:					136,603.18	.00	
668	FREEDOM MAILING SERVICE I	50578	UTILITY BILLING	06/07/2025	929.63	.00	
668	FREEDOM MAILING SERVICE I	50578	UTILITY BILLING	06/07/2025	929.63	.00	
Total 668:					1,859.26	.00	
6126	GARMIN USA	51725734	MONTHLY SERVICE	06/27/2025	64.95	.00	
Total 6126:					64.95	.00	
7117	GELCO SUPPLY INC.	86549	root x 40lb case	06/23/2025	2,990.00	.00	
Total 7117:					2,990.00	.00	
7683	GET FUNKY LLC	061325	SUBLEASE AGREEMENT 4 MON	06/13/2025	19,636.00	.00	
Total 7683:					19,636.00	.00	
4212	GILLIG LLC	41315389	PLATE AIR SPRING	06/04/2025	1,927.64	.00	
4212	GILLIG LLC	41317537	WUPER	06/10/2025	258.00	.00	
Total 4212:					2,185.64	.00	
7686	GOVERNMENT EXECUTIVE ME	138071	HIGH PERFORMANCE LEADER	05/19/2025	1,000.00	.00	
Total 7686:					1,000.00	.00	
4271	GRAND TARGHEE RESORT	062525	REIMBURSEMEMT JANUARY F	06/25/2025	89,966.00	.00	
Total 4271:					89,966.00	.00	
7342	HARMONY DESIGN, INC	25233	E-BIKE SAFETY	06/12/2025	3,545.00	.00	
Total 7342:					3,545.00	.00	
4988	HD FOWLER COMPANY	I6990712	SEWER SADDLE	04/29/2025	1,374.72	.00	
Total 4988:					1,374.72	.00	
7680	HDR ENGINEERING, INC	1200731153	GREGORY LANE REBUILD	06/16/2025	1,037.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 7680:					1,037.50	.00	
96	HIGH COUNTRY LINEN	0505436	STREET	05/22/2025	78.62	.00	
96	HIGH COUNTRY LINEN	0505436	WWTP	05/22/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0505436	SEWER	05/22/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0505436	ADMIN	05/22/2025	6.64	.00	
96	HIGH COUNTRY LINEN	0505436	WATER	05/22/2025	39.23-	.00	
96	HIGH COUNTRY LINEN	0505436	ADMIN	05/22/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0505436	fACILITY	05/22/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0505436	BUILD MAINT	05/22/2025	9.69	.00	
96	HIGH COUNTRY LINEN	0505436	fACILITY	05/22/2025	.01	.00	
96	HIGH COUNTRY LINEN	0506725	bUILD MAINT	05/29/2025	130.15	.00	
96	HIGH COUNTRY LINEN	0506725	fACILITY	05/29/2025	.01-	.00	
96	HIGH COUNTRY LINEN	0506725	ADMIN	05/29/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0506725	WWTP	05/29/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0506725	WATER	05/29/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0506725	fACILITY	05/29/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0506725	STREET	05/29/2025	18.87	.00	
96	HIGH COUNTRY LINEN	0506725	ADMIN	05/29/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0506725	SEWER	05/29/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0508104	WWTP	06/05/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0508104	fACILITY	06/05/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0508104	WATER	06/05/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0508104	ADMIN	06/05/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0508104	STREET	06/05/2025	18.87	.00	
96	HIGH COUNTRY LINEN	0508104	SEWER	06/05/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0508104	BUILD MAINT	06/05/2025	60.68	.00	
96	HIGH COUNTRY LINEN	0508104	fACILITY	06/05/2025	.01-	.00	
96	HIGH COUNTRY LINEN	0508104	ADMIN	06/05/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0508728	MATS @ HOME RANCH	06/09/2025	23.45	.00	
96	HIGH COUNTRY LINEN	0509214	MATS @ WWTP	06/11/2025	69.58	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	18.87	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	15.75	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	13.30	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	6.65	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	20.53	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	23.29	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	5.40	.00	
96	HIGH COUNTRY LINEN	0509488	ADMIN	06/12/2025	9.77	.00	
96	HIGH COUNTRY LINEN	0510088	LAUNDRY BAG,TOWELS,MATS	06/16/2025	194.68	.00	
96	HIGH COUNTRY LINEN	0511637	MATS @ HOME RANCH	06/23/2025	53.45	.00	
96	HIGH COUNTRY LINEN	S0507797	TOWELS AND SOAP	06/03/2025	385.90	.00	
96	HIGH COUNTRY LINEN	S0509688	TOWELS,WET MOP,GLASS CLE	06/13/2025	216.13	.00	
Total 96:					1,538.45	.00	
7064	HUB INTERNATIONAL	060125	premium	06/01/2025	1,130.50	1,130.50	06/16/2025
Total 7064:					1,130.50	1,130.50	
503	HUNT CONSTRUCTION INC	22774	ASPHALT PATCH	06/16/2025	13,585.00	.00	
Total 503:					13,585.00	.00	
36	IDAHO STATE TAX COMMISSIO	063025	June withholding	06/30/2025	5,685.00	5,685.00	06/25/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 36:					5,685.00	5,685.00	
3323	IDAHO TRAFFIC SAFETY, INC.	196901	ROAD STIPING	06/02/2025	26,697.00	.00	
Total 3323:					26,697.00	.00	
7126	INEO SYSTRANS USA INC	700013249	TRAINING PACKAGE	06/25/2025	3,750.00	.00	
Total 7126:					3,750.00	.00	
106	INTERSTATE BATTERY	950006046	BATTERIES	06/09/2025	439.85	.00	
106	INTERSTATE BATTERY	950006143	BATTERIES	06/16/2025	152.95	.00	
Total 106:					592.80	.00	
2	JACKSON CURBSIDE INC.	00032885	RECYCLING	06/10/2025	2,236.00	.00	
Total 2:					2,236.00	.00	
6931	JACKSON DOWNTOWNER, LLC	JKD-1050	START ON DEMAND	06/10/2025	94,974.23	.00	
Total 6931:					94,974.23	.00	
7163	JACKSON GROUP LOCKBOX	698031IF	FILTER	06/09/2025	502.92	.00	
7163	JACKSON GROUP LOCKBOX	698557IF	FILTER FUEL WATER	06/16/2025	489.35	.00	
Total 7163:					992.27	.00	
858	JACKSON HOLE COMMUNITY H	060525	RETURN MONUMENT BOND P2	06/05/2025	12,000.00	12,000.00	06/13/2025
858	JACKSON HOLE COMMUNITY H	060525	RETURN LANDSCAPE BOND B2	06/05/2025	74,598.13	74,598.13	06/13/2025
Total 858:					86,598.13	86,598.13	
131	JACKSON HOLE NEWS & GUID	373807	AD#434605	01/15/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	374508	AD#435309	02/12/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	375047	AD#435488	02/28/2025	395.85	.00	
131	JACKSON HOLE NEWS & GUID	375342	AD#436070	03/12/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	376435	AD#437153	04/23/2025	50.00	.00	
131	JACKSON HOLE NEWS & GUID	376436	AD#437152	04/23/2025	430.00	.00	
131	JACKSON HOLE NEWS & GUID	376633	AD#437381	04/30/2025	70.00	.00	
131	JACKSON HOLE NEWS & GUID	376634	AD#437382	04/30/2025	70.00	.00	
131	JACKSON HOLE NEWS & GUID	376635	AD#437383	04/30/2025	540.00	.00	
131	JACKSON HOLE NEWS & GUID	376636	AD#437192	04/30/2025	120.38	.00	
131	JACKSON HOLE NEWS & GUID	377477	AD#438029	05/21/2025	456.00	.00	
131	JACKSON HOLE NEWS & GUID	378262	AD#438602	06/11/2025	672.00	.00	
131	JACKSON HOLE NEWS & GUID	378326	AD#438443	06/11/2025	190.00	.00	
131	JACKSON HOLE NEWS & GUID	378363	AD#438444	06/11/2025	60.00	.00	
131	JACKSON HOLE NEWS & GUID	378368	AD#438729	06/11/2025	40.00	.00	
131	JACKSON HOLE NEWS & GUID	378369	AD 436807#438730	06/11/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	378370	AD#438731	06/11/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	378399	AD#438900	06/18/2025	220.00	.00	
131	JACKSON HOLE NEWS & GUID	378400	AD#438901	06/18/2025	700.00	.00	
131	JACKSON HOLE NEWS & GUID	378401	AD#438902	06/18/2025	60.00	.00	
131	JACKSON HOLE NEWS & GUID	378445	AD 438904	06/18/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	378446	AD 48903	06/18/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	378464	AD#438811	06/18/2025	240.00	.00	
131	JACKSON HOLE NEWS & GUID	378570	AD#439028	06/25/2025	160.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
131	JACKSON HOLE NEWS & GUID	378571	AD#438685	06/25/2025	401.00	.00	
131	JACKSON HOLE NEWS & GUID	378572	AD#438026	06/25/2025	705.00	.00	
131	JACKSON HOLE NEWS & GUID	378574	378574	06/25/2025	490.00	.00	
131	JACKSON HOLE NEWS & GUID	378622	AD 439029	06/30/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	378623	AD 43890439030	06/25/2025	30.00	.00	
131	JACKSON HOLE NEWS & GUID	438769	AD#438769	05/31/2025	200.00	.00	
131	JACKSON HOLE NEWS & GUID	438769	AD#438769	05/31/2025	600.00	.00	
131	JACKSON HOLE NEWS & GUID	438770	AD#438770	05/31/2025	464.00	.00	
131	JACKSON HOLE NEWS & GUID	438770	AD#438770	05/31/2025	36.00	.00	
Total 131:					8,753.23	.00	
114	JACKSON LUMBER INC	000109597-00	TRIMMER LINE, AND TRIMMER	06/09/2025	324.25	.00	
114	JACKSON LUMBER INC	0001098649-0	CREDIT	06/09/2025	45.25-	.00	
Total 114:					279.00	.00	
7472	JEBSEN, ALLEN	062625	bond release 155 moran dem24-0	06/26/2025	6,000.00	6,000.00	06/26/2025
Total 7472:					6,000.00	6,000.00	
139	JORGENSEN ASSOCIATES, PC	TOJ-PROJECT	LOGOFOR TOJ IN BLACK	05/19/2025	4,980.00-	4,980.00-	06/13/2025
Total 139:					4,980.00-	4,980.00-	
6918	JP CONCRETE FINISHING, LLC	17	SNOW KING GONDOLA	05/30/2025	3,020.00	.00	
Total 6918:					3,020.00	.00	
7675	KGB PRODUCTIONS	10368	START BUS WORK DOC	06/16/2025	4,850.00	.00	
7675	KGB PRODUCTIONS	10374	WEBSITE IMAGERY	06/09/2025	4,950.00	.00	
7675	KGB PRODUCTIONS	10375	PHASE 2	06/18/2025	4,950.00	.00	
7675	KGB PRODUCTIONS	10376	2025 VIDEO WEBSITE	06/23/2025	4,950.00	.00	
Total 7675:					19,700.00	.00	
7593	LEGACY BUSINESS VENTURES	1223	mold air test	06/26/2025	795.00	.00	
Total 7593:					795.00	.00	
6847	LENAMOND, LYNSEY	062325	TRAVEL EXPENSES TO IF	06/23/2025	77.40	.00	
Total 6847:					77.40	.00	
5729	LENOVO (UNITED STATES) INC.	6472989125	WORKSTATION DOCKS	06/12/2025	610.22	.00	
5729	LENOVO (UNITED STATES) INC.	6473008059	WORKSTATION SOCK	06/13/2025	1,066.40	.00	
5729	LENOVO (UNITED STATES) INC.	6473107365	THINK PADS	06/24/2025	13,014.95	.00	
Total 5729:					14,691.57	.00	
5914	LENZ, BRIAN	061825	TRAVEL EXPENSES	06/18/2025	1,286.68	.00	
Total 5914:					1,286.68	.00	
155	LEONARD PETROLEUM EQUIP	IFIN222325	TECHS REBUILD PUMP AND RE	06/18/2025	1,638.00	.00	
155	LEONARD PETROLEUM EQUIP	IFIN222329	VEEDER ROOT SOILD STATE	06/18/2025	513.71	.00	
155	LEONARD PETROLEUM EQUIP	IFIN222330	GIAPHRAGM FOR GRACO RUN	06/18/2025	408.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 155:					2,559.71	.00	
5691	LEPCO	61740	SOFTENER SALT	05/06/2025	138.75	.00	
Total 5691:					138.75	.00	
7681	LEVEL 3 COMMUNICATIONS, LL	740230546	MONTHLY SERVICE 5-G3SQDB	06/01/2025	1,352.70	.00	
Total 7681:					1,352.70	.00	
217	MATTHEWS, TONY	062525	TRAVEL EXPENSES	06/25/2025	130.00	.00	
Total 217:					130.00	.00	
4258	MD NURSERY & LANDSCAPING	49877	145 PEARL	06/16/2025	271.74	.00	
Total 4258:					271.74	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7724901001	SUPPLIES	05/22/2025	325.63	.00	
4623	MSC INDUSTRIAL SUPPLY CO	7753063001	CONTACT CLEANER	06/06/2025	312.76	.00	
Total 4623:					638.39	.00	
5973	MURDOCH MEMORIALS	060925	VALUE AWARDS	06/09/2025	875.00	.00	
Total 5973:					875.00	.00	
257	NAPA AUTO PARTS INC.	293421	adaptes	03/14/2025	11.13	11.13	06/01/2025
257	NAPA AUTO PARTS INC.	296384	hose	03/31/2025	12.16	12.16	06/01/2025
257	NAPA AUTO PARTS INC.	304019	Sensor	05/05/2025	119.32	119.32	06/01/2025
257	NAPA AUTO PARTS INC.	304617	filters	05/07/2025	36.83	36.83	06/01/2025
257	NAPA AUTO PARTS INC.	304627	FILTERS	05/07/2025	85.58	85.58	06/01/2025
257	NAPA AUTO PARTS INC.	304736	wiper blades	05/07/2025	230.32	230.32	06/01/2025
257	NAPA AUTO PARTS INC.	304739	FILTERS	05/07/2025	86.89	86.89	06/01/2025
257	NAPA AUTO PARTS INC.	304787	FILTERS	05/07/2025	23.85	23.85	06/01/2025
257	NAPA AUTO PARTS INC.	304966	Spark plugs	05/08/2025	32.36	32.36	06/01/2025
257	NAPA AUTO PARTS INC.	305077	FILTERS	05/08/2025	53.28	53.28	06/01/2025
257	NAPA AUTO PARTS INC.	305084	FILTERS	05/08/2025	17.77	17.77	06/01/2025
257	NAPA AUTO PARTS INC.	305956	jb welding	05/12/2025	13.49	13.49	06/01/2025
257	NAPA AUTO PARTS INC.	306109	SENSOR	05/13/2025	17.29	17.29	06/01/2025
257	NAPA AUTO PARTS INC.	306124	FILTERS	05/13/2025	18.89	18.89	06/01/2025
257	NAPA AUTO PARTS INC.	306127	FILTERS	05/13/2025	56.67	56.67	06/01/2025
257	NAPA AUTO PARTS INC.	306183	air filters	05/13/2025	20.63	20.63	06/01/2025
257	NAPA AUTO PARTS INC.	306194	WIPERs	05/13/2025	12.95	12.95	06/01/2025
257	NAPA AUTO PARTS INC.	306248	oil	05/13/2025	155.86	155.86	06/01/2025
257	NAPA AUTO PARTS INC.	306281	FILTERS	05/13/2025	60.00	60.00	06/01/2025
257	NAPA AUTO PARTS INC.	306390	FILTERS	05/14/2025	36.83	36.83	06/01/2025
257	NAPA AUTO PARTS INC.	306478	air filters	05/14/2025	32.39	32.39	06/01/2025
257	NAPA AUTO PARTS INC.	306550	fleet pads	05/14/2025	235.54	235.54	06/01/2025
257	NAPA AUTO PARTS INC.	306562	glyde lube	05/14/2025	18.89	18.89	06/01/2025
257	NAPA AUTO PARTS INC.	306693	battery	05/15/2025	18.80	18.80	06/01/2025
257	NAPA AUTO PARTS INC.	306766	red 20 amp	05/15/2025	6.49	6.49	06/01/2025
257	NAPA AUTO PARTS INC.	307602	super duty	05/19/2025	13.98	13.98	06/01/2025
257	NAPA AUTO PARTS INC.	307604	O rings	05/19/2025	1.16	1.16	06/01/2025
257	NAPA AUTO PARTS INC.	307844	ultra grey gasket	05/20/2025	38.98	38.98	06/01/2025
257	NAPA AUTO PARTS INC.	308002	chaser	05/21/2025	9.49	9.49	06/01/2025
257	NAPA AUTO PARTS INC.	308183	touch up tube	05/21/2025	22.99	22.99	06/01/2025

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
257	NAPA AUTO PARTS INC.	311275	FILTER	06/04/2025	5.69	.00	
257	NAPA AUTO PARTS INC.	311395	FILTER	06/04/2025	34.64	.00	
257	NAPA AUTO PARTS INC.	311559	SILENTGUARD	06/05/2025	237.58	.00	
257	NAPA AUTO PARTS INC.	312417	FILTER	06/09/2025	77.57	.00	
257	NAPA AUTO PARTS INC.	312422	FILTER	06/09/2025	18.89	.00	
257	NAPA AUTO PARTS INC.	312464	Filters	06/09/2025	269.45	.00	
257	NAPA AUTO PARTS INC.	312523	FILTER	06/09/2025	4.55	.00	
257	NAPA AUTO PARTS INC.	312526	OIL	06/09/2025	149.92	.00	
257	NAPA AUTO PARTS INC.	312533	Scotseal	06/09/2025	50.53	.00	
257	NAPA AUTO PARTS INC.	312713	FILTER	06/09/2025	96.78	.00	
257	NAPA AUTO PARTS INC.	312970	ADHV CLEAR	06/10/2025	45.07	.00	
257	NAPA AUTO PARTS INC.	312995	FILTER	06/10/2025	171.12	.00	
257	NAPA AUTO PARTS INC.	313090	FILTERS	06/11/2025	36.14	.00	
257	NAPA AUTO PARTS INC.	313092	CREEPER	06/11/2025	42.29	.00	
257	NAPA AUTO PARTS INC.	313303	INVERTER	06/11/2025	67.60	.00	
257	NAPA AUTO PARTS INC.	314326	BEARING	06/16/2025	274.44	.00	
257	NAPA AUTO PARTS INC.	314328	fuel and oil filter	06/16/2025	12.98	.00	
257	NAPA AUTO PARTS INC.	314331	shockabsorber	06/16/2025	59.67	.00	
257	NAPA AUTO PARTS INC.	314422	CRD CARTR	06/16/2025	18.98	.00	
257	NAPA AUTO PARTS INC.	314463	Scotseal	06/16/2025	101.16	.00	
257	NAPA AUTO PARTS INC.	314688	napa cabin air filters	06/17/2025	79.98	.00	
257	NAPA AUTO PARTS INC.	314852	ultra premium front brake	06/17/2025	116.99	.00	
257	NAPA AUTO PARTS INC.	314862	napa oil filter	06/17/2025	27.30	.00	
257	NAPA AUTO PARTS INC.	314931	ignation	06/17/2025	65.56	.00	
257	NAPA AUTO PARTS INC.	315037	filters	06/18/2025	98.11	.00	
257	NAPA AUTO PARTS INC.	315057	napa gold cabir air	06/18/2025	13.58	.00	
257	NAPA AUTO PARTS INC.	315148	CHevy tahoe outpu shaft	06/18/2025	21.80	.00	
257	NAPA AUTO PARTS INC.	315169	Seal	06/18/2025	18.43	.00	
257	NAPA AUTO PARTS INC.	315339	spin on fluid filters	06/18/2025	4.55	.00	
257	NAPA AUTO PARTS INC.	315591	fluid filters	06/19/2025	4.55	.00	
257	NAPA AUTO PARTS INC.	315592	air filters	06/19/2025	7.95	.00	
257	NAPA AUTO PARTS INC.	315716	spark plug asm	06/20/2025	9.89	.00	
257	NAPA AUTO PARTS INC.	316307	gas grande fleet	06/23/2025	127.98	.00	
257	NAPA AUTO PARTS INC.	316559	gas grand fleet	06/24/2025	187.66-	.00	
	Total 257:				3,684.87	1,500.81	
7679	NASH, ALEXANDRA	061325	COURT COVERAGE	06/13/2025	300.00	.00	
	Total 7679:				300.00	.00	
187	NELSON ENGINEERING	67468	23-302-02 TOJ HIGH SCHOOL W	06/02/2025	31,410.00	.00	
	Total 187:				31,410.00	.00	
5870	ONE 22, INC.	5199	4TH QUARTER	06/13/2025	45,000.00	.00	
	Total 5870:				45,000.00	.00	
1504	ONE CALL OF WYOMING	75687	MAY TICKETS	06/06/2025	264.60	.00	
1504	ONE CALL OF WYOMING	75687	MAY TICKETS	06/06/2025	264.60	.00	
	Total 1504:				529.20	.00	
4398	PALAZZOLO, MICHAEL	061725	MONTHLY IT HARDWARE	06/17/2025	77.83	.00	
	Total 4398:				77.83	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7052	PITTS, JASON	061125	TRAVEL EXPENSES	06/11/2025	355.00	.00	
Total 7052:					355.00	.00	
7242	PITTS, SAMANTHA	062625	MONTHLY IT HARDWARE	06/26/2025	77.83	.00	
Total 7242:					77.83	.00	
7591	POINT S REXBURG	1265767	TIRES	06/05/2025	1,814.80	.00	
7591	POINT S REXBURG	1266224	TIRES	06/14/2025	1,623.84	.00	
Total 7591:					3,438.64	.00	
7440	PRISTINE EXTERIORS LLC	001148	WINDOW WASHING	06/09/2025	1,570.75	.00	
7440	PRISTINE EXTERIORS LLC	001149	WINDOW WASHING	06/09/2025	834.30	.00	
7440	PRISTINE EXTERIORS LLC	001150	WINDOW WASHING	06/09/2025	540.75	.00	
7440	PRISTINE EXTERIORS LLC	001151	WINDOW WASHING	06/09/2025	283.25	.00	
7440	PRISTINE EXTERIORS LLC	001152	interior and exterior windows	06/09/2025	216.30	.00	
7440	PRISTINE EXTERIORS LLC	001153	window washing	06/09/2025	669.50	.00	
7440	PRISTINE EXTERIORS LLC	001154	window washing	06/09/2025	339.90	.00	
7440	PRISTINE EXTERIORS LLC	001155	window washing	06/09/2025	242.05	.00	
7440	PRISTINE EXTERIORS LLC	001156	window washing	06/09/2025	175.10	.00	
Total 7440:					4,871.90	.00	
5838	Rendezvous Insurance Inc.	INV00004252	Insurance Premium on Policy #G4	06/26/2025	159,921.25	.00	
Total 5838:					159,921.25	.00	
7341	RICH, SAMUEL	061025645	NUTSLT SET DBL	06/10/2025	610.00	.00	
Total 7341:					610.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	48397	IRRIGATION MANAGEMENT 202	05/31/2025	199.90	.00	
5812	RUI INC. DBA VILLAGE GARDN	48398	455 VINE MAINTENANCE	05/31/2025	86.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	48399	675 IRRIGATION MANAGEMENT	05/31/2025	329.88	.00	
5812	RUI INC. DBA VILLAGE GARDN	48400	145 W HANSON MAINTENANCE	05/31/2025	489.64	.00	
Total 5812:					1,105.42	.00	
13	SAFETY SUPPLY & SIGN CO., I	193970	SIGNAGE	05/19/2025	5,227.37	.00	
13	SAFETY SUPPLY & SIGN CO., I	194061	BOLLARD REPLACEMENTS	05/27/2025	8,294.70	.00	
Total 13:					13,522.07	.00	
7499	SAGE TRUCK DRIVING SCHOO	693539	TRAINING FOR HUNTER STEVE	06/13/2025	1,964.00	.00	
Total 7499:					1,964.00	.00	
7248	SEASONS HANDYWORKS AND	2517	FENCE REPAIR	05/08/2025	1,180.50	.00	
Total 7248:					1,180.50	.00	
201	SENIOR CENTER OF JACKSON	19029	4TH QUARTER PAYMENT	06/02/2025	35,505.00	.00	
Total 201:					35,505.00	.00	
231	SHERVIN'S INDEPENDENT OIL	1010550	DIESEL	06/03/2025	108.20	.00	

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231	SHERVIN'S INDEPENDENT OIL	1018897	DIESEL	05/22/2025	101.65	.00	
231	SHERVIN'S INDEPENDENT OIL	63464	ALIGHMENT	06/09/2025	151.05	.00	
Total 231:					360.90	.00	
4359	SHERWIN-WILLIAMS CO.	2873-6	PAINT	05/19/2025	572.04	.00	
4359	SHERWIN-WILLIAMS CO.	3285-1	PAINT	05/05/2025	78.70	.00	
4359	SHERWIN-WILLIAMS CO.	3564-0	PAINT	06/03/2025	1,926.00	.00	
4359	SHERWIN-WILLIAMS CO.	3631-6	PAINT	05/15/2025	2,020.80	.00	
4359	SHERWIN-WILLIAMS CO.	3643-2	PAINT	06/04/2025	1,010.40	.00	
4359	SHERWIN-WILLIAMS CO.	3646-4	PAINT	05/16/2025	243.01	.00	
4359	SHERWIN-WILLIAMS CO.	4100-2	PAINT	06/13/2025	121.51	.00	
4359	SHERWIN-WILLIAMS CO.	4591-2	PAINT	06/24/2025	2,054.40	.00	
Total 4359:					8,026.86	.00	
4548	SILVER CREEK SUPPLY	0021173042-00	PVC UNION SLIP	05/30/2025	29.51	.00	
Total 4548:					29.51	.00	
7106	SMITH PSYCHOLOGICAL SERVI	12740	EVALUATION	06/13/2025	400.00	.00	
Total 7106:					400.00	.00	
5165	SMITH, PHILLIP	062225	TRAVEL EXPENSES	06/22/2025	374.00	.00	
5165	SMITH, PHILLIP	062525	TRAVEL EXPENSES TO CHEYE	06/25/2025	102.00	.00	
5165	SMITH, PHILLIP	062625	TRAVEL EXPENSES TO LECC L	06/26/2025	130.00	.00	
Total 5165:					606.00	.00	
5456	Snow King Mountain Resort LLC	062025	water hydrant deposit returned	06/20/2025	2,000.00	.00	
Total 5456:					2,000.00	.00	
3961	SPECTRUM	173067801060	MONTHLY SERVICES 17306780	06/07/2025	.01	.00	
Total 3961:					.01	.00	
6091	STEP BACK LEADERSHIP CON	01005	LEADERSHIP TRAINING	05/30/2025	25,000.00	.00	
Total 6091:					25,000.00	.00	
5260	STEPHENS, SHAWN	061825	TRAVEL EXPENSES	06/18/2025	1,111.00	.00	
Total 5260:					1,111.00	.00	
7227	STEPHENS, TALON	062725	MONTHLY IT HARDWARE	06/27/2025	77.83	.00	
Total 7227:					77.83	.00	
7682	STEVENSON, HUNTER	061825	CDL REIMBURSEMENT	06/18/2025	45.00	.00	
Total 7682:					45.00	.00	
6276	SUPOWIT, DEBORAH	062525	DOT PHYSICAL	06/25/2025	120.00	.00	
Total 6276:					120.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
7539	SWEET SPIRITS PRESCHOOL &	68906612	CHILDCARE COUNCIL MEETIN	06/24/2025	3,850.00	.00	
Total 7539:					3,850.00	.00	
581	TETON COUNTY INTEGRATED	10962	EWASTE	06/12/2025	25.00	.00	
Total 581:					25.00	.00	
2362	TETON COUNTY PUBLIC HEALT	25-2748	water testing	06/12/2025	200.00	.00	
Total 2362:					200.00	.00	
1227	TETON COUNTY SCHOOL DIST	063025	SCHOOL EXACTIONS 2024-202	06/30/2025	22,500.00	.00	
Total 1227:					22,500.00	.00	
55	TETON COUNTY SHERIFF'S-JAI	702	INMATES MAY	06/10/2025	1,925.00	.00	
Total 55:					1,925.00	.00	
268	TETON MOTORS INC	5113282	SENSOR	06/04/2025	68.00	.00	
268	TETON MOTORS INC	5113394 1	SL N SENSOR	06/17/2025	65.00	.00	
268	TETON MOTORS INC	5113406 1	SL N SENSOR	06/18/2025	272.00	.00	
268	TETON MOTORS INC	5113416 1	SL N OUTLET	06/19/2025	75.43	.00	
Total 268:					480.43	.00	
5895	TETON MOUNTAIN RANCH	2890	SWEEPINGS	06/11/2025	2,812.50	.00	
5895	TETON MOUNTAIN RANCH	5986	SWEEPINGS	12/30/2024	3,400.00	.00	
Total 5895:					6,212.50	.00	
270	TETON RENTAL CENTER	159754	Pallet jack	04/21/2025	18.50	.00	
270	TETON RENTAL CENTER	162762	SOIL PREP	06/05/2025	208.54	.00	
270	TETON RENTAL CENTER	162763	SOIL PREP	06/05/2025	156.80-	.00	
Total 270:					70.24	.00	
3237	THE AFTERMARKET PARTS CO	83801680	LED RED MARKER	05/28/2025	122.28	.00	
3237	THE AFTERMARKET PARTS CO	83823065	STEERING SHAFT	06/11/2025	509.68	.00	
Total 3237:					631.96	.00	
6810	THE TIRE RACK, INC.	PP17253	TIRES	06/03/2025	828.24	.00	
6810	THE TIRE RACK, INC.	PP47573	TIRES	06/06/2025	726.16	.00	
Total 6810:					1,554.40	.00	
6363	TMSC LLC	2025-005-08P	PARKING GARAGE	06/02/2025	4,213.42	.00	
6363	TMSC LLC	2025-005-09	ls core service welder outlets	06/24/2025	7,505.00	.00	
6363	TMSC LLC	2025-005-09S	line item per costs	06/24/2025	6,075.95	.00	
6363	TMSC LLC	2025-005-09S	ts and safety heaters	06/24/2025	810.00	.00	
6363	TMSC LLC	2025-005S-01	STREETS	06/24/2025	2,512.50	.00	
Total 6363:					21,116.87	.00	
5298	TOOLSON TELEPHONE, INC	10277	POINT TO POINT SHELTER TO	06/10/2025	7,907.15	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5298:					7,907.15	.00	
7678	TORONTO, MICHAEL	061625	TRAVEL EXPENSES REIMBURS	06/16/2025	1,558.50	.00	
Total 7678:					1,558.50	.00	
7617	TRANSPORTATION MANAGEME	1156-04	PROFESSIONAL SERVICES	06/11/2025	22,009.43	.00	
Total 7617:					22,009.43	.00	
7677	TUMBLEWEED CREATIVE ARTS	0016	LOCAL INITIATIVES FINDING	06/11/2025	5,000.00	.00	
Total 7677:					5,000.00	.00	
5058	UHL, ANTHONY	061325	TRAVEL EXPENSES TO KEMME	06/13/2025	68.00	.00	
Total 5058:					68.00	.00	
706	USA BLUE BOOK	INV00724866	CUTTING WHEELS	05/30/2025	8.32	.00	
Total 706:					8.32	.00	
1949	VERIZON WIRELESS	6114970063	MONTHLY SERVICES ACCOUNT	06/01/2025	10,387.84	.00	
Total 1949:					10,387.84	.00	
5022	VISION SERVICE PLAN - (WY)	050525	vision	05/05/2025	1,908.68	1,908.68	06/16/2025
5022	VISION SERVICE PLAN - (WY)	06012025	premium	06/01/2025	1,901.76	1,901.76	06/16/2025
Total 5022:					3,810.44	3,810.44	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	4,841.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	7,278.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	79,677.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	1,463.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	14,990.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	9,700.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	28,098.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	1,612.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	743.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	4,816.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	29,912.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	10,344.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	9,917.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	6,153.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	24,323.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	7,551.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	72,505.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	4,669.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	21,842.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1756	Property Assessment for 7/1/2025	07/01/2025	189.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	601.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	372.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	1,256.44	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	909.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	627.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	281.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	1,325.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Property Assessment for 7/1/2025	07/01/2025	20,398.66	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	4,831.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	89.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	1,814.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	460.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	4,375.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	98.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	45.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	11.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	588.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	1,704.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	1,474.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	293.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	442.00	.00	
2736	W.A.R.M. PROPERTY INSURAN	1863	Level 4 Cyber Coverage for 7/1/2	07/01/2025	293.00	.00	
Total 2736:					382,910.10	.00	
7019	WARE, JOHN	061325	TRAVEL EXPENSES	06/13/2025	374.00	.00	
Total 7019:					374.00	.00	
2247	WATKINS, MARK	062625	MILEAGE REIMBURSEMENT	06/26/2025	72.05	.00	
Total 2247:					72.05	.00	
6160	WEST FORK CONSTRUCTION	062525	EV CHARGING STATIONS	06/25/2025	34,316.50	.00	
Total 6160:					34,316.50	.00	
1640	WESTERN STATE	022425	PARTS	02/24/2025	191.87	191.87	02/24/2025
1640	WESTERN STATE	IN003031929	SEAL	12/17/2024	3.34	3.34	02/24/2025
1640	WESTERN STATE	IN003051741	duplicate invoice	01/08/2025	423.81-	423.81-	02/24/2025
1640	WESTERN STATE	IN003051741	STRIP WEAR	01/08/2025	423.81	423.81	02/24/2025
1640	WESTERN STATE	IN003051741	STRIP WEAR	01/08/2025	423.81	423.81	02/24/2025
1640	WESTERN STATE	IN003089772	ELEMENT	02/13/2025	1,742.36	.00	
1640	WESTERN STATE	IN003118665	CUTTING EDGES AND BOLTS	03/12/2025	491.54	.00	
1640	WESTERN STATE	IN003179066	ELEMENT	05/02/2025	235.28	.00	
Total 1640:					3,088.20	619.02	
2802	WESTWOOD CURTIS	062025	RETAINAGE	06/20/2025	3,050.40-	.00	
2802	WESTWOOD CURTIS	062025	RETAINAGE	06/20/2025	3,050.40	.00	
2802	WESTWOOD CURTIS	062025	2024 WEST JACKSON WATER P	06/20/2025	57,957.60	.00	
Total 2802:					57,957.60	.00	
472	WHITE GLOVE CLEANING, INC.	10035	SHELTERS	01/31/2025	2,246.36	.00	
472	WHITE GLOVE CLEANING, INC.	10035	TRASHJ	01/31/2025	125.00	.00	
472	WHITE GLOVE CLEANING, INC.	13096	PUBLIC WORKS	05/31/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13121	SNOW KING HOUSING	05/31/2025	400.00	.00	
472	WHITE GLOVE CLEANING, INC.	13123	PUBLIC WORKS	05/31/2025	800.00	.00	
472	WHITE GLOVE CLEANING, INC.	13124	PARKING GARAGE	05/31/2025	250.00	.00	
472	WHITE GLOVE CLEANING, INC.	2261B	145 MOOSE CLEANING	05/01/2025	792.00	.00	
472	WHITE GLOVE CLEANING, INC.	2265B	WSK 24	05/30/2025	176.22	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 472:					5,189.58	.00	
6523	WHITE, AMANDA	062425	TRAVEL EXPENSES	06/24/2025	57.56	.00	
6523	WHITE, AMANDA	062425	TRAVEL EXPENSES	06/24/2025	180.44	.00	
6523	WHITE, AMANDA	062725	TRAVEL EXPENSES	06/27/2025	102.00	.00	
Total 6523:					340.00	.00	
4493	WRIGHT, JASON	040825	MONTHLY IT HARDWARE APRIL	04/08/2025	77.83	.00	
4493	WRIGHT, JASON	050825	IT MONTHLY HARDWARE MAY	05/08/2025	77.83	.00	
4493	WRIGHT, JASON	060825A	MONTHLY IT HARDWARE	06/08/2025	77.83	.00	
Total 4493:					233.49	.00	
6704	WSP USA INC.	40194511	STORMWATER MANAGEMENT	05/15/2025	27,253.75	.00	
Total 6704:					27,253.75	.00	
4139	WY WORKERS' SAFETY & COM	063025	June premium	06/30/2025	20,317.90	20,317.90	06/25/2025
Total 4139:					20,317.90	20,317.90	
1767	WYOMING DEPARTMENT OF T	062025	2 PLATE TRANSFERS	06/20/2025	4.00	.00	
Total 1767:					4.00	.00	
4198	WYOMING FIRST AID & SAFETY	9000495	first aid kit resupply	05/28/2025	469.82	.00	
Total 4198:					469.82	.00	
6294	WYOMING PEACE OFFICERS A	060925	MEMBERSHIP DUES	06/09/2025	290.00	.00	
Total 6294:					290.00	.00	
1208	WYOMING SECRETARY OF STA	061725	NOTARY FEE FOR RILEY TAYLO	06/17/2025	10.00	.00	
Total 1208:					10.00	.00	
Grand Totals:					1,865,311.68	173,888.19	

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

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

Report Criteria:

Detail report.

Invoices with totals above $0 included.

Paid and unpaid invoices included.

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council Regular - Consent
Submitting Department:	Public Works	**Presenter:**	Brian Lenz
Agenda Item:	E25-0009 – 725 Snow King Drive – Encroachment	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is to present to the Town Council for its consideration an encroachment agreement for proposed improvements to an existing structure, including a ground-level enclosed entrance to match the northern limits of the existing structure, a second-story enclosed balcony to match the northern façade of the existing structure, and a canopy that extends approximately 3 feet beyond the existing building into the roadway easement.

Requested Action.
Staff requests that Town Council approve the encroachment.

Recommendations.
Staff recommend that Town Council approve the encroachment as conditioned in this staff report.

Background.
The existing duplex was originally built in 1967 when the property was located within the county. Each of the two units is platted on individual fee simple lots in 1992, and upgraded with various renovations including a rebuild of unit 725 in 2007 following a fire. The original foundation remained and the existing building was extended approximately 3.5 feet into the Utility & Road Easement established by Plat 0416 without an encroachment agreement.

Snow King Estates was annexed into the town in 1990. In 1992, an encroachment agreement for the portions of the building that encroached into the easement and an extension of the roof eaves was executed with the Town. The agreement did not provide dimensions for the building encroachment and allowed an additional extension of 1.5 feet for the roof eaves, bringing total encroachment into the easement to approximately 7.5 feet over the length of the structure along Snow King Drive.

The new request for encroachment will close in an existing deck and ground-level entryway with northern limits that match the existing façade, and add an additional canopy at the entry; all as described in further detail below:

1. The existing second-floor balcony is permitted to be enclosed, resulting in a total encroachment area of 39 square feet (3’6” feet x 11’1” feet). This enclosure does not extend further into the Snow King Drive Easement than the Existing Encroachment referenced above but fills in an area not previously enclosed or habitable on the second level.
2. Close in an entry on the ground level, creating an encroachment of 39 square feet (3’6” feet x 11’1” feet). This modification does not extend beyond the existing upper stories referenced in the Existing Encroachment above but fills in an open area. Note: Encroachments 1 and 2 are stacked on top of each other and of the same dimension.
3. An additional canopy with proposed dimensions of 3 feet by 8 feet would remain within the limits of the existing roof encroachment.

Per Town of Jackson Municipal code, 12.08.030 an Encroachment Agreement is required to construct or maintain private building or building foundation improvements including projections and canopies within the public way. Storm drainage has been included in the canopy design as part of Application E25-0009.

Analysis.
Staff finds that the proposed encroachments conform with prior agreements, do not increase the existing encroachment, are located within the applicant's property and within the Town's easement, and have no additional impact on the public way or use of the public way.

The applicant is a Town employee, the Planning and Building Director, and to eliminate conflicts in legal representation, staff hired Fodor Law Offices to provide legal council on their behalf. The Town Attorney will continue to represent the Council in this matter. If Council has legal questions regarding staff's role in this matter they may direct their questions through staff, or directly to Stefan Fodor at Fodor Law Office.

CONDITIONS OF APPROVAL

A. That the agreement define the terms on which the Encroachment may be renewed, reconstructed, replaced, and otherwise the encroachment shall cease.
B. The new encroachments shall not encroach further into the easement than the existing encroachment.

Possible Alternatives.
Town Council may choose to approve or deny this request.

Comprehensive Plan & Priority Alignment.
This application supports Comp Plan ***Common Value 3: Quality of Life***:

Fiscal Impact.
There is a $312.50 fee for Fodor Law offices consultation that will be paid out of professional services. There is also an application fee that is received.

Staff Impact.

Town Planning, Legal, and Engineering staff time to process and produce the encroachment agreement was approximately 8-12 hours.

Attachments or Links.

Encroachment Application.

Suggested Motion.

I move to approve the encroachment as presented and direct staff to present an encroachment agreement for consideration by Town Council at a future meeting.

ENCROACHMENT AGREEMENT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave. ph: (307) 733-0440
P.O. Box 1687 fax: (307) 734-3563
Jackson, WY 83001 www.townofjackson.com

OWNER OF PROPERTY:

Name: Elizabeth Campell and Paul Anthony Phone: 307-203-9473

Mailing Address: PO Box 1487 Jackson WY ZIP: 83001

E-mail: panthony1492@gmail.com

APPLICANT/AGENT:

Name: ~~PAUL~~ ANTHONY Phone: 307-203-9473

Mailing Address: P.O. Box 1487 ZIP: 83001

E-mail: panthony1492@gmail.com

DESIGNATED PRIMARY CONTACT:

Owner X Applicant/Agent ☐

PROPERTY:

Physical Address of Property: 725 Snow King Drive

Lot, Subdivision: Snow King Estates, West Parcel 4

PIDN: 22-41-16-34-4-04-005

Description of Public Right-of Way: 60' road and utility easement of Snow King Drive

SUBMITTAL REQUIREMENTS. One(1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department via email to planning@jacksonwy.gov 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.

Have you attached the following?

☑ N/A ☐ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.

6/15/2021

☐ **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. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.

☑ **Narrative Description of the Request.** Provide a detailed narrative description explaining the use of the noted public right-of-way.

☑ **Exhibit.** Provide an exhibit (picture, drawings, maps, plans) of the use of the noted public right-of-way including dimensions of requested encroachment.

FORMAT:

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions.

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. 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 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 the Town of Jackson to enter upon the abovementioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Paul Anthony
Signature of Owner or Authorized Applicant/Agent

2/11/25
Date

PAUL ANTHONY
Name Printed

PROPERTY OWNER
Title

Narrative for Encroachment Agreement, 725 Snow King Drive

Applicants: Betsy Cambell and Paul Anthony

This is an application for an encroachment agreement to 1) approve a pre-existing building encroachment for a home that was approved by a 2007 building permit, and 2) to approve three proposed new encroachments that are part of a proposed remodel of the same home located at 725 Snow King Drive. The encroachments all encroach into the Town of Jackson's 60' Right-of Way easement for Snow King Drive (Easement).

As background, the residence at 725 Snow King Drive is part of a duplex structure that is attached to an adjacent unit at 727 Snow King Drive. The duplex structure was originally built in 1967. Each of the attached units were platted onto individual fee simple lots in 1992. Each unit has undergone various renovations over the years, with 725 Snow King Drive being fully rebuilt in 2007 on top of the original foundation after a major fire destroyed the entire structure. Due to recent research by Town Planning staff as part of a Zoning Compliance Verification (ZCV P24-027), staff determined that the Town did not require an encroachment agreement in 2007 for the portions of the rebuilt front façade that encroached into the Town's ROW easement on Snow King Drive. This façade encroaches 3.6 feet into the Easement. It should be noted that there is an existing encroachment agreement for the 4'-deep roof eaves for both duplex units that was approved by the Town in 1992 but did not address the fact that the front façade of both duplex units also encroached slightly into the Easement.

Description of the existing and proposed encroachments is complicated by the fact that the house's existing two upper stories protrude over the first story and are both supported by ground level columns. Please see the photo below that helps to show this relationship on the existing home. In addition, the Easement boundary crosses the existing front façade at a slight angle (i.e., the house foundation and Easement boundary are not entirely parallel). We were not able to locate a survey of the home foundation but the site plan approved by the Town with the 2007 building permit (which we assume was based on a survey) presumably provides an accurate depiction of the relative location of the house and Easement. That approved 2007 site plan was used to create the attached exhibits.

With this background, we are requesting approval of the following four encroachments:

1. **Existing House Facade, 2nd and 3rd stories:** An encroachment for the existing second and third stories of the house, both of which are supported by ground level columns. The 2nd and 3rd stories each encroach 3.6' into the easement, with a total encroachment area of 95 sf for the second story and 135 sf for the third story.
2. **Second story enclosed balcony:** An encroachment to enclose the existing balcony on the second floor. The encroachment area would total 39 sf (3.6' x 11.1') and would not encroach any farther into the Town's easement than the existing second/third story, but it would "fill in" an area not currently enclosed on the second level.
3. **Ground level enclosed entrance:** An encroachment to enclose and expand the entrance at the ground level. This encroachment area would total 39 sf (3.6' x 11.1') and would not encroach any farther into the Town's easement than the existing second/third story but it would "fill in" an area not currently enclosed.

4. **Canopy over new front door:** An encroachment to allow a canopy above the new front door for weather protection that would be 3’ deep x 8’ wide and located 8’ above ground level.

The photo below shows the existing home and the two proposed enclosed areas and how they relate to the existing facade.



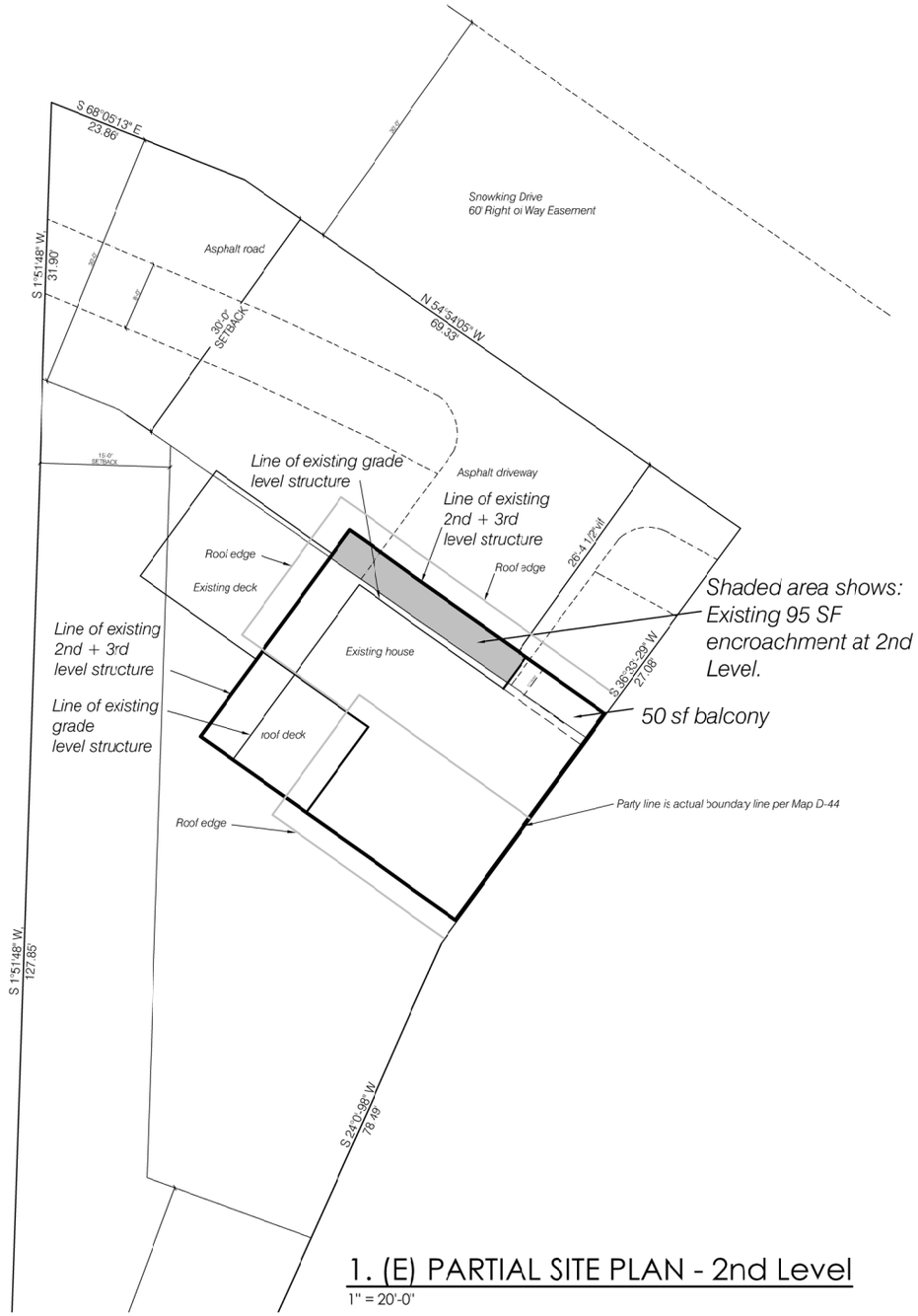
In conclusion, we ask that the Town approve all of the requested encroachments. The first encroachment request merely approves an existing encroachment for development that was approved by the Town in 2007. The second and third encroachment requests simply fill in two small 39 sf areas within the existing encroaching house (shown above). The fourth encroachment is for a new, small door canopy that encroaches less than the existing roof overhang that already has an approved encroachment agreement. None of these encroachments will negatively impact the Town’s rights or potential future needs related to the Snow King Drive easement because they will not reduce the functional area available to the Town for potential future roadway improvements, such as a widened road or new sidewalk (which are very unlikely at this location). This is because the easement areas subject to the encroachment request are already located within the footprint of the existing house and so are not areas the applicant could ever see the Town needing for any public purpose or need.

Exhibit A- Page 1 of 3

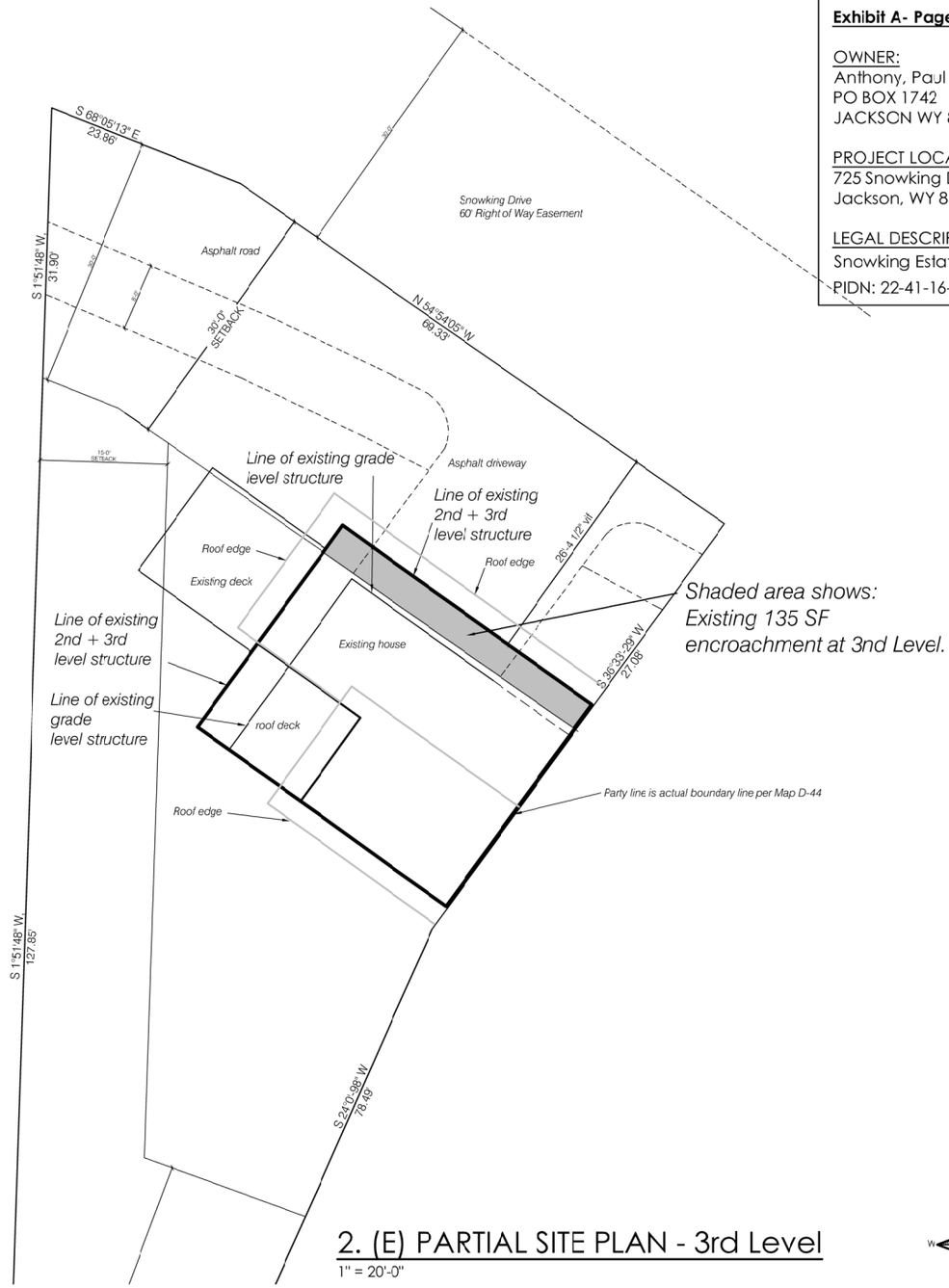
OWNER:
Anthony, Paul and Campbell Elizabeth
PO BOX 1742
JACKSON WY 83001

PROJECT LOCATION:
725 Snowking Drive
Jackson, WY 83001

LEGAL DESCRIPTION:
Snowking Estates, West Parcel 4
PIDN: 22-41-16-34-4-04-005



1. (E) PARTIAL SITE PLAN - 2nd Level
1" = 20'-0"



2. (E) PARTIAL SITE PLAN - 3rd Level
1" = 20'-0"

MSA, LLC
P.O. Box 12374
Jackson, WY 83002
307.690.4187 mobile
annie@mirrorarchitect.com

Anthony Campbell
725 Snowking Drive
Jackson, WY

Scale: As Noted
Date: 3/17/25
Rev:

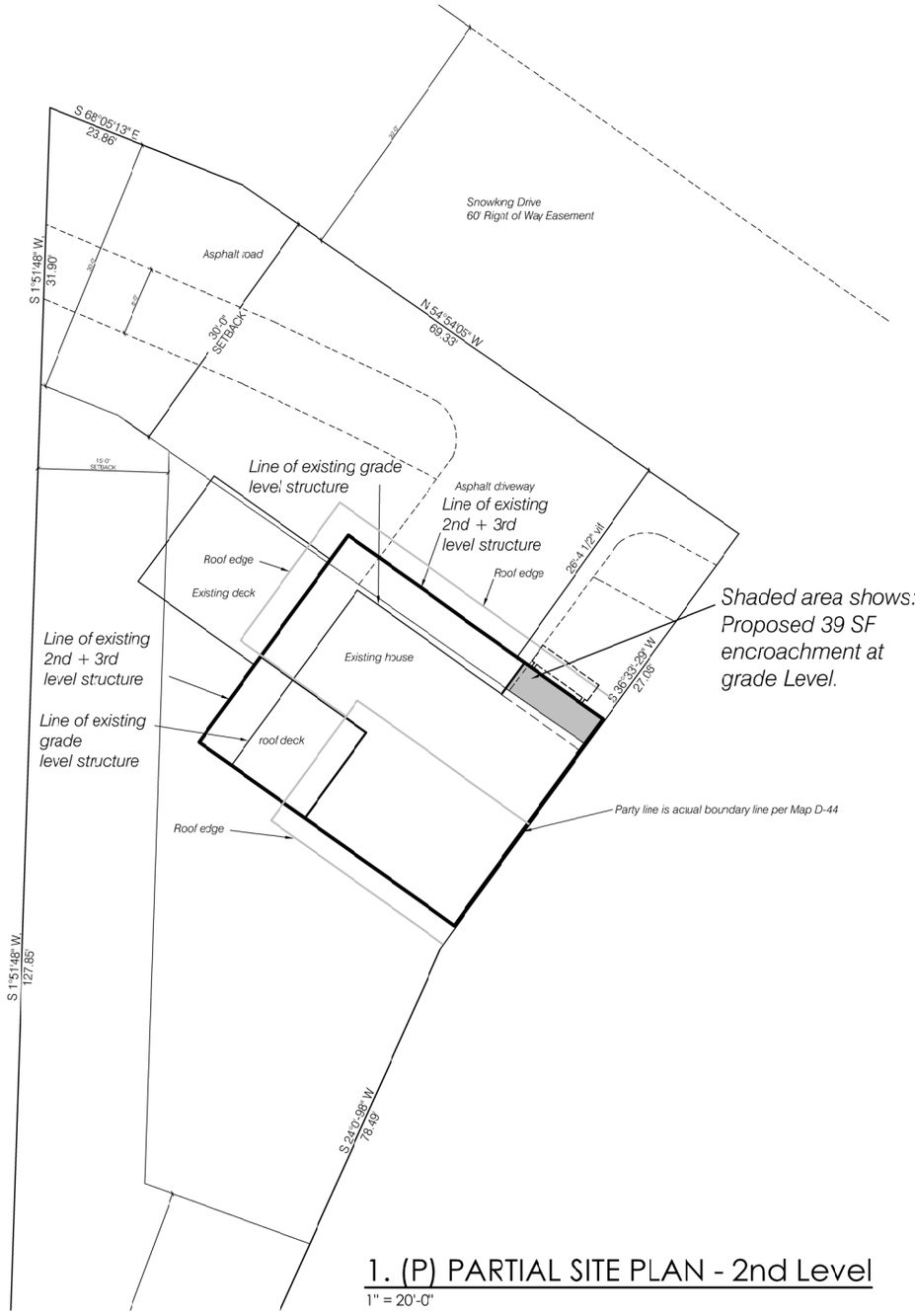
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Exhibit B- Page 2 of 3

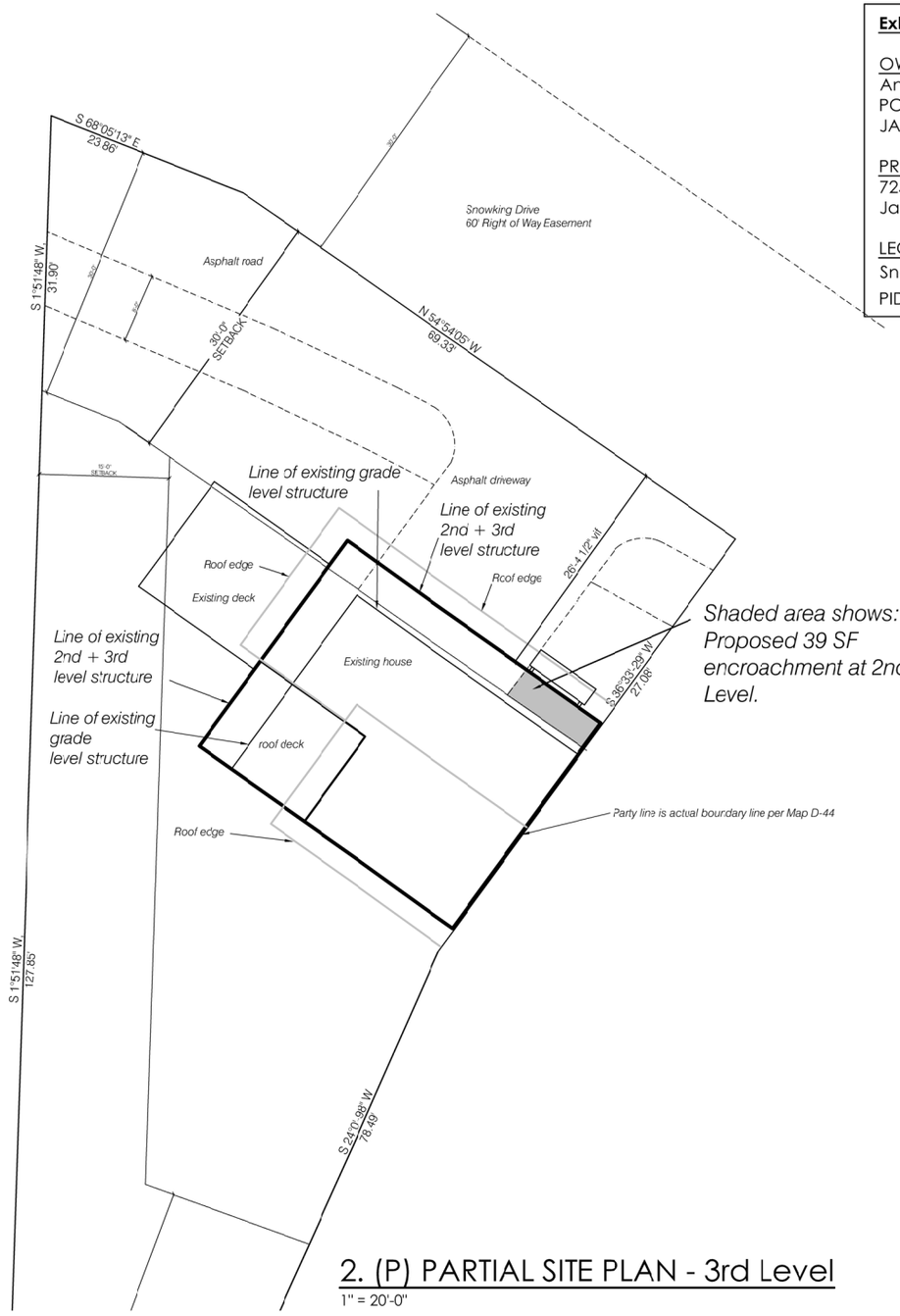
OWNER:
Anthony, Paul and Campbell Elizabeth
PO BOX 1742
JACKSON WY 83001

PROJECT LOCATION:
725 Snowking Drive
Jackson, WY 83001

LEGAL DESCRIPTION:
Snowking Estates, West Parcel 4
PIDN: 22-41-16-34-4-04-005



1. (P) PARTIAL SITE PLAN - 2nd Level
1" = 20'-0"



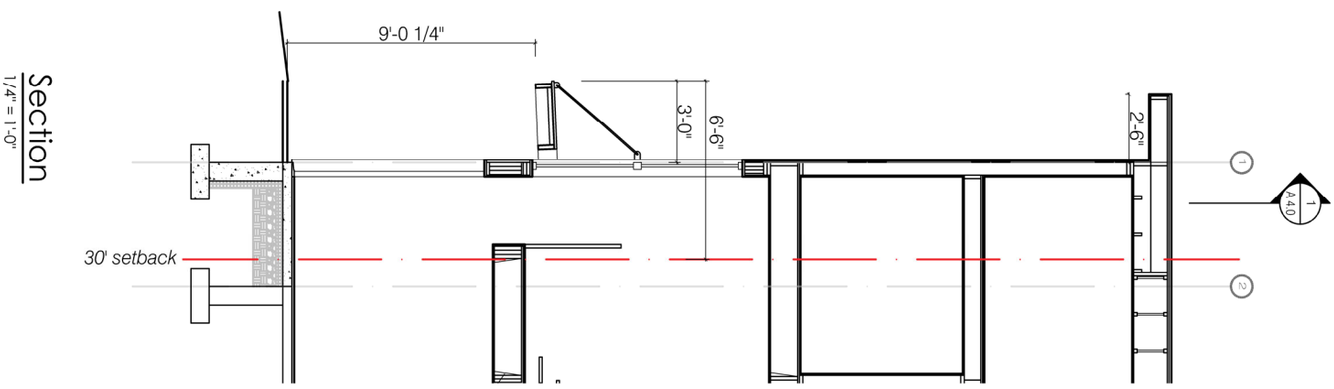
2. (P) PARTIAL SITE PLAN - 3rd Level
1" = 20'-0"

MSA, LLC
P.O. Box 12374
Jackson, WY 83002
307.690.4187 mobile
annie@mirrorarchitect.com

Anthony Campbell
725 Snowking Drive
Jackson, WY

Scale: As Noted
Date: 3/17/25
Rev:

Sheet Number:
B



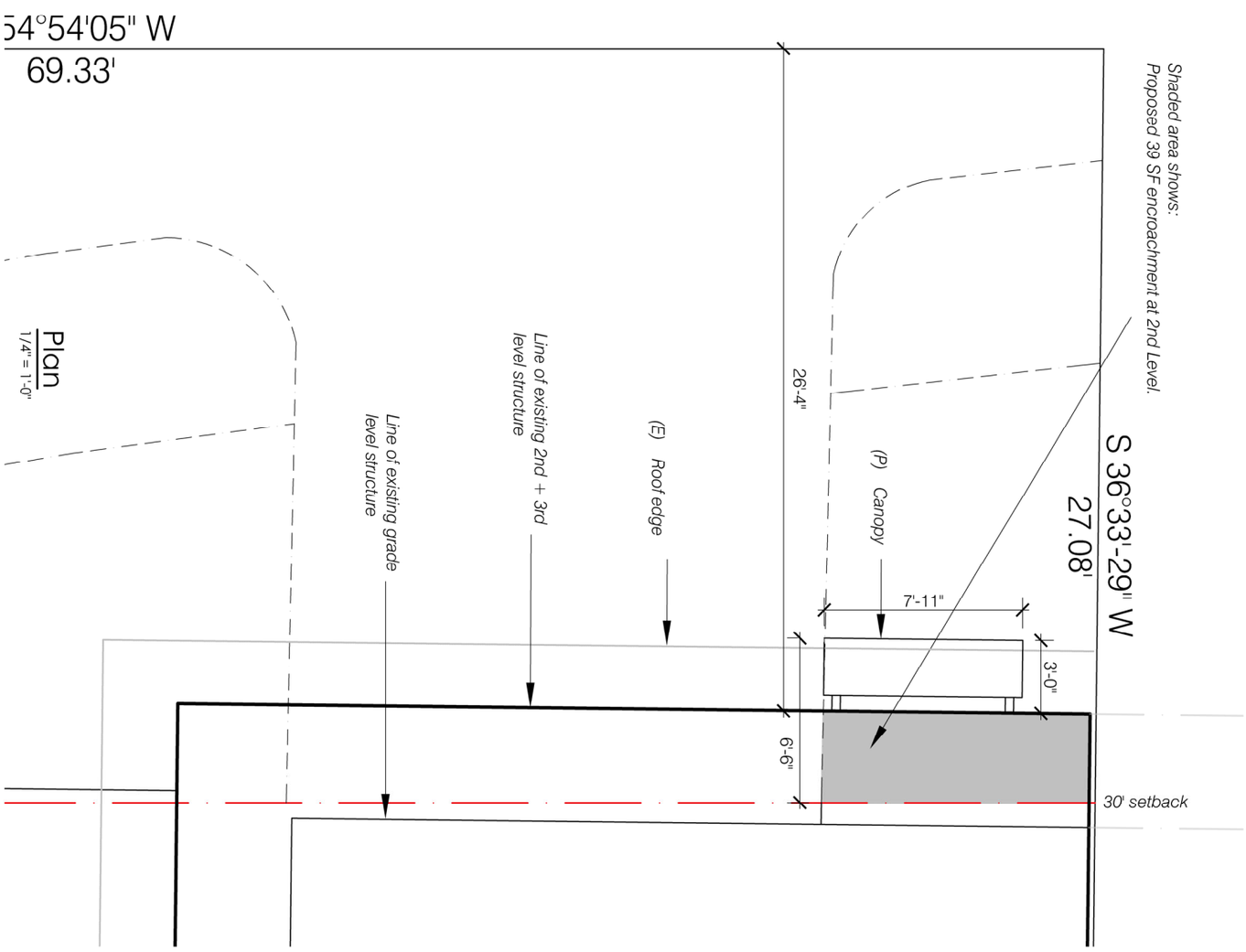


Exhibit C- Page 3 of 3

OWNER:
Anthony, Paul and Campbell Elizabeth
PO BOX 1742
JACKSON WY 83001

PROJECT LOCATION:
725 Snowking Drive
Jackson, WY 83001

LEGAL DESCRIPTION:
Snowking Estates, West Parcel 4
PIDN: 22-41-16-34-4-04-005

Sheet Number:	Scale: As Noted Date: 3/17/25 Rev:	Anthony Campbell 725 Snowking Drive Jackson, WY	MSA, LLC P.O. Box 12374 Jackson, WY 83002 307.690.4187 mobile anna@mlroarchitect.com

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council Regular - Consent
Submitting Department:	Public Works	**Presenter:**	Brian Lenz
Agenda Item:	Elk Refuge Sewer District Sewer Connection Request (E25-0109)	**Public Comment:**	Yes

The purpose of this item is for Council to consider a new request for Town wastewater collection and treatment services for an existing/redeveloping property, Elk Refuge Sewer District (ERSD).

Requested Action.
Staff requests Town Council consideration of the applicant's request for Town wastewater collection and treatment services.

Recommendations.
Staff recommends approval of the applicant's request for Town wastewater collection and treatment services subject to 1) the proposed conditions of approval and 2) other necessary contract issues/details as required by the Town Attorney.

Background.
The application is a request for Town wastewater services and to establish the conditions for allowing the sewer connections. The ERSD is located outside of the Town's corporate limits. The properties within the district are currently not connected to the Town's system.

The Flat Creek Inn and the Elk Refuge Inn are two guest Inns located approximately 1.25 miles north of the Town of Jackson. Both Inns operate year-round. Not currently in the ERSD are 11 residential lots adjacent to and uphill of the two Inns. The project has been contemplated for many years and is currently in its third iteration. The previous attempt was approved by the Town but not constructed because of a lack of funding and access. Please refer to the "Vicinity" map, Figure 1, for the location of the ERSD. A map of the site is attached to the staff report for more detail.

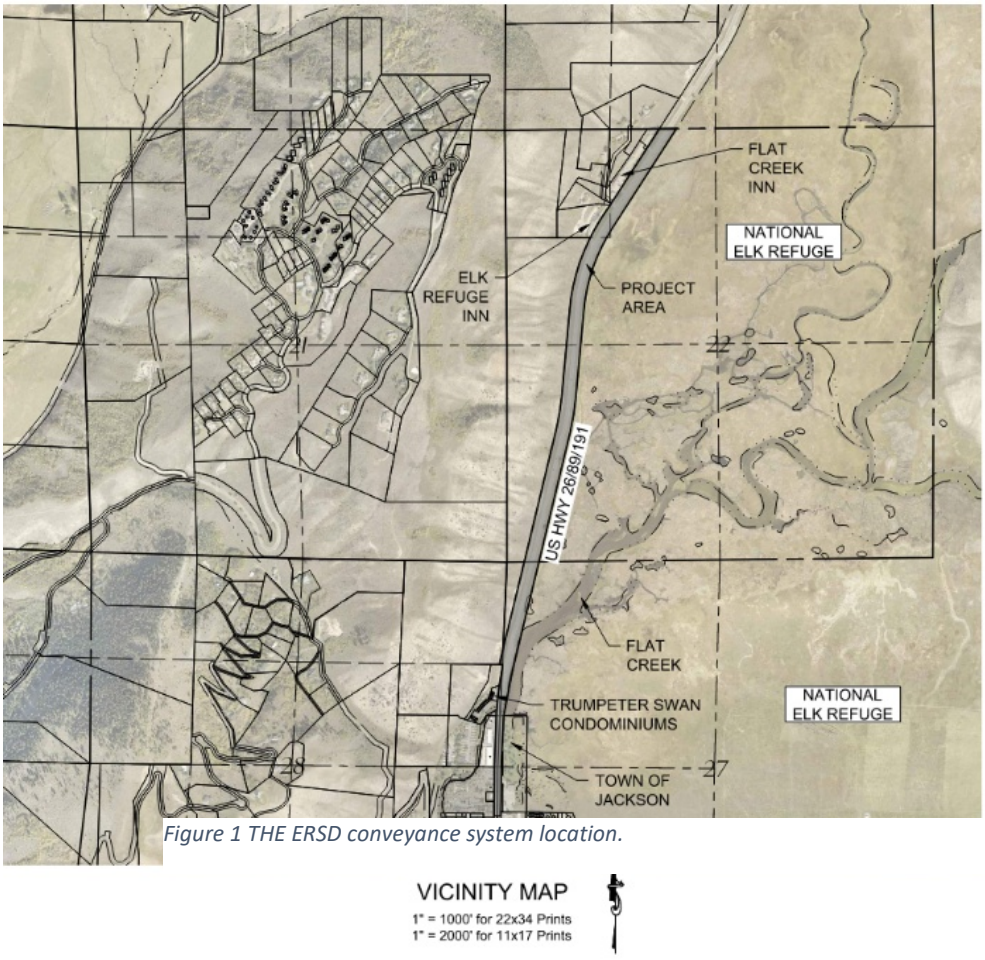


Figure 1 THE ERSD conveyance system location.

A similar request for service was approved at the Regular Town Council Meeting on September 20, 2021. That application expired and has been closed. Since then, the two hotels have been able to duly form a sewer

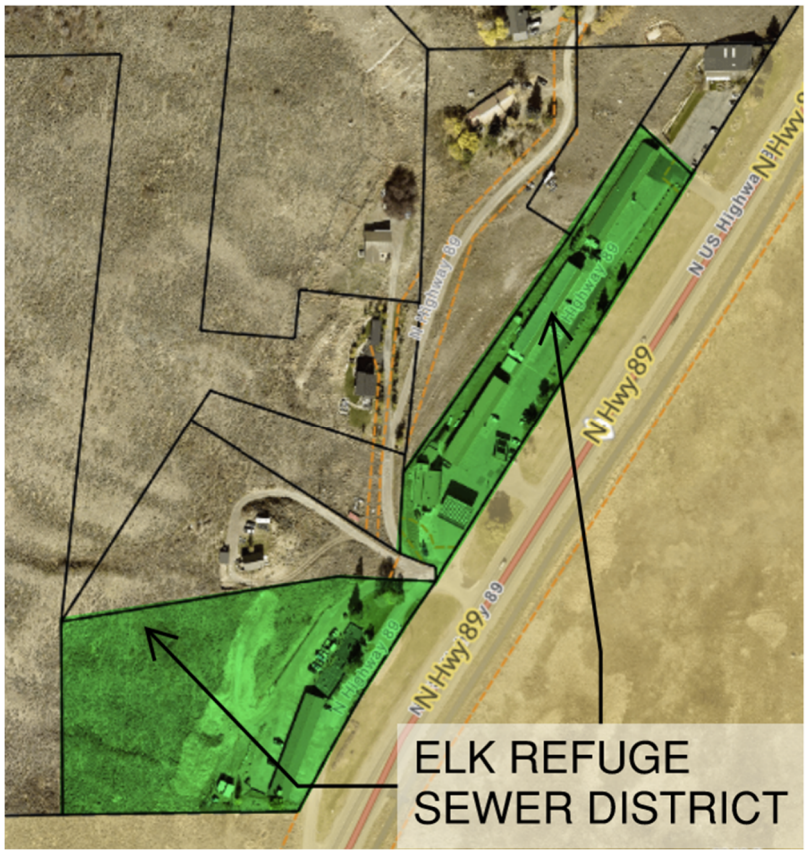


Figure 2 The Flat Creek Inn (North, above) and the Elk Refuge Inn (south, lower) comprise the Elk Refuge Sewer District and are the subject of this request.

district, secure funding from the Wyoming State Revolving fund, and identify an new route. While the application and approval contemplate properties near the ERSD system, only the two hotels comprise the district. Historically, both onsite disposal systems have had complications or issues and have coordinated with the Wyoming DEQ on water quality compliance issues.

This request is only for the two properties comprising the ERSD. NOT any adjacent properties. In the event that the adjacent properties desired or were required to connect to the ERSD system, separate requests for service would need to be applied for.

The ERSD collection and conveyance system will NOT be owned, operated, or maintained by the Town.

TOWN PROCESS FOR SEWER SERVICE REQUESTS

For all developments that request connection to Town sewer services, are outside the Town corporate limits, and are outside existing contracted service areas, the Town applies the following process.

Step 1: Request for Service

A Miscellaneous Planning Application is filed by an applicant to request Town sewer service(s). Staff review of this application is used by Town Council to make an initial determination on whether to provide services or not. This initial step is based upon preliminary information provided by the applicant and includes staff identifying the conditions of approval that will be further defined in a Connection and Use Agreement (CUA). The Applicant is currently proceeding through Step 1. If Council approves the requests for service, the Applicant will advance to Step 2.

Step 2: Connection and Use Agreements

Staff works with the Applicant (and any other relevant parties) to draft a CUA that includes the conditions of approval identified during Step 1 and other necessary contract terms. If approved by Council, the CUA will be executed and recorded against the property/ies. *The conditions below modify this standard by requiring that the applicant apply for the CUA when they are ready to proceed but within a year of this approval*.

Step 3: Permits to Construct

Prior to construction of any infrastructure connecting to the Town's systems, all fees must be paid and permits for the construction of said infrastructure must be issued by the Town.

Analysis & Key Policy Questions.

Resolution 21-28 was adopted by Council on November 15, 2021. The resolution established the 3-step process for sewer service requests (described above in the prior section of this staff report) and established eight review factors (described below under "Considerations" in this section) for all sewer connection requests outside Town boundaries. As such, staff has considered the following factors in recommending approval:

CONSIDERATIONS

1. Existing Versus New Development
   The two hotels that comprise the ERSD are existing developments. Other existing and future developments in the vicinity of the ERSD are contemplated as future connections in the application.

2. Expanded Service Area and Capacity Timeline
   This proposed development was not included in the 2020-2021 Capacity Study and will have impacts on the Town's sewer system that were not considered in the study. This request will reduce the future capacity timeline for the treatment plant and other necessary upgrades.

   The Town's Wastewater Treatment Plant currently has capacity to accept the additional sewage from this development as presented in the application. While the addition of this development will not significantly reduce the amount of time remaining before treatment plant upgrades would be required, it will still reduce that amount of time.

3. Zoning and Development are Consistent with Comprehensive Plan
   The development is a combination of existing and future development and is consistent with the Comprehensive Plan and existing zoning.

4. Deed Restricted and/or Workforce Housing
   There are no existing deed restricted or workforce housing units included in the application service area.

5. Potential For Reduced Environmental Impact
   Connecting development within the ERSD to the Town's system will reduce the environmental impact of the development and will eliminate existing systems / prevent future septic systems from being installed in areas with groundwater identified as high to very high vulnerability based on the County's water quality study.

6. Geographical Location
   The ERSD and its system are located within an existing travel and utility corridor north of Town. The system could extend to the National Museum Wildlife, approximately 2.5 miles north of Town, but disturbance and work is generally within already developed/disturbed areas.

7. Magnitude of Request
   Preference is given to connection requests with minimal impact to the capacity timeline. This request proposes adding up to 28,500 gpd.

8. Costs To Upgrade and Impacted User Classes
   The proposed connection costs of improvements and upgrades will be borne by the applicant and at no cost to the Town or current rate payers. Because this area was not considered in the modeling during the recent Capacity Study, the Applicant will be responsible for modeling the impacts the connection would have on facilities downstream of the connection and paying for any and all necessary upgrades required by the connection. Should Council approve this request for sewer service, the Town will work with the Applicant to evaluate and determine any necessary improvements to the Town's sewer and treatment systems.

   The ERSD conveyance system will be designed, constructed, operated, and maintained by the applicant.

CONDITIONS OF APPROVAL

If this request for service is approved by Council at this initial step, staff recommends the following conditions of approval:

A. This approval is for a maximum amount of capacity up to 28,500 gallons per day for the entire ERSD. It is agreed that the applicant's current development will discharge less than 28,500 gallons per day, and that the applicant will pay capacity fees for only the amount of effluent they will discharge for the current existing development. The applicant shall not discharge more effluent than they have paid for, unless and until the applicant has, advanced written approval/permit from the Town and pre-pays for the additional discharge amount. Notwithstanding anything herein, the effluent discharged from the applicant's property may never exceed a capacity of 28,500 gallons per day.
    a. This volume may be adjusted down based on additional information, e.g. actual flow metering data provided in connection and use agreement.
B. Pay the review fee of $900 for staff time to review and process this application.
C. The ERSD shall be one customer of the Town.
D. The wastewater discharge shall be directly metered, all water supplied to buildings connected to the Town's system shall be metered as a redundant and infiltration & intrusion check. Individual metering/billing of each building within the ERSD shall be the responsibility of ERSD.
E. Prior to construction of any new sewer infrastructure or service connecting to the Town systems and prior to connecting any new development, permits for the construction of said infrastructure must be issued by the Town.
F. Applicant shall be responsible for all costs to design, permit, and construct upgrades determined necessary within or to the Town's systems associated with services for the development, specifically including, but not limited to, compensation for the time of Town employees working on this application, billed at the rate in the adopted fee schedule at the time of the work performed by the Town staff.
    a. Town staff have identified some locations of the existing system that may need to be reconfigured to extend gravity service to north Jackson. Further, lined, epoxy, or HDPE manholes maybe required at the point of discharge to the Town's system, including flumes or other means to meter sewer volumes at the point of discharge.
    b. Pre-Treatment may be required based on subsequent permit application materials.
G. A Connection and Use Agreement for Sewer Services must be applied for not more than one year from the date of the motion to approve the request for service.

Possible Alternatives.

1. Modify the conditions of approval and approve the request to connect.
2. Deny the request to connect.
3. Other.

Comprehensive Plan & Priority Alignment.

This project relates to the Town Comprehensive Plan Common Value #1- Ecosystem Stewardship. Staff has provided the following sections of the Comprehensive Plan for consideration along with this request.

Common Value #1 – Ecosystem Stewardship

- Principle 1.2: Preserve and enhance water and air quality.
    - Policy 1.2.c: Monitor and maintain water quality – calls for monitoring cumulative impacts on water quality and the effectiveness of mitigation efforts and strive to exceed State and Federal requirements for quality and monitoring to enhance water quality in the area.

Fiscal Impact.

Revenue:

- Application and Processing: Fees are billed at the rate in the adopted fee schedule at the time of the application or work performed by the Town staff. Fees associated with construction permits will also be charged at the time of permitting (step 3 in the Town process for sewer service requests)
- Capacity fees: Capacity fees are collected prior to connection that would be determined by the fees established in the Municipal Code at the time of application for the permit to construct the connection.
- Costs: The costs, if any, for labor and material provided by the Town for making the physical connection to the Town system are paid by the applicant as part of their construction permit.
- Ongoing Charges, Fees, rates: The ongoing fiscal impacts thereafter are the wastewater base and usage rates paid to the Town. These amounts are set forth in Title 13 of the Jackson Municipal Code, and are updated regularly for all ratepayers.

Expenditures:

- When additional services are connected to the Town's sewer systems, there is a cumulative impact to the Town's operation and maintenance costs for the wastewater collection and treatment systems and reductions in the Town systems' remaining capacities which correspond to costs for system upgrades.

Staff Impact.

Step 1: Staff time during Step 1 has been about 7 hours between Public Works, Planning, Legal and Administration staff.

Step 2: Drafting and Consideration of Connection and Use Agreements for Sewer Services will each have the following impacts.

- CUA Drafting: approximately 4-8 hours for Administration and Public Works, and 4-8 hours for Legal, for a total of 8-16 hours.
- CUA Finalization and Staff Reports: 2-4 Hours for each Administration, Legal, and Public Works for a total of 6 to 12 hours.

Step 3: Connection Permits for a system can take 8-24 hours and each individual connection and additional 4-8 hours.

Staff notes that these requests for service outside the corporate limits of the Town are time intensive, including significant time to review, draft, execute and administer the CUA.

The impact to the Town of providing wastewater service to the Applicant at this time is minimal but contributes to the cumulative impact to Public Works staff who maintain the sewer systems, the Finance Department that handles the billing, the Legal Department that handles initial and ongoing legal matters involving the Town utilities, and to the Wastewater Treatment Plant capacity as the Town continues to connect more customers both within and outside of Town limits.

Attachments or Links.

- ERSD Area Overview (proposed connection area map)
- Application Materials

Suggested Motion.

I move to approve the Elk Refuge Sewer District request for sewer collection and treatment services subject to the conditions of approval set forth in this staff report.

Plotted by tkrough on Apr 18, 2025 - 1:46pm
Ver. 18.0

FEMA FLOOD ZONE LEGEND

SPECIAL FLOOD HAZARD AREA ZONE A

SPECIAL FLOOD HAZARD AREA ZONE AE

NOTE:

1. FLOOD ZONE BOUNDARY SHOWN DERIVED FROM FEMA FIRM PANELS 56039C2907D AND 56039C2695E WITH AN EFFECTIVE DATE OF 09/16/2015. FEMA FIRM PANEL 56039C2907D HAS BEEN UPDATED PER REVISION 18-08-0346P-560052 WITH AN EFFECTIVE DATE OF 09/13/2018. SEE LEGEND FOR SPECIFIC FLOOD ZONE AREA INFORMATION.



0 300 600 900

SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
SITE OVERVIEW

DESIGNED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C2.0

P:\2024\24150-Elk Refuge Sewer District-Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_FlatCreek Inn Forcemain_Overview.dwg

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

12 May 2025

Mr. Brian Lenz
Town of Jackson Engineer
P.O. Box 1687 / 450 West Snow King Avenue
Jackson, Wyoming 83001
via email: townengineering@jacksonwy.gov

Re: Miscellaneous Planning Application, Rev1
Elk Refuge Sewer District, Sewer Connection to Town
JA Project No. 24150

Dear Mr. Lenz,

On behalf of the Elk Refuge Sewer District, Jorgensen Associates is submitting a Miscellaneous Planning Application for the connection of the District to the Town of Jackson Wastewater Collection and Treatment System. The project proposes to connect the Flat Creek Inn and the Elk Refuge Inn to the sewer collection system at the north end of Town on North Cache Street/Highway 89. This application covers a similar project approved by the Town in 2021.

Enclosed in this submittal are:

- Miscellaneous Planning Application
- Engineer's Report
- 80% Plan Set

In 2024 the Elk Refuge Sewer District was formed to develop a project to convey wastewater from the Flat Creek Inn and the Elk Refuge Inn to the Town of Jackson Collection and Treatment System. The District has secured State funding and is now working towards detailed design and other permitting.

Both Inns currently dispose of wastewater using disposal fields discharging to the ground and eventually to the aquifer below. This project will eliminate the discharge of wastewater effluent from the two Inns into the adjacent aquifer and will serve the community's goal of improving the Valley's water resources.

From previous discussions with Town personnel we acknowledge revisions, adjustments, and clarifications are part of the process to gain approval for this connection. We look forward to working with the Town of Jackson on this important community project. Should you have any questions or require any additional information, please do not hesitate to contact me.

Regards,
Jorgensen Associates, Inc.

Thomas Kirsten
Project Engineer

ENGINEER'S REPORT AND INFRASTRUCTURE NARRATIVE

The following narrative provides the general design basis and other information for the project. The design is at the 80% Design Phase and is being refined in the coming weeks along with a more detailed report as we prepare the Wyoming Department of Environmental Quality Permit to Construct.

PROJECT BACKGROUND & INFRASTRUCTURE SUMMARY:

The Flat Creek Inn and the Elk Refuge Inn are two guest Inns located approximately 2 miles north of the Town of Jackson. Both Inns operate year-round. Not currently in the District are 11 residential lots adjacent to and uphill of the two Inns. The project has been contemplated for many years and is currently in its third iteration. The previous attempt was approved by the Town but not constructed because of a lack of funding.

- Project was designed back in 2004, permitted by DEQ and the alignment approved by WyDOT. Project was never built due to funding and other ownership concerns.
- Project was redesigned and resubmitted to the Town in 2022. Project lacked funding and was never built.
- Project has been redesigned and is now partially funded through the State Revolving Fund. Other funding sources are being pursued and the project is moving toward permitting. The Project is scheduled for 2026 construction.

The project proposes to eliminate two on-site wastewater treatment systems that discharge primary treated wastewater into the aquifer of Flat Creek north of the Town. High groundwater and difficult soil conditions make on-site disposal a poor option. On-Site Advanced Treatment of wastewater will increase the effluent quality prior to discharge but requires trained skilled operators for these systems to keep their operational efficiency and effluent quality to target parameters.

List of Required Permits:

- Town of Jackson Miscellaneous Planning Application – Submitted, Needs Resubmittal, In Process
- Wyoming Department of Transportation M-54 License – Submitted, In Process
- Wyoming Department of Environmental Quality Permit to Construct – Not Applied For, Scheduled for Summer 2025

WASTEWATER COLLECTION AND CONVEYANCE:

Wastewater from the Inns will be collected through a gravity collection system. The existing building sewers will be connected to mains flowing to a wastewater grinder then to a lift station. The gravity collection mains are 6" and connected with concrete manholes. Grades matching the terrain are used to limit the depth of the gravity collection system and the overall depth of the lift station. The north Flat Creek Inn building controls the depth of the lift station and minimum slopes are used for this connection. Wastewater flows were developed from information provided by the Inns on their operations and other future connections including the adjacent single family lots. Flows from the National Museum of Wildlife Art located about 1 mile north on Highway 89 were also considered.

Lift Station Buildout Wastewater Design Flows

Ave. Day 16,640 gpd Max. Day 28,180 gpd Peak Hour 58 gpm

A wastewater grinder will process wastewater prior to entering the lift station. The grinders are an effective method of processing wastewater to limit clogging and additional wear on the lift station pumps. Many grinders are set to operate 24/7 because wastewater can enter the system at any time. This grinder will be on a timer that will be adjustable to allow the grinder to pause operation during time of limited or no use. A 12-inch inlet pipe is provided

upstream of the grinder to provide for some limited storage during the times the grinder is not operating. Once the grinder operation is restarted the grinder will process the stored waste. Peak flows during the day will flush the 12-inch periodically to prevent odors from developing from any residual material.

The lift station will be a duplex pumping system with solids handling pumps capable of passing 3-inch solids. The pumps will each be able to pump the wastewater through the system with adequate flow and pressure providing redundancy for the system. Additional flushing velocities can be attained by operating both pumps at the same time. The wet well is sized to operate a minimum of twice per day so each pump operates at least once per day for a minimum of 2 minutes. The wet well is also sized so each of the pumps operate a maximum of 6 starts per hour during the maximum day. Daily pumping volumes were also analyzed to ensure the sewer force main volume will turnover at least once per day on the average day to limit the development of septic wastewater in the line. Wastewater will be metered at the discharge of the lift station pumps for billing and tracking actual flows produced by the Inns. Current and future buildout wastewater flows were analyzed in the design.

The sewer forcemain is a DR21 HDPE pipe with an inner diameter of 4.046-inches with a design pressure rating of 100 psi. This pipe provides installation flexibility for the contractor to use conventional cut and cover methods or use a trenchless installation method. The pipe will be butt fused except at fittings where mechanical joint or flanged connections will be used. Gravity sewer was analyzed to convey wastewater to Town but with a fall of only 5 feet over the more than 8000 feet between the Inns and Town, gravity sewer was not an option.

Downstream infrastructure in Town is expected to have capacity for this connection. There are no lift stations prior to the Wastewater Treatment Plant that will be affected by these additional flows. Wastewater strengths will likely be diluted from the elevated BOD as anticipated in the Town's Municipal Code. While the main uses are Hotels, the addition of the Gas Station and the dilution of the waste stream through the use of the Gas Station bathrooms (and the future residential hookups) will likely result in a wastewater similar to residential uses.

SOIL CONDITIONS:

Soil conditions generally consist of 2-3 feet of topsoil with gravel and cobbles at the surface with silts and clays with some sand and some rounded cobbles from 3-12 feet. Groundwater is generally found at 10-12 feet in July. Soil information is from soil logs recorded as part of the WyoDEQ LAUST program's soil investigation and monitoring well installation.

NATURAL HAZARDS:

There are steep slopes to the west along the forcemain alignment. These slopes are susceptible to avalanches especially during the early spring as the hillsides begin to warm. Floods could be associated with Flat Creek at the southern end of the alignment though the project is not in the floodplain. The forcemain is buried below anticipated scour depths at the Flat Creek crossing. Scour depths are relatively minor considering the upstream and downstream channel conditions of Flat Creek. No impacts to the mapped floodway of Flat Creek are anticipated as all infrastructure is buried.

OPERATION & MAINTENANCE:

The Flat Creek Sewer District intends to contract with a licensed operator to operate their wastewater system. An Operations and Maintenance Manual will be prepared and turned over to the District's operator. The District has also been interested in providing training for one or more of the Inn's long term employees so operations and/or backup operations can be maintained in-house. Regular monitoring, maintenance, and cleaning will be covered in the O&M Manual.



APPENDIX A:

Town of Jackson

Sewer and Water Connection

Application

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: Elk Refuge Sewer District, Sewer Connection 22-41-16-22-2-00-015

Physical Address: 1755 and 1935 North Highway 89 Jackson, Wyoming 83001 22-41-16-22-2-00-007

Lot, Subdivision: Pt. NW1/4 and NE1/4 Sec. 32 Twp 41N Rng 116W 6th PM PIDN: T-19B

PROPERTY OWNER.

Name: Elk Refuge Sewer District c/o Monay Olson, Pres. Phone: (307) 200-0981

Mailing Address: P.O. Box 13942 / 1935 North Highway 89, Jackson, Wyoming ZIP: 83002

E-mail: monaynava@gmail.com

APPLICANT/AGENT.

Name: Elk Refuge Sewer District c/o Monay Olson Phone: (307) 200-0981

Mailing Address: P.O. Box 13942 / 1935 North Highway 89, Jackson, Wyoming ZIP: 84003

E-mail: monaynava@gmail.com

DESIGNATED PRIMARY CONTACT.

X 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

X **Other:** Sewer Connection

_____ Environmental Analysis

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

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

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

NA **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.

Monay Olson

Signature of Property Owner or Authorized Applicant/Agent _____ Date _____

Name Printed _____ Title _____

APPENDIX B:

Wastewater Generation Projections

Elk Refuge Sewer District
Wastewater Flow Generation Calculations
DEQ Permit to Construct

BY: TK / ES

Date: 12 March 2025

Average Daily Demand [1]	60%	Factor
Peak Hour Factor, Hotels [3]	6.00	PHF
Peak Hour Factor, Adjacent Properties [3]	2.00	PHF

SANITARY SEWER GENERATION					
	Flow Per Unit (max. gpd)	Number of Units [4]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Flat Creek Inn					
Guest Room - Single	70	20	840	1,400	3.5
Guest Room - Double	140	40	3,360	5,600	14.0
Guest Room w/ Kitchenette - Dbl	160	11	1,056	1,760	4.4
Employee Housing, 4 Bdrm	470	3	846	1,410	3.5
Store Bathroom	510	3	918	1,530	3.8
Spa Bathroom	90	1	54	90	0.2
Guest Laundry	450	2	270	900	1.1
Hotel Laundry	900	1	540	900	2.3
Elk Refuge Inn					
Guest Room - Single	70	3	126	210	0.5
Guest Room - Double	140	6	504	840	2.1
Guest Room w/ Kitchenette - Sgl	90	6	324	540	1.4
Guest Room w/ Kitchenette - Dbl	160	10	960	1,600	4.0
Employee Breakroom	120	1	72	120	0.3
Guest Laundry	450	1	270	450	1.1
Hotel Laundry	900	2	1,080	1,800	4.5
Future Connections - Adjacent Properties and Museum					
New Flat Creek Inn Hotel Rooms	70	8	336	560	1.4
New Flat Creek Inn Emp Housing	150	9	810	1,350	3.4
Single Family Lots, Occupied	470	7	1,974	3,290	2.7
Single Family Lots, Vacant	470	4	1,128	1,880	1.6
Museum	1950	1	1,170	1,950	1.6
TOTAL SANITARY SEWER FLOWS			16,638	28,180	57.5

Note:

[1] Sewer Generation based on daily flow rates from the WYDEQ CH 25, Section 5, Table 1

[2] Average day is typically 60% of Max. Day; Textbook Value, M&E WW Eng.

[3] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day; Factor lowers with more connections.

[4] Occupancy/Bedroom count based on best-guess residential development program

[5] Average Number of Visitors per Day, Percentage Use, Gallons per Person

APPENDIX C:

80%

PLAN SET

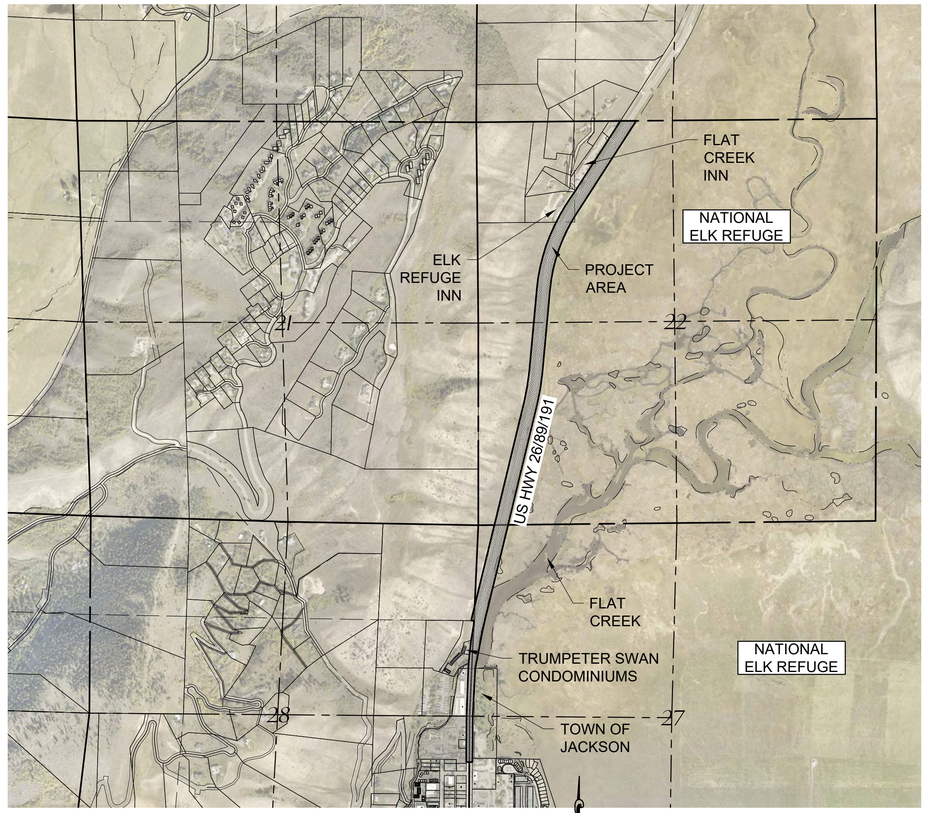
Ver. 18.0
Plotted by tkrough on Apr 18, 2025 - 12:23pm

ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
80% DESIGN

LOCATED WITHIN
PART W½ SEC. 22, W½ SEC. 27, E½ SEC. 28
T41N, R116W
TETON COUNTY, WYOMING



T41N, R116W



VICINITY MAP
1" = 1000' for 22x34 Prints
1" = 2000' for 11x17 Prints

Sheet List Table

Sheet Number	Sheet Title
C1.0	TITLE, VICINITY MAP, & SHEET INDEX
C1.1	GENERAL NOTES & LEGEND
C2.0	SITE OVERVIEW
C3.0	GRAVITY SEWER PLAN & PROFILE STA 0+00 TO 7+25
C3.1	GRAVITY SEWER PLAN & PROFILE STA 7+00 TO 12+12
C3.2	FORCE MAIN PLAN & PROFILE STA 0+00 TO 5+50
C3.3	FORCE MAIN PLAN & PROFILE STA 5+50 TO 13+50
C3.4	FORCE MAIN PLAN & PROFILE STA 13+50 TO 21+50
C3.5	FORCE MAIN PLAN & PROFILE STA 21+50 TO 29+50
C3.6	FORCE MAIN PLAN & PROFILE STA 29+50 TO 37+50
C3.7	FORCE MAIN PLAN & PROFILE STA 37+50 TO 45+50
C3.8	FORCE MAIN PLAN & PROFILE STA 45+50 TO 53+50
C3.9	FORCE MAIN PLAN & PROFILE STA 53+50 TO 60+50
C3.10	FORCE MAIN PLAN & PROFILE STA 60+50 TO 67+50
C3.11	FORCE MAIN PLAN & PROFILE STA 67+50 TO 75+50
C3.12	FORCE MAIN PLAN & PROFILE STA 75+50 TO 82+25
C4.0	SEWER DETAILS
C4.1	LIFT STATION DETAILS
C4.2	FORCEMAIN DETAILS
C4.3	GRINDER DETAILS
C4.4	MISCELLANEOUS DETAILS
C4.5	MISCELLANEOUS DETAILS

OWNER
Elk Refuge Sewer District
1935 N Highway 89
Jackson, WY 83001

CIVIL ENGINEER
Jorgensen Associates, Inc.
1315 S. Highway 89, #201
P.O. Box 9550
Jackson, WY 83002-9550
(307) 733-5150

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
TITLE, VICINITY MAP, & SHEET INDEX

DESIGNED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C1.0

P:\2024\24150-Elk Refuge Sewer District-Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forceman_Title.dwg

Plotted by tdonogh on Apr 18, 2025 - 12:23pm
Ver. 18.0

=EXISTING LEGEND=

- HIGHWAY 26/89/191 ROW
- EASEMENT
- PROPERTY BOUNDARY
- EDGE OF PAVEMENT
- EDGE OF GRAVEL
- TOP BACK OF CURB
- MAJOR CONTOUR (6150')
- MINOR CONTOUR (6147')
- FLOWLINE
- SIGN
- EDGE OF WATER
- FENCE
- TELEPHONE PEDESTAL
- COMMUNICATION PEDESTAL
- BURIED TELEPHONE LINE
- ELECTRIC VAULT
- POWER POLE
- ELECTRIC TRANSFORMER
- BURIED POWER LINE
- GAS MANHOLE
- SEWER MANHOLE
- SEWER LINE
- STORM MANHOLE/INLET
- CULVERT
- WATER VALVE
- WELL
- FIRE HYDRANT
- WATER LINE
- CONIFER TREE
- ASPEN TREE
- SHRUB

=PROPOSED LEGEND=

- SEWER MANHOLE
- LIFT STSTION
- CLEANOUT
- 4"S — 4" SEWER LINE
- 6"S — 6" SEWER LINE
- 12"S — 12" SEWER LINE
- 4"FM — 4" FORCE MAIN LINE
- ELECTRIC VAULT
- ELECTRIC TRANSFORMER
- UT — CABLE UTILITY LINE

GENERAL PROJECT NOTES:

1. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE TETON COUNTY LAND DEVELOPMENT REGULATIONS, THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY RULES AND REGULATIONS, AND THE LATEST EDITION OF THE WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS OR AS MODIFIED BY THESE PLANS.
2. PROJECT SCOPE: CONSTRUCT SANITARY SEWER CONVEYANCE SYSTEM TO CONNECT THE ELK REFUGE SEWER DISTRICT TO THE TOJ MUNICIPAL WASTEWATER SYSTEM.
3. TOTAL AREA OF DISTURBANCE: 63,887 SF (1.47 ACRES)
4. PROJECT SCHEDULE: CONSTRUCTION SCHEDULED TO START IN SUMMER 2025 AND BE COMPLETED BY SUMMER 2026.
5. BASE MAPPING PREPARED FROM SURVEYS PERFORMED BY JORGENSEN ASSOCIATES IN 2004. SOME SITE ELEMENTS HAVE BEEN ADJUSTED BASED ON 2022 TETON COUNTY AERIAL IMAGERY. TOPOGRAPHY IS DERIVED FROM 2015 TETON COUNTY LIDAR DATA. PROPERTY BOUNDARIES AND EASEMENTS DERIVED FROM TETON COUNTY GIS.
6. THE PROJECT AREA IS NOT LOCATED IN A FLOODPLAIN.
7. NO AVALANCHE PATHS ARE PRESENT ON THIS SITE.
8. TRENCHLESS INSTALLATION IS BEING CONSIDERED FOR THIS PROJECT. ADJUST ALIGNMENT AS NECESSARY TO MEET INSTALLATION METHOD CAPABILITIES.

WATER AND SEWER UTILITY NOTES

1. 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
2. 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.
3. 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 5 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.
4. 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.
5. WATER SERVICE LINE 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.
6. SANITARY SEWER GRAVITY LINES AND FITTINGS SHALL BE SCH 40 PVC AND CONFORM TO ASTM D-3034. PRESSURE SEWER SERVICE LINES SHALL BE POLYETHYLENE, SDR11 IPS PE.
7. 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 psig FOR 4 MINUTES WITH NO APPRECIABLE LOSS. GAGE SHALL HAVE MAXIMUM 1 psig GRADATIONS.
8. 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.
9. MAINTAIN PIPE SLOPES AS SHOWN ON THE PLANS. IF PIPE SLOPES ARE ALTERED AND CREATE ADDITIONAL HIGH POINTS, CONTRACTOR TO PROVIDE ADDITIONAL AIR/VAC RELEASE VALVE VAULTS.

REVEGETATION SPECIFICATIONS:

(FOLLOW MITIGATION PLAN. FOLLOW THESE SPECIFICATIONS WHERE NOTHING IS SPECIFIED ON MITIGATION PLANS OR BY LANDSCAPE ARCHITECT.)

1. SEED MIXTURE:

SPECIES	CULTIVAR	LBS./ACRE FOR FULL SEEDING	SEED MIX PROPORTION
WESTERN WHEATGRASS	ROSANA	6 LBS./ACRE	0.75
SLENDER WHEATGRASS	PRYOR	6 LBS./ACRE	0.75
BLUEBUNCH WHEATGRASS	GOLDAR	7 LBS./ACRE	0.875
IDAHO FESCUE	NEZPURS/LAKEVIEW	3 LBS./ACRE	0.369
COMMON YARROW		.5 LBS./ACRE	0.0625
AMERICAN VETCH		33 LBS./ACRE	4.125
WINTERFAT	OPEN RANGE/NATIVE	.5 LBS./ACRE	0.0625
RUBBER RABBIT BRUSH		.5 LBS./ACRE	0.0625
TOTAL PURE LIVE SEED APPLICATION RATE		56.5 LBS./ACRE	

3. EXISTING VEGETATION IS TO BE MAINTAINED TO THE EXTENT POSSIBLE. REVEGETATE ALL AREAS DISTURBED BY CONSTRUCTION.
4. ALL AVAILABLE TOPSOIL FROM EXCAVATIONS SHALL BE STRIPPED AND STORED ONSITE SEPARATE FROM OTHER TRENCH MATERIAL FOR REUSE IN REESTABLISHING VEGETATION. 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. SUPPLEMENT NATIVE TOPSOIL WHERE NECESSARY TO REESTABLISH VEGETATION. DO NOT STOCKPILE TOPSOILS DEEPER THAN 4 FT IF AREA IS AVAILABLE.
5. SEED MIXES CONTAINING NATIVE FLOWERING PLANTS SUCH AS LUPINE, YARROW AND PAINTBRUSH ARE ACCEPTABLE.
6. 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.
7. HARD PACKED OR CAKED TOPSOIL SURFACES SHALL BE SCARIFIED OR DISKED PRIOR TO SEEDING. REVEGETATE ALL DISTURBED AREAS AS SOON AS PRACTICAL AFTER GRADING.
8. 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.
9. 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:

1. 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.
   - 1.1 OWNER PROVIDED PERMITS:
     - 1.1.1 WYOMING DEQ PERMIT TO CONSTRUCT
     - 1.1.2 WYDOT M-54 UTILITY INSTALLATION
   - 1.2 CONTRACTOR PROVIDED PERMITS:
     - 1.2.1 WYOMING DEQ STORMWATER POLLUTION PREVENTION PLAN
     - 1.2.2 ELECTRICAL PERMIT
2. 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.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
4. 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.
5. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
6. 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.
7. 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.
8. 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).
9. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICABLE IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
10. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
11. REVEGETATION SHALL OCCUR AFTER CONSTRUCTION IS COMPLETE AND WILL BE COMPLETED IN THE SUMMER OF 2026.
12. FUGITIVE DUST WILL BE CONTROLLED BY WATERING OR OTHER METHODS DURING DRY PERIODS OR AS REQUIRED BY OWNER.
13. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
14. 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.
15. A LAYER OF TOPSOIL SHALL BE PLACED ON ALL SLOPES AND AREAS STRIPPED FOR GRADING.
16. NO WETLANDS SHALL BE DISTURBED WITHOUT FIRST OBTAINING NECESSARY PERMITS FROM THE U. S. ARMY CORPS OF ENGINEERS.
17. 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.
18. ENGINEER SHALL BE CONTACTED PRIOR TO CONSTRUCTION TO PROVIDE CONSTRUCTION OBSERVATION.
19. 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.
20. 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.
21. CONTRACTOR IS RESPONSIBLE FOR PERIODIC INSPECTIONS, MAINTENANCE AND REPAIR OF EROSION CONTROL STRUCTURES TO INSURE PROPER SEDIMENT CONTAINMENT AND EROSION CONTROL.
22. 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.
23. 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.
24. GRADES SHALL FALL A MINIMUM OF 6 INCHES WITHIN THE FIRST 10 FEET OF THE BUILDING FOUNDATION.
25. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL SLOPE MIN. 2% AWAY FROM THE BUILDING.

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
GENERAL NOTES & LEGEND

DESIGNED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C1.1

P:\2024\24150\Elk Refuge Sewer District\Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forcemain_Title.dwg

Plotted by tsmogh on Apr 18, 2025 - 1:46pm
Ver. 18.0

FEMA FLOOD ZONE LEGEND

SPECIAL FLOOD HAZARD AREA ZONE A

SPECIAL FLOOD HAZARD AREA ZONE AE

NOTE:

1. FLOOD ZONE BOUNDARY SHOWN DERIVED FROM FEMA FIRM PANELS 56039C2907D AND 56039C2695E WITH AN EFFECTIVE DATE OF 09/16/2015. FEMA FIRM PANEL 56039C2907D HAS BEEN UPDATED PER REVISION 18-08-0346P-560052 WITH AN EFFECTIVE DATE OF 09/13/2018. SEE LEGEND FOR SPECIFIC FLOOD ZONE AREA INFORMATION.



0 300 600 900

SCALE: 1 INCH = 300 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
SITE OVERVIEW

DESIGNED BY:	KB
REVIEWED BY:	TK

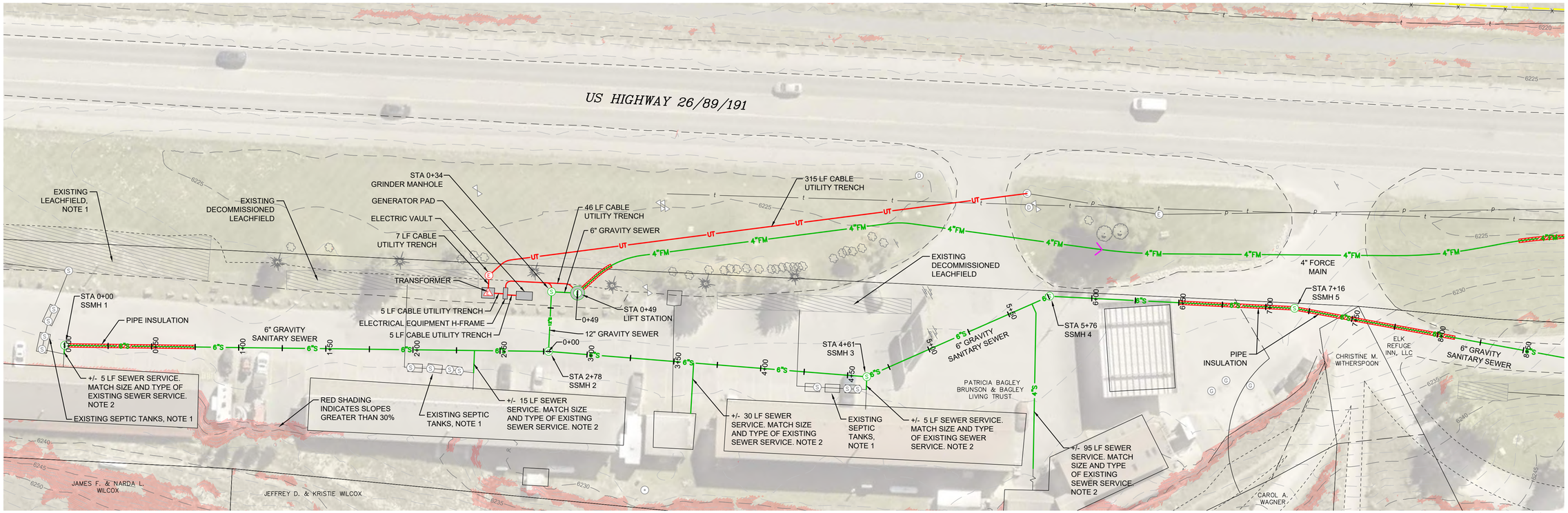
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80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C2.0

P:\2024\24150-Elk Refuge Sewer District-Sewer Force\ain to Town-Jackson\15-Civil\CAD\24150_Flat Creek Inn Forcemain_Overview.dwg

Ver. 18.0
Plotted by tkmorgh on Apr 18, 2025 - 12:30pm

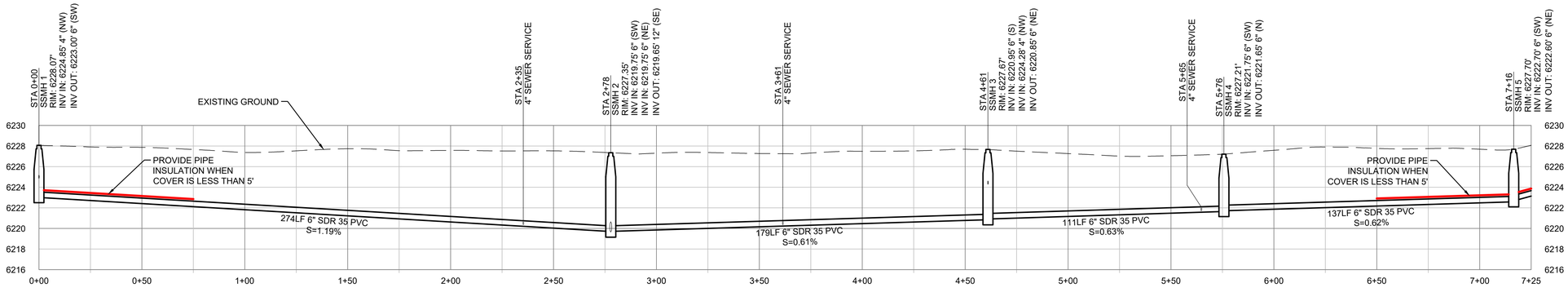


NOTE:

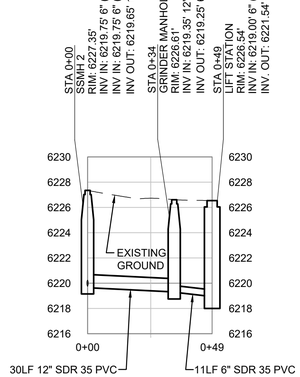
1. EXISTING LEACHFIELD AND SEPTIC TANKS TO BE DECOMMISSIONED PER WYOMING DEQ AND TETON COUNTY REGULATIONS. LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING SEWER SERVICES ARE APPROXIMATE OR UNKNOWN. CONTRACTOR TO LOCATE EXISTING SEWER SERVICES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
GRAVITY SANITARY SEWER
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'



=PROFILE=
GRAVITY SANITARY SEWER
CONNECTION TO LIFT STATION
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
GRAVITY SEWER PLAN & PROFILE
STA 0+00 TO 7+25

DESIGNED BY:	KB
REVIEWED BY:	TK

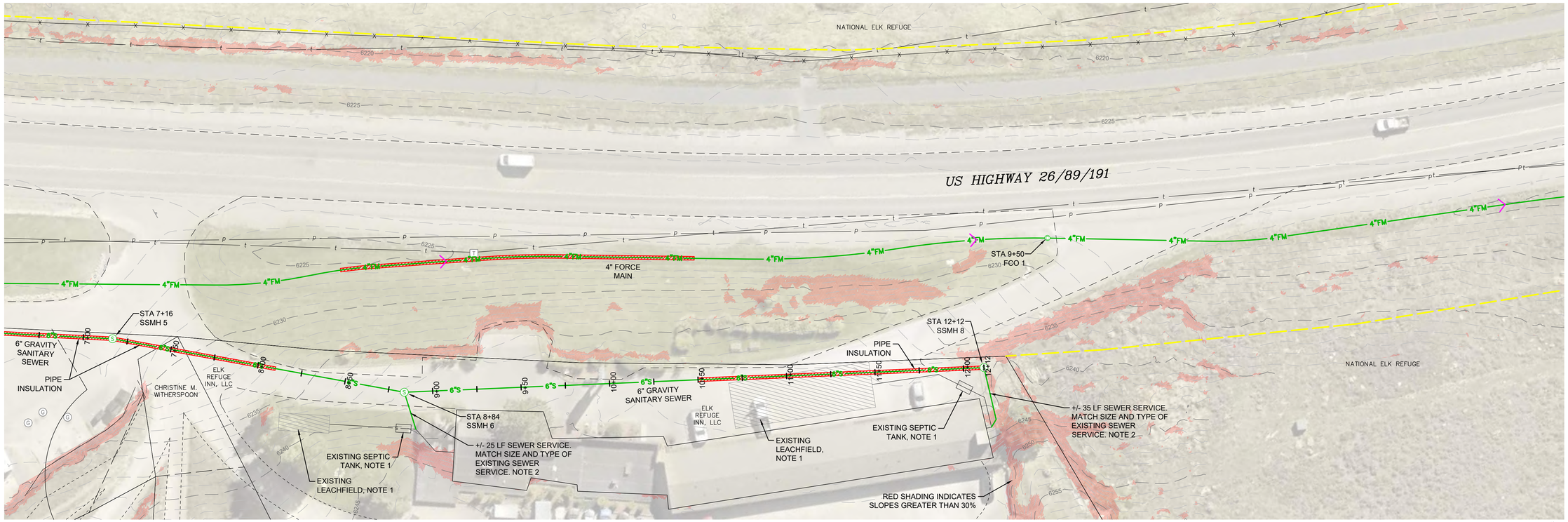
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.0

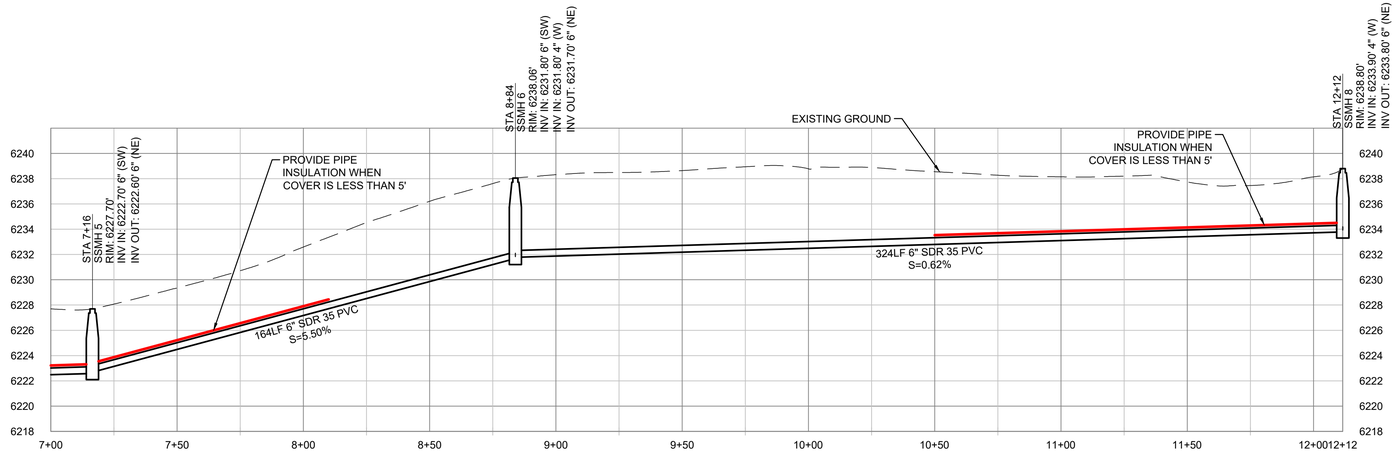
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Ver. 18.0
Plotted by tdonogh on Apr 18, 2025 - 12:36pm



NOTE:

1. EXISTING LEACHFIELD AND SEPTIC TANKS TO BE DECOMMISSIONED PER WYOMING DEQ AND TETON COUNTY REGULATIONS. LOCATIONS SHOWN ARE APPROXIMATE AND MUST BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. LOCATION, SIZE, TYPE, AND DEPTH OF EXISTING SEWER SERVICES ARE APPROXIMATE OR UNKNOWN. CONTRACTOR TO LOCATE EXISTING SEWER SERVICES IN THE FIELD AND REPORT ANY DISCREPANCIES TO THE ENGINEER.



=PROFILE=
GRAVITY SANITARY SEWER
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'



SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
GRAVITY SEWER PLAN & PROFILE
STA 7+00 TO 12+12

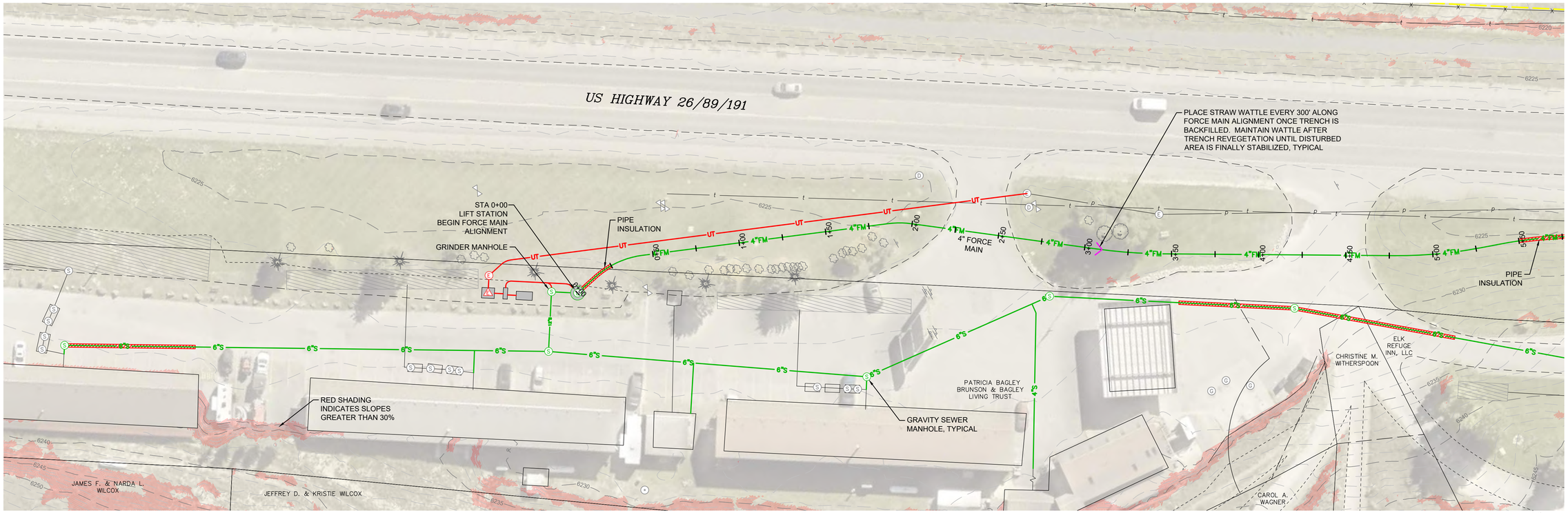
DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.1

P:\2024\24150-Elk Refuge Sewer District\Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forcemain_Plan & Profile.dwg

Ver. 18.0
Plotted by tsmogh on Apr 18, 2025 - 12:41pm



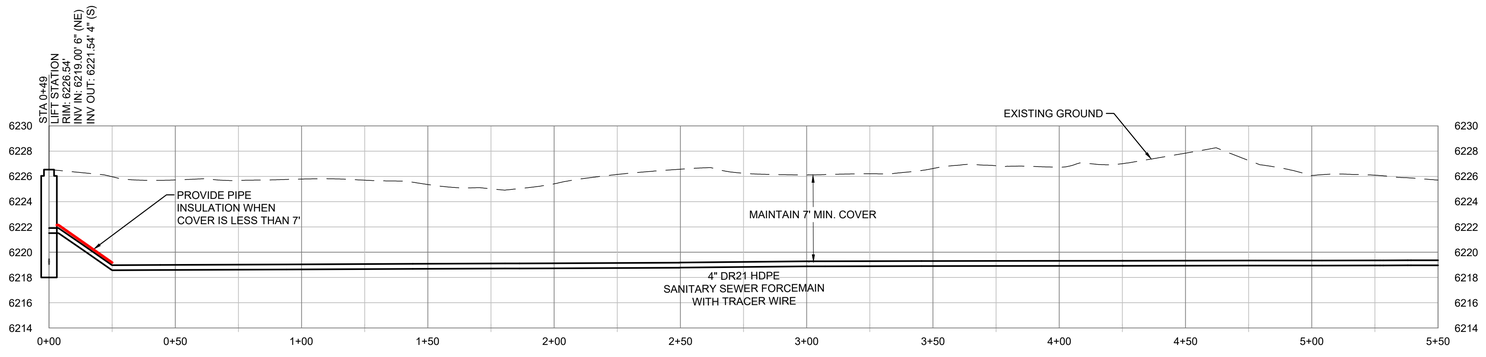
NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.



0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

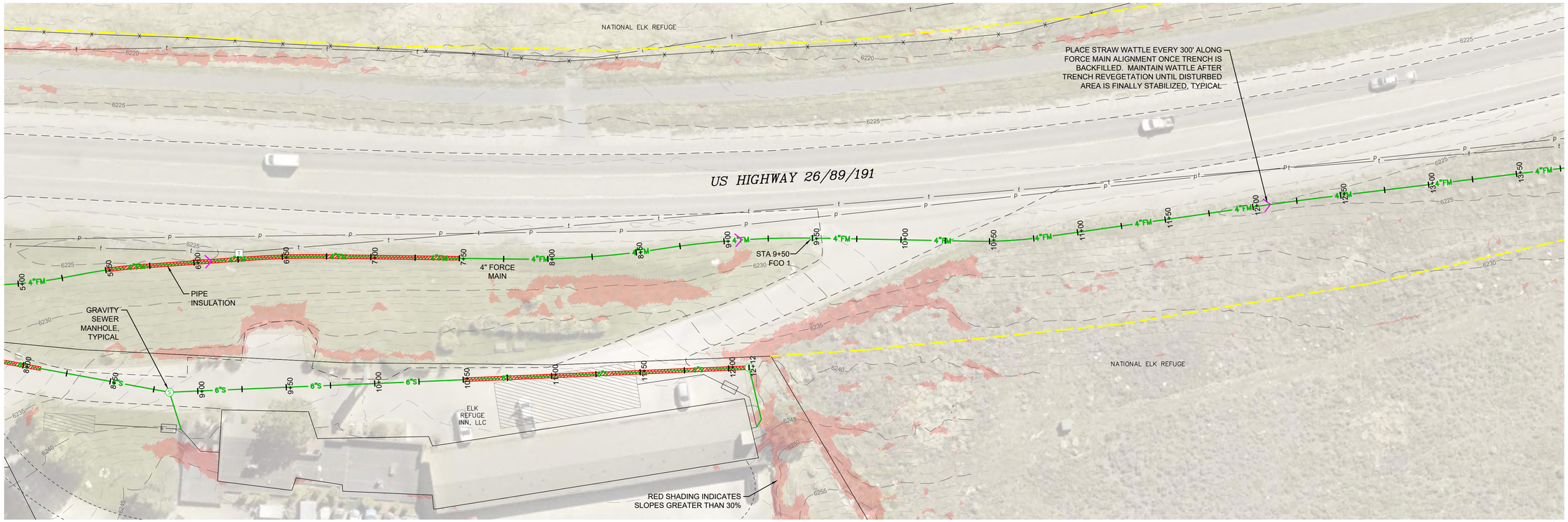
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 0+00 TO 5+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.2

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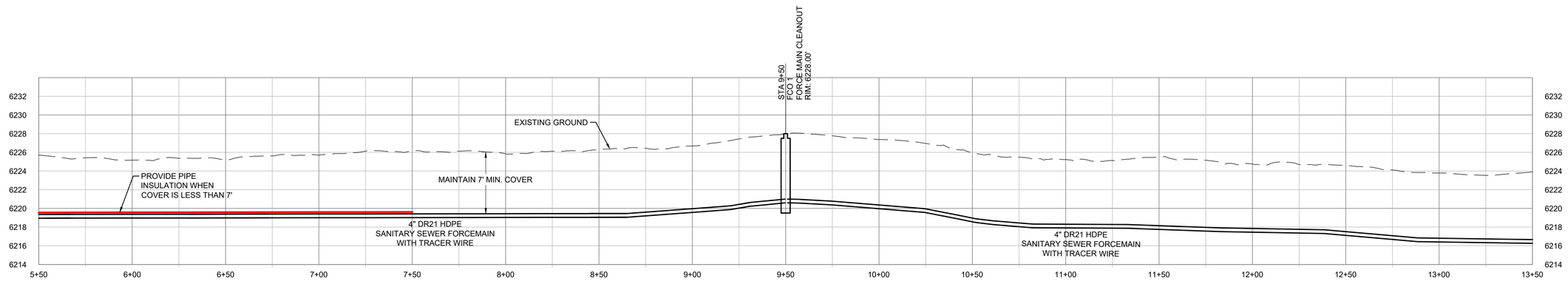


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

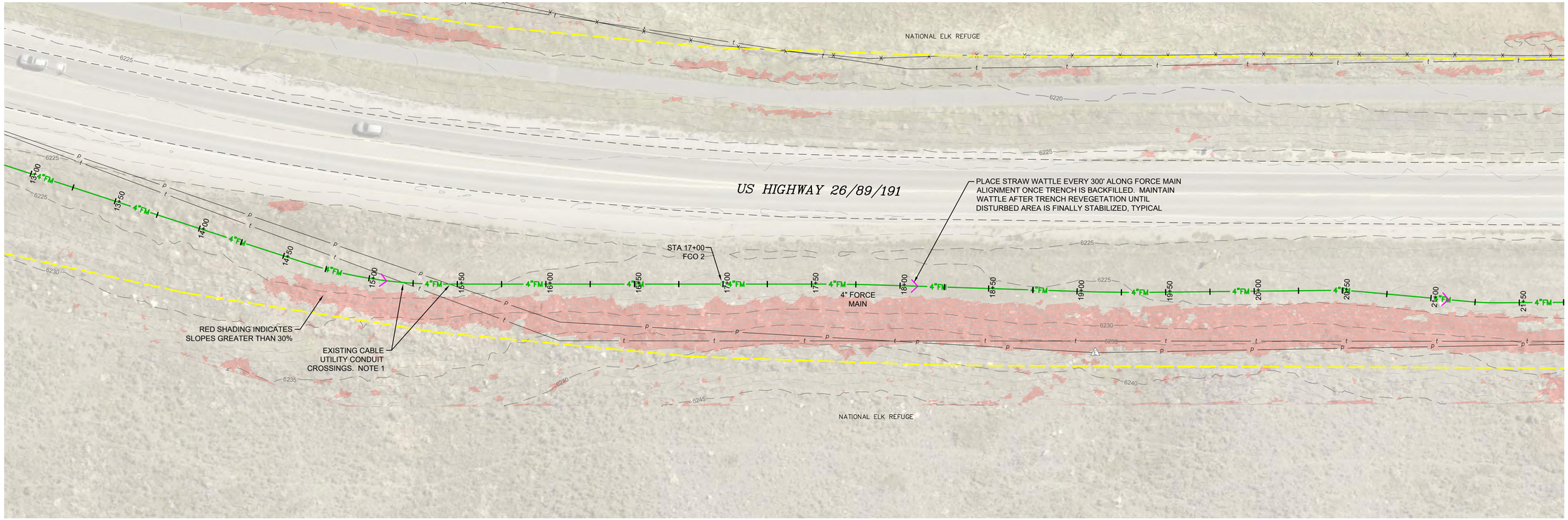
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 5+50 TO 13+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.3

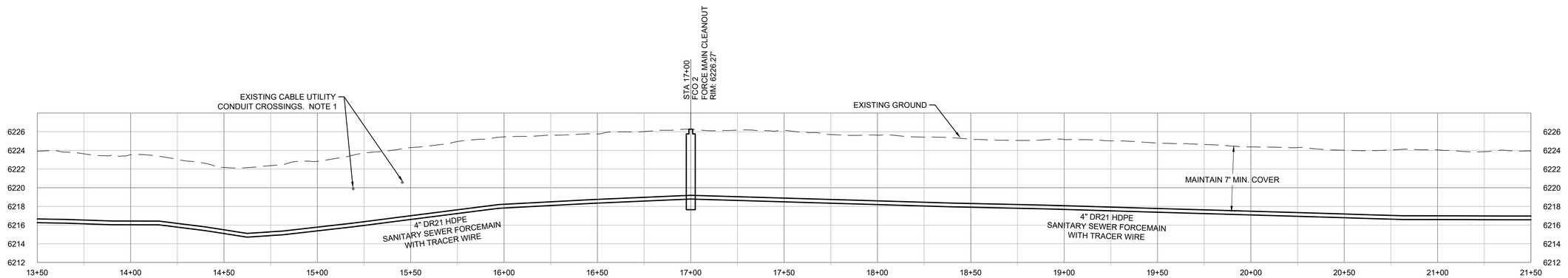
Ver: 18.0
Plotted by tkrough on Apr 18, 2025 - 12:47pm
P:\2024\24150-Elk Refuge Sewer District\Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forcemain_Plan & Profile.dwg



NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

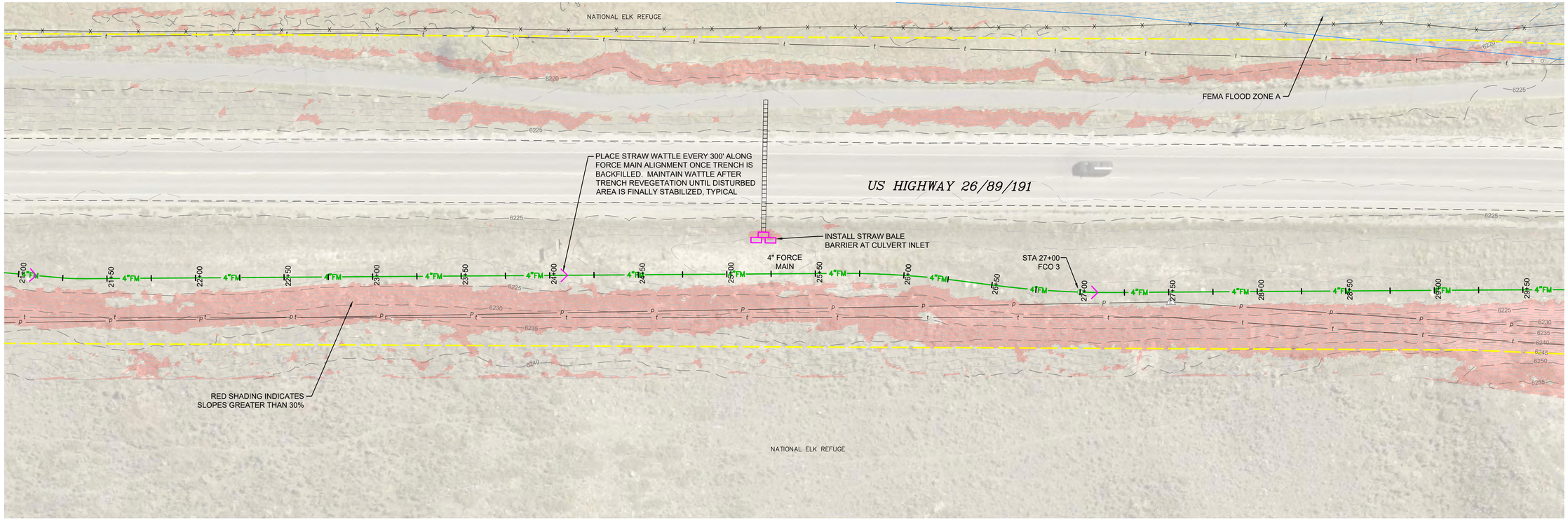
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 13+50 TO 21+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.4

Plotted by tkrough on Apr 18, 2025 - 12:52pm
Ver. 18.0
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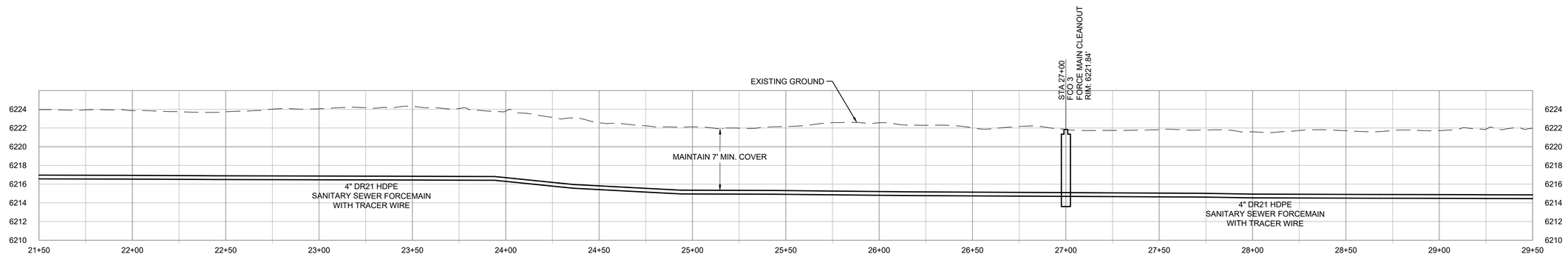


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

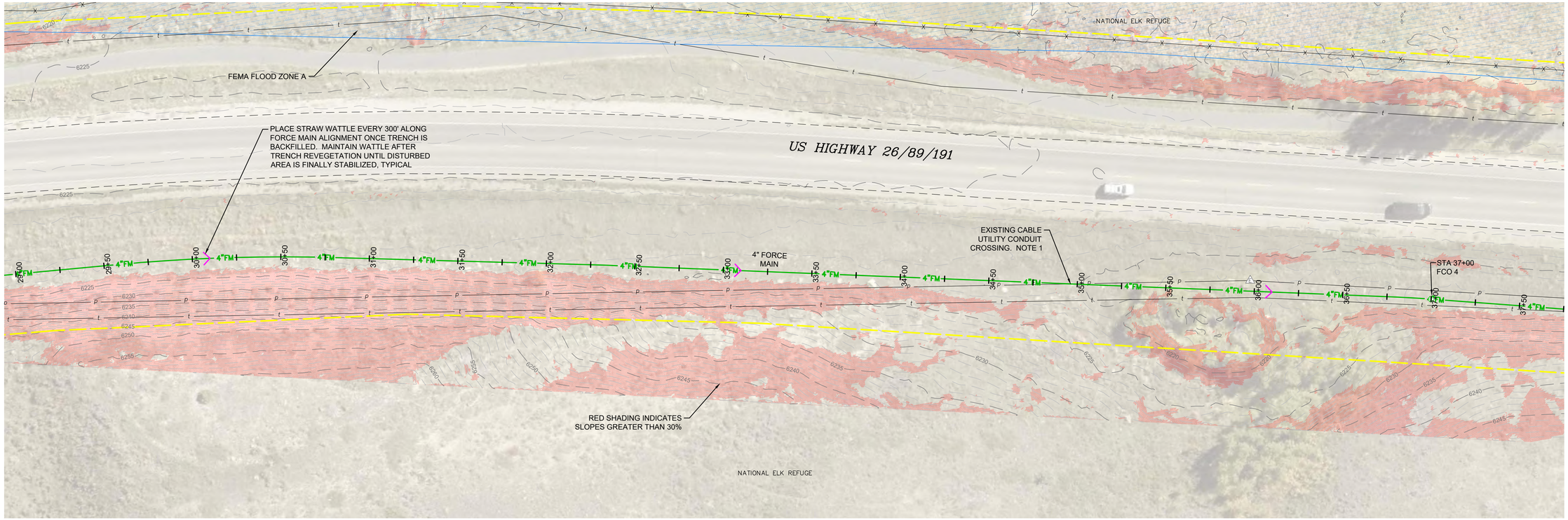
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 21+50 TO 29+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.5

Ver: 18.0
Plotted by tkrough on Apr 18, 2025 - 2:11pm
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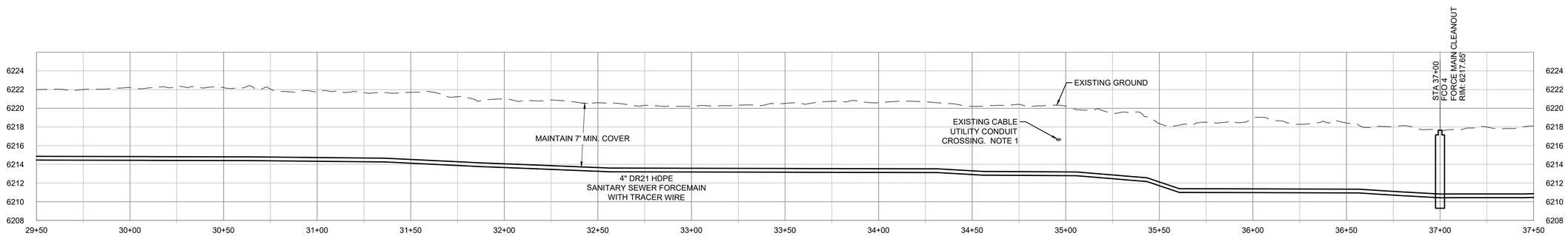


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 29+50 TO 37+50

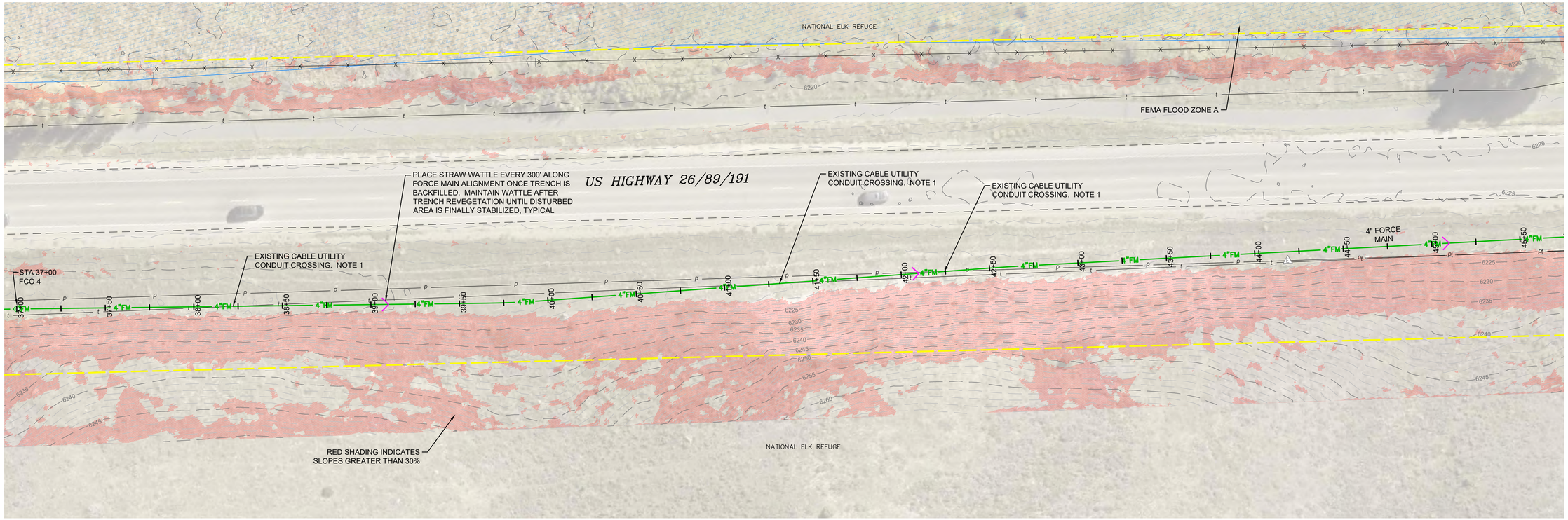
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REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.6

Plotted by tkrough on Apr 18, 2025 - 2:17pm
Ver: 18.0
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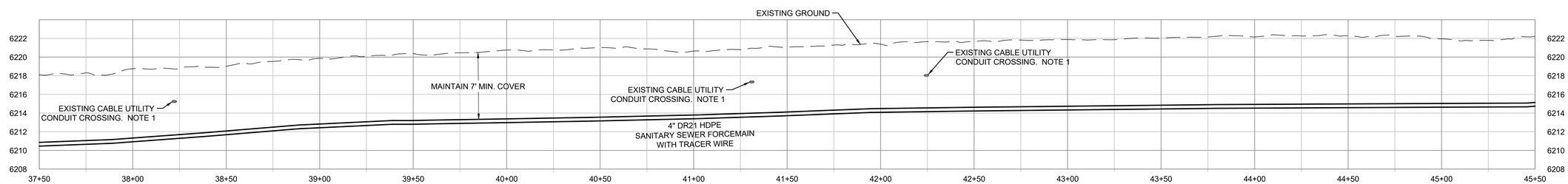


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

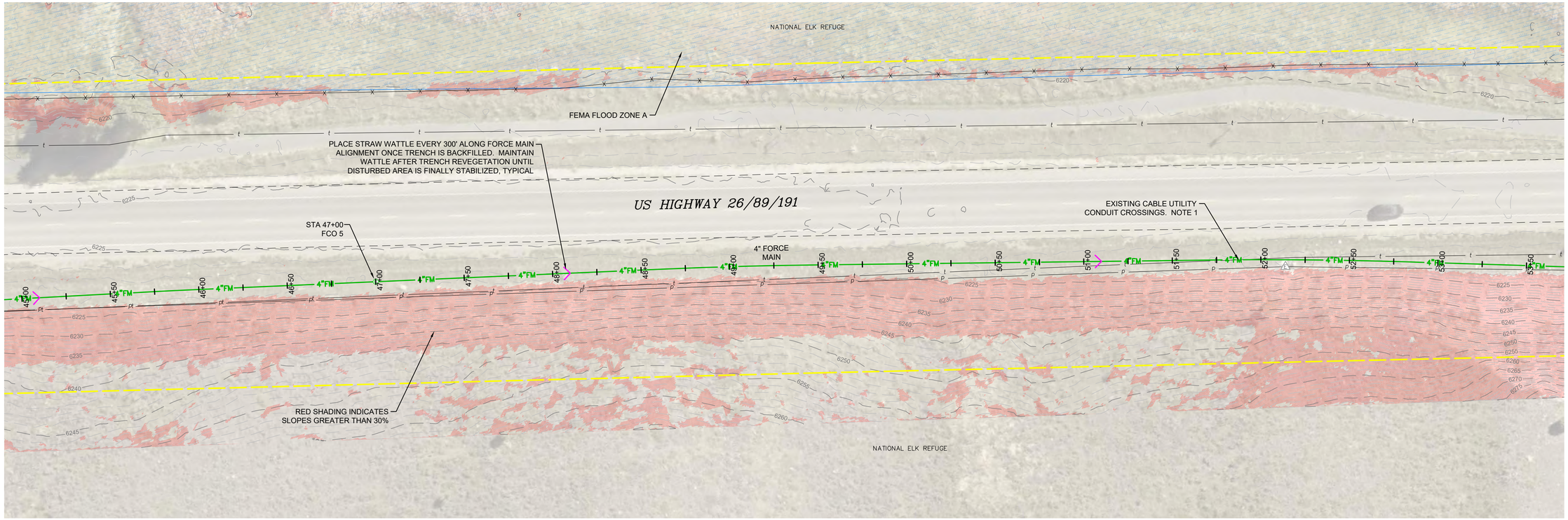
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 37+50 TO 45+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.7

Ver. 18.0
Plotted by tkrough on Apr 18, 2025 - 2:22pm
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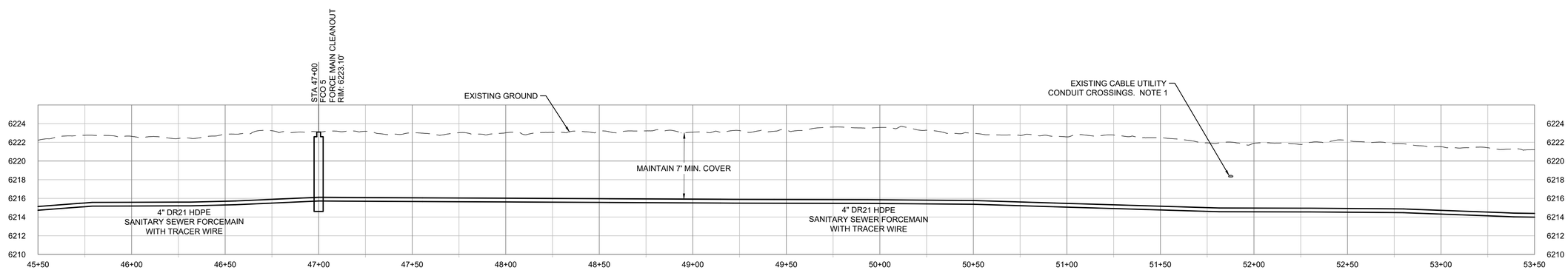


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 45+50 TO 53+50

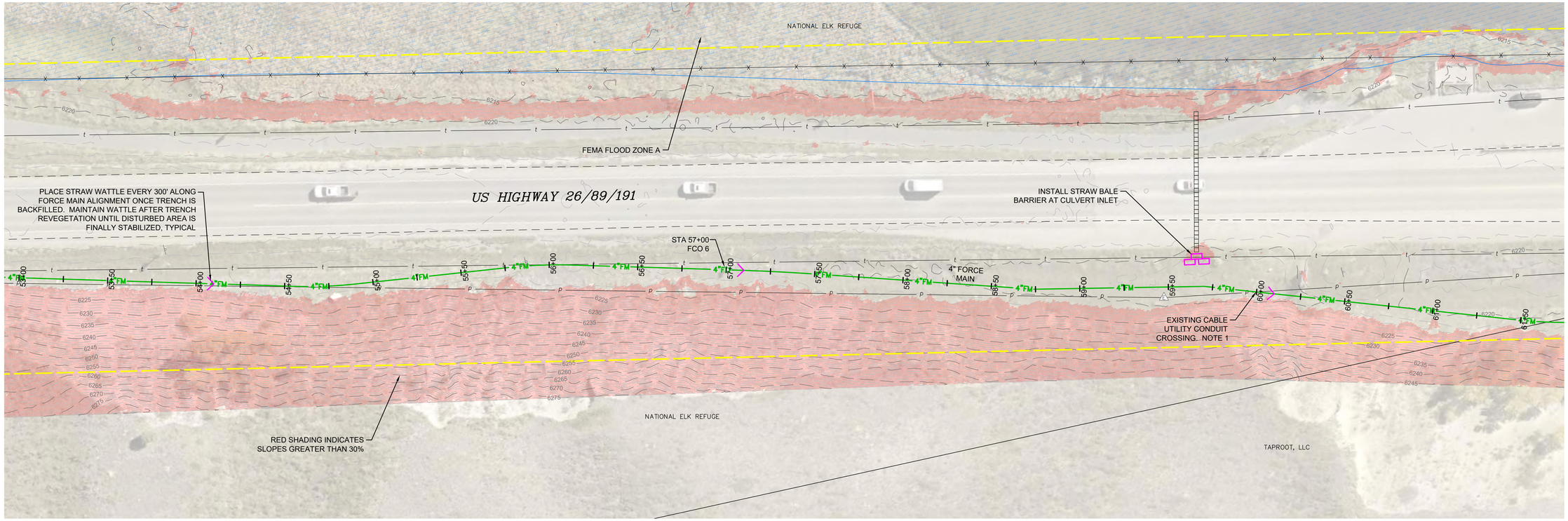
DESIGNED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.8

Ver: 18.0
Plotted by tsmyth on Apr 18, 2025 - 2:28pm
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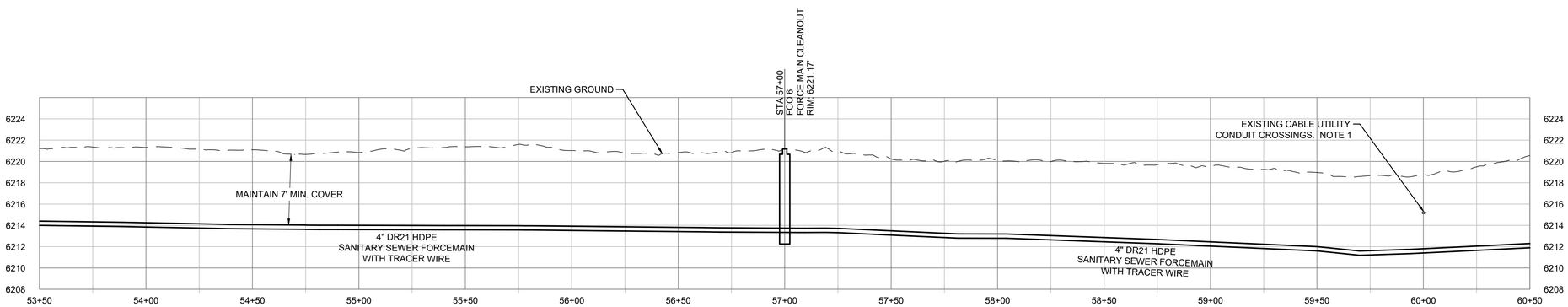


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

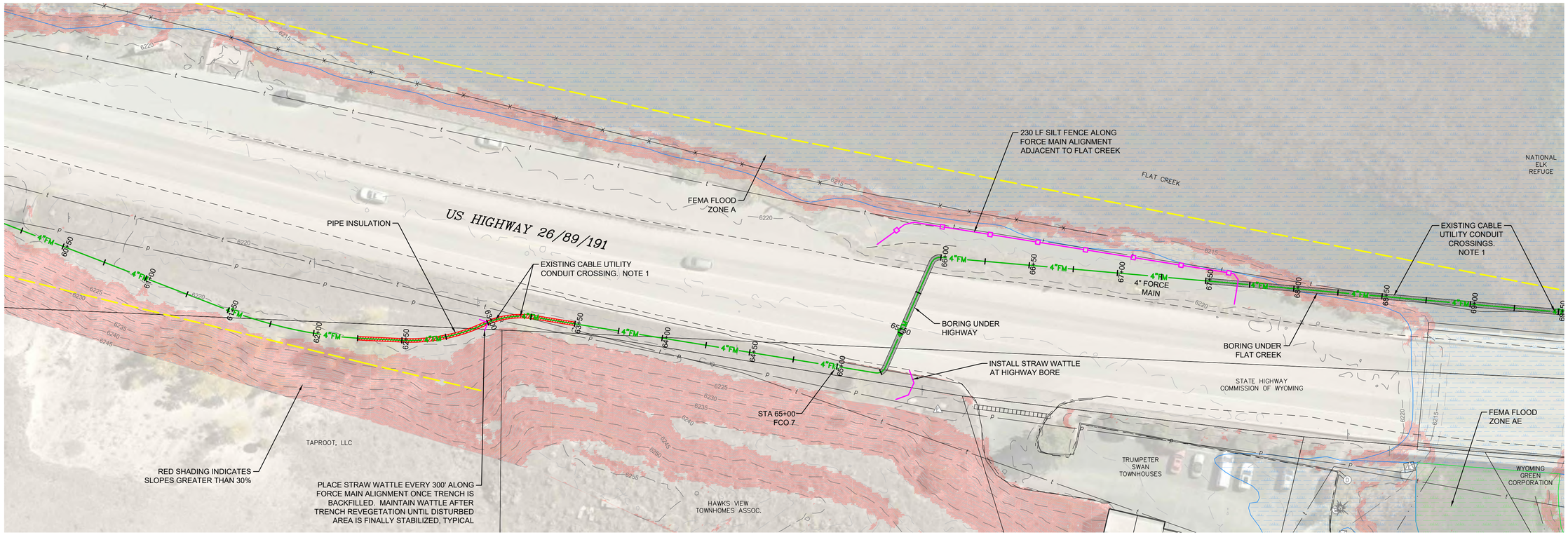
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 53+50 TO 60+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.9

Plotted by tkrough on Apr 18, 2025 - 2:34pm
Ver. 18.0
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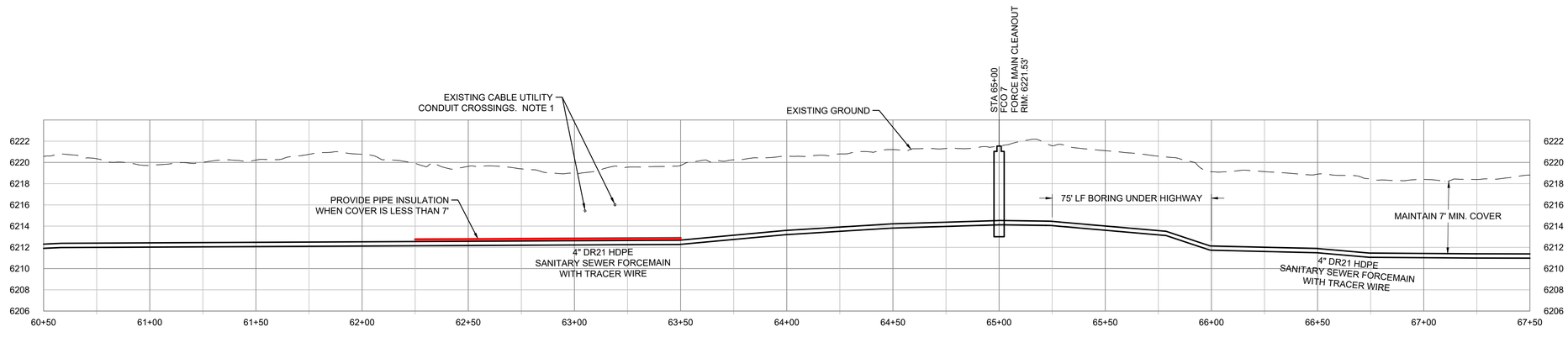


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

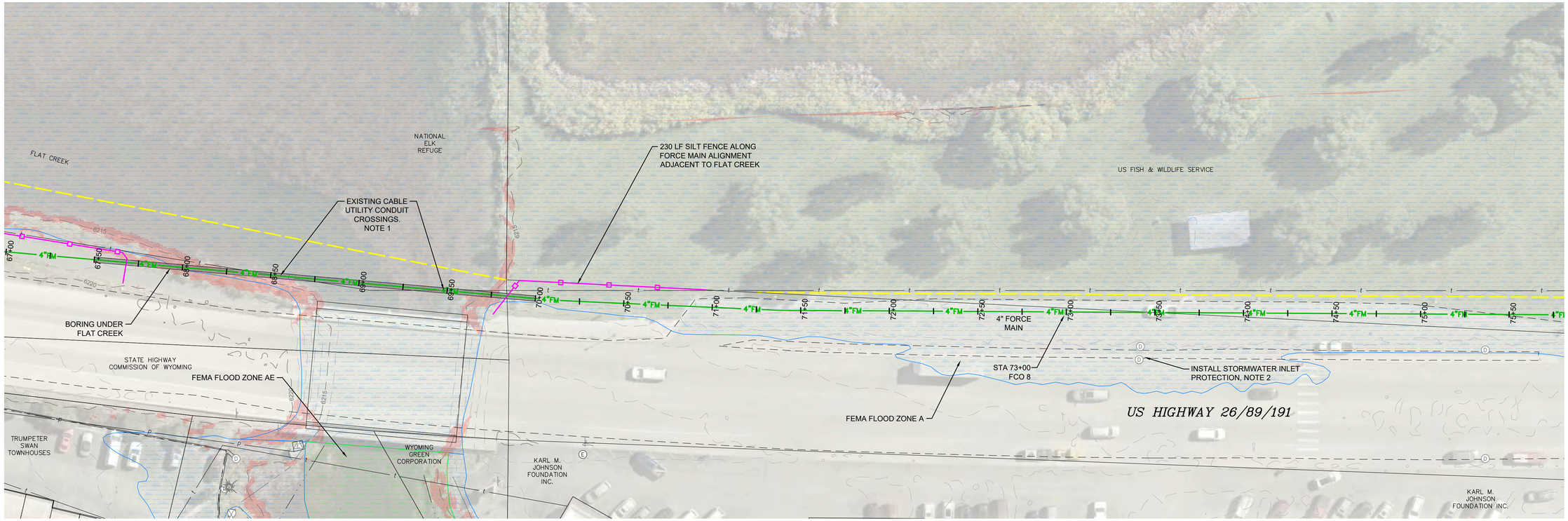
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 60+50 TO 67+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.10

Ver. 18.0
Plotted by tkmurph on Apr 18, 2025 - 2:40pm
P:\2024\24150\Elk Refuge Sewer District\Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Hrn Forcemain_Plan & Profile.dwg

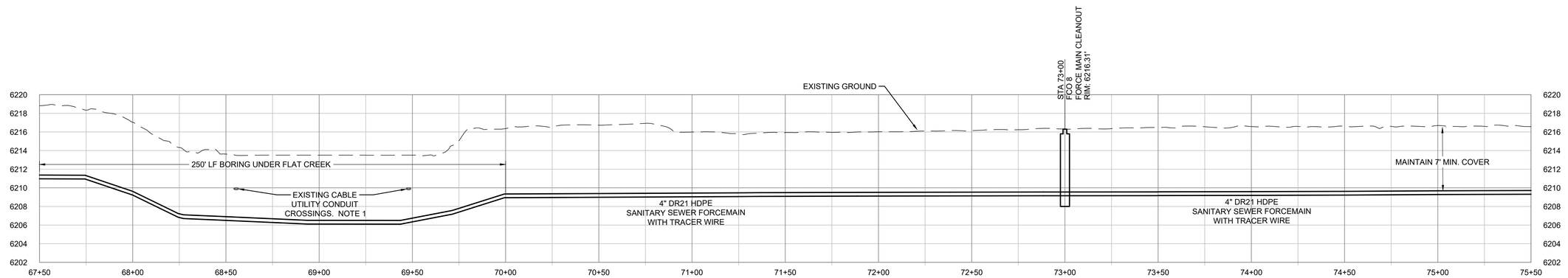


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.
2. STORMWATER INLET LOCATIONS SHOWN ARE APPROXIMATE. OTHER STORMWATER INLETS MAY EXIST IN THE VICINITY THAT ARE NOT SHOWN ON THE PLANS. INSTALL STORMWATER INLET PROTECTION AT ALL INLETS ADJACENT TO THE PROJECT.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION AND APPROVAL

JORGENSEN
JACKSON, WYOMING
307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

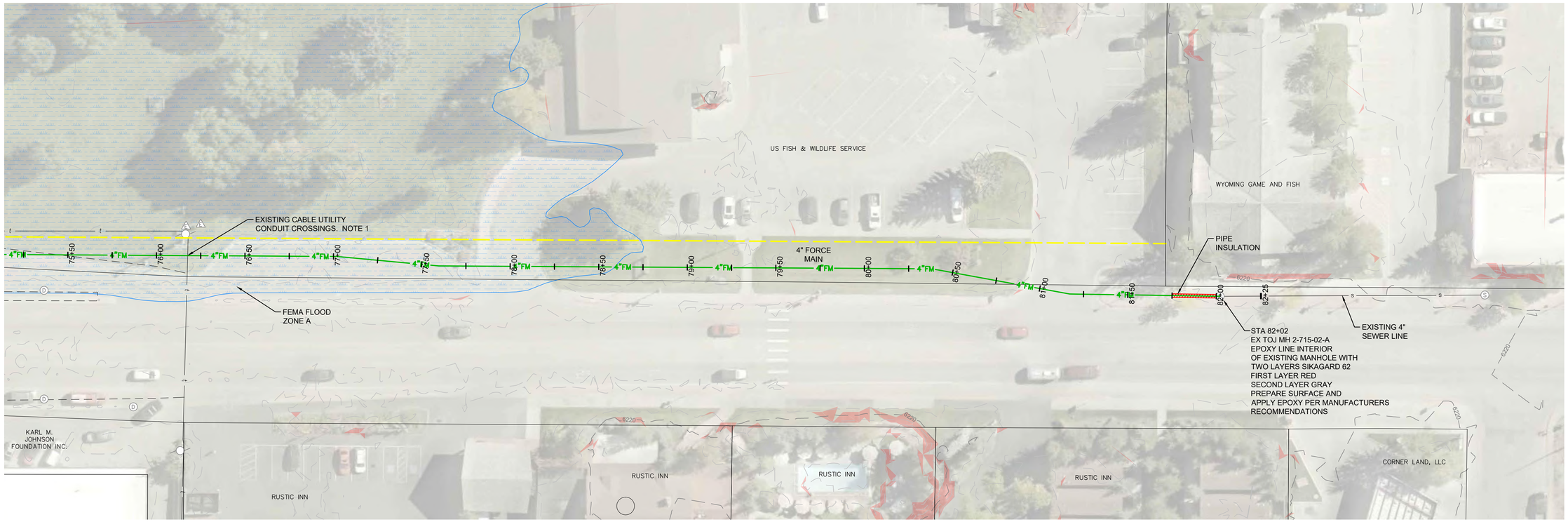
SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 67+50 TO 75+50

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.11

Ver. 18.0
Plotted by tkrough on Apr 18, 2025 - 2:46pm
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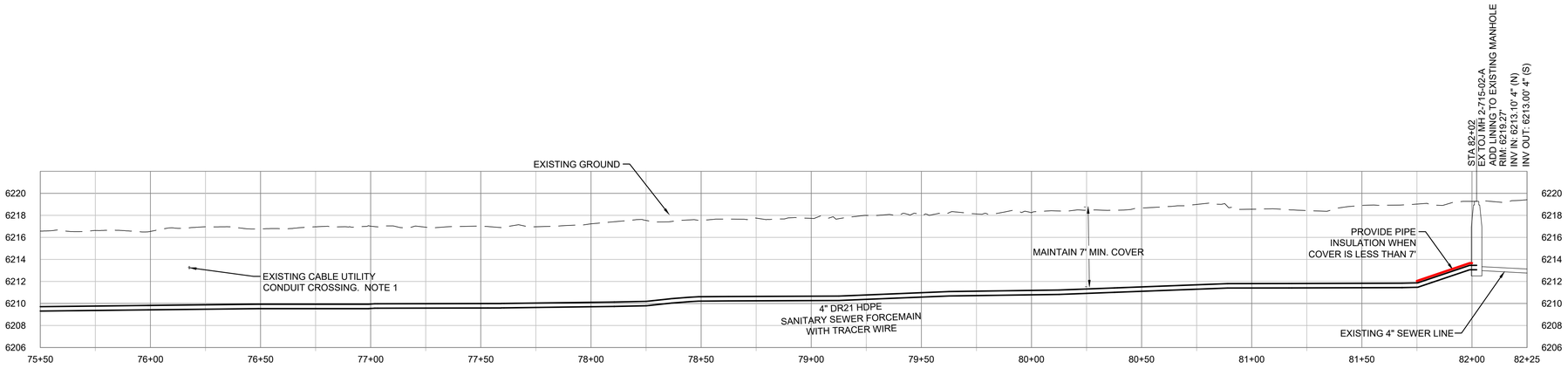


NOTE:

1. LOCATION AND DEPTH OF EXISTING CABLE UTILITY CONDUITS ARE APPROXIMATE. CONTRACTOR TO VERIFY LOCATION AND DEPTH IN THE FIELD.
2. STORMWATER INLET LOCATIONS SHOWN ARE APPROXIMATE. OTHER STORMWATER INLETS MAY EXIST IN THE VICINITY THAT ARE NOT SHOWN ON THE PLANS. INSTALL STORMWATER INLET PROTECTION AT ALL INLETS ADJACENT TO THE PROJECT.

0 30 60 90

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 22x34 PRINTS



=PROFILE=
FORCE MAIN
SCALE: HORIZONTAL 1"=30'
VERTICAL 1"=6'

— PRELIMINARY —
SUBJECT TO CORRECTION
AND APPROVAL

JORGENSEN
JACKSON, WYOMING
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
FORCE MAIN PLAN & PROFILE
STA 75+50 TO 82+25

DESIGNED BY:	KB
REVIEWED BY:	TK

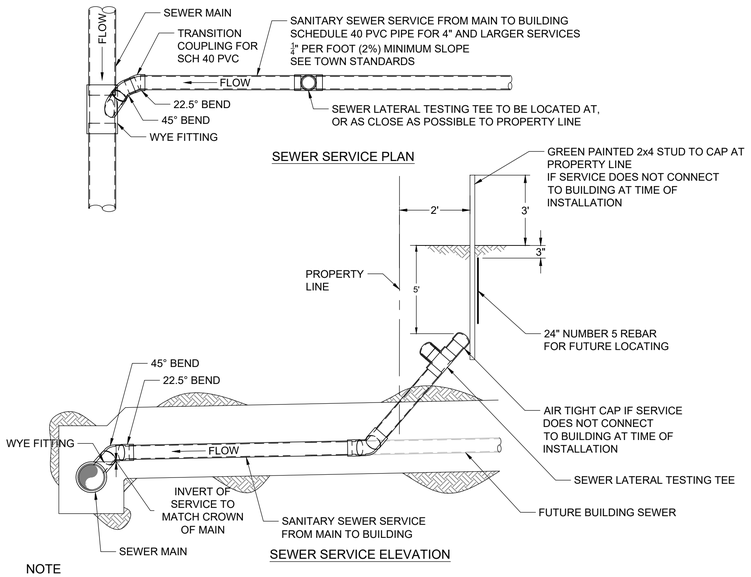
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C3.12

Ver. 18.0 Plotted by klanugh on Apr 18, 2025 - 2:51pm
P:\2024\24150-Elk Refuge Sewer District-Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forcemain_ Plan & Profile.dwg

Plotted by tomogh on Apr 18, 2025 - 1:40pm
Ver. 18.0

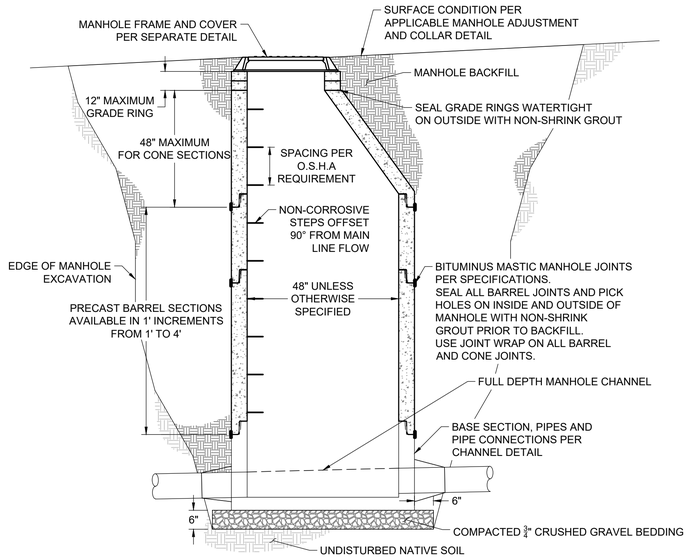


NOTE

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 OVER 22-1/2°.

SANITARY SEWER SERVICE DETAIL

NOT TO SCALE — TOJ SS-111 REVISED

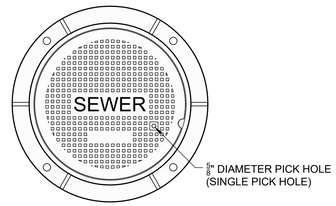


NOTE

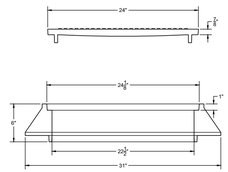
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS PRIOR TO PAVING TO PROTECT MANHOLE.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE LEAK TESTED.
5. PROVIDE BOOTED CONNECTION FOR ALL PIPES.
6. MANHOLE STEPS CAN BE INSTALLED FOR CONSTRUCTION BUT SHALL BE REMOVED PRIOR TO ACCEPTANCE.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



MANHOLE COVER



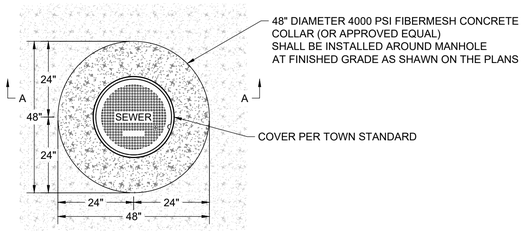
FRAME

NOTE

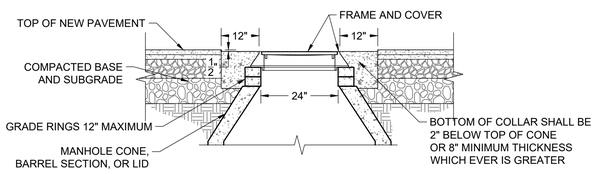
1. MANHOLE FRAME AND COVER SHALL BE MODEL NO. A-1055 WITH MUD RING, AS MANUFACTURED BY D&L SUPPLY OF LINDON, UTAH, MODIFIED AS SHOWN, OR APPROVED SUBSTITUTE.
2. GREY IRON CONFORMS TO ASTM A-48, CLASS 35B. MEETS H-20 WHEEL LOAD.

SEWER MANHOLE FRAME AND COVER DETAIL

NOT TO SCALE — TOJ SS-108 MODIFIED



COVER AND COLLAR PLAN



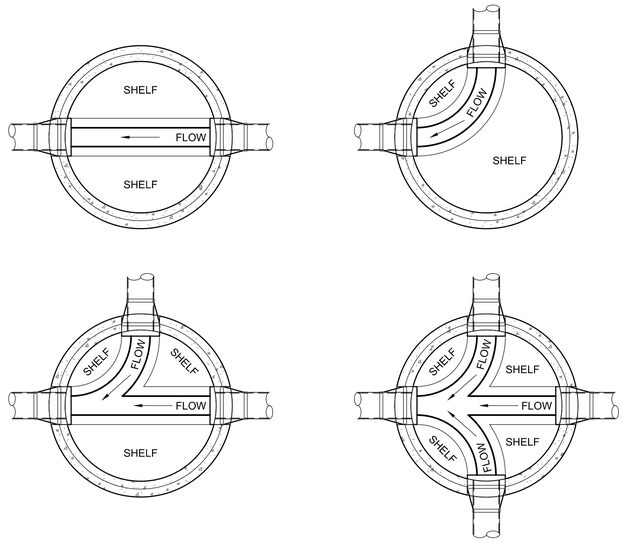
ADJUSTMENT DETAIL SECTION A-A

NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE — TOJ SS-109 MODIFIED

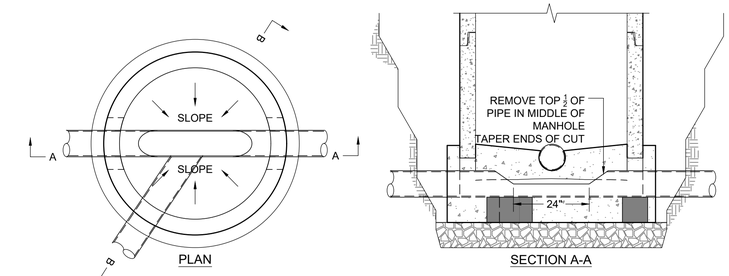


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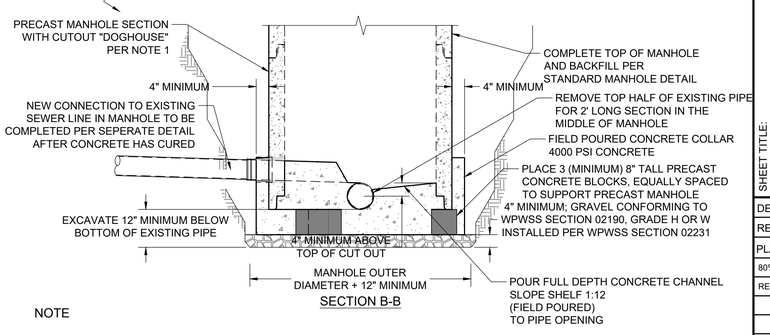
1. SLOPE ALL SHELVES TO CHANNEL AT 1" PER FOOT. MANHOLE CHANNELS SHALL BE FULL DEPTH TO TOP OF PIPE.
2. SLOPE OF CHANNEL SHALL BE 0.1' ACROSS MANHOLE FOR ALL MAIN RUNS OR AS SHOWN ON THE PLANS. SEE PROFILE SHEETS.
3. MANHOLE INVERTS SHALL MATCH INFLOW AND OUTFLOW PIPE INVERTS. RECESS LIP REQUIRED AT INVERT IN AND INVERT OUT.
4. 4" SERVICE PIPES ENTERING MANHOLES SHALL HAVE CROWN OF 4" PIPE MATCH CROWN OF MAIN OR AS SHOWN ON THE PLANS WHERE CHANGE IN ELEVATION IS GREATER THAN 24" USE DROP MANHOLE.
5. CHANNELS WITH DROPS OF MORE THAN 0.50' (& LESS THAN 24") SHALL ACCOMPLISH DROP BETWEEN INVERT IN AND CENTER OF MANHOLE.
6. CHANNELS ON FLAT GRADE SEWERS OR WITH DROPS OF LESS THAN 0.10' SHALL BE COATED WITH 2 COATS OF EPOXY LINING MATERIAL; SIKAGUARD 62 EPOXY (RED THEN GRAY) OR APPROVED EQUAL WITH A DRY FILM THICKNESS OF 6-MILS.

TYPICAL MANHOLE CHANNEL DETAILS

NOT TO SCALE — TOJ SS-107 MODIFIED



PLAN — SECTION A-A



SECTION B-B

NOTE

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

NEW DOGHOUSE MANHOLE ON EXISTING LINE DETAIL

NOT TO SCALE

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307.733.5150
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ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

SHEET TITLE:
SEWER DETAILS

DESIGNED BY:	KB
REVIEWED BY:	TK

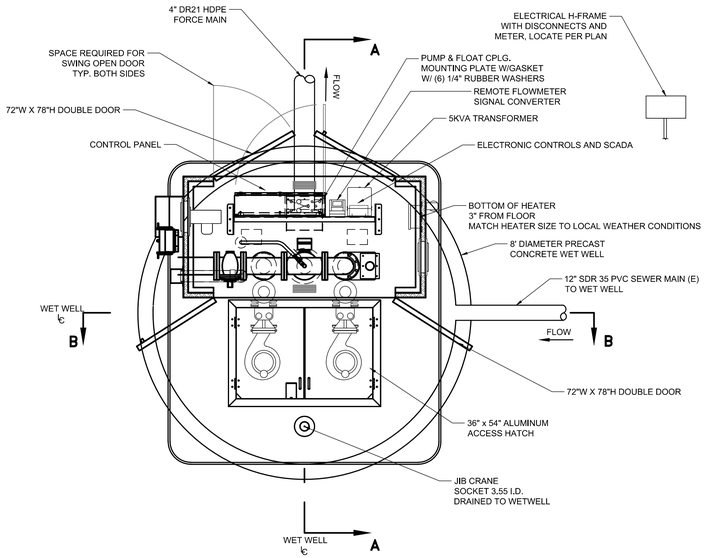
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

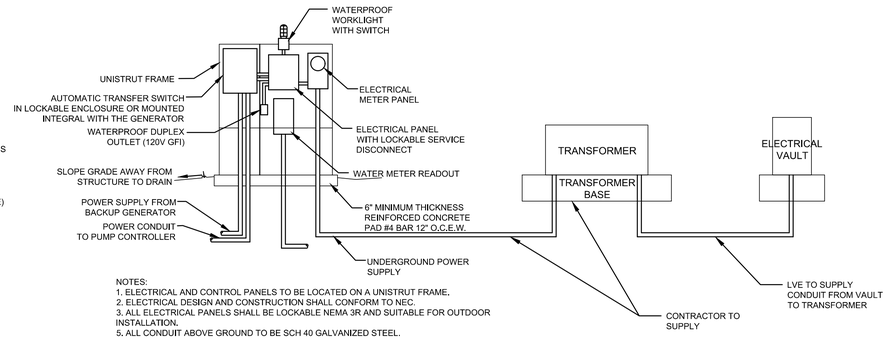
SHEET
C4.0

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Plotted by tsmogh on Apr 18, 2025 - 1:40pm
Ver.: 18.0



=PLAN VIEW=
WET WELL & PUMP STATION
NO SCALE



NOTES:
1. ELECTRICAL AND CONTROL PANELS TO BE LOCATED ON A UNISTRUT FRAME.
2. ELECTRICAL DESIGN AND CONSTRUCTION SHALL CONFORM TO NEC.
3. ALL ELECTRICAL PANELS SHALL BE LOCKABLE NEMA 3R AND SUITABLE FOR OUTDOOR INSTALLATION.
5. ALL CONDUIT ABOVE GROUND TO BE SCH 40 GALVANIZED STEEL.

GENERAL ELECTRICAL PANEL LAYOUT
NO SCALE

LIFT STATION NOTES

1. ALLOW A MINIMUM OF 6" BETWEEN WALL AND FLANGE FOR ACCESS TO BOLTS.

2. ALL FASTENERS INTERIOR TO THE WET WELL SHALL BE STAINLESS STEEL.

3. CONTRACTOR RESPONSIBLE FOR FINAL LENGTHS OF FLG. x PE SPOOLS WITH ±. LENGTHS SHOWN ARE GENERAL AND DEPENDANT ON ACTUAL LENGTHS OF MATERIALS SUPPLIED. FLANGE COUPLING ADAPTER USED TO VARY LENGTH. FINAL LENGTH DETERMINED IN THE FIELD. EPOXY KIT REQUIRED ON FIELD CUTS.

4. DUCTILE IRON PIPE SHALL BE AWWA C-151. FLANGED FITTINGS SHALL BE DUCTILE IRON CLASS 250, AWWA C-110 or C-115 FUSION BONDED, EPOXY LINED WITH STAINLESS TEEL FASTENERS. DUCTILE IRON PIPE AND FITTINGS WITHIN THE WET WELL SHALL BE EPOXY COATED.

5. ELECTRICAL DESIGN AND CONSTRUCTION WITHIN WET WELL SHALL CONFORM TO NEC CLASS 1, DIVISION 1, GROUP C AND D AREA.

6. ELECTRICAL AND CONTROLS DESIGN SHALL BE COMPLETED AS DESIGN BUILD AND CONFORM TO THE OPERATIONS AND CONTROLS NARRATIVE, ONE-LINE DESIGN DIAGRAM SHALL BE SUBMITTED TO ENGINEER FOR REVIEW AND APPROVAL.

7. PUMPS 10 HP AND LARGER SHALL BE VFD CONTROLLED FOR REDUCED AMPERAGE STARTING. VFDs OR PUMP CONTROLLER WILL LOG RUN TIMES, PUMP STARTS, AND FAULTS.

8. SUBMERSIBLE PUMPS:
   FLYGT NP 3127 SH WITH 460V 3 PHASE 12 HP MOTOR, OR APPROVED EQUIVALENT.

   OPERATING POINT: 100 GPM AT 50 FT TDH

   WET WELL PUMPING VOLUME 1,615 GALLONS ±

   PUMP RUN TIME: 16.2 MINUTES.

   VELOCITY AT DESIGN FLOW: 2.5 FT/SEC

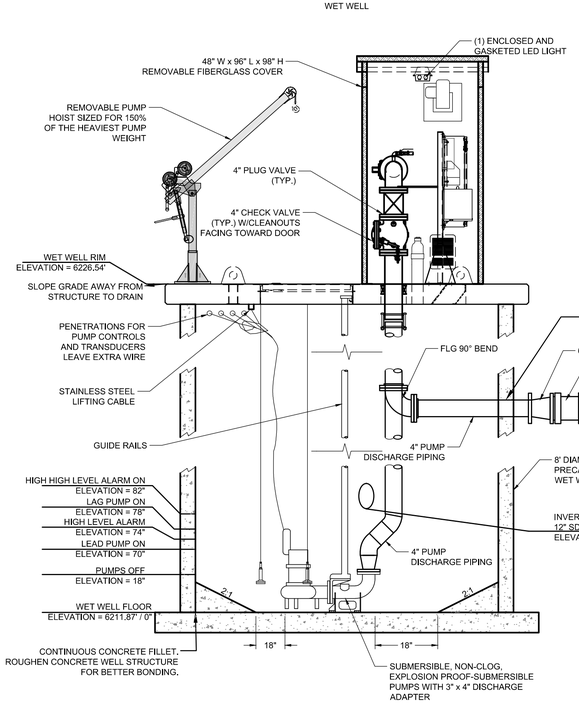
9. PUMP CONTROLS SHALL HAVE THE FOLLOWING FEATURES:
   - LEAD/LAG PUMP ALTERNATION
   - MINIMUM TIME BETWEEN CYCLES SETTING
   - SELECTABLE: TANK HIGH HIGH ALARM/LAG PUMP ON/HIGH LEVEL ALARM/LEAD PUMP ON/PUMP OFF/REDUNDANT OFF LEVEL SETTINGS.
   - TEMPERATURE SENSOR
   - SEAL FAILURE
   - RUN LIGHT
   - FAIL LIGHT
   - MANUAL FAIL RESET
   - ON/OFF/AUTO SWITCH
   - LOSS OF POWER MONITOR
   - PHASE MONITOR
   - LIGHTNING ARRESTER
   - STATUS COMMUNICATION CONNECTION (CELLULAR)
   - SCADA CONTACTS (TOJ SCADA COMPATIBLE)
   - BUILDING TEMPERATURE MONITORING
   - MINIMUM 6 MONTH FLOW DATA STORAGE

10. BACK UP POWER GENERATOR SHALL BE DIESEL POWERED (PROPANE MAYBE CONSIDERED) WITH 18 HOURS RUN TIME, DOUBLE WALL FUEL TANK AND LEAK DETECTION, BATTERY CHARGE MONITOR, FUEL HEATER, LEVEL 2 SOUND ATTENUATING ENCLOSURE AND AUTOMATIC TRANSFER SWITCH. GENERATOR SHALL BE SIZED TO POWER LIFT PUMPS, HEATER, CONTROLS, AND ALL OTHER LIFT STATION OPERATION EQUIPMENT. BACKUP POWER GENERATOR SHALL BE CUMMINS OR KOHLER OR APPROVED EQUIVALENT.

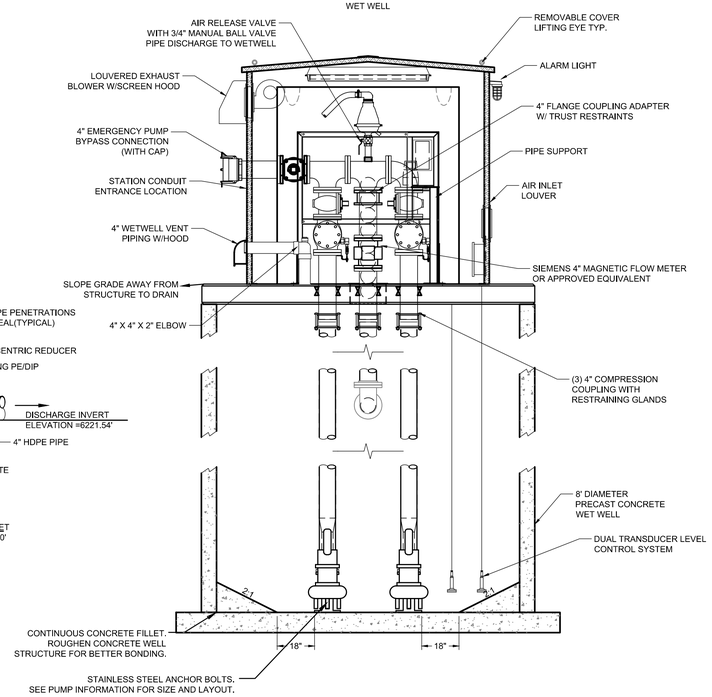
11. PERMANENTLY ATTACH WARNING SIGNS FOR NONPOTABLE WATER, ELECTRICAL HAZARDS, CHEMICAL HAZARDS OR OTHER UNSAFE FEATURES TO THE LIFT STATION AND/OR NEAR BY EQUIPMENT.
   - HIGH VOLTAGE
   - AUTOMATIC STARTING EQUIPMENT
   - HAZARDOUS GAS

FORCEMAIN SYSTEM CURVE CRITERIA

FLOW RATE (GPM)	TDH (FT)	VELOCITY (FT/SEC)	PUMP RATE (%)
100	50	2.5	MIN
135	88	3.37	25%
170	160	4.24	50%
205	216	5.12	75%
240	281	5.99	MAX



=SECTION A-A VIEW=
WET WELL & PUMP STATION
NO SCALE



=SECTION B-B VIEW=
WET WELL & PUMP STATION
NO SCALE

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PROJECT TITLE:
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1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
LIFT STATION DETAILS

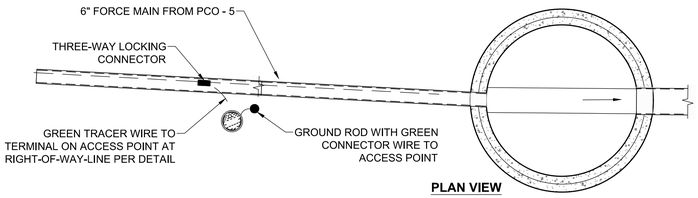
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SUBJECT TO CORRECTION AND APPROVAL

DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

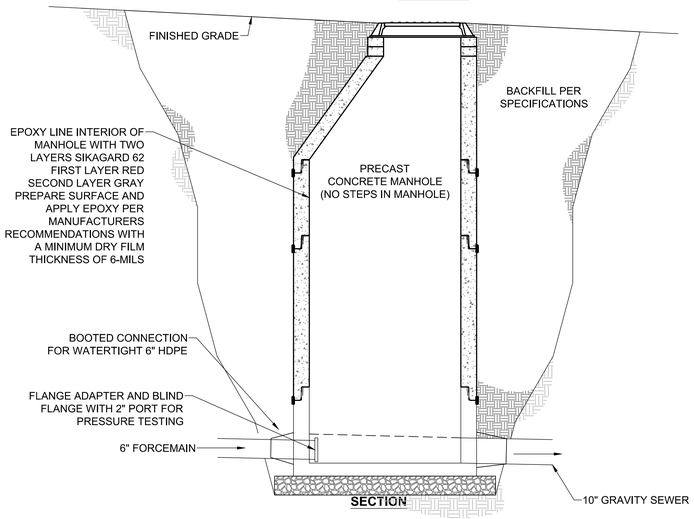
PROJECT NUMBER
24150

SHEET
C4.1

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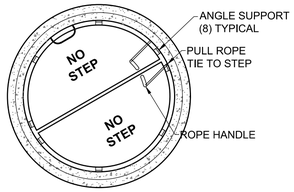


PLAN VIEW

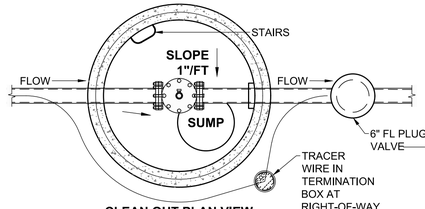


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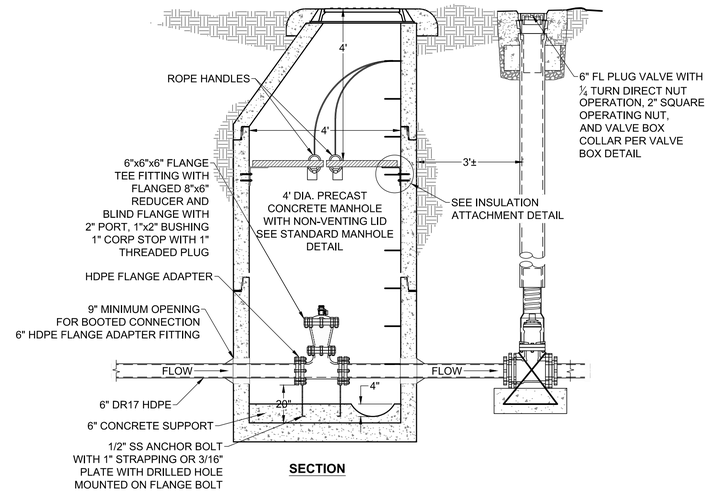
FORCEMAIN DISCHARGE MANHOLE



INSULATION PLAN VIEW

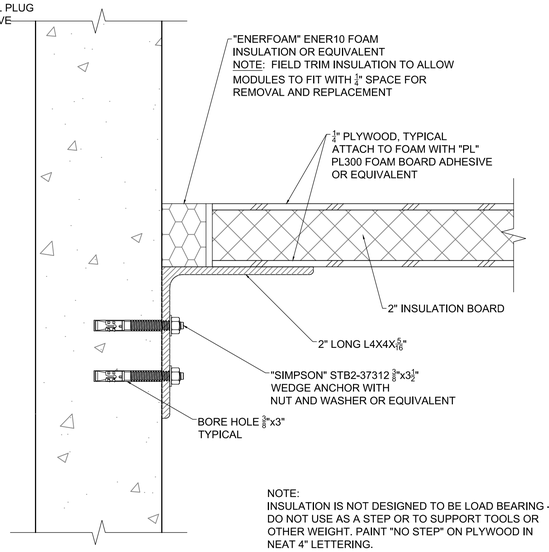


CLEAN OUT PLAN VIEW



SECTION

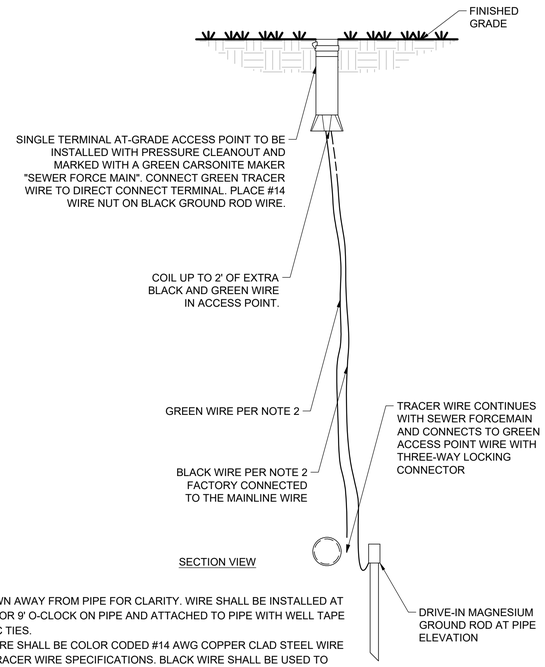
FORCEMAIN PRESSURE CLEANOUT



NOTE:
INSULATION IS NOT DESIGNED TO BE LOAD BEARING - DO NOT USE AS A STEP OR TO SUPPORT TOOLS OR OTHER WEIGHT. PAINT "NO STEP" ON PLYWOOD IN NEAT 4" LETTERING.

INSULATION ATTACHMENT DETAIL

NOT TO SCALE



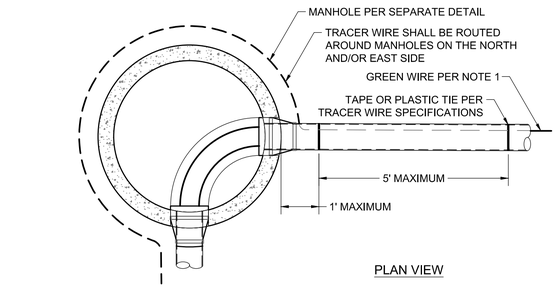
SECTION VIEW

NOTE

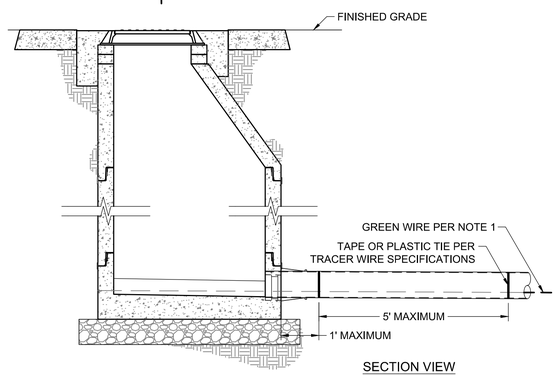
1. WIRE SHOWN AWAY FROM PIPE FOR CLARITY. WIRE SHALL BE INSTALLED AT 3-O'CLOCK OR 9' O-CLOCK ON PIPE AND ATTACHED TO PIPE WITH WELL TAPE OR PLASTIC TIES.
2. TRACER WIRE SHALL BE COLOR CODED #14 AWG COPPER CLAD STEEL WIRE PER THE TRACER WIRE SPECIFICATIONS. BLACK WIRE SHALL BE USED TO CONNECT THE GROUND ROD AND GREEN WIRE SHALL BE USED ALONG FORCEMAIN AND TO ACCESS POINT.

TRACER WIRE TERMINATOR BOX DETAIL

NOT TO SCALE



PLAN VIEW



SECTION VIEW

NOTE

1. TRACER WIRE SHALL BE COLOR CODED #14 AWG COPPER CLAD STEEL WIRE PER THE TRACER WIRE SPECIFICATIONS. BLACK WIRE SHALL BE USED TO CONNECT THE GROUND ROD AND GREEN WIRE SHALL BE USED ALONG FORCEMAIN.

TRACER WIRE AND MANHOLE DETAIL

NOT TO SCALE

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FORCEMAIN DETAILS

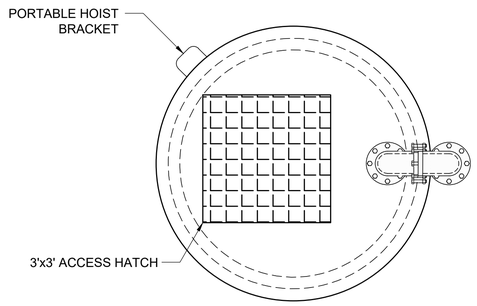
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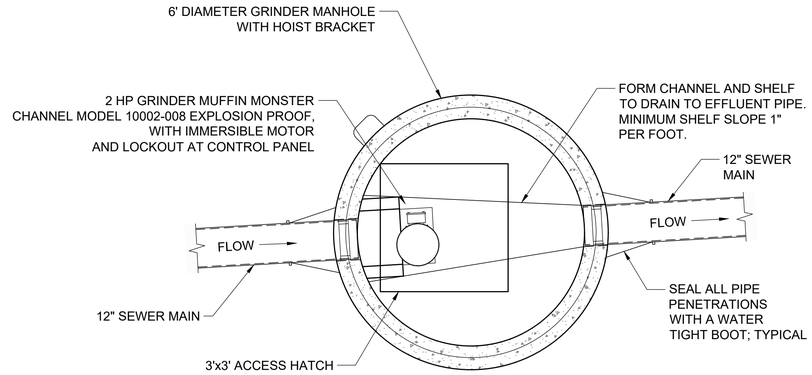
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Plotted by tkrough on Apr 18, 2025 - 1:40pm
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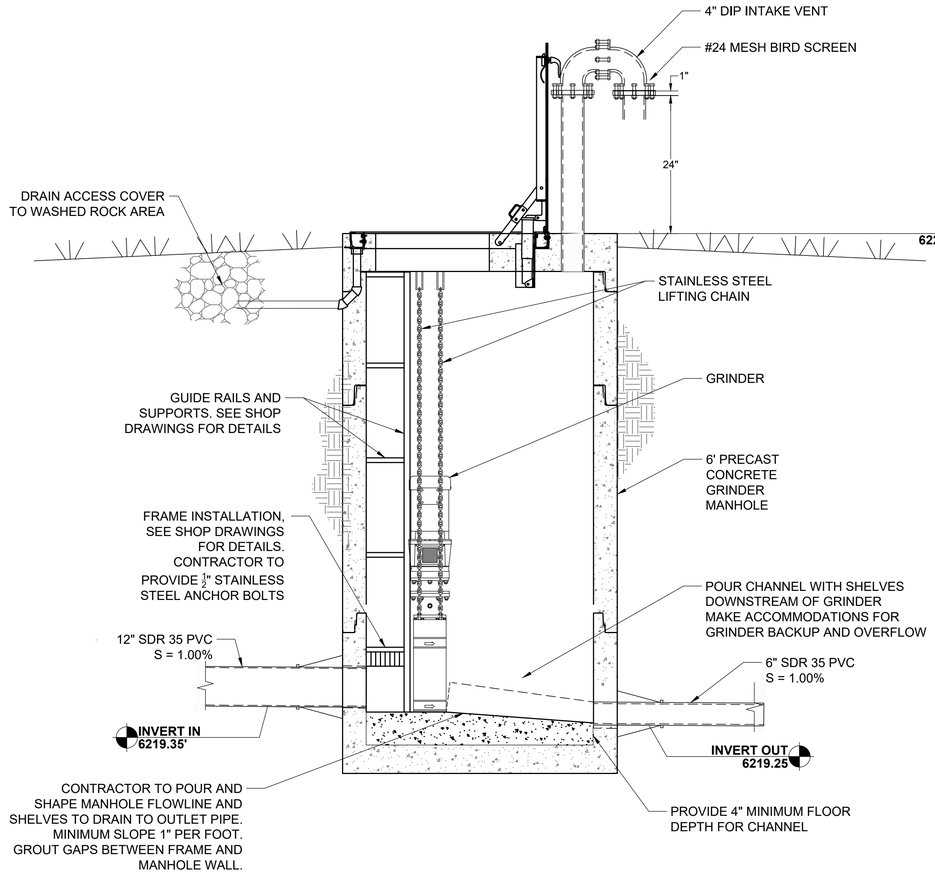
Ver.: 18.0
Plotted by tsmough on Apr 18, 2025 - 1:40pm



TOP VIEW



PLAN VIEW



NOTE

1. CONTROLS SHALL BE IN A TAMPER PROOF LOCKABLE NEMA 4X FRP PANEL WITH ON/OFF/AUTO SWITCH AND INDICATOR LIGHTS FOR MOTOR ON, MOTOR RUN, MOTOR FAULT, AND GRINDER JAM.

GRINDER MANHOLE DETAIL

NOT TO SCALE

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SHEET TITLE:
GRINDER DETAILS

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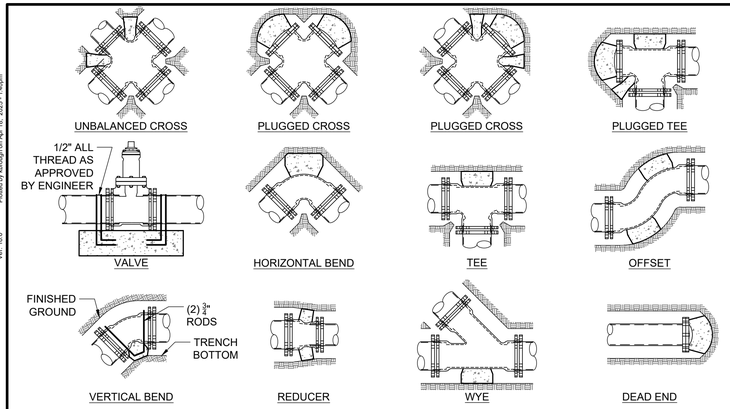
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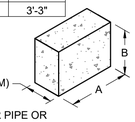
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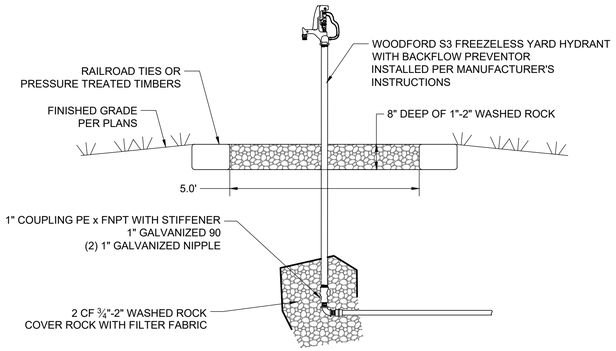
MINIMUM DIMENSIONS FOR THRUST BLOCKING NOTES

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

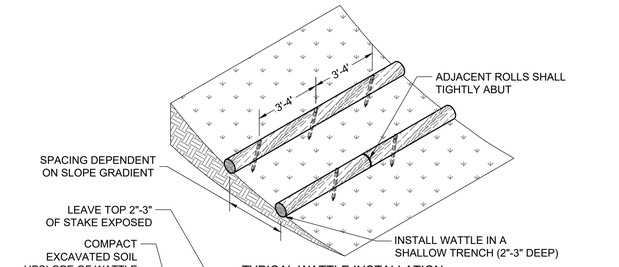
NOTE
1. SIZE BLOCKS SHALL BE A MINIMUM OF 6" THICK
2. ALL BLOCKING SHALL BEAR AGAINST UNDISTRIBUTED MATERIAL
3. DESIGN IS BASED ON 150 PSI MAIN PRESSURE AND 2000 PSF SOIL BEARING CAPACITY.
4. 6 MIL POLYETHELENE PLASTIC BOND BREAKER SHALL BE PROVIDED BETWEEN THRUST BLOCK AND WATER PIPE OR FITTING



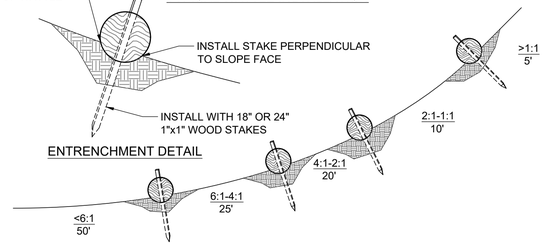
THRUST BLOCK DETAIL
NOT TO SCALE TOJ W-111 MODIFIED



YARD HYDRANT DETAIL
NOT TO SCALE



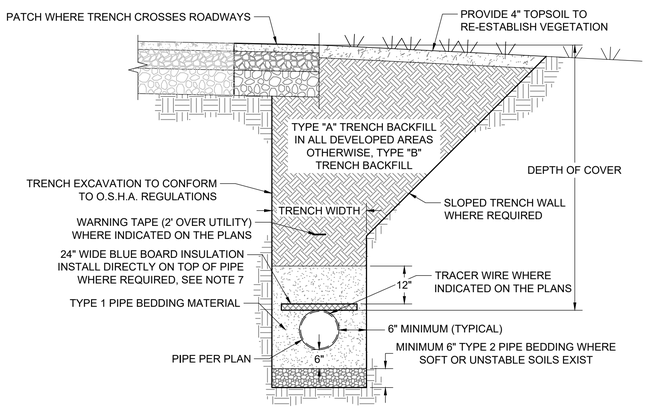
TYPICAL WATTLE INSTALLATION



TYPICAL WATTLE SPACING BASE ON SLOPE GRADIENT

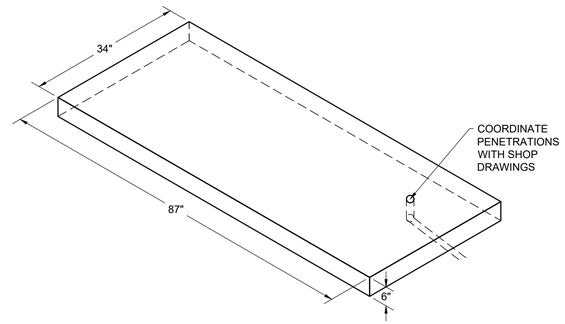
NOTE
1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHALL BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER.

TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE

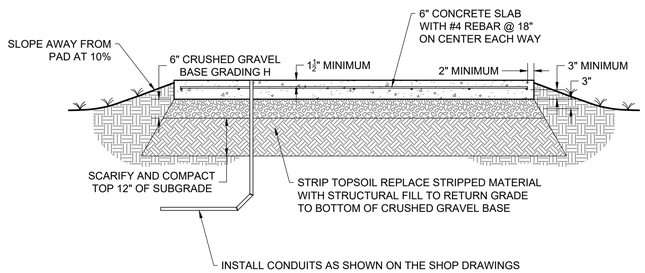


NOTE
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - TYPE A: 95% MODIFIED PROCTOR DENSITY.
   - TYPE B: DENSITY APPROXIMATELY EQUAL TO SURROUNDING SOILS.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL BE CARRIED OUT IN LIFTS NOT GREATER THAN 1'. PLACE NO MATERIAL WITH STONES LARGER THAN 3" WITHIN 2 FEET OF PIPE.
3. PIPE BEDDING SHALL BE PLACED IN 6" LIFTS AND THOROUGHLY COMPACTED TO PROVIDE UNIFORM PIPE SUPPORT. WORK BEDDING MATERIAL UNDER PIPE HAUNCHES PRIOR TO COMPACTION.
4. UNLESS OTHERWISE DIRECTED, ALL BASE COURSE AND GRAVEL SURFACE REPLACEMENT SHALL BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.
5. ALL TRENCH EXCAVATION SHALL CONFORM TO WYOMING OCCUPATIONAL HEALTH AND SAFETY ADMINISTRATION (WYOSHA) REGULATIONS.
6. PIPE ELEVATION SHALL BE PER PLANS. IF THE DEPTH SPECIFIED ON THE PLAN CANNOT BE ACHIEVED, NOTIFY THE ENGINEER.
7. PROVIDE INSULATION ACCORDING TO THE FOLLOWING CRITERIA WHEN APPROVED BY THE ENGINEER:
   - 7.1. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 7 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.2. WHERE COVER OVER WATER OR PRESSURE SEWERS IS LESS THAN 6 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.3. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 5 FEET, PROVIDE 1 LAYER OF 2" THICK INSULATION.
   - 7.4. WHERE SANITARY SEWER OR STORM LINES ARE LESS THAN 4 FEET, PROVIDE 2 LAYERS OF 2" THICK INSULATION.
   - 7.5. DEPTH OF COVER SHALL NOT BE LESS THAN 5 FEET FOR WATER OR PRESSURE SEWER LINES, OR LESS THAN 3 FEET FOR SANITARY SEWER OR STORM LINES WITHOUT APPROVAL FROM THE ENGINEER.
8. DETECTABLE WARNING TAPE SHALL BE 3" WIDE WITH "BURIED WATER MAIN" WITH ALUMINUM BACKING AND MINIMUM 4mm THICKNESS.
9. TRACER WIRE SHALL BE 12 AWG COPPER OR COPPER CLAD STEEL WITH GREEN 30 mm HMWPE INSULATION (FOR SEWER) WITH MIN. 190 LB TENSILE STRENGTH AND WATERPROOF CONNECTORS. PROVIDE GROUND BOXES AND GROUNDING RODS PER TRACER WIRE DETAIL.

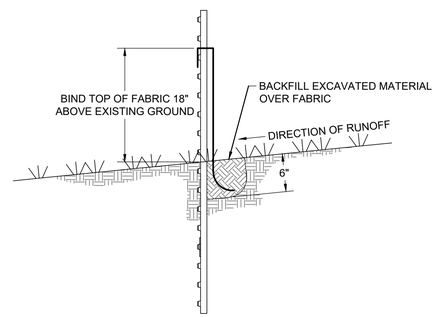
TYPICAL PIPE TRENCH DETAIL
NOT TO SCALE



SEE SHOP DRAWINGS FOR PENETRATIONS AND ANCHOR POINTS



GENERATOR PAD DETAIL
NOT TO SCALE



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

SILT FENCE DETAIL
NOT TO SCALE

JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

SHEET TITLE:
MISCELLANEOUS DETAILS

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

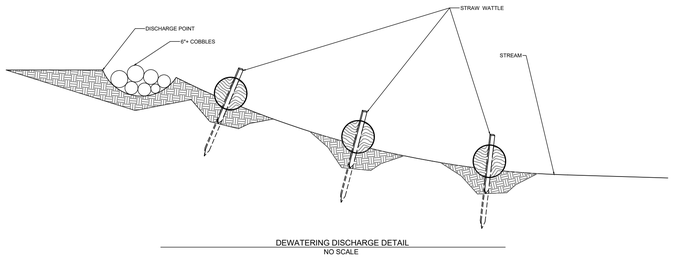
DESIGNED BY:	KB
REVIEWED BY:	TK
PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

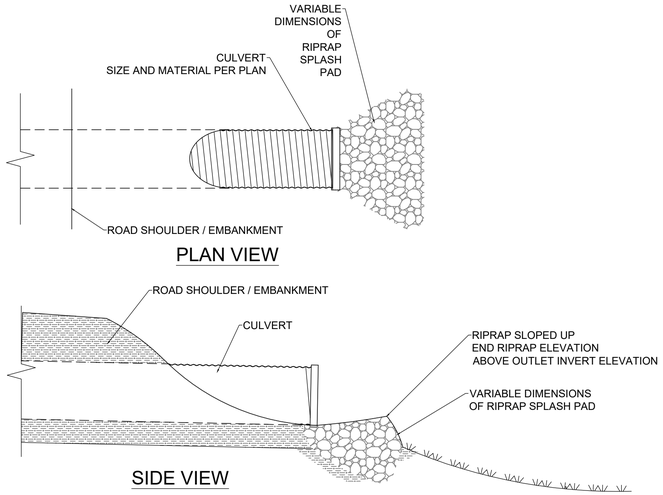
SHEET
C4.4

P:\2024\24150\Elk Refuge Sewer District\Sewer Forcemain to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forcemain_Details.dwg

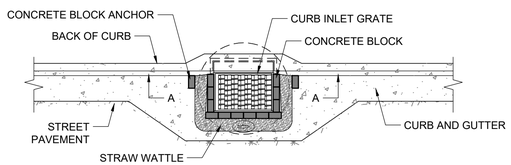
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Ver. 18.0



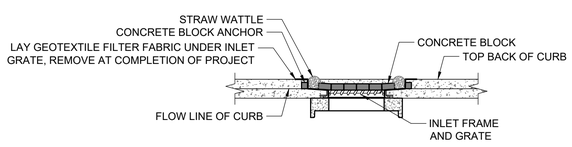
DEWATERING DISCHARGE DETAIL
NO SCALE



CULVERT RIPRAP DETAIL
NOT TO SCALE



INLET PLAN



SECTION A-A

CURB INLET SILTATION PROTECTION DETAIL
NOT TO SCALE

NOTE:
1. LAY GEOTEXTILE FILTER FABRIC UNDER INLET GRATE. REMOVE ALL INLET PROTECTION AT COMPLETION OF PROJECT.
2. FOR STORM MANHOLES WITHOUT CURB AND GUTTER, INSTALL STRAW WATTLES ALL THE WAY AROUND GRATES

P:\2024\24150-Elk Refuge Sewer District\Sewer Forceman to Town-Jackson\10-Civil\CAD\24150_Flat Creek Inn Forceman_Details.dwg

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307.733.5150
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PROJECT TITLE:
ELK REFUGE SEWER DISTRICT
WASTEWATER CONVEYANCE SYSTEM
1935 N. HIGHWAY 26/89/191
TETON COUNTY, WYOMING

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

SHEET TITLE:
MISCELLANEOUS DETAILS

DESIGNED BY:	KB
REVIEWED BY:	TK

PLAN VERSION	DATE
80% DESIGN	01/31/2025
REVIEW SET	04/18/2025

PROJECT NUMBER
24150

SHEET
C4.5

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council Regular - Consent
Submitting Department:	Public Works	**Presenter:**	Brian Lenz
Agenda Item:	E25-0112 – 145 E Broadway Ave. – Encroachment Agreement	**Public Comment:**	Yes

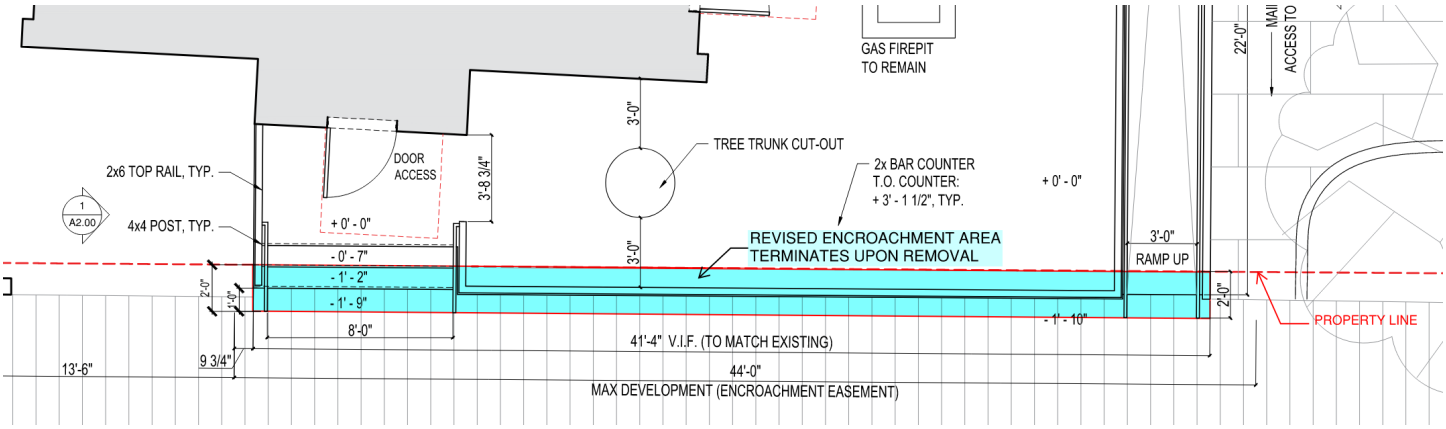
Purpose & Policy Considerations.
The purpose of this item is to present to the Town Council for its consideration of an encroachment at Persephone, the 145 East Broadway for stairs, ramps, deck, and appurtenances that extends approximately two feet into the Town right-of-way along the south side of the property.

Requested Action.
Approve the encroachment and direct staff to draw up an Encroachment Agreement.

Recommendations.
Approve the encroachment.

Background.
The subject property is located at 145 East Broadway, is part of the Genevieve Block addition to the Town of Jackson and is subject to historic preservation and conservation easements. The owner of the property operates the Persephone restaurant at this location. When the block was being subdivided the prior owner received an encroachment agreement for the existing deck that was encroaching into the right-of-way. Consistent with past practice for voluntary encroachments, the encroachment agreement was approved with condition that if the deck were removed it would not be reconstructed in the right-of-way.

The property owner's architect with the Owner's authorization applied for a building permit application to rebuild the patio in June 2024, permit B24-0215. The architect did not understand the agreement, in that it expired when the deck was removed and designed the new deck within the easement area. Staff reviewing the permit also did not catch the termination condition of Encroachment Agreement and this permit was approved by Town staff. The new deck was constructed in the spring of 2025. At that time, it was determined that the new deck had been constructed according to the approved plans encroaching into the right-of-way, within the prior approved encroachment area.



Analysis.
Staff find that the encroachment is similar to the previously approved encroachment and does NOT detrimentally inhibit the public's use of the right-of-way as constructed. Given the finding staff determined that the encroachment should be presented to council for approval rather than directing the applicant to remove the encroachment.



CONDTIONS OF APPROVAL

1. Upon reconstruction, removal, or destruction of the encroachment, all rights of the encroaching party, its successors, and assigns, hereunder to the encroachment, shall cease.

- Key Policy Question #1:
Does council concur with the staff recommendation to approve the encroachment with a non-replacement clause in the agreement?

- Key Policy Question #3:
Does Council approve the proposed Encroachment Agreement?

If your answer is NO to either of the above questions then the item must be removed from the consent calendar for discussion.

Possible Alternatives.
Town Council may choose to approve or deny this request.

- If council denies the request, staff will direct the property owner to remove the deck and submit a revised design without any encroachments.

Comprehensive Plan & Priority Alignment.
This application supports Comp Plan ***Common Value 3: Quality of Life***:

6.2.b: Support businesses located in the community because of our lifestyle.
This proposed development will continue to support jobs.

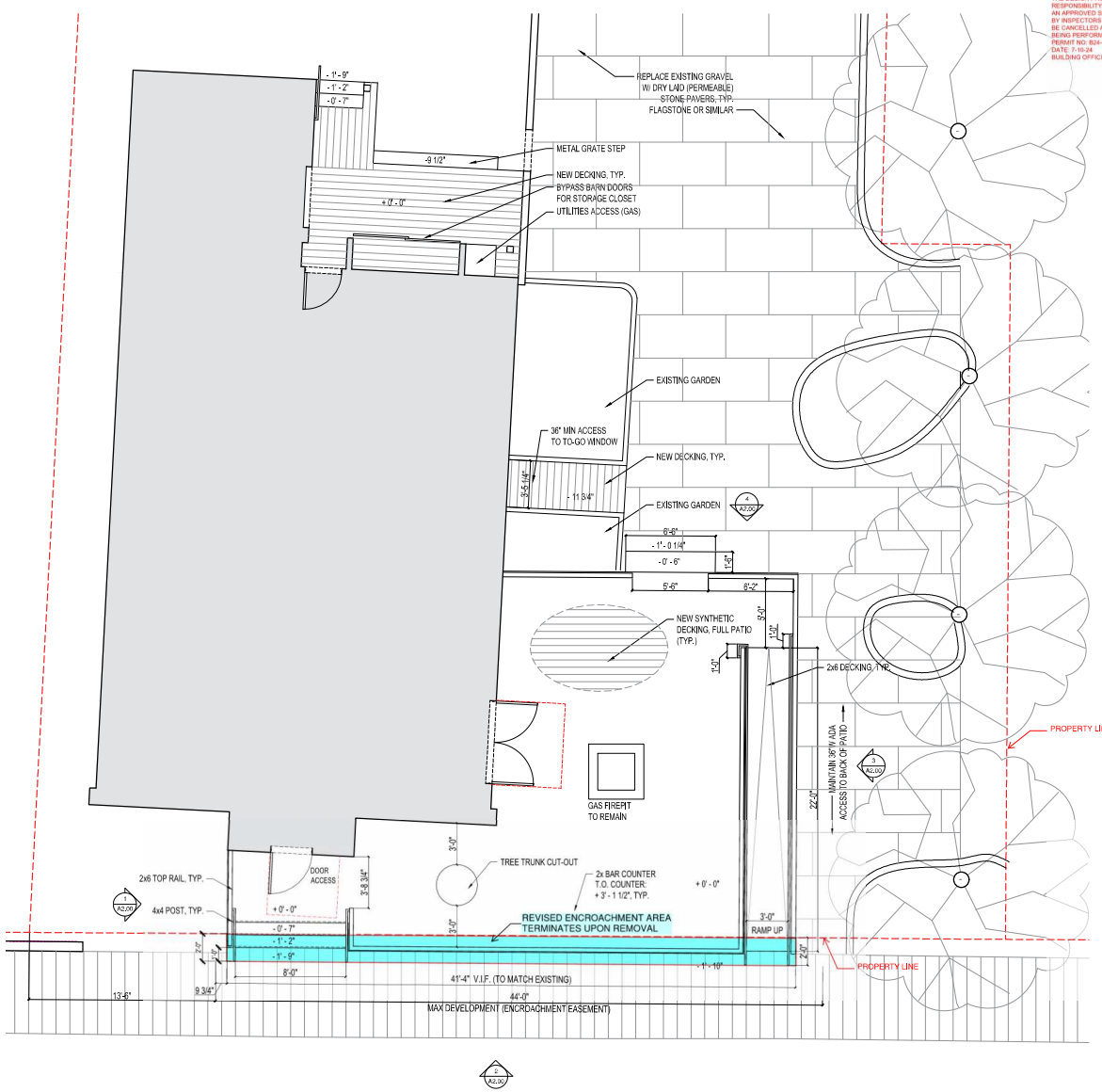
Fiscal Impact.
None.

Staff Impact.
Town Planning, Legal, and Engineering staff coordinate to process and produce the encroachment agreement, 8-12 hours of staff time.

Attachments or Links.

Plans and Details.

Suggested Motion.
I move to approve the encroachment subject to the recommended conditions and direct staff to bring the Encroachment Agreement to Council for approval.



1 PATIO FLOOR PLAN (PROPOSED)
1/4" = 1'-0"

NORTH

TOWN OF JACKSON
APPROVED FOR BUILDING CONSTRUCTION
ARE SUBJECT TO PRIOR APPROVAL. APPROVAL OF THESE PLANS DOES NOT RELIEVE THE DESIGN PROFESSIONAL, GENERAL CONTRACTOR OR OWNER OF THEIR RESPONSIBILITY FOR COMPLIANCE WITH STATE AND LOCAL CONSTRUCTION
AN APPROVED SET OF THESE PLANS IS TO BE AVAILABLE ON THE JOB SITE FOR USE BY INSPECTORS IF SUCH PLANS ARE NOT AVAILABLE ON SITE, NO INSPECTION MAY BE CANCELLED AND A REINSPECTION FEE MAY BE LEVIED PRIOR TO THE INSPECTION BEING PERFORMED.
PERMIT NO: B24-0215
DATE: 7-10-24
BUILDING OFFICIAL: KS

reply design
PO 4551 Jackson, WY 83001
603.557.6587 matthew@reply.design

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Any discrepancies shall be reported immediately to the Architect before proceeding. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning work.

#	ISSUED DATE	ISSUED FOR
1	6.17.2024	ISSUED FOR PERMIT

PROFESSIONAL SEAL

LICENSED ARCHITECT MATTHEW VAN WINKLE (B-6317) STATE OF WYOMING

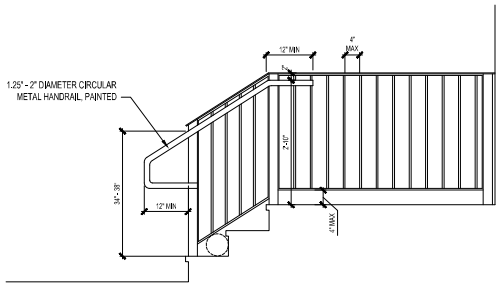
PROJECT
Persephone Patio

145 E BROADWAY AVE
JACKSON, WY 83001

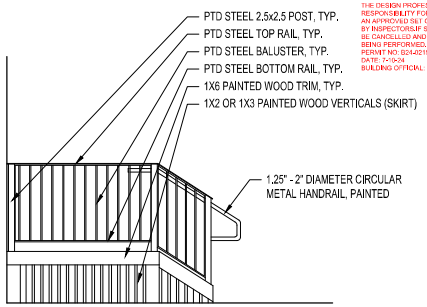
2402	Project No.
MVW	Drawn By
Checker	Checked By
	Drawing No.

A1.00

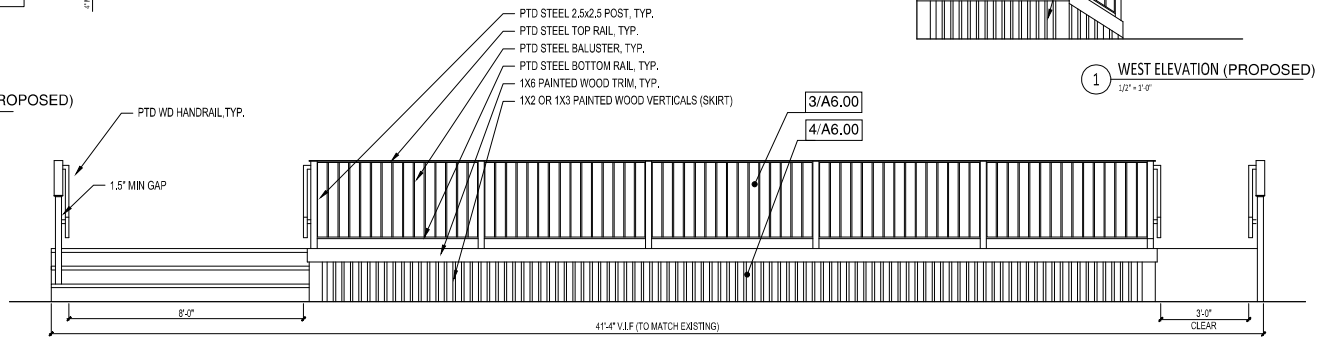
DRAWING NAME
PROPOSED FLOOR PLAN



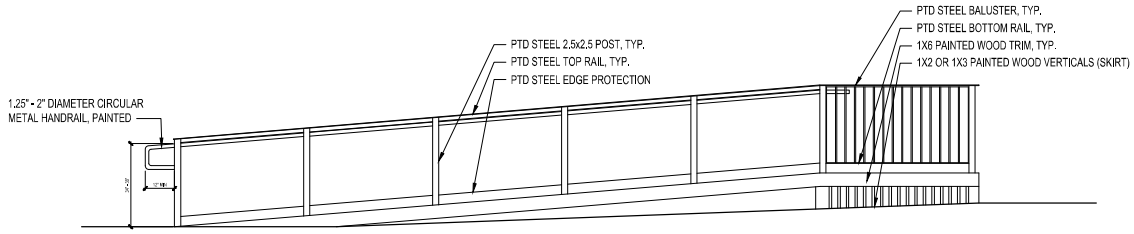
5 ENTRY STAIR DETAIL (PROPOSED)
3/4" = 1'-0"



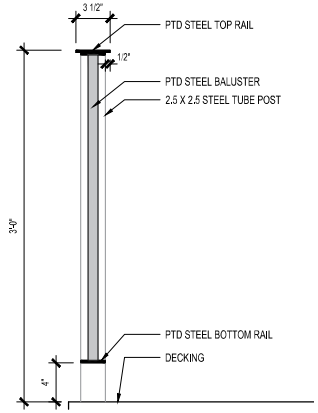
1 WEST ELEVATION (PROPOSED)
1/2" = 1'-0"



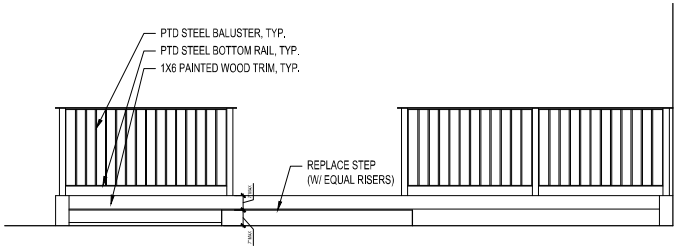
2 SOUTH ELEVATION (PROPOSED)
1/2" = 1'-0"



3 EAST ELEVATION (PROPOSED)
1/2" = 1'-0"



6 TYPICAL GUARDRAIL SECTION DETAIL (PROPOSED)
2" = 1'-0"



4 NORTH ELEVATION (PROPOSED
1/2" = 1'-0"

TOWN OF JACKSON
APPROVED FOR BUILDING CONSTRUCTION
ARE SUBJECT TO PRIOR APPROVAL. APPROVAL OF THESE PLANS DOES NOT RELIEVE
THE DESIGN PROFESSIONAL, GENERAL CONTRACTOR AND/OR OWNER OF
RESPONSIBILITY FOR COMPLIANCE WITH STATE AND LOCAL CONTROLS.
AN APPROVED SET OF THESE PLANS IS TO BE AVAILABLE ON THE JOB SITE FOR USE
BY INSPECTORS. IF SUCH PLANS ARE NOT AVAILABLE ON SITE, WORK MAY
BE CANCELLED AND A REINSPECTION FEE CHARGED PRIOR TO THE INSPECTION
BEING PERFORMED.
PERMIT NO: B24-0215
DATE: 7-17-24
BUILDING OFFICIAL: KS

reply design
PO 4551
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matthew@reply.design

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Any discrepancies shall be reported immediately to the Architect before processing. Only figured dimensions should be used. Contractors and fabricators to verify all dimensions on site prior to beginning work.

#	ISSUED DATE	ISSUED FOR
1	6.17.2024	ISSUED FOR PERMIT

PROFESSIONAL SEAL

LICENSED ARCHITECT
MATTHEW VAN WOERT
(B-4017)
STATE OF WYOMING

PROJECT
Persephone Patio

145 E BROADWAY AVE
JACKSON, WY 83001

2402	Project No.
MVW	Drawn By
Checker	Checked By
	Drawing No.

A2.00

DRAWING NAME
PROPOSED ELEVATIONS

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular Meeting - Consent
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Resort Hotel Liquor License Fee	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Town Council to determine the fee associated with the new Resort Hotel liquor license that will be allowed by Wyoming Statutes as of July 1, 2025. As the local licensing authority, the Town Council determines the fee for the license, within the range provided by the Wyoming Statute.

Requested Action.
Staff requests the Council set a fee for the new Resort Hotel liquor license and annual renewals of Resort Hotel liquor licenses and direct staff to bring back an updated Fee Schedule resolution establishing that fee.

Recommendations.
Staff recommends the Council set a fee of $3,000 for new and renewal of Resort Hotel liquor licenses and direct staff to bring back an updated Fee Schedule resolution establishing that fee.

Background.
On July 1, 2025, new State legislation will take effect establishing the Resort Hotel liquor license under W.S. §12-4-416. The fee range allowed by statute for this new type of license is identical to that of a regular Resort liquor license, not less than $500, and not more than $3,000. As with Resort liquor licenses, there are no restrictions on the number of Resort Hotel liquor licenses that may be issued.

The below table shows the differences between a Resort liquor license and a Resort Hotel liquor license:

	Resort		Resort Hotel	
# Rooms	minimum 100		minimum 20	
Conference Facility	at least 100 people (can be the restaurant)		at least 50 people	
Valuation	at least $1 million		at least $5 million	
Restaurant	must meet definition of a restaurant as set forth in WY State Statues and Jackson Municipal Code		must meet definitions of a restaurant as set forth in WY State Statues and Jackson Municipal Code; must provide dining services to guest rooms for at least 12 hours each day	

In addition to the statutory language for restaurant requirements related to Resort and Resort Hotel liquor licenses, the Town of Jackson Municipal Code contains more detailed requirements restaurants must meet in order to qualify for liquor licenses and those same detailed requirements would apply to restaurants within a Resort or Resort Hotel establishment.

Regarding restaurants, Wyoming State Statute 12-1-101 (a)(xiv) states:

"Restaurant" means space in a building maintained, advertised and held out to the public as a place where individually priced meals are prepared and served primarily for on-premise consumption and where the primary source of revenue from the operation is from the sale of food and not from the sale of alcoholic or malt beverages

Jackson Municipal Code 6.10.010 (D) states the following regarding restaurants:

1. *Full-service restaurant means all persons employed at any business operating under a liquor license engaged in the selling or serving of alcoholic liquor and/or malt beverages, or the managers thereof.*

2. *Food menu shall contain a minimum of five qualifying selections. The service of only fry orders or such food and victuals as sandwiches, hamburgers or salads shall not be deemed a Restaurant for the purposes of this section.*
3. *Kitchen shall be an area with cooking appliances required to prepare plated meals.*
4. *Restaurant shall designate dispensing areas to contain all open alcohol containers and beer taps and for servers to open, pour, and mix alcoholic drinks. No alcohol may be consumed within these areas and drinks will be delivered to seated customers. Alcohol may not be passed over an eating counter or bar from the dispensing area to the customer. Only employees over 18 are permitted in dispensing area and only employees over 21 may dispense and sell alcohol.*
5. *Alcohol shall be dispensed and prepared for consumption in the licensed building in areas approved by the local licensing authority.*

Several local establishments who may qualify for this license have expressed interest in obtaining one. The Wyoming Liquor Division indicated that they likely will not have an updated state application form that includes this new license type in place on July 1, and that applications will be processed using the current form and simply writing in the new license type. If the Council elects to set a fee for this new license type, thereby authorizing use of it in the Town, staff expects at least some of the local establishments that have expressed interest in this license type to apply at any time after July 1.

The Town currently charges the maximum allowed for a Resort liquor license at initial application and upon renewal, $3000. Below is a chart showing all of the current license types, the fee allowed by statute, and the Town's fee currently in place.

Jackson Liquor License Fees		
Type	Town Fee	Max Allowed
Temporary, 24 Hour		
Catering Permit	$50	$50
Malt Beverage Permit	$50	$50
Manufacturer's Off Premise	$50	$50
Microbrewery Off Premise	$50	$50
Annual Licenses		
Retail	$1,500	$1,500
Restaurant	$3,000	$3,000
Bar/Grill	$10,500 Initial $3726 renewal	$10,500
Manufacturer's Satellite	$100	$100
Satellite Winery	$100	$100
Limited Retail	$529	$1,500
Microbrewery	$500	$500
Resort	$3,000	$3,000
Winery	$500	$500

Analysis & Key Policy Questions.

Key Policy Question: Does Council agree with staff's recommendation to set the fee for new and annual renewals of Resort Hotel liquor licenses at the maximum rate of $3,000?

If the answer is yes, staff will bring forward an updated Fee Schedule resolution establishing this fee and process any applications pursuant to the established fee.

Once the fee has been adopted by resolution, staff will accept applications, process those, and bring those forward for Council consideration as they are received.

Possible Alternatives.

1. The Council could discuss and set the fees for new and annual renewals of Resort Hotel liquor licenses at an amount that differs from staff's recommendation.
2. The Council could request further information and/or anlaysis from staff
3. The Council could continue this item to an upcoming meeting.

Comprehensive Plan & Priority Alignment.

Liquor licensing relates to the Comprehensive Plan Policy 8.1.a, the delivery of quality levels of service to the community. It also relates to the health, safety and welfare of the community as discussed in section 8. The availability and issuance of appropriate liquor licenses for businesses in the community also contributes to a diverse and balanced economy as noted in Principle 6.2 of the Comprehensive Plan.

Fiscal Impact.

This new type of liquor license may result in a handful of applications from qualifying establishments resulting in additional income to the Town of a pro-rated portion of $3000 at the time of application (the full liquor license year runs from April 1 to March 31 annually), and $3000 for each license at renewal time. Any licenses issued under this new type of license, that do not currently hold a liquor license, may result in an undetermined increase in sales tax revenue to the Town. There is no direct fiscal impact of establishing the fee for this new license type.

Staff Impact.

Staff spent approximately 5 hours researching the new legislation and preparing this staff report. Staff will spend an undetermined amount of time processing applications for the new license type depending on the number of applications received. Each application will take approximately 3 hours of staff time to process. Staff will spend approximately 2 hours preparing an updated Fee Schedule resolution, a staff report to accompany the updated Fee Schedule resolution, and presenting the updated Fee Schedule resolution to the Council. Should an existing license holder give up either a Bar and Grill liquor license or a Retail liquor license in exchange for this new license type, because those licenses are limited, it would result in demand for those licenses and, should the Council elect to open up an application period, additional processing time will be spent by staff and Council.

Attachments or Links.

Senate File 0042 – Resort hotel liquor licenses.

Suggested Motion.

I move to direct staff to bring forward an updated Fee Schedule resolution that incorporates a fee for Resort Hotel liquor licenses at $3000 for new licenses and $3000 for the annual renewal.

ORIGINAL SENATE ENGROSSED
FILE NO. SF0042

ENROLLED ACT NO. 7, SENATE

SIXTY-EIGHTH LEGISLATURE OF THE STATE OF WYOMING
2025 GENERAL SESSION

AN ACT relating to alcoholic beverages; authorizing resort hotel liquor licenses; specifying requirements for the resort hotel liquor license and licensees; making conforming amendments; providing and amending definitions; and providing for an effective date.

Be It Enacted by the Legislature of the State of Wyoming:

Section 1. W.S. 12-4-416 is created to read:

12-4-416. Resort hotel liquor licenses; authorized; requirements.

(a) The appropriate licensing authority in a county, city or town may issue resort hotel liquor licenses to applicants who are owners or lessees of a resort hotel that satisfies all requirements specified in subsection (b) of this section.

(b) To qualify for a resort hotel liquor license under this section, the appropriate licensing authority shall require the resort hotel to:

(i) Have an actual valuation of, or the applicant shall commit to expend or have actually expended on the resort hotel, not less than five million dollars ($5,000,000.00). Any valuation under this paragraph shall include the value of the land on which the resort hotel is located;

(ii) Include a full-service restaurant that shall be open during regular business hours. At the discretion of the appropriate licensing authority, variances to this time requirement may be granted on a seasonal basis. As used in this paragraph, "full-service

restaurant" means a restaurant where waiters deliver food and drink offered from a printed food menu to patrons at tables or booths and that has a dining room or rooms, kitchen and the number and kind of employees necessary for the preparing, cooking and serving of meals;

(iii) Include within the resort hotel not less than twenty (20) sleeping rooms for short-term occupancy;

(iv) Provide dining services to guest rooms for not less than twelve (12) hours each day; and

(v) Provide facilities for business meetings that can accommodate not less than fifty (50) participants.

Section 2. W.S. 12-1-101(a)(viii)(intro), (T) and by creating a new subparagraph (W), 12-4-103(a)(iii), 12-4-403 through 12-4-405, 12-4-414(b)(iv), 12-4-415(b)(iv) and 12-5-201(f) are amended to read:

12-1-101. Definitions.

(a) As used in this title:

(viii) "Licensee" means a person holding ~~a~~ any one (1) or more of the following:

(T) Special malt beverage permit issued under W.S. 12-4-504; ~~or~~

(W) Resort hotel liquor license.

12-4-103. Restrictions upon license or permit applicants and holders; license limitation per person.

ENROLLED ACT NO. 7, SENATE

SIXTY-EIGHTH LEGISLATURE OF THE STATE OF WYOMING
2025 GENERAL SESSION

(a) A license or permit authorized by this title shall not be held by, issued or transferred to:

(iii) Any person who does not own the building or hold a written lease for the period for which the license will be effective containing an agreement by the lessor that alcoholic or malt beverages may be sold upon the leased premises, except as provided by paragraph (iv) of this subsection. This paragraph shall not be interpreted to prevent the use of a resort liquor license or a resort hotel liquor license by a contractor or subcontractor as permitted by W.S. 12-4-403(b);

12-4-403. Population formula not applicable; contracting for services.

(a) The provisions authorizing resort liquor licenses and resort hotel liquor licenses shall have no application to the population formula limiting retail liquor licenses as provided by W.S. 12-4-201.

(b) A resort liquor licensee or a resort hotel liquor licensee may contract or subcontract for the provision of food and beverage services on the licensed premises. However, the ~~resort liquor~~ licensee shall remain subject to all applicable laws, rules, regulations and penalties including the provisions of W.S. 12-2-306 and 12-7-103.

12-4-404. Sale of beverages for off-premises consumption prohibited.

Resort liquor licensees and resort hotel liquor licensees shall not sell alcoholic or malt beverages for consumption off the premises owned or leased by the licensee, except pursuant to a catering permit. The dispensing of alcoholic

or malt beverages licensed to be sold hereunder shall be controlled by W.S. 12-5-201 and, if a catering permit has been issued, by W.S. 12-4-502(b).

12-4-405. Annual fee.

The annual fee for a resort liquor license and a resort hotel liquor license shall be not less than five hundred dollars ($500.00) nor more than three thousand dollars ($3,000.00).

12-4-414. Winery permits; authorized; conditions; satellite winery permits; direct shipment of wine; fees; off-premises permits.

(b) The local licensing authority:

(iv) Shall assess a fee of not less than three hundred dollars ($300.00) nor more than five hundred dollars ($500.00) payable annually in advance for each winery permit. When dual ownership of a winery permit and a liquor license exists, no additional fee shall be assessed other than the retail, restaurant, bar and grill, resort hotel or resort license fee.

12-4-415. Microbrewery permits; authorized; conditions; fees.

(b) The local licensing authority:

(iv) Shall assess a fee of not less than three hundred dollars ($300.00) nor more than five hundred dollars ($500.00) payable annually in advance for each microbrewery permit. When dual ownership of a microbrewery permit and a liquor license exists, no additional fee shall

be assessed other than the retail, restaurant, bar and grill, resort hotel or resort license fee.

12-5-201. Location, regulation and restrictions as to place of sale; inspections.

(f) A holder of a resort hotel liquor license, a resort retail liquor license, a golf club that holds a retail liquor license, a restaurant liquor license or a club limited retail liquor license or a holder of a retail liquor license or restaurant liquor license operating on a guest ranch may dispense alcoholic beverages from any location within the boundaries of the licensee's premises. Any holder of a resort hotel liquor license may sell an unopened bottle of liquor or wine to a registered guest not less than twenty-one (21) years of age for consumption on the holder's premises. The premises shall be a single property within a contiguous boundary upon which the licensee is located and which shall be identified in the license. Any location on the premises where alcoholic beverages are dispensed as approved by the licensing authority shall comply with applicable sanitation and fire hazard requirements and other applicable laws. The licensing authority shall, as often as necessary, inspect the licensed location where alcoholic beverages are dispensed to ensure that the licensee is in compliance with sanitation and fire hazard requirements.

ENROLLED ACT NO. 7, SENATE

SIXTY-EIGHTH LEGISLATURE OF THE STATE OF WYOMING
2025 GENERAL SESSION

Section 3. This act is effective July 1, 2025.

(END)

Speaker of the House

President of the Senate

Governor

TIME APPROVED: _____

DATE APPROVED: _____

I hereby certify that this act originated in the Senate.

Chief Clerk

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular Town Council Meeting
Submitting Department:	Administration	**Presenter:**	Tyler Sinclair
Agenda Item:	Potential Reconsideration of Vote on Revenue Alternatives Special Election November 4, 2025	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is to provide the Council with information in the event one or more Council members choose to seek to reconsider their vote on a motion made during the June 16, 2025 Regular Town Council Workshop. Reconsideration is a 2-step process: First, a Council member from the prevailing side must make a motion requesting that a specific vote be reconsidered prior to approving the minutes from that meeting and, if a majority of the Council approve that motion, then, Second, the Council undertakes reconsideration of the motion at issue from June 16, 2025.

Requested Action.
Staff is only providing information for this item and has no specific request for the Council.

Recommendations.
Staff has no recommendation for this item.

Background.
At the June 16, 2025, Regular Town Council Workshop the Town Council voted to "to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025." Staff has not taken this action yet and this motion may be reconsidered.

Also at the June 16, 2025 Regular Town Council Workshop, the Town Council voted to "direct staff to request the Teton County Board of County Commissioners agree to place an agenda item to consider a special election in November of 2025 for a County Wide Lodging Tax ballot at the July 7, 2025 Joint Meeting." Staff has already taken this action (in communication to the Teton County Board of County Commissioners on June 17, 2025), and this motion may not be reconsidered because the action cannot be undone. However, if the Council is inclined, a different motion may be made to direct staff to send a follow-up communication to the Teton County Board of County Commissioners.

On July 1, 2025, the Teton County Board of County Commissioners discussed the placement of a county-wide lodging tax on the November 2025 ballot. The Teton County Board of County Commissioners voted against doing so 0-5. There was interest by the County in continuing the discussion of a Joint County Wide lodging tax between the Town and County in the near future. Mayor Jorgensen will be working with Chair Newcomb to schedule continued discussion of this item at a Joint Meeting in the near future.

The Mayor directed this item to be placed on the agenda so the Council could consider reconsideration and to ensure the public is aware of the potential reconsideration of Council's vote to hold a special election for an additional two pennies of Town only lodging tax.

Analysis & Key Policy Questions.
A motion to reconsider may be made to 1) permit the correction of hasty, ill-advised, or erroneous action; 2) take into account added information; or 3) address a changed situation that has developed since the taking of the vote. A motion to reconsider must be made by a Councilmember that voted on the prevailing side (Jorgensen, Spery, or Regan).

Two motions were presented to the Council, and voted on by the Council, during the June 16, 2025 Regular Town Council workshop:

1. To direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025.
    - This motion passed 3-2.
    - This motion may be reconsidered.
2. To direct staff to request the Teton County Board of County Commissioners agree to place an agenda item to consider a special election in November of 2025 for County Wide Lodging Tax ballot at the July 7, 2025 Joint Meeting.
    - This motion passed 5-0.
    - The action directed by this motion has already occurred (Staff has already made this request to the Teton County Board of County Commissioners) and therefore this motion cannot be reconsidered.

Often, if a motion to reconsider the vote on an item is successful, the Council defers the second step – re-voting on the item being reconsidered – to its next regular meeting in order to provide adequate notice to the public of the action being contemplated. However, items being reconsidered may be acted on immediately.

This issue is time-sensitive in that the deadline to pass a ballot resolution notifying the Teton County Clerk of a ballot question for November of 2025 is July 17, 2025. There are no regular Town Council meetings between July 7 and July 17. In light of this timeline, this staff report provides notice of the potential for reconsideration and includes the original staff report on the lodging tax item for both the public and Council to review.

The Town Council Rules and Procedures state that a motion to reconsider shall occur either at the same meeting where the original vote was taken, or at the next regular or special meeting prior to the approval of the minutes of the meeting where the original vote was taken. To comply with these Rules, this reconsideration item is listed on the agenda immediately before the minutes from the June 16, 2025 meeting.

Key Policy Question: Does Council want to reconsider their vote on the motion to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025?

If the Council wants to reconsider the vote on this motion and re-vote on the item, the actions are outlined below under Suggested Motion.

Possible Alternatives.

1. Pass a motion reconsidering the vote for a November 4, 2025, special election at this meeting, re-vote on the original motion (or withdraw that motion and vote on a revised motion), and then proceed with approval of the minutes from the June 16, 2025, Regular Town Council Workshop.
2. Pass a motion reconsidering the vote for a November 4, 2025, special election at this meeting, and defer the re-vote on the original motion to a future Special Town Council Meeting prior to July 17, 2025, and then proceed with approval of the minutes from the June 16, 2025, Regular Town Council Workshop.
3. Do not reconsider the vote for a November 4, 2025 special election, meaning the action taken on June 16, 2025 stands, and proceed with approval of the meeting minutes from June 16, 2025 Regular Town Council Workshop.

Comprehensive Plan & Priority Alignment.

This action relates to administration of the government and quality community service provision with actions taken in a timely and efficient manner.

Fiscal Impact.
There is no cost associated with reconsideration of a vote from a previous meeting. The fiscal implications of the motions from the June 17, 2025 meeting are listed in the attached staff report from that meeting.

Staff Impact.
Staff spent approximately 16 hours preparing this staff report regarding reconsideration.

Attachments or Links.
Staff report from the June 16, 2025, Regular Town Council Workshop on Revenue Alternatives.

Suggested Motion.
If a Council member from the prevailing side of the June 16, 2025 motion (Jorgensen, Spery, or Regan) seeks reconsideration:

Step 1:
I move to reconsider the vote on the motion to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025.

If this motion is successful, then the Council can move on to Step 2.

If Step 1 fails, and there is no reconsideration, no action is necessary, and the Council can proceed to the next item on the agenda, which is to approve the minutes of the June 16, 2025, Regular Town Council Workshop.

Step 2:
The item is now back before the Council for action, having already been moved (Councilmember Schechter) and seconded (Councilmember Spery) from the prior meeting as follows:

> I move to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025.

The Mayor will ask for Council discussion prior to calling for a vote on the motion.

STAFF REPORT

Meeting Date:	June 16, 2025	**Meeting Title:**	Town Council Workshop
Submitting Department:	Administration	**Presenter:**	Tyler Sinclair
Agenda Item:	Revenue Alternatives Special Election November 4, 2025	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to consider potential revenue alternatives for placement on a November 4, 2025, Special Election.

Requested Action.
Council direction on whether they would like to notify the County Clerk of a Special Election on November 4, 2025 for the purpose of asking the voters to consider local funding alternatives.

Recommendations.
This is a policy matter reserved for Council direction.

Background.
During the 2025 Town Council retreat, Council requested staff identify all available revenue alternatives for discussion and consideration during budgeting this year. The goal of this effort was to have available revenue alternatives as part of the overall budget discussion, including but not limited to increases/decreases in expenditures, use of the general fund to balance the budget, setting the general fund reserve, increases/decreases in staffing, and/or increases/decreases in departmental levels of service.

In addition, the Council discussed at its annual retreat, and ultimately directed staff to present, some aspirational revenue and expenditure options as part of the FY26 Budget process. Building on this at the March 17 Town Council Workshop, the Council discussed and directed staff to explore the following alternative revenue sources as part of development of the draft FY2026 Budget:

- Lodging Tax – Town only or Town/County
- Sales Tax – Town Only
- SPET – Town Only

During the Fisal Year 2026 Budget review, the Council was presented and discussed all additional authorized sources of revenue available to the Town. The Council did not identify any additional revenue sources for inclusion in the FY26 Budget but agreed to discuss available revenue alternatives further.

The first available opportunity to hold an election to consider adding additional revenue to the Town Budget would be a Special Election on November 4, 2025. The term "special election" means a municipal election on any question which may legally be submitted to the voters of a municipality other than at a regular municipal primary or general election or an election on the question of whether to incorporate. In order to have such an election on November 4, 2025, the Town is required to notify the Teton County Clerk by July 17, 2025. Additionally, staff provided a chart below that sets out additional future election dates and the latest date County Clerk notification would need to be provided.

Upcoming Revenue Generating Election Dates and Ballot Resolution Deadlines		
Election Date	Election Type	110 Day Deadline to Provide Ballot Resolution to County Clerk
Tuesday, August 19, 2025	Special	Thursday, May 1, 2025
Tuesday, November 4, 2025	Special	Thursday, July 17, 2025
Tuesday, May 5, 2026	Special	Thursday, January 15, 2026
Tuesday, August 18, 2026	Primary	Thursday, April 30, 2026
Tuesday, November 3, 2026	General	Thursday, July 16, 2026
Tuesday, May 4, 2027	Special	Thursday, January 14, 2027
Tuesday, August 17, 2027	Special	Thursday, April 29, 2027
Tuesday, November 2, 2027	Special	Thursday, July 15, 2027

It should be noted that under the law the County Clerk may say "no" to a Town request for a Special Election. The County Clerk indicated that it is not likely; however, the cost of the County Clerk putting on a Special Election would be approximately $75,000-$100,000, which would be paid for by the Town if the election was for Town-only items. Currently, there is no election scheduled for November 4, 2025, and staff expect this cost would have to be paid for by the Town. Should the County Clerk say "no" to the Town's request, the Town (Town Clerk) could hold the election. Although this is allowable under State Statutes, staff do not find this an achievable option given the short period of time until November 4, 2025. If the County agreed to place a joint ballot question to the voters, it is assumed the cost of the Special Election would be shared between the Town and County.

Analysis
Staff have identified below the potential revenue alternatives that Council, and/or the Town and County together, could present on a November 4, 2025 Special Election.

<u>Lodging Tax</u>
Ability to Impose:

- 5 cents split between state and local government.
  - 3 pennies to the State (80% to State Office of Tourism and 20% to Reserve)
  - 2 pennies to Travel & Tourism /County/Town. 60% to TTB. 40% split County/Town based on point of sale.
- 2 cents locally in 1 cent increments.
  - 2 additional pennies could be added via community vote
  - Can be joint Town/County ballot or separate only in the Town
- Must be voter approved
- Town and County can share in lodging tax assessment or act independently.
- Total local option for lodging tax cannot exceed 2 pennies. Combined with State 5-penny assessment, the max allowed by statue is 7 pennies.

1 cent of additional Lodging Tax, based upon the FY2026 Budget, would generate approximately $950,000 for the Town. Specifically, that revenue would be spent as follows: 30% for visitor impact, 10% to the Town general fund. The remaining 60% is provided directly to the TTB for promotion and not included here.

Should the Town want to discuss the placement a Count wide Lodging Tax on a November 4, 2025, Special Election, the Town could request to place discussion and action of the request on the Joint Meeting on July 7, 2025.

Key Question 1: Does the Town want to ask Teton County to hold a November 4, 2025, Special Election for the purpose of adding a County Wide Lodging Tax? If yes, in what amount?

Key Question 2: Does the Town want to ask the Teton County Clerk to hold a November 4, 2025, Special Election for the purpose of adding a Town only Lodging Tax? If yes, in what amount?

Sales and Use Tax - General
For sales and use tax, the state imposes 4 pennies. The state retains 69% of the revenues generated by those 4 pennies and the remaining 31% of revenue is split between the county and town based on population.

It is important to remember that we often use the broad term "sales tax," when we are actually referring to both the "sales tax" and the "use tax." Use tax is when the item may have been purchased out of state, but its use is in the State of Wyoming. Staff notes to be aware that for every sales tax statute, there is an identical corresponding use tax statute. Use tax also includes sales from remote sellers that sold more than $100,000 of gross sales in Wyoming or had more than 200 separate transactions in Wyoming. W.S. §39-15-501.

An important note is that when you add up the taxes for General Revenue, SPET, and Economic Development, the county cannot exceed 3 pennies. Thus, with SPET at 2 pennies, and General Revenue at 1 penny the County is at their maximum amount allowed at this time. The Town can assess an additional 1 penny in 0.25 increments for General or SPET.

Town only General Or Specific Purpose Excise Tax (SPET)

- 1 penny maximum
- 0.25 increments
- This only applies within the Town.
- May be a) all General, b) all SPET, or c) split between General and SPET if the purposes are voted on separately
- This is an addition to any County taxes, not in lieu of.
- Must be voter approved

The Department of Revenue does not track collections by jurisdiction. Staff have provided below a County-wide estimate of the increased revenue that would be generated by an increase in Sales and Use Tax collections by 0.25 increments for consideration based upon the FY26 Budget projections. In addition, the table includes an estimated range for Town-only tax if the Town only portion were to generate 30% - 60% of total County wide tax collections.

Increments of Assessment	County-wide Tax Collected	Town Estimated Range at 30% - 60%
0.25	$ 6,206,500	$1.8M - $3.7M
0.50	$ 12,413,000	$3.7M - $7.4M
0.75	$ 18,619,500	$5.6M - $11.2M
1.00	$ 24,826,000	$7.4M - $14.9M

In addition, in the past Council has requested information regarding the impact on households making less than 120% of annual median Income (AMI) from an increase in Sales and Use Tax. According to the State Department of Economic Analysis Division, households typically spend 30% of their income on taxable goods, which excludes groceries, health care, etc. Based upon this for a 3-person household earning $143,748 annually, a 1 cent increase in Sales and Use Tax would cost approximately $430 annually.

What percent of sales tax is paid by visitors? Where did the 60% come from and is it accurate?

- Staff finds that there is no definitive source or audited reports to confirm the answer to this question. Per a Wyoming Office of Tourism report prepared by Dean Runyan Associates, approximately 52% of Teton County local sales tax in calendar 2023 is from visitor spending. In addition, the State Economic Analysis Division estimates that 55% of sales tax in Teton County is paid for by visitors.

Key Question 3: Does the Town want to ask the Teton County Clerk to hold a November 4, 2025, Special Election for the purpose of adding a Town only Sales Tax? If yes, in what amount?

Key Question 4: Does the Town want to ask the Teton County Clerk to hold a November 4, 2025, Special Election for the purpose of adding a Town only Specific Purpose Excise Tax (SPET)? If yes, in what amount and for what projects?

Please see attached additional information regarding the alternative revenue options available for a November 4, 2025, Special Election.

Possible Alternatives.

- Council could consider additional dates for holding an election for consideration of alternative revenue with or without the County
- Council could choose to discuss alternative revenues further as part of the Strategic Budget item beginning in August
- Other

Comprehensive Plan & Priority Alignment.

To successfully implement the Comprehensive Plan, Council must set priorities, be strategic, and be disciplined. A critical component is prioritizing and identifying the necessary level of funding to address desired goals, policies, and strategies, which is critical to the successful implementation of Town Priorities and the Comprehensive Plan. In addition, many of the programs and strategies called for in the Comprehensive Plan come at an additional cost to the community, that current funding levels cannot accommodate. Chapter 8 - Quality Community Service Provision calls for *"Timely, efficient and safe delivery of quality services and facilities in a fiscally responsible and coordinated manner."*

Fiscal Impact.

Revenue: Estimates for each revenue option are provided above in the Analysis section.
Expense: The cost estimate if the Town is required to pay for a special election in November is also provided above in the Background section.

Staff Impact.

The staff impact of preparing this information is estimated at approximately 12 hours.

Attachments or Links.

Alternative Revenue Options

Suggested Motions.

While staff provides no recommendations for this item, potential motions, should the Council be inclined to make any, include:

<u>Option 1: To request a Town-only special election in November</u>

I move to direct staff to prepare language for a Town-only _____ ballot [*insert type of revenue*] for _____ pennies [*insert number of pennies*] and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4th 2025.

<u>Option 2: To request a discussion of a special election in November with Teton County</u>

I move to direct staff to request the Teton County Board of County Commissioners agree to place an agenda item to consider a special election in November of 2025 for County Wide Lodging Tax ballot at the July 7th Joint Meeting.

<u>Option 3: Other Motions are Identified by Council</u>

Alternative Revenue Sources

Lodging Tax

Ability to Impose:

- The 5 cents currently assessed by the State is split between state and local government
  - 3 pennies to the State (80% to State Office of Tourism, and 20% to Reserve)
  - 2 pennies to local bodies: Travel & Tourism (TTB), Teton County, and the Town and split as follows:
    - 60% of this revenue goes to the TTB.
    - The remaining 40% of the revenue is split between the County/Town based on point of sale.
- 2 cents locally in 1 cent increments, none is currently assessed.
  - 2 additional cents could be added via community vote
  - Can be joint Town/County ballot or separate – i.e., only in the Town or only in the County
- Must be voter approved
- This funding is separate and distinct from Sales Tax 7 penny limit

Meeting Questions

1. Can the BCC veto a Town request for voter approval?
   - No. The state statute does not create interaction between the BCC and the Town when the lodging tax *is being imposed in the Town only by the Town*.
   - Conversely, when this tax is initiated by a tax proposition on the ballot by other acceptable means, which is either **a)** a petition by at least 5% of Teton County voters (i.e., Town residents as well) or **b)** a resolution from the county + 50%+1 of cities, the statute says the "election shall be at the direction and under the supervision of the board of county commissioners."
2. What is the schedule for notifying County Clerk of desire to place a ballot question?
   - In terms of getting a proposition on a ballot, Wyo. Stat. § 39-15-203(a)(ii) dictates use of the bond election statute, which says "[n]ot less than one hundred ten (110) days before a bond election, the political subdivision shall provide written notification to the county clerk specifying the date of the election and the bond question." (Wyo. Stat. § 22-21-103).
3. When is the next available election date?
   - As noted, Wyo. Stat. § 39-15-203(a)(ii) dictates use of the bond election statute, which directs, in summary and relevant part, that:
     - The election shall be held on the same day as a primary election or a general election, or on the Tuesday next following the first Monday in May or November, or on the Tuesday next following the third Monday in August.
     - The Town must notify the county clerk in of the election date no less than 110 days before the election.
     - The question must be crafted to meet statutory requirements for the ballot.
4. Who pays for a special election?
   - It depends.
   - If the ballot proposition is initiated by either **a)** a petition by at least 5% of Teton County voters or **b)** a resolution from the County + 50%+1 of cities, it is paid for by the County.
   - This statute is silent as to financial support when cities elect to put a city-only lodging tax proposition on the ballot, however, the election statute cities are directed to follow indicate that the political subdivision holding the election pays the actual costs or an equitably proportioned share of a concurrent election, as determined by the county clerk.

- Staff discussed this issue with Clerk Murphy who confirmed there is no cost to add a ballot question on a regular election schedule (v. a special election).

5. Would the funding formula be 60/30/10 or 90/10?
   - The statute dictates that the 60%/30%/10% split of lodging tax revenue *only applies* if the Town collects revenue equal to or greater than $2.78m, from *all three* pennies – 2% from the state lodging tax & 1% from the local lodging tax).
   - Recall the Town has never implemented a Town-only lodging tax. Staff discussed details of the statute – how revenue will be determined exactly in terms of collection periods, cost of living being factored in, how vendors will be taxed for point-of-sale between the Town and County, and various other technical matters – as well as historic collections in Teton County and, to the maximum extent possible, are confident the 1% would generate enough revenue to meet the minimum threshold for the 60%/30%/10% split.
6. What is the length of time for which the tax can be implemented?
   - Wyo. Stat. § 39-15-203(a)(ii) dictates that if the proposition is approved, the same ballot language must be proposed at "the second general election following the election at which the proposition was initially approved and at the general election held every four (4) years thereafter."
   - Notably, the percentage can increase (from 1% to 2%) if desired at one of those subsequent elections.

Estimated Budget Impact of a 1% Lodging Tax:
1 cent of additional Lodging Tax, based upon the FY2026 Budget, would generate approximately $950,000 for the Town. Specifically that revenue would be spent as follows: 30% for visitor impact, 10% to the Town general fund. The remaining 60% is provided directly to the TTB for promotion and not included here.

Sales Tax – Town only

Pursuant to Wyoming Statutes Title 39, Chapter 15, Article 2 Local Sales Tax (AKA "Local Option Tax"), the Wyoming Legislature has provided that local governments may impose certain local sales taxes as explained below:

Municipal (City/Town) Option: General Purpose Sales Tax and/or Special Purpose Excise Tax (SPET)

- 1 penny maximum combined
- 0.25 increments
- This only applies within the Town.
- May be a) all General, b) all SPET, or c) split between General and SPET if the purposes are voted on separately.
- This is in addition to any County taxes, not in lieu of.
- Must be voter approved
- Currently, this is not imposed.

The County Treasurer reports that each penny of Sales Tax (whether it is "state" or "local" taxes) generates, approximately, $24M. The Department of Revenue only tracks collections by county, thus we are not able to separate out the Town. Below staff have provided an estimate of the increased revenue that would be generated *in the County in total* by an increase in Sales Tax collections by 0.25 increments for consideration. Staff estimate that the Town portion of the County wide collections could be approximately 40%-60%.

Increments of Assessments	County Wide Tax Collected	Estimated Town only Collections 40%-60%
0.25	**$6,000,000**	**$2,400,000 - 3,600,000**
0.50	**$12,000,000**	**$4,800,000 - 7,200,000**
0.75	**$18,000,000**	**$7,200,000 - 10,800,000**
1.00	**$24,000,000**	**$9,600,000 - 14,400,000**

April 21, 2025 Meeting Questions

1. Can the BCC veto Town request for voter approval?
   - The BCC cannot "veto" the Town's request under the current taxing structure.
   - The statute provides two ways to get initiate a proposition to voters.
     - **First**, "if a county has imposed at least . . . 1% of the [general penny sales tax] and has voted to *initially approve or continue* a [County-wide SPET] . . . a city or town within the county . . . may propose [municipal tax] . . . ." This sets out a structure wherein the Town can act: If A or B, then the *city may propose*.
     - Second, however, is the situation when a county does not both of those taxes in place, under which circumstance the law tells us the BCC "*may* adopt a resolution" authorizing cities to propose a municipal tax. This sets out a structure where a county could choose not to put the authorizing resolution in place.
   - Ultimately, at this time, this discretion is **in**applicable to the Town because currently both the taxes cited above are in place in Teton County in accordance with the statute.
2. What is schedule for notifying County Clerk of desire to place a ballot question?
   - In terms of getting a proposition on a ballot, Wyo. Stat. § 39-15-203(a)(vi) dictates use of the bond election statute, which says "[n]ot less than one hundred ten (110) days before a bond election, the political subdivision shall provide written notification to the county clerk specifying the date of the election and the bond question." (Wyo. Stat. § 22-21-103).

3. When is the next available election date?
   - As noted, Wyo. Stat. § 39-15-203(a)(vi) dictates use of the bond election statute, which directs, in summary and relevant part, that:
     - The election shall be held on the same day as a primary election or a general election, or on the Tuesday next following the first Monday in May or November, or on the Tuesday next following the third Monday in August.
     - The Town must notify the county clerk in of the election date no less than 110 days before the election.
     - The question must be crafted to meet statutory requirements for the ballot.
4. Who pays for a special election?
   - The election statute cities are directed to follow indicate that the political subdivision holding the election pays the actual costs or an equitably proportioned share of a concurrent election, as determined by the county clerk.
   - Staff discussed this issue with Clerk Murphy who confirmed there is no cost to add a ballot question on a regular election schedule (v. a special election).
5. Is there a correlation to the County SPET on how long the Town can impose a General or SPET in the Town.
   - It depends.
     - **Option 1**: Town seeks to impose the municipal tax for general purposes.

- When there is both a general penny in place and a county-wide SPET – i.e., the current tax landscape in Teton County – the statute dictates that the municipal tax cannot be *proposed* until at least 90 days after a county-wide SPET has been approved or continued and must *terminate* no more than 90 days following the end of the SPET.
    - Notably, the statute is not clear on the circumstance – which Teton County has where two SPET pennies are authorized and expire at different times. However, the statutory language favors it expiring with the *latter* expiring SPET (in our case the 2022 SPET, not the 2024 SPET) because the statute requires a minimum of one penny in effect to sustain the municipal tax.
- Moreover, the amount of the municipal tax cannot exceed the amount of tax that the Town collects from the SPET during the same period. In speaking with the Department of Revenue, staff learned that the Department expects the interaction of taxes in a city only to be an ongoing and fluid conversation with our Finance Director, the County Clerk, and the Department and staff is comfortable working through this process to monitor collections if a tax is implemented by the voters.

▪ **Option 2**: Town seeks to impose the municipal tax for <u>municipal SPET</u>.
- In this case, like county-wide SPET taxes, the tax terminates when the amount specified in the proposition approved by the electors is collected (or the Town may agree to terminate the tax if the tax collected reaches the actual cost of the completed projects).

▪ **Option 3**: Town seeks to impose the municipal tax for separate purposes – SPET and general.
- In this case, there would be two deadlines in accordance with the above two bullets.

▪ **Option 4**: Town seeks to impose the municipal tax via a BCC resolution.
- In this case, the resolution must specify that the municipal tax terminates after 2 years.

6. Does a new Tax need to be voted on every 4 years? Can it be made permanent?
    - The answers to these questions are embedded in the response to Question 5 above.

What percent of sales tax is paid by visitors? Where did the 60% estimate come from and is it accurate?

- Staff finds that there is no definitive source or audited reports to confirm the answer to this question. Per a Wyoming Office of Tourism report prepared by Dean Runyan Associates, approximately 52% of Teton County local sales taxes in calendar year 2023 came from visitor spending. In addition, the State Economic Analysis Division estimates that 55% of sales tax in Teton County is paid for by visitors.

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular Town Council Meeting
Submitting Department:	Administration	**Presenter:**	Tyler Sinclair
Agenda Item:	June 16, 2025 Regular Town Council Meeting Minutes	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to approve the meeting minutes from the June 16, 2025 regular Town Council workshop.

Requested Action.
Staff requests that Council approve the meeting minutes from the June 16, 2025 regular Town Council workshop.

Recommendations.
Staff recommends that Council approve the meeting minutes from the June 16, 2025 regular Town Council workshop.

Background.
If a vote from the June 16, 2025 regular Town Council workshop on Item III(C) '*Revenue Alternatives Special Election November 4, 2025'* is reconsidered and a different outcome occurs, then a notation in the minutes must be made to reflect the new outcome. Staff's suggested motion would encompass any successful reconsideration as follows:

I move to approve the minutes from the June 16, 2025 regular Town Council workshop with the amendment that a notation be made for Item III (C) on the agenda titled 'Revenue Alternatives Special Election November 4, 2025' that states in italics that the vote on this item was reconsidered at the July 7, 2025 meeting and the resulting vote on this item showed _____.

Analysis & Key Policy Questions.
There are no key policy questions as the minutes are required to be approved pursuant to Robert's Rules of Order as well as the Council Rules and Procedures.

Wyoming Statute §15-1-106, states:
§ 15-1-106. Conduct and journal of governing body's proceedings.
The governing body shall determine the rules for the conduct of its proceedings, and shall keep a journal thereof which is a public record. The manner in which each member of the governing body votes on any matter upon which a vote is taken shall be entered in the journal.

Wyoming Statute §15-1-110, states, in relevant part,:
§ 15-1-110. Minutes of meetings and titles of ordinances passed to be published; exception; contents; publication of salary information of specified officials and employees.
(a) The governing body of any city or town shall designate a legal newspaper and publish once therein the minutes of all regular and special meetings of the governing body and the titles of all ordinances passed. The clerk of each city or town shall within twelve (12) days after adjournment of every meeting, furnish the newspaper a copy of the proceedings of the meeting. The newspaper shall publish the copy of proceedings within nine (9) days after receipt.

The minutes from the June 16, 2025 meeting have already been provided to the newspaper and published in order to follow State Statute.

Several sections in the Council Rules and Procedures also relate to minutes of the Council meetings as follows:

Section X.G.5.e. Motions and Reconsideration
The minutes of the previous meeting are then approved as amended to include the reconsideration and outcome.

Section XV. Town Council Minutes.
The minutes are the responsibility of the Town Clerk until presented to the Town Council for approval; the Town Council may, at the time of presentation for approval, by motion make such corrections as conform to fact. The minutes shall be published pursuant to Wyoming Statutes.

Possible Alternatives.
If Council reconsidered a vote taken during the June 16, 2025 workshop and this resulted in a different outcome for an item, then Council will need to direct staff to amend those minutes to note the different outcome.

Comprehensive Plan & Priority Alignment.
Approval of the minutes is a government administrative matter with procedures set forth in Wyoming Statute and the Council Rules and Procedures, and relates to Section 8, regarding timely and efficient delivery of quality services.

Fiscal Impact.
Minutes cost approximately $150-600 to publish, depending on the length.

Staff Impact.
Each set of minutes requires approximately 3 hours of staff time to prepare, finalize, publish, and incorporate into the permanent records of the Town.

Attachments or Links.
June 16, 2025 regular Town Council workshop minutes.

Suggested Motion.

If votes are reconsidered and motion passes/fails:
I move to approve the minutes from the June 16, 2025 regular Town Council workshop with the amendment that a notation be made for Item III (C) on the agenda titled 'Revenue Alternatives Special Election November 4, 2025' that states in italics that the vote on this item was reconsidered at the July 7, 2025 meeting and the resulting vote on this item showed _____.

If votes are reconsidered at a date to be determined:
I move to approve the minutes from the June 16, 2025 regular Town Council workshop with the amendment that a notation be made for Item III (C) on the agenda titled 'Revenue Alternatives Special Election November 4, 2025' that states in italics that the vote on this item will be reconsidered at the _____ special Town Council meeting.

TOWN COUNCIL PROCEEDINGS – UNAPPROVED

JUNE 16, 2025 **JACKSON, WYOMING**

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

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

STAFF: Roxanne Robinson, Lea Colasuonno, Floren Poliseo, Johnny Ziem, Michelle Weber, Tanya Anderson, and Riley Hovorka. *Via Zoom*: Tyler Sinclair and Tanya Anderson.

Contract Award for Greenhouse Gas (GHG) Inventory. Tanya Anderson made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to award the contract for a Community-wide and LGO GHG Inventory to Lotus Engineering & Sustainability, subject to minor changes by staff. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Draft Strategic Stormwater Program Plan. Floren Poliseo made staff comment. Council held discussion with staff. Phil Powers and Chris Peltz made public comment. A motion was made by Kevin Regan and seconded by Devon Viehman to direct staff to finalize the Strategic Stormwater Program Plan as presented and discussed and bring it back for adoption at a future meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

A motion was made by Kevin Regan and seconded by Devon Viehman to direct staff to begin implementing the priority FY26 action items as presented and discussed. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Revenue Alternatives Special Election November 4, 2025. Tyler Sinclair made staff comment. Council held discussion with staff. Rick Howe public comment. A motion was made by Jonathan Schechter and seconded by Alyson Spery to direct staff to prepare language for a Town-only lodging tax ballot for two pennies and coordinate with the County Clerk, and any other County elected offices as appropriate, to effectuate a special election therefore on November 4, 2025. Mayor Jorgensen called for the vote. The vote showed 3-2 with Alyson Spery, Mayor Jorgensen and Kevin Regan in favor and Jonathan Schechter and Devon Viehman opposed. The motion carried.

A motion was made by Alyson Spery and seconded by Kevin Regan to direct staff to request the Teton County Board of County Commissioners agree to place an agenda item to consider a special election in November of 2025 for County Wide Lodging Tax ballot at the July 7, 2025 Joint Meeting. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council recessed at 3:55 p.m. and reconvened at 4:01 p.m.

WY22 Comments to WYDOT. Charlotte Frei made staff comment. Council held discussion with staff. There was no public comment. A motion was made by Devon Viehman and seconded by Alyson Spery to direct staff to revise the letter based on today's discussion and transmit it to WYDOT. Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried.

Council Priorities. Tyler Sinclair reviewed Council's Workplan Calendar. Council held discussion with staff.

Adjourn to Executive Session. A motion was made by Devon Viehman and seconded by Kevin Regan to adjourn meeting to executive session to consider matters concerning litigation to which the governing body is a party or proposed litigation to which the governing body may be a party in accordance with Wyoming Statute 16-4-405(a)(iii). Mayor Jorgensen called for the vote. The vote showed all in favor. The motion carried. The workshop adjourned at 4:15 p.m.

TOWN OF JACKSON

_____

ATTEST: Arne O. Jorgensen, Mayor

_____
Riley Hovorka, Town Clerk

Minutes: rt. Publish JH News & Guide: June 25, 2025

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular
Submitting Department:	Legal	**Presenter:**	Lea Colasuonno
Agenda Item:	Standard Contract Consideration for Approval	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to review and consider contracts to which the Town of Jackson would be a party.

Requested Action.
Staff request that the Council review and consider the contracts included with the staff report.

Recommendations.
Staff recommend that the Council approve the contracts included with this staff report.

Background, **Analysis, and Key Policy Questions**.

1. **The Cooperative Agreement between the Town of Jackson and the Wyoming Department of Transportation**
   - *Purpose*: WYDOT's current State Transportation Improvement Program includes funding to replace some of the concrete slabs that make up the roadway along Broadway (between Millward and Cache Streets). WYDOT has coordinated with Town and County staff through the Transportation Advisory Committee to coordinate with the Town to potentially add scope to WYDOT's project to bring sidewalks between the intersections into compliance with accessibility and Town and WYDOT design standards and to install stormwater collection infrastructure. Town Public Works staff requested that WYDOT add stormwater collections infrastructure (inlets and pipes) on these blocks to prevent flooding and improve the Town's winter maintenance, increase stormwater runoff capture. Since this type of work could be completed as part of WYDOT's slab replacement projects, WYDOT agreed to include it if the Town pays for the additional work, pursuant to the attached agreement.
   - *Term*: through WYDOT project completion, expected to be summer 2027
   - *Cost and Payment Terms*: estimated $679,320, reimbursable to WYDOT based on actual cost
   - *Department & Budget Detail*: This item is for the Public Works Department and is included in the Departmental budget for the FY26 Broadway ADA capital improvement line item.
   - *Notable Condition*: Staff anticipates amending this Agreement once executed, to include ADA upgrades to the sidewalks. It currently only includes storm system improvements.
2. **The Termination and Vacation of Street and Utility Easement with TCA Industrial Park Association, Inc.**
   - *Purpose*: Gregory Lane Complete Street project required multiple street and utility easements to design the project as directed and planned. Staff provided each property owner with all necessary easement documentation, which included a written summary statement, appraisal report, and easement exhibit.
     TCA Industrial Park Association, Inc., is a commercial property located on Gregory Lane that is comprised of multiple individual ownership properties. Each business owner within TCA Industrial Park Association, Inc., is a member of their homeowner's association (HOA) for the commercial property. Staff reached out to the president of the HOA in the early stages of discussing a potential street and utility easement related to the Gregory Lane project. At the conclusion of those discussions, and after the Council approved the easements for the Gregory Lane project, the street and utility easement was given to the HOA for signature. Once staff recorded the easement with Teton County, an error was discovered regarding the signature on the original easement. The error originated from a member of the HOA signing the easement, and not the HOA

president. Staff has rectified the error on the original recorded easement and has provided the TCA Industrial Park Association, Inc., HOA president a new easement for his signature, attached to the staff report and is the request for the Council to approve.

- *Term*: Perpetual
- *Cost and Payment Terms*: $0
- *Department & Budget Detail*: This item is for the Public Works Department and since there is no cost, there is no line item associated with this item.

3. **The Storm Sewer Easement Agreement with Mogul Hospitality Partners – The Loop, LLC**
   - *Purpose*: The purpose of this easement is for Mogul to grant the Town a permanent non-exclusive easement on Mogul's Loop project property (1050, 1060 & 1080 South Park Loop Road). The easement allows the Town to use the easement area, which is more or less contiguous with the driveway for the Loop, to construct, maintain, repair, replace, etc. portions of the Town's Storm Sewer System.
   - *Term*: Perpetual
   - *Cost and Payment Terms:* $0
   - *Department & Budget Detail*: This item is for the Public Works Department and since there is no cost, there is no line item associated with this item.
   - *Notable Condition*: Mogul has indicated it will place a heated driveway on its property, which will be on top of the Town Storm Sewer, and therefore this easement sets out detailed parameters with respect to Mogul providing access to the underground infrastructure and paying for all costs associated with providing that access, and the Town's responsibility (in terms of contracting and payments) solely for the storm system improvements.
   - *Additional Staff Time:* This easement agreement took longer to negotiate than normal and required 16 additional hours from the Public Works Department staff (Town Engineer)."
4. **The Release and Full Settlement Agreement with Joseph H. Kudar & Dorothy R. Kudar, and Avail Valley Construction, and Johnson Sand and Gravel Inc.**
   - *Purpose*: In September of 2024, a contractor of the Town, Avail Valley Construction (Avail"), performed paving/chip seal road work in the Town pursuant to a contract. Avail had a subcontractor, Johnson Sand and Gravel Inc. dba WyoMilling, perform some of the work. WyoMilling limbed a tree up, approximately, 15 feet on private property at the corner of East Simpson Avenue and South Gros Ventre Street – the home of Joseph and Dorothy Kudar. In order to resolve this issue and settle all disputes between these three parties, the Town of Jackson legal department drafted the attached agreement, which will completely resolve the issue between the parties.
   - *Term*: Full perpetual release
   - *Cost and Payment Terms:* $3,000 as a one-time payment
   - *Department & Budget Detail*: This item is for the Public Works Department and is included in the Departmental budget for the Town Manager Contingency line item.
5. **The Quote Q-575229-45657.015SR, the First Amendment to Quote Q-575229-45657.015SR, and the Master Services and Purchasing Agreement with Axon Enterprise, Inc.**
   - *Purpose*: The purpose of these agreements is to authorize the Town of Jackson to enter into a multi-year contract relationship for the provision of Axon devices, cloud-based digital evidence management services, and associated professional services. This agreement supports the continued use and expansion of technology critical to police officer safety, accountability, and digital evidence management, including Axon body-worn cameras, TASER devices, and the Axon Evidence cloud platform. The agreement includes terms for equipment warranties, data storage, training services, and provisions to protect the Town in the event of funding non-appropriation. This item includes the 3 contracts which comprise the relationship with Axon for these services. Specifically, there is a quote for each year of the multi-year agreement, then an amendment that

applies to that quote in order to align the quote formally with the Town's fiscal year, and finally there is a Master Services and Purchasing Agreement which sets the specific terms and conditions for the relationship between the parties going forward.

- *Term*: 5-year term with option for additional 5-year "Renewal Term"
- *Cost and Payment Terms*: $158,602.83 Annually
- *Department & Budget Detail*: This item is for the Jackson Police Department and is included in the Departmental budget for the IT Services Fund, Contract Maintenance Account line item.

6. Contract with Wyoming Office of Homeland Security (Teton County/Jackson Hole Bomb Squad)

- *Purpose:* The Teton County/Jackson Hole Bomb Squad is a nationally accredited bomb squad comprised of certified hazardous device technicians from the Jackson Police Department and the Teton County Sheriff's Office, which works in conjunction with the Region 8 Regional Emergency Response HAZMAT team. It is one of only five bomb squads in the state of Wyoming. Most of the specialized equipment and training necessary to the bomb squad's mission is funded through federal and state grants. To fund training and equipment standards for bomb squads across the country, Congress approved several Homeland Security grants, however over the past decade these grants have been steadily shrinking though the need for new equipment has not. In 2024, in response to this fact the State legislature provided a $1.5 million appropriation for localities in the state of Wyoming for bomb squads. The Teton County/Jackson Hole Bomb Squad submitted a request with quotes for a replacement trailer, a replacement EOD-10 large bomb suit, and an additional Percussion Actuated Non-electric disruptor kit. Upon review, the team's requests were approved and the contract attached to this staff report will secure that equipment for the Bomb Squad.
- *Term:* One Year
- *Cost and payment terms*: The state of Wyoming will reimburse the Town an amount not to exceed $103,571 for invoices for the purchase of authorized equipment.
- Department & Budget Detail: This item is for the Police Department and is included in the Departmental budget for the State Grants Revenue line item.

7. **Contract Template for All Contracts With Social Service Organizations receiving Town funds**

- *Purpose*: The purpose of this item is to present to the Council a template contract for social service organizations the Council funds via the annual budget process. The contract has template language for standard terms and conditions (provision of services, terms, effective date, compliance with reporting requirements, electronic signatures, etc.) and blank spaces for the individualized terms and conditions (the amount of funding in any given year, the name of the organization, the signatory for the organization, the scope of work they will provide the Town, etc.) that will be filled in annually. One variable to note in some of the social service contracts but not others, is a provision requiring the organization to provide general, anonymized information with respect to opioids. This is necessary for the Town's reporting requirements for the funds that it receives annually via its participation in the opioid class action.
- *Term*: One year
- *Cost and Payment Terms*: Each organization is required to submit an invoice quarterly the Town distributes funds based on that invoice.
- *Department & Budget Detail*: This item is included in the Community Health and Human Servies and Community Initiatives Fiscal Year 2026 budgets in the total amount of $2,032,332

The key policy question with respect to each contract listed above is whether the Town Council approves of the agreement as presented by staff.

Possible Alternatives.

For each contract included with the staff report the Council has the option to:

A. Direct staff to negotiate different terms or conditions with the contracting party.
B. Not to enter the contract.

Comprehensive Plan & Priority Alignment.
Section 8.1 and 8.2: Timely, efficiently, and safely deliver quality services and facilities in a fiscally responsible and coordinated manner.

Fiscal Impact.
The fiscal impact for each contract is set forth above.

Staff Impact.
The primary impact on staff for contracts falls in the Legal Department, and averages 3 hours for each contract.
Secondary impacts on staff for contracts are felt in each department to which the contract is relevant, and averages 2 hours for each contract.

Attachments or Links.
The contracts in the order listed above are attached as follows:

1. The Cooperative Agreement between the Town of Jackson and the Wyoming Department of Transportation Contract between the Town of Jackson and TCA Industrial Park Association, Inc.
2. The Termination and Vacation of Street and Utility Easement with TCA Industrial Park Association, Inc.
3. The Storm Sewer Easement Agreement with Mogul Hospitality Partners – The Loop, LLC
4. The Release and Full Settlement Agreement with Joseph H. Kudar & Dorothy R. Kudar, and Avail Valley Construction, and Johnson Sand and Gravel Inc.,
5. The Quote Q-575229-45657.015SR, the First Amendment to Quote Q-575229-45657.015SR, and the Master Services and Purchasing Agreement with Axon Enterprise, Inc.
6. The Contract with Wyoming Office of Homeland Security (Teton County/Jackson Hole Bomb Squad)
7. The Template for All Contracts with Social Service Organizations receiving Town funds.

Suggested Motion.

1. I move to approve the Cooperative Agreement between the Town of Jackson and the Wyoming Department of Transportation, subject to minor changes by staff.
2. I move to approve the Termination and Vacation of Street and Utility Easement with TCA Industrial Park Association, Inc., subject to minor changes by staff.
3. I move to approve the Storm Sewer Easement Agreement with Mogul Hospitality Partners – The Loop, LLC, subject to minor changes by staff.
4. I move to approve the Release and Full Settlement Agreement with Joseph H. Kudar & Dorothy R. Kudar, and Avail Valley Construction, and Johnson Sand and Gravel Inc., subject to minor changes by staff.
5. I move to approve the Quote Q-575229-45657.015SR, the First Amendment to Quote Q-575229-45657.015SR, and the Master Services and Purchasing Agreement with Axon Enterprise, Inc.
6. I move to approve the contract with Wyoming Office of Homeland Security (Teton County/Jackson Hole Bomb Squad), subject to minor changes by staff.
7. I move to approve the contract template for all contracts social service organizations receiving Town funds, subject to minor changes by staff.

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

Project N104A10
Millward Street to Cache Street
Stormwater Drainage Infrastructure
Teton County

1. **Parties.** The parties to this Cooperative Agreement (Agreement) are the Wyoming Department of Transportation (WYDOT), whose address is: 5300 Bishop Boulevard, Cheyenne, Wyoming 82009, and the Town of Jackson (Town), whose address is: 150 East Pearl Avenue, Jackson, Wyoming 83001.

2. **Purpose of Agreement.** The purpose of this Agreement is to set forth the terms and conditions by which WYDOT and the Town will remove and replace slab, curb, and gutters and install a stormwater sewer line and stormwater inlets at various locations along West Broadway Avenue between Millward Street and Cache Street (Project). The location of the Project is shown in Exhibit A, Location Map, which is attached to and incorporated into this Agreement by this reference. This Project is associated with WYDOT's main project N104097.

3. **Term of Agreement.** This Agreement is effective when all parties have executed it (Effective Date). The term of the Agreement is from the Effective Date through the completion of the Project. All services shall be completed during this term. However, the Parties agree that maintenance requirements described in Section 5(G) are indefinite.

4. **Payment.**

   A. The Town agrees to pay WYDOT the entire actual cost of the Project, including all indirect costs through the current Indirect Cost Allocation Plan (ICAP) rate as approved by the Federal Highway Administration (FHWA). Estimated costs are set forth in Exhibit B, Summary of Project Costs, which is attached to and incorporated into this Agreement by this reference. ICAP is a rate built into WYDOT's accounting system for overhead expenditures for administering a project. The ICAP rate is developed by WYDOT and approved by the FHWA, with the new rate taking effect immediately. The current rate of eleven percent (11%) is effective until September 30, 2027, at which time the rate is subject to change based on FHWA approval. The ICAP rate will be charged on total direct costs on the Project, as shown in Exhibit B.

   B. The costs shown in Exhibit B are estimates only and the Town understands that it must reimburse WYDOT for all final actual costs, which may be higher or lower.

C. The Town hereby agrees to reimburse WYDOT for its share of actual costs incurred to the Project, less previous payments, within forty-five (45) days after billing pursuant to Wyo. Stat. § 16-6-602. WYDOT will bill the Town on a monthly basis unless otherwise agreed upon between the parties.

5. **Responsibilities of Town.** Town agrees to:

A. Pay WYDOT in accordance with Section 4 above.

B. Submit a letter to WYDOT designating a qualified Project representative, at no cost to WYDOT, capable of making timely decisions and authorized to sign documents concerning the construction of the Project.

C. Perform utility adjustments. If any adjustments are needed, arrangements will be made by separate agreement(s) with the affected utility owner(s) and are not covered by this Agreement. Costs for reimbursable utility work not owned by Town are not shown and will be in addition to the identified costs. Under the terms of this Agreement, if utility adjustments are not required for the Project, all references to such adjustments herein are considered null and void.

D. Review and comment on Project cost estimates prior to the advertisement of bids.

E. Review Project bids for concurrence in the award of the Project to the lowest qualified bidder. As a result of signing the Letter of Concurrence, the Town agrees to amend estimated costs to match the actual bid amount.

F. Upon completion and acceptance of the Project by WYDOT and the Town, the Town shall return, within thirty (30) days of WYDOT Resident Engineer's request, WYDOT's Acceptance Certificate, or any other required WYDOT documents. Once this Acceptance Certificate has been completed, all National Pollutant Discharge Elimination System (NPDES) General Permits related to the Project will be transferred to the Town. The Town shall then be responsible for all storm water runoff on the Project and storm water monitoring until a Notice of Termination (NOT) can be submitted for the Project by the Town. In the event petroleum contaminated soil or water is encountered on the Project, the required work associated with mitigation of the contamination will become part of the Project.

G. Upon completion and acceptance of the Project, the Town shall maintain, at its sole expense, all features constructed under this Agreement. Maintenance shall include all repairs necessary to keep the improvement in its functional constructed condition.

H. Identify areas of potential effect to and perform any environmental studies (in compliance with 23 CFR 771) outside of the existing WYDOT Project limits. Provide this information to WYDOT prior to the sixty percent (60%) plans due date, which WYDOT will provide.

6. **Responsibilities of WYDOT.** WYDOT agrees to:

A. Conduct preliminary survey work, engineering investigations, National Environmental Policy Act (NEPA) Compliance with 23 CFR 771, and right-of-way studies and shall develop final design plans and estimates.

B. Perform construction engineering for the Project in accordance with Project plans and specifications.

C. Advertise the Project and award a bid to the lowest qualified bidder in accordance with WYDOT policies.

D. Review environmental information provided by the City and update or re-evaluate the NEPA document as necessary.

7. **General Provisions.**

A. **Amendments.** Any changes, modifications, revisions, or amendments to this Agreement which are mutually agreed upon by the parties to this Agreement shall be incorporated by written instrument, executed by all parties to this Agreement.

B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Agreement shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Agreement as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Agreement and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.

C. **Assignment Prohibited and Agreement Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Agreement without the prior written consent of the other party. The Town shall not use this Agreement, or any portion thereof, for collateral for any financial obligation without the prior written permission of WYDOT.

D. **Audit and Access to Records.** WYDOT and its representatives shall have access to any books, documents, papers, electronic data, and records of the Town which are pertinent to this Agreement.

E. **Award of Related Agreements.** WYDOT may award supplemental or successor agreements for work related to this Agreement or may award agreements to other contractors for work related to this Agreement. The Town shall cooperate fully with other contractors and WYDOT in all such cases.

F. **Compliance with Laws.** The Town shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Agreement.

G. **Confidentiality of Information.** Except when disclosure is required by the Wyoming Public Records Act or court order, all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Town in the performance of this Agreement shall be kept confidential by the Town unless written permission is granted by WYDOT for its release. If and when the Town receives a request for information subject to this Agreement, the Town shall notify WYDOT within ten (10) days of such request and shall not release such information to a third party unless directed to do so by WYDOT.

H. **Entirety of Agreement.** This Agreement, consisting of eight (8) pages; Exhibit A, Location Map, consisting of one (1) page; and Exhibit B, Summary of Project Costs, consisting of one (1) page, represent the entire and integrated Agreement between the parties and shall supersede all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Agreement and the language of any attachment or document incorporated by reference, the language of this Agreement shall control.

I. **Ethics.** The Town shall keep informed of and comply with the Wyoming Ethics and Disclosure Act (Wyo. Stat. § 9-13-101, *et seq.*) and any and all ethical standards governing Contractor's profession.

J. **Extensions.** Nothing in this Agreement shall be interpreted or deemed to create an expectation that this Agreement will be extended beyond the term described herein. Any extension of this Agreement shall be initiated by WYDOT and shall be accomplished through a written amendment between the parties entered into before the expiration of the original Agreement or any valid amendment thereto, and shall be effective only after it is reduced to writing and executed by all parties to the Agreement.

K. **Force Majeure.** Neither party shall be liable for failure to perform under this Agreement if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.

L. **Indemnification.** Each party to this Agreement shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.

M. **Nondiscrimination.** The Town shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105, *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Agreement.

N. **Notices.** All notices arising out of, or from, the provisions of this Agreement shall be in writing either by regular mail or delivery in person at the addresses provided under this Agreement.

O. **Ownership and Return of Documents and Information.** WYDOT is the official custodian and owns all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Town in the performance of this Agreement. Upon termination of services, for any reason, the Town agrees to return all such original and derivative information and documents to WYDOT in a useable format. In the case of electronic transmission, such transmission shall be secured. The return of information by any other means shall be by a parcel service that utilizes tracking numbers.

P. **Prior Approval.** This Agreement shall not be binding upon either party, no services shall be performed, and the Wyoming State Auditor shall not draw warrants for payment, until this Agreement has been fully executed, approved as to form by the Office of the Attorney General, filed with and approved by A&I Procurement, and approved by the Governor of the State of Wyoming, or her designee, if required by Wyo. Stat. § 9-2-3204(b)(iv).

Q. **Insurance Requirements.** The Town is protected by the Wyoming Governmental Claims Act, Wyo. Stat. § 1-39-101, *et seq.*, and certifies that it is a member of the Wyoming Association of Risk Management (WARM) pool or the Local Government Liability Pool (LGLP), Wyo. Stat. § 1-42-201, *et seq.*, and shall provide a letter verifying its participation in the WARM or LGLP to WYDOT.

R. **Publicity.** Any publicity given to the projects, programs, or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for the Town, shall identify WYDOT as the sponsoring agency and shall not be released without prior written approval from WYDOT.

S. **Severability.** Should any portion of this Agreement be judicially determined to be illegal or unenforceable, the remainder of the Agreement shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.

T. **Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming and WYDOT expressly reserve sovereign immunity by entering into this Agreement and the Town expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereign or governmental entities pursuant to Wyo. Stat. § 1-39-101, *et seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Agreement shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.

U. **Taxes.** The Town shall pay all taxes and other such amounts required by federal, state, and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.

V. **Termination of Agreement.** This Agreement may be terminated, without cause, by WYDOT upon thirty (30) day's written notice. This Agreement may be terminated by WYDOT immediately for cause if the Town fails to perform in accordance with the terms of this Agreement.

W. **Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Agreement shall not be construed so as to create such status. The rights, duties, and obligations contained in this Agreement shall operate only between the parties to this Agreement and shall inure solely to the benefit of the parties to this Agreement. The provisions of this Agreement are intended only to assist the parties in determining and performing their obligations under this Agreement.

X. **Time is of the Essence.** Time is of the essence in all provisions of this Agreement.

Y. **Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Agreement.

Z. **Waiver.** The waiver of any breach of any term or condition in this Agreement shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.

AA. **Counterparts.** This Agreement may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all

counterparts together shall constitute one and the same Agreement. Delivery by the Town of an originally signed counterpart of this Agreement by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to WYDOT.

THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK.

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

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

ATTEST:

Caitlin Casner, Secretary
Transportation Commission of Wyoming

WYDOT:
Wyoming Department
of Transportation

Keith R. Fulton, P.E., Chief Engineer

Date

ATTEST:

Signature

Print Name

Title

Date

TOWN:
Town of Jackson

Signature

Print Name

Title

Date

ATTORNEY GENERAL'S OFFICE: APPROVAL AS TO FORM

For: Jack A. Dawson #247346
Madison Barber, Assistant Attorney General

4-1-25
Date

Exhibit A, Location Map

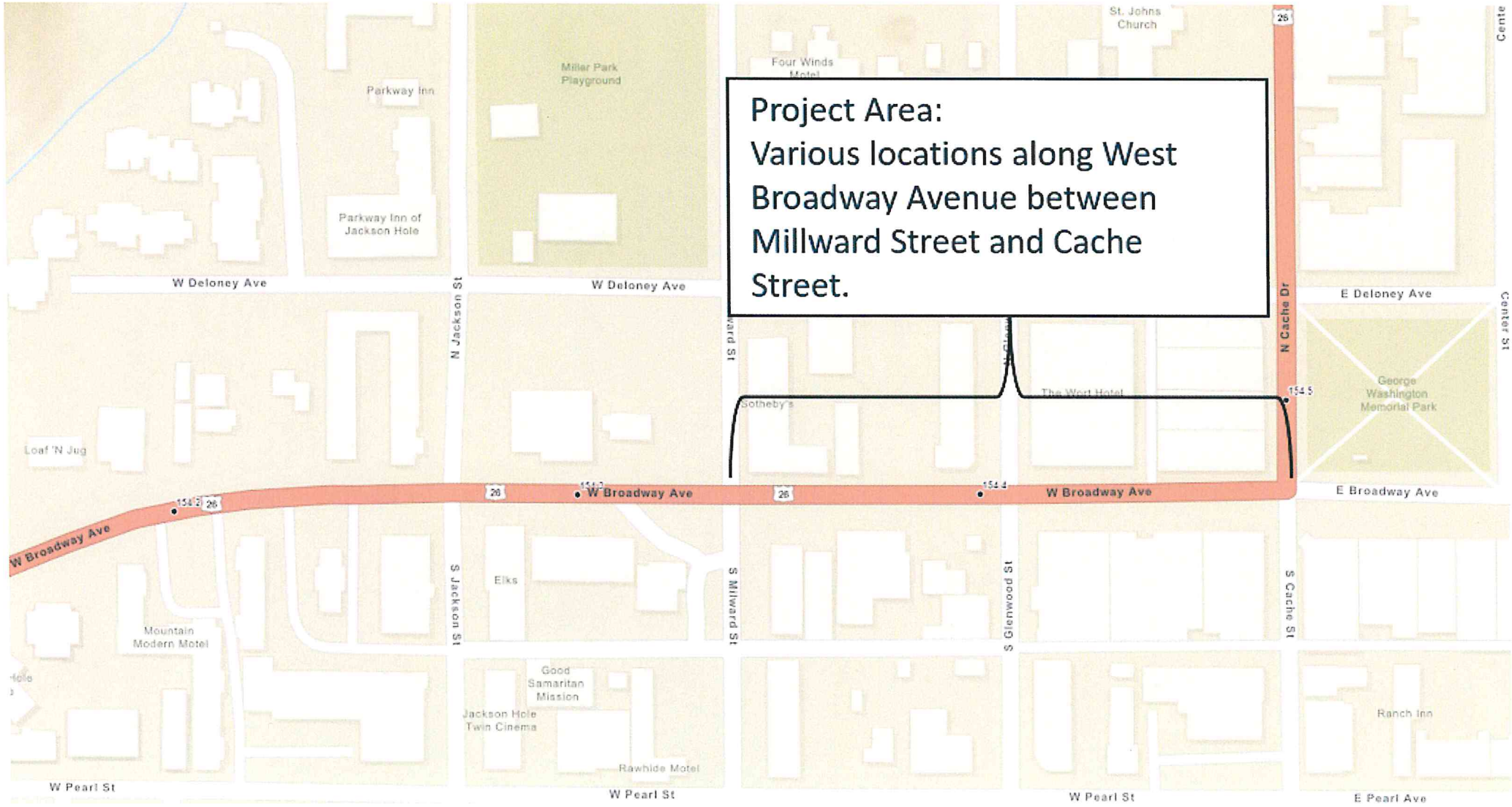


EXHIBIT B

Summary of Project Costs

Project N104A10
Millward Street to Cache Street
Stormwater Drainage Infrastructure
Teton County

March 5, 2025

Costs were prepared by WYDOT.

Estimated Project Costs:

Item		Cost
Estimated Construction Costs	=	$510,000.00
Preliminary Engineering (10%)	=	$51,000.00
Construction Engineering (10%)	=	$51,000.00
Total Direct Costs (TDC)	=	$612,000.00
Indirect Cost Allocation Plan (ICAP) (11% of TDC)	=	$67,320.00
Total Project Costs	=	$679,320.00

NOTE: All costs shown are rounded to the nearest whole dollar.

The above figures are for estimating purposes only and are subject to revision throughout the life of this Project.

Construction Engineering includes Project closeout costs.

TERMINATION AND VACATION OF
STREET AND UTILITY EASEMENT

This TERMINATION AND VACATION OF STREET AND UTILITY EASEMENT is made and entered into this ___ day of _____ 2025, by and between William H. Thompson, a member of TCA INDUSTRIAL PARK ASSOCIATION, INC's homeowner's association, having an address of PO Box 4378, Jackson, Wyoming 83001-4338 ("Grantor") and the Town of Jackson, Wyoming, a municipal corporation of the State of Wyoming, of PO Box 1687, Jackson, Wyoming, 83001 ("Grantee").

RECITALS

WHEREAS, that certain Street and Utility Easement dated January 17, 2025 ("Existing Easement") was recorded on February 28, 2025 as Document No. 1098906, in the Official Records of Teton County, State of Wyoming, purporting to grant an easement over that certain real property, Parcel 22-40-16-06-1-01-010, described in Exhibit A attached hereto and incorporated herein by reference ("Subject Property");

WHEREAS, said Existing Easement was improperly executed and recorded in error and was not intended to burden the Subject Property; and

WHEREAS, the parties acknowledge that the Existing Easement is void, ineffective and should be removed from the record.

NOW, THEREFORE, in consideration of the above recitals, which are incorporated herein by reference, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor and Grantee agree as follows:

1. Termination of Existing Easement. The parties hereby vacate and terminate the Existing Easement in its entirety.
2. Effective Date. This termination shall be effective as of the date it is recorded in the Official Records of Teton County.
3. Authorization. The undersigned each represent and warrant that they have the authority to execute this termination and that no other consents are required to effectuate this termination.

[REMAINDER OF PAGE IS INTENTIONALLY BLANK]

IN WITNESS WHEREOF, this Termination and Vacation of Easement was executed as of the day and year first above written.

GRANTOR:

MICHAEL H. THOMPSON, a member of TCA INDUSTRIAL PARK ASSOCIATION, INC.

By: _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

This instrument was acknowledged before me on _____, 2025 by _____, acting as its _____.

_____

Notary Public

My commission expires: _____

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GRANTEE:

TOWN OF JACKSON
MUNICIPAL CORPORATION OF THE STATE OF WYOMING

_____

By: Arne Jorgensen
Its: Mayor

ATTEST:

_____

By: Riley Hovorka
Its: Town Clerk

STATE OF WYOMING)
)ss
COUNTY OF TETON)

This instrument was acknowledged before me on _____ , 2025 by Arne Jorgensen, as Mayor of the Town of Jackson, and Riley Hovorka as the Town Clerk of the Town of Jackson.

_____

Notary Public

My commission expires: _____

EXHIBIT "A"
LEGAL DESCRIPTION
OF
STREET AND UTILITY EASEMENT
OVER
TCA INDUSTRIAL PARK COMMON AREA

A TRACT OF LAND lying within Government Lot 1, Section 6, T.40N., R.116W., 6th P.M., Teton County, Wyoming and being part of the Common Area of TCA Industrial Park, a subdivision of record as Plat 439 in the Office of the Clerk of Teton County, Wyoming, said tract being more particularly described as follows:

COMMENCING at the southeast corner of said Common Area which is monumented by a reinforcing steel bar with 1-1/2" diameter aluminum cap inscribed "PLS 6193";

THENCE proceeding N29°02'54"E, 136.84 feet, on the east boundary line of said Common Area to the **POINT OF BEGINNING**;

THENCE departing said east boundary line and proceeding N09°52'11"E, 12.23 feet to a point on the north boundary line of said Common Area;

THENCE proceeding on said north boundary line S88°44'09"E, 4.54 feet to the northeast corner of said Common Area;

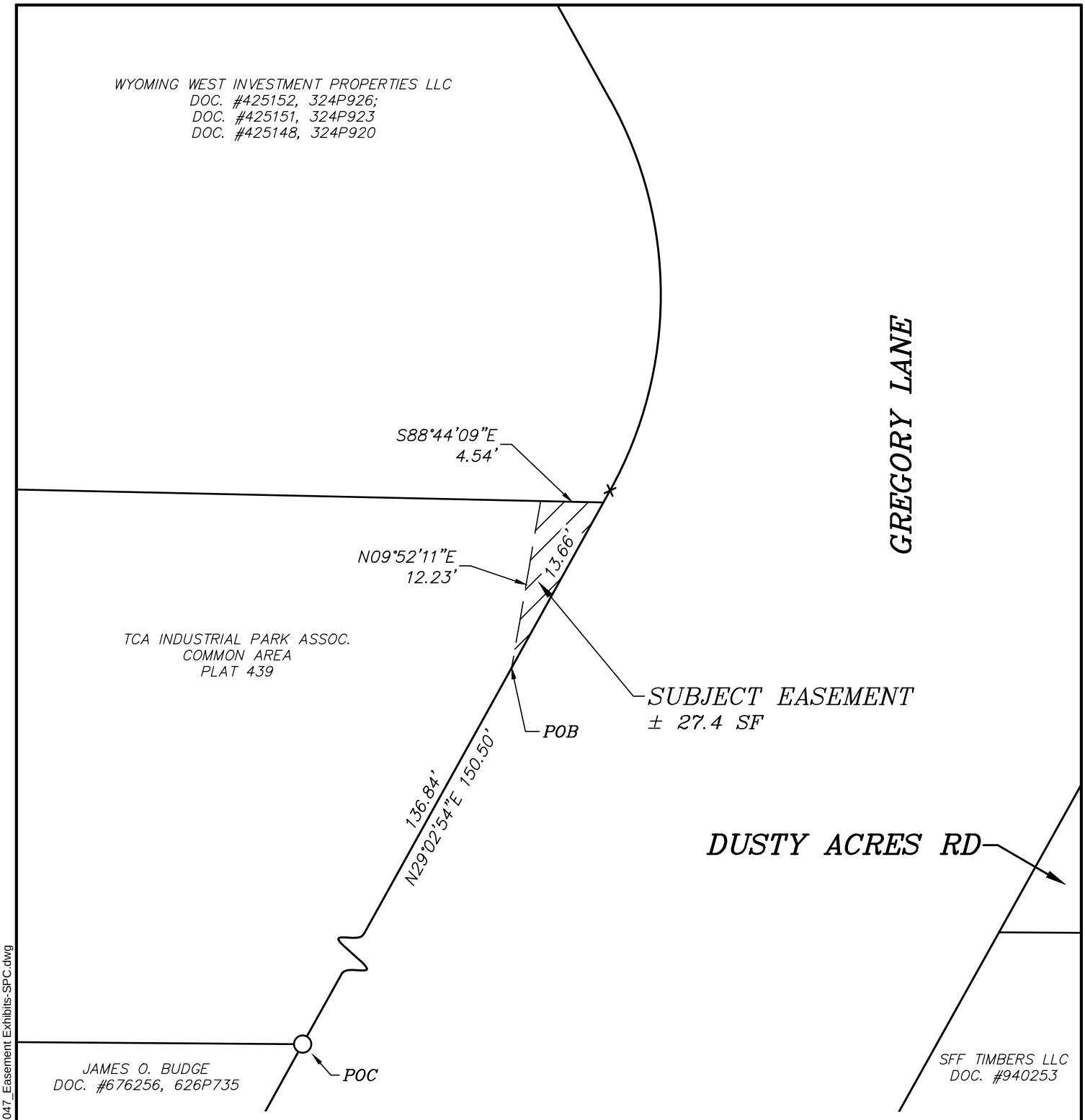
THENCE proceeding on the east boundary line of said Common Area S29°02'54", 13.66 feet to the **POINT OF BEGINNING**;

Said tract encompasses an area of 27.4 square feet, more or less.

Said tract is depicted on that ***MAP TO ACCOMPANY LEGAL DESCRIPTION OF STREET & UTILITY EASEMENT*** attached hereto.

The basis of bearings for this legal description is the Wyoming State Plane Coordinate System, NAD83(2011), West Zone.

November 20, 2024
Jorgensen Associates, Inc.
P:\2018\18047 - Gregory Lane\60-Survey\Docs\Legal Descriptions\2024-11-20_18047_TCA Indus Park_Easement.docx



LEGEND

- ○ reinforcing steel bar with 1½" diameter aluminum cap inscribed "PLS 6193"
- boundary, Gregory Lane Right-of-Way
- boundary, adjoining property
- subject easement

SCALE: 1" = 10'

EXHIBIT A
MAP TO ACCOMPANY LEGAL DESCRIPTION OF
Street and Utility Easement

LOCATED WITHIN
Gov't. Lot 1, Section 6
T.40N., R.116W., 6th P.M.
Teton County, Wyoming

JORGENSEN
JACKSON, WYOMING 307.733.5150
www.jorgeng.com

PREPARED BY: STAFF MAP PREPARED: 11/21/2024 PROJECT NUMBER: 18067.60

P:\2018\18047 - Gregory Lane\60-Survey\CAD\18047_Easement Exhibits-SPC.dwg

TOWN OF JACKSON
STORM SEWER EASEMENT AGREEMENT

This Storm Sewer Easement Agreement ("*Agreement*") is made and entered into on this ____ day of _____, 2025 ("*Effective Date*") by and between Mogul Hospitality Partners – The Loop, LLC, a Delaware Limited Liability Company, of PO Box 998 Midway, UT 84049 ("*Grantor*"), and the Town of Jackson, a municipal corporation of the State of Wyoming, its successors and assigns, of P.O. Box 1687, Jackson, Wyoming 83001 ("*Grantee*").

RECITALS

WHEREAS, Grantor is the owner of real property located in Teton County, Wyoming, and described more fully as:

Street Address: 1050, 1060 & 1080 South Park Loop Road, Jackson, WY 83001
Legal Description: See Exhibit A
PIDN: 22-40-16-06-1-00-010, 22-40-16-06-1-00-011 & 22-40-16-06-1-00-012 **("*Grantor's Property*");**

WHEREAS, Grantee is a municipal corporation that constructs, inspects, maintains, repairs, and replaces underground pipelines, mains and sewers, necessary and pertinent manhole structures, and other facilities associated with storm sewer infrastructure (collectively "*Town's Storm Sewer System*");

WHEREAS, Grantor desires to grant and establish a permanent non-exclusive easement to and for the benefit of Grantee in, on, over, under, across, and through that portion of the Grantor's Property described and shown on Exhibit B ("*Easement Area*"), which easement encumbers a strip of land of variable width to the west of and adjacent to the property line between 1060 and 1080 South Park Loop Road making up a portion of the Grantor's Property, attached hereto and made a part hereof by this reference, according to the terms and conditions set forth herein;

WHEREAS, Grantee desires to use the Easement Area for purposes of laying out, constructing, installing, improving, operating, using, inspecting, repairing, maintaining, reconstructing, replacing, relocating, and removing new and existing portions of the Town's Storm Sewer System;

WHEREAS, Grantor has voluntarily constructed a heated access driveway ("Grantor's Improvements") over the Town's Storm Sewer System and acknowledges doing so requires they contribute financially when repair, maintenance, or replacement of the Town's Storm Sewer System is needed;

WHEREAS, Grantor and Grantee desire to establish an easement to and for the benefit of Grantee on the Easement Area, according to the terms and conditions set forth herein.

NOW, THEREFORE, that for and in consideration of the aforesaid recitals, which are incorporated herein by this reference as if set forth in their entirety below and in consideration for good and valuable consideration, in hand paid, the receipt and sufficiency of which is hereby acknowledged and confessed, Grantor and Grantee do hereby agree as follows:

1. Grant of Easement. Grantor hereby grants and conveys to Grantee a permanent non-exclusive easement in, on, over, under, across, and through the Easement Area for the following purposes: (i) laying out, constructing, installing, improving, operating, using, inspecting, repairing, maintaining, reconstructing, replacing, relocating, and removing the Town's Storm Sewer System, together with all

and singular the rights and appurtenances, facilities, equipment, and attachments thereto in any way belonging or related, including, without limitation, lines, pipelines, valves, manholes, manhole vents, lateral line connections, and junction boxes; and (ii) grading and slope construction, improvements, installation, replacement, use, inspection, operation, repair, reconstruction, and maintenance, and related facilities and appurtenances, in, on, over, under, across, and through the Easement Area ("*Easement Purpose*"). Subject to the notice requirements of Section 4 herein, Grantee, its officers, officials, employees, agents, representatives, contractors, subcontractors, licensees, successors and assigns shall have the right and privilege to access the Easement Area for the Easement Purpose. Subject to the notice requirements of Section 4 herein, Grantee has the right of ingress and egress upon, over, and across the Easement Area; the right to prevent possible interference with the operation of the Town's Storm Sewer System and to remove possible hazards thereto and the right to prevent the construction within the Easement Area of any building, structure, or other obstruction or encroachment which may endanger or interfere with the efficiency, safety, and convenient operation of the Town's Storm Sewer System and the appurtenances, facilities, equipment, and attachments thereto.

2. Limitations on Grantee Use. Grantee shall exercise its rights granted above with due regard to the rights of others and their use thereof, and shall not use the Easement Area in a way that would impair the rights of Grantor or others. Grantee shall have no right to place, construct, or maintain any above-ground buildings, structures, or improvements of any kind. "Above-ground" shall mean any buildings, structures, systems, or other improvements that are not level with, or below, the existing surface grade of the Easement Area.

3. Obstructions. Grantor agrees, for the consideration set forth herein, not to construct or place within the Easement Area (i) any buildings, structures, or other improvements of any nature whatsoever, or any shrubs, trees, or other growth of any kind, or otherwise interfere with the Grantee's rights granted hereunder, without the prior written consent of Grantee; (ii) any landscaping that impairs, interferes with, or obstructs the use of the Easement Area by Grantee without the prior written consent of Grantee. Grantee shall have the right to remove, and keep removed, all or parts of any improvement, or any shrub, tree, or other growth, of any character that is located within the Easement Area which endangers or in any way interferes with the construction, efficiency, or convenient and safe operation and maintenance of the Town's Storm Sewer System described herein or the exercise of Grantee's rights hereunder. Notwithstanding the foregoing, the Parties expressly recognize and agree that the improvements authorized by Building Permits B23-0291 and B23-0292 as amended do not interfere with the Grantee's rights under this Easement. In the event the storm sewer is damaged by tree/root growth from trees located inside or outside of the Easement Area, Grantor shall be responsible for such damage.

4. Notice of Maintenance Use of Easement.

   A. Routine Maintenance. Routine maintenance is defined as maintenance executed via manholes. For routine maintenance, the Grantee shall give Grantor a minimum of ten (10) calendar days' advance written notice of its intent to exercise its rights under this Agreement.
   B. Major Repair, Maintenance, and Replacement. Major Repair, Maintenance, and Replacement is defined as maintenance that requires excavation of and access to the subterrain components of the Town's Storm Sewer System. For Major Repair, Maintenance, and Replacement Grantee shall give Grantor at least one hundred and eighty (180) calendar days' advance written notice of its

intent to exercise its rights under this Agreement for planned construction, repair, maintenance, and replacement of the Town's Storm Sewer System.

C. In the event of a need for emergency repairs, maintenance, and replacement, Grantee shall notify Grantor as soon as possible. Following such notice, the Grantor shall promptly and in good faith coordinate and cooperate with the Grantee to accomplish the repair, maintenance, and replacement.

5. Repair, Maintenance, and Replacement. Repair, maintenance, and replacement of the lines comprising the Town's Storm Sewer System within the Easement area shall be performed as follows:
   A. *Planning; Design.* The Grantee has exclusive control to plan and design for repair, maintenance, and replacement of the Town's Storm Sewer System, and exclusive responsibility to pay for associated planning and design costs. The Grantor has exclusive control to plan and design for Grantor's Improvements, and exclusive responsibility to pay for associated planning and design costs.
   B. *Construction*. Construction will be executed as follows:
      i. *Construction Plans*. The parties will coordinate on construction plans, with the Grantee responsible for the portions regarding the repair, maintenance, and replacement of the Town's Storm Sewer System within the Easement Area; Grantor Grantor's Improvements. The Grantor will pay the direct and actual construction cost a) to remove its improvements and subgrade material for access the Town's Storm Sewer System, and b) of any impacts Grantee's work has, whether temporary or permanent, on Grantor's Improvements.
      ii. *Construction Administration*. The Grantor is solely responsible for administering all construction work, which includes supervising and directing the work in accordance with the contract documents; bonding; engineering; surveying; inspecting; and hiring, managing, contracting with, and paying the contractor(s).
      iii. *Construction Bids*. The Grantor will obtain bids once 100% design drawings are finalized and approved by both Parties.
      iv. The Parties shall follow the below procedure prior to Grantor executing a change order:
         a. All change orders are sent to the Town Engineer.
         b. The Town Engineer has 5 business days (not including the day of receipt) to, in writing, approve, reject, or offer acceptable revisions to the change order.
         c. If the change order is accepted, the cost of such Change Order is paid as follows:
            1. By Grantee for work associated with the repair, maintenance, or replacement of the Town's Storm Sewer System.
            2. By Grantor for work associated with Grantor's Improvements.
         d. If the Town Engineer offers an acceptable revision, it shall be incorporated into the Change Order, and the cost paid in the same manner as set forth in Sec. 5.B.v.c.
         e. If the Town Engineer rejects the change, they shall state their reasons in writing, and the following govern:
            1. For Change Orders associated with the Town's Storm Sewer System or, the Change Order may not be implemented.
            2. For Change Orders associated with the Grantor's Improvements, the Change Order may be implemented at Grantor's expense.

v. Inspection of Town's Storm Sewer System. Grantor and Grantee shall coordinate on inspection as construction progresses. Grantor shall provide Grantee at minimum 48 hours' notice of the need for an inspection, and Grantee shall timely reply and appear.

vi. *Payment*. Upon completion, defined to conclude with the Town Engineer's approval of all inspection and testing, Grantor shall invoice Grantee and provide all lien waiver's associated with the Town's Storm Sewer System, and Grantee shall reimburse Grantor within 45 calendar days of receipt of the invoice.

C. For emergency repairs, maintenance, and replacement, the parties shall adhere to this Section 5.

6. Restoration. Grantee covenants and warrants that it shall be responsible for the repair, replacement and maintenance of its Storm Sewer System and Grantor covenants and warrants that it shall be responsible for the repair, replacement, and maintenance of its improvements as well as the excavation work necessary to excavate and backfill any disturbance occasioned by the repair, replacement, and maintenance of the Town's Sewer System. In the event Grantor fails to carry out its responsibilities related to the excavation work necessary to excavate and backfill any disturbance occasioned by the repair, replacement, and maintenance of the Town's Sewer System in accordance with this agreement, Grantee shall give Grantor notice of such breach and if said breach remains uncured for 30 calendar days after said notice, Grantee shall have the right, but not the obligation, to undertake Grantor's responsibilities and recoup the cost incurred in doing so and shall further have the right to file a lien against Grantor's property for such costs incurred.

7. Notices**.** Any notice, request, demand, consent, approval, or other communication required or permitted under this Agreement shall be in writing and shall be deemed duly given (i) when delivered personally to the recipient, (ii) when sent by certified mail, return receipt requested, to the address specified below, or (iii) when sent by email to the email address specified below, provided that the sender has not received a delivery failure notification. A notice sent by email shall be deemed received on the date and time the email is sent, provided that (a) the email is sent to the recipient's designated email address as set forth below, (b) the sender does not receive a bounce-back or delivery failure notification, and (c) if the notice is sent outside of normal business hours (9:00 AM to 6:00 PM on business days), the notice shall be deemed received at 9:00 AM on the following business day.

Mogul Capital:
ATTN: Brad Wagstaff
376 Gateway Drive
Heber City, UT 84032
Email: info@mogulcapital.com

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

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

8. Successors and Assigns. This Agreement shall constitute a covenant running with the land that binds and shall inure to the benefit of the parties and their heirs, assigns, and successors in interest.

9. Governing Law and Jurisdiction. This Agreement shall be governed by Wyoming law. The District Court of Teton County, Wyoming, shall have exclusive jurisdiction over any litigation that arises pursuant to this Agreement.

10. Severability. In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision hereof, and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained herein.

11. Entire Agreement; Modification. This Agreement embodies and constitutes the entire agreement with respect to the subject matters hereof and all prior or contemporaneous agreements, understandings, representations, statements are merged into this Agreement. Neither this Agreement nor any provision hereof may be waived, modified, amended, discharged, or terminated in whole or in part, unless agreed to in writing by the parties.

12. Indemnity. The Grantee shall indemnify Grantor, its employees, officers, and agents harmless for any claims against Grantor, or its employees, officers, and agents, arising in relation to Grantee's negligent acts or omissions relating to work on the portion of the Town's Storm Sewer System in the Easement Area and Grantee's activities within the Easement Area, after the date of this Agreement.

13. No Assumption of Liability or Responsibility. All improvements or maintenance to the Easement Area necessary to ensure Grantee's access will be the sole responsibility of the Grantee.

14. Authority. Grantor covenants that Grantor is the owner of the above-described property and that the consideration recited herein shall constitute full and final payment for the easement and for all damages sustained by Grantor by reason of the installation of the structures referred to herein.

15. Attorney's Fees. In the event of a dispute between Grantor and Grantee, or their respective successors and assigns, that arises from or is related to the terms of this Agreement, the prevailing party shall be entitle to reimbursement of its reasonable attorneys' fees and costs from the non-prevailing party.

16. Governmental Immunity. Notwithstanding anything contrary herein, Grantee does not waive its governmental immunity by entering this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

[REMAINDER OF PAGE IS INTENTIONALLY BLANK]

GRANTOR:

_____

Mogul Hospitality Partners – The Loop, LLC
By J. Bradley Wagstaff, Manager

STATE OF _____)
) ss.
COUNTY OF _____)

On this _____day of _____, 2025, before me, the undersigned Notary Public, personally appeared J. Bradley Wagstaff for Mogul Hospitality Partners – The Loop, LLC, a Delaware limited liability company, and known to me, or proven by satisfactory evidence, to be the Manager of the company that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of the company, by authority of Statute, its articles of organization or its operating agreement, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability company.

_____

Notary Public
My commission expires: _____

GRANTEE:

TOWN OF JACKSON

_____

By: Arne O. Jorgensen
Its: Mayor

ATTEST:

_____

By: Riley Hovorka
Its: Town Clerk

STATE OF WYOMING)
)ss
COUNTY OF TETON)

This instrument was acknowledged before me on _____, 2025 by Arne O. Jorgensen, as Mayor of the Town of Jackson, and Riley Horvorka, as the Town Clerk of the Town of Jackson.

_____

Notary Public
My commission expires: _____

Exhibit A
Legal Description of Combined Tract

A parcel of land located within the Government Lots 1 and 2 of Section 6, T. 40 N., R. 116 W., 6th P.M., Teton County, Wyoming, being more particularly described by the following metes and bounds:

BEGINNING at a point on the south right-of-way line of South Park County Road No. 22-1, being coincident with the northeast corner of Parcel 2 as shown on Map T-311F recorded in the Office of the Clerk of Teton County, Wyoming, and marked by a 2.5-inch diameter aluminum cap inscribed "PLS 3831";

THENCE N 81°49'54" E, 281.15 feet, along said right-of-way line to a point marked by a 1-inch diameter iron pipe;

THENCE N 64°57'07" E, 134.01 feet, continuing along said right-of-way line to a point marked by steel T-stake with a chrome cap inscribed "PE & LS 2612;

THENCE N 64°53'52" E, 81.58 feet, continuing along said right-of-way line to a point marked by a 1-inch diameter iron pipe;

THENCE N 50°29'02" E, 20.37 feet, continuing along said right-of-way line to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612;

THENCE S 26°55'20" E, 3.41 feet, departing said right-of-way line and along the line common to those tracts labeled "42P93 & 94" as shown on Map T-311D recorded in said Office, to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612;

THENCE S 26°55'20" E, 145.93 feet, continuing along said common line to a point marked by a 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 57°06'43" W, 89.24 feet, along the south line of the westerly tract labeled "42P93 & 94" as shown on Map T-311D, to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 57°23'05" W, 50.22 feet, along the south line of that tract labeled "105P749-751" to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612;

THENCE S 66°01'26" W, 68.79 feet, continuing along said south line to a point marked by a steel T-stake with a chrome cap inscribed "PE & LS 2612;

THENCE S 74°18'24" W, 78.52 feet, continuing along said south line to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 74°29'23" W, 21.50 feet, along the south line of that tract labeled "Edward J. & Margaret E Feuz" as shown on Map T-312A recorded in said Office, to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 71°16'36" W, 166.93 feet, continuing along said south to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed "PLS 16012" set this survey;

THENCE S 71°38'31" W, 92.38 feet, continuing along said south to a point marked by a 24-inch long, 5/8-inch diameter rebar with a 2-inch diameter aluminum cap inscribed “PLS 16012” set this survey;

THENCE N 9°45'35" W, 187.99 feet, along the line common to said tract labeled “Edward J. & Margaret E Feuz” and Parcels 3 and 2 as shown on said Map T-311F, to a point marked by a 1-inch diameter iron pipe

THENCE N 9°45'35" W, 9.42 feet, continuing along said common line to a point marked by a 2.5-inch diameter aluminum cap inscribed “PLS 3831”;

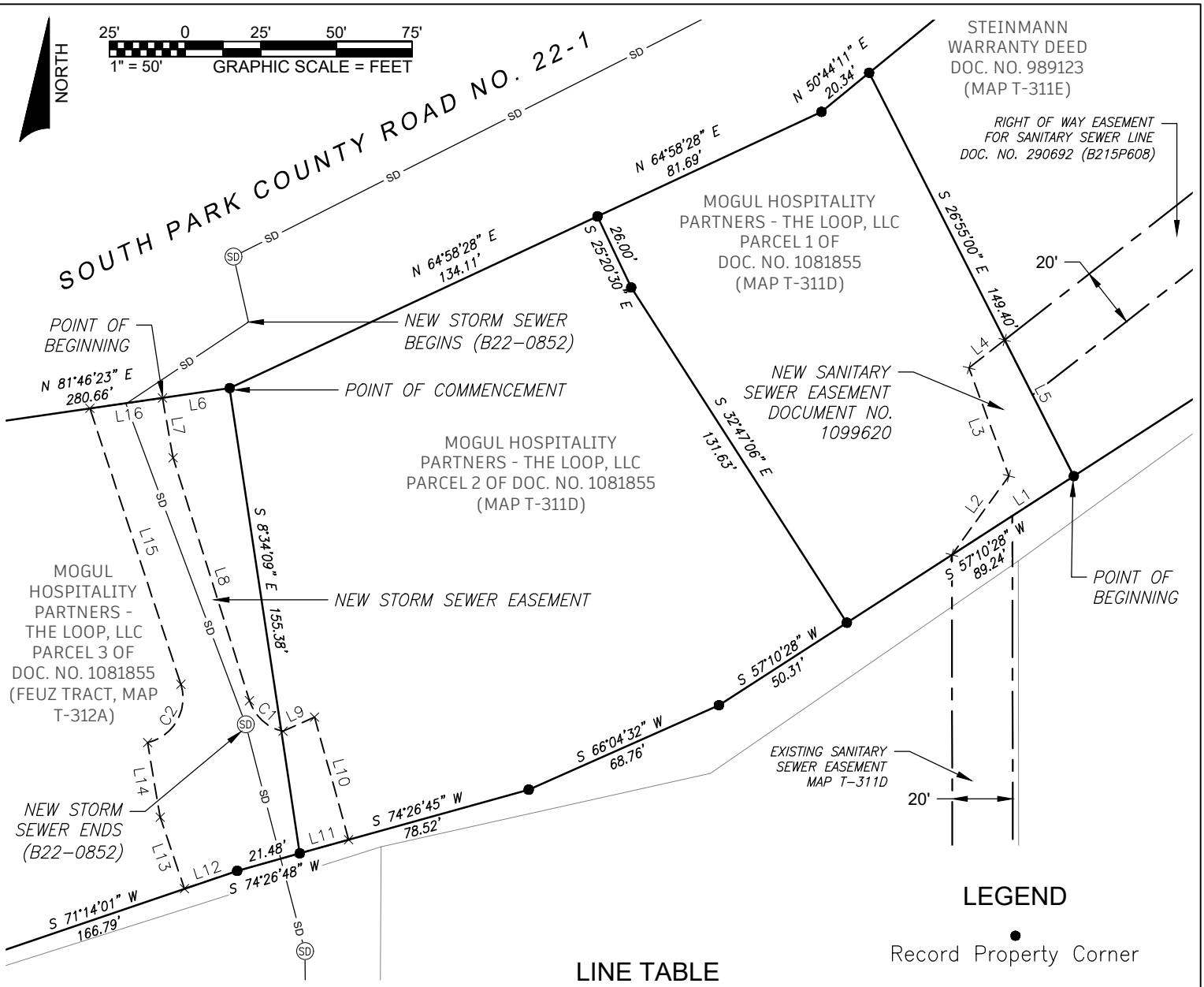
THENCE N 9°45'35" W, 7.59 feet, continuing along said common line to the **POINT OF BEGINNING**.

Said parcel encompasses 2.09 acres, more or less.

The basis of bearings for this description is S 9°45'35" E along the line common to that tract labeled “Edward J. & Margaret E Feuz” as shown on Map T-312A and Parcels 3 and 2 as shown on said Map T-311F, recorded in said Office.

All in accordance with that Map of Survey Boundary Line Adjustment prepared for Mogul Hospitality Partners – The Loop, LLC.

EXHIBIT B
MAP AND DESCRIPTION OF STORM EASEMENT AREA



NOTES

Record property boundaries shown hereon are derived from Map T-311D and Map T-312A recorded in the Office of the Clerk of Teton County, Wyoming. Adjoining properties are shown hereon for reference only.

Location of storm sewer infrastructure shown hereon was provided by Randy Schrauder of Summit Consulting Group.

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 57°10'28" E	47.95'
L2	N 35°51'29" E	32.19'
L3	N 20°19'44" W	38.00'
L4	N 51°57'38" E	15.00'
L5	N 26°55'00" W	50.43'
L6	S 81°46'23" W	22.46'
L7	S 10°05'49" E	20.09'
L8	S 17°29'37" E	84.09'
L9	N 65°29'49" E	11.41'
L10	S 15°33'13" E	42.09'
L11	S 74°26'45" W	16.77'
L12	S 71°14'01" W	18.35'
L13	N 18°45'58" W	24.95'
L14	N 9°40'08" W	25.03'
L15	N 18°15'03" W	95.98'
L16	N 81°46'23" E	24.20'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.73'	15.00'	60°04'09"	S 47°31'42" E	15.02'
C2	24.89'	15.00'	95°03'37"	N 29°53'26" E	22.13'

LEGEND

- Record Property Corner
- × Calculated Point
- Record Property Boundary
- Adjoining Property Boundary
- Record Easement Line
- New Easement Line
- (SD) Storm Sewer Manhole
- SD SD Storm Sewer Line

ENCLOSURE SURVEYING
(307) 222-4336
enclosuresurveying.com

MAP AND DESCRIPTION OF STORM EASEMENT AREA

OWNERSHIP:	MOGUL HOSPITALITY PARTNERS - THE LOOP, LLC
STREET ADDRESS:	1050, 1060, & 1080 SOUTH PARK LOOP ROAD
LOT/PLAT/MAP:	MAP T-311D & MAP T-312A
PLSS LOCATION:	GOVERNMENT LOTS 1 & 2 OF SECTION 6 T40N, R116W, 6TH P.M., TETON COUNTY, WY

EXHIBIT B

DRAWING DATE:	4/11/24
REVISION DATE:	6/18/24; 9/20/24; 12/20/24; 1/27/25, 3/14/25
DRAWN BY:	MWW
REVIEWED BY:	MWF

RELEASE AND FULL SETTLEMENT AGREEMENT

FOR AND IN CONSIDERATION of the payment of SEVEN THOUSAND DOLLARS ($7,000.00) sufficiency of which total sum is hereby acknowledged, Joseph H. Kudar, trustee of Joseph H. Kudar Revocable Trust under agreement dated June 13, 2003 and Dorothy R. Kudar, trustee of Dorothy R. Kudar Revocable Trust under agreement dated June 13, 2003, and their heirs, devisees, administrators, executors, personal representatives, guardians, wards, agents, and assigns (hereinafter referred to collectively as "Property Owner") hereby release, remise, acquit and discharge forever the Town of Jackson, a municipal corporation of the State of Wyoming, its officers, directors, employees, agents, and assigns (hereinafter collectively referred to as "Town"), Avail Valley Construction, a Wyoming corporation, its officers, directors, employees, agents and assigns (hereinafter collectively referred to as "Avail") and Johnson Sand and Gravel Inc, doing business as Wyoming Milling, a Wyoming corporation, its officers, directors, employees, agents and assigns (hereinafter collectively referred to as "WyoMill"; collectively referred to herein with Town and Avail as the "Parties") from all claims, demands, actions, causes of action, damages, exemplary damages, costs, expenses, including any attorneys' fees, compensation, and all consequential damages, on account of, or in any way related to the limbing, trimming or cutting of the Property Owner's tree located at 180 S. Gros Ventre, Jackson, Wyoming on or about September 9, 2024.

IT IS FURTHER AGREED that the Parties will issue payment in the form of three separate checks payable to the Property Owner as follows: Three Thousand Dollars ($3,000.00) from Town, Two Thousand Dollars ($2,000.00) from Avail, and Two Thousand Dollars ($2,000.00) from WyoMill.

IT IS FURTHER AGREED that this Release and Full Settlement Agreement ("Agreement") is accepted in full and complete settlement of all damages, and it is understood and agreed that this is a full and final release and settlement of all future claims against the Parties, if any, that may arise from the alleged tree damage.

IT IS FURTHER AGREED that this Agreement is a compromise of disputed claims and that the payment of the settlement amount as set forth herein is not an admission of liability. The Parties deny that they have any liability to the Property Owner for any amounts on any grounds and intend by payment of the consideration in this Agreement to fully and finally resolve all disputes arising out of the alleged tree damage.

IT IS FURTHER AGREED that the Property Owner will assume all responsibility for any tax consequences relating to the payment of the settlement proceeds and agrees to defend at the Property Owner's sole expense, to indemnify and hold harmless the Parties from any and all claims and demands that may be made by any person or entity or agency for taxes, interests, or penalties associated with the payment of the settlement proceeds provided for herein to the Property Owner.

IT IS FURTHER AGREED that the Property Owner will not, at any time in the future, present, prosecute or file any form of action or any claim whatsoever against the Parties arising from or related to the alleged tree damage. This Agreement may be pleaded as a defense to any action or proceeding which may be brought contrary to this Agreement arising in any way out of the alleged tree damage.

IT IS FURTHER AGREED that the Parties' payments under this Agreement are the sole remedy that the Property Owner will receive in settlement of any and all of its claims and causes of action against the Parties

in connection with the alleged tree damage. Other than as provided in this Agreement, the Property Owner warrants that it is the owner of each and every claim, cause of action, right and chose in action comprised, settled, or released pursuant to this Agreement, and that it has not heretofore previously assigned, sold, transferred, conveyed, or encumbered any part of the claims released herein.

IT IS FURTHER AGREED that in the event any provision in this Agreement is held void or unenforceable for any reason, it shall in no way affect the enforceability of the remaining provisions. Furthermore, in lieu of such illegal, invalid or unenforceable provision, there shall be added automatically as part of this Agreement a provision as similar in its terms to such illegal, invalid or unenforceable provision as may be possible and be legal, valid and enforceable.

IT IS FURTHER AGREED that this Agreement shall be governed and construed in accordance with the laws of the State of Wyoming. Any dispute with respect to this Agreement, or any matter related to this Agreement shall be brought in Teton County District Court in the State of Wyoming. The parties expressly consent to exclusive jurisdiction and venue in Teton County, Wyoming.

IT IS FURTHER AGREED that no promise, inducement or agreement not herein expressed has been made and this Agreement contains the entire agreement between the parties. Furthermore, the terms of this Agreement are contractual and not merely a recital. No representations, promises, inducements, agreements or statements, other than those expressly set forth herein, were relied upon by the parties in entering this Agreement. This Agreement may not be modified except by a written agreement signed by all the parties hereto. The requirement for written modification of this Agreement may not be modified by oral agreement.

IT IS FURTHER AGREED that this Agreement may be executed in counterparts, each of which shall be deemed an original. Electronic or pdf signatures shall be deemed valid and binding as originals.

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THE UNDERSIGNED HAVE READ THIS RELEASE AND FULL SETTLMENT AGREEMENT AND KNOWS AND FULLY UNDERSTANDS THE CONTENTS THEREOF.

Dated: June __, 2025

PROPERTY OWNER

JOSEPH H. KUDAR

_____

Trustee of the Joseph H. Kudar Revocable Trust
under agreement dated June 13, 2003

STATE OF)
) ss.
COUNTY OF)

This instrument was acknowledged before me on _____, 2025 by _____, as _____ of _____ who is personally known to me or has established their identity and authority to me by reasonable proof.

_____

Notary Public

My commission expires:

DOROTHY R. KUDAR

_____

Trustee of the Dorothy R. Kudar Revocable Trust
under agreement dated June 13, 2003

STATE OF)
) ss.
COUNTY OF)

This instrument was acknowledged before me on _____, 2025 by _____, as _____ of _____ who is personally known to me or has established their identity and authority to me by reasonable proof.

_____

Notary Public

My commission expires:

TOWN:

TOWN OF JACKSON

_____

By: Arne O. Jorgensen

Its: Mayor

ATTEST:

_____

By: Riley Hovorka

Its: Town Clerk

STATE OF WYOMING)
)ss
COUNTY OF TETON)

This instrument was acknowledged before me on _____, 2025 by Arne O. Jorgensen, as Mayor of the Town of Jackson, and Riley Hovorka, as the Town Clerk of the Town of Jackson, who are each personally known to me or have each established their identity and authority to me by reasonable proof.

_____

Notary Public

My commission expires:

AVAIL

AVAIL VALLEY CONSTRUCTION

By: _____
Jeralyn Petterson
Its: Chief Financial Officer

STATE OF)
) ss.
COUNTY OF)

This instrument was acknowledged before me on _____, 2025 by _____, as _____ of _____ who is personally known to me or has established their identity and authority to me by reasonable proof.

_____

Notary Public

My commission expires:

WYOMILL:
JOHNSON SAND AND GRAVEL, INC.

By: _____
Jeremy Johnson
Its: President

STATE OF)
) ss.
COUNTY OF)

This instrument was acknowledged before me on _____, 2025 by _____, as _____ of _____ who is personally known to me or has established their identity and authority to me by reasonable proof.

_____

Notary Public

My commission expires:

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-575229-45657.015SR

Issued: 12/30/2024

Quote Expiration: 12/31/2024

Estimated Contract Start Date: 03/01/2025

Account Number: 195409

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Jackson Police Dept. - WY 150 E Pearl Ave Jackson, WY 83001-8599 USA	Jackson Police Dept. - WY PO Box 1687 Jackson WY 83001-1687 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Lily Dokic Phone: Email: lyost@axon.com Fax:	Shawn Stephens Phone: 3076905561 Email: sstephens@jacksonwy.gov Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$793,014.11
ESTIMATED TOTAL W/ TAX	$793,014.11

Discount Summary

Average Savings Per Year	$150,012.70
TOTAL SAVINGS	$750,063.49

Payment Summary

Date	Subtotal	Tax	Total
Feb 2025	$158,602.83	$0.00	$158,602.83
Feb 2026	$158,602.82	$0.00	$158,602.82
Feb 2027	$158,602.82	$0.00	$158,602.82
Feb 2028	$158,602.82	$0.00	$158,602.82
Feb 2029	$158,602.82	$0.00	$158,602.82
Total	**$793,014.11**	**$0.00**	**$793,014.11**

Quote Unbundled Price:	**$1,543,077.60**
Quote List Price:	**$1,111,273.80**
Quote Subtotal:	**$793,014.11**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1			$1.00	($5,872.36)	($5,872.36)	$0.00	($5,872.36)
100552	TRANSFER CREDIT - GOODS	1			$1.00	$14,973.44	$14,973.44	$0.00	$14,973.44
M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	60	$527.59	$352.06	$258.42	$635,713.20	$0.00	$635,713.20
A la Carte Hardware									
H00001	AB4 Camera Bundle	38			$849.00	$0.00	$0.00	$0.00	$0.00
H00001	AB4 Camera Bundle	3			$849.00	$0.00	$0.00	$0.00	$0.00
H00003	AB4 1-Bay Dock Bundle	4			$229.00	$0.00	$0.00	$0.00	$0.00
A la Carte Software									
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	60		$70.52	$60.24	$148,199.83	$0.00	$148,199.83
A la Carte Services									
101186	AXON VR - PSO - VIRTUAL	1			$2,000.00	$0.00	$0.00	$0.00	$0.00
100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1			$1,500.00	$0.00	$0.00	$0.00	$0.00
73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1			$30,000.00	$0.00	$0.00	$0.00	$0.00
101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1			$2,500.00	$0.00	$0.00	$0.00	$0.00
Total							**$793,014.11**	**$0.00**	**$793,014.11**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 1-Bay Dock Bundle	100201	AXON BODY 4 - DOCK - SINGLE BAY	4	1	02/01/2025
AB4 1-Bay Dock Bundle	71104	AXON - DOCK/DATAPORT POWERCORD - NORTH AMERICA	4	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	3	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	38	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	1	1	02/01/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	42	1	02/01/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	4	1	02/01/2025
AB4 Camera Bundle	11508	AXON BODY - MOUNT - RAPIDLOCK DOUBLE MOLLE	4	1	02/01/2025
AB4 Camera Bundle	11508	AXON BODY - MOUNT - RAPIDLOCK DOUBLE MOLLE	42	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100126	AXON VR - TACTICAL BAG	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	41	2	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	1	2	02/01/2025

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100393	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100393	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	4	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100395	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE	3	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100396	AXON TASER 10 - MAGAZINE - INERT RED	30	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	820	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	250	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100401	AXON TASER 10 - CARTRIDGE - INERT	300	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100623	AXON TASER - TRAINING - ENHANCED HALT SUIT V2	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100681	AXON SIGNAL - SIDEARM SENSOR ONLY	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100748	AXON VR - CONTROLLER - TASER 10	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100832	AXON VR - CONTROLLER - HANDGUN VR19H	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101123	AXON VR - HOLSTER - T10 SAFARILAND GRAY - LH	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101294	AXON VR - TABLET	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101300	AXON VR - TABLET CASE	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101386	AXON FUSUS - CORE - PRO 2.0 4TB HDD	4	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101391	AXON FUSUS - CORE - ELITE AI 2.0 44TB HDD	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101408	AXON FUSUS - CORE - CAD	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	7	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20378	AXON VR - HEADSET - HTC FOCUS 3	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	82	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	120	1	02/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100210	AXON VR - TAP REFRESH 1 - TABLET	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20373	AXON VR - TAP REFRESH 1 - HEADSET	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73309	AXON BODY - TAP REFRESH 1 - CAMERA	42	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73313	AXON BODY - TAP REFRESH 1 - DOCK SINGLE BAY	4	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	120	1	02/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	02/01/2029
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2029
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73310	AXON BODY - TAP REFRESH 2 - CAMERA	42	1	02/01/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73314	AXON BODY - TAP REFRESH 2 - DOCK SINGLE BAY	4	1	02/01/2030

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100165	AXON EVIDENCE - STORAGE - THIRD PARTY UNLIMITED	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100590	AXON MY90 - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101180	AXON TASER - DATA SCIENCE PROGRAM	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101357	AXON RESPOND - FUSUSONE - BASIC LEVEL SAAS	1	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20248	AXON TASER - EVIDENCE.COM LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20248	AXON TASER - EVIDENCE.COM LICENSE	1	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20370	AXON VR - FULL ACCESS - TASER ADD-ON USER	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73618	AXON COMMUNITY REQUEST	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73638	AXON STANDARDS - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73680	AXON RESPOND PLUS - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73739	AXON PERFORMANCE - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73746	AXON EVIDENCE - ECOM LICENSE - PRO	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	41	03/01/2025	02/28/2030
A la Carte	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	03/01/2025	02/28/2030

Services

Bundle	Item	Description	QTY
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100105	AXON MY90 - PSO - SETUP	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	41
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101184	AXON INVESTIGATE - TRAINING - OPERATOR AND EXAMINER	3
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101193	AXON TASER - ON DEMAND CERTIFICATION	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101421	AXON RESPOND - FUSUS SOFTWARE IMPLEMENTATION	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	11642	AXON INVESTIGATE - THIRD PARTY VIDEO SUPPORT	41
A la Carte	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1
A la Carte	101186	AXON VR - PSO - VIRTUAL	1
A la Carte	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1
A la Carte	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100197	AXON VR - EXT WARRANTY - HEADSET	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100213	AXON VR - EXT WARRANTY - TABLET	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101007	AXON VR - EXT WARRANTY - CONTROLLER	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	4	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	7	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80464	AXON BODY - TAP WARRANTY - CAMERA	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80464	AXON BODY - TAP WARRANTY - CAMERA	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80466	AXON BODY - TAP WARRANTY - SINGLE BAY DOCK	4	02/01/2026	02/28/2030

Shipping Locations

Location Number	Street	City	State	Zip	Country
1	150 E Pearl Ave	Jackson	WY	83001-8599	USA
2	150 E Pearl Ave	Jackson	WY	83001-8599	USA

Payment Details

Feb 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 1	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 1	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 1	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 1	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 1	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 1	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 1	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 1	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 1	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.64	$0.00	$127,142.64
Total				**$158,602.83**	**$0.00**	**$158,602.83**

Mar 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 2	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 2	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 2	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 2	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 2	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 2	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 2	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 2	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 2	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 2	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 3	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 3	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 3	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 3	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 3	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 3	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 3	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 3	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 3	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 4	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 4	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 4	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 4	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 4	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 4	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 4	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 4	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 4	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 4	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 5	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 5	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 5	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 5	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 5	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 5	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 5	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 5	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 5	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 5	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

Standard Terms and Conditions

Axon Enterprise Inc. Sales Terms and Conditions

Axon Master Services and Purchasing Agreement:

This Quote is limited to and conditional upon your acceptance of the provisions set forth herein and Axon's Master Services and Purchasing Agreement (posted at https://www.axon.com/sales-terms-and-conditions), as well as the attached Statement of Work (SOW) for Axon Fleet and/or Axon Interview Room purchase, if applicable. In the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern to the extent it includes the products and services being purchased and does not conflict with the Axon Customer Experience Improvement Program Appendix as described below.

ACEIP:

The Axon Customer Experience Improvement Program Appendix, which includes the sharing of de-identified segments of Agency Content with Axon to develop new products and improve your product experience (posted at www.axon.com/legal/sales-terms-and-conditions), is incorporated herein by reference. By signing below, you agree to the terms of the Axon Customer Experience Improvement Program.

Acceptance of Terms:

Any purchase order issued in response to this Quote is subject solely to the above referenced terms and conditions. By signing below, you represent that you are lawfully able to enter into contracts. If you are signing on behalf of an entity (including but not limited to the company, municipality, or government agency for whom you work), you represent to Axon that you have legal authority to bind that entity. If you do not have this authority, please do not sign this Quote.

Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-396594, Q-415025, Q-447888, Q-501273

Agency is terminating those contracts effective 3/1/2025 Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Net Transfer Debit of $9101.08 and refreshing 38x BWC.

Signature

Date Signed

12/30/2024



First Amendment to Quote Q-575229-45657.015SR

This First Amendment to Quote Q-575229-45657.015SR ("**Amendment**") is between Axon Enterprise, Inc. (f/k/a TASER International, Inc.), a Delaware corporation ("**Axon**"), and the Jackson Police Department ("**Agency**"). This Amendment is effective as of the last signature date on this Amendment ("**Effective Date**"). Axon and Agency are each a "Party" and collectively "**Parties**".

Axon and Agency are parties to a Quote Q-575229-45657.015SR dated December 30, 2024 (the "**Quote**").

The Parties wish to incorporate further changes into the Quote in order to update the Invoice Schedule.

The Parties therefore agree as follows:

1. The Invoice Schedule is hereby updated to incorporate the below schedule:

New Invoice Schedule for Quote Q-575229

Date	Subtotal	Estimated Tax*	Total
Jul 2025	$158,602.83	$0.00	$158,602.83
Jul 2026	$158,602.82	$0.00	$158,602.82
Jul 2027	$158,602.82	$0.00	$158,602.82
Jul 2028	$158,602.82	$0.00	$158,602.82
Jul 2029	$158,602.82	$0.00	$158,602.82
Total	**$793,014.11**	**$0.00**	**$793,014.11**

*Sales taxes are an estimate. Agency is responsible for sales and other taxes associated with the order unless Agency provides Axon a valid tax exemption certificate.

2. All other terms and conditions of the Quote shall remain unchanged and in full force and effect.

Each representative identified below declares that the representative is authorized to execute this Amendment as of the date of signature.

Axon Enterprise, Inc.	**Agency**
Signature: _____	Signature: _____
Name: _____	Name: _____
Title: _____	Title: _____
Date: _____	Date: _____

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This Master Services and Purchasing Agreement ("**Agreement**") is between Axon Enterprise, Inc. ("**Axon**"), and the Customer listed below or, if no Customer is listed below, the customer on the Quote (as defined below) ("**Customer**"). This Agreement is effective as of the later of the (a) last signature date on this Agreement or (b) date of acceptance of the Quote ("**Effective Date**"). Axon and Customer are each a "**Party**" and collectively "**Parties**". This Agreement governs Customer's purchase and use of the Axon Devices and Services detailed in the Quote. It is the intent of the Parties that this Agreement will govern all subsequent purchases by Customer for the same Axon Devices and Services in the Quote, and all such subsequent quotes accepted by Customer shall be also incorporated into this Agreement by reference as a Quote. The Parties agree as follows:

1. Definitions.

   1.1. "**Axon Cloud Services**" means Axon's web services, including, but not limited to, Axon Evidence, Axon Records, Axon Dispatch, FUSUS services, and interactions between Axon Evidence and Axon Devices or Axon client software. Axon Cloud Service excludes third-party applications, hardware warranties, and my.evidence.com.

   1.2. "**Axon Device**" means all hardware provided by Axon under this Agreement. Axon-manufactured Devices are a subset of Axon Devices.

   1.3. "**Quote**" means an offer to sell and is only valid for devices and services on the offer at the specified prices. Any inconsistent or supplemental terms within Customer's purchase order in response to a Quote will be void. Orders are subject to prior credit approval. Changes in the deployment estimated ship date may change charges in the Quote. Shipping dates are estimates only. Axon is not responsible for typographical errors in any Quote by Axon, and Axon reserves the right to cancel any orders resulting from such errors.

   1.4. "**Services**" means all services provided by Axon under this Agreement, including software, Axon Cloud Services, and professional services.

2. Term. This Agreement begins on the Effective Date and continues until all subscriptions hereunder have expired or have been terminated ("**Term**").

   2.1. All subscriptions including Axon Evidence, Axon Fleet, Officer Safety Plans, Technology Assurance Plans, and TASER 7 or TASER 10 plans begin on the date stated in the Quote. Each subscription term ends upon completion of the subscription stated in the Quote ("**Subscription Term**").

   2.2. Upon completion of the Subscription Term, the Subscription Term will automatically renew for an additional 5-year term ("**Renewal Term**"). For purchase of TASER 7 or TASER 10 as a standalone, Axon may increase pricing to its then-current list pricing for any Renewal Term. For all other purchases, Axon may increase pricing on all line items in the Quote by up to 3% at the beginning of each year of the Renewal Term. New devices and services may require additional terms. Axon will not authorize services until Axon receives a signed Quote or accepts a purchase order, whichever is first.

   2.3. Non-appropriation: The Parties hereto acknowledge that the Town of Jackson is a governmental entity subject to certain budgetary constraints and agree that, in the event funding for any applicable subscription is not appropriated in the budget for the fiscal year beginning July 1, 2025, or any subsequent fiscal year, this Agreement immediately terminate as well as applicable subscriptions, and the parties obligations shall cease with the exception that the parties shall work cooperatively over the following 90 days to return equipment and secure data.

3. Payment. Axon invoices for Axon Devices upon shipment, or on the date specified within the invoicing plan in the Quote. Payment is due net 45 days from the invoice date. Axon invoices for Axon Cloud Services on an upfront annual basis prior to the beginning of the Subscription Term and upon the anniversary of the Subscription Term. Payment obligations are non-cancelable. Unless otherwise prohibited by law, Customer will pay interest on all past-due sums at one-and-a-half percent (1.5%) per month. Customer will pay invoices without setoff, deduction, or withholding. If Axon sends a past due account to collections, Customer is responsible for collection and attorneys' fees.

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4. Taxes. Customer is responsible for sales and other taxes associated with the order unless Customer provides Axon a valid tax exemption certificate.

5. Shipping. Axon may make partial shipments and ship Axon Devices from multiple locations. All shipments are DDP (Incoterms 2020) via common carrier. Title and risk of loss pass to Customer upon Axon's delivery to the Customer at 150 East Pearl Avenue Jackson Wyoming 83001.

6. Returns. All sales are final. Axon does not allow refunds or exchanges, except warranty returns as set forth in Section 7 or as provided by state or federal law.

7. Warranty.

7.1. Limited Warranty. Axon warrants that Axon-manufactured Devices, except for TASER devices covered under the TASER Appendix, are free from defects in workmanship and materials for one (1) year from the date of Customer's receipt, except Signal Sidearm which Axon warrants for thirty (30) months from Customer's receipt and Axon-manufactured accessories, which Axon warrants for ninety (90) days from Customer's receipt, respectively, from the date of Customer's receipt. Extended warranties run from the expiration of the one (1) year hardware warranty through the extended warranty term purchased.

7.2. Disclaimer. All software and Axon Cloud Services are provided "AS IS," without any warranty of any kind, either express or implied, including without limitation the implied warranties of merchantability, fitness for a particular purpose and non-infringement. Axon Devices and Services that are not manufactured, published or performed by Axon ("Third-Party Products") are not covered by Axon's warranty and are only subject to the warranties of the third-party provider or manufacturer. If Customer purchases Axon Loki, Customer acknowledges the Loki device is designed for operation in enclosed, controlled environments and must be used in compliance with all applicable laws and safety guidelines. Operation in open or unapproved areas may result in signal interference, loss of control, or damage, and Axon assumes no liability for improper use, including any resulting harm or regulatory violations.

7.3. Claims. If Axon receives a valid warranty claim for an Axon-manufactured Device during the warranty term, Axon's sole responsibility is to repair or replace the Axon-manufactured Device with the same or like Axon-manufactured Device, at Axon's option. A replacement Axon-manufactured Device will be new or like new. Axon will warrant the replacement Axon-manufactured Device for the longer of (a) the remaining warranty of the original Axon-manufactured Device or (b) ninety (90) days from the date of repair or replacement.

7.3.1. If Customer exchanges an Axon Device or part, the replacement item becomes Customer's property, and the replaced item becomes Axon's property. Before delivering an Axon-manufactured Device for service, Customer must upload Axon-manufactured Device data to Axon Evidence or download it and retain a copy. Axon is not responsible for any loss of software, data, or other information contained in storage media or any part of the Axon-manufactured Device sent to Axon for service.

7.4. Spare Axon Devices. At Axon's reasonable discretion, Axon may provide Customer a predetermined number of spare Axon Devices as detailed in the Quote ("Spare Axon Devices"). Spare Axon Devices are intended to replace broken or non-functioning units while Customer submits the broken or non-functioning units, through Axon's warranty return process. Axon will repair or replace the unit with a replacement Axon Device. Title and risk of loss for all Spare Axon Devices shall pass to Customer in accordance with shipping terms of this Agreement. Axon assumes no liability or obligation in the event Customer does not utilize Spare Axon Devices for the intended purpose.

7.5. Limitations. Axon's warranty excludes damage related to: (a) failure to follow Axon Device use instructions; (b) Axon Devices used with equipment not manufactured or recommended by Axon; (c) abuse, misuse, or intentional damage to Axon Device; (d) force majeure; (e) Axon Devices repaired or modified by persons other than Axon without Axon's written permission; or (f) Axon Devices with a defaced or removed serial number. Axon's warranty will be void if Customer resells Axon Devices.

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7.5.1. To the extent permitted by law, the above warranties and remedies are exclusive. Axon disclaims all other warranties, remedies, and conditions, whether oral, written, statutory, or implied. If statutory or implied warranties cannot be lawfully disclaimed, then such warranties are limited to the duration of the warranty described above and by the provisions in this Agreement. Customer confirms and agrees that, in deciding whether to sign this Agreement, Customer has not relied on any statement or representation by Axon or anyone acting on behalf of Axon related to the subject matter of this Agreement that is not in this Agreement.

7.5.2. Axon's cumulative liability to any party for any loss or damage resulting from any claim, demand, or action arising out of or relating to this Agreement will not exceed the purchase price paid to Axon for the Axon Device, or if for Services, the amount paid for such Services over the twelve (12) months preceding the claim. Neither Party will be liable for special, indirect, incidental, punitive or consequential damages, however caused, whether for breach of warranty or contract, negligence, strict liability, tort or any other legal theory.

7.6. Online Support Platforms. Use of Axon's online support platforms (e.g., Axon Academy and MyAxon) is governed by the Axon Online Support Platforms Terms of Use Appendix available at www.axon.com/sales-terms-and-conditions.

7.7. Third-Party Software and Services. Use of software or services other than those provided by Axon is governed by the terms, if any, entered into between Customer and the respective third-party provider, including, without limitation, the terms applicable to such software or services located at www.axon.com/sales-terms-and-conditions, if any.

7.8. Axon Aid. Upon mutual agreement between Axon and Customer, Axon may provide certain products and services to Customer, as a charitable donation under the Axon Aid program. In such event, Customer expressly waives and releases any and all claims, now known or hereafter known, against Axon and its officers, directors, employees, agents, contractors, affiliates, successors, and assigns (collectively, "Releasees"), including but not limited to, on account of injury, death, property damage, or loss of data, arising out of or attributable to the Axon Aid program whether arising out of the negligence of any Releasees or otherwise. Customer agrees not to make or bring any such claim against any Releasee, and forever release and discharge all Releasees from liability under such claims. Customer expressly allows Axon to publicly announce its participation in Axon Aid and use its name in marketing materials. Axon may terminate the Axon Aid program without cause immediately upon notice to the Customer.

8. Intentionally Omitted.

9. Statement of Work. Certain Axon Devices and Services, including, but not limited to, Axon Interview Room, Axon Channel Services, Axon Justice Implementation, FUSUS, and Axon Fleet, may require a Statement of Work that details Axon's Service deliverables ("SOW"). In the event Axon provides an SOW to Customer, Axon is only responsible for the performance of Services described in the SOW. Additional services outside of the SOW, Quote, or this Agreement are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule. Any applicable SOW is incorporated into this Agreement by reference.

10. Axon Device Warnings. See www.axon.com/legal for the most current Axon Device warnings.

11. Design Changes. Axon may make design changes to any Axon Device or Service without notifying Customer or making the same change to Axon Devices and Services previously purchased by Customer.

12. Combined Offerings. Some offerings in a Quote combine existing and pre-released Axon Devices or Services. Some offerings may not be available at the time of Customer's purchase. Axon will not provide a refund, credit, or additional discount beyond what is in the Quote due to delay of availability or Customer's choice not to utilize any portion of a combined offering.

13. Insurance. Axon will maintain General Liability, Workers' Compensation, and Automobile Liability insurance.

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Upon request, Axon will supply certificates of insurance.

14. IP Rights. Axon owns and reserves all right, title, and interest in Axon-manufactured Devices and Services and suggestions to Axon, including all related intellectual property rights. Customer will not cause any Axon proprietary rights to be violated.

15. IP Indemnification. Axon will indemnify Customer against all claims, losses, and reasonable expenses from any third-party claim alleging that the use of Axon-manufactured Devices, Axon Cloud Services or Axon software ("Axon Products") infringes or misappropriates the third-party's intellectual property rights. Customer must promptly provide Axon with written notice of such claim, tender to Axon the defense or settlement of such claim at Axon's expense and cooperate fully with Axon in the defense or settlement of such claim. Axon's IP indemnification obligations do not apply to claims based on (a) modification of Axon Products by Customer or a third-party not approved by Axon; (b) use of Axon Products by Customer in combination with hardware or services not approved by Axon; (c) use of Axon Products by Customer other than as permitted in this Agreement; or (d) use of Axon Products by Customer that is not the most current software release provided by Axon.

16. Customer Responsibilities. Customer is responsible for (a) Customer's use of Axon Devices; (b) Customer or a Customer-authorized user's breach of this Agreement or violation of applicable law; (c) disputes between Customer and a third-party over Customer's use of Axon Devices not related to claims of intellectual property infringement or product liability; (d) secure and sustainable destruction and disposal of Axon Devices at Customer's cost; and (e) any regulatory violations or fines, as a result of improper destruction or disposal of Axon Devices.

17. Termination.

    17.1. For Breach. A Party may terminate this Agreement for cause if it provides thirty (30) days written notice of the breach to the other Party, and the breach remains uncured thirty (30) days after written notice. If Customer terminates this Agreement due to Axon's uncured breach, Axon will refund prepaid amounts on a prorated basis based on the effective date of termination.

    17.2. By Customer. If sufficient funds are not appropriated or otherwise legally available to pay the fees, Customer may terminate this Agreement. Customer will deliver notice of termination under this section as soon as reasonably practicable.

    17.3. Effect of Termination. Upon termination of this Agreement, Customer rights immediately terminate. Customer remains responsible for all fees incurred before the effective date of termination. If Customer purchases Axon Devices for less than the manufacturer's suggested retail price ("MSRP") and this Agreement terminates before the end of the Term, Axon will invoice Customer the difference between the MSRP for Axon Devices procured, including any Spare Axon Devices, and amounts paid towards those Axon Devices. If the early termination is due to Axon's breach, Customer is not responsible for additional payments under this clause. Only if terminating for non-appropriation, Customer may return Axon Devices to Axon within thirty (30) days of termination. MSRP is the standalone price of the individual Axon Device at the time of sale. For multiple Axon Devices that may be combined as a single offering on a Quote, MSRP is the standalone price of all individual components.

18. Confidentiality. "Confidential Information" means information and materials as set forth in Wyo. Stat. §§ 16-4-201 – 205 that are exempt from disclosure. . If Customer receives a public records request to disclose Axon Confidential Information, to the extent allowed by law, Customer may provide notice to Axon before disclosure.

19. General.

    19.1. Force Majeure. Neither Party will be liable for any delay or failure to perform due to a cause beyond a Party's reasonable control.

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19.2. Independent Contractors. The Parties are independent contractors. Neither Party has the authority to bind the other. This Agreement does not create a partnership, franchise, joint venture, Customer, fiduciary, or employment relationship between the Parties.

19.3. Third-Party Beneficiaries. There are no third-party beneficiaries under this Agreement.

19.4. Non-Discrimination. Neither Party nor its employees will discriminate against any person based on race; religion; creed; color; sex; gender identity and expression; pregnancy; childbirth; breastfeeding; medical conditions related to pregnancy, childbirth, or breastfeeding; sexual orientation; marital status; age; national origin; ancestry; genetic information; disability; veteran status; or any class protected by local, state, or federal law.

19.5. Compliance with Laws. Each Party will comply with all applicable federal, state, and local laws, including without limitation, import and export control laws and regulations as well as firearm regulations and the Gun Control Act of 1968. Customer acknowledges that Axon Devices and Services are subject to U.S. and international export control laws, including the U.S. Export Administration Regulations (EAR) and International Traffic in Arms Regulations (ITAR). Customer represents and warrants that neither it nor any End User is a "Restricted Person," meaning any individual or entity that (1) is subject to U.S. sanctions or trade restrictions, (2) appears on any U.S. government restricted party list, (3) engages in prohibited weapons proliferation activities, or (4) is owned or controlled by, or acting on behalf of, such persons or entities. Customer must promptly notify Axon of any change in status, and Axon may terminate this Agreement if Customer or any End User becomes a Restricted Person or violates export laws.

19.6. Assignment. Neither Party may assign this Agreement without the other Party's prior written consent, except Axon may assign this Agreement, its rights, or obligations without consent: (a) to an affiliate or subsidiary; or (b) for purposes of financing, merger, acquisition, corporate reorganization, or sale of all or substantially all its assets. This Agreement is binding upon the Parties respective successors and assigns.

19.7. Waiver. No waiver or delay by either Party in exercising any right under this Agreement constitutes a waiver of that right.

19.8. Severability. If a court of competent jurisdiction holds any portion of this Agreement invalid or unenforceable, the remaining portions of this Agreement will remain in effect.

19.9. Survival. The following sections will survive termination: Payment, Warranty, Axon Device Warnings, Indemnification, IP Rights, Customer Responsibilities and any other Sections detailed in the survival sections of the Appendices.

19.10. Governing Law. The laws of the country, state, province, or municipality where Customer is physically located, without reference to conflict of law rules, govern this Agreement and any dispute arising from it. The United Nations Convention for the International Sale of Goods does not apply to this Agreement.

19.11. Notices. All notices must be in English. Notices by email are effective on the sent date of the email. Notices by personal delivery are effective immediately. Notices to Customer shall be provided to the address on file with Axon. Notices to Axon shall be provided to Axon Enterprise, Inc. Attn: Legal, 17800 North 85th Street, Scottsdale, Arizona 85255 with a copy to legal@axon.com.

18.12 Entire Agreement. This Agreement, the attached Appendices, which are incorporated by reference, Quote Q-575229-45657.015SR represents the entire agreement between the Parties. This Agreement supersedes all prior agreements or understandings, whether written or verbal, regarding the subject matter of this Agreement, specifically including Quotes _____. This Agreement may only be modified or amended in a writing signed by the Parties.

18.19 Governmental Immunity. Notwithstanding anything contrary herein, Customer does not waive its immunity by entering this Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Agreement.

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Each Party, by and through its respective representative authorized to execute this Agreement, has duly executed and delivered this Agreement as of the date of signature.

AXON:

Axon Enterprise, Inc.

Signature: Signed by: 55DAEBB131A4424... Robert Driscoll

Name: Robert Driscoll

Title: Deputy General Counsel

Date: 5/30/2025 | 2:32 PM MST

CUSTOMER:

Town of Jackson, Wyoming

Signature: _____

Name: _____

Title: _____

Date: _____

ATTEST:

_____

Riley Hovorka, Town Clerk

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Cloud Services Terms of Use Appendix

1. Definitions.

   1.1. “Data Controller” means the natural or legal person, public authority, or any other body which alone or jointly with others determines the purposes and means of the processing of Personal Data.

   1.2. “Data Processor” means a natural or legal person, public authority or any other body which processes Personal Data on behalf of the Data Controller.

   1.3. "Customer Content" is data uploaded into, ingested by, or created in Axon Cloud Services within Customer’s tenant, including media or multimedia uploaded into Axon Cloud Services by Customer. Customer Content includes Evidence but excludes Non-Content Data.

   1.4. "Evidence" is media or multimedia uploaded into Axon Evidence as 'evidence' by Customer. Evidence is a subset of Customer Content.

   1.5. “End User” means the natural person subject to Customer’s authorized license grant who ultimately uses the Cloud Services as provided under this Agreement. End Users must adhere to the terms of use and are subject to any usage restrictions or limitations specified in this Agreement.

   1.6. "Non-Content Data" is data, configuration, and usage information about Customer’s Axon Cloud Services tenant, Axon Devices and client software, and users that is transmitted or generated when using Axon Devices. Non-Content Data includes data about users captured during account management and customer support activities. Non-Content Data does not include Customer Content.

   1.7. "Personal Data" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural or social identity of that natural person.

   1.8. "Provided Data" means de-identified, de-personalized, data derived from Customer's TASER energy weapon deployment reports, related TASER energy weapon logs, body-worn camera footage, and incident reports.

   1.9. “Subprocessor” means any third party engaged by the Data Processor to assist in data processing activities that the Data Processor is carrying out on behalf of the Data Controller.

   1.10. "Transformed Data" means the Provided Data used for the purpose of quantitative evaluation of the performance and effectiveness of TASER energy weapons in the field across a variety of circumstances.

2. Access. Upon Axon granting Customer a subscription to Axon Cloud Services, Customer may access and use Axon Cloud Services to store and manage Customer Content. Customer may not exceed more End Users than the Quote specifies. For Axon Evidence access granted solely for TASER, Customer may access and use Axon Evidence only to store and manage TASER CEW and TASER CAM data ("TASER Data") and Customer may not upload non-TASER Data to Axon Evidence

3. Customer Owns Customer Content. Customer controls and owns all rights, title, and interest in Customer Content. Except as outlined herein, Axon obtains no interest in Customer Content, and Customer Content is not Axon’s business records. Customer is solely responsible for uploading, sharing, managing, and deleting Customer Content. Axon will only have access to Customer Content for the limited purposes set forth herein. Customer agrees to allow Axon access to Customer Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of the Axon products.

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4. Security. Axon will implement commercially reasonable and appropriate measures to secure Customer Content against accidental or unlawful loss, access, or disclosure. Axon will maintain a comprehensive information security program to protect Axon Cloud Services and Customer Content including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; encryption of uploaded digital evidence; security education; and data protection. Axon agrees to the Federal Bureau of Investigation Criminal Justice Information Services Security Addendum for its digital evidence or records management systems.

5. Customer Responsibilities. Customer is responsible for (a) ensuring Customer owns Customer Content or has the necessary rights to use Customer Content (b) ensuring no Customer Content or Customer End User's use of Customer Content or Axon Cloud Services violates this Agreement or applicable laws; (c) maintaining necessary computer equipment and Internet connections for use of Axon Cloud Services and (d) verify the accuracy of any auto generated or AI-generated reports. If Customer becomes aware of any violation of this Agreement by an End User, Customer will immediately terminate that End User's access to Axon Cloud Services.

   5.1 Customer will also maintain the security of End User usernames and passwords and security and access by end users to Customer Content. Customer is responsible for ensuring the configuration and utilization of Axon Cloud Services meet applicable Customer regulations and standards. Customer may not sell, transfer, or sublicense access to any other entity or person. If Customer provides access to unauthorized third-parties, Axon may suspend Customer's access. Customer shall contact Axon immediately if Customer becomes aware that an unauthorized party may be using Customer's account or Customer Content, or if account information is lost or stolen.

   5.2 To the extent Customer uses the Axon Cloud Services to interact with YouTube®, such use may be governed by the YouTube Terms of Service, available at https://www.youtube.com/static?template=terms.

6. Privacy. Customer's use of Axon Cloud Services is subject to the Axon Cloud Services Privacy Policy, a current version of which is available at https://www.axon.com/legal/cloud-services-privacy-policy. Customer agrees to allow Axon access to Non-Content Data from Customer to (a) perform troubleshooting, maintenance, or diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products and related services; and (c) enforce this Agreement or policies governing the use of Axon products.

7. Axon Body Wi-Fi Positioning. Axon Body cameras may offer a feature to enhance location services where GPS/GNSS signals may not be available, for instance, within buildings or underground. Customer administrators can manage their choice to use this service within the administrative features of Axon Cloud Services. If Customer chooses to use this service, Axon must also enable the usage of the feature for Customer's Axon Cloud Services tenant. Customer will not see this option with Axon Cloud Services unless Axon has enabled Wi-Fi Positioning for Customer's Axon Cloud Services tenant.

8. Storage. For Axon Unlimited Device Storage subscriptions, Customer may store unlimited data in Customer's Axon Evidence account only if the Axon Device data is shared to Customer through Axon Evidence from a partner agency using Axon Evidence, or the data originates from Axon Capture or an Axon Device. Axon may charge Customer additional fees for exceeding purchased storage amounts. Axon may place Customer Content that Customer has not viewed or accessed for six (6) months into archival storage. Customer Content in archival storage will not have immediate availability and may take up to twenty-four (24) hours to access.

9. Third-Party Unlimited Storage. For Third-Party Unlimited Storage the following restrictions apply: (i) it may only be used in conjunction with a valid Axon Evidence user license; (ii) is limited to data of the law enforcement Customer that purchased the Third-Party Unlimited Storage and the Axon Evidence End User; (iii) Customer is prohibited from storing data for other customers or law enforcement agencies; and (iv) Customer may only upload and store data that is directly related to (1) the investigation of, or the prosecution or defense of a

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crime, (2) common law enforcement activities, or (3) any Customer Content created by Axon Devices or Axon Evidence.

10. Location of Storage. Axon may transfer Customer Content to third-party subcontractors for storage. Axon will determine the locations of data centers for storage of Customer Content. If Customer is located in the United States, Canada, or Australia, Axon will ensure all Customer Content stored in Axon Cloud Services remains in the country where Customer is located. Ownership of Customer Content remains with Customer.

11. Suspension. Axon may temporarily suspend Customer's or any End User's right to access or use any portion or all of Axon Cloud Services immediately upon notice, if Customer or End User's use of or registration for Axon Cloud Services may (a) pose a security risk to Axon Cloud Services or any third-party; (b) adversely impact Axon Cloud Services, the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Customer is relieved of the obligation for all fees incurred during any such suspension if suspension is not due to Customer acts or omissions. Axon will not delete Customer Content because of suspension, except as specified in this Agreement.

12. Axon Cloud Services Warranty. Axon disclaims any warranties or responsibility for data corruption or errors before Customer uploads data to Axon Cloud Services.

13. Roles of the Parties. To the extent that Customer is the Data Controller of Personal Data, Axon is its Data Processor. To the extent that Customer is a Data Processor of Personal Data, Axon is its Subprocessor. Notwithstanding the foregoing, to the extent any usage data (including query logs and metadata) and/or operations data (including billing and support data) in connection with Customer's use of the Services (collectively "Usage and Operations Data") is considered Personal Data, Axon is an independent Data Controller and shall Process such data in accordance with the Agreement and applicable data protection laws to develop, improve, support, and operate its products and services. For the avoidance of doubt, Axon will not disclose any Usage and Operations Data that includes confidential information with a third party except (a) in accordance with the relevant confidentiality provisions in the Agreement, or (b) to the extent the Usage and Operations Data is, in accordance with applicable data protection laws, anonymized, de-identified, and/or aggregated such that it can no longer directly or indirectly identify Customer or any particular individual.

14. Axon Records. Axon Records is the software-as-a-service product that is generally available at the time Customer purchases an OSP 7 or OSP 10 plan. During Customer's Axon Records Subscription Term, if any, Customer will be entitled to receive Axon's Update and Upgrade releases on an if-and-when available basis.

    14.1. Axon Record subscription begins on the later of the (1) start date of the Quote, or (2) the date Axon provisions Axon Records to Customer. The Axon Records Subscription Term will end upon the completion of the Axon Records Subscription as documented in the Quote, or if purchased as part of an OSP 7 or OSP 10 plan, upon completion of the OSP 7 or OSP 10 Term ("Axon Records Subscription Term").

    14.2. An "Update" is a generally available release of Axon Records that Axon makes available from time to time. An "Upgrade" includes (i) new versions of Axon Records that enhance features and functionality, as solely determined by Axon; and/or (ii) new versions of Axon Records that provide additional features or perform additional functions. Upgrades exclude new products that Axon introduces and markets as distinct products or applications.

    14.3. New or additional Axon products and applications, as well as any Axon professional services needed to configure Axon Records, are not included as part of the Axon Records Subscription.

    14.4. End Users of Axon Records may upload files to entities (incidents, reports, cases, etc.) in Axon Records with no limit to the number of files and amount of storage. Notwithstanding the foregoing, Axon may limit

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usage should the Customer exceed an average rate of one hundred (100) GB per user per year of uploaded files. Axon will not bill for overages.

15. Axon Cloud Services Restrictions. Customer and Customer End Users (including employees, contractors, agents, officers, volunteers, and directors), may not, or may not attempt to:

    15.1. copy, modify, tamper with, repair, or create derivative works of any part of Axon Cloud Services;

    15.2. reverse engineer, disassemble, or decompile Axon Cloud Services or apply any process to derive any source code included in Axon Cloud Services, or allow others to do the same;

    15.3. access or use Axon Cloud Services with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

    15.4. access or use Axon Cloud Services with the intent to gain unauthorized access, avoid incurring fees or exceeding usage limits or quotas;

    15.5. use trade secret information contained in Axon Cloud Services, except as expressly permitted in this Agreement;

    15.6. access Axon Cloud Services to build a competitive device or service or copy any features, functions, or graphics of Axon Cloud Services;

    15.7. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within Axon Cloud Services; or

    15.8. use Axon Cloud Services to store or transmit infringing, libelous, or other unlawful or tortious material; material in violation of third-party privacy rights; or malicious code.

16. After Termination. Axon will not delete Customer Content for ninety (90) days following termination. Axon Cloud Services will not be functional during these ninety (90) days other than the ability to retrieve Customer Content. Customer will not incur additional fees if Customer downloads Customer Content from Axon Cloud Services during this time. Axon has no obligation to maintain or provide Customer Content after these ninety (90) days and will thereafter, unless legally prohibited, delete all Customer Content. Upon request, Axon will provide written proof that Axon successfully deleted and fully removed all Customer Content from Axon Cloud Services.

17. Post-Termination Assistance. Axon will provide Customer with the same post-termination data retrieval assistance that Axon generally makes available to all customers. Requests for Axon to provide additional assistance in downloading or transferring Customer Content, including requests for Axon's data egress service, will result in additional fees and Axon will not warrant or guarantee data integrity or readability in the external system.

18. U.S. Government Rights. If Customer is a U.S. Federal department or using Axon Cloud Services on behalf of a U.S. Federal department, Axon Cloud Services is provided as a "commercial item," "commercial computer software," "commercial computer software documentation," and "technical data", as defined in the Federal Acquisition Regulation and Defense Federal Acquisition Regulation Supplement. If Customer is using Axon Cloud Services on behalf of the U.S. Government and these terms fail to meet the U.S. Government's needs or are inconsistent in any respect with federal law, Customer will immediately discontinue use of Axon Cloud Services.

19. Survival. Upon any termination of this Agreement, the following sections in this Appendix will survive: Customer Owns Customer Content, Privacy, Storage, Axon Cloud Services Warranty, Customer Responsibilities and Axon Cloud Services Restrictions.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Professional Services Appendix

If any of the Professional Services specified below are included on the Quote, this Appendix applies.

1. Utilization of Services. Customer must use professional services as outlined in the Quote and this Appendix within six (6) months of the Effective Date.

2. Axon Full Service (Axon Full Service). Axon Full Service includes advance remote project planning and configuration support and up to four (4) consecutive days of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which on-site services are appropriate. If Customer requires more than four (4) consecutive on-site days, Customer must purchase additional days. Axon Full Service options include:

System set up and configuration • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories and custom roles based on Customer need • Register cameras to Customer domain • Troubleshoot IT issues with Axon Evidence and Axon Dock ("Dock") access • One on-site session included
Dock configuration • Work with Customer to decide the ideal location of Docks and set configurations on Dock • Authenticate Dock with Axon Evidence using admin credentials from Customer • On-site assistance, not to include physical mounting of docks
Best practice implementation planning session • Provide considerations for the establishment of video policy and system operations best practices based on Axon's observations with other customers • Discuss the importance of entering metadata in the field for organization purposes and other best practices for digital data management • Provide referrals of other customers using the Axon camera devices and Axon Evidence • Recommend rollout plan based on review of shift schedules
System Admin and troubleshooting training sessions Step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon has fulfilled its contractual on-site obligations
Evidence sharing training Tailored workflow instruction for Investigative Units on sharing cases and evidence with local prosecuting agencies
Users go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

3. Body-Worn Camera Starter Service (Axon Starter). Axon Starter includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely

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with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Starter options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon View on smartphones (if applicable) • Configure categories & custom roles based on Customer need • Troubleshoot IT issues with Axon Evidence and Dock access
Dock configuration • Work with Customer to decide the ideal location of Dock setup and set configurations on Dock • Authenticate Dock with Axon Evidence using "Administrator" credentials from Customer • Does not include physical mounting of docks
Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon camera and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
User go-live training and support sessions • Assistance with device set up and configuration • Training on device use, Axon Evidence, and Evidence Sync
Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide

4. Body-Worn Camera Virtual 1-Day Service (Axon Virtual). Axon Virtual includes all items in the BWC Starter Service Package, except one (1) day of on-site services.

5. CEW Services Packages. CEW Services Packages are detailed below:

System set up and configuration • Configure Axon Evidence categories & custom roles based on Customer need. • Troubleshoot IT issues with Axon Evidence. • Register users and assign roles in Axon Evidence. • For the CEW Full Service Package: On-site assistance included • For the CEW Starter Package: Virtual assistance included
Dedicated Project Manager Assignment of specific Axon representative for all aspects of planning the rollout (Project Manager). Ideally, Project Manager will be assigned to Customer 4–6 weeks before rollout
Best practice implementation planning session to include: • Provide considerations for the establishment of CEW policy and system operations best practices based on Axon's observations with other customers • Discuss the importance of entering metadata and best practices for digital data management • Provide referrals to other customers using TASER CEWs and Axon Evidence • For the CEW Full Service Package: On-site assistance included • For the CEW Starter Package: Virtual assistance included
System Admin and troubleshooting training sessions On-site sessions providing a step-by-step explanation and assistance for Customer's configuration of security, roles & permissions, categories & retention, and other specific settings for Axon Evidence

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Evidence Instructor training • Provide training on the Axon Evidence to educate instructors who can support Customer's subsequent Axon Evidence training needs. • For the CEW Full Service Package: Training for up to 3 individuals at Customer • For the CEW Starter Package: Training for up to 1 individual at Customer
TASER CEW inspection and device assignment Axon's on-site professional services team will perform functions check on all new TASER CEW Smart weapons and assign them to a user on Axon Evidence.
Post go-live review For the CEW Full Service Package: On-site assistance included. For the CEW Starter Package: Virtual assistance included.

6. Smart Weapon Transition Service. The Smart Weapon Transition Service includes:

Archival of CEW Firing Logs Axon's on-site professional services team will upload CEW firing logs to Axon Evidence from all TASER CEW Smart Weapons that Customer is replacing with newer Smart Weapon models.
Return of Old Weapons Axon's on-site professional service team will ship all old weapons back to Axon's headquarters. Axon will provide Customer with a Certificate of Destruction

*Note: CEW Full Service packages for TASER 7 or TASER 10 include Smart Weapon Transition Service instead of 1-Day Device Specific Instructor Course.

7. VR Services Package. VR Service includes advance remote project planning and configuration support and one (1) day of on-site service and a professional services manager to work with Customer to assess Customer's deployment and determine which Services are appropriate. The VR Service training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon VR headset content • Configure Customer settings based on Customer need • Troubleshoot IT issues with Axon VR headset
Axon instructor training (Train the Trainer) Training for up to five (5) Customer's in-house instructors who can support Customer's Axon VR CET and SIM training needs after Axon's has fulfilled its contracted on-site obligations
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon VR CET and SIM functionality, basic operation, and best practices

8. Axon Air, On-Site Training. Axon Air, On-Site training includes advance remote project planning and configuration support and one (1) day of on-site Services and a professional services manager to work closely with Customer to assess Customer's deployment and determine which Services are appropriate. If Customer requires more than one (1) day of on-site Services, Customer must purchase additional on-site Services. The Axon Air, On-Site training options include:

System set up and configuration (Remote Support) • Instructor-led setup of Axon Air App (ASDS) • Configure Customer settings based on Customer need • Configure drone controller • Troubleshoot IT issues with Axon Evidence

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon instructor training (Train the Trainer) Training for Customer's in-house instructors who can support Customer's Axon Air and Axon Evidence training needs after Axon's has fulfilled its contracted on-site obligations
Classroom and practical training sessions Step-by-step explanation and assistance for Customer's configuration of Axon Respond+ livestreaming functionality, basic operation, and best practices

9. Axon Air, Virtual Training. Axon Air, Virtual training includes all items in the Axon Air, On-Site Training Package, except the practical training session, with the Axon Instructor training for up to four hours virtually.

10. Signal Sidearm Installation Service.

    a. Purchases of 50 SSA units or more: Axon will provide one (1) day of on-site service and one professional services manager and will provide train the trainer instruction, with direct assistance on the first of each unique holster/mounting type. Customer is responsible for providing a suitable work/training area.

    b. Purchases of less than 50 SSA units: Axon will provide a 1-hour virtual instruction session on the basics of installation and device calibration.

11. Axon Justice Implementation. Axon Justice Implementation includes advanced remote project planning, configuration support, and training. Axon Justice Implementation includes:

System set up and configuration • Axon performs discovery to understand and document the Agency's needs. • Axon collaborates with the Client to configure workflows, permissions, and privileges within Axon Evidence based on the Client's needs. • Axon will facilitate a workflow discussion with the core admin team.
Disclosures • Axon enables the Client to share digital evidence to the defense through the following methods as determined by Client and Axon: 1. Public Defender Case Sharing 2. Disclosure Portal 3. Download Links
Training • Agency Trainers. Axon works with the Agency to identify the Agency trainers receiving instruction on the product. Axon provides a training guide that outlines the covered topics, intended audience, facility needs, and duration of the training. Axon will schedule a cadence of remote training sessions as needed, which are not to exceed three (3) 2-hour training sessions for Agency staff. Each session can accommodate up to 20 users and will train them in full system functionality. Training sessions provided by Axon are conducted on consecutive weekdays (Tuesday-Thursday) during normal business hours (9am-6pm with an hour break in between sessions). After the initial training, is responsible for any future training. Axon provides all training materials for successful training. • Partner Agencies: Axon will provide Train the Trainer training to the Agency so that it is equipped to train and support their partner agencies. Ensuring the partner agencies are trained to follow the ingestion method is the Agency's responsibility.
Go-Live Plan Axon works in partnership with the Agency to build, coordinate, and execute a Go-Live plan to ensure successful system acceptance. Axon coordinates the Go-Live event.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Implementation document packet Axon Evidence administrator guides, camera implementation guides, network setup guide, sample policies, and categories & roles guide
Post go-live review

12. Out of Scope Services. Axon is only responsible to perform the professional services described in the Quote, this Appendix, and any applicable SOW. Any additional professional services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in the charges or schedule.

13. Delivery of Services. Axon personnel will work Monday through Friday, 8:30 a.m. to 5:30 p.m., except holidays. Axon will perform all on-site tasks over a consecutive timeframe. Axon will not charge Customer travel time by Axon personnel to Customer premises as work hours.

14. Access Computer Systems to Perform Services. Customer authorizes Axon to access relevant Customer computers and networks, solely for performing the Services. Axon will work to identify as soon as reasonably practicable resources and information Axon expects to use and will provide an initial itemized list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

15. Site Preparation. Axon will provide a hardcopy or digital copy of current user documentation for the Axon Devices ("User Documentation"). User Documentation will include all required environmental specifications for the professional services and Axon Devices to operate per the Axon Device User Documentation. Before installation of Axon Devices (whether performed by Customer or Axon), Customer must prepare the location(s) where Axon Devices are to be installed ("Installation Site") per the environmental specifications in the Axon Device User Documentation. Following installation, Customer must maintain the Installation Site per the environmental specifications. If Axon modifies Axon Device User Documentation for any Axon Devices under this Agreement, Axon will provide the update to Customer when Axon generally releases it

16. Acceptance. When Axon completes professional services, Axon will present an acceptance form ("Acceptance Form") to Customer. Customer will sign the Acceptance Form acknowledging completion. If Customer reasonably believes Axon did not complete the professional services in substantial conformance with this Agreement, Customer must notify Axon in writing of the specific reasons for rejection within seven (7) calendar days from delivery of the Acceptance Form. Axon will address the issues and re-present the Acceptance Form for signature. If Axon does not receive the signed Acceptance Form or written notification of reasons for rejection within seven (7) calendar days of delivery of the Acceptance Form, Axon will deem Customer to have accepted the professional services.

17. Customer Network. For work performed by Axon transiting or making use of Customer's network, Customer is solely responsible for maintenance and functionality of the network. In no event will Axon be liable for loss, damage, or corruption of Customer's network from any cause.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Technology Assurance Plan Appendix

If Technology Assurance Plan ("**TAP**") or a combined offering including TAP is on the Quote, this appendix applies.

1. **TAP Warranty**. The TAP specific warranty is an extended warranty that starts at the end of the one- (1) year hardware limited warranty.
2. **Officer Safety Plan**. If Customer purchases an Officer Safety Plan ("**OSP**"), Customer will receive the deliverables detailed in the Quote. Customer must accept delivery of the TASER CEW and accessories as soon as available from Axon.
3. **OSP 7 or OSP 10 Term**. OSP 7 or OSP 10 begins on the date specified in the Quote ("**OSP Term**").
4. **TAP BWC Refresh**. If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon body-worn camera ("**BWC Refresh**") as scheduled in the Quote. If Customer purchased TAP, Axon will provide a BWC Refresh that is the same or like Axon Device, at Axon's option. Axon makes no guarantee the BWC Refresh will utilize the same accessories or Axon Dock.
5. **TAP Dock Refresh**. If Customer has no outstanding payment obligations and purchased TAP, Axon will provide Customer a new Axon Dock as scheduled in the Quote ("**Dock Refresh**"). Accessories associated with any Dock Refreshes are subject to change at Axon discretion. Dock Refreshes will only include a new Axon Dock Bay configuration unless a new Axon Dock core is required for BWC compatibility. If Customer originally purchased a single-bay Axon Dock, the Dock Refresh will be a single-bay Axon Dock model that is the same or like Axon Device, at Axon's option. If Customer originally purchased a multi-bay Axon Dock, the Dock Refresh will be a multi-bay Axon Dock that is the same or like Axon Device, at Axon's option.
6. **Refresh Delay**. Axon may ship the BWC and Dock Refreshes as scheduled in the Quote without prior confirmation from Customer unless the Parties agree in writing otherwise at least ninety (90) days in advance. Axon may ship the final BWC and Dock Refreshes as scheduled in the Quote sixty (60) days before the end of the Subscription Term without prior confirmation from Customer.
7. **Upgrade Change**. If Customer wants to upgrade Axon Device models from the current Axon Device to an upgraded Axon Device, Customer must pay the price difference between the MSRP for the current Axon Device and the MSRP for the upgraded Axon Device. If the model Customer has an MSRP less than the MSRP of the offered BWC Refreshes or Dock Refresh, Axon will not provide a refund. The MSRP is the MSRP in effect at the time of the upgrade.
8. **Return of Original Axon Device**. Within thirty (30) days of receiving a BWC or Dock Refresh, Customer must return the original Axon Devices to Axon or destroy the Axon Devices and provide a certificate of destruction to Axon including serial numbers for the destroyed Axon Devices. If Customer does not return or destroy the Axon Devices, Axon will deactivate the serial numbers for the Axon Devices received by Customer.
9. **Termination**. If Customer's payment for TAP, OSP, or Axon Evidence is more than forty-five (45) days past due, Axon may terminate TAP or OSP. Once TAP or OSP terminates for any reason:
   - 9.1. TAP and OSP coverage terminate as of the date of termination and no refunds will be given.
   - 9.2. Axon will not and has no obligation to provide the Upgrade Models.
   - 9.3. Customer must make any missed payments due to the termination before Customer may purchase any future TAP or OSP.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

TASER Device Appendix

This TASER Device Appendix applies to Customer's TASER 7, TASER 10, OSP 7, OSP 10, OSP Plus, OSP 7 Plus Premium and OSP 10 Plus Premium purchase from Axon, if applicable.

1. Duty Cartridge Replenishment Plan. If the Quote includes "Duty Cartridge Replenishment Plan", Customer must purchase the plan for each CEW user. A CEW user includes officers that use a CEW in the line of duty and those that only use a CEW for training. Customer may not resell cartridges received. Axon will only replace cartridges used in the line of duty.

2. Training. If the Quote includes a TASER On Demand Certification subscription, Customer will have on-demand access to TASER Instructor and TASER Master Instructor courses only for the duration of the TASER Subscription Term. Axon will issue a maximum of ten (10) TASER Instructor vouchers and ten (10) TASER Master Instructor vouchers for every thousand TASER Subscriptions purchased. Customer shall utilize vouchers to register for TASER courses at their discretion; however, Customer may incur a fee for cancellations less than 10 business days prior to a course date or failure to appear to a registered course. The voucher has no cash value. Customer cannot exchange voucher for any other Device or Service. Any unused vouchers at the end of the Term will be forfeited. A voucher does not include any travel or other expenses that might be incurred related to attending a course.

3. Limited Warranty.

   3.1. "Deployment" means use of the TASER weapon resulting in the discharge of the conducted energy weapon ("CEW") cartridge probe. For TASER 10 each probe discharged is consider one Deployment and for TASER 7 the dual probe discharged is considered one Deployment.

   3.2. Single User Warranty. If the TASER Device is assigned and used by a single user, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.3. Pooled User Warranty. If the TASER Device is assigned and used by multiple users, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.4. Training User Devices. If the TASER Device is used for training, Axon warrants that Axon-manufactured TASER Device is free from defects in workmanship and materials for the earlier of: (i) one (1) year from the date of Customer's receipt or (ii) 100 Deployments per year or a total of 500 Deployments over 5 years.

   3.5. CEW Cartridges. Used CEW cartridges are deemed to have operated properly.

   3.6. Miscellaneous. The following sections the Warranty Section in the MSPA shall apply to the TASER Devices: Disclaimer, Claims, Spare Axon Devices and Limitations.

   3.7. Registration. Prior to use of the TASER Device, Customer must register each TASER Device in TASER Device Axon Evidence tenancy as a single user, pooled or training device. Failure to properly register the TASER Device prior to its use may void the warranty at Axon's sole discretion.

4. Extended Warranty. If the Quote includes an extended warranty, the extended warranty coverage period begins upon the expiration of the Limited Warranty. Each additional year of the warranty purchased will be in accordance with the applicable Limited Warranty category above. The maximum warranty period for an individual TASER Device will be five (5) years including the initial Limited Warranty.

5. Trade-in. If the Quote contains a discount on CEW-related line items and that discount is contingent upon the

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

trade-in of hardware, Customer must return used hardware and accessories associated with the discount ("Trade-In Units") to Axon within the below prescribed timeline. Customer must ship batteries via ground shipping. Axon will provide Customer with a pre-paid shipping label for the return of the Trade-In Units. If Axon does not receive Trade-In Units within the timeframe below, Axon will invoice Customer the value of the trade-in credit. Customer may not destroy Trade-In Units and receive a trade-in credit.

Customer Size	Days to Return from Start Date of TASER 10 Subscription
Less than 100 officers	60 days
100 to 499 officers	90 days
500+ officers	180 days

6. TASER Device Subscription Term. The TASER Device Subscription Term for a standalone TASER Device purchase begins on shipment of the TASER Device. The TASER Device Subscription Term for OSP 7/10 begins on the OSP 7/10 start date.
7. Access Rights. Upon Axon granting Customer a TASER Device Axon Evidence subscription, Customer may access and use Axon Evidence for the storage and management of data from TASER Devices during the TASER Device Subscription Term. Customer may not exceed the number of end users the Quote specifies.
8. Customer Warranty. If Customer is located in the US, Customer warrants and acknowledges that TASER 10 is classified as a firearm and is being acquired for official Customer use pursuant to a law enforcement agency transfer under the Gun Control Act of 1968.
9. Purchase Order. To comply with applicable laws and regulations, Customer must provide a purchase order to Axon prior to shipment of TASER 10.
10. Apollo Grant (US only). If Customer has received an Apollo Grant from Axon, Customer must pay all fees in the Quote prior to upgrading to any new TASER Device offered by Axon.
11. Termination. If payment for TASER Device is more than thirty (30) days past due, Axon may terminate Customer's TASER Device plan by notifying Customer. Upon termination for any reason, then as of the date of termination:
    - 11.1. TASER Device extended warranties and access to Training Content will terminate. No refunds will be given.
    - 11.2. Customer will be responsible for payment of any missed payments due to the termination before being allowed to purchase any future TASER Device plan.
    - 11.3. Axon will invoice Customer the remaining MSRP for TASER Devices received before termination. If terminating for non-appropriation, Axon will not invoice Customer if Customer returns the TASER Device, rechargeable battery, holster, dock, core, training suits, and unused cartridges to Axon within thirty (30) days of the date of termination.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Auto-Tagging Appendix

If Auto-Tagging is included on the Quote, this Appendix applies.

1. **Scope.** Axon Auto-Tagging consists of the development of a module to allow Axon Evidence to interact with Customer's Computer-Aided Dispatch ("CAD") or Records Management Systems ("RMS"). This allows End Users to auto-populate Axon video meta-data with a case ID, category, and location-based on data maintained in Customer's CAD or RMS.

2. **Support**. For thirty (30) days after completing Auto-Tagging Services, Axon will provide up to five (5) hours of remote support at no additional charge. Axon will provide free support due to a change in Axon Evidence, if Customer maintains an Axon Evidence and Auto-Tagging subscription. Axon will not provide support if a change is required because Customer changes its CAD or RMS.

3. **Changes**. Axon is only responsible to perform the Services in this Appendix for Auto-Tagging and any applicable SOW. Any additional Services are out of scope. The Parties must document scope changes in a written and signed change order. Changes may require an equitable adjustment in fees or schedule.

4. **Customer Responsibilities**. Axon's performance of Auto-Tagging Services requires Customer to:

   4.1. Make available relevant systems, including Customer's current CAD or RMS, for assessment by Axon (including remote access if possible);

   4.2. Make required modifications, upgrades or alterations to Customer's hardware, facilities, systems and networks related to Axon's performance of Auto-Tagging Services;

   4.3. Provide access to the premises where Axon is performing Auto-Tagging Services, subject to Customer safety and security restrictions, and allow Axon to enter and exit the premises with laptops and materials needed to perform Auto-Tagging Services;

   4.4. Provide all infrastructure and software information (TCP/IP addresses, node names, network configuration) necessary for Axon to provide Auto-Tagging Services;

   4.5. Promptly install and implement any software updates provided by Axon;

   4.6. Ensure that all appropriate data backups are performed;

   4.7. Provide assistance, participation, and approvals in testing Auto-Tagging Services;

   4.8. Provide Axon with remote access to Customer's Axon Evidence account when required;

   4.9. Notify Axon of any network or machine maintenance that may impact the performance of the module at Customer; and

   4.10. Ensure reasonable availability of knowledgeable staff and personnel to provide timely, accurate, complete, and up-to-date documentation and information to Axon.

5. **Access to Systems**. Customer authorizes Axon to access Customer's relevant computers, network systems, and CAD or RMS solely for performing Auto-Tagging Services. Axon will work diligently to identify the resources and information Axon expects to use and will provide an initial list to Customer. Customer is responsible for and assumes the risk of any problems, delays, losses, claims, or expenses resulting from the content, accuracy, completeness, and consistency of all data, materials, and information supplied by Customer.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Respond Appendix

This Axon Respond Appendix applies to Axon Respond, Axon Respond Device Plus, and Device Connectivity if any are included on the Quote.

1. Axon Respond Subscription Term. If Customer purchases Axon Respond as part of a combined offering on a Quote, the Axon Respond subscription begins on the later of the (1) start date of that offering within the Quote, or (2) date Axon provisions Axon Respond to Customer. If Customer purchases Axon Respond as a standalone, the Axon Respond subscription begins the later of the (1) date Axon provisions Axon Respond to Customer, or (2) first day of the month following the Effective Date. The Axon Respond subscription term will end upon the completion of the Axon Evidence Subscription associated with Axon Respond.

2. Scope of Axon Respond. The scope of Axon Respond is to assist Customer with real-time situational awareness during critical incidents to improve officer safety, effectiveness, and awareness. In the event Customer uses Axon Respond outside this scope, Axon may initiate good-faith discussions with Customer on upgrading Customer's Axon Respond to better meet Customer's needs.

3. Axon Body LTE Requirements. Axon Respond is only available and usable with an LTE enabled body-worn camera. Axon is not liable if Customer utilizes the LTE device outside of the coverage area or if the LTE carrier is unavailable. LTE coverage is only available in the United States, including any U.S. territories. Axon may utilize a carrier of Axon's choice to provide LTE service. Axon may change LTE carriers during the Term without Customer's consent.

4. Axon Fleet LTE Requirements. Axon Respond is only available and usable with a Fleet 3 system configured with LTE modem and service. Customer is responsible for providing LTE service for the modem. Coverage and availability of LTE service is subject to Customer's LTE carrier.

5. Axon Respond Service Limitations. Customer acknowledges that LTE service is made available only within the operating range of the networks. Service may be temporarily refused, interrupted, or limited because of: (a) facilities limitations; (b) transmission limitations caused by atmospheric, terrain, other natural or artificial conditions adversely affecting transmission, weak batteries, system overcapacity, movement outside a service area or gaps in coverage in a service area, and other causes reasonably outside of the carrier's control such as intentional or negligent acts of third parties that damage or impair the network or disrupt service; or (c) equipment modifications, upgrades, relocations, repairs, and other similar activities necessary for the proper or improved operation of service.

   5.1. With regard to Axon Body, Partner networks are made available as-is and the carrier makes no warranties or representations as to the availability or quality of roaming service provided by carrier partners, and the carrier will not be liable in any capacity for any errors, outages, or failures of carrier partner networks. Customer expressly understands and agrees that it has no contractual relationship whatsoever with the underlying wireless service provider or its affiliates or contractors and Customer is not a third-party beneficiary of any agreement between Axon and the underlying carrier.

6. Termination. Upon termination of this Agreement, or if Customer stops paying for Axon Respond or combined offerings that include Axon Respond, Axon will end Axon Respond services, including any Axon-provided LTE service.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Add-on Services Appendix

This Appendix applies if Axon Community Request, Axon Redaction Assistant, and/or Axon Performance are included on the Quote.

1. Subscription Term. If Customer purchases Axon Community Request, Axon Redaction Assistant, or Axon Performance as part of OSP 7 or OSP 10, the subscription begins on the later of the (1) start date of the OSP 7 or OSP 10 Term, or (2) date Axon provisions Axon Community Request, Axon Redaction Assistant, or Axon Performance to Customer.

    1.1. If Customer purchases Axon Community Request, Axon Redaction Assistant, or Axon Performance as a standalone, the subscription begins the later of the (1) date Axon provisions Axon Community Request, Axon Redaction Assistant, or Axon Performance to Customer, or (2) first day of the month following the Effective Date.

    1.2. The subscription term will end upon the completion of the Axon Evidence Subscription associated with the add-on.

2. Axon Community Request Storage. For Axon Community Request, Customer may store an unlimited amount of data submitted through the public portal ("Portal Content"), within Customer's Axon Evidence instance. The post-termination provisions outlined in the Axon Cloud Services Terms of Use Appendix also apply to Portal Content.

3. Performance Auto-Tagging Data. In order to provide some features of Axon Performance to Customer, Axon will need to store call for service data from Customer's CAD or RMS.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Auto-Transcribe Appendix

This Appendix applies if Axon Auto-Transcribe is included on the Quote.

1. Subscription Term. If Customer purchases Axon Auto-Transcribe as part of a combined offering in a Quote or Axon Cloud Services subscription, the subscription begins on the later of the (1) start date of the combined offering in the Quote or Axon Cloud Services license term, or (2) date Axon provisions Axon Auto-Transcribe to Customer. If Customer purchases Axon Auto-Transcribe minutes as a standalone, the subscription begins on the date Axon provisions Axon Auto-Transcribe to Customer.

    1.1. If Customer cancels Auto-Transcribe services, any amounts owed by the Parties will be based on the amount of time passed under the annual subscription, rather than on the number of minutes used, regardless of usage.

2. Auto-Transcribe A-La-Carte Minutes. Upon Axon granting Customer a set number of minutes, Customer may utilize Axon Auto-Transcribe, subject to the number of minutes allowed on the Quote. Customer will not have the ability to roll over unused minutes to future Auto-Transcribe terms. Axon may charge Customer additional fees for exceeding the number of purchased minutes. Axon Auto-Transcribe minutes expire one year after being provisioned to Customer by Axon.

3. Axon Unlimited Transcribe. Upon Axon granting Customer an Unlimited Transcribe subscription to Axon Auto-Transcribe, Customer may utilize Axon Auto-Transcribe with no limit on the number of minutes. Unlimited Transcribe includes automatic transcription of all Axon BWC and Axon Capture footage. With regard to Axon Interview Room, Axon Fleet, Axon Community Request, or third-party transcription, transcription must be requested on demand. Notwithstanding the foregoing, Axon may limit usage after 5,000 minutes per user per month for multiple months in a row. Axon will not bill for overages.

4. Warranty. Axon disclaims all warranties, express or implied, for Axon Auto-Transcribe.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Virtual Reality Content Terms of Use Appendix

If Virtual Reality is included on the Quote, this Appendix applies.

1. Term. The Quote will detail the products and license duration, as applicable, of the goods, services, and software, and contents thereof, provided by Axon to Customer related to virtual reality (collectively, "Virtual Reality Media").

2. Headsets. Customer may purchase additional virtual reality headsets from Axon. In the event Customer decides to purchase additional virtual reality headsets for use with Virtual Reality Media, Customer must purchase those headsets from Axon.

3. License Restrictions. All licenses will immediately terminate if Customer does not comply with any term of this Agreement. If Customer utilizes more users than stated in this Agreement, Customer must purchase additional Virtual Reality Media licenses from Axon. Customer may not use Virtual Reality Media for any purpose other than as expressly permitted by this Agreement. Customer may not:

   3.1. modify, tamper with, repair, or otherwise create derivative works of Virtual Reality Media;

   3.2. reverse engineer, disassemble, or decompile Virtual Reality Media or apply any process to derive the source code of Virtual Reality Media, or allow others to do the same;

   3.3. copy Virtual Reality Media in whole or part, except as expressly permitted in this Agreement;

   3.4. use trade secret information contained in Virtual Reality Media;

   3.5. resell, rent, loan or sublicense Virtual Reality Media;

   3.6. access Virtual Reality Media to build a competitive device or service or copy any features, functions, or graphics of Virtual Reality Media; or

   3.7. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon or Axon's licensors on or within Virtual Reality Media or any copies of Virtual Reality Media.

4. Privacy. Customer's use of the Virtual Reality Media is subject to the Axon Virtual Reality Privacy Policy, a current version of which is available at https://www.axon.com/axonvrprivacypolicy.

5. Termination. Axon may terminate Customer's license immediately for Customer's failure to comply with any of the terms in this Agreement.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Application Programming Interface Appendix

This Appendix applies if Axon's API Services or a subscription to Axon Cloud Services are included on the Quote.

1. Definitions.

   1.1. "API Client" means the software that acts as the interface between Customer's computer and the server, which is already developed or to be developed by Customer.

   1.2. "API Interface" means software implemented by Customer to configure Customer's independent API Client Software to operate in conjunction with the API Service for Customer's authorized Use.

   1.3. "Axon Evidence Partner API, API or Axon API" (collectively "API Service") means Axon's API which provides a programmatic means to access data in Customer's Axon Evidence account or integrate Customer's Axon Evidence account with other systems.

   1.4. "Use" means any operation on Customer's data enabled by the supported API functionality.

2. Purpose and License.

   2.1. Customer may use API Service and data made available through API Service, in connection with an API Client developed by Customer. Axon may monitor Customer's use of API Service to ensure quality, improve Axon devices and services, and verify compliance with this Agreement. Customer agrees to not interfere with such monitoring or obscure from Axon Customer's use of API Service. Customer will not use API Service for commercial use.

   2.2. Axon grants Customer a non-exclusive, non-transferable, non-sublicensable, worldwide, revocable right and license during the Term to use API Service, solely for Customer's Use in connection with Customer's API Client.

   2.3. Axon reserves the right to set limitations on Customer's use of the API Service, such as a quota on operations, to ensure stability and availability of Axon's API. Axon will use reasonable efforts to accommodate use beyond the designated limits.

3. Configuration. Customer will work independently to configure Customer's API Client with API Service for Customer's applicable Use. Customer will be required to provide certain information (such as identification or contact details) as part of the registration. Registration information provided to Axon must be accurate. Customer will inform Axon promptly of any updates. Upon Customer's registration, Axon will provide documentation outlining API Service information.

4. Customer Responsibilities. When using API Service, Customer and its End Users shall not:

   4.1. use API Service in any way other than as expressly permitted under this Agreement;

   4.2. use in any way that results in, or could result in, any security breach to Axon;

   4.3. perform an action with the intent of introducing any virus, worm, defect, Trojan horse, malware, or any item of a destructive nature to Axon Devices and Services;

   4.4. interfere with, modify, disrupt or disable features or functionality of API Service or the servers or networks providing API Service;

   4.5. reverse engineer, decompile, disassemble, or translate or attempt to extract the source code from API Service or any related software;

   4.6. create an API Interface that functions substantially the same as API Service and offer it for use by third parties;

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

4.7. provide use of API Service on a service bureau, rental or managed services basis or permit other individuals or entities to create links to API Service;

4.8. frame or mirror API Service on any other server, or wireless or Internet-based device;

4.9. make available to a third-party, any token, key, password or other login credentials to API Service;

4.10. take any action or inaction resulting in illegal, unauthorized or improper purposes; or

4.11. disclose Axon's API manual.

5. API Content. All content related to API Service, other than Customer Content or Customer's API Client content, is considered Axon's API Content, including:

5.1. the design, structure and naming of API Service fields in all responses and requests;

5.2. the resources available within API Service for which Customer takes actions on, such as evidence, cases, users, or reports;

5.3. the structure of and relationship of API Service resources; and

5.4. the design of API Service, in any part or as a whole.

6. Prohibitions on API Content. Neither Customer nor its End Users will use API content returned from the API Interface to:

6.1. scrape, build databases, or otherwise create permanent copies of such content, or keep cached copies longer than permitted by the cache header;

6.2. copy, translate, modify, create a derivative work of, sell, lease, lend, convey, distribute, publicly display, or sublicense to any third-party;

6.3. misrepresent the source or ownership; or

6.4. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices).

7. API Updates. Axon may update or modify the API Service from time to time ("API Update"). Customer is required to implement and use the most current version of API Service and to make any applicable changes to Customer's API Client required as a result of such API Update. API Updates may adversely affect how Customer's API Client access or communicate with API Service or the API Interface. Each API Client must contain means for Customer to update API Client to the most current version of API Service. Axon will provide support for one (1) year following the release of an API Update for all depreciated API Service versions.

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FUSUS Appendix

1. Access. Upon Axon granting Customer a subscription to FUSUS cloud services in the Quote, Customer may access and use FūsusONE Real Time Interoperability Solution services to for the purpose of viewing and managing Customer Content. Some Customer content contained in Axon Evidence may not be accessible or transferable to the FUSUS cloud services.

2. Product Limits. The following limitations apply to the below products:

	Lite	Basic	Pro	Enterprise	Enterprise Plus
Total Number of Managed End Points	150	150	500	1500	4500
Max Number of Video Streams Connected	0	150	500	1500	4500
Indefinite Cloud Storage		2TB	5TB	10TB	30TB

Overages may result in additional fees or the need to upgrade products.

3. Disclaimer. Customer is responsible for use of any internet access devices and/or all third-party hardware, software, services, telecommunication services (including Internet connectivity), or other items used by Customer to access the service ("Third-Party Components") are the sole and exclusive responsibility of Customer, and Axon has no responsibility for such Third-party Components, FUSUS cloud services, or Customer relationships with such third parties. Customer agrees to at all times comply with the lawful terms and conditions of agreements with such third parties. Axon does not represent or warrant that the FUSUS cloud services and the Customer Content are compatible with any specific third-party hardware or software or any other Third-Party Components. Customer is responsible for providing and maintaining an operating environment as reasonably necessary to accommodate and access the FUSUS cloud services.

4. Data Privacy. Axon may collect, use, transfer, disclose and otherwise process Customer Content in the context of facilitating communication of data with Customer through their use of FUSUS cloud services FUSUS app (iOS or Android interface), complying with legal requirements, monitoring the Customer's use of FUSUS systems, and undertaking data analytics. Customer Content saved in Axon Cloud Services is the sole property of Customer and may not be distributed by Axon to any third parties outside of the Customer's organization without the Customer's expressed written consent.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Investigate Appendix

If the Quote includes Axon's On Prem Video Suite known as Axon Investigate or Third Party Video Support License, the following appendix shall apply.

1. License Grant. Subject to the terms and conditions specified below and upon payment of the applicable fees set forth in the Quote, Axon grants to Customer a nonexclusive, nontransferable license to install, use, and display the Axon Investigate software ("Software") solely for its own internal use only and for no other purpose, for the duration of subscription term set forth in the Quote. This Agreement does not grant Customer any right to enhancements or updates, but if such are made available to Customer and obtained by Customer they shall become part of the Software and governed by the terms of this Agreement.

2. Third-Party Licenses. Axon licenses several third-party codecs and applications that are integrated into the Software. Users with an active support contract with Axon are granted access to these additional features. By accepting this agreement, Customer agrees to and understands that an active support contract is required for all of the following features: DNxHD output formats, decoding files via the "fast indexing" method, proprietary file metadata, telephone and email support, and all future updates to the software. If Customer terminates the annual support contract with Axon, the features listed above will be disabled within the Software. It is recommended that users remain on an active support contract to maintain the full functionality of the Software.

3. Restrictions on Use. Customer may not permit any other person to use the Software unless such use is in accordance with the terms of this Agreement. Customer may not modify, translate, reverse engineer, reverse compile, decompile, disassemble or create derivative works with respect to the Software, except to the extent applicable laws specifically prohibit such restrictions. Customer may not rent, lease, sublicense, grant a security interest in or otherwise transfer Customer's rights to or to use the Software. Any rights not granted are reserved to Axon.

4. Term. For purchased perpetual Licenses only—excluding Licenses leased for a pre-determined period, evaluation licenses, companion licenses, as well as temporary licenses--the license shall be perpetual unless Customer fails to observe any of its terms, in which case it shall terminate immediately, and without additional prior notice. The terms of Paragraphs 1, 2, 3, 5, 6, 8 and 9 shall survive termination of this Agreement. For licenses leased for a pre-determined period, for evaluation licenses, companion licenses, as well as temporary licenses, the license is granted for a period beginning at the installation date and for the duration of the evaluation period or temporary period as agreed between Axon and Customer.

5. Title. Axon and its licensors shall have sole and exclusive ownership of all right, title, and interest in and to the Software and all changes, modifications, and enhancements thereof (including ownership of all trade secrets and copyrights pertaining thereto), regardless of the form or media in which the original or copies may exist, subject only to the rights and privileges expressly granted by Axon. This Agreement does not provide Customer with title or ownership of the Software, but only a right of limited use.

6. Copies. The Software is copyrighted under the laws of the United States and international treaty provisions. Customer may not copy the Software except for backup or archival purposes, and all such copies shall contain all Axon's notices regarding proprietary rights as contained in the Software as originally provided to Customer. If Customer receives one copy electronically and another copy on media, the copy on media may be used only for archival purposes and this license does not authorize Customer to use the copy of media on an additional server.

7. Actions Required Upon Termination. Upon termination of the license associated with this Agreement, Customer agrees to destroy all copies of the Software and other text and/or graphical documentation, whether in electronic or printed format, that describe the features, functions and operation of the Software that are provided by Axon to Customer ("Software Documentation") or return such copies to Axon. Regarding any copies

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of media containing regular backups of Customer's computer or computer system, Customer agrees not to access such media for the purpose of recovering the Software or online Software Documentation.

8. Export Controls. None of the Software, Software Documentation or underlying information may be downloaded or otherwise exported, directly or indirectly, without the prior written consent, if required, of the office of Export Administration of the United States, Department of Commerce, nor to any country to which the U.S. has embargoed goods, to any person on the U.S. Treasury Department's list of Specially Designated Nations, or the U.S. Department of Commerce's Table of Denials.

9. U.S. Government Restricted Rights. The Software and Software Documentation are Commercial Computer Software provided with Restricted Rights under Federal Acquisition Regulations and Customer supplements to them. Use, duplication or disclosure by the U.S. Government is subject to restrictions as set forth in subparagraph (c)(1)(ii) of the Rights in Technical Data and Computer Software clause at DFAR 255.227-7013 et. Seq. or 252.211-7015, or subparagraphs (a) through (d) of the Commercial Computer Software Restricted Rights at FAR 52.227-19, as applicable, or similar clauses in the NASA FAR Supplement. Contractor/manufacturer is Axon Enterprise, Inc., 17800 North 85th Street, Scottsdale, Arizona 85255.

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My90 Terms of Use Appendix

Definitions.

1.1. "My90" means Axon's proprietary platform and methodology to obtain and analyze feedback, and other related offerings, including, without limitation, interactions between My90 and Axon products.

1.2. "Recipient Contact Information" means contact information, as applicable, including phone number or email address (if available) of the individual whom Customer would like to obtain feedback.

1.3. "Customer Data" means

1.3.1. "My90 Customer Content" which means data, including Recipient Contact Information, provided to My90 directly by Customer or at their direction, or by permitting My90 to access or connect to an information system or similar technology. My90 Customer Content does not include My90 Non-Content Data.

1.3.2. "My90 Non-Content Data" which means data, configuration, and usage information about Customer's My90 tenant, and client software, users, and survey recipients that is Processed (as defined in Section 1.6 of this Appendix) when using My90 or responding to a My90 Survey. My90 Non-Content Data includes data about users and survey recipients captured during account management and customer support activities. My90 Non-Content Data does not include My90 Customer Content.

1.3.3. "Survey Response" which means survey recipients' response to My90 Survey.

1.4. "My90 Data" means

1.4.1. "My90 Survey" which means surveys, material(s) or content(s) made available by Axon to Customer and survey recipients within My90.

1.4.2. "Aggregated Survey Response" which means Survey Response that has been de-identified and aggregated or transformed so that it is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to, a particular individual.

1.5. "Personal Data" means any information relating to an identified or identifiable natural person. An identifiable natural person is one who can be identified, directly or indirectly, in particular by reference to an identifier such as a name, an identification number, location data, an online identifier or to one or more factors specific to the physical, physiological, genetic, mental, economic, cultural, or social identity of that natural person.

1.6. "Processing" means any operation or set of operations which is performed on data or on sets of data, whether or not by automated means, such as collection, recording, organization, structuring, storage, adaptation or alteration, retrieval, consultation, use, disclosure by transmission, dissemination or otherwise making available, alignment or combination, restriction, erasure, or destruction.

1.7. "Sensitive Personal Data" means Personal Data that reveals an individual's health, racial or ethnic origin, sexual orientation, disability, religious or philosophical beliefs, or trade union membership.

2. Access. Upon Axon granting Customer a subscription to My90, Customer may access and use My90 to store and manage My90 Customer Content, and applicable My90 Surveys and Aggregated Survey Responses. This Appendix is subject to the Terms and Conditions of Axon's Master Service and Purchasing Agreement or in the event you and Axon have entered into a prior agreement to govern all future purchases, that agreement shall govern.

3. IP address. Axon will not store survey respondents' IP address.

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4. Customer Owns My90 Customer Content. Customer controls or owns all right, title, and interest in My90 Customer Content. Except as outlined herein, Axon obtains no interest in My90 Customer Content, and My90 Customer Content is not Axon's business records. Except as set forth in this Agreement, Customer is responsible for uploading, sharing, managing, and deleting My90 Customer Content. Axon will only have access to My90 Customer Content for the limited purposes set forth herein. Customer agrees to allow Axon access to My90 Customer Content to (a) perform troubleshooting, maintenance, or diagnostic screenings; and (b) enforce this Agreement or policies governing use of My90 and other Axon products.

5. Details of the Processing. The nature and purpose of the Processing under this Appendix are further specified in Schedule 1 Details of the Processing, to this Appendix.

6. Security. Axon will implement commercially reasonable and appropriate measures to secure Customer Data against accidental or unlawful loss, access, or disclosure. Axon will maintain a comprehensive information security program to protect Customer Data including logical, physical access, vulnerability, risk, and configuration management; incident monitoring and response; security education; and data protection. Axon will not treat Customer Data in accordance with FBI CJIS Security Policy requirements and does not agree to the CJIS Security Addendum for this engagement or any other security or privacy related commitments that have been established between Axon and Customer, such as ISO 27001 certification or SOC 2 Reporting.

7. Privacy. Customer use of My90 is subject to the My90 Privacy Policy, a current version of which is available at https://www.axon.com/legal/my90privacypolicy. Customer agrees to allow Axon access to My90 Non-Content Data from Customer to (a) perform troubleshooting, maintenance, or diagnostic screenings; (b) provide, develop, improve, and support current and future Axon products including My90 and related services; and (c) enforce this Agreement or policies governing the use of My90 or other Axon products.

8. Location of Storage. Axon may transfer Customer Data to third-party subcontractors for Processing. Axon will determine the locations for Processing of Customer Data. For all Customer, Axon will Process and store Customer Data within the country in which Customer is located. Ownership of My90 Customer Content remains with Customer.

9. Required Disclosures. Axon will not disclose Customer Data that Customer shares with Axon except as compelled by a court or administrative body or required by any law or regulation. Axon will notify Customer if any disclosure request is received for Customer Data so Customer may file an objection with the court or administrative body, unless prohibited by law.

10. Data Sharing. Axon may share data only with entities that control or are controlled by or under common control of Axon, and as described below:

    10.1. Axon may share Customer Data with third parties it employs to perform tasks on Axon's behalf to provide products or services to Customer.

    10.2. Axon may share Aggregated Survey Response with third parties, such as other Axon customers, local city agencies, private companies, or members of the public that are seeking a way to collect analysis on general policing and community trends. Aggregated Survey Response will not be reasonably capable of being associated with or reasonably be linked directly or indirectly to a particular individual.

11. License and Intellectual Property. Customer grants Axon, its affiliates, and assignees the irrevocable, perpetual, fully paid, royalty-free, and worldwide right and license to use Customer Data for internal use including but not limited to analysis and creation of derivatives. Axon may not release Customer Data to any third party under this right that is not aggregated and de-identified. Customer acknowledges that Customer will have no intellectual property right in any media, good or service developed or improved by Axon. Customer acknowledges that Axon may make any lawful use of My90 Data and any derivative of Customer

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Data including, without limitation, the right to monetize, redistribute, make modification of, and make derivatives of the surveys, survey responses and associated data, and Customer will have no intellectual property right in any good, service, media, or other product that uses My90 Data.

12. Customer Use of Aggregated Survey Response. Axon will make available to Customer Aggregated Survey Response and rights to use for any Customer purpose.

13. Data Subject Rights. Taking into account the nature of the Processing, Axon shall assist Customer by appropriate technical and organizational measures, insofar as this is reasonable, for the fulfilment of Customer's obligation to respond to a Data Subject Request regarding any Personal Data contained within My90 Customer Content. If in regard to My90 Customer Content, Axon receives a Data Subject Request from Customer's data subject to exercise one or more of its rights under applicable Data Protection Law, Axon will redirect the data subject within seventy-two (72) hours, to make its request directly to Customer. Customer will be responsible for responding to any such request.

14. Assistance with Requests Related to My90 Customer Content. With regard to the processing of My90 Customer Content, Axon shall, if not prohibited by applicable law, notify Customer without delay after receipt, if Axon: (a) receives a request for information from the Supervisory Authority or any other competent authority regarding My90 Customer Content; (b) receives a complaint or request from a third party regarding the obligations of Customer or Axon under applicable Data Protection Law; or (c) receives any other communication which directly or indirectly pertains to My90 Customer Content or the Processing or protection of My90 Customer Content. Axon shall not respond to such requests, complaints, or communications, unless Customer has given Axon written instructions to that effect or if such is required under a statutory provision. In the latter case, prior to responding to the request, Axon shall notify Customer of the relevant statutory provision and Axon shall limit its response to what is necessary to comply with the request.

15. Axon Evidence Partner Sharing. If Axon Evidence partner sharing is used to share My90 Customer Content, Customer will manage the data sharing partnership with Axon and access to allow only for authorized data sharing with Axon. Customer acknowledges that any applicable audit trail on the original source data will not include activities and processing performed against the instances, copies or clips that has been shared with Axon. Customer also acknowledges that the retention policy from the original source data is not applied to any data shared with Axon. Except as provided herein, data shared with Axon may be retained indefinitely by Axon.

16. Data Retention. Phone numbers provided to Axon directly by Customer or at their direction, or by permitting My90 to access or connect to an information system or similar technology will be retained for twenty-four (24) hours. Axon will not delete Aggregated Survey Response for four (4) years following termination of this Agreement. There will be no functionality of My90 during these four (4) years other than the ability to submit a request to retrieve Aggregated Survey Response. Axon has no obligation to maintain or provide Aggregated Survey Response after these four years and may thereafter, unless legally prohibited, delete all Aggregated Survey Response.

17. Termination. Termination of an My90 Agreement will not result in the removal or modification of previously shared My90 Customer Content or the potential monetization of Survey Response and Aggregated Survey Response.

18. Managing Data Shared. Customer is responsible for:

    18.1. Ensuring My90 Customer Content is appropriate for use in My90. This includes, prior to sharing: (a) applying any and all required redactions, clipping, removal of metadata, logs, etc. and (b) coordination

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with applicable public disclosure officers and related legal teams;

18.2. Ensuring that only My90 Customer Content that is authorized to be shared for the purposes outlined is shared with Axon. Customer will periodically monitor or audit this shared data;

18.3. Using an appropriately secure data transfer mechanism to provide My90 Customer Content to Axon;

18.4. Immediately notifying Axon if My90 Customer Content that is not authorized for sharing has been shared. Axon may not be able to immediately retrieve or locate all instances, copies or clips of My90 Customer Content in the event Customer requests to un-share previously shared My90 Customer Content;

19. Prior to enrollment in My90. Prior to enrolling in My90, Customer will:

19.1. determine how to use My90 in accordance with applicable laws and regulations including but not limited to consents, use of info or other legal considerations;

19.2. develop a set of default qualification criteria of what My90 Customer Content may be shared with Axon; and

19.3. assign responsibilities for managing what My90 Customer Content is shared with Axon and educate users on what data may or not be shared with Axon.

20. Customer Responsibilities. Customer is responsible for:

20.1. ensuring no My90 Customer Content or Customer End User's use of My90 Customer Content or My90 violates this Agreement or applicable laws;

20.2. providing, and will continue to provide, all notices and has obtained, and will continue to obtain, all consents and rights necessary under applicable laws for Axon to process Customer Data in accordance with this Agreement; and

20.3. maintaining necessary computer equipment and Internet connections for use of My90. If Customer becomes aware of any violation of this Agreement by an End User, Customer will immediately terminate that End User's access to My90. Customer will also maintain the security of End User's usernames and passwords and security and access by End Users to My90 Customer Content. Customer is responsible for ensuring the configuration and utilization of My90 meets applicable Customer regulations and standards. Customer may not sell, transfer, or sublicense access to any other entity or person. Customer shall contact Axon immediately if an unauthorized party may be using Customer's account or My90 Customer Content or if account information is lost or stolen.

21. Suspension. Axon may temporarily suspend Customer's or any End User's right to access or use any portion or all of My90 immediately upon notice, if Customer or End User's use of or registration for My90 may (a) pose a security risk to Axon products including My90, or any third-party; (b) adversely impact My90, the systems, or content of any other customer; (c) subject Axon, Axon's affiliates, or any third-party to liability; or (d) be fraudulent. Customer remains responsible for all fees, if applicable, incurred through suspension. Axon will not delete My90 Customer Content or Aggregated Survey Response because of suspension, except as specified in this Agreement.

22. My90 Restrictions. Customer and Customer End Users , may not, or may not attempt to:

22.1. copy, modify, tamper with, repair, or create derivative works of any part of My90;

22.2. reverse engineer, disassemble, or decompile My90 or apply any process to derive any source code included in My90, or allow others to do the same;

22.3. access or use My90 with the intent to gain unauthorized access, avoid incurring fees or exceeding

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usage limits or quotas;

22.4. use trade secret information contained in My90, except as expressly permitted in this Agreement;

22.5. access My90 to build a competitive product or service or copy any features, functions, or graphics of My90;

22.6. remove, alter, or obscure any confidentiality or proprietary rights notices (including copyright and trademark notices) of Axon's or Axon's licensors on or within My90; or

22.7. use My90 to store or transmit infringing, libelous, or other unlawful or tortious material; to store or transmit material in violation of third-party privacy rights; or to store or transmit malicious code.

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Schedule 1- Details of the Processing

1. Nature and Purpose of the Processing. To help Customer obtain feedback from individuals, such as members of their community, staff, or officers. Features of My90 may include:

1.1. Survey Tool where Customer may create, distribute, and analyze feedback from individuals it designates. Customer may designate members of the community, staff or officers from whom they would like to obtain feedback;

1.2. Creation of custom forms for surveys. Customer may select questions from a list of pre-drafted questions or create their own;

1.3. Distribution of survey via multiple distribution channels such as text message;

1.4. Ability to access and analyze Survey Response. Axon may also provide Customer Aggregated Survey Responses which contain analysis and insights from the Survey Response;

1.5. Direct integrations into information systems including Computer Aided Dispatch ("CAD"). This will enable Customer to share contact information easily and quickly with Axon of any individuals from whom it wishes to obtain feedback, enabling Axon to communicate directly with these individuals;

1.6. Data Dashboard Beta Test ("Data Dashboard") where Survey Response and Aggregated Survey Response will be displayed for Customer use. Customer will be able to analyze, interpret, and share results of the Survey Response. My90 may provide beta versions of the Data Dashboard that are specifically designed for Customer to test before they are publicly available;

1.7. Survey Responses will be aggregated and de-identified and may be subsequently distributed and disclosed through various mediums to: (1) Customer; (2) other Axon Customer; (3) private companies; and (4) members of the public. The purpose of disclosure is to provide ongoing insights and comparisons on general policing and community trends. Prior to disclosing this information, Axon will ensure that the Survey Response has been de-identified and aggregated or transformed so that it is no longer reasonably capable of being associated with, or could reasonably be linked directly or indirectly to a particular individual; and

1.8. Provide services and materials to engage Customer stakeholders, market the partnership to the public, and facilitate training.

Docusign Envelope ID: 4FEC7930-949E-4257-85ED-CE36A5EDD0DC

Axon Enterprise, Inc.
17800 N 85th St.
Scottsdale, Arizona 85255
United States
VAT: 86-0741227
Domestic: (800) 978-2737
International: +1.800.978.2737

Q-575229-45657.986HG

Issued: 12/31/2024

Quote Expiration: 12/31/2024

Estimated Contract Start Date: 03/01/2025

Account Number: 195409

Payment Terms: N30

Delivery Method:

SHIP TO	BILL TO
Jackson Police Dept. - WY 150 E Pearl Ave Jackson, WY 83001-8599 USA	Jackson Police Dept. - WY PO Box 1687 Jackson WY 83001-1687 USA Email:

SALES REPRESENTATIVE	PRIMARY CONTACT
Lily Dokic Phone: Email: lyost@axon.com Fax:	Shawn Stephens Phone: 3076905561 Email: sstephens@jacksonwy.gov Fax:

Quote Summary

Program Length	60 Months
TOTAL COST	$793,014.11
ESTIMATED TOTAL W/ TAX	$793,014.11

Discount Summary

Average Savings Per Year	$150,012.70
TOTAL SAVINGS	$750,063.49

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Payment Summary

Date	Subtotal	Tax	Total
Feb 2025	$158,602.83	$0.00	$158,602.83
Feb 2026	$158,602.82	$0.00	$158,602.82
Feb 2027	$158,602.82	$0.00	$158,602.82
Feb 2028	$158,602.82	$0.00	$158,602.82
Feb 2029	$158,602.82	$0.00	$158,602.82
Total	**$793,014.11**	**$0.00**	**$793,014.11**

Quote Unbundled Price:	**$1,543,077.60**
Quote List Price:	**$1,111,273.80**
Quote Subtotal:	**$793,014.11**

Pricing

All deliverables are detailed in Delivery Schedules section lower in proposal

Item	Description	Qty	Term	Unbundled	List Price	Net Price	Subtotal	Tax	Total
Program									
100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1			$1.00	($5,872.36)	($5,872.36)	$0.00	($5,872.36)
100552	TRANSFER CREDIT - GOODS	1			$1.00	$14,973.44	$14,973.44	$0.00	$14,973.44
M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	60	$527.59	$352.06	$258.42	$635,713.20	$0.00	$635,713.20
A la Carte Hardware									
H00001	AB4 Camera Bundle	38			$849.00	$0.00	$0.00	$0.00	$0.00
H00001	AB4 Camera Bundle	3			$849.00	$0.00	$0.00	$0.00	$0.00
H00003	AB4 1-Bay Dock Bundle	4			$229.00	$0.00	$0.00	$0.00	$0.00
A la Carte Software									
101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	60		$70.52	$60.24	$148,199.83	$0.00	$148,199.83
A la Carte Services									
101186	AXON VR - PSO - VIRTUAL	1			$2,000.00	$0.00	$0.00	$0.00	$0.00
100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1			$1,500.00	$0.00	$0.00	$0.00	$0.00
73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1			$30,000.00	$0.00	$0.00	$0.00	$0.00
101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1			$2,500.00	$0.00	$0.00	$0.00	$0.00
Total							**$793,014.11**	**$0.00**	**$793,014.11**

Delivery Schedule

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
AB4 1-Bay Dock Bundle	100201	AXON BODY 4 - DOCK - SINGLE BAY	4	1	02/01/2025
AB4 1-Bay Dock Bundle	71104	AXON - DOCK/DATAPORT POWERCORD - NORTH AMERICA	4	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	3	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	38	1	02/01/2025
AB4 Camera Bundle	100147	AXON BODY 4 - CAMERA - NA US FIRST RESPONDER BLK RAPIDLOCK	1	1	02/01/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	42	1	02/01/2025
AB4 Camera Bundle	100466	AXON BODY 4 - CABLE - USB-C TO USB-C	4	1	02/01/2025
AB4 Camera Bundle	11508	AXON BODY - MOUNT - RAPIDLOCK DOUBLE MOLLE	4	1	02/01/2025
AB4 Camera Bundle	11508	AXON BODY - MOUNT - RAPIDLOCK DOUBLE MOLLE	42	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100126	AXON VR - TACTICAL BAG	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	41	2	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100390	AXON TASER 10 - HANDLE - YELLOW CLASS 3R	1	2	02/01/2025

Hardware

Bundle	Item	Description	QTY	Shipping Location	Estimated Delivery Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100393	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100393	AXON TASER 10 - MAGAZINE - LIVE DUTY BLACK	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100394	AXON TASER 10 - MAGAZINE - HALT TRAINING BLUE	4	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100395	AXON TASER 10 - MAGAZINE - LIVE TRAINING PURPLE	3	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100396	AXON TASER 10 - MAGAZINE - INERT RED	30	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	820	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	250	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100401	AXON TASER 10 - CARTRIDGE - INERT	300	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100611	AXON TASER 10 - SAFARILAND HOLSTER - RH	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100623	AXON TASER - TRAINING - ENHANCED HALT SUIT V2	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100681	AXON SIGNAL - SIDEARM SENSOR ONLY	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100748	AXON VR - CONTROLLER - TASER 10	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100832	AXON VR - CONTROLLER - HANDGUN VR19H	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101122	AXON VR - HOLSTER - T10 SAFARILAND GRAY - RH	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101123	AXON VR - HOLSTER - T10 SAFARILAND GRAY - LH	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101294	AXON VR - TABLET	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101300	AXON VR - TABLET CASE	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101386	AXON FUSUS - CORE - PRO 2.0 4TB HDD	4	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101391	AXON FUSUS - CORE - ELITE AI 2.0 44TB HDD	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101408	AXON FUSUS - CORE - CAD	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	7	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20018	AXON TASER - BATTERY PACK - TACTICAL	41	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20378	AXON VR - HEADSET - HTC FOCUS 3	2	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	70033	AXON - DOCK WALL MOUNT - BRACKET ASSY	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	71019	AXON BODY - DOCK POWERCORD - NORTH AMERICA	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	71044	AXON SIGNAL - BATTERY - CR2430 SINGLE PACK	82	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	74200	AXON TASER - DOCK - SIX BAY PLUS CORE	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80087	AXON TASER - TARGET - CONDUCTIVE PROFESSIONAL RUGGEDIZED	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80090	AXON TASER - TARGET FRAME - PROFESSIONAL 27.5 IN X 75 IN	1	1	02/01/2025
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2026
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	120	1	02/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100210	AXON VR - TAP REFRESH 1 - TABLET	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101009	AXON VR - TAP REFRESH 1 - SIDEARM CONTROLLER	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101012	AXON VR - TAP REFRESH 1 - CONTROLLER	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20373	AXON VR - TAP REFRESH 1 - HEADSET	2	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73309	AXON BODY - TAP REFRESH 1 - CAMERA	42	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73313	AXON BODY - TAP REFRESH 1 - DOCK SINGLE BAY	4	1	08/01/2027
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	120	1	02/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2028
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100399	AXON TASER 10 - CARTRIDGE - LIVE	130	1	02/01/2029
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100400	AXON TASER 10 - CARTRIDGE - HALT	330	1	02/01/2029
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73310	AXON BODY - TAP REFRESH 2 - CAMERA	42	1	02/01/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73314	AXON BODY - TAP REFRESH 2 - DOCK SINGLE BAY	4	1	02/01/2030

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date

Software

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100165	AXON EVIDENCE - STORAGE - THIRD PARTY UNLIMITED	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100590	AXON MY90 - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101180	AXON TASER - DATA SCIENCE PROGRAM	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101357	AXON RESPOND - FUSUSONE - BASIC LEVEL SAAS	1	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20248	AXON TASER - EVIDENCE.COM LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20248	AXON TASER - EVIDENCE.COM LICENSE	1	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	20370	AXON VR - FULL ACCESS - TASER ADD-ON USER	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73478	AXON EVIDENCE - REDACTION ASSISTANT USER LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73618	AXON COMMUNITY REQUEST	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73638	AXON STANDARDS - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73680	AXON RESPOND PLUS - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73682	AXON EVIDENCE - AUTO TAGGING LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73686	AXON EVIDENCE - STORAGE - UNLIMITED (AXON DEVICE)	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73739	AXON PERFORMANCE - LICENSE	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	73746	AXON EVIDENCE - ECOM LICENSE - PRO	41	03/01/2025	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	85760	AXON AUTO-TRANSCRIBE - UNLIMITED SERVICE	41	03/01/2025	02/28/2030
A la Carte	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	03/01/2025	02/28/2030

Services

Bundle	Item	Description	QTY
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100105	AXON MY90 - PSO - SETUP	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100751	AXON TASER 10 - REPLACEMENT ACCESS PROGRAM - DUTY CARTRIDGE	41
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101184	AXON INVESTIGATE - TRAINING - OPERATOR AND EXAMINER	3
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101193	AXON TASER - ON DEMAND CERTIFICATION	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101421	AXON RESPOND - FUSUS SOFTWARE IMPLEMENTATION	1
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	11642	AXON INVESTIGATE - THIRD PARTY VIDEO SUPPORT	41
A la Carte	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1
A la Carte	101186	AXON VR - PSO - VIRTUAL	1
A la Carte	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1
A la Carte	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1

Warranties

Bundle	Item	Description	QTY	Estimated Start Date	Estimated End Date
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100197	AXON VR - EXT WARRANTY - HEADSET	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100213	AXON VR - EXT WARRANTY - TABLET	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	100704	AXON TASER 10 - EXT WARRANTY - HANDLE	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101007	AXON VR - EXT WARRANTY - CONTROLLER	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101008	AXON VR - EXT WARRANTY - HANDGUN CONTROLLER	2	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	4	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	101424	AXON FUSUS - CORE - EXTENDED WARRANTY	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80374	AXON TASER - EXT WARRANTY - BATTERY PACK T7/T10	7	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80396	AXON TASER - EXT WARRANTY - DOCK SIX BAY T7/T10	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80464	AXON BODY - TAP WARRANTY - CAMERA	41	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80464	AXON BODY - TAP WARRANTY - CAMERA	1	02/01/2026	02/28/2030
BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	80466	AXON BODY - TAP WARRANTY - SINGLE BAY DOCK	4	02/01/2026	02/28/2030

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Shipping Locations

Location Number	Street	City	State	Zip	Country
1	150 E Pearl Ave	Jackson	WY	83001-8599	USA
2	150 E Pearl Ave	Jackson	WY	83001-8599	USA

Payment Details

Feb 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 1	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 1	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 1	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 1	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 1	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 1	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 1	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 1	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 1	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 1	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 1	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.64	$0.00	$127,142.64
Total				**$158,602.83**	**$0.00**	**$158,602.83**

Mar 2025

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Invoice Upon Fulfillment	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$0.00	$0.00	$0.00
Total				**$0.00**	**$0.00**	**$0.00**

Feb 2026

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 2	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 2	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 2	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 2	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 2	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 2	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 2	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 2	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 2	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 2	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 2	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69

Feb 2027

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 3	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 3	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 3	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 3	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 3	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 3	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 3	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 3	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 3	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 3	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2028

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 4	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 4	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 4	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 4	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 4	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 4	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 4	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 4	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 4	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 4	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 4	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

Feb 2029

Invoice Plan	Item	Description	Qty	Subtotal	Tax	Total
Year 5	100552	TRANSFER CREDIT - GOODS	1	$2,994.69	$0.00	$2,994.69
Year 5	100553	TRANSFER CREDIT - SOFTWARE AND SERVICES	1	($1,174.47)	$0.00	($1,174.47)
Year 5	100610	AXON SIGNAL - INSTALLATION SERVICE - VIRTUAL	1	$0.00	$0.00	$0.00
Year 5	101186	AXON VR - PSO - VIRTUAL	1	$0.00	$0.00	$0.00
Year 5	101208	AXON TASER 10 - 2 DAY INSTRUCTOR COURSE - INSIDE SALES	1	$0.00	$0.00	$0.00
Year 5	101283	AXON RECORDS - DRAFT ONE - AI-ASSISTED REPORT WRITING	41	$29,639.97	$0.00	$29,639.97
Year 5	73896	AXON STANDARDS - IMPLEMENTATION SERVICE	1	$0.00	$0.00	$0.00
Year 5	H00001	AB4 Camera Bundle	3	$0.00	$0.00	$0.00
Year 5	H00001	AB4 Camera Bundle	38	$0.00	$0.00	$0.00
Year 5	H00003	AB4 1-Bay Dock Bundle	4	$0.00	$0.00	$0.00
Year 5	M00014	BUNDLE - OFFICER SAFETY PLAN 10 PREMIUM	41	$127,142.63	$0.00	$127,142.63
Total				**$158,602.82**	**$0.00**	**$158,602.82**

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Tax is estimated based on rates applicable at date of quote and subject to change at time of invoicing. If a tax exemption certificate should be applied, please submit prior to invoicing.

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Exceptions to Standard Terms and Conditions

Agency has existing contract(s) originated via Quote(s):

Q-396594, Q-415025, Q-447888, Q-501273

Agency is terminating those contracts effective 3/1/2025 Any changes in this date will result in modification of the program value which may result in additional fees or credits due to or from Axon.

The parties agree that Axon is applying a Net Transfer Debit of $9101.08 and refreshing 38x BWC.

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Contract #: 248237

Entry Date: 4/24/2025 6:45:53 PM

WYOMING ATTORNEY GENERAL'S OFFICE

JUN 24 2025

Jodi A. Darrough
APPROVED AS TO FORM

Department: Wyoming Office of Homeland Security

Agency Contact: McLees, Kim

Phone: 3077775767

Other Agency Contact:

Client Comments: Please refer to 246478, 246483, 246525, or 246793.

Contractor/Vendor Name: Town of Jackson

Contract Title: RERT #8 Bomb Equip

Contract Type: General Services - State Funds

Contract Amount: 103571.0000

Contract Effective Date:

Contract Expiration Date: 6/30/2026 12:00:00 AM

Status: Attorney Review Complete

RETURN VIA: Download Only (Hard Copy Will Not be Returned to Agency)

Assigned Attorney: Jodi Darrough

CONTRACT BETWEEN
WYOMING OFFICE OF HOMELAND SECURITY
AND
TOWN OF JACKSON WYOMING

1. **Parties.** The parties to this Contract are Wyoming Office of Homeland Security (Agency), whose address is 5500 Bishop Blvd, Cheyenne, WY 82009, and Town of Jackson, WY 150 East Pearl Ave, Jackson, WY

2. **Purpose of Contract.** The purpose of this Contract is to set forth the terms and conditions by which the Contractor shall purchase equipment for the Regional Emergency Response Team (RERT) #8 Bomb Team.

3. **Term of Contract.** This Contract is effective when all parties have executed it (Effective Date). The term of the Contract is from Effective Date to June 30, 2026. The Contractor's Period of Performance is March 1, 2025 through June 30, 2026. All services shall be completed during this term.

4. **Payment.**

   A. The Agency agrees to pay the Contractor for the services in Attachment A, Project Description, which is attached to and incorporated into this Contract by this reference. Total payment under this Contract shall not exceed One hundred and three thousand, five hundred and seventy one dollars and zero cents ($103,571) Payment shall be made to Contractor on proof of purchase of items listed in Attachment A. Payment shall be made within forty-five (45) days after submission of invoice pursuant to Wyo. Stat. § 16-6-602. Contractor shall submit invoices in sufficient detail to ensure that payments may be made in conformance with this Contract.

   B. No payment shall be made for work performed outside the Effective Date of this Contract. Should the Contractor fail to perform in a manner consistent with the terms and conditions set forth in this Contract, payment under this Contract may be withheld until such time as the Contractor performs its duties and responsibilities to the satisfaction of Agency.

   C. Except as otherwise provided in this Contract, the Contractor shall pay all costs and expenses, including travel, incurred by Contractor or on its behalf in connection with Contractor's performance and compliance with all of Contractor's obligations under this Contract.

5. **Responsibilities of Contractor.** The Contractor agrees to:

   A. Purchase items listed in Attachment A

   B. Provide upkeep and maintenance of purchased equipment at their expense

6. **Responsibilities of Agency.** The Agency agrees to:

A. Pay Contractor in accordance with Section 4 above.

7. **General Provisions.**

A. **Amendments.** Any changes, modifications, revisions, or amendments to this Contract which are mutually agreed upon by the parties to this Contract shall be incorporated by written instrument, executed by all parties to this Contract.

B. **Applicable Law, Rules of Construction, and Venue.** The construction, interpretation, and enforcement of this Contract shall be governed by the laws of the State of Wyoming, without regard to conflicts of law principles. The terms "hereof," "hereunder," "herein," and words of similar import, are intended to refer to this Contract as a whole and not to any particular provision or part. The Courts of the State of Wyoming shall have jurisdiction over this Contract and the parties. The venue shall be the First Judicial District, Laramie County, Wyoming.

C. **Assignment Prohibited and Contract Shall Not be Used as Collateral.** Neither party shall assign or otherwise transfer any of the rights or delegate any of the duties set out in this Contract without the prior written consent of the other party. The Contractor shall not use this Contract, or any portion thereof, for collateral for any financial obligation without the prior written permission of the Agency.

D. **Audit and Access to Records.** The Agency and its representatives shall have access to any books, documents, papers, electronic data, and records of the Contractor which are pertinent to this Contract

E. **Availability of Funds.** Each payment obligation of the Agency is conditioned upon the availability of government funds which are appropriated or allocated for the payment of this obligation and which may be limited for any reason including, but not limited to, congressional, legislative, gubernatorial, or administrative action. If funds are not allocated and available for continued performance of the Contract, the Contract may be terminated by the Agency at the end of the period for which the funds are available. The Agency shall notify the Contractor at the earliest possible time of the services which will or may be affected by a shortage of funds. No penalty shall accrue to the Agency in the event this provision is exercised, and the Agency shall not be obligated or liable for any future payments due or for any damages as a result of termination under this section.

F. **Award of Related Contracts.** The Agency may award supplemental or successor contracts for work related to this Contract or may award contracts to other contractors for work related to this Contract. The Contractor shall cooperate fully with other contractors and the Agency in all such cases.

G. **Compliance with Laws.** The Contractor shall keep informed of and comply with all applicable federal, state, and local laws and regulations in the performance of this Contract.

H. **Confidentiality of Information.** All documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Contractor in the performance of this Contract shall be kept confidential by the Contractor unless written permission is granted by the Agency for its release. If and when Contractor receives a request for information subject to this Contract, Contractor shall notify Agency within ten (10) days of such request and shall not release such information to a third party unless directed to do so by Agency.

I. **Confidentiality of Information.** Except when disclosure is required by the Wyoming Public Records Act or court order, all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Contractor in the performance of this Contract shall be kept confidential by the Contractor unless written permission is granted by the Agency for its release. If and when Contractor receives a request for information subject to this Contract, Contractor shall notify Agency within ten (10) days of such request and shall not release such information to a third party unless directed to do so by Agency.

J. **Entirety of Contract.** This Contract, consisting of eight (8) pages; and Attachment A: Project Description, consisting of one (1) page, represent the entire and integrated Contract between the parties and supersedes all prior negotiations, representations, and agreements, whether written or oral. In the event of a conflict or inconsistency between the language of this Contract and the language of any attachment or document incorporated by reference, the language of this Contract shall control.

K. **Ethics.** Contractor shall keep informed of and comply with the Wyoming Ethics and Disclosure Act (Wyo. Stat. § 9-13-101, *et seq.*) and any and all ethical standards governing Contractor's profession.

L. **Extensions.** Nothing in this Contract shall be interpreted or deemed to create an expectation that this Contract will be extended beyond the term described herein.

M. **Force Majeure.** Neither party shall be liable for failure to perform under this Contract if such failure to perform arises out of causes beyond the control and without the fault or negligence of the nonperforming party. Such causes may include, but are not limited to, acts of God or the public enemy, fires, floods, epidemics, quarantine restrictions, freight embargoes, and unusually severe weather. This provision shall become effective only if the party failing to perform immediately notifies the other party of the extent and nature of the problem, limits delay in performance to that required by the event, and takes all reasonable steps to minimize delays.

N. **Indemnification.** Each party to this Contract shall assume the risk of any liability arising from its own conduct. Neither party agrees to insure, defend, or indemnify the other.

O. **Independent Contractor.** The Contractor shall function as an independent contractor for the purposes of this Contract and shall not be considered an employee of the State of Wyoming for any purpose. Consistent with the express terms of this Contract, the Contractor shall be free from control or direction over the details of the performance of services under this Contract. The Contractor shall assume sole responsibility for any debts or liabilities that may be incurred by the Contractor in fulfilling the terms of this Contract and shall be solely responsible for the payment of all federal, state, and local taxes which may accrue because of this Contract. Nothing in this Contract shall be interpreted as authorizing the Contractor or its agents or employees to act as an agent or representative for or on behalf of the State of Wyoming or the Agency or to incur any obligation of any kind on behalf of the State of Wyoming or the Agency. The Contractor agrees that no health or hospitalization benefits, workers' compensation, unemployment insurance or similar benefits available to State of Wyoming employees will inure to the benefit of the Contractor or the Contractor's agents or employees as a result of this Contract.

P. **Nondiscrimination.** The Contractor shall comply with the Civil Rights Act of 1964, the Wyoming Fair Employment Practices Act (Wyo. Stat. § 27-9-105, *et seq.*), the Americans with Disabilities Act (ADA), 42 U.S.C. § 12101, *et seq.*, and the Age Discrimination Act of 1975 and any properly promulgated rules and regulations thereto and shall not discriminate against any individual on the grounds of age, sex, color, race, religion, national origin, or disability in connection with the performance under this Contract.

Q. **Notices.** All notices arising out of, or from, the provisions of this Contract shall be in writing either by regular mail or delivery in person at the addresses provided under this Contract.

R. **Ownership and Return of Documents and Information.** Agency is the official custodian and owns all documents, data compilations, reports, computer programs, photographs, data, and other work provided to or produced by the Contractor in the performance of this Contract. Upon termination of services, for any reason, Contractor agrees to return all such original and derivative information and documents to the Agency in a useable format. In the case of electronic transmission, such transmission shall be secured. The return of information by any other means shall be by a parcel service that utilizes tracking numbers.

S. **Patent or Copyright Protection.** The Contractor recognizes that certain proprietary matters or techniques may be subject to patent, trademark, copyright, license, or other similar restrictions, and warrants that no work performed by the Contractor or its subcontractors will violate any such restriction. The Contractor

shall defend and indemnify the Agency for any infringement or alleged infringement of such patent, trademark, copyright, license, or other restrictions.

T. **Prior Approval.** This Contract shall not be binding upon either party and the Wyoming State Auditor shall not draw warrants for payment, until this Contract has been fully executed, approved as to form by the Office of the Attorney General, filed with and approved by A&I Procurement, and approved by the Governor of the State of Wyoming, or his designee, if required by Wyo. Stat. § 9-2-3204(b)(iv).

U. **Insurance Requirements.** The Contractor is protected by the Wyoming Governmental Claims Act, Wyo. Stat. § 1-3-101, et seq., and certifies that it is a member of the Wyoming Association of Risk Management (WARM) pool, or the Local Government Liability Pool (LGLP), Wyo. Stat. § 1-42-201, et seq., and shall provide a letter verifying its participation in the WARM or LGLP to the Agency.

V **Publicity.** Any publicity given to the projects, programs, or services provided herein, including, but not limited to, notices, information, pamphlets, press releases, research, reports, signs, and similar public notices in whatever form, prepared by or for the Contractor, shall identify the Agency as the sponsoring agency and shall not be released without prior written approval from the Agency.

W **Severability.** Should any portion of this Contract be judicially determined to be illegal or unenforceable, the remainder of the Contract shall continue in full force and effect, and the parties may renegotiate the terms affected by the severance.

X. **Sovereign Immunity and Limitations.** Pursuant to Wyo. Stat. § 1-39-104(a), the State of Wyoming and Agency expressly reserve sovereign immunity by entering into this Contract and the Contractor expressly reserves governmental immunity. Each of them specifically retains all immunities and defenses available to them as sovereign or governmental entities pursuant to Wyo. Stat. § 1-39-101, *et seq.*, and all other applicable law. The parties acknowledge that the State of Wyoming has sovereign immunity and only the Wyoming Legislature has the power to waive sovereign immunity. Designations of venue, choice of law, enforcement actions, and similar provisions shall not be construed as a waiver of sovereign immunity. The parties agree that any ambiguity in this Contract shall not be strictly construed, either against or for either party, except that any ambiguity as to immunity shall be construed in favor of immunity.

Y. **Taxes.** The Contractor shall pay all taxes and other such amounts required by federal, state, and local law, including, but not limited to, federal and social security taxes, workers' compensation, unemployment insurance, and sales taxes.

Z. **Third-Party Beneficiary Rights.** The parties do not intend to create in any other individual or entity the status of third-party beneficiary, and this Contract shall not be construed so as to create such status. The rights, duties, and obligations contained in this Contract shall operate only between the parties to this Contract

and shall insure solely to the benefit of the parties to this Contract. The provisions of this Contract are intended only to assist the parties in determining and performing their obligations under this Contract.

AA. **Time is of the Essence.** Time is of the essence in all provisions of this Contract.

BB. **Titles Not Controlling.** Titles of sections and subsections are for reference only and shall not be used to construe the language in this Contract.

CC. **Waiver.** The waiver of any breach of any term or condition in this Contract shall not be deemed a waiver of any prior or subsequent breach. Failure to object to a breach shall not constitute a waiver.

DD. **Counterparts.** This Contract may be executed in counterparts. Each counterpart, when executed and delivered, shall be deemed an original and all counterparts together shall constitute one and the same Contract. Delivery by the Contractor of an originally signed counterpart of this Contract by facsimile or PDF shall be followed up immediately by delivery of the originally signed counterpart to the Agency

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

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

AGENCY:
Wyoming Office of Homeland Security

_____ _____
Lynn Budd, Director Date

CONTRACTOR:
Town of Jackson, WY

_____ _____
Contractor Date

ATTEST:

_____ _____
Town of Jackson Clerk Date

ATTORNEY GENERAL'S OFFICE: APPROVAL AS TO FORM

Jodi A. Darrough #218237 6-24-25
Jodi A. Darrough, Senior Assistant Attorney General Date

SOCIAL SERVICE CONTRACT BETWEEN THE TOWN OF JACKSON
AND _____

This is a Social Service Contract ("Contract") between the Town of Jackson, Wyoming, with an address of P.O. Box 1687, Jackson, Wyoming 83001, email: clerk@jacksonwy.gov ("Town)," and _____, a Wyoming non-profit corporation, with an address of P.O. Box _____, Jackson, Wyoming 8300____, email: _____ ("Provider"), is entered into on _____ day of _____, 20___.

1. Purpose. The Town finds that it is in the public interest to provide health and human services for as many residents of the Town as are in need of such services. The Town is authorized by Wyo. Stat. Ann. § 15-1-103(a)(xlv) to contract with non-profit corporations and clinics engaged in providing human services for persons within its jurisdiction. The Town enters into this Contract pursuant to the authorization of Wyoming Statutes for the purpose of assuring that the community human service programs serving the needs of the people of the Town can be provided to the people of the Town.

2. Provision of Services. The Provider, engaged in providing the services described in Exhibit A, attached hereto and made a part hereof by this reference, agrees to provide those services to the people of Jackson and Teton County, during the following period of time: Town of Jackson Fiscal Year _____.

3. Payment. In consideration of the agreement of the Provider to provide services described herein, for the period described herein, the Town agrees to pay a total amount not to exceed _____($_____) during the Contract Period. Payment shall be made upon submission of a bill or invoice on a quarterly basis, setting forth the services rendered during the applicable quarter for which payment is claimed with not more than twenty-five percent (25%) of the total appropriation to be paid for any single quarter for which a bill or invoice is submitted. Payments under this Contract are dependent upon the availability of funds, as determined by the Town. This Contract may be terminated immediately if funding becomes unavailable in whole or in part, and the Town shall have no obligation to continue payment following written notification to Provider that funds are no longer available.

4. Effective Date/Termination. This Contract shall be effective as of the 1st day of July 2025, and shall continue until the 30th day of June 2026, unless sooner terminated as provided herein, at

which time this Contract shall terminate ("Contract Period"). This Contract may be terminated as provided in Section 3 or upon thirty (30) days' written notice by either party to the other.

5. Compliance.
   A. *State and Federal Law*: Provider acknowledges that the State of Wyoming and the federal government impose obligations on Town and Provider agrees to comply with all applicable state and federal laws, including those prohibiting governmental entities from engaging in diversity, equity, or inclusion programs. Provider further understands that failure to comply with state and federal laws may result in i) termination of this Contract and ii) the obligation to refund contract funds disbursed from the Town. Provider assumes the risk of any loss of funding due to Provider's failure to comply with any state or federal laws and indemnifies the Town for any costs or expenses incurred by Town in connection with its efforts to address Provider's failure to comply.
   B. *Certification/Licensing*: Provider agrees to comply with all applicable local/state/federal certification and licensing requirements and applicable laws and to remain in "good standing" with all applicable oversight entities.

6. Reports and Accounting.
   A. The Provider agrees that it will provide a report annually to the Town describing the primary services provided over the year, including activities performed, and people or organizations served in accordance with the requirements of this Contract. The Provider shall provide such information using Exhibit B, attached hereto and made a part hereof by this reference.
   B. Provider agrees that it will provide general, anonymized information with respect to i) the percentage of the Contract amount Provider uses in any way to treat or support while in treatment those with an opioid disorder and ii) the percentage of individuals using Provider's services or programs that have an opioid use disorder.
   C. In addition, the financial and accounting records and accounts of the organization shall be open and available for inspection by officers or designated agents of the Town upon reasonable notice and during normal business hours for the purpose of examining the same to assure compliance with the obligations of this Contract and applicable statutes and regulations.

7. General Provisions.
   A. *Notices*. Any notice, request, demand, consent, approval, or other communication required or permitted under this Contract shall be in writing and shall be deemed duly given (i) when delivered personally to the recipient, (ii) when sent by certified mail, return receipt

requested, to the address specified herein, or (iii) when sent by email to the email address specified herein, provided that the sender has not received a delivery failure notification. A notice sent by email shall be deemed received on the date and time the email is sent, provided that (a) the email is sent to the recipient's designated email address as set forth herein (b) the sender does not receive a bounce-back or delivery failure notification, and (c) if the notice is sent outside of normal business hours (9:00 AM to 6:00 PM on business days), the notice shall be deemed received at 9:00 AM on the following business day. Notices shall be sent to the parties at the addresses above. Either party may change its address or email address for notice purposes by providing written notice to the other party in accordance with the terms of this provision.

B. *Binding Effect of Contract; Modifications; Waiver.* This Contract shall inure to the benefit of and be binding upon the successors and assigns of the Parties. No modification of the terms of this Contract shall be valid unless in writing and executed with the same formality as this Contract. No waiver of the breach of the provisions of any section of this Contract shall be construed as a waiver of any subsequent breach of the same section or any other sections which are contained herein.

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

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

E. *Counterparts; Electronic Signatures*. This Contract may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which, when taken together, constitute one and the same document. The signature of any party to any counterpart shall be deemed a signature to, and may be appended to, any other counterpart. Counterparts may be delivered via electronic mail (including pdf or any electronic signature complying with the federal ESIGN Act of 2000, e.g., www.docusign.com) or other transmission method, and any counterpart so delivered shall be deemed to have been duly

and validly delivered and be valid and effective for all purposes. At the request of either party, each party agrees to execute an original of this Contract as well as any facsimile or other reproduction hereof.

F. *Governmental Immunity*. The Town of Jackson does not waive its governmental immunity by entering into this Contract, and fully retains all immunities and defenses provided by law with respect to any action based on or occurring as a result of this Contract.

G. *Entire Agreement*. The parties agree that this Contract reflects the entire agreement between the parties as to the subject matter hereof, and no prior or separate understandings or agreements between the parties are merged into this Contract.

[*Remainer of Page Intentionally Blank, Signatures Follow on Next Page*]

IN WITNESS WHEREOF, the parties hereto have executed this Contract as of the date above.

_____

_____

By: _____

_____, _____

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

This instrument was acknowledged before me on _____ day of _____, 20__ by _____, as _____ of _____, who is personally known to me or has established their identity and authority to me by reasonable proof.

_____
Signature of Notarial Officer

(Seal)

_____
Notary Public

My commission expires: _____

TOWN OF JACKSON

A Wyoming Municipal Corporation

By: _____

Arne O. Jorgensen, Mayor

ATTEST: _____

Riley Hovorka, Town Clerk

EXHIBIT A

[Name of Social Service Organization] _____

Exhibit B

Town of Jackson Human Service/Community Initiative Wrap-Up Report

Human Service & Community Initiative Funding Recipients agree to provide an annual report detailing the following information. Please submit this by _____each year your organization received funding and keep answers to one-page.

1. Project Goals. Please describe the organization's original planned use for funds from the Town.

2. Results and impact. Please indicate how the organization actually used funds from the Town.

3. Lessons Learned. Please share what the organization learned that may affect future programs.

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council
Submitting Department:	Planning Department	**Presenter:**	Tyler Valentine
Agenda Item:	Three Development Plans for Lots 53, 57, & 58 within the Snow King Master Plan (P24-168, P24-174 & P24-175)	**Public Comment:**	Yes

The Council continued these items from the regularly scheduled Town Council meeting on June 16, 2025, with direction to the applicant to make specific changes to Lot 57. Please refer to the Dimensional Limitations Plan section below on pages 14-16 for an analysis of the changes to Lot 57.

Purpose & Policy Considerations.
A Development Plan is required in the Snow King Planned Resort District by the Snow King Master Plan for all new development, thus a separate Development Plan is required to develop Lots 53, 57, & 58 for a total of three individual Development Plans. Although Development Plans are typically reviewed separately with individual staff reports and findings, staff consolidated these three Development Plans into a single report. This approach minimizes redundancy in analyzing common elements of the Master Plan—such as Design Guidelines, Capital Improvements, Phasing, and Land Use—and allows for a more streamlined and cohesive analysis. This is especially true because the three lots share common ownership, road/pedestrian access, housing mitigation requirements, and master site grading.

Requested Action.
The applicant, Northworks Architects, is requesting approval for three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 average peak occupants (APOs or guests), 110,141 sf of above-ground habitable, 175,135 sf total gross square footage (includes basements and non-habitable areas), 60 market short-term rental condominiums, and 12 affordable deed-restricted condominiums within four buildings that each have underground parking. Below is a summary of each lot:

- **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).

- **ITEM B (P24-174):** The applicant proposes two new three-story condominium buildings – one 18,552 sf (habitable) and another 24,599 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).

- **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).

Key Policy Questions.
1. Does Council agree with staff's position that the missing section of sidewalk west of the existing Grand View Lodge should be required to be installed according to the Master Plan before completion (i.e., Certificate of Occupancy) of the first building? (Please refer to the analysis on pages 8-9 of the staff report.)

2. Does the Town Council find that all proposed buildings are generally consistent with the Design Guidelines? (Please refer to the analysis on pages 10-11 of the staff report.)
3. Does the Town Council find that the buildings on Lot 57 are generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge as intended by the Master Plan? (Please refer to the analysis on pages 14-15 of the staff report.)

Recommendations.

ITEM A (Lot 53) (P24-168): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new three-story, 42,314 sf condominium building with a basement located on Lot 53 (553 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

1. At the time of building permit submittal, Lot 53 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with Snow King Resort Master Association (SKRMA) to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.
3. As part of the building permit submittal, the landscape plan shall ensure that all new Quaking Aspen trees planted north of the building are at least 18' tall and planted at a one-to-one ratio to those trees removed from this same area.

ITEM B (Lot 57) (P24-174): The Planning Director and Planning Commission recommend **approval** of a Development Plan for two new three-story, condominium buildings with a basement, one 18,383 sf and another 24,539 sf, located on Lot 57 (510 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

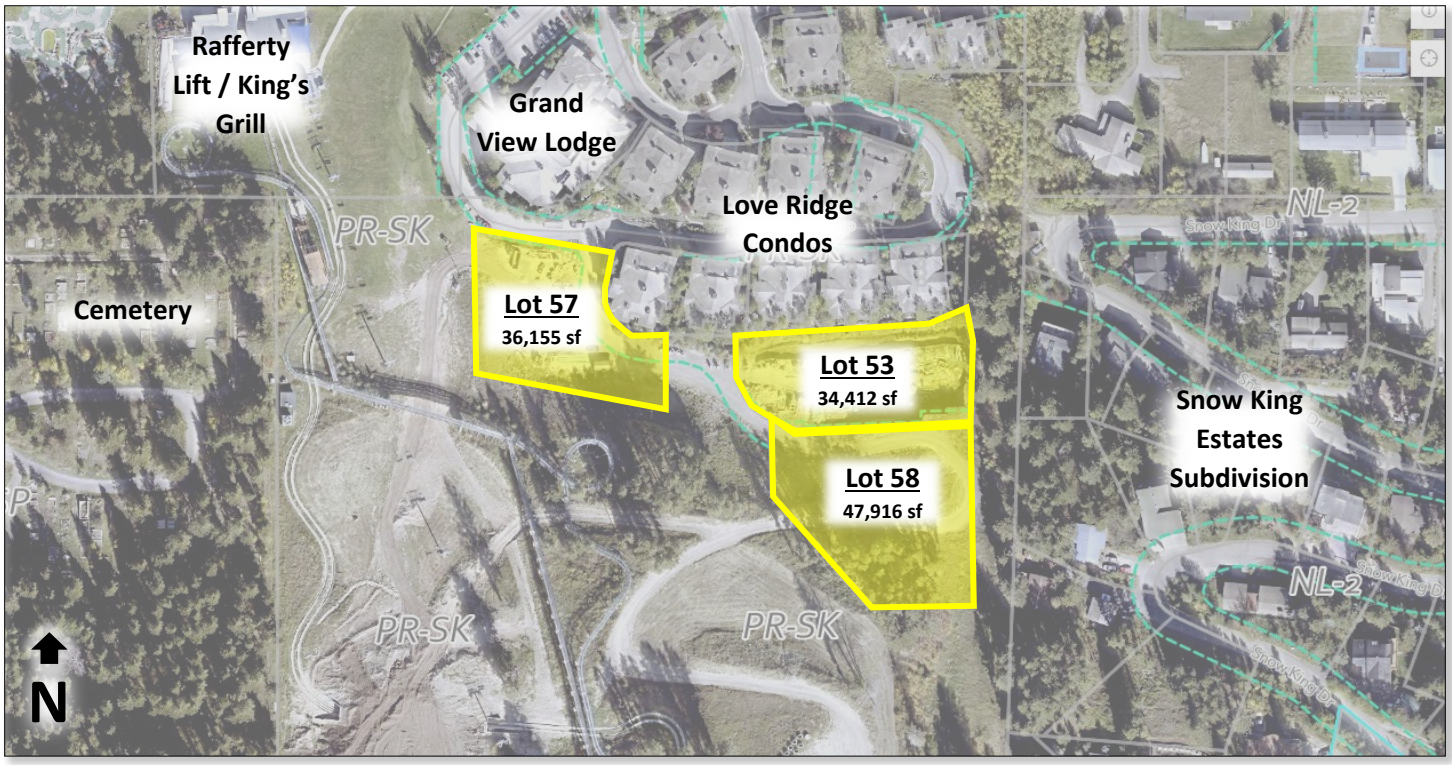
1. At the time of building permit submittal, Lot 57 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with SKRMA to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.

ITEM C (Lot 58) (P24-175): The Planning Director and Planning Commission recommend **approval** of a Development Plan for a new three-story, 24,905 sf condominium building with a basement located on Lot 58 (725 Upper Snow King Loop), subject to the departmental reviews attached hereto and this staff report dated June 2, 2025, and the following conditions:

1. At the time of building permit submittal, Lot 58 shall comply with the long-term bike parking requirements to be consistent with the analysis in this staff report.
2. Prior to issuance of the Certificate of Occupancy, the applicant shall work with SKRMA to ensure the missing section of sidewalk located to the west of the Grand View Lodge identified in this staff report is constructed as required by the Snow King Master Plan.
3. Because the required affordable housing generated from Lot 58 will all be located on Lot 53, a Certificate of Occupancy for Lot 58 shall not be issued until Lot 53 receives its Certificate of Occupancy.

Project Location.

The properties are located at 553 Upper Snow King Loop (LOT 53, GRAND VIEW LODGES 2ND ADDITION), 510 Upper Snow King Loop (LOT 57, GRAND VIEW LODGES 2ND ADDITION), and 725 Upper Snow King Loop (LOT 58, GRAND VIEW LODGES, THIRD ADDITION). An aerial photo is shown below on the following page:



Background/Project Description.

Background

On December 18, 2000, the Jackson Town Council adopted the Snow King Planned Resort District Master Plan (Master Plan). This Master Plan encompasses an area of 62 acres. Pursuant to the Master Plan, there can be 915,000 square feet for above-ground uses and up to 2,460 lodging APOs. An APO, or average peak occupancy, is how the number of nightly guests is calculated within the resort for both hotel/motel and short-term rentals. For example, a hotel unit is assigned an APO of two and a short-term rental unit is assigned an APO of four.

On April 6, 2020, the Town Council amended the Master Plan (P19-201), but there were no changes to the total allowed square footage, APOs, or the allowed uses. One change that did occur was reconfiguring the Master Site Plan from multiple smaller buildings scattered further up the hillside to what is shown today which is one building per lot located farther downhill and closer to Love Ridge and Grand View Lodge. In addition, Lots 53, 57 & 58 used to be located in Sub-Area 4 but were shifted to be part of Sub-Area 3. These site planning efforts were made to locate buildings in more practical locations with generally flatter slopes even though these lots do have some of the steepest slopes within the Master Plan.

The Master Plan is separated into six sub-areas. The proposed project is part of Sub-Area 3, which includes the Grand View Lodge and Conference Center, Grand View & Love Ridge Condos, Simpson Patent Condos, and Lots 53, 57, & 58. All building floor area and APOs developed in Sub-Area 3 shall be deducted from the total building floor area and APO units allowed within the Master Plan. The Master Plan serves as the Sketch Plan for all development projects within the Resort Boundary, and thus the application for a Development Plan for each lot is appropriate at this time. All developments within the Master Plan are reviewed for compliance with the Master Plan and not the Land Development Regulations (LDRs). However, any standards that are not in the Master Plan automatically revert back to the LDRs. All projects within the Resort are first reviewed by the Snow

King Resort Master Association (SKRMA) for compliance with the Master Plan. This project received approval from SKRMA on August 19, 2024 (approval letter attached).

Lots 53, 57, and 58 are vacant lots situated adjacent to each other and located due south (uphill) of Grand View Lodge and Love Ridge Condos. Although the majority of Lots 53 and 57 are relatively flat due to previous man-made grading activities, portions of Lot 57 have man-made slopes above 50%. Lot 58 has the least amount of man-made disturbance, aside from the access/utility road that bisects through the middle and has slopes well above 50%. All three lots are accessible by vehicle only from Upper Snow King Drive, which is a private road owned and maintained by SKRMA. After Lots 53, 57, and 58 are developed, the remaining development to occur within the Master Plan is the development of the KM6 parcel at 330 E. Snow King Avenue and the expansion of the Snow King Hotel and employee housing at 400 E. Snow King Avenue. Below is a sub-area map of the Master Plan depicting Sub-Areas 1-6:



Project Description

The applicant is requesting approval of three Development Plans for the Snow King Condos on Lots 53, 57, & 58 that cumulatively total 240 APOs, 110,141 sf of above-ground habitable, 175,135 sf total gross square footage (includes basements, underground parking, and other non-habitable areas), 60 market short-term rental condominium units, and 12 affordable deed-restricted condominium units. All buildings have daylight basement parking garages that provide a total of 117 parking spaces for the development. Lot 53 is the only building to include units within the daylight basement level. Access to all three lots will be taken from Upper Snow King Loop, which is a private road maintained by SKRMA that dead-ends between Lots 53 and 58. The attached submission packet provides detailed information on the proposed project - site plan, architectural and building elevations, floor plans, landscaping, etc. Below is a breakdown of development on each lot:

Lot 53

- One 53'-10¼" tall, three-story building totaling 104 APOs, 42,314 sf above ground habitable & 71,705 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (57 parking spaces + 7 affordable units)
- 26 short-term rental condominium units – 42,314 sf
- 7 affordable deed-restricted employee housing units – 4,906 sf

Lot 57

- Two, three-story buildings totaling 88 APOs, 43,678 sf above ground habitable & 69,322 sf gross square footage (includes basement parking garage and basement habitable)
- North building (57'-8¼" tall):
    - Total of 18,383 sf above ground habitable & 31,769 sf gross square footage
    - Basement (19 parking spaces)
    - 10 short-term rental condominium units – 18,383 sf
    - 4 affordable deed-restricted employee housing units – 3,719 sf
- South building (55'-½" tall):
    - Total of 24,539 sf above ground habitable & 36,812 sf gross square footage
    - Basement (22 parking spaces)
    - 12 short-term rental condominium units – 24,539 sf
    - 1 affordable deed-restricted employee housing unit – 726 sf

Lot 58

- One 54'-8½" tall, three-story building totaling 48 APOs, 24,905 sf above ground habitable & 34,849 sf gross square footage (includes basement parking garage and basement habitable)
- Basement (19 parking spaces)
- 12 short-term rental condominium units – 24,905 sf

Staff Analysis.

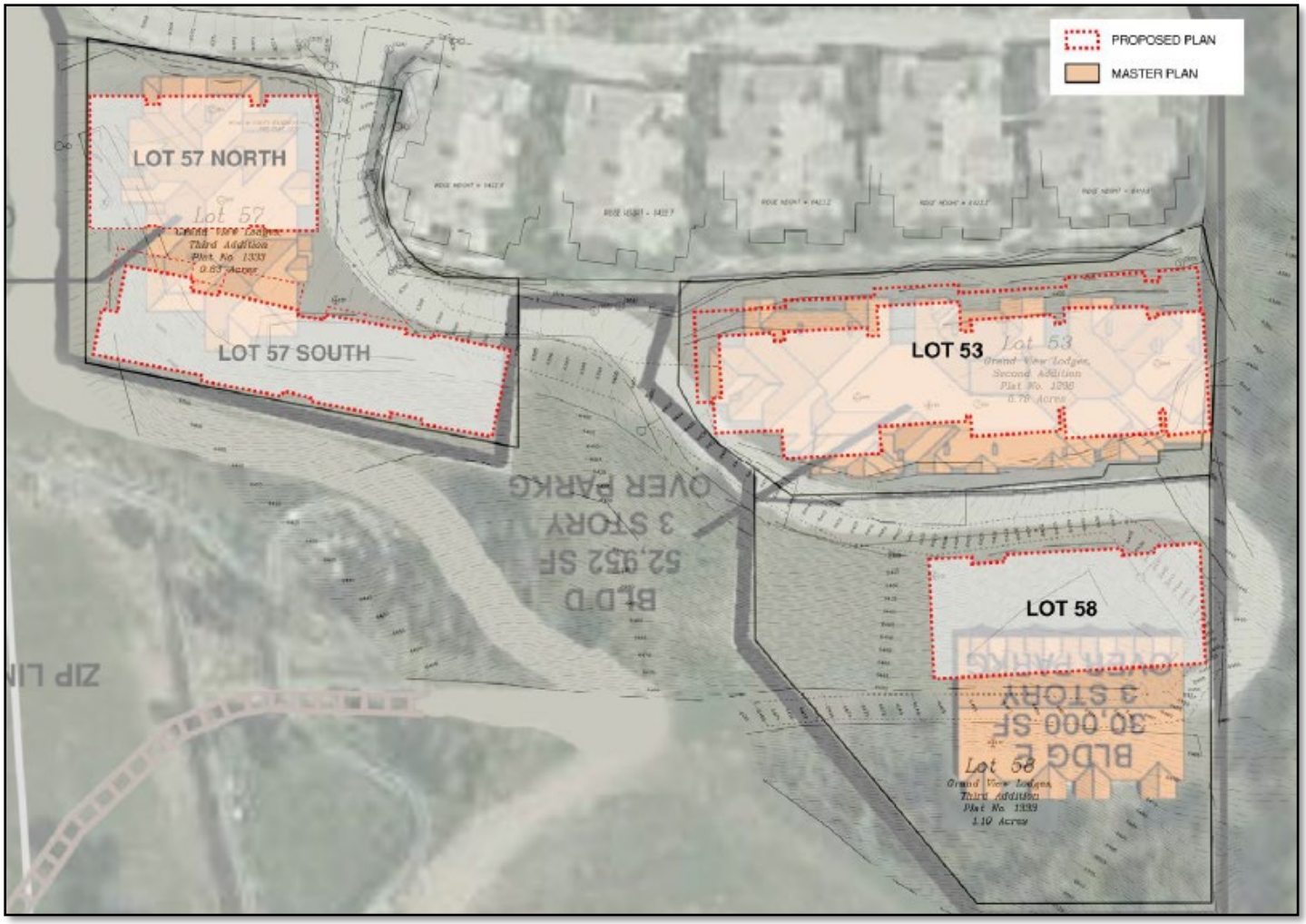
As stated above, the proposed project shall be reviewed for compliance with the Master Plan. However, any standards not addressed in the Master Plan revert to the LDRs (i.e., bike parking, EVSE parking, snow storage, etc.). Below staff has provided a review for each project as it relates to each applicable chapter in the Master Plan. In addition, a link to the complete Master Plan under the Attachments section of this report has been provided. Although these developments are being reviewed under one staff report, the applicant is proposing three separate Development Plans, each of which has their own Master Plan review and findings.

In general, the Master Plan provides a great deal of flexibility and includes far less prescriptive standards compared to the LDRs. This means that interpreting the Master Plan is more subjective in nature, allowing increased architectural freedom to design new buildings, while still emphasizing the need for new development that relates to the existing buildings and overall character. A main theme in the Master Plan – at least as it relates to reviewing for compliance – is focused on compatibility with the existing surrounding development, both in design, open space/landscaping, and pedestrian experience, along with compatibility with the hillside. An important consideration is that from a visual impact standpoint, the proposed developments are within a privately owned Master Plan district, and these buildings will not be visible from Town streets, except partially visible from a few properties along Snow King Drive. Nearly all direct visual impacts would be toward the Love Ridge Condos and Grand View Lodge developments directly to the north. As it relates to the Master Plan's vision for development on Lots 53, 57, & 58, buildings are intended to be larger in bulk and scale than the existing Love Ridge Condos and Grand View Lodge. With that acknowledgement, a main focus for Lots 53, 57, & 58 is how they interface with these 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.

Master Site Plan (pages 39-43 of the Master Plan)

The conceptual Master Site Plan chapter provides an overview of how the overall Resort circulation (both pedestrian and vehicular) will function. The conceptual Master Site Plan(s) is broken into two portions, one for the summer season and one for the winter season, showing overall circulation and the relationship of the building envelopes to the outdoor recreation areas described in the plan. More specifically, the chapter then divides the Resort into individual sub-areas and describes the proposed building envelope locations, outdoor recreation areas, and how these allowed uses relate to each other within the sub-area and within the Master Site Plan as a whole. The building envelope locations depicted in the conceptual Master Plan are not intended to be exact but rather serve as a guideline for where future development could generally occur.

The idea is that the conceptual building envelopes would work in conjunction with other Master Plan standards to ensure that new developments interface properly and consistently with surrounding buildings. Specifically for Sub-Area 3, Lots 53, 57, & 58 have no setback requirements, and although the conceptual Master Site Plan shows one building per lot (shown below), the Master Plan allows the development of multiple buildings per lot. Below on the following page is a visual of the conceptual Master Site Plan with conceptual buildings (in orange) and the proposed building locations (dotted red line) from the Master Plan:



Lot 53

Of the three lots, staff finds that Lot 53 is most consistent with the conceptual Master Site Plan. The proposed basement footprint and upper levels include variations of push and pull along the north side of the building that are generally consistent with the building shown on the conceptual Master Site Plan. The push and pull help provide architectural breaks and relief, which are generally consistent with the architectural push and pull on the Love Ridge Condos to the north. Additionally, to address the transition between the existing Love Ridge Condos to the north, the proposed building provides space for adequate landscaping that will help minimize visual impacts to the extent possible. Overall, staff finds that Lot 53 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

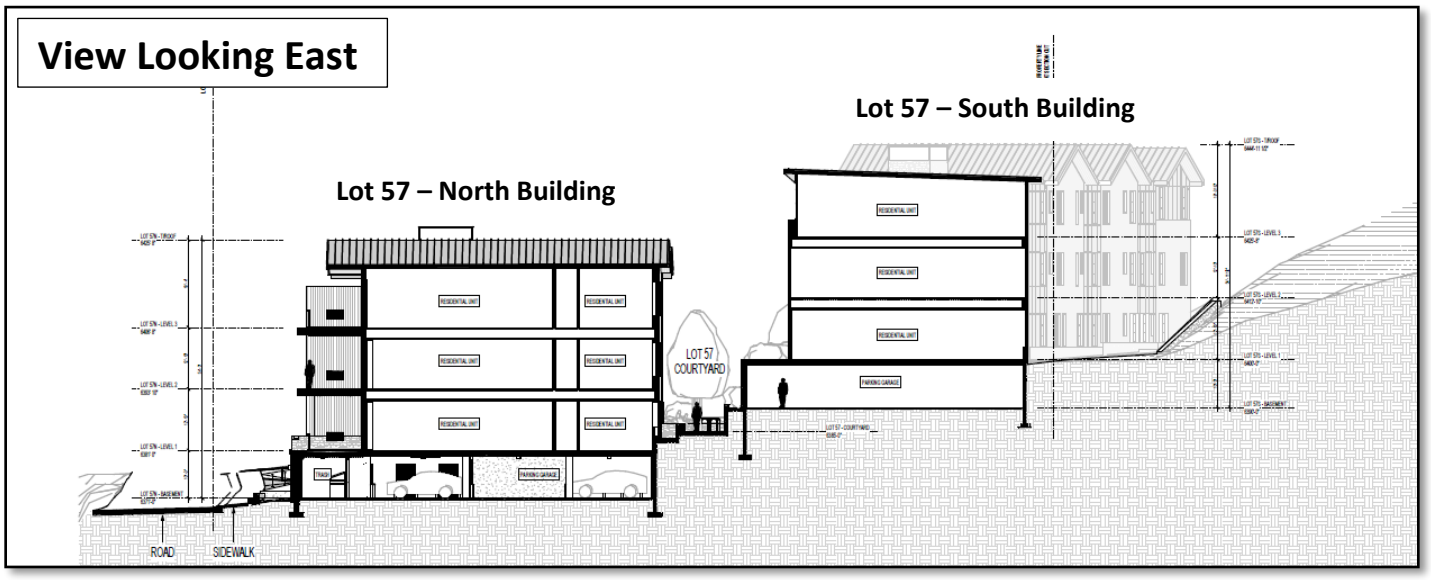
Lot 58

Staff finds that the proposed building on Lot 58, which is located farther downhill (north) than the building shown on the conceptual Master Site Plan, is appropriate because Lot 58 is the steepest of the three lots and shifting the building farther downhill reduces hillside disturbance by decreasing the length of road needed to access it. The building shape is also more of a rectangle and better aligns with the contours of the hillside compared to the building shown in the conceptual Master Site Plan which is more of a square. Staff questions why the original building was shown so high up the hillside where the slopes are steepest, but as previously stated, the conceptual Master Site Plan was not intended to determine the exact location of future development. Additionally, shifting the building further downhill reduces visual impacts from adjacent neighborhoods, namely Snow King Estates to the east. Overall, staff finds that Lot 58 is generally consistent with the conceptual Master Site Plan and finds that the proposed building location is appropriate for this lot.

Lot 57

Amongst the three lots, Lot 57 deviates the most from the conceptual Master Site Plan, specifically because two buildings are proposed instead of one, and because the south building is pushed up against the southern property line and extends nearly to the eastern boundary, which is not explicitly prohibited but was not anticipated by the Master Plan. Although different from the conceptual Master Site Plan, this lot has no setbacks or limits on the number of buildings. The building shown for Lot 57 in the conceptual Master Site Plan illustrated one example of how a building could be situated, knowing it would need to step up the hillside and fit into the surrounding character. While stepping up the hillside can be accomplished in a single building design, multiple buildings can also accomplish the goal of stepping up the hillside, which is what the applicant has proposed. Page 86 of the applicant's submittal shows an east-looking section that demonstrates the stepping up the hillside with two buildings (visual provided below for reference). The proposed two-building plan also provides a visual break between the north and south buildings, allowing views and light to pass through the development from east to west.

Regarding the location of the south building on Lot 57, staff acknowledges that the Master Plan designated development rights on this lot with the understanding that future development would involve significant hillside disturbance due to the existing man-made steep slopes. And given that there were no assigned setbacks or limits on the number of buildings, buildings on Lot 57 can be located as proposed provided the design complies with all other applicable standards in the Master Plan (e.g., Design Guidelines, FAR, LSR, etc.) and is in character with the existing surrounding development. Overall, staff finds that as conditioned, Lot 57 is generally consistent with the proposed building envelope location described in this chapter of the Master Plan for Sub-Area 3.

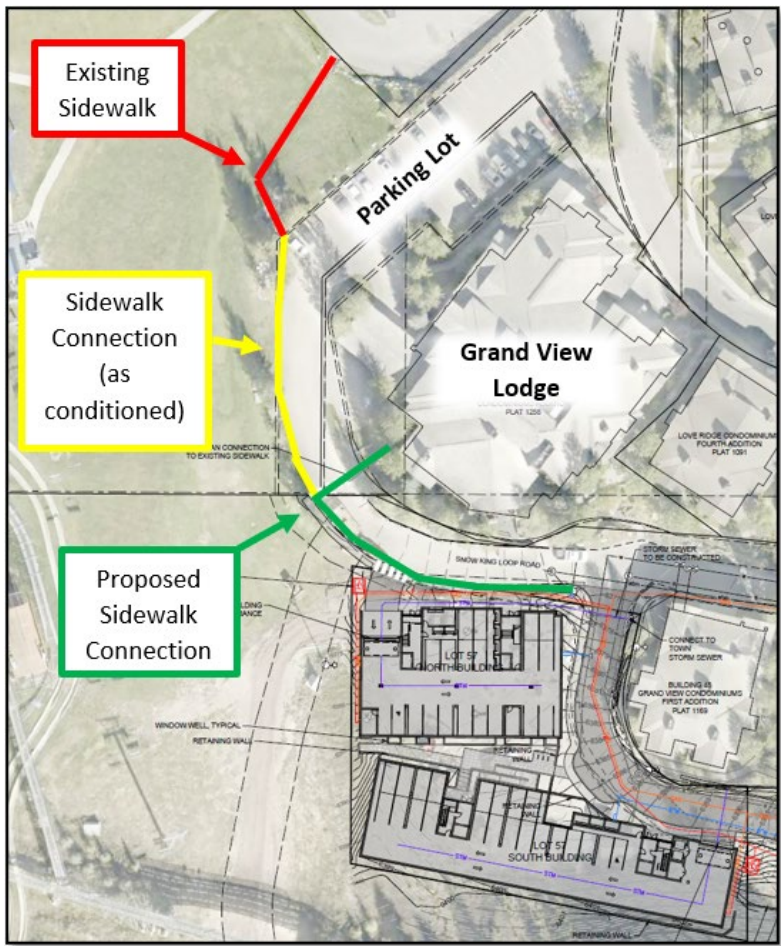


KEY POLICY QUESTION #1:

Does Council agree with staff's position that the missing section of sidewalk west of the existing Grand View Lodge should be required to be installed according to the Master Plan before completion (i.e., Certificate of Occupancy) of the first building?

In addition to building locations, page 42 of the Master Site Plan outlines both existing and proposed pedestrian circulation routes. The Plan identifies a sidewalk along the west side of Upper Snow King Loop that is intended to connect the subject properties to the parking lot adjacent to the Grand View Lodge and Snow King Hotel. The applicant currently proposes new sidewalks that join along Upper Snow King Loop but fall short of completing this connection—redirecting pedestrians into the vehicular courtyard of Grand View Lodge instead. While the

Master Plan does not specify the timing or exact design of pedestrian improvements for each development phase, staff finds that the applicant needs to coordinate with adjacent property owners and SKRMA to extend the sidewalk downhill along the west side of Upper Snow King Loop, completing the link to the existing sidewalk at the Grand View Lodge parking lot. The graphic to the right illustrates the existing sidewalk (red), proposed sidewalk (green), and the intended Master Plan connection (yellow). Because this connection is a required component of the Master Plan and provides the primary downhill pedestrian route, staff believes it must be constructed as part of these developments because these are the last major developments in Subarea 3 of the Resort. Accordingly, staff have added a condition of approval to each Development Plan requiring the applicant to work with SKRMA to complete the missing segment prior to issuance of the first Certificate of Occupancy.



<u>Land Use Plan (pages 44-53 of the Master Plan)</u>
The Land Use Plan and its associated land uses are divided into two broad categories: 1) uses allowed within building envelopes and 2) uses allowed outside the building envelopes. Staff finds that the proposed short-term rental condominiums and affordable workforce condominiums are allowed uses within the Sub-area 3 building envelopes.

The Land Use Plan also includes an example development table to describe the anticipated allocation of square footage and uses by sub-areas in order to calculate impacts such as traffic, parking, employee housing, and utilities at the master plan level. The Master Plan states that the example development table represented only a sample illustration of a possible Master Plan buildout and that precise areas dedicated to each use would be defined at the time of individual Development Plan review. With that said, staff finds that the proposed applications for Lots 53, 57, and 58 are consistent with what was illustrated in the example development plan based on the following analysis of square footage and APOs:

- The Master Plan approved a total of 915,000 sf for above-ground uses in the Resort area. Thus far 334,675 sf have been used, leaving 580,325 sf remaining to be used. The example development table contemplates 252,000 sf for Sub-Area 3, and since Love Ridge Condos and Grand View Lodge have used 143,655 sf, 108,345 sf remains for Lots 53, 57, & 58. The applicant is proposing 110,370 sf, which is 2,025 sf more than the example development table, but is allowed because the Master Plan did not allocate exact floor areas and APOs per sub-area but rather provided examples. Development rights have been privately sold and transferred throughout the Master Plan's history and determining what can be built in each sub-area is determined at the time of Development Plan review. Staff has no concerns over the proposed square footage and finds that the remaining square footage of 469,937 sf would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop consistent with what was contemplated in the Master Plan.

- Regarding APOs, the Master Plan approved a total of 2,460 APOs in the Resort area. Thus far 824 have been used, leaving 1,384 APOs remaining to be used. The example development table contemplates 700 APOs for Sub-Area 3, and since Love Ridge Condos has used 280, 420 APOs are remaining for Lots 53, 57, & 58, and the applicant is proposing 240 APOs. Thus, staff finds that the applicant's proposed APOs comply with the Master Plan. Staff also notes that the remaining APOs after Lots 53, 57, & 58 are developed (i.e., 1,144 APOs remaining) would allow for the remaining sub-areas (Sub-Area 1 and Sub-Area 2) that still have development rights to develop APOs consistent with what was contemplated in the Master Plan.

Design Guidelines (pages 54-65 of the Master Plan)

KEY POLICY DECISION #2

Does the Town Council find that all proposed buildings are generally consistent with the Design Guidelines?

The Master Plan provides a completely separate set of conceptual Design Guidelines from the Town Design Guidelines that apply throughout Town outside of the Resort area. The Master Plan requires that SKRMA review and approve all new developments for consistency with the Master Plan-specific design guidelines prior to Development Plan submittal. The applicant has provided a letter (attached in submittal) confirming that the proposed development on Lots 53, 57, & 58 was reviewed and approved by the SKRMA Board of Directors. In addition, since the 2019 Master Plan Amendment, the Master Plan now also requires that the Town Design Review Committee (DRC) review all new developments for consistency with the Master Plan-specific design guidelines. The DRC reviewed the proposed development of each lot on June 12, 2024, and recommended approval to the Town Council. Below is a 3D contextual rendering of the proposed developments that also show the existing Love Ridge Condos:



After reviewing the proposed development of Lots 53, 57 & 58, staff finds that all proposed buildings comply with the general purposes and conceptual architectural Design Guidelines that govern the Master Plan. In general, the main theme of the conceptual Design Guidelines is striking a balance between control and creativity, to encourage flexibility and creative design on newer buildings while maintaining a sense of cohesiveness and character with existing development. In considering the cohesiveness and character with

existing development, the Love Ridge condos and Grand View Lodge developments play a large role due to their proximity to the subject properties. These existing buildings also served as general guidance for the applicant's use of exterior materials (i.e., stone base, wood siding, etc.), generous deck and balcony spaces, gable roof forms, and large roof overhangs. However, some of the proposed roof forms include reverse shed roofs at the bookends of each building that extend upward, which is not consistent with roof forms at Love Ridge Condos or Grand View Lodge that have hip and gable-style roofs that "waterfall" downward. However, such shed roof forms are not explicitly prohibited, and the applicant's inspiration for them came from the "butterfly" shed roofs on the Raftery Lift / King's Grill building located just northwest of these subject properties. Although the proposed buildings are larger in bulk and scale compared to the adjacent Love Ridge Condo buildings, the Master Plan permits Lots 53, 57 & 58 allow to have three stories over basement, includes no height limit, and contemplates larger buildings based on the example development table in the Master Plan. Overall, staff finds that the proposed development of Lots 53, 57 & 58 complies with the conceptual Design Guidelines.

Dimensional Limitations Plan (pages 66-100 of the Master Plan)

The Dimensional Limitation Plan specifies the dimensional limitations necessary to achieve the overall design theme in the Master Plan and includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etc. Below are the specific standards that apply to Lots 53, 57, & 58, which the applicant is complying with, as conditioned:

Standard	Requirement	Lot 53	Lot 57	Lot 58	Complies?
Setbacks	N/A	N/A	N/A	N/A	Yes
LSR (min)	10%	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf	Yes
FAR (max)	Blended FAR Sub-Areas 1-5 = 0.40 x +/-2,700,000 sf (site area) = 1,080,000 sf Sub-Areas 1-4 = 0.60 x +/-2,400,000 sf (site area) = 1,440,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Complies - total allowed FAR in the Master Plan is 915,000 sf	Yes*
Lodging Capacity (max)	240 APOs for Lots 53, 57, & 58	104 APOs	88 APOs	48 APOs	Yes
Allowed Bulk	One or multiple buildings	1 building	2 buildings	1 building	Yes
Height (max)	N/A	N/A	N/A	N/A	Yes*
Stories (max)	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement	Yes

***Floor area in the Master Plan can be shifted from site to site provided that any additional floor added to a site beyond what was contemplated in the Master Plan still results in a project that complies with the intent of the Master Plan and any other applicable standards.**

In addition to the prescriptive standards above, page 70 of the Master Plan provides "Specific Considerations Related to Sub-Area 3" which addresses the bulk, scale, and character of future development of lots 53, 57, & 58 related to existing surrounding development. This specific language (shown below) parallels language in the Master Plan Design Guidelines that new development needs to consider the character of existing surrounding developments, namely Love Ridge Condos and Grand View Lodge.

"The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Active uses, such as retail and services, are permitted on the lower two levels, with lodging, residential or office on upper floors. The minimum landscape surface ratio for these lots is 10%. Sketch plans for buildings on lots 53 and 57 are included with this Master Plan. Both of these buildings were previously approved for construction by the Jackson Town Council. Additional landscape screening around these buildings will be included at the time of development plan submittal for these buildings. At the time of development on any additional lots within this sub-area the developer will be required to provide alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage and other best practices associated with this connection. Plans for lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside."

When considering whether the proposed buildings fit with the bulk, scale, and character of the existing Love Ridge Condos and Grand View Lodge, there must be an understanding that Lots 53, 57, & 58 generally allow for larger buildings than the Love Ridge fourplexes based on the floor areas and APOs that were contemplated in the Master Plan. In addition, a theme among all four proposed buildings is the daylight basements, which are allowed, but give the appearance of four stories on certain elevations, and the applicant purposely stepped back the upper levels to help provide visual relief. Staff mentions this theme throughout the proposed development because it is similar to the theme of the 15 Love Ridge Condo buildings, which all have the same design style and were built at the same time. Below staff have provided a review of each lot for consistency with the Specific Considerations Related to Sub-Area 3:

- Lot 53:
  Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 42,314 sf is over 10,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 52,952 sf of above-ground habitable. Although the proposed building is much larger than the 15 Love Ridge Condo buildings, each around 8,000 sf (above-grade habitable), the proposed vertical and horizontal push and pull and step backs help reduce the bulk and mass. This is done by stepping the upper three levels back from the daylight basement and stepping the building walls of the upper three levels back from the exterior balconies, giving a three-tier terraced appearance. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge. Although a single building, the circulation towers on the north elevation are recessed back from the wall plane of the units, which further helps break up the building, helping it appear as six attached buildings from certain angles.

Since this lot is already graded and relatively flat, staff finds that the building fits into the existing topography well. Although the daylight basement level does give the appearance of four stories from the north and west elevations, three stories over a daylight basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition. The design also leaves ample room between the Love Ridge Condos for landscaping to help screen and soften the new building, and the applicant states that the existing boulder retaining wall along the north will remain and new landscaping will be replanted to maintain the same level of screening. Staff have added a condition of approval requiring the applicant to install new Quaking Aspen trees along the north at a one-to-one ratio to those removed and that are at least 18' tall.

Finally, the Master Plan includes sketch plan-level renderings for Lot 53 (pages 95-96 of the Master Plan). These conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern approach to design that reflects the time period in which the building was constructed. The sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. The conceptual Design Guidelines even include a statement that *"The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many."* Overall, staff find the Lot 53 building is generally consistent with the Specific Considerations Related to Sub-Area 3.

- Lot 57:

KEY POLICY DECISION #3

Does the Town Council find that the buildings on Lot 57 are generally consistent with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge as intended by the Master Plan?

Staff finds that the proposed buildings on Lot 57 are generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. Staff are supportive of the two-building approach because it breaks up the proposed total square footage of 68,823 sf (includes basement) into two buildings. Similar to the buildings on Lots 53 & 58, the Lot 57 buildings include vertical and horizontal push and pull and step backs to help reduce the bulk and mass. The buildings also include a stone base, wood siding, and ample outdoor balconies, which are design traits shared by Love Ridge Condos and Grand View Lodge. Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping all three levels back from the basement helps provide visual relief. Staff have also confirmed that the basement complies with the basement definition.

In advance of the first Planning Commission (PC) meeting on April 16, 2025, staff raised character-related concerns regarding the northeast portion of the south building. Specifically, its proximity to the road created a "canyon effect" that appeared more urban in character and inconsistent with surrounding developments, which typically provide greater setbacks and landscaping between buildings and the street. This effect was driven by two primary factors: (1) the south building is proposed in a location not anticipated by the Master Plan, though still permitted, and (2) the applicant is proposing more overall habitable floor area and basement square footage on Lot 57 than envisioned in the conceptual site plan.

While the applicant's proposal complies with all applicable standards— including square footage limits, allowable project overlays (APOs), parking requirements, floor area ratios (FARs), and landscape surface ratios (LSR)—the proposed 42,922 square feet of habitable space exceeds the Master Plan's Example Development Table projection of 25,393 square feet by 17,529 square feet. This increase results from transferring over 10,000 square feet from Lot 53 and over 5,000 square feet from Lot 58, thereby reducing building sizes on those lots. Additionally, approximately 2,000 square feet of new floor area is proposed on Lot 57, which complies with the Master Plan's FAR allowances for this sub-area. Although the Master Plan permits such floor area transfers within the sub-area and does not mandate adherence to the Example Development Table or conceptual Master Site Plan, these adjustments have inadvertently concentrated development on Lot 57. This concentration was a key factor in staff's concerns regarding the south building's need to better align with the bulk, scale, and character of the surrounding neighborhood.

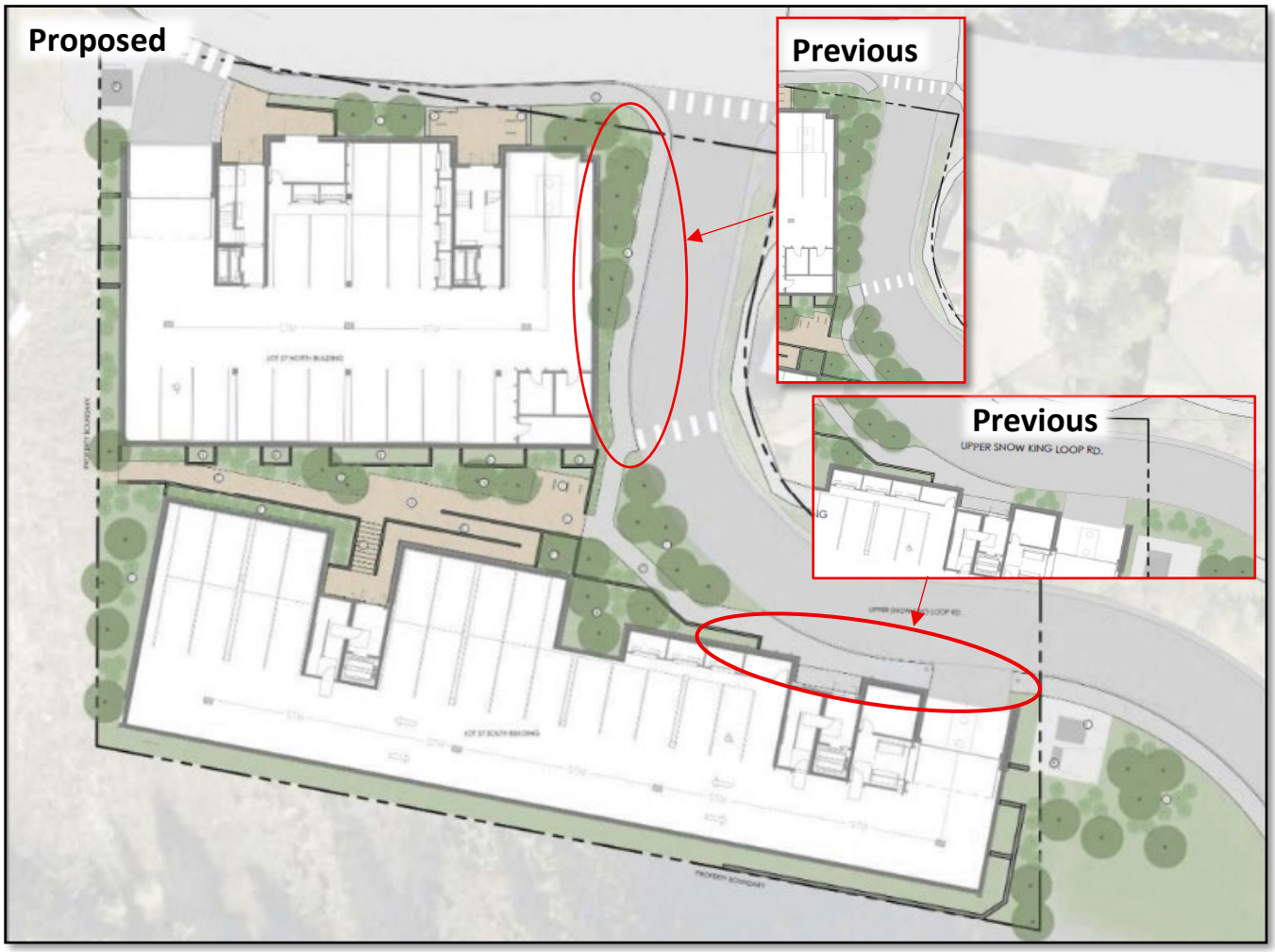
To address the concerns noted above, staff initially recommended a condition of approval requiring the applicant to revise the design and site plan before Town Council review, aiming to reduce the building's bulk and scale and improve its character. However, the PC requested to review these changes themselves before the Council. As a result, the applicant resubmitted updated plans for Lot 57, which the PC reviewed on May 21, 2025 (see PC section below for full discussion). In response to feedback from staff and the PC, the applicant implemented several design revisions, including additional landscaping with taller street trees, a shortened roof overhang above the easternmost third-floor unit and its neighbor to the west, slight reductions in square footage and bedroom counts, revised floor plans to allow for deeper step-backs on the north and side elevations of the easternmost unit, and removal of the third-floor balcony on that unit. These adjustments, along with enhanced landscaping, helped mitigate the canyon-like effect of the earlier design. The updated renderings now show significantly reduced massing at the northeast corner, creating a more traditional building form that steps up and back from the street. Overall, staff finds the revisions generally consistent with the bulk, scale, and character of the surrounding neighborhood.

Similar to Lot 53, the Master Plan includes sketch plan-level renderings for Lot 57 (pages 97-100 of the Master Plan). But again, these conceptual renderings were intended to exemplify what a building could look like while acknowledging that the Master Plan provides flexibility to designers to meet the intent and standards of the Master Plan through a more modern style of design that is current and keeping up with the times. These sketches were also produced with the original Master Plan back in 2000 and are arguably outdated. Staff finds that the proposed materials, outdoor spaces, two-building approach to stepping up the hill, and upper-level step backs from the basement meet the standards and intention of the Master Plan.

Proposed changes to Lot 57 from the June 16, 2025, Council meeting: At the June 16, 2025, Town Council meeting, the Council raised concerns about whether the two proposed buildings on Lot 57 and overall site design were compatible with the surrounding development. While they supported certain aspects—such as the stepped-back third level on the east side of the south building and the use of two separate buildings to reduce visual massing—they noted that additional improvements were necessary. The Council agreed that the spacing between buildings across the street was acceptable but emphasized the need for greater compatibility with neighboring development. As a result, the Council continued all three items and directed the applicant to make the following changes to Lot 57: 1) provide a continuous

sidewalk and landscaping along the full frontage of the lot, particularly east of the north building and north of the south building; and 2) reduce the massing on the east elevation of the north building, potentially by incorporating a step-back of the third level similar to the south building.

In response to the Town Council's direction, the applicant revised the site plan to include a continuous sidewalk along the entire frontage of the lot, specifically east of the north building and north of the south building. Landscaping is provided as well but some trees and smaller vegetation have been removed to make room for the expanded sidewalk, such as on the south side of the east elevation of the north building and near the entrance of the south building (see inset plans in the below graphic). Additionally, the applicant modified the floor plans and elevations for the north building by stepping back the third-floor wall and roof on the east elevation by three feet. The images below and on the following page compare the revised design to the version presented on June 16th. Because these revisions are intended to respond to Council's feedback, and staff has already provided our recommendation on Lot 57, staff does not offer any additional or new recommendations on the changes. It is up to the Town Council to determine whether the changes sufficiently address their concerns.

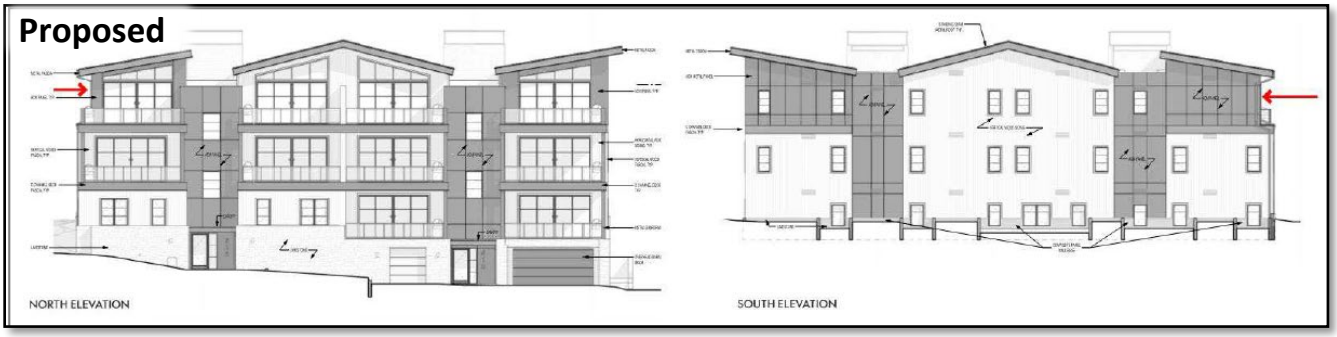


Previous



NORTH ELEVATION

Proposed



NORTH ELEVATION SOUTH ELEVATION

- <u>Lot 58:</u>
  Staff finds that the proposed building is generally consistent with the bulk, scale, and character considerations related to Sub-Area 3. The proposed above-grade habitable square footage of 24,905 sf is over 5,000 sf smaller than what is shown on the conceptual Master Site Plan, which shows a building with 30,000 sf of above-ground habitable. The proposed building is similar to the other buildings on Lots 53 & 57 in that the upper three levels are stepped back from the basement level, which gives a slight appearance of stepping up the hillside. The vertical circulation towers along the north elevation are recessed further forward and have flat roofs, which further break up the building wall and help it appear as four attached building forms from certain angles. The use of a stone base, wood siding, and ample outdoor balconies is also a design trait shared by Love Ridge Condos and Grand View Lodge.

  Lot 58 is the steepest of the three lots. To deal with the challenges of developing on steep slopes, the applicant is proposing to lower the grade of the existing road and sink the building into the hillside, which will reduce visual impacts in general, especially from the neighborhood to the east. Sinking the building into the hillside also fits into the topography of the hillside because it involves more cut and reduces the amount of fill that would otherwise be needed if the building pad was propped up from the hillside.

  Similar to the other buildings on Lots 53 & 57, the daylight basement level does give the appearance of four stories from the north and west elevations, however, three stories over a basement is permitted, and stepping levels one through three back from the basement helps provide visual relief. Staff have

confirmed that the basement complies with the basement definition. Due to this lot's hillside challenges, large retaining walls are needed to support the design, and the applicant is proposing a series of terraced retaining walls to the west of the building which is the most visible (but not to the public) elevation. Although areas for landscaping are limited due to the steep hillside, landscaping and trees will mostly be located within the terraced retaining wall sections. Finally, there are no Sketch Plans for building on Lot 58 in the Master Plan. Development on Lot 58 is envisioned to match the architectural style and design of Lots 53 & 58, which the applicant has accomplished.

Housing Element (pages 101-103 of the Master Plan)

Since the original adoption of the Master Plan in 2000, up until the 2019 Master Plan amendment, affordable workforce housing requirements lived in the Master Plan separate from the LDRs. However, after the 2019 amendment, affordable workforce housing requirements were removed from the Master Plan and required that all affordable workforce housing be provided in accordance with the Jackson LDRs, similar to any other development in town. Based on the proposed 60 short-term rental condominiums, the LDRs require the applicant to provide a total of 12 affordable workforce units in addition to three separate fees-in-lieu for the remaining fractional requirement of each lot that cumulatively totals $814,205.90. Below on the following page is a breakdown of the affordable workforce housing requirement, type, and method for each lot:

	Lot 53	**Lot 57**	**Lot 58**
Required Housing	5.925 units	5.414 units	2.962 units
Units Provided	5 units provided + fee of $381,793.49	5 units provided + fee of $170,783.77	2 units provided + fee of $261,628.64
Type & Method Area Median Income (AMI)			
Unit 1	2-bed, <50% AMI	2-bed, <50% AMI	2-bed, <50% AMI
Unit 2	1-bed, 50-80% AMI	1-bed, 50-80% AMI	1-bed, 80-120% AMI
Unit 3	1-bed, 80-120% AMI	1-bed, 80-120% AMI	
Unit 4	2-bed, 80-120% AMI	2-bed, 80-120% AMI	
Unit 5	3-bed, 80-120% AMI	3-bed, 80-120% AMI	

As proposed, the applicant plans to meet their affordable housing requirement by providing 12 affordable deed-restricted ownership condominium units on-site in addition to paying three fees-in-lieu. Lots 53 and 57 have provided 100% of their required affordable housing on-site. The required affordable housing for Lot 58 is being provided on Lot 53, which is allowed according to the Master Plan. Staff has added a condition of approval that ensures completion (i.e., Certificate of Occupancy) of Lot 53 before completion of Lot 58 because the LDRs do not allow employee-generating development to be completed before its required units are completed.

Regarding the three fractional housing requirements generated by each lot, which cumulatively add up to 2.403 units, the LDRs do not require the applicant to provide the sum total of fractional housing of each lot because each lot is a separate project with its own Development Plan. Each Development Plan has a housing mitigation plan and findings, and from a housing standpoint, they are viewed separately. Although the applicant can willfully choose to provide more units instead of a fee, the applicant is choosing to pay three separate fees, which is allowed per the LDRs.

Transportation Element (pages 105-148 of the Master Plan)

The Master Plan assumed a total of 1,710 trips per day for residential uses in Sub-Area 3. Based on a Traffic Impact Study of the existing and proposed uses, a total of 1,216 trips per day would occur, which is less than was assumed.

According to the Master Plan (pg. 131), the parking requirements for the proposed uses are as follows:

- 72 condominium units total @ 1 space per unit = 72 spaces required
- Total Parking Proposed: 117 spaces

The applicant has proposed 117 covered parking spaces, some of which are tandem, spread out amongst the four proposed buildings to meet the 72-space requirement. Lot 53 provides 57 spaces, Lot 57 (north building) provides 19 spaces, Lot 57 (south building) provides 22 spaces, and Lot 58 provides 19 spaces. Each building has sufficient parking to meet parking demand per the Master Plan and does not rely on other buildings or lots to satisfy its parking demand. Each building has its own vehicular access directly from Upper Snow King Drive that leads directly into daylight basement parking garages. The only lot with surface parking is Lot 53, which has a small surface parking area (three parking spaces) on the first level that also serves as a required Fire Department turnaround. Based upon the requirements of the Master Plan for parking and access, staff finds that each lot complies and, in some cases, exceeds the applicable standards.

Regarding Electric Vehicle Supply Equipment (EVSE) parking, lodging/residential requires 30% of parking provided to be EVSE capable and 5% of parking provided to be EVSE installed. The applicant is providing compliant EVSE-capable and installed spaces within all four buildings. Below is the required number of EVSE stalls that the applicant is providing:

- Lot 53 (57 spaces provided) = 17 capable + 3 installed.
- Lot 57 - South (22 spaces provided) = 7 capable + 1 installed.
- Lot 57 - North (19 spaces provided) = 6 capable + 1 installed.
- Lot 58 (19 spaces required) = 6 capable + 1 installed.

Regarding bike parking, residential uses of five or more units per lot require 0.75 bike parking spaces per bedroom and 25% must be short-term bike parking and 75% must be long-term bike parking. The applicant has shown compliant short-term bike parking counts for each lot, however, the amount of long-term bike parking storage shown is slightly less than what is required. Staff has added a condition of approval requiring this to be addressed at the time of building permit submittal. Below are the bike parking requirements for each lot, which the applicant will be required to adhere to:

- Lot 53 (70 beds) = 14 short-term and 39 long-term bike parking spaces.
- Lot 57 - South (35 beds) = 7 short-term and 20 long-term bike parking spaces.
- Lot 57 - North (27 beds) = 6 short-term and 21 long-term bike parking spaces.
- Lot 58 (29 beds) = 6 short-term and 16 long-term bike parking spaces.

<u>Capital Improvement Plan (pages 149-171 of the Master Plan)</u>
The Capital Improvement Plan focuses on how the Resort private water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. The applicant has provided an initial Engineering Report that demonstrates the anticipated demand and discharge of the proposed development to be consistent with the assumptions made in the Master Plan. The Town Engineering Department has reviewed the application against the Master Plan and Town Utility requirements and has recommended approval subject to their departmental review. At this time no public capital improvements have been identified.

<u>Phasing and the Snow King Resort Master Association (pages 172-174 of the Master Plan)</u>
The Master Plan in Chapter XI Phasing and the Snow King Resort Master Association states as follows:

> *Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will ensure*

> *that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.*

Upon review of this specific section with this application and in a 2010 letter to Snow King related to this issue (see attached), staff finds there is no specific timeline that the Master Plan is subject to and thus may proceed as stated "according to market demand". As a result, staff find that the proposed development is compliant with this chapter. In addition, staff finds that the proposed application has mitigated all requirements of the Master Plan on site as part of this application and is not reliant on any future phase of development to gain compliance.

The Land Development Regulations set forth requirements for vesting of the entitlements under the Master Plan. Staff have attached an August 20, 2010, letter stating that the required entitlement requirements have been satisfied (see attached). In addition, in a July 6, 2015, letter the Town stated that:

> *SKRMA is operating in compliance with the Snow King Resort Master Plan. Upon review of the Snow King Resort Master Plan and your March 27, 2015 letter and supporting documentation the Town finds that SKRMA is operating in compliance with the Master Plan as required. Based upon this finding property owners within the Master Plan may apply to the Town for Development Plan approval.*

Regarding the specific phasing plan for Lots 53, 57, & 58, the applicant states that a building permit will be submitted within 18 months of Development Plan approval, likely starting with Lot 57, and each subsequent building permit will be submitted within 18 months of completion of the prior building permit. Staff is supportive of this phasing plan because it allows for a reasonable process to develop each lot.

Planning Commission (PC)

On April 16, 2025, the PC recommended approval of Item A (Lot 53) and Item C (Lot 58), finding that both developments comply with the Master Plan. However, the PC continued Item B (Lot 57) to the May 21, 2025, PC meeting and required the applicant to address Condition #5 before Town Council review. Below was Condition #5:

> *Condition #5 - Prior to Town Council review, the applicant shall revise the site plan and landscape plan for Lot 57 to include additional landscaping and trees (at least 18' tall) in front of the northeast section of the south building and remove the vehicular turn-out and replace it with additional landscaping and trees (at least 18' tall). In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.*

In response to Condition #5, the applicant made the following changes, which are reflected in the applicant's current submittal:

Change #1 – Bulk and Scale

- The third-floor easternmost unit of the south building was changed from a three-bed unit to a two-bed unit and reduced in size from 1,798 sf to 1,440 sf. The walls of this unit were also pushed south and westward to create larger step backs. These changes also resulted in recessed roof eaves and the removal of the unit's balcony, which reduced massing in front of the second-floor unit below. In addition, the third-floor unit directly west of the unit described above was reduced in size from 1,656 sf to 1,506 sf. The roof eaves were also recessed further back to reduce the bulk and scale.

Change #2 – Landscaping

- The site plan was revised to enhance visual screening between the 57 South building and the northern neighbors by adding more plantings. The vehicular drop-off area was removed and replaced with a landscaped planter featuring trees along the roadway. Additional shrub planting areas were introduced on both sides of the parking garage entrance for the south building. (Civil engineering advised against dense tree plantings in this location to maintain clear visibility for vehicles exiting the driveway.) Tall trees were also added to the east of the electrical transformer to screen it from neighboring properties.

As previously noted above in the Dimensional Limitations Plan section of the Master Plan (pages 66–100) section on pages 17–18, staff determined that the proposed modifications to Lot 57 met Condition #5 and that the buildings were generally consistent with the Master Plan. This analysis was presented to the PC. Following an in-depth discussion, the PC ultimately concluded that the applicant's proposed changes satisfied Condition #5 and voted to recommend approval to the Town Council (5–1). During their discussion, the PC acknowledged that the buildings on Lot 57 are significantly larger than the surrounding development and struggled with interpreting the Master Plan, which calls for general consistency with existing development but also provides a high level of flexibility. While there were concerns regarding the bulk, scale, and character—particularly of the south building—the Commission recognized that the Master Plan allows for considerable flexibility and larger-scale development on this lot. Although the PC found the neighbors' concerns to be understandable, they concluded that the proposed design is permissible under the Master Plan's allowances, despite its greater scale relative to adjacent properties. In their review of all three Development Plans, the PC discussed several key topics:

- **Guest Parking**: The PC suggested the applicant consider adding more guest parking spaces beyond the three proposed south of Lot 53.
- **Affordable Unit Parking**: The applicant clarified that one parking space would be allocated to each one-bedroom affordable unit, and two spaces for each two- and three-bedroom unit.
- **Livability of Affordable Units**: The PC noted that the applicant should explore opportunities to try to enhance the livability of certain affordable units, such as improving access to light and open space, but no conditions were recommended. They also acknowledged that the LDRs permit restricted units to be located anywhere within a building, provided livability standards are met.
- **Pedestrian Connectivity**: The PC recommended improving the pedestrian passage between the north and south buildings on Lot 57 to create a more welcoming connection.
- **Bicycle Parking**: Some PC members encouraged the applicant to incorporate short-term bicycle parking, including charging stations for e-bikes.

Public Comment

Public comment has been received and is attached. In general, the majority of public comments were received by owners in the Grand View & Love Ridge Condos, who in general oppose the overall development. With that

said, the majority of the concerns are related to the development of Lot 57 not fitting in with the bulk, scale, and character of the existing surrounding development.

Findings for Development Plan.
ITEM A (Lot 53): All Development Plan proposals may be approved only if all of the following findings are made:

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

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

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

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

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

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

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

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

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

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

   Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 53.

ITEM B (Lot 57): All Development Plan proposals may be approved only if all of the following findings are made:

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

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

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

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

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

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

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

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

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

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

   Complies. As conditioned, staff finds that the project complies with all applicable standards found in the Master Plan, which is the governing pre-approval document for Lot 57.

ITEM C (Lot 58): All Development Plan proposals may be approved only if all of the following findings are made:

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

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

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

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

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

   Complies. As conditioned, staff finds that the project will not have a significant impact on public facilities and services. The new project will offer upgraded on-site infrastructure to meet current development standards. In addition, the proposed traffic impacts are within what was contemplated for the Master Plan build-out.

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

   Complies. Although the project is not subject to the Town of Jackson Design Guidelines, the Master Plan Design Guidelines do apply and serve a similar purpose to the Town Design Guidelines. As noted in the staff analysis, SKRMA, the Town DRC, and staff find the project to comply with the Master Plan Design Guidelines. Staff also notes that the 2019 Master Plan Amendment started requiring all new projects to be reviewed by the Town DRC, and thus this is the first project in the Master Plan to receive an additional architecture review.

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

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

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

   Complies. As conditioned, staff finds that the proposed application is in conformance with the Master Plan, which is the equivalent to a Sketch Plan in this instance.

Staff Impact.
The amount of staff time to review these Development Plans and staff report drafting is approximately 100-120 hours.

Attachments or Links.
Applicant's Submittal
Department Reviews
Public Comment
Snow King Master Plan link

Suggested Motion.
ITEM A (Lot 53): I move to **approve** Development Plan P24-168 for a new three-story, 43,209 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 this staff report dated July 7, 2025.

ITEM B (Lot 57): I move to **approve** Development Plan P24-174 for two new three-story, condominium buildings with a basement, one 18,552 sf and another 24,599 sf, located on Lot 57 (510 Upper Snow King Loop) based upon the findings and conditions presented in the staff report, the departmental reviews, and subject to this staff report dated July 7, 2025.

ITEM C (Lot 58): I move to **approve** 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 this staff report dated July 7, 2025.

Snow King Condominiums



DEVELOPMENT PLAN REVISED SUBMISSION FOR TOWN COUNCIL MEETING

JUNE 27, 2025

NORTHWORKS | BEAR DEVELOPMENT

NORTHWORKS

June 27, 2025

Tyler Valentine, Senior Planner
Town of Jackson

RE: Development Plan for Snow King Resort Lots 53, 57, and 58

Tyler,

We are pleased to submit these three development plan applications for Lots 53, 57, and 58 of the Snow King Resort. In total we propose 110,141 square feet and 240 APOs of development along with 12 affordable housing units spread through 4 buildings. Each building is 3-stories over a basement, with on-site parking. We intend to phase the construction, building Lot 57 first.

Our proposal was approved as consistent with the Snow King Resort Master Plan Design Guidelines by both SKRMA (May 23, 2024) and the Town Design Review Committee (June 12, 2024). SKRMA's approval letter is attached and also attests to the allocation of floor area and APOs from the Master Plan pool to this project. Since our original submission SKRMA has revised its accounting of floor area and APOs and the new accounting is reattached for reference; none of the changes impact Lots 53, 57 & 58.

Because this project is governed by the Snow King Resort Master Plan, the high-level character, location, bulk, and infrastructure have already been approved. Our application demonstrates compliance with the approved Master Plan. A summary of the proposed development relative to the Master Plan requirements is in the table below, with more details on the following pages.

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Location	Build within lot lines	Within Lot 53	Within Lot 57	Within Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf
Floor Area	915,000 sf across Resort 334,675 sf exist; 580,325 sf allowed	112,952 sf purchased by owner 110,141 sf proposed		
		42,314 sf	42,922 sf	24,905 sf
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement
Bulk	1 building or many	1 building	2 buildings	1 building
Design	SKRMA approval, DRC review	SKRMA and DRC approval	SKRMA and DRC approval	SKRMA and DRC approval
APOs	2,208 across Resort 832 exist; 1,376 allowed	240 APOs purchased by owner 240 APOs proposed		
		104 APOs	88 APOs	48 APOs
Parking	1 space per unit, on-site	1.3/unit, on-site	1.1/unit, on-site	1.6/unit, on-site
Housing	Meet LDR standard	5.925 units req. 5 units on Lot 53 + fee-in-lieu	5.414 units req. 5 units on Lot 57 + fee-in-lieu	2.962 units req. 2 units on Lot 53 + fee-in-lieu

Please let us know if any questions arise during your review.

Sincerely,

Nick Orthmann, Bear Development

NORTHWORKS

Table of Contents

01 Project Narratives 4
- Site Overview 5
- Summary of Design Changes 6
- Master Plan Compliance Narrative 19
- Additional LDR Compliance Narrative 33
- Proposed Findings for Approval 34
- Engineering Narrative 35
- Engineering Responses to Conditions 42
- SKRMA Accounting of Development Potential 47
- Housing Calculators 49

02 Architectural, Civil & Landscape Plans 58
- Existing Site 59
- Proposed Design Overview 66
- Overall Renderings 73
- Lot 57 Drawings 95
- Lot 53 Drawings 118
- Lot 58 Drawings 132
- Master Plan Analysis 146
- Civil & Landscape Details 154

03 Construction Management Plan 173

04 Engineering Report Attachments 179

05 Application Documents 190
- Application Forms 191
- Letter of Authorization 197
- Title Reports 198

06 Geotechnical Report ..... Refer to Addendum

NORTHWORKS

Project Narratives

SITE OVERVIEW

The proposed project is comprised of four condominium buildings across 3 lots, located at Snow King Resort Lots 53, 57 & 58 (Sub-Area #3). These parcels are bounded by Snow King Loop Road and the Grand View Condos to the north and the Cowboy Coaster to the south. For purposes of this application, we are referring to each building as “Lot 53”, “Lot 58”, “Lot 57 North” and “Lot 57 South”.

Each building includes 3 stories of residential condo units above basement parking. The market units will be sold to individual owners, and those individuals can rent the units out short-term at their discretion. Affordable housing units are also included in the project. The goal of this development is to create a strong sense of place between the three lots while also relating to the overall design elements of the Snow King Resort and surrounding context.

	Lot 53	**Lot 57**	**Lot 58**
PIDN	22-41-16-34-3-04-001	22-41-16-34-3-07-001	22-41-16-34-3-07-002
Address	553, Upper Snow King Loop	510, Upper Snow King Loop	725, Upper Snow King Loop
Legal	Lot 53, Grand View Lodges 2nd Addition	Lot 57, Grand View Lodges 3rd Addition	Lot 58, Grand View Lodges 3rd Addition
Zone	PR-SK	PR-SK	PR-SK
Subarea	Master Plan Subarea 3	Master Plan Subarea 3	Master Plan Subarea 3
GSA	34,412 sf	36,155 sf	47,916 sf

The three lots sit on relatively steep terrain with ski-in, ski-out access to the Snow King Ski Resort. The plazas, roads, and interstitial spaces between these four buildings shall be enlivened with plantings and materials that connect to the style of the Snow King Resort and create a safe and welcoming environment. Parking garages will be enclosed with solid garage doors, and pedestrian walking will be encouraged. The buildings will be connected to the surrounding landscape for easy access to the ski slopes and the town center.

In addition to the development proposed on the above sites, access and utilities will be constructed in easements that access the site across SKRMA land. Discussions with SKRMA are ongoing, and agreements will be worked out prior to construction.

SUMMARY OF DESIGN CHANGES SINCE JUNE 16, 2025, TOWN COUNCIL MEETING

Lot 57 – Summary of Design Changes Since Town Council Meeting

Change 1: Added back a continuous sidewalk along the east side of Lot 57. The sidewalk continues from Lot 58 further uphill, down to the Lot 57 South building and then the Lot 57 North building. This increases the pedestrian connectivity across the entire development.

Landscape screening was also included to help screen the building facades visually. Where there is not room for trees, tall grasses will be planted.



Sidewalk added back to Lot 57

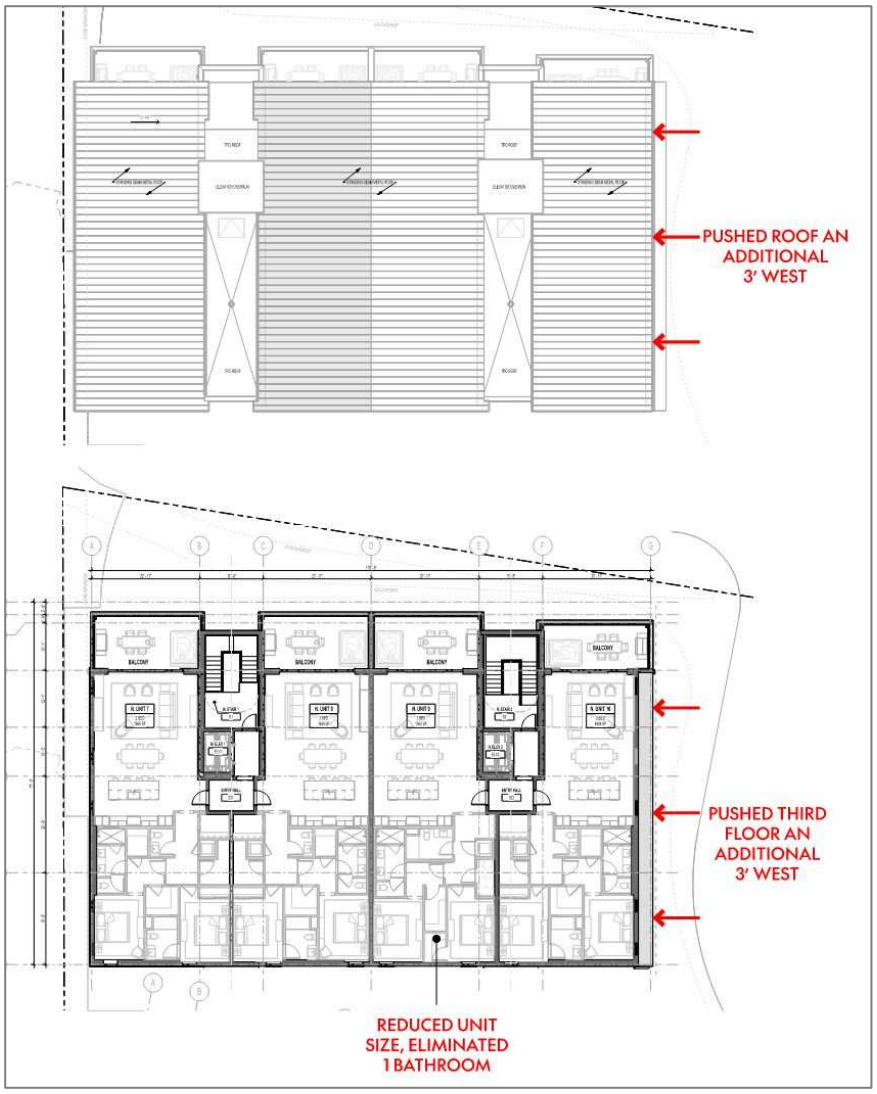
Change 2: Stepped back the third floor massing at the Lot 57 North building. The third floor eastern wall was pushed west an additional 3 feet, in order to reduce the feeling of a “canyon effect” at the road. This stepback erodes the overall mass and creates more space between the Lot 57 building and its neighbor to the east.



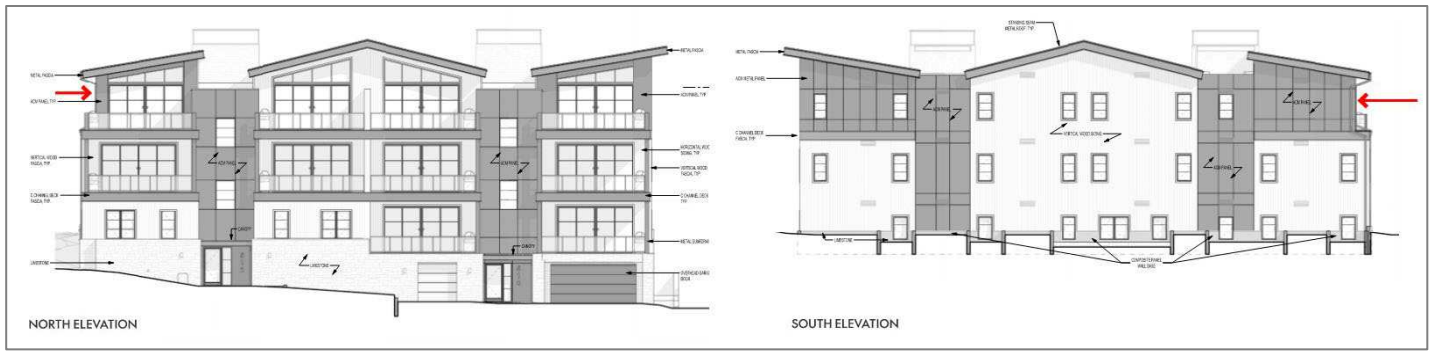
Lot 57 North – Reduced 'canyon effect' by pushing back the 3rd floor eastern wall and roof



Lot 57 North – Looking north, showing distance to Grand View Condos

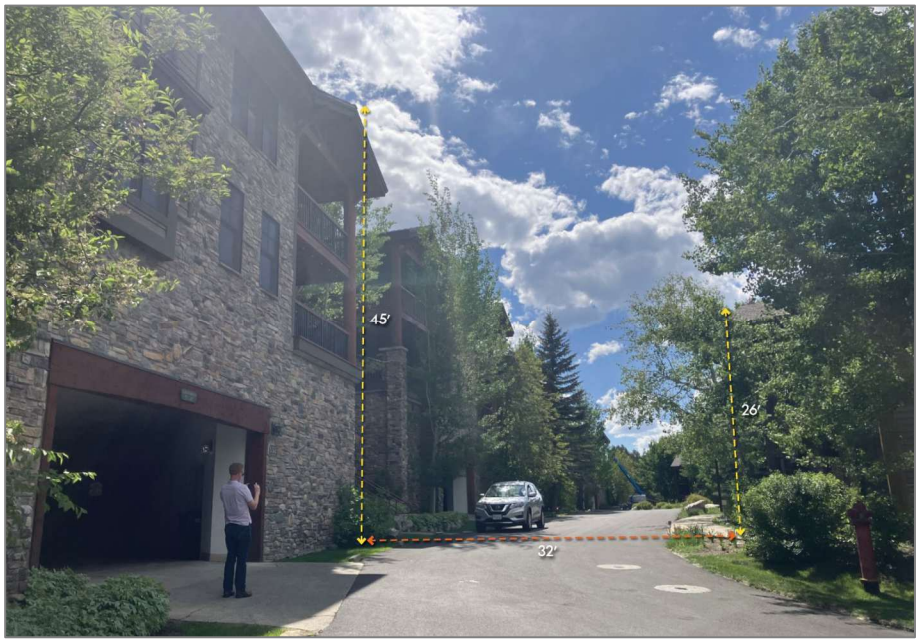


Adjustments to the 3rd floor plan and roof plan of Lot 57 North



Lot 57 North Elevations (North & South) – Adjustments to the 3rd floor and roof at the eastern façade

The design team also studied the "canyon effect" at the existing Grand View and Love Ridge condo properties. We believe the following site images help illustrate the fact that all of these properties naturally seem to "tower over each other" at ground level due to the steep topography. This is a natural consequence of building on mountainous terrain.



Grand View Condominiums Overlooking Love Ridge Condominiums, Looking East



Grand View Condominiums Overlooking Love Ridge Condominiums, Looking West

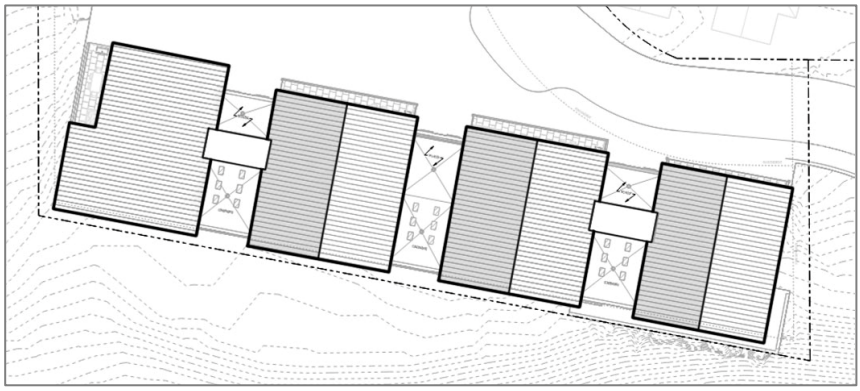
SUMMARY OF DESIGN CHANGES SINCE APRIL 15, 2025, PLANNING COMMISSION

Lot 57 – Summary of New Design Changes Since First Planning Commission Meeting

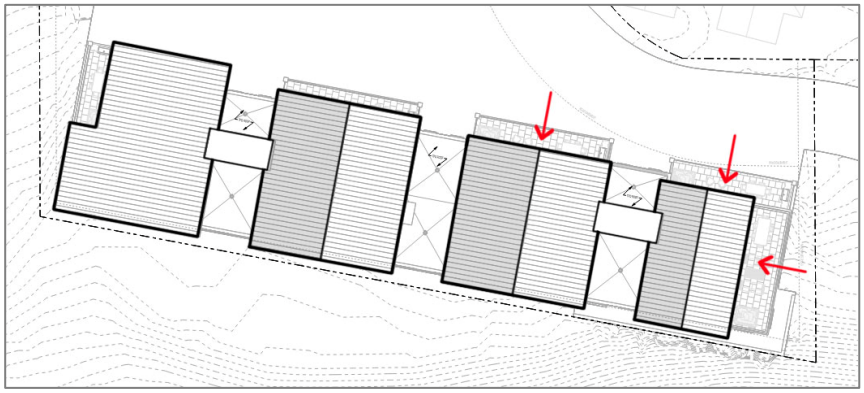
Change 1: Reduced the mass of the Lot 57 South building at the east end. The third floor eastern unit was changed from a 3-bedroom to a 2-bedroom and reduced in square footage. The eastern wall of this unit was pushed westward to create a larger stepback on the eastern façade. This also allowed us to entirely remove the north-facing balcony at that unit, which creates a large stepback at the north façade as well.



Revised Lot 57 South elevation



Previous roof plan



Revised roof plan

Change 2: Increased landscaped planting areas. The site plan was adjusted to add more planting for visual screening between the 57 South building and the neighbors to the north. The vehicular drop-off area was removed and replaced with a green planter with trees along the road. Additional planting areas for shrubs were added on either side of the south building parking garage entry. (Civil engineering advised that dense trees are not safe here because they would reduce visibility for cars turning out of the driveway.) Tall trees were also added east of the electrical transformer to screen it from neighbors.



Lot 57 – Previous Site Plan, revised for Planning Commission



*Lot 57 – **New** Revised Site Plan with added greenery*



View of added landscaping and reduced massing at east end of Lot 57 South Building

SUMMARY OF PREVIOUS DESIGN CHANGES AFTER OCT. 2024 DEVELOPMENT PLAN SUBMISSION, FOR APRIL PLANNING COMMISSION

In response to feedback received on the initial design, the design team has reduced the mass of each building to better align building with neighboring structures, moved the Lot 53 building further south and provided increased landscaping throughout the project site. The changes outlined below show updates to the site and building designs relative to our initial October 2024 Development Plan submission. All the design updates fit within the design guidelines and dimensional limitations of the Snow King Planned Resort District Master Plan.



Revised Aerial Rendering of Lots 57, 53, & 58

Lot 57 – Summary of Design Changes

Change 1: Increased landscaped areas. The sidewalk leading downhill from the 57 South building to the 57 North building was removed, allowing for additional planting to buffer between the North building and the street. The sidewalk to the east of the 57 South building was also removed to introduce more planting, including a planter along the north façade. This will further screen the South building's east entry and driveway. Crosswalks will be used to delineate the pedestrian walking paths from Lot 57 up to Lot 53 and 58.



Lot 57 – Previous Site Plan



Lot 57 – New Site Plan

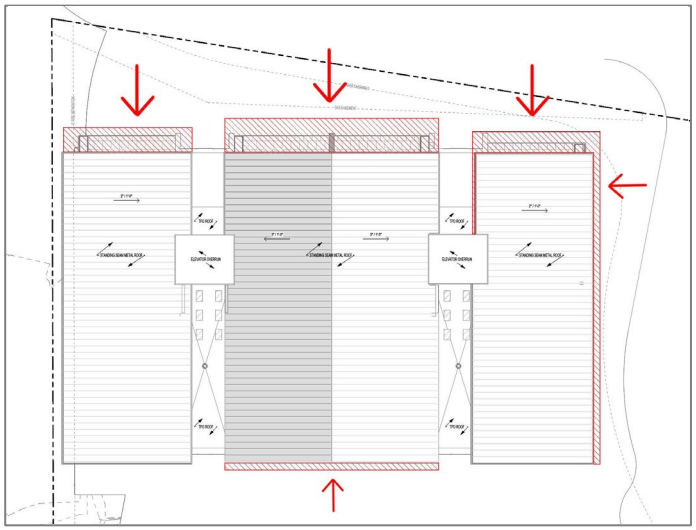
Change 2: North Building roof adjustments. The eastern shed roof was mirrored to slope in the opposite direction, resulting in a lower building height along the facade closest to Grand View. Additionally, all roofs were lowered by 1'-0" in height, and roof overhangs were pulled back to only extend 3'-0" from the exterior wall.



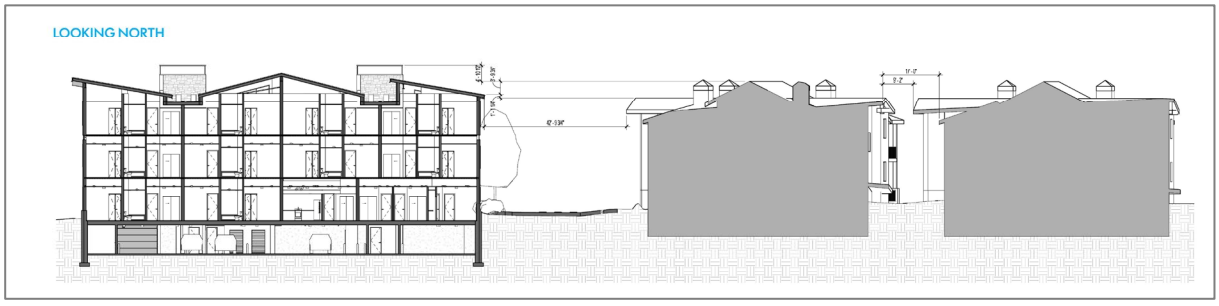
Lot 57 North – Previous Elevation



Lot 57 North – New Elevation

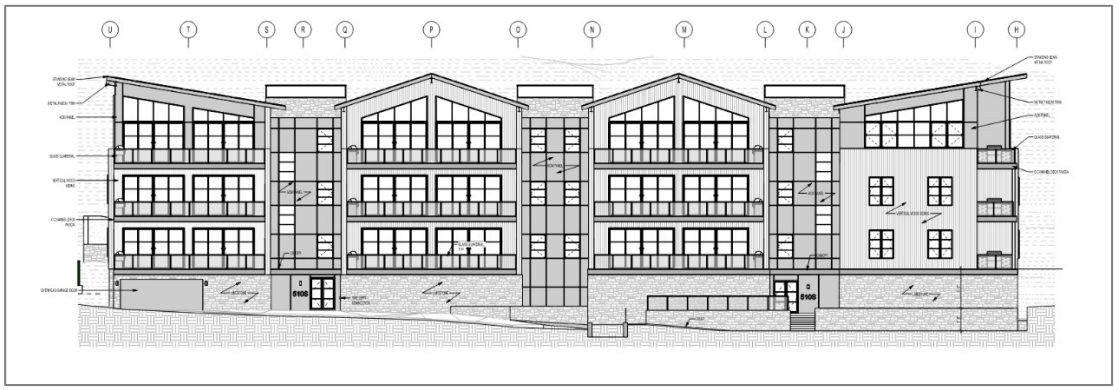


Lot 57 North – Reductions in Roof Footprint Noted in Red

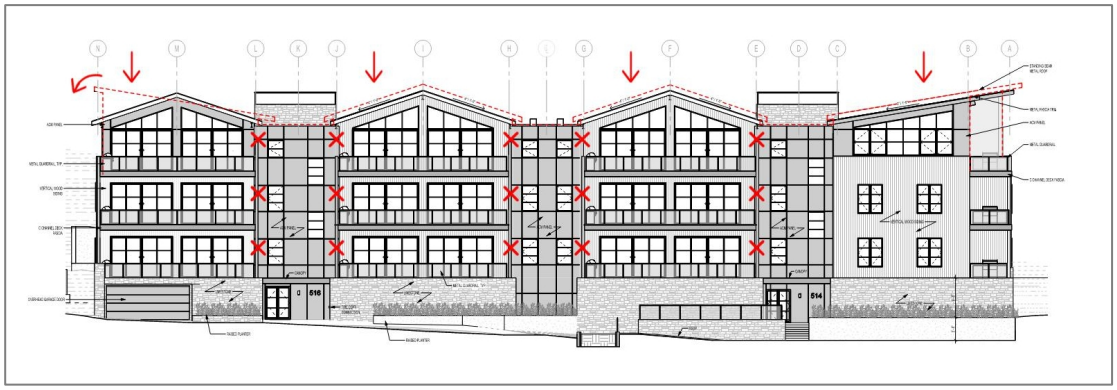


Site Section showing the relationship in heights between Lot 57 North and the adjacent Grand View buildings

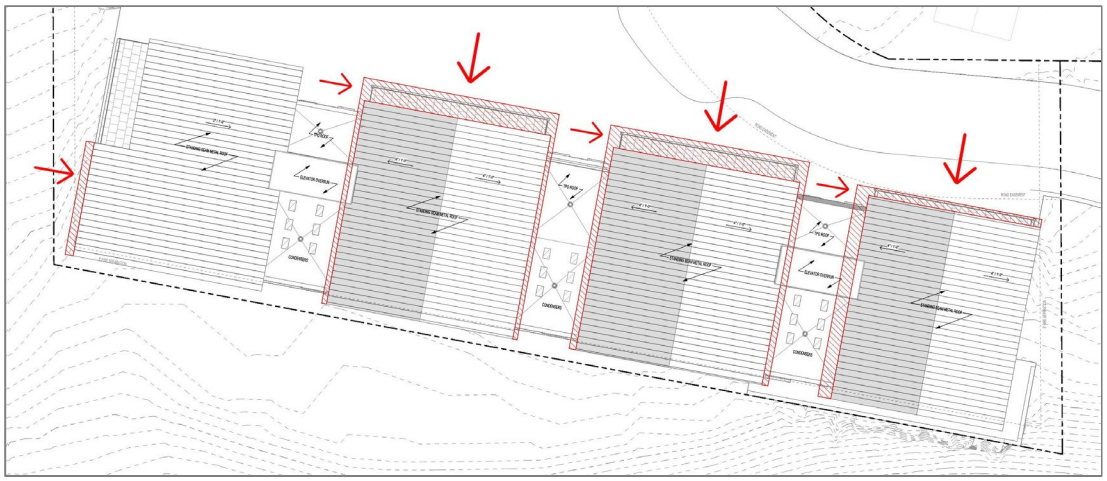
Change 3: South Building roof adjustments. The easternmost roof was changed to a gable roof, which greatly reduces the height of the building at the east façade. Additionally, all roofs were lowered by 1’-0” in height, and roof overhangs were pulled back to only extend 3’-0” from the exterior wall.



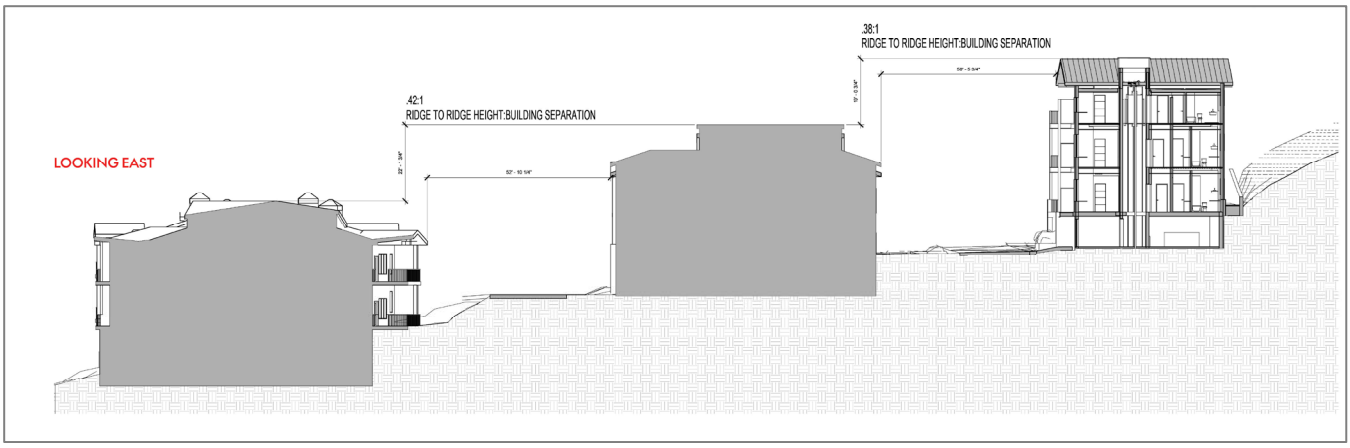
Lot 57 South – Previous Elevation



Lot 57 South – New Elevation



Lot 57 South – Reductions in Roof Footprint Noted in Red



Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings

Change 4: Reduction of solid walls at balconies. As shown in red 'X' labels on the preceding elevation diagrams, both the North and South buildings' balconies were redesigned to be more open-air and less enclosed by solid walls flanking each end.



Lot 57 North – Previous Solid Balcony Walls



Lot 57 North – New Open Balcony Guardrails

Lot 53 – Summary of Design Changes

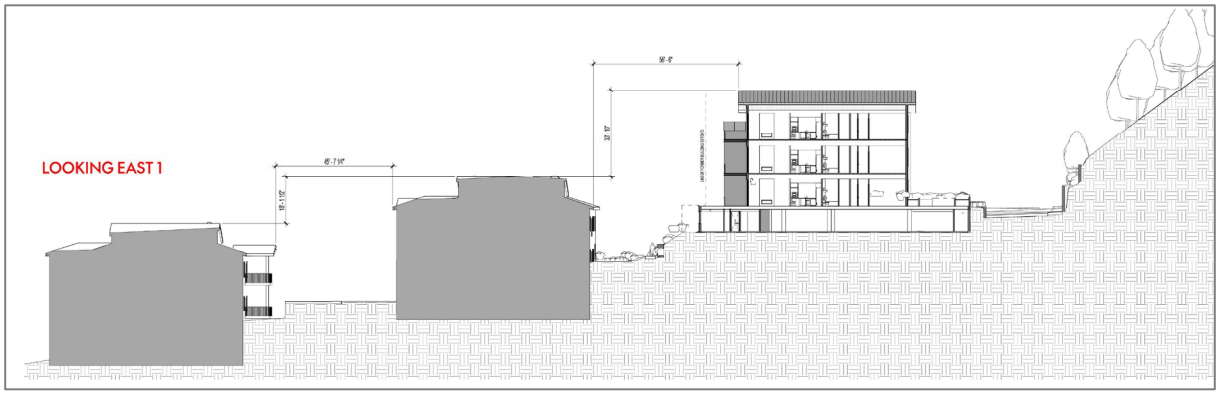
Change 5: Pushed back the entire Lot 53 building away from Grand View. The first, second, and third floor units were pulled south 15'-0" on average and 5'-0" at the central fire truck turnaround. The north basement floor plan was also pulled south an average of 5'-0" to create more space between this building and the neighbors to the north. A secondary retaining wall was removed at the north setback, allowing for additional planting and boulders to mediate the space between the two lots. Linear planter boxes were also added along the north edge of the basement roof to help create a screen between Grand View and the Lot 53 first floor terraces.



Lot 53 – Previous Site Plan



Lot 53 – New Site Plan



Site Section showing the relationship in heights between Lot 53 and the downhill Grand View buildings



Lot 53 – Setbacks and Landscape Buffers Between Lot 53 & Grand View

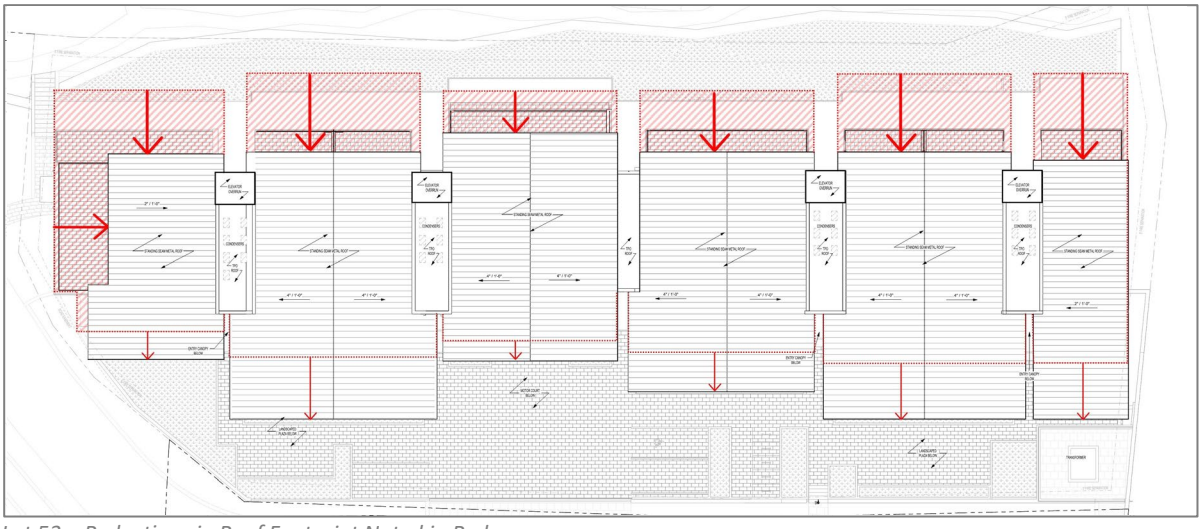
Change 6: Roof adjustments. In additional to pulling the building south, the third floor roofs were also reduced in size and in height. All the gable roofs were lowered by 1’-0” in height, and the shed roofs on the east and west end were lowered by 2’-0”. Additionally, roof overhangs were pulled back to only extend 3’-0” from the exterior walls.



Lot 53 – Previous Elevation



Lot 53 – New Elevation



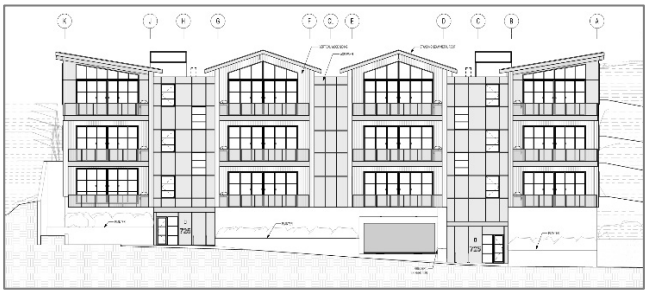
Lot 53 – Reductions in Roof Footprint Noted in Red

Change 7: Western unit stepback. As shown in the roof plan above, the third-floor western unit footprint was adjusted to greatly reduce the visual massing along the west façade. Its western exterior wall was pushed east another 10’-6”, and its roof footprint was also drastically pulled back to reduce the visual overhang.

Change 8: Reduction of solid walls at balconies. As shown in red ‘X’ labels on the preceding elevation diagrams, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.

Lot 58 – Summary of Design Changes

Change 9: Reduction of solid walls at balconies. As shown in red ‘X’ labels below, both the Lot 53 balconies were redesigned to be surrounded by more open-air guardrails and fewer solid walls at each end.



Lot 58 – Previous Elevation



Lot 58 – New Elevation

MASTER PLAN COMPLIANCE NARRATIVE

The Snow King Resort Master Plan (Master Plan) that governs development on the subject property was approved in 2019. It establishes the entitlements and development standards for the site, addresses the major questions of development character, location, bulk, and scale, and addresses infrastructure and other considerations on a Resort-wide basis. It also serves as the Sketch Plan for all development within the Resort. The Master Plan has 12 Chapters. Applicability of each chapter to this application is discussed below.

Introduction

While the introduction does not include any standards for new development, it is instructive on how to read and use the various chapters of the Master Plan. In general, Chapters I-III of the Master Plan memorializes the compliance of the Master Plan with the Land Development Regulations and Comprehensive Plan. Chapters IV-X establish standards for new development and are the primary focus of this application. Finally, Chapters XI-XII establish standards for the continued operation of the ski hill and administration of the Resort.

More specifically, the introduction is clear that the site plans are conceptual (p.3). They establish the general location of development, open space, and pedestrian connectivity through lot lines and subarea boundaries. They illustrate the example development used to plan for the overall impact on public infrastructure. Where specific setbacks and heights, setbacks, and other dimensional limitations are required to achieve the desired character, they are specified in Chapter VII, Dimensional Limitations Plan. Where dimensions are not specified, the Master Plan relies on the Design Guidelines in Chapter VI to ensure consistency with the Master Plan (p.5). SKRMA administers the Snow King Design Guidelines with review by the Town DRC (p.54).

I. Statement of Purpose

This Chapter states the purpose of the Master Plan. Demonstration of our proposal's consistency with that purpose is the product of the totality of this application.

II. Consistent with Comp Plan

This Chapter outlines compliance of the Master Plan with the Jackson/Teton County Comprehensive Plan. By demonstrating compliance with the Master Plan, our application is also consistent with the Comprehensive Plan.

III. Compliance with LDRs

This Chapter outlines compliance of the Master Plan with the Town of Jackson Land Development Regulations. By demonstrating compliance with the Master Plan, our application is also consistent with the Land Development Regulations governing Resorts (Div. 4.3). See below for additional demonstration of compliance with the LDRs not addressed by the Master Plan.

IV. Master Site Plans

The Master Plan divides the Resort into subareas. The proposed development is in Subarea 3, which also includes the Love Ridge and Grand View condominiums and the Grand View Lodge. The Master Site Plans establish the lot lines within which the development must occur. While the Master Site Plans depict buildings to illustrate the overall location and scale of development, the bounds of the development location for Subarea 3 are the lot lines with no additional setbacks. Throughout the Master Plan, the site plans are referred to as conceptual except where setbacks are established for specific subarea – no setbacks are established for Subarea 3. The lots are

already set back from neighboring properties. Our proposed buildings are within each lot and, on Lot 58, pulled down the hill to limit disturbance.

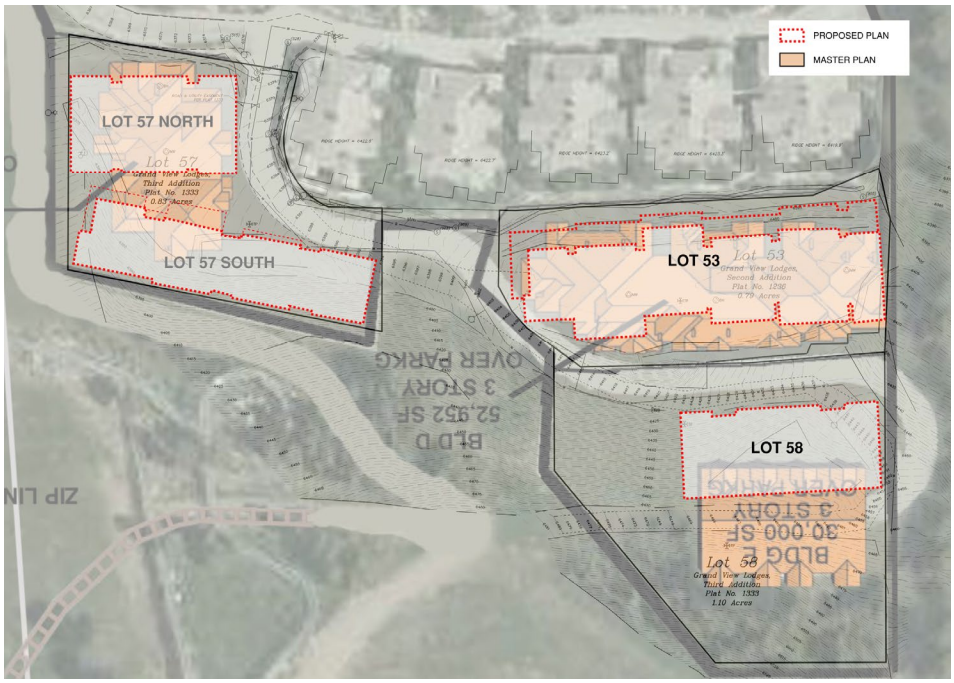


Figure 1 - Proposed site plan overlayed on Master Site Plan

The Master Site Plan also includes a circulation plan that indicates where sidewalks should be provided. Our proposal provides not only the Master Plan sidewalks but additional pedestrian connectivity of the site to the Resort's recreational amenities.

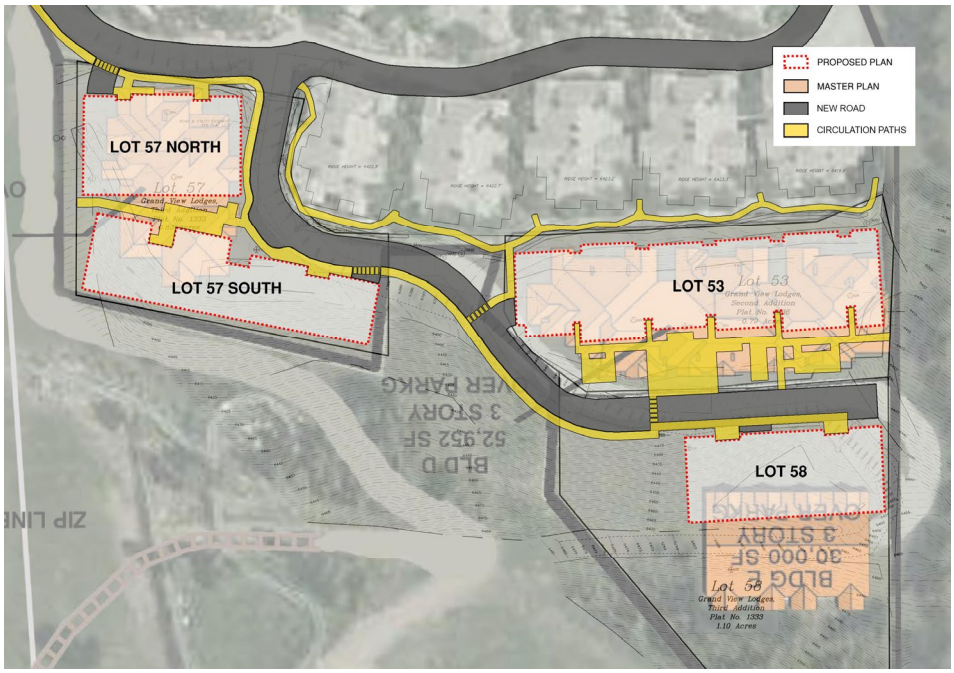


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

V. Land Use Plan

The proposed residential and short-term rental of the market condominiums are each a by-right use in Subarea 3 of the Snow King Master Plan, as is affordable workforce housing (also referred to as "Employee Housing" in the Master Plan). These uses are also the type of development anticipated in the example development table, making the proposal consistent with the resort-wide impact planning done during Master Plan approval. Below is a table showing the mix of market and affordable units by bedroom.

AREA & UNIT MIX OVERVIEW

SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT	REQ. # OF AFF. UNITS	AFF. 1-BEDS REQ.	AFF. 1-BEDS PROVIDED	AFF. 2-BEDS REQ.	AFF. 2-BEDS PROVIDED	AFF. 3-BEDS REQ.	AFF. 3-BEDS PROVIDED	TOTAL AFF. UNITS REQ.	TOTAL AFF. UNITS PROVIDED	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM
LOT 57 NORTH	18,383	31,769	0	10	0	0	10	5.414	2	2	2	1	1	1	5	4	14	15	19
LOT 57 SOUTH	24,539	36,812	0	5	5	2	12			0		1		0		1	13	14	22
								PHASE 1: LOT 57	2	2	2	2	1	1	5	5			
										AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK			
LOT 53	42,314	71,705	1	18	7	0	26	5.822	2	3	2	3	1	1	5	7	33	42	57
LOT 58	24,905	34,849	0	7	5	0	12	2.962	1	0	1	0	0	0	2	0	12	19	19
								PHASE 2: LOTS 53 & 58	3	3	3	3	1	1	7	7			
										AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK			
									REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED			
	110,141	175,135	1	40	17	2	60	ALL LOTS TOTAL	5	5	5	5	2	2	12	12	72	90	117
	TOTAL FAR AREA	TOTAL GROSS AREA	1-BEDS 2%	2-BEDS 67%	3-BEDS 28%	4-BEDS 3%	MARKET UNITS			AFF. 1-BEDS OK		AFF. 2-BEDS OK		AFF. 3-BEDS OK	TOTAL REQ.	TOTAL AFF. OK	REQ.	PROVIDED	PROVIDED INCL. TANDEM

MAX. SHORT TERM	112,952
OVER/UNDER	-2,811
	UNDER

VI. Design Guidelines

The Master Plan Design Guidelines (not the Town Design Guidelines) govern development in the Resort. The Master Plan Design Guidelines are administered by SKRMA with review by the Town DRC. As required by the Master Plan, the proposal has been approved as consistent with the Master Plan Design Guidelines by both the Snow King Resort Master Association (SKRMA), on May 23, 2024, and the Town of Jackson Design Review Committee (DRC), on June 12, 2024. SKRMA's approval letter is attached. Since the reviews by SKRMA and the DRC, the configuration of the units and Lot 53 entrance has changed slightly – increasing the pedestrian space and further breaking up the massing Lot 53 so that it reads as multiple buildings similar to the neighboring Grand View development.

Below is a detailed description of the project's compliance with the Design Guidelines, which is unchanged from the SKRMA and DRC submittals. See also the Architectural, Civil & Landscape Plans for plans and renderings of the proposed development.

A. Introduction.

The introduction establishes the Snow King Master Plan Design Guidelines (Design Guidelines) as the method by which a proposal is evaluated for compliance with Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations (LDRs). It establishes SKRMA as the administrator of the Design Guidelines and the DRC as a review entity.

B. Design Guidelines. Character and Design Objectives.

Despite its title, Section B applies specifically to the portion of the resort fronting Snow King Avenue and is not applicable to Lots 53, 57, and 58. The general statements regarding pathways and relationship to the ski hill (B.8 and B.9) are addressed later in the guidelines as they apply to Lots 53, 57, and 58 (C.6).

C. Design Guidelines. General Purposes. The general purpose of the design guidelines is to create visual variety while maintaining a sense of cohesiveness- balancing control and connectivity with enough flexibility in choice of materials and style to give life to the resort. New architecture in the Resort is to have, "clean rooflines, taper-sawn shake roofs, and clearly expressed structure." "While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences."

The proposed development on Lots 53, 57 & 58 achieves this by integrating the materials and forms from the Grand View development with the more recent development at the Rafferty base area and Snow King summit. The vertical elements, recessed forms, stone base, siding, and roof gables all reference Grand View design and massing, while the single-pitch roofs and larger windows on the building ends reference the on-mountain design and desire for simpler forms and more glass.

The remainder of Section C spells out the LDR requirements for the Design Guidelines, which are specified for Snow King in the Sections that follow.

D. Architectural Design Guidelines.

1. Building Form, Massing and Character:

The design fits in with the ToJ context with its simple but elegant architectural forms and materials. The public spaces between buildings shall be comfortable landscaped plazas that encourage pedestrian activity.

> Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem "imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and through the use of building envelopes that require the structures to step back away from the street or plaza.

The design references all of the surrounding development in a way that cohesively completes Subarea 3. The vertical elements of the hotel, siting and materials of Grand View and modern roof lines of the Rafferty base are all incorporated into the proposal.

> Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

The architecture forms reference the Grand View development while also introducing some of the simplicity and practicality incorporated into the more modern development at the base of Rafferty.

> In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

The proposal includes an east-west pedestrian experience that begins with a plaza on Lot 53 and extends to the west via sidewalk to another plaza between the buildings on Lot 57 feeding out onto the ski slopes at the base of Rafferty. The south building on Lot 57 is set back from the plaza by pedestrian scale landscape terraces that

provide form for the plaza while setting back the building to provide light. On Lot 58 especially, the building has to be tall enough as viewed from the downhill side so that the retaining wall holding back the hill is not taller than the building itself. The terraced pedestrian experience is what maintains the human scale given the steep slopes. The largest facade, on Lot 53, faces away from the primary pedestrian axis of the development, but includes stepbacks at the first and third floors to provide light to the pedestrian path behind the adjacent Grand View development.

> Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

The buildings are sited to continue the east-west pattern of Grand View that follows the contours around the hill and breaks mass into separate buildings that step up the hill so that lower buildings hide the lower floors of the buildings above and behind them instead of singular masses running up the hill. Where this is most evident is Lot 57, where the single building shown on the Master Site Plan is broken into 2 buildings that better align and connect the development to Grand View.

> Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

The proposal breaks the development on the 3 lots into four separate buildings, literally breaking the mass, while also employing balconies, varied roof forms and wall recesses that break up the mass further. The development is also socketed into the hillside so that the mass of each building varies on each side.

> Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

The vertical recesses along each building's front façade, which range in width between 10 to 18 feet, help to break down each building into a language of aggregated masses separated by recessed gaps. These mirror the Grand View development, where buildings are separated by gaps of a similar scale and, once landscaped, create the same mass-breaking effect.

2. Roofs:

The project's roofs reflect the neighboring architecture, namely: the majority of the roofs, which are gabled, tie into the Love Ridge condos to the north; and a few shed roofs pay homage to the long, sloped roofs of the Snow King Resort Hotel. The majority of roofs are 4:12 gable roofs, with a few shallower shed roofs.

> In order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roof overhangs.

The roof forms reference the Grand View and Rafferty base area developments.

Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

Gabled roofs throughout each Lot have a 4:12 slope, except at Lot 57, where the gable roof slopes were reduced to 3½:12 at the South building and 3:12 at the North building in order to reduce the overall height. Across all lots, shed roof lines at the edge of each building are 2:12 while referencing the Rafferty base area development.

Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascias.

Roof overhangs are held up by vertical wood structures that reference the vertical elements of the nearby hotel. Roof lines are kept thin.

3. Exterior Materials: Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

   Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

The buildings sit on stone bases in order to appear “rooted” in the natural hillside environment. Upper stories use wood, metal, and glass to give a lightweight appearance to the structure, and to create a feeling of connection with the surrounding forest. Like its neighbors, this project incorporates natural wood cladding to blend in with the surrounding environment. The warm hues of the stained wood pay homage to the range of wood tones found throughout the Resort. Each building sits on a stone base whose texture references the natural rock found on the mountain while also serving as a contemporary corollary to the stone bases of neighboring buildings. Metal accents on the facades and roofs connect the project to the other modern buildings at the resort.

4. Windows: Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

Ground level windows are larger at pedestrian entries; they are limited at basement garages in order to hide vehicles from sight. Due to the steep nature of the hillside, portions of the 1st and 2nd floors are visible to pedestrians and also use large glassy window openings at residential balconies.

Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and nonreflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

The proposal incorporates large metal-clad windows in all directions very much in keeping with the hotel. Cladding will be black.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

Proposed windows will have real divisions, and the larger expanses of glass match the scale of the glass on the Rafferty base area and Hotel lobby/restaurant windows.

5. Commercial Frontage, Entryways: The proposal does not include retail or hotel storefronts.

6. Decks and Balconies: Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

Decks and balconies with strong vertical orientation similar to the hotel are a key aspect of the design. They are oriented toward mountain views due to the south aspect of the development being set into the slope. Each residential unit has a generous balcony with views toward the Resort, the town, and Tetons beyond. Balconies are broken up by vertical walls and stepped back portions of the façade to create variety and depth in the massing.

7. Walkways: To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

Pedestrian accessibility is promoted through outdoor walkways and planted areas that encourage outdoor activity. The proposal connects to the pedestrian paths and sidewalks of the Grand View Lodge and condominiums and moves visitors through two plazas toward the hotel and Rafferty base area. The proposal does not include any retail frontage.

8. Color: The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.

The overarching warm brown wood tones, interspersed with some gray metal and light concrete tones, will blend in nicely with the environment in all seasons. The proposal employs warm hues of stained wood above stone bases. No bright colors are employed and recessed areas utilize darker colors that pull them back further.

9. Lighting: The lighting systems will serve functional and aesthetic roles that include:
    - Providing security and visual safety
    - Serving as directional indicators for vehicular and pedestrian traffic
    - Providing extended outdoor use time, particularly in pedestrian areas,
    - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

    Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Lighting will be designed to comply with Sec. 5.3.1 of the LDRs.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42" in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

The lighting design across the site will provide a sense of comfort, safety, and elegance to the project. A combination of low-level pedestrian light sources along pathways and recessed lighting at entry canopies will create a welcoming environment.

9. Disabled Accessibility: Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

All buildings and walkways will be accessible.

10. Sub Area 2. Specific Guidelines. The proposal is not in Subarea 2.

E. Site Design Guidelines. Plant Palette.

The landscaping and architectural design of site walkways and walls will integrate the building into the hillside; indigenous plantings will screen the building and enhance the shared plazas.

Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in- town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

The landscape plans manage the tension between the urban and rural, formal and natural, tame and wild that are inherent to the site's relationship to town and the Bridger-Teton National forest through the use of inward facing planting spaces that reference the plantings in relationship to the built and urban nature of the site, and views outward from these "internal" planting areas that form a relationship between the on-site landscape outward to the broader context of the surrounding natural landscape. Planting scale and proximity to the pedestrian experience further enhances this relationship with planters and plantings at the pedestrian scale expanding outward to terraced landscaping areas in keeping with the natural slope and scale of plant material surrounding the site.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

The landscape plan is developed with a sensitivity to the varying plant communities on and around the site and responds accordingly to, where appropriate, integrate and complement plant species from each of the surrounding distinct plant communities.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions, which large buildings create and will also help to weave the rural with the urban environments.

Endemic plants are most suited for use in the climatic and seasonal conditions in which they naturally thrive and are used as such in the landscape design. Plantings of local flora further consider the unique microclimatic conditions created by buildings on the site and are designed in such a way to provide seasonal planting interest year-round throughout the site.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general, the plant material will be in accordance with the Land Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

In accordance with the Land Development Regulations, the plant material, landscape plans, and architecture of the buildings on the site seek a symbiotic relationship where each complement and enhance the others, developing visual interests from within and outside of the site, creating, and where appropriate, screening views.

Detailed Landscape Plans will be part of each Final Development Permit Application.

See the Landscape Details. These landscape plans provide plant material in accordance with the Land Development Regulations that enhance the pedestrian experience of the site and buildings, and weaves together the unique urban and rural nature of surroundings.

F. Pathways and Circulation Elements. The proposal includes concrete sidewalks and stairs that connect the development to the existing and planned trail system and the rest of the Resort. The sidewalks encourage visitors to the development to access Resort amenities by foot and provide direct access to the ski hill. The sidewalks connect outdoor plazas on Lots 53 and 57. The open plazas at Lots 53 & 57 are meant to encourage outdoor activity; the ski-in/ski-out nature of the property also encourages pedestrian activity on all 3 lots.

G. Signage. Signage will be provided in non-reflective matte metals that are earth-toned with lighting incorporated. Lighting will comply with Town standards.

VII. Dimensional Limitations

The Master Plan's dimensional limitations include a pool of floor area and lodging capacity, conceptual three-dimensional building envelopes, and sub-area-specific considerations. Where dimensional limitations are not specified, the Design Guidelines are relied upon to achieve the desired character with the conceptual illustrations as guidance for developers, SKRMA, and the Town DRC. For Subarea 3, the only specified dimensional limitations are:

- Overall Master Plan Floor Area and APOs
- An LSR of 10%
- A limit of 3 stories over a basement.

Each is addressed below. Unlike Subareas 2 and 5, the illustrations for Subarea 3 are not dimensioned, emphasizing their conceptual nature for use in relating the Design Guidelines to the site rather than specifying an exact three-dimensional envelope. As discussed above, both SKRMA and the Town DRC have found the proposal consistent with the Design Guidelines and intent of the subarea.

FAR and APOs

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Floor Area	915,000 sf across Resort 334,675 sf exist;	112,952 sf purchased by owner 110,141 sf proposed		
	580,325 sf allowed	42,314 sf	42,922 sf	24,905 sf
APOs	2,208 across Resort 832 exist;	240 APOs purchased by owner 240 APOs proposed		
	1,376 allowed	104 APOs	88 APOs	48 APOs

The Master Plan has a pool of allowed floor area (915,000 sf) and lodging capacity (2,208 APOs) that can be built throughout the Resort. We have purchased 112,952 sf of floor area and 240 APOs for the development of this site. Beyond this development, about 470,000 sf and 1,140 APOs will be left to be developed in the Resort. A more detailed accounting and verification of development rights is included in the SKRMA approval letter and attachments. Since our original submittal, SKRMA has updated its accounting of APOs on other sites within the resort, an updated table of APOs is attached to the resubmittal.

The Master Plan also establishes cumulative FARs for Subareas 1-5 and Subareas 1-4, but they are irrelevant because the allowed floor area from those FARs is greater than the 915,000 sf limit on overall development.

Building Envelope

For an individual development, the Master Plan relies on the concept of three-dimensional building envelopes to define the appropriate bulk and scale. The site of this proposal is tucked into the hillside behind the interface of the resort with the rest of the Town of Jackson, and as a result, the building envelope for this site has limited definition. The Master Plan emphasizes that the building envelopes are intended to be flexible and should be used in coordination with the Design Guidelines. The Master Plan also includes renderings to illustrate how the building envelopes can be implemented for some sites. For Lots 53 and 57, the Master Plan includes undimensioned sketches of previously approved buildings. Please see the Master Plan Analysis section of the Architectural Plans for comparisons of those sketches to our proposal.

Our proposal meets the design guidelines as approved by SKRMA and the DRC, the dimensional limitations as demonstrated throughout the rest of this section, and is consistent with the three-dimensional building envelope illustrations for Lots 53 and 57 as demonstrated in the Architectural Plans.

Subarea 3 Standards – Bulk, scale, mass, and height

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Bulk	1 building or many	1 building	2 buildings	1 building
Height	3 stories over basement	3 stories over basement	3 stories over basement	3 stories over basement

The master plan allows for development on lots 53, 57 & 58 to be in one or many buildings (p. 70). On Lot 57 there are 2 buildings. On Lots 53 and 58, there is one building per lot. The building and unit mix table above in the Land Use section details how the mass is broken up across the buildings.

The Master Plan also limits development in Subarea 3 to three stories above a basement. Each building has three stories above a basement. The floor area allowances of the Master Plan exempt basement floor area and floor area for required housing. The Proposed Design Overview in the Architectural Plans outlines the floor area that is and is not exempt on each level of each building.

Compliance with the definition of basement is demonstrated for each building in the Architectural Plans specific to each lot. That the isolated area around the garage entrance on Lot 58 is taller than 10’ to meet grade is consistent with how underground parking entrances have been accommodated throughout Town. The retaining walls used for site grading are not relevant to the basement definition because their purpose is not to elevate the buildings. They are necessary to accommodate the slope and build a road that meets fire protection standards. The existing grading and retaining wall on Lot 53 are evidence of the fact that the Master Plan has always contemplated site grading and retaining as being necessary. The Master Plan Analysis section of the Architectural Plans demonstrates the site retention that would have been needed under the previously approved development on Lots 53 and 57 and the anticipated development of Lot 58.

Our proposal lowers the buildings from what is suggested in the Master Plan, with the retaining walls representing the infrastructure that was always anticipated by the Master Site Plan. If the building on Lot 58 were

any lower, the retaining wall behind the building would be taller than the building itself. And, with the building on Lot 58 set as low as possible, the buildings below it cannot be lowered without making the road too steep.
The Master Plan Analysis section of the Architectural Plans of the attached drawings illustrates how our proposed building location on Lot 58 reduces the amount of disturbance anticipated by the Master Plan and significantly lowers the building.

Subarea 3 Standards – Parking (LDR Standards also discussed)

SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM	TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
LOT 57 NORTH	14	**15**	**19**	27	21	6	15	EVSE spaces: 6 capable + 1 installed. Short-term bike parking at outdoor spaces; long-term located in garages.
LOT 57 SOUTH	13	**14**	**22**	35	27	7	20	EVSE spaces: 7 capable + 1 installed.
LOT 53	33	**42**	**57**	70	53	14	39	EVSE spaces: 17 capable + 3 installed.
LOT 58	12	**19**	**19**	29	22	6	16	EVSE spaces: 6 capable + 1 installed.
	72 REQ.	**90** PROVIDED	**117** PROVIDED INCL. TANDEM					

Topic	Master Plan Standard	Lot 53	Lot 57 N	Lot 57 S	Lot 58
Vehicle Parking	1 space per unit, on-site	1.3/unit, on-site (1.7 w/tandem)	1.1/unit, on-site (1.4 w/tandem)	1.1/unit, on-site (1.7 w/tandem)	1.6/unit, on-site
	Market Units	26	10	12	12
	Affordable Units	7	4	1	0
Total Spaces		**42** (57 w/tnd.)	**15** (19 w/tnd.)	**14** (22 w/tnd.)	**19**
	Single Spaces	27	11	6	19
	Tandem Spaces	15 (30 spaces)	4 (8 spaces)	8 (16 spaces)	-
	Assigned (Garage)	39	15	14	19
	Guest (Garage)	-	-	-	-
	Guest (Level 1)	3	-	-	-
Topic	LDR Standards				
ADA Total (1/25)		**3** (3 of 42)	**1** (1 of 15)	**1** (1 of 14)	**1** (1 of 19)
	ADA Van (1/8 ADA)	1 (1 of 3)	1 (1 of 1)	1 (1 of 1)	1 (1 of 1)
	ADA Tandem	1	-	-	-
EVSE Total (30%) *of total incl. tandem*		**20** (35% of 57)	**7** (37% of 19)	**8** (36% of 22)	**7** (37% of 19)
	EVSE Capable	17 (30%)	6 (32%)	7 (31%)	6 (32%)
	EVSE Installed (5%)	3 (5%)	1 (5%)	1 (5%)	1 (5%)
Bike Parking Total (0.75/bedroom)		**53** (.76)	**21** (.78)	**27** (.77)	**22** (.76)
	Bedrooms	70 beds	27 beds	35 beds	29 beds
	Short-Term (25%)	14	6	7	6
	Long-Term (75%)	39	15	20	16

The Parking minimum for the site is 1 space per unit, which our proposal exceeds. The Master Plan's parking discussion is largely focused on ensuring that there is ample public/semi-public shared parking in the other Subareas of the Resort to accommodate recreation uses. The intent for Subarea 3 is that development will be parked on-site and neither impact nor contribute to the shared parking elsewhere in the Resort. By exceeding the parking minimum and managing the parking spaces as part of the property management, we more than meet the Master Plan expectations.

Each parking space is numbered and dimensioned In the Architectural Plans for each lot. ADA compliance is also demonstrated on the parking drawings. Which spaces will be EVSE Installed and Capable will be finalized at building permit with final electrical plans.

The required bike parking meets the 25% short-term bike parking requirement for all units because the market condos can be used residentially or as short-term rentals. Short-term bike parking is provided through public spaces that meet the Town's design requirements and can be found on the Landscape Plan for each lot. Long-term bike parking is accommodated in a combination of storage lockers (assuming a maximum of 2 bikes per locker), with the remaining long-term bike storage provided in wall-mounted bike racks where applicable (refer to notes on garage floor plans).

Subarea 3 Standards- Landscaping

Topic	Master Plan Standard	Lot 53	Lot 57	Lot 58
Landscaping	10% LSR (min)	20% LSR 7,245 sf	18% LSR 6,750 sf	57% LSR 27,401 sf

As discussed on page 72 of the Master Plan, hardscape surfaces composing pedestrian plazas, patios, and outdoor function areas are considered landscape surfaces. See the Landscape Plan for additional detail on the landscaping. Note the landscape screening that works with the topography and setting of the development into the hillside to screen the development from the existing neighborhoods to the east.

Subarea 3 Standards – Alternative Transportation

The alternative transportation connection to Cache Creek Drive that is required in the Master Plan has already been completed.

VIII. Housing Element

Applicability

Div. 6.3 of the LDRs applies to the sites with no credits. Required housing is calculated for each development plan in the attached Housing Calculator pages.

Amount, Type and Method of Housing Provision

The Snow King Master Plan allows for required housing to be built anywhere within or outside of the Resort. We will build 7 of the required units on Lot 53 and the other 5 required units on Lot 57. The project will be phased (see Phasing Plan below) so that the required housing is built before or concurrent to the development generating the requirement. In-lieu fees will be paid prior to certificate of occupancy for the fee-generating lot.

See the Housing Calculator for each lot below. The amount, type, and method of housing required on each lot is summarized below:

	Lot 53	Lot 57	Lot 58
Required Housing	5.925	5.414	2.962
Total Units Provided	5 (Lot 53)	5 (Lot 57)	2 (Lot 53)
Type and Method			
1 bed/studio, <50% FMI	$381,588.71	$170,783.77	
2 bed, <50% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
1 bed/studio, <80% FMI	1 unit (Lot 53)	1 unit (Lot 57)	
1 bed/studio, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	1 unit (Lot 53)
2 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	$261,687.53
3 bed, <120% FMI	1 unit (Lot 53)	1 unit (Lot 57)	

Special Restriction

All units are intended to be condominiumized for sale at the designated level of affordability. We will complete the deed restriction worksheet at building permit and sign the deed restrictions prior to certificate of occupancy for the requirement generating units to ensure requirement provision remains at pace with or ahead of requirement generation.

Livability Standards

We are aware of the livability requirements for kitchens, bathrooms, closets, storage, floor coverings, room size, windows, laundry, heating, and parking. We will demonstrate detailed compliance of each unit at building permit as we finalize the design. See Architectural Plans for draft floor plans.

IX. Transportation Element

The Transportation Element focuses on how traffic, transit, and parking throughout the Resort will interface and connect to the larger Town of Jackson transportation system. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

X. Capital Improvements Plan

The Capital Improvement Plan focuses on how the Resort water, sewer, and stormwater systems will interface and connect to the larger Town of Jackson systems. Our proposal is consistent with the assumed impacts from Subarea 3 buildout. See the Engineering Report for demonstration of how our proposal is consistent with the assumptions made about Subarea 3 in the Master Plan.

XI. Phasing and SKRMA

The eleventh chapter is about SKRMA's responsibilities and is not relevant to approval of this application.

XII. Community Services Element

The final chapter is about the community services provided by the Resort and is not relevant to approval of this application.

ADDITIONAL LDR COMPLIANCE NARRATIVE

Phasing Plan

While there are three development plans, a single phasing plan is proposed. The first building permit(s) will be submitted within 18 months of development plan approval, and will likely be for Lot 57. Each subsequent building permit(s) will be submitted within 18 months of completion of the prior building permit. The building permits will be sequenced so that the required affordable workforce housing is produced concurrently or prior to the generating development.

Construction Management Plan

Please refer to the Construction Management Plan chapter

Environmental Standards

Master Plan approval demonstrated compliance; no additional Environmental Analysis is required.

Scenic Standards

Exterior lighting compliance will be demonstrated at building permit.

Natural Hazards

Steep Slopes

See Engineering Narrative and Geotechnical Report.

Wildland Urban Interface

Wildland Urban Interface compliance will be demonstrated at building permit.

Grading, Erosion Control, and Stormwater

See Engineering Narrative

Operational Standards

Storage for each unit is provided. There will be no outside storage. Compliance will be managed through property management.

Refuse and recycling facilities are provided in the parking garage of each unit. See the garage floor plan of each building.

Subdivision

The applicant intends to plat the units as condominiums once they are built.

School Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Park Exactions

Page 102-103 of the Master Plan exempt short-term rental development from park and school exactions.

Transportation Facilitates

See Engineering Narrative

Utilities

See Engineering Narrative

PROPOSED FINDINGS FOR APPROVAL

A development plan shall be approved upon finding the application:

1. Is consistent with the purposes and organization of the LDRs;

Complies. The purpose of the LDRs, and by extension the Snow King Resort Master Plan, is to implement the Jackson/Teton County Comprehensive Plan and promote the health, safety, and general welfare of the present and future community. is By being consistent with the Master Plan and LDRs, the proposal is consistent with that purpose.

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

Complies. The Snow King Resort Master Plan demonstrated compliance with the NRO and SRO. The proposed development is consistent with the Snow King Resort Master Plan.

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 development is consistent with the transportation, water, wastewater, parks, schools, police, fire, and EMS assumptions of the Snow King Resort Master Plan. The cumulative impact of all development entitled under the Master Plan was evaluated and approved with Master Plan approval.

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

Complies. While the Town of Jackson Design Guidelines are not applicable, the proposed development was found to comply with the Snow King Resort Master Plan Design Guidelines by SKRMA on May 23, 2024 and the Town Design Review Committee on June 12, 2024.

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

Complies. The proposed development complies with all LDRs and Town Ordinances not otherwise addressed by the Snow King Resort Master Plan.

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

Complies. The proposed development complies with the Snow King Resort Master Plan. It complies with the Site Plan by being located within Lots 53, 57, and 58. It complies with the land use plan by being residential or short-term rental and affordable employee housing. It complies with the design guidelines as approved by SKRMA (May 23, 2024) and the Town DRC (June 12, 2024). It complies with the dimensional limitations by being 3-stories above basement with at least 10% LSR and within the overall Floor Area and Peak Occupancy allowances for the Resort. It complies with the housing element by providing the required housing on-site. Finally, it complies with the transportation and utility elements by being consistent with the Master Plan assumptions for the cumulative impact of the development of the Resort.

ENGINEERING NARRATIVE

JORGENSEN
PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

Introduction

Snow King Condominiums is a proposed development within the Snow King Planned Resort District Master Plan (Sub-Area 3) located at 510, 553 and 725 Upper Snow King Loop Road. Upper Snow King Loop Road is located at the upper end of Grand View/Love Ridge Condo area and is within the Town of Jackson. The properties border lands owned by the Snow King Mountain Resort, LLC and the Grand View Condos. The land included in this proposal is comprised of property owned by affiliates of Bear Real Estate Group, described as Lot 53 of the Grand View Lodges 2nd Addition (553 Upper Snow King Loop Road) and Lots 57 (510 Upper Snow King Loop Road) and 58 (725 Upper Snow King Loop Road) of the Grand View Lodges Third Addition. The total combined property site is approximately 2.72 acres. Lot 57 is separated from Lots 53 and 58 (which are contiguous) by approximately 100' of land owned by Snow King Mountain Resort, LLC. Currently Lots 53 and 57 are used by Snow King Resort for material and equipment storage, while Lot 58 has a road that has historically been used to access Snow King Mountain but has been abandoned. Development of these Lots is governed by the Town of Jackson Land Development Regulations (LDRs) and the Snow King Planned Resort District Master Plan (Master Plan).



Figure 1: Project Vicinity Map

The building program is for a residential condominium development consisting of four buildings spread over the three lots, which includes both short term rental market units and deed restricted affordable units. Unit bedroom breakdown and building square footage is detailed in the Development Plan's Architectural Narrative.

Vehicular access to the three lots from the Town of Jackson street network is from the intersection of Snow King Avenue and Vine Street via Snow King Loop Road and Upper Snow King Loop Road. Snow King Loop Road is a 2-lane paved road, maintained by Snow King Resort Master Association (SKRMA) accessing the Love Ridge and Grand View Condos as well as the Grand View Lodge. Upper Snow King Loop Road is a steep dirt road that has historically provided access up Snow King Mountain. The three lots can be accessed by cyclists and pedestrians from the northwest (Snow King Avenue) and northeast (Cache Creek Drive) using a combination of existing trails, sidewalks and low volume streets.

This Final Development Plan Engineer's Report is intended to provide the engineering basis for the design and discuss engineering related items for the development of the project. Site infrastructure associated with the project is described including the expected infrastructure connections to existing Town of Jackson (TOJ) and SKRMA owned utilities. Design details will advance as the plan moves into construction permitting and construction phases of the project.

Site and Soils Conditions

The project site is located on the north-facing slope of Snow King Mountain and each lot has significant vertical relief with the hill sloping upward to the south. A geotechnical investigation by Jorgensen Geotechnical, LLC was conducted on each parcel in the fall of 2023 and explored Subsurface Soil Conditions and conducted a Geophysical Exploration. The reports of the investigations include Subsurface Preparation recommendations and Slope Stability Modeling for the current design in Attachment A.

Groundwater

The hillside nature of this site does not lend itself to persistent shallow groundwater but its location on the lower reaches of Snow King Mountain makes groundwater related to precipitation and snowmelt likely. Groundwater was encountered during the drilling of test bores performed as part of the Geotechnical Investigation at depths between 27 and 47 ft below ground surface. The proposed building is unlikely to be impacted by static groundwater at these depths, even during the construction of below grade parking structures. Lateral water flow through the soil can be expected from snow melt and stormwater and structures should provide foundation drains to mitigate this moisture.

Parking and Access

Analysis and calculation of parking required for each lot is provided in the Master Plan Compliance Narrative, Section VII – Dimensional Limitations. The parking stalls discussed in that section will be provided in parking garages beneath each of the buildings. All proposed parking meets the dimensional limitation criteria and design standards. Plan views of each parking garage detailing key dimensions, layouts and drainage patterns are provided in the plan set.

Access to the site will be from Snow King Loop Road and Upper Snow King Loop Road, with all parking located in basement garages except a few surface spaces provided for short-term guest parking.

Upper Snow King Loop Road will be realigned and vertically adjusted to meet the Fire Protection Resolution for New Subdivisions, and a Fire Apparatus Turnaround will be provided at the Lot 53 drop off.

With construction and occupancy of Lot 57 happening first, an interim Fire Apparatus Turnaround can be provided near the western property boundary of Lot 53, which will serve until the completion of the final turnaround discussed above.

Lot 53

Two vehicular access points are provided to the Lot 53 Building; the first is directly into the basement garage via a door on the west end of the building. The second is a vehicular drop off/turnaround/courtyard at the first-floor elevation accessed from the access road to the south of the building.

Multi-modal access will be provided to the Lot 53 building from a sidewalk along the south side of Upper Snow King Loop Road, with safe crossing points provided to both the basement door and first floor courtyard. A door into the parking garage will be located near the garage door and individual units will be accessed from the first floor from the courtyard. A dirt walking path will also be provided from the termination point of Upper Snow King Loop Road, near the southeast corner of the building, up to existing grade to the east of the building and along the east face of the building, to the existing sidewalk at the northeast corner of the building.

Lot 57

The two buildings proposed on Lot 57 will have individual garage vehicular access points. The north building will be accessed from Snow King Loop Road, near the northwest corner of the lot and the south building will be accessed from Upper Snow King Loop Road, near the east boundary of the lot.

Multi-modal access will be provided to the Lot 57 buildings via the courtyard between the buildings from a sidewalk along the west side of Upper Snow King Loop Road. Multi-modal access into each garage will also be provided through a separate garage level access door.

Lot 58

The building on Lot 58 will have a vehicular access point from Upper Snow King Loop Road into the garage located approximately in the middle of the north side of the building.

Multi-modal access will be provided to the Lot 58 building from a sidewalk along the south side of Upper Snow King Loop Road. There will be several access points along the north side of the building providing access to both the garage and to stair/elevator towers into the individual units.

Transportation Element

Existing traffic (vehicular and multi-modal) was evaluated as part of the Traffic Impact Study prepared for the Master Plan. Physical counts of traffic were collected and analyzed as part of the Master Plan Traffic Impact Study.

The proposed uses and scale of development on Lots 53, 57 and 58 are consistent with the Master Plan. Trip generation for the project, using the trip generation rates from the Master Plan, is summarized in Table 1.

Table 1 – Trip Generation

Traffic, Trip Generation			
	Number of Units	Unit Type	Trip Generation
Lot 53	26	Condominium	$26\ units * 8.0\ \frac{trips}{unit} = 208\ trips$
	7	Affordable Housing*	$7\ units * 4.0 \frac{trips}{unit} = 28\ trips$
Lot 57	22	Condominium	$22\ units * 8.0\ \frac{trips}{unit} = 176\ trips$
	5	Affordable Housing*	$5\ units * 4.0 \frac{trips}{unit} = 20\ trips$
Lot 58	12	Condominium	$12\ units * 8.0\ \frac{trips}{unit} = 96\ trips$
Subtotal; this Development Plan			

Existing Sub-Area 3	86	Condominium; (assumption)	688 trips
		Total Sub-Area 3	**1,216 trips**
		Assumed Master Plan Sub-Area 3	1,710 trips

*The proposed Affordable Housing in this project is assumed to have a traffic impact similar to "Employee Housing" used in the Master Plan Analysis

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Example Development Table, approximately 1,710 trips per day for residential uses was used to perform the Traffic Impact analysis. Based on the above information, the scale of traffic impact is less than was assumed in the master plan.

Grading, Drainage, and Stormwater Management

The access road location and elevation are integral to the building placement on each lot. Providing fire apparatus access to each building, vehicular access to each garage and multi-modal access to the various entrances to each building were key considerations to the site layout and grading. The topography of the site, particularly the steepness of the hillside in the north-south direction is also integral to the grading and building placement on each lot. This consideration resulted in buildings that present a tall elevation from the North and a much smaller elevation from the South.

The current TOJ Land Development Regulations (LDR's) allow post-development stormwater flows to be released from a proposed development at a rate equal to or lower than the pre-development runoff rate. The Master Plan identifies the use of on-site stormwater facilities for storage and controlled release. As previously described, parking for each building is provided in basement garages. The surface of the parking areas will be sloped such that runoff from vehicles will collect at low points through inlet grates and trench drains to route all drainage through a detention system and a controlled progressive discharge prior to release into the public stormwater collection system. Coordination with the mechanical engineering design of the buildings will be required for this effort. Stormwater treatment will be installed in the development area to treat runoff from streets and parking on-site prior to leaving the property.

Preliminary stormwater runoff calculations for each lot for pre and post development are included in Attachment B. These calculations and the grading and stormwater management plans will be refined through the Grading and Erosion Control Permit process as the project develops and as various volume solutions and basin layouts are explored.

This development will utilize the existing storm sewer collection system in Upper Snow King Loop Road which will ultimately discharge into the Town of Jackson system. The routing of this existing system downstream of the development is currently unknown, however this will be determined, and if necessary, the system will be reconfigured to effectively deliver project storm sewer to the Town of Jackson system.

Stormwater design calculations for the 100-year storm are summarized in Table 2. Runoff flowrates and volumes were computed using the modified-rational method and the Intensity-Duration-Frequency Curve Data provided in the TOJ LDRs. Pre and Post Development ground cover coefficients were used with those calculations. Calculations were done separately for each lot.

Table 2 – Stormwater Rational Method Runoff

Stormwater Rational Method Runoff Design Storm Frequency = 100 years			
Lot	Pre-Development Peak Flow Rate (cfs)	Post-Development Peak Flow Rate (cfs)	Water Quantity Storage Required (gal)
Lot 53	0.78	2.37	4,915
Lot 58	1.58	2.48	2,061
Lot 57	0.98	2.49	4,345
Total	**3.35**	**7.34**	**11,321**

Lot 53

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area though volumes of runoff will be negligible due to the small areas involved and the capture of runoff from developed areas.

Lot 57

Due to the drainage pattern of the proposed improvements on this lot, nearly all the stormwater, besides the road, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter area. Runoff volumes generated on these portions of Lot 57 will be negligible due to the small areas involved and the capture of runoff from developed areas. Runoff from the hillside above the building will be intercepted on the south side of the building using a cutoff ditch and routed around the building to the west. Road drainage will be routed and collected using curb and gutter and existing stormwater inlets which will be adjusted to function with the realigned and regraded roadway.

Lot 58

A large portion of this lot, on the South and West sides of the proposed building will remain undisturbed and drainage patterns will be unchanged. The stormwater in the developed portion of the lot, including roof drainage, will be captured, routed below grade and stored with a controlled release into the TOJ stormwater system. Positive drainage away from the building will be provided in the landscaped perimeter areas immediately adjacent to the building and runoff from the hillside above the building, retaining walls and road will be routed around the development using a combination of surface and subsurface drainage improvements.

Water Supply and Distribution System

Water (domestic and fire) will be supplied to this development by the Snow King Resort Public Water System, a consecutive public water system administered by SKRMA and supplied by the TOJ water system. The system consists of duplex booster pumps located in the garage of Love Ridge Condominium Building 48, an 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above Lot 58. This system has two fire hydrants in the project vicinity that will be relocated slightly to accommodate the proposed structures and sitework.

Domestic water demand values were developed using 2018 Wyoming DEQ values based on the current building program. Those values are detailed in the Attachment C and summarized in Table 3 below.

Table 3 – Domestic Water Demand

Domestic Water Demand				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 57	27	7,750	21,080	58.6
Lot 58	12	3,625	9,860	27.4
Subtotal; this Development Plan	**72**	**20,125**	**54,740**	**152.1**
Existing Sub-Area 3	86		60,200	
Total Sub-Area 3			**114,940**	
Assumed Master Plan Sub-Area 3			127,500	

Revised for building program 16 May 2025

Water demand for domestic use was also calculated using the AWWA M22 method and estimated at 75 gpm based on fixture counts for the proposed buildings. The lower value of the M22 is likely due to the peak hour

factor used in the 2018 Wyoming DEQ method (Peak Hour 4) being above average and the irrigation demand not included in the M22 calculation. Large irrigation demand is not expected as part of this development due to limited landscaped areas.

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 127,500 gpd (maximum day) domestic water demand for residential uses was used to analyze the availability of water supply. Based on the above information, the scale of the domestic water demand impact on TOJ systems is less than was assumed in the master plan.

The fire suppression system demand was calculated utilizing Appendix B, Table B105.2 and Table 105.1(2) of the 2021 International Fire Code based on building area and Type IIB construction. All buildings will provide a full sprinkler system designed per NFPA 13.

The total water supply available from the SKRMA water system is expected to exceed the total water demanded in a scenario where fire flow is superimposed on the maximum day demand. Water supply and demand calculations are provided in Attachment D.

Wastewater Collection and Treatment Systems

Sanitary sewer will be connected to the existing Town of Jackson sewage collection lines via an extension of the existing sanitary sewer main in Upper Snow King Loop Road and eventually be treated at the TOJ Wastewater Treatment Plant in South Park. The project will extend the existing sewage collection lines approximately 250 lineal feet to a point in Upper Snow King Loop Road in front of the Lot 58 building. The service lines to each building will be the responsibility of the development for operation and maintenance. The sewer system extensions consist of an 8-inch sewer line from an existing manhole near the western property boundary of Lot 53. Each building will connect to the Sanitary sewer main adjacent to the building. Building sewer will be 6" with cleanouts within 5 feet of the building foundation. The building mechanical design plans will show the specific internal layout and location.

Wastewater generation values were developed using 2018 Wyoming DEQ values for the current building program. Those values are detailed in Attachment E and summarized in Table 4 below.

Table 4 – Wastewater Generation

Sanitary Sewer Generation				
	Number of Units	Average TOTAL gpd	Maximum TOTAL gpd	Peak Hour gpm
Lot 53	33	6,300	10,500	29.2
Lot 57	27	5,580	9,300	25.8
Lot 58	12	2,610	4,350	12.1
Subtotal; this Development Plan		**14,490**	**24,150**	**67.1**
Existing Sub-Area 3	86		38,700	
Total Sub-Area 3			**62,850**	
Assumed Master Plan Sub-Area 3			78,750	

Revised for building program 16 May 2025

This project reflects full buildout of Sub-Area 3 of the Master Plan; based on the Master Plan Example Development Table, approximately 78,750 gpd (maximum day) sanitary sewer generation for residential uses was used to analyze the capacity of the TOJ sewer system. Based on the above information, the scale of the sanitary sewer generation impact on TOJ systems is less than was assumed in the master plan and was approved by the Town at the time of Master Plan approval.

The Master Plan discusses various other offsite infrastructure improvements related to buildout of the master plan area and indicates that the Town of Jackson should coordinate with SKRMA on the necessity and timing of these improvements.

Cable Utilities and Gas

Cable utilities and natural gas connections will be coordinated with Lower Valley Energy (Electric and Gas), Century Link Communications (telephone and communication services), Charter Communications (cable television, internet, and other communications), and SilverStar Communications (fiber optic internet). There is an existing Lower Valley 3 phase switch cabinet north of the northeast corner of Lot 53 that will likely serve as the power connection for the project. Service connection pedestals for the other cable utilities, and an existing natural gas main are located along Snow King Loop Road. Utilities will be routed to the proposed building either along a proposed easement on the SKRMA parcel to the east of Lots 53 and 58 or along the Upper Snow King Loop Road. Transformers, meters and service locations are shown on the plans.

Refuse, Trash, and Recycling

Refuse, garbage, and recycling is proposed in a dedicated area within the parking garage level of each building. These areas will not be visible from the exterior of the building and will be inaccessible to wildlife.

Snow Storage

A snow storage area sized to be a minimum of 10% of the area of the plowed off-street parking will be provided for storage of the large amount of snow that can be expected at the bottom of Snow King Mountain. The area between Lots 53 and 58, with a pending snow storage easement from SKRMA, is proposed for snow storage use for all three lots. This will be coordinated with landscaping, fire hydrants, cable utility structures and considered in the design and placement of storm drainage infrastructure.

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

DEVELOPMENT PLAN P24-168, 174, 175 submitted 11/8/2024
Response to Town Engineering comments dated 2/3/2025
DEVELOPMENT – Approved with CONDITIONS

Jorgensen Response to Conditions or comments provided in Blue

CONDITIONS OF APPROVAL

A. LDR 5.7.1.D.3
Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. The applicant is responsible for the cost of any third-party review of the geotechnical analysis.
Geotechnical report will be updated to reflect final building plans at Building Permit Submittal.

B. LDR 5.7.2.A.1
Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.
Updated ATLAS Report provided in this submittal.

C. LDR 5.7.2.A
Prior to presenting to Town Council, provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.

Site Design – Constraints

1. The road must extend along the length of the buildings constructed on Lots 53 and 58. Due to the height of the building on Lot 58 above the road elevation, the road width must be 26’ wide for aerial firefighting equipment use (fire department guidance)
2. A fire apparatus turnaround must be provided within 150’ of the end of the road (fire resolution).
3. Road grades on sections of roadway with a horizontal curve radius greater than 100’ may be up for 15% for no more than 200’ (Fire resolution).
4. The maximum elevation delta between the Lot 53 basement FFE and first floor FFE is 10’ (LDRs)

Site Design Logic

1. Assumptions
    a. The building site on Lot 58 will be on the east end of the lot to take advantage of the least steep slopes (minimizing cut and fill to the extent possible).
    b. The building on Lot 53 will sit no higher than the existing “Flat Spot”.
2. The location of the fire apparatus turnaround was set by:
    a. The fire access road must extend to the east end of the easternmost building on Lot 53 or 58 (approximately the east lot line).
        i. The fire apparatus turnaround must be within 150’ of the end of this road. It is proposed at 146’ from the end of the road.
        ii. It is desirable to place the turnaround as far from the end of the road as allowed; to construct the turnaround requires either an extreme cut into the hillside (for the perpendicular leg of the turnaround) or to be constructed on top of the Lot 53 first floor deck (as is proposed).
3. The lot 53 garage elevation was set at 6402’, 3-4’ below the “flat spot” Elevation to limit the perceived height of the building, which has been a major point of contention in town planning and neighbor reviews

a. This in turn made it necessary to set the fire apparatus turnaround elevation at 6412' (one floor above).

Lot 58: cut and south side well

The garage FFE was initially placed to correspond to the end of the road, thus minimizing the cut required to construct this building. Initial negative feedback from TOJ planning department (the comment that it appears the garage entrance was placed to make the building as high as possible) lead the design team to adjust this elevation downward, placing the garage entrance in the middle of the building and at a correspondingly lower elevation. This lead to a larger total cut to construct this building.

Placement of the garage FFE that near the lowest elevation location on the lot lead to several design challenges including the large cut associated with the building and the deep well on the south side of the building to allow for egress from the bedrooms. The well on the back of the building has been designed in a tiered manner to be a more natural form, however the reduction of tier height and the extension of tier width was limited by diminishing returns due to the steep slope above. It was desirable to avoid disturbing the existing forested portion of the lot above the proposed building. According to the project code consultant, MAP:

At Lot 58, each unit is permitted to have access to only one means of egress per IBC Section 1006.3.4, since they are R-2 occupancy, with occupant loads not exceeding 20 people, and the common path of egress through the stairwells does not exceed 125'-0". Because these dwelling units have access to only one exit, Section 1031 requires that all sleeping rooms be provided with at least one emergency escape and rescue opening. These window openings must open onto a public way or a yard or a court and meet minimum dimensional requirements. Additionally, bedrooms are required to have access to natural ventilation and light per IBC Chapter 12.

At Lot 58, the area on the south side of the building would be viewed as a court, as it is enclosed on at least 3 sides. Section 202 defines a court as "an open, uncovered space, unobstructed to the sky, bounded on three or more sides by exterior building walls or other enclosing devices." Per Section 1205.3: A court that is not bounded on one end by a public way or yard must be a minimum 3' in width and 10'-0" in length. The width must be increased by 1' in width and 2' in length for each additional story above 2 stories in height. Additionally, per 1031.5.2, emergency escape and rescue openings below the adjacent grade may open into area wells, which can be equipped with permanently affixed ladder or steps. The ladder or steps shall not be obstructed by the window when it is in an open position. Ladders shall be at least 12 inches wide, 3 inches from the wall, and spaced no more than 18 inches on center; the code does not state a height limit for a ladder.

D. LDR 5.7.2.B.6

Provide details on the interceptor ditches uphill of the developments that are stable and have the capacity for runoff. Clearly define where the runoff is conveyed. For conveyance off-site, see notes on LDR 5.7.2.B.8.

Drainage swales to be provided on the southern sides of Lot 57 South Building and Lot 58 terraced retaining walls. These will convey stormwater and snowmelt around the buildings, discharging to the west of lot 57 and the west of lot 58, which is consistent with existing hillside general drainage flow paths. Swales will be designed to carry the large amount of water expected to run off the hillsides above and ends of swales will provide large cobbles to dissipate flow velocities and prevent erosion. Details to be provided with Building Permit submittal.

E. LDR 5.7.2.B.8

In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal.

a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans, noting that they need to be executed and recorded prior to permit issuance.
b. Prior to permit approval, the easements need to be executed and recorded.
c. Where work is being completed within an existing road and easement, e.g., between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.

Mutual grading easements have been discussed and favorably received with Snow King Mountain Resort. Grading and modification to the retaining wall along the north side of Lot 53 have been discussed with Grand View Townhouses. If an agreement cannot be reached with Grand View, construction methods have been discussed to eliminate grading/modifications beyond the Lot 53 property line. Extents of grading and areas of grading easement to be provided with Building Permit submittal.

F. LDR 5.7.2.B.4 / IBC 1807.2
Provide structural calculations and factors of safety for all retaining walls. Stability analyses must demonstrate minimum factors of safety of at least 1.50 under static conditions and 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of two walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained, measured from the back of the lower wall to the face of the higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge (IBC 1704 and 1705.1.1). Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.
Structural calculations to be provided with Building Permit submittal. Some terraced walls do not adhere to H/2 separation due to steep hillsides above walls and inability to provide separation without significantly increasing overall height of walls, however lower terraced walls will be designed to account for the influence of terraces above.

G. LDR 5.7.4.B.1
For connection to the downstream storm system, determine the actual path of discharge, certify that the lines and detention areas are clear and functioning, confirm that the new connections align with the original design, and verify that capacity exists in the system.
Investigation of the existing storm system including path of discharge and pipe sizes to be undertaken in the summer of 2025. Exhibit of storm system information will be provided to the Town prior to or at the time of Building Permit submittal. Final design of storm system to consider actual configuration.

H. LDR 5.7.4.B.2.h
Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.
Stormwater pollution abatement to be provided prior to discharge to downstream stormwater system. Final design may include abatement for each lot individually or one point of treatment for all (3) lots.

I. LDR 5.7.1.D.4
Grading Pre-Applications are required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting, then one grading pre-application meeting could be used to cover the projects.
Grading Pre-Application conference will be completed prior to Building Permit submittals.

J. LDR 7.2.2.A.1.b
Provide a striping and signage plan for the development.
To be provided with Building Permit submittal.

K. LDR 7.7.2.A/G
Show compliance with ISO, DEQ, and Fire standards for the number of hydrants and hydrants served on 6-inch lines.
To be provided with Building Permit submittal.

L. LDR 7.7.2.A
Provide a will-serve letter from Snow King Resort that clarifies the entity that owns the improvements

and the status of the water tank (e.g., when last cleaned and if the full volume of the tank is in use or if the tank is partitioned for half capacity). Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered, the water and sewer need to be owned by Snow King Mountain Resort, which owns the system the development is connecting to.
To be provided with Building Permit submittal and DEQ Permit to construct submittal.

M. LDR 7.7.2.A
Provide hydraulic analysis for the development and its flows. The analysis provided was limited to volume—provide the source for the assumed water demands.
To be provided with Building Permit submittal.

N. LDR 7.7.2.G
Provide a letter from the Fire Marshal confirming that the fire supply, protection, and hydrants proposed are acceptable.
To be provided with Building Permit submittal.

O. LDR 7.7.2
Provide size and location of water meters and backflow devices for each building. Adhere to Town Standards for utility connections. Each building must have a single tap at the main, with branched domestic and fire outside of the building and an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow is required on domestic, irrigation, and fire systems. Locate meters and backflow as close as possible to the point of entry to the building.
To be provided with Building Permit submittal.

P. P. LDR 7.7.3
Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer before cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending on the line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check the status of manholes on the access road—ensure they are open, functioning, and accessible.
To be provided with Building Permit submittal.

Q. LDR 7.7.3
Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.
To be provided with Building Permit submittal.

R. LDR 8.3.3.C.3
For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g., mail and parcel room with USPS Caller service, private mail delivery, etc.

S. IBC CHAPTER 11 / ADA ACCESSIBILITY
Provide an accessibility plan. Final design and compliance are required with the Building Permit Application, but the Development Plan needs to show feasibility. Show compliance with accessibility regulations, including but not limited to:

a. 1104.1: At least one accessible route within the site must be provided from public transportation stops, accessible parking, accessible passenger loading zones, and public streets or sidewalks to the accessible building entrance served.
b. 1104.2: At least one accessible route must connect accessible buildings, accessible facilities, accessible elements, and accessible spaces that are on the same site.
c. 1104.5: Accessible routes must coincide with or be located in the same area as a general circulation path.
d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

Accessible routes are provided from the pullout on Lot 57 to Lot 57 building, note however that the road grade along this section is greater than 5% so sidewalk grade corresponds to road grade. Accessible route provided from unloading zone near Lot 53 Fire Apparatus Turnaround to buildings on Lots 53 and 58. Accessible routes provided from accessible parking stalls in all garages to elevators/units.

PROJECT SPECIFIC COMMENTS

1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11, which was used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. The Town would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
   Providing roadway access to Snow King drive through easement is not possible while maintaining road grades that comply with Fire Resolution. See C. LDR 5.7.2.A discussion.
2. The Town standard is no longer for concrete collars on surface features in roadways. It is recommended to remove the concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
   Revised details to be provided with Building Permit submittal.
3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
   Noted
4. Is it necessary to replace the entire 8" line uphill of Building 57, or can the new line tie in at the crossing of the existing near station 2+30?
   The water main on Lot 57 must be replaced because it is beneath or too close to the Lot 57 South building foundation. From roughly STA 2+30 up, the line must be replaced due to modification (lowering) of the road grade and reduction of the cover over the line.

Accounting of Master Plan Development Potential

Floor Area

	Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5	915,000	334,675	915,000	915,000	580,325
Subarea 1		135,688	331,000	255,688	120,000
Hotel		135,688	135,688	135,688	0
New		0	195,312	120,000	120,000
Subarea 2		0	244,000	250,000	250,000
Subarea 3		143,655	252,000	256,607	112,952
Love Ridge/Grand View		143,655	143,655	143,655	0
Lot 53		0	52,952	52,952	52,952
Lot 57		0	25,393	30,000	30,000
Lot 58		0	30,000	30,000	30,000
Subarea 4 & 5		55,332	88,000	152,705	97,373
One Town Hill		50,398		57,000	6,602
Snow King Mountain Resort		0		95,705	90,771
King Grill/Ticket Office		4,934			
Mountain Sports		0			
Mountain Maintenance		0			

Notes:

- The existing development numbers for the hotel and Love Ridge implied in the Master Plan by subtracting the Master Site Plan from the Example Development match the Town's GIS record of existing development on January 1, 2023.
- The allowed FARs of 0.4 for Subareas 1-5 and 0.6 for Subareas 1-4 are not applicable because the 915,000 sf total limit meets both FARs.
- The existing development was assumed to have been allocated its existing development rights even though there was no “transfer” documented.
- The One Town Hill floor area is based on the approval staff report for the Development Plan. In addition to the counted floor area, 34,112 sf of exempt parking and 4,255 sf of exempt housing are in the building.

Guests (APOs)

	Master Plan Allowance	Existing at Master Plan Adoption	Master Plan Example & Site Plan	Development Rights Sales	Remaining Potential (Rights - Built)
Subarea 1-5	2,208	832	2,208	2,208	1,376
Subarea 1		408	964	808	400
Hotel		408	408	408	0
New		0	556	400	400
Subarea 2		0	400	400	400
Subarea 3		280	700	520	240
Love Ridge/Grand View		280	280	280	0
Lot 53		0		144	144
Lot 57		0	420	50	50
Lot 58		0		46	46
Subarea 4 & 5		144	144	480	336
One Town Hill		144	144	144	
Snow King Mountain Resort		0	0	336	336
King Grill/Ticket Office		0			
Mountain Sports		0			
Mountain Maintenance		0			

Notes:

- The existing Hotel allocation is based on the 204 rooms identified as existing in the Master Plan.
- The One Town Hill allocation is based on 36 units at 4 APO per unit, consistent with the Development Plan unit count and Town building permit record.
- The 280 APO Love Ridge/Grand View allocation is based on SKRMA's accounting of existing APOs less the existing Hotel and One Town Hill allocations. It is generally consistent with the Town's GIS record of existing development on January 1, 2023.

HOUSING CALCULATORS

LOT 57 (NORTH & SOUTH COMBINED)

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location — Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	4	2557	2	**0.817**
Short-Term Rental Unit	0.102*bedrooms	3	1947	5	**1.532**
Short-Term Rental Unit	0.102*bedrooms	2	1692	15	**3.064**

Affordable Workforce Housing Required: 5.414 units

Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.414	**1.414**	26%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	1.000	**1.000**	18%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	3.000	**3.000**	55%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	5.414	5.414	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.414	2.000	1.000	5.414	9.745	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**2.414**	**2.000**	**1.000**	5.414	9.600	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.414**	**1.000**	**0.000**	1.414	0.606	0.606	0.202
Affordable to 80% Median Income	**1.000**	**0.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	**1.000**	**1.000**	**1.000**	3.000	1.286	1.286	0.429
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	2.414	2.000	1.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.414	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**5.414**	**Fee In-Lieu:**	**$170,783.77**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

LOT 53

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location: Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit: 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	4	2557	0	**0.000**
Short-Term Rental Unit	0.102*bedrooms	3	2124	7	**2.145**
Short-Term Rental Unit	0.102*bedrooms	2	1528	18	**3.677**
Short-Term Rental Unit	0.102*bedrooms	1	1500	1	**0.102**

Affordable Workforce Housing Required: 5.925 units

Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.925	**1.925**	32%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	1.000	**1.000**	17%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	3.000	**3.000**	51%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	5.925	5.925	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.925	2.000	1.000	5.925	10.664	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**2.925**	**2.000**	**1.000**	5.925	10.341	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.925**	**1.000**	**0.000**	1.925	0.825	0.825	0.275
Affordable to 80% Median Income	**1.000**	**0.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	**1.000**	**1.000**	**1.000**	3.000	1.286	1.286	0.429
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	2.925	2.000	1.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 50% Median Income	0.925	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**5.925**	**Fee In-Lieu:**	**$381,588.71**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

LOT 58

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location: Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Short-Term Rental Unit	0.102*bedrooms		0	0	0.000

Existing Workforce Housing Credit: 0.000

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Short-Term Rental Unit	0.102*bedrooms	3	1800	5	**1.532**
Short-Term Rental Unit	0.102*bedrooms	2	2100	7	**1.430**

Affordable Workforce Housing Required: 2.962 units

Fee-in-Lieu Amount: n/a

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

Housing Mitigation Plan

updated 1/8/21

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	**1.000**	34%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	0.000	**0.000**	0%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	1.962	**1.962**	66%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	2.962	2.962	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	1.000	1.962	0.000	2.962	5.332	The Proposed total shall be greater than or equal to the Schedule total
Proposed Allocation	**1.000**	**1.962**	**0.000**	2.962	5.375	
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**0.000**	**1.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Affordable to 120% Median Income	**1.000**	**0.962**	**0.000**	1.962	0.841	0.841	0.280
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	1.000	1.962	0.000				

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

Housing Mitigation Plan

updated 1/8/21

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
2 bed, < 50% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	Off-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	0.962	Fee In-Lieu	please document compliance with Sec. 6.3.5.C
Total Units:	**2.962**	**Fee In-Lieu:**	**$261,687.53**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

NORTHWORKS

Architectural, Civil & Landscape Plans

NORTHWORKS

Existing Site



EXISTING SITE CONTEXT



LEGEND

- PK nail with washer inscribed "PLS 4270"
- reinforcing steel bar without cap
- reinforcing steel bar with 1" diameter aluminum cap inscribed "PLS 4270" with other appropriate markings
- sectional subdivision line
- boundary, subject property
- boundary, adjoining property
- boundary, road right-of-way
- boundary, record road right-of-way
- N25°25'25"E 100.00' — measured bearing & distance or curve geometry
- [N25°25'25"E] [100.00'] — calculated bearing & distance or curve geometry
- (N25°25'25"E) (100.00') — record bearing & distance or curve geometry, Plat 1236 & Plat 1333
- edge of pavement
- top back of curb
- edge of gravel
- sidewalk, concrete
- flowline
- toe of slope
- top of bank
- 6205 — index contour, 5' interval
- 6208 — intermediate contour, 1' interval
- 6207.5 — spot elevation
- sign
- fence, rail
- BH 1 — bore hole
- MW 1 — monitoring well
- TP 1 — geotechnical test pit
- sewer manhole
- S — sanitary sewer line
- storm drain inlet
- storm drain manhole
- STM — storm drain line
- hydrant, fire suppression
- water valve
- W — water line

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 36x48 PRINTS

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkz.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C1.1

Drawing Name
EXISTING CONDITIONS

EXISTING SITE CONDITIONS


1


2


3


4


5


6


7

SITE PHOTOS









SITE PHOTOS

1. SNOW KING MOUNTAIN RESORT BASE



2. LOVE RIDGE CONDOMINIUMS



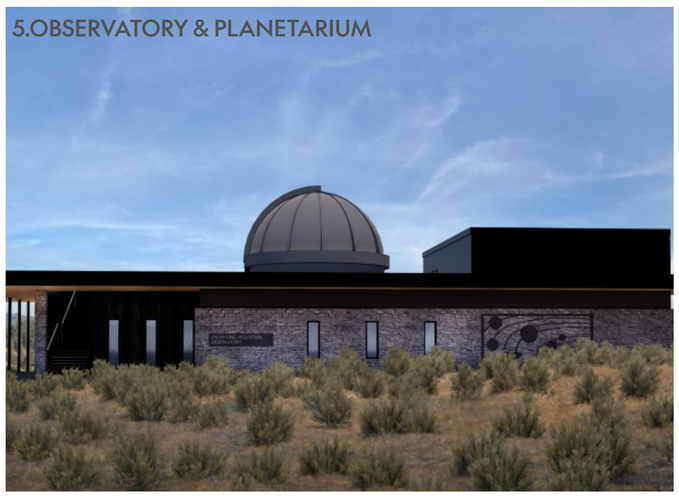
3. ONE TOWN HILL



4. SUMMIT RESTAURANT



5.OBSERVATORY & PLANETARIUM



SURROUNDING CONTEXT

1. Sloped shed roofs, exposed structure on overhangs, modern chimney form, vertical wood siding & “punched” windows

2. Varied siding materials including stone near base and wood siding higher on facade, exposed structure, gabled roof forms and chimney

3. Gabled roof forms, varied siding materials (light and dark), overhangs at base level, dark/metal balconies

4. Flat roof, large overhang, “punched” windows

5. Flat roof, large overhang, varied facade materials including stone and dark wood/metal panels


1. PITCHFORK TOWNHOMES


2. PITCHFORK TOWNHOMES


3. PITCHFORK TOWNHOMES


4. SNOW KING RESORT & HOTEL



5. SNOW KING RESORT & HOTEL

SURROUNDING CONTEXT

1, 2, 3. Horizontal brown wood siding, green trim windows, gabled roofs, chimneys, garages separate from units

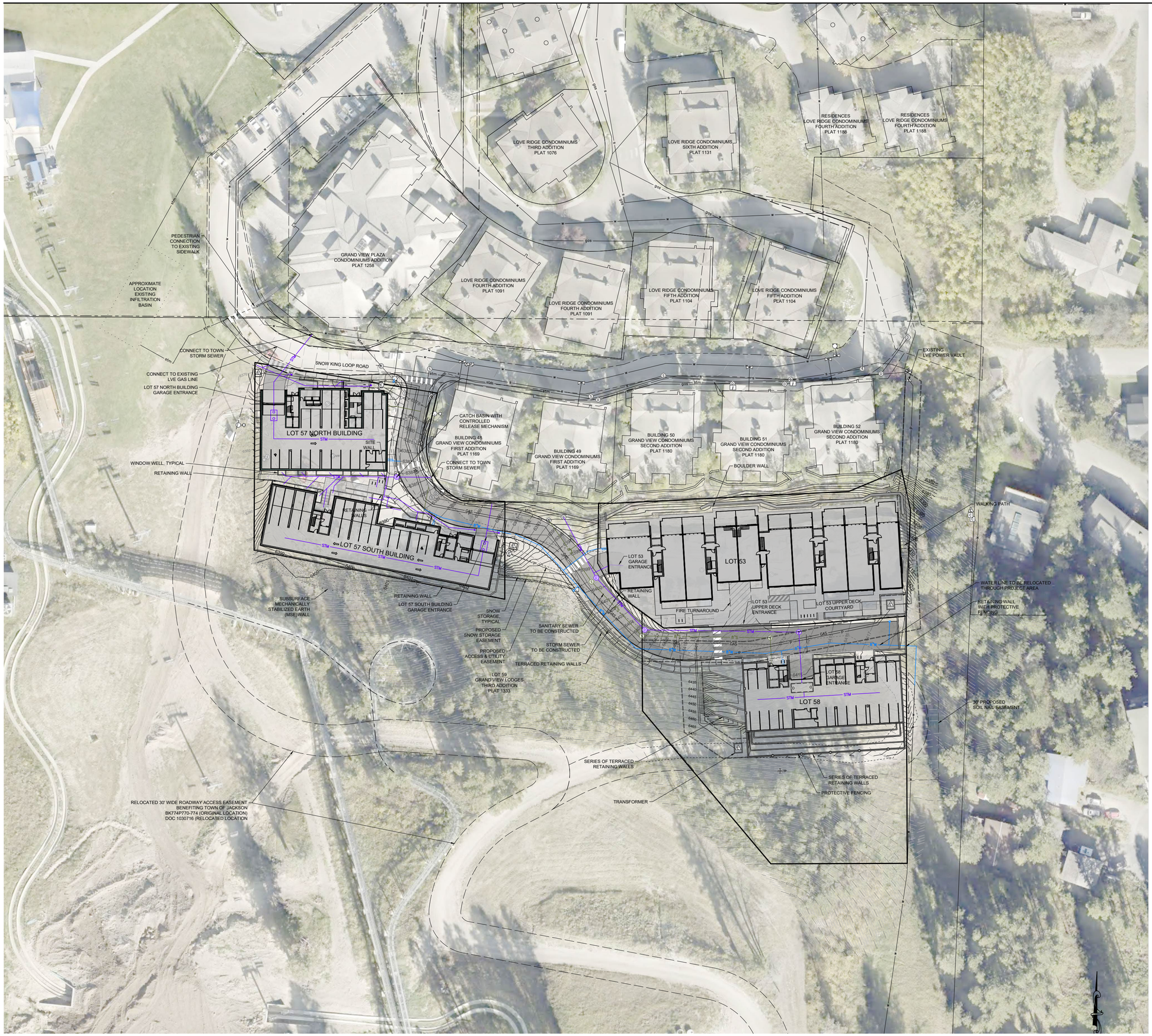
4, 5. Large and varied angled roofs, vertical wood siding, exterior rhythm of balconies with slatted wood railings & vertical wood posts, horizontal bands of windows

NORTHWORKS

Proposed Design Overview



PROPOSED OVERALL SITE PLAN



GENERAL CONSTRUCTION NOTES

1. ALL SITE WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF WYOMING PUBLIC WORKS STANDARD SPECIFICATIONS AND ARTICLE 4 OF THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.
2. EXISTING BASE MAPPING WAS PERFORMED BY JORGENSEN ASSOCIATES, INC.
3. IT IS THE CONTRACTORS RESPONSIBILITY TO OBTAIN A WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY NPDES STORMWATER PERMIT PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES.
4. CONTRACTOR SHALL CONSTRUCT EROSION CONTROL STRUCTURES PRIOR TO ANY EARTHWORK OR CONSTRUCTION. CONTROL STRUCTURES SHALL BE CONSTRUCTED AND MAINTAINED BY CONTRACTOR UNTIL VEGETATION IS REESTABLISHED IN DISTURBED AREAS.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY VARIATIONS OR DISCREPANCIES.
6. BURIED UTILITIES
   - 6.1. 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.
   - 6.2. CONTRACTOR SHALL COORDINATE WITH THE PROJECT REPRESENTATIVE TO LOCATE AND AVOID DAMAGE TO ANY FUEL PUMPING FACILITIES, IRRIGATION FACILITIES, WATER UTILITIES, AND STATE MONITORING WELLS AND PIPING.
   - 6.3. CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES PRIOR TO INSTALLING IMPROVEMENTS.
   - 6.4. CONTRACTOR SHALL NOTIFY WYOMING ONE CALL, 1-800-348-1030, A MINIMUM OF 48 HOURS PRIOR TO EXCAVATION FOR UTILITY LOCATES.
7. ALL EXCAVATION ACTIVITIES SHALL COMPLY WITH PERMIT REQUIREMENTS ISSUED FOR THE PROJECT. CONTRACTOR SHALL REVIEW AND BE RESPONSIBLE FOR PERMIT COMPLIANCE.
8. CONTRACTOR TO CONFIRM STOCKPILE AND STAGING LOCATIONS WITH THE OWNER.
9. CONTRACTOR TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION.
10. FILL MATERIAL SHALL BE SUITABLE ON-SITE OR IMPORTED MATERIAL WITH ROCKS NO LARGER THAN 6 INCHES IN DIAMETER. LARGER MATERIAL MAY BE PLACED ONLY WHEN AUTHORIZED BY THE ENGINEER.
11. CRUSHED GRAVEL BASE COURSE MATERIAL SHALL BE GRADING H. BASE COURSE SHALL BE MECHANICALLY COMPACTED TO A MINIMUM OF 95% OF MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D698 (AASHTO T-180 - MODIFIED PROCTOR DENSITY).
12. DESTRUCTION AND DAMAGE TO TREES AND OTHER NATURAL VEGETATION SHALL BE MINIMIZED AND ALL DISTURBED SURFACES SHALL BE RESEEDED AS SOON AS PRACTICAL IN ACCORDANCE TO THE REVEGETATION SPECIFICATIONS.
13. STRIP AND SALVAGE TOPSOIL FROM ALL EXCAVATED AREAS.
14. WEEDS SHALL BE CONTROLLED BY SPRAYING, LIMITING DISTURBANCE AREA, OR OTHER MEANS PRIOR TO REVEGETATION AND AFTER REVEGETATION IS COMPLETE.
15. FUGITIVE DUST WILL BE CONTROLLED BY WATERING DURING DRY PERIODS OR AS REQUIRED BY ENGINEER.
16. ALL EXCAVATED MATERIALS SHALL BE STOCKPILED AND PROCESSED ON-SITE ONLY AT LOCATIONS AS DESIGNATED ON THE PLANS.
17. TOPS OF CUT AND FILL SLOPES SHALL BE ROUNDED TO AVOID RAVELING AND EROSION.
18. CUT AND FILL SLOPES SHALL NOT EXCEED 2:1.

WATER AND SEWER UTILITY NOTES

1. WATER AND SEWER INSTALLATIONS SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF THE WYOMING DEPARTMENT OF ENVIRONMENTAL QUALITY, WATER QUALITY DIVISION RULES AND REGULATIONS AND THE TOWN OF JACKSON STANDARDS FOR CONSTRUCTION.
2. CONTRACTOR SHALL NOTIFY THE TOWN OF JACKSON PUBLIC WORKS DEPARTMENT AT PHONE NUMBER (307) 733-3079, PRIOR TO START OF CONSTRUCTION AND PRIOR TO EACH WATER AND SEWER TEST.
3. CONTRACTOR SHALL MAINTAIN WATER AND SEWER SLOPES CONSISTENT WITH THE PLANS. ABRUPT ELEVATION CHANGES ARE NOT PERMITTED AND MAY REQUIRE ADDITIONAL AIR RELEASE VALVES OR BLOW-OFFS AT THE CONTRACTORS EXPENSE.
4. TYPE A TRENCH BACKFILL SHALL APPLY TO ALL PAVED SURFACES AND AROUND ALL APPURTENANCES INCLUDING VALVES, FIRE HYDRANTS AND MANHOLES. TYPE B TRENCH BACKFILL SHALL APPLY TO NON-TRAVELED AREAS. SEE SPECIFICATION WPWSS 02225.
5. CONTINUOUS RIGID TYPE B PIPELINE INSULATION SHALL BE PROVIDED AS SHOWN ON THE TYPICAL TRENCH DETAIL, UNDER ALL TRAVELED AREAS AND AT ALL LOCATIONS WHERE DEPTH OF COVER IS LESS THAN 5 FEET FOR SEWER MAINS AND SERVICES; LESS THAN 7 FEET FOR SEWER FORCE MAINS, WATER MAINS AND SERVICES OR AS SHOWN ON THE PLANS.
6. 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.
7. WATER SERVICE LINES 4" AND LARGER SHALL BE DUCTILE IRON PIPE, OR APPROVED EQUAL. FITTINGS FOR WATER MAINS SHALL BE DUCTILE IRON, CONFORMING TO AWWA C110 OR C153. MINIMUM DEPTH OF BURY FOR ALL WATER LINES SHALL BE 7'.
8. SANITARY SEWER LINES AND FITTINGS SHALL BE SCHEDULE 40 PVC AND CONFORM TO ASTM D-3034, OR APPROVED EQUAL.

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- SNOWMELTED HARDSCAPE
- RETAINING WALL
- 8"W — 8" WATER
- 6"W — 6" WATER
- W — WATER SERVICE
- 8"S — 8" SEWER
- S — SEWER SERVICE
- STM — STORMWATER
- GAS — GAS
- P — POWER
- FIRE HYDRANT
- WATER VALVE
- SEWER MANHOLE
- STORMWATER MANHOLE
- STORM INLET
- TRANSFORMER
- ELECTRIC VAULT

SCALE: 1 INCH = 30 FEET
THIS SCALE VALID ONLY FOR 36x48 PRINTS

PROPOSED SITE PLAN - CIVIL

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwks.com

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NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C1.0

Drawing Name
PROPOSED OVERVIEW

AREA & UNIT MIX OVERVIEW

SITE	FAR SUBTOTAL (SF)	GROSS AREA SUBTOTAL (SF)	# 1 BEDS	# 2 BEDS	# 3 BEDS	# 4 BEDS	MARKET UNIT COUNT
LOT 57 NORTH	18,383	31,769	0	10	0	0	10
LOT 57 SOUTH	24,539	36,812	0	5	5	2	12
LOT 53	42,314	71,705	1	18	7	0	26
LOT 58	24,905	34,849	0	7	5	0	12
	110,141	**175,135**	**1**	**40**	**17**	**2**	**60**
	TOTAL FAR AREA	TOTAL GROSS AREA	1-BEDS	2-BEDS	3-BEDS	4-BEDS	MARKET UNITS
			2%	67%	28%	3%	

	REQ. # OF AFF. UNITS	AFF. 1-BEDS		AFF. 2-BEDS		AFF. 3-BEDS		TOTAL AFF. UNITS	
		REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
	5.414	2	2	2	1	1	1	5	4
			0		1		0		1
PHASE 1: LOT 57		2	**2**	2	**2**	1	**1**	5	**5**
			AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**
	5.822	2	3	2	3	1	1	5	7
	2.962	1	0	1	0	0	0	2	0
PHASE 2: LOTS 53 & 58		3	**3**	3	**3**	1	**1**	7	**7**
			AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**
		REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED	REQ.	PROVIDED
ALL LOTS TOTAL		5	**5**	5	**5**	2	**2**	12	**12**
			AFF. 1-BEDS **OK**		AFF. 2-BEDS **OK**		AFF. 3-BEDS **OK**	TOTAL REQ.	TOTAL AFF. **OK**

MAX. SHORT TERM	**112,952**
OVER/UNDER	*-2,811*
	UNDER

PARKING COUNTS

SITE	TOTAL REQUIRED PARKING	PARKING PROVIDED	PARKING PROV. INCL. TANDEM	TOTAL # BEDROOMS	REQ. BIKE PARKING	REQ. BIKES, SHORT-TERM (25% x .75/bed)	REQ. BIKES, LONG-TERM (75% x .75/bed)	NOTES
LOT 57 NORTH	14	**15**	**19**	27	21	6	15	EVSE spaces: 6 capable + 1 installed. Short-term bike parking at outdoor spaces; long-term located in garages.
LOT 57 SOUTH	13	**14**	**22**	35	27	7	20	EVSE spaces: 7 capable + 1 installed.
LOT 53	33	**42**	**57**	70	53	14	39	EVSE spaces: 17 capable + 3 installed.
LOT 58	12	**19**	**19**	29	22	6	16	EVSE spaces: 6 capable + 1 installed.
	72	**90**	**117**					
	REQ.	PROVIDED	PROVIDED INCL. TANDEM					

OVERALL UNIT MIX SUMMARY

FAR Area Legend

- Market 2-Bedroom
- Market 3-Bedroom
- Market 4-Bedroom
- Market Circulation Stair/Elev
- Market Circulation Corridor
- Market Circulation N/A
- Affordable Studio
- Affordable 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Mechanical
- Parking

LOT 57 NORTH - FAR AREA

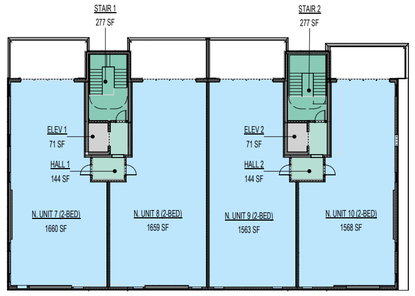
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	N. UNIT 10 (2-BED)	1,568 SF
Market 2-Bedroom	N. UNIT 9 (2-BED)	1,563 SF
Market 2-Bedroom	N. UNIT 8 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 7 (2-BED)	1,660 SF
Market Circulation Corridor	HALL 2	144 SF
Market Circulation Corridor	HALL 1	144 SF
Market Circulation Stair/Elev	STAIR 2	277 SF
Market Circulation Stair/Elev	STAIR 1	277 SF
		7,262 SF
T.O. LEVEL 2 SLAB		
Market 2-Bedroom	N. UNIT 6 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 5 (2-BED)	1,660 SF
Market 2-Bedroom	N. UNIT 4 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 3 (2-BED)	1,660 SF
Market Circulation Corridor	N. HALL 2	144 SF
Market Circulation Corridor	N. HALL 1	144 SF
		8,926 SF
T.O. LEVEL 1 SLAB		
Market 2-Bedroom	N. UNIT 2 (2-BED)	1,659 SF
Market 2-Bedroom	N. UNIT 1 (2-BED)	1,660 SF
Market Circulation Corridor	N. HALL 1	144 SF
Market Circulation Stair/Elev	N. STAIR 2	283 SF
Market Circulation Stair/Elev	N. STAIR 1	277 SF
Market Circulation Stair/Elev	N. ELEV 2	71 SF
Market Circulation Stair/Elev	N. ELEV 1	71 SF
		4,165 SF
TOTAL FAR AREA		19,353 SF

LOT 57 NORTH - NOT COUNTED IN FAR

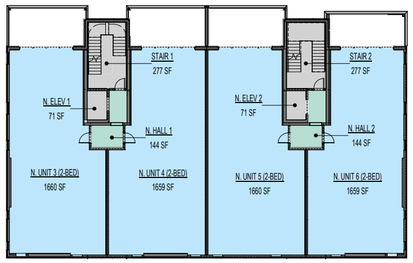
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	ELEV 1	71 SF
Market Circulation N/A	ELEV 2	71 SF
		142 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	N. ELEV 1	71 SF
Market Circulation N/A	N. ELEV 2	71 SF
Market Circulation N/A	STAIR 1	277 SF
Market Circulation N/A	STAIR 2	277 SF
		696 SF
T.O. LEVEL 1 SLAB		
Affordable 1-Bedroom	AFF. UNIT 3	787 SF
Affordable 1-Bedroom	AFF. UNIT 4	800 SF
Affordable 2-Bedroom	AFF. UNIT 1	853 SF
Affordable 3-Bedroom	AFF. UNIT 2	1,317 SF
Market Circulation N/A	AFF. HALL	211 SF
		3,968 SF
T.O. BASEMENT SLAB		
Market Circulation N/A	N. CIRCULATION 1	413 SF
Market Circulation N/A	N. CIRCULATION 2	413 SF
Mechanical	N. MECH	371 SF
Mechanical	N. TRASH	215 SF
Parking	N. PARKING	7,168 SF
		8,580 SF
TOTAL AREA NOT COUNTED TOWARD FAR		13,386 SF

LOT 57 NORTH - GROSS AREA TOTALS

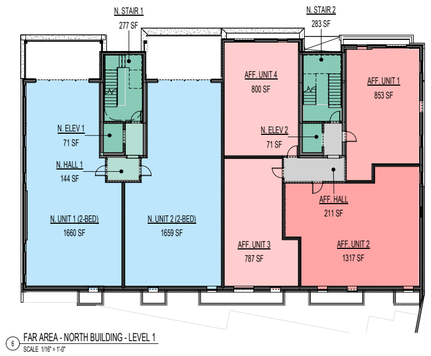
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	7,434 SF
T.O. LEVEL 2 SLAB	7,922 SF
T.O. LEVEL 1 SLAB	8,133 SF
T.O. BASEMENT SLAB	8,580 SF
TOTAL AREA	31,769 SF



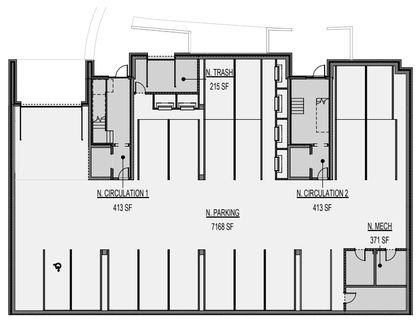
8 FAR AREA - NORTH BUILDING - LEVEL 3
SCALE: 1/16" = 1'-0"



7 FAR AREA - NORTH BUILDING - LEVEL 2
SCALE: 1/16" = 1'-0"



6 FAR AREA - NORTH BUILDING - LEVEL 1
SCALE: 1/16" = 1'-0"



5 FAR AREA - NORTH BUILDING - BASEMENT
SCALE: 1/16" = 1'-0"

FAR Area Legend

- Market 2-Bedroom
- Market 3-Bedroom
- Market 4-Bedroom
- Market Circulation Stair/Elev
- Market Circulation Corridor
- Market Circulation N/A
- Affordable Studio
- Affordable 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Mechanical
- Parking

LOT 57 SOUTH - FAR AREA

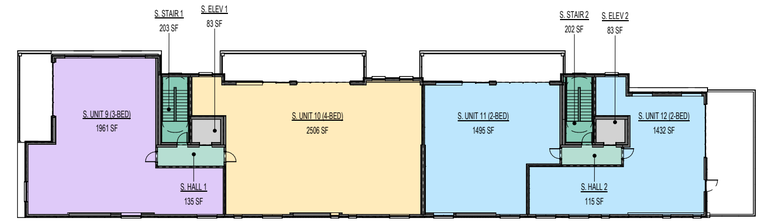
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market 2-Bedroom	S. UNIT 12 (2-BED)	1,432 SF
Market 2-Bedroom	S. UNIT 11 (2-BED)	1,495 SF
Market 4-Bedroom	S. UNIT 10 (4-BED)	2,506 SF
Market 2-Bedroom	S. UNIT 9 (3-BED)	1,961 SF
Market Circulation Stair/Elev	S. STAIR 2	202 SF
Market Circulation Stair/Elev	S. STAIR 1	203 SF
Market Circulation Corridor	S. HALL 2	115 SF
Market Circulation Corridor	S. HALL 1	135 SF
		8,049 SF
T.O. LEVEL 2 SLAB		
Market 3-Bedroom	S. UNIT 8 (3-BED)	1,866 SF
Market 2-Bedroom	S. UNIT 7 (2-BED)	1,648 SF
Market 4-Bedroom	S. UNIT 6 (4-BED)	2,506 SF
Market 3-Bedroom	S. UNIT 5 (3-BED)	2,049 SF
Market Circulation Corridor	S. HALL 2	118 SF
Market Circulation Corridor	S. HALL 1	135 SF
		8,322 SF
T.O. LEVEL 1 SLAB		
Market 3-Bedroom	S. UNIT 4 (3-BED)	1,866 SF
Market 2-Bedroom	S. UNIT 3 (2-BED)	1,648 SF
Market 2-Bedroom	S. UNIT 2 (2-BED)	1,773 SF
Market 3-Bedroom	S. UNIT 1 (3-BED)	2,027 SF
Market Circulation Stair/Elev	S. STAIR 2	202 SF
Market Circulation Stair/Elev	S. STAIR 1	203 SF
Market Circulation Corridor	S. HALL 2	118 SF
Market Circulation Corridor	S. HALL 1	165 SF
Market Circulation Stair/Elev	S. ELEV 2	83 SF
Market Circulation Stair/Elev	S. ELEV 1	83 SF
		8,198 SF
TOTAL FAR AREA		24,339 SF

LOT 57 SOUTH - NOT COUNTED IN FAR

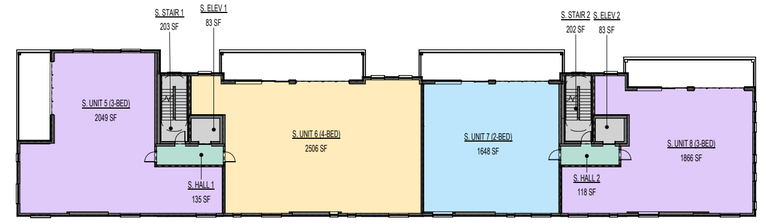
AREA TYPE	ROOM NAME	AREA
T.O. LEVEL 3 SLAB		
Market Circulation N/A	S. ELEV 1	83 SF
Market Circulation N/A	S. ELEV 2	83 SF
		166 SF
T.O. LEVEL 2 SLAB		
Market Circulation N/A	S. ELEV 1	83 SF
Market Circulation N/A	S. ELEV 2	83 SF
Market Circulation N/A	S. STAIR 1	203 SF
Market Circulation N/A	S. STAIR 2	202 SF
		571 SF
T.O. LEVEL 1 SLAB		
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	725 SF
		725 SF
T.O. BASEMENT SLAB		
Market Circulation N/A	S. CIRCULATION 1	398 SF
Market Circulation N/A	S. CIRCULATION 2	398 SF
Mechanical	TRASH / MECH	367 SF
Parking	S. PARKING	9,648 SF
		10,811 SF
TOTAL AREA NOT COUNTED TOWARD FAR		12,273 SF

LOT 57 SOUTH - GROSS AREA TOTALS

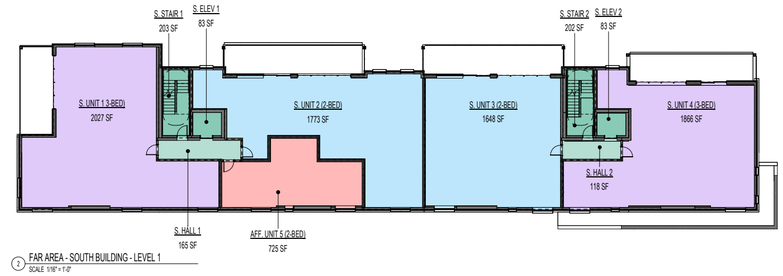
LEVEL	AREA TOTALS BY FLOOR
T.O. LEVEL 3 SLAB	8,215 SF
T.O. LEVEL 2 SLAB	8,893 SF
T.O. LEVEL 1 SLAB	8,893 SF
T.O. BASEMENT SLAB	10,811 SF
TOTAL AREA	36,812 SF



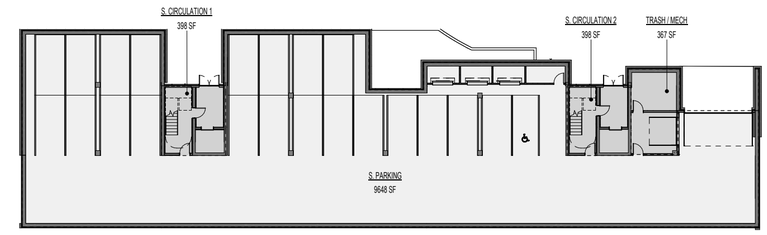
4 FAR AREA - SOUTH BUILDING - LEVEL 3
SCALE: 1/16" = 1'-0"



3 FAR AREA - SOUTH BUILDING - LEVEL 2
SCALE: 1/16" = 1'-0"



2 FAR AREA - SOUTH BUILDING - LEVEL 1
SCALE: 1/16" = 1'-0"



1 FAR AREA - SOUTH BUILDING - GARAGE
SCALE: 1/16" = 1'-0"

0 8 16 32 64

UNIT MIX & F.A.R. AREAS – LOT 57

LOT 53 - FAR AREA SCHEDULE

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 2-Bedroom	UNIT 26 (2-BED)	1,271 SF
Market 2-Bedroom	UNIT 25 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 24 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 23 (3-BED)	2,433 SF
Market 3-Bedroom	UNIT 22 (3-BED)	2,302 SF
Market 2-Bedroom	UNIT 21 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 20 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 19 (3-BED)	1,269 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	235 SF
Market Circulation Stair	STAIR 2	232 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	64 SF
Market Circulation Corridor	HALL 1	65 SF
		13,925 SF
LEVEL 2		
Market 2-Bedroom	UNIT 18 (2-BED)	1,277 SF
Market 2-Bedroom	UNIT 17 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 16 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 15 (3-BED)	2,434 SF
Market 3-Bedroom	UNIT 14 (3-BED)	2,296 SF
Market 2-Bedroom	UNIT 13 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 12 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 11 (3-BED)	1,823 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	65 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
		13,544 SF
LEVEL 1		
Market 2-Bedroom	UNIT 10 (2-BED)	1,276 SF
Market 2-Bedroom	UNIT 9 (2-BED)	1,371 SF
Market 2-Bedroom	UNIT 8 (2-BED)	1,365 SF
Market 1-Bedroom	UNIT 7 (1-BED+DEN)	1,116 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,428 SF
Market 2-Bedroom	UNIT 5 (2-BED)	1,078 SF
Market 2-Bedroom	UNIT 4 (2-BED)	1,067 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,365 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,359 SF
Market 3-Bedroom	UNIT 1 (3-BED)	1,823 SF
Market Circulation Stair	STAIR 5	235 SF
Market Circulation Stair	STAIR 4	232 SF
Market Circulation Stair	STAIR 2	235 SF
Market Circulation Stair	STAIR 1	235 SF
Market Circulation Corridor	HALL 5	65 SF
Market Circulation Corridor	HALL 4	64 SF
Market Circulation Corridor	HALL 3	81 SF
Market Circulation Corridor	HALL 2	65 SF
Market Circulation Corridor	HALL 1	65 SF
Market Circulation Elevator	ELEV 5	83 SF
Market Circulation Elevator	ELEV 4	81 SF
Market Circulation Elevator	ELEV 2	78 SF
Market Circulation Elevator	ELEV 1	78 SF
		14,845 SF
TOTAL FAR AREA		42,314 SF

LOT 53 - NOT COUNTED TOWARD FAR AREA

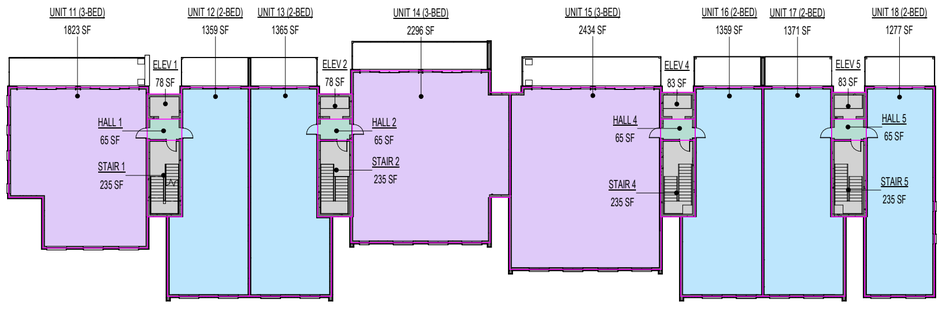
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	76 SF
Market Circulation N/A	ELEV 4	78 SF
Market Circulation N/A	ELEV 5	83 SF
		315 SF
LEVEL 2		
Market Circulation N/A	ELEV 1	78 SF
Market Circulation N/A	ELEV 2	78 SF
Market Circulation N/A	ELEV 4	83 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	STAIR 1	235 SF
Market Circulation N/A	STAIR 2	235 SF
Market Circulation N/A	STAIR 4	235 SF
Market Circulation N/A	STAIR 5	235 SF
		1,262 SF
BASEMENT		
Affordable 1-Bedroom	AFF. UNIT 3 (1-BED)	530 SF
Affordable 1-Bedroom	AFF. UNIT 6 (1-BED)	527 SF
Affordable 1-Bedroom	AFF. UNIT 7 (STUDIO)	490 SF
Affordable 2-Bedroom	AFF. UNIT 1 (2-BED)	832 SF
Affordable 2-Bedroom	AFF. UNIT 2 (2-BED)	817 SF
Affordable 2-Bedroom	AFF. UNIT 5 (2-BED)	706 SF
Affordable 3-Bedroom	AFF. UNIT 4 (3-BED)	1,004 SF
Market 2-Bedroom non-FAR	UNIT 4 (2-BED)	508 SF
Market 2-Bedroom non-FAR	UNIT 5 (2-BED)	553 SF
Market Circulation N/A	ELEV 1	73 SF
Market Circulation N/A	ELEV 2	73 SF
Market Circulation N/A	ELEV 4	75 SF
Market Circulation N/A	ELEV 5	83 SF
Market Circulation N/A	HALL 1	404 SF
Market Circulation N/A	HALL 2	149 SF
Market Circulation N/A	HALL 4	215 SF
Market Circulation N/A	HALL 5	170 SF
Market Circulation N/A	STAIR 1	210 SF
Market Circulation N/A	STAIR 2	206 SF
Market Circulation N/A	STAIR 3	133 SF
Market Circulation N/A	STAIR 4	210 SF
Market Circulation N/A	STAIR 5	210 SF
Mechanical	MECH	443 SF
Parking	PARKING	19,193 SF
		27,814 SF
TOTAL AREA NOT COUNTED TOWARD FAR		29,391 SF

LOT 53 - AREA TOTALS

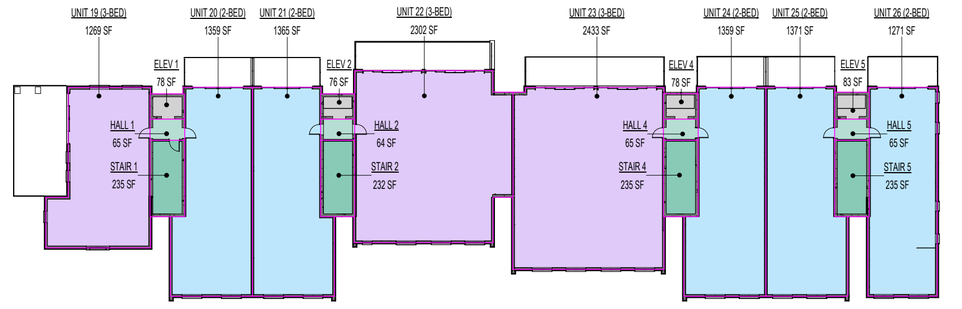
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	14,240 SF
LEVEL 2	14,806 SF
LEVEL 1	14,845 SF
BASEMENT	27,814 SF
TOTAL AREA	71,705 SF

FAR Area Legend

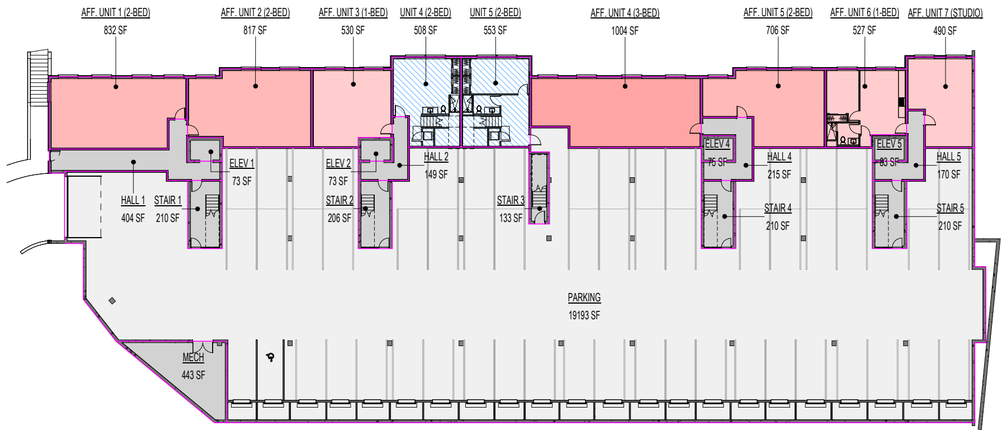
- Market 2-Bedroom
- Market 2-Bedroom non-FAR
- Market 3-Bedroom
- Affordable Studio
- Affordable 1-Bedroom
- Market 1-Bedroom
- Affordable 2-Bedroom
- Affordable 3-Bedroom
- Market Circulation Elevator
- Market Circulation Corridor
- Market Circulation Stair
- Market Circulation N/A
- Mechanical
- Parking



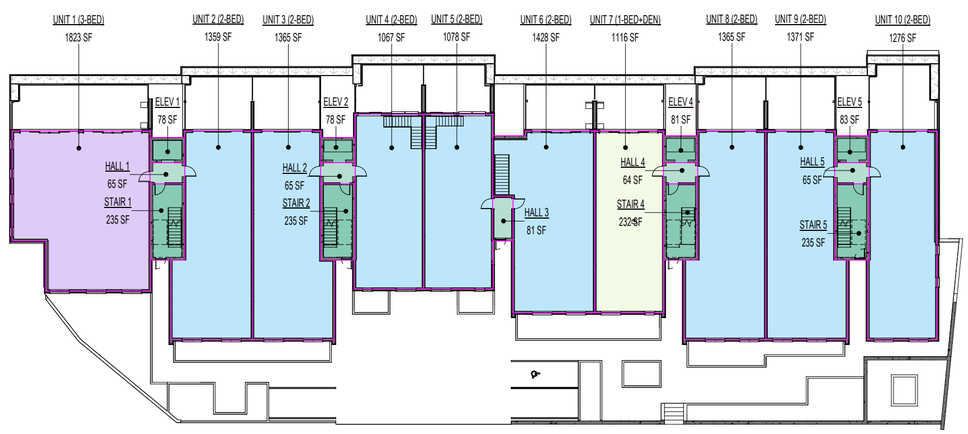
3 LOT 53 - FAR AREA PLAN - 2ND FLOOR
SCALE 1" = 20'-0"



4 LOT 53 - FAR AREA PLAN - 3RD FLOOR
SCALE 1" = 20'-0"



2 LOT 53 - FAR AREA PLAN - BASEMENT
SCALE 1" = 20'-0"



1 LOT 53 - FAR AREA PLAN - 1ST FLOOR
SCALE 1" = 20'-0"

0 10 20 40 80

UNIT MIX & F.A.R. AREAS – LOT 53

LOT 58 - FAR AREA SCHEDULE

AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market 3-Bedroom	UNIT 12 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 11 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 10 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 9 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		8,378 SF
LEVEL 2		
Market 3-Bedroom	UNIT 8 (3-BED)	2,086 SF
Market 2-Bedroom	UNIT 7 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 6 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 5 (3-BED)	2,086 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
		7,984 SF
LEVEL 1		
Market 2-Bedroom	UNIT 4 (2-BED)	2,087 SF
Market 2-Bedroom	UNIT 3 (2-BED)	1,790 SF
Market 2-Bedroom	UNIT 2 (2-BED)	1,790 SF
Market 3-Bedroom	UNIT 1 (3-BED)	2,086 SF
Market Circulation Stair	STAIR 2	197 SF
Market Circulation Stair	STAIR 1	197 SF
Market Circulation Corridor	HALL 2	116 SF
Market Circulation Corridor	HALL 1	116 SF
Market Circulation Elevator	ELEV 1	82 SF
Market Circulation Elevator	ELEV 1	82 SF
		8,543 SF
TOTAL FAR AREA		24,905 SF

LOT 58 - NOT COUNTED TOWARD FAR AREA

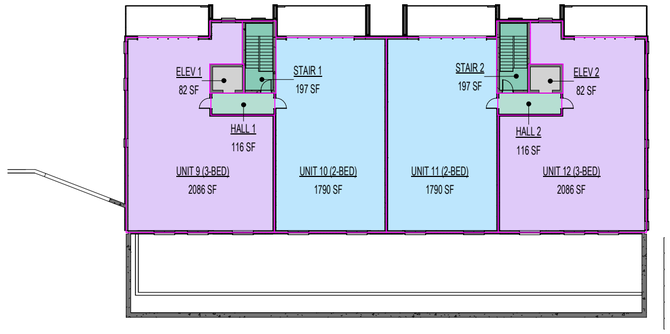
AREA TYPE	ROOM NAME	AREA
LEVEL 3		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
		164 SF
LEVEL 2		
Market Circulation N/A	ELEV 1	82 SF
Market Circulation N/A	ELEV 2	82 SF
Market Circulation N/A	STAIR 1	197 SF
Market Circulation N/A	STAIR 2	197 SF
		558 SF
BASEMENT		
Market Circulation N/A	ELEV 1	77 SF
Market Circulation N/A	ELEV 2	77 SF
Market Circulation N/A	HALL 1	129 SF
Market Circulation N/A	HALL 2	129 SF
Market Circulation N/A	STAIR 1	196 SF
Market Circulation N/A	STAIR 2	196 SF
Mechanical	MECH	207 SF
Mechanical	TRASH	167 SF
Parking	PARKING GARAGE	8,044 SF
		9,222 SF
TOTAL AREA NOT COUNTED TOWARD FAR		9,944 SF

LOT 58 - AREA TOTALS

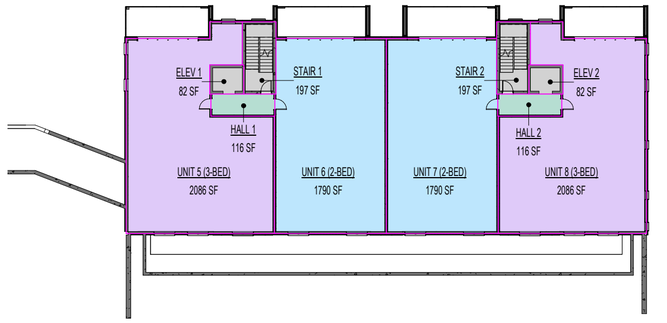
LEVEL	AREA TOTALS BY FLOOR
LEVEL 3	8,542 SF
LEVEL 2	8,542 SF
LEVEL 1	8,543 SF
BASEMENT	9,222 SF
TOTAL AREA	34,849 SF

FAR Area Legend

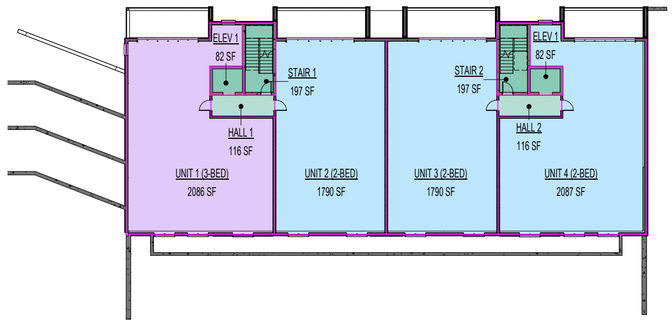
- Market 1-Bedroom
- Market 2-Bedroom
- Market 3-Bedroom
- Market Circulation Elevator
- Market Circulation Corridor
- Market Circulation Stair
- Market Circulation N/A
- Mechanical
- Parking



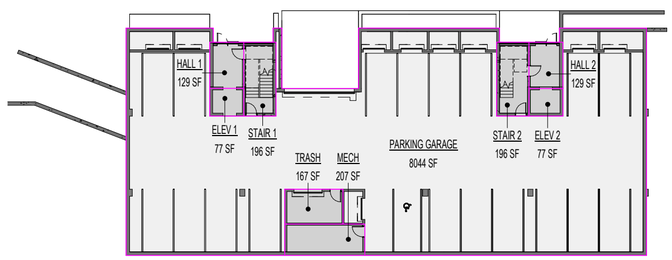
4 LOT 58 - FAR AREA PLAN - 3RD FLOOR
SCALE 1" = 20'-0"



3 LOT 58 - FAR AREA PLAN - 2ND FLOOR
SCALE 1" = 20'-0"



1 LOT 58 - FAR AREA PLAN - 1ST FLOOR
SCALE 1" = 20'-0"



2 LOT 58 - FAR AREA PLAN - BASEMENT
SCALE 1" = 20'-0"

0 10 20 40 80

UNIT MIX & F.A.R. AREAS – LOT 58

NORTHWORKS

Overall Renderings



BLACK METAL WALL AND
ROOF CLADDING



WOOD SIDING
BUILDING WALL CLADDING



SILVERTIP LIMESTONE
BUILDING WALL CLADDING



BOARD FORM CONCRETE
SITE RETAINING WALLS



MATERIAL PALETTE





FULL SITE AERIAL - WINTER





FULL SITE AERIAL - SUMMER





LOT 57 NORTH – RENDERED ELEVATION





GRAND VIEW CONDOS & LOT 57 NORTH BUILDING





LOVE RIDGE CONDOS & LOT 57 NORTH BUILDING





LOT 57 NORTH BUILDING & GRAND VIEW CONDOS

9:00 AM



12:00 PM





3:00 PM



6:00 PM

SUNLIGHT STUDY – TYPICAL SUMMER DAY





LOT 57 SOUTH RENDERED ELEVATION





LOT 57 COURTYARD





LOT 57 SOUTH BUILDING & GRAND VIEW CONDOS





LOT 57 SOUTH BUILDING & GRAND VIEW CONDOS





VIEW OF LOT 57 SOUTH & GRAND VIEW CONDOS FROM THE ROAD



NEIGHBORING BUILDING HEIGHTS & EXISTING 'CANYON EFFECT'



NEIGHBORING BUILDING HEIGHTS & EXISTING ‘CANYON EFFECT’



NEIGHBORING BUILDING HEIGHTS & EXISTING ‘CANYON EFFECT’





LOT 53 APPROACH





LOT 53 RENDERED ELEVATION





LOT 53 MAIN ENTRY & VEHICULAR DROPOFF





LOT 53 NORTH PATH AT LOVE RIDGE CONDOS

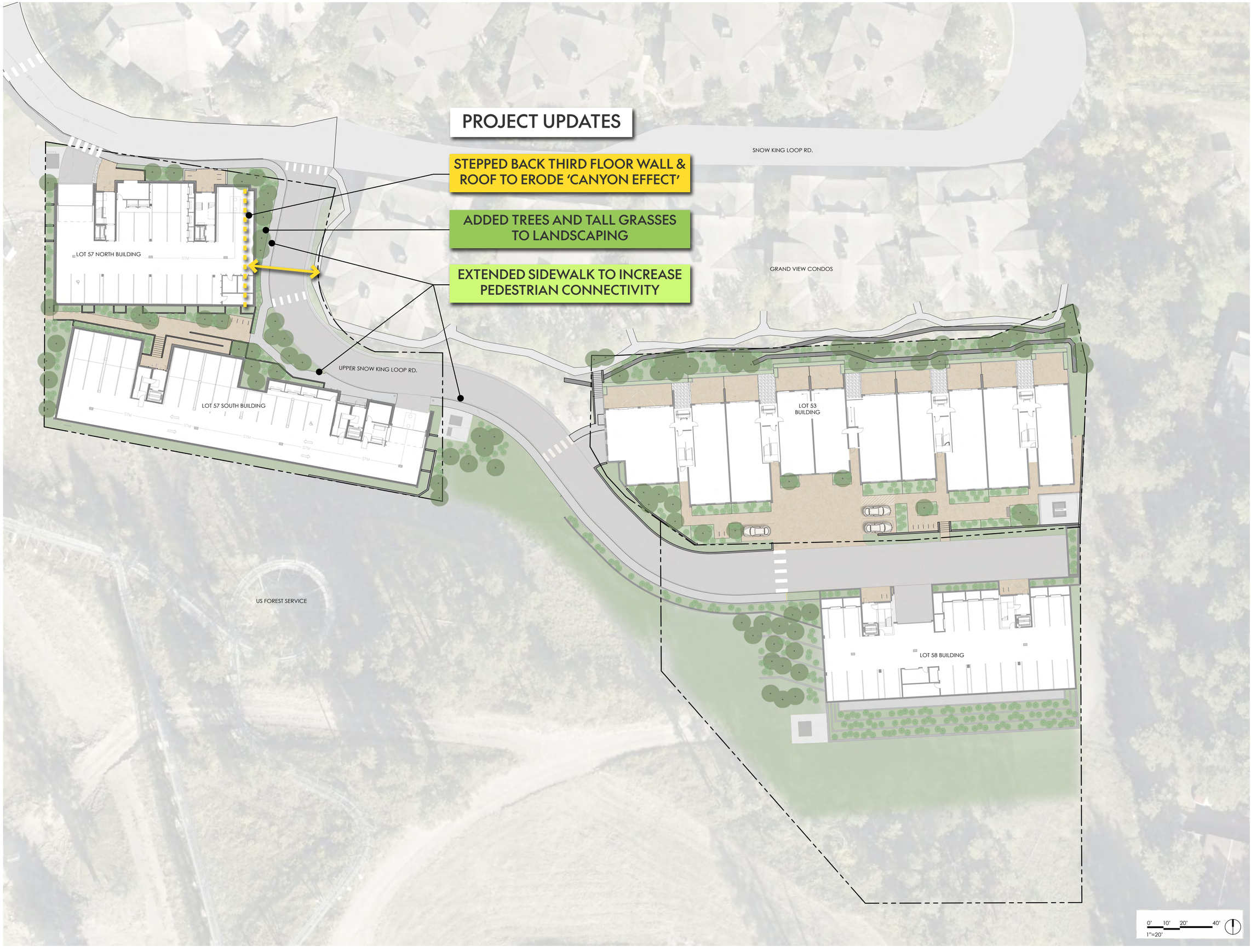




LOT 58 RENDERED ELEVATION

NORTHWORKS

Lot 57



PROPOSED OVERALL SITE PLAN



PROPOSED LOT 57 SITE PLAN UPDATES



LOT 57 SITE PLAN – CIVIL



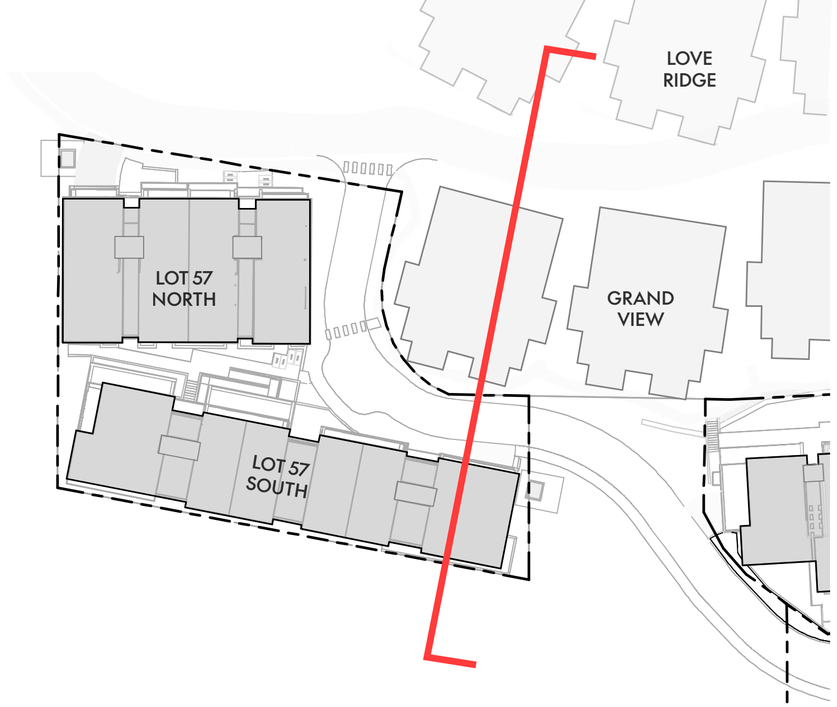
NORTH BUILDING, NORTH ELEVATION

LOT 57 NORTH – RENDERED ELEVATION

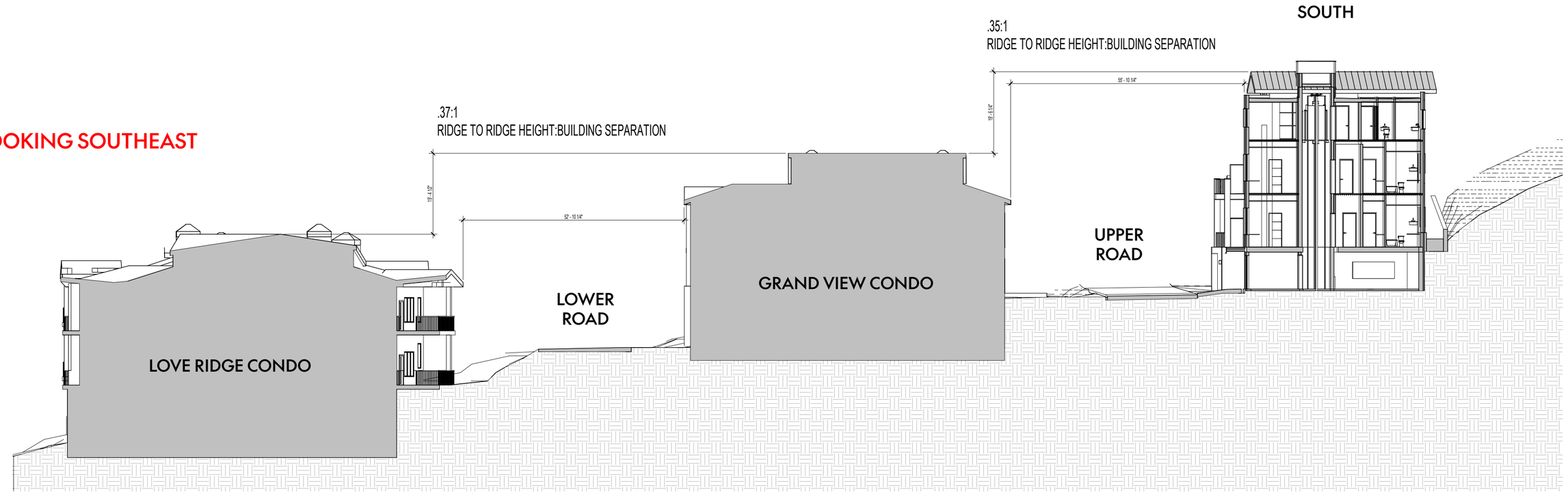


SOUTH BUILDING, NORTH ELEVATION

LOT 57 SOUTH – RENDERED ELEVATION



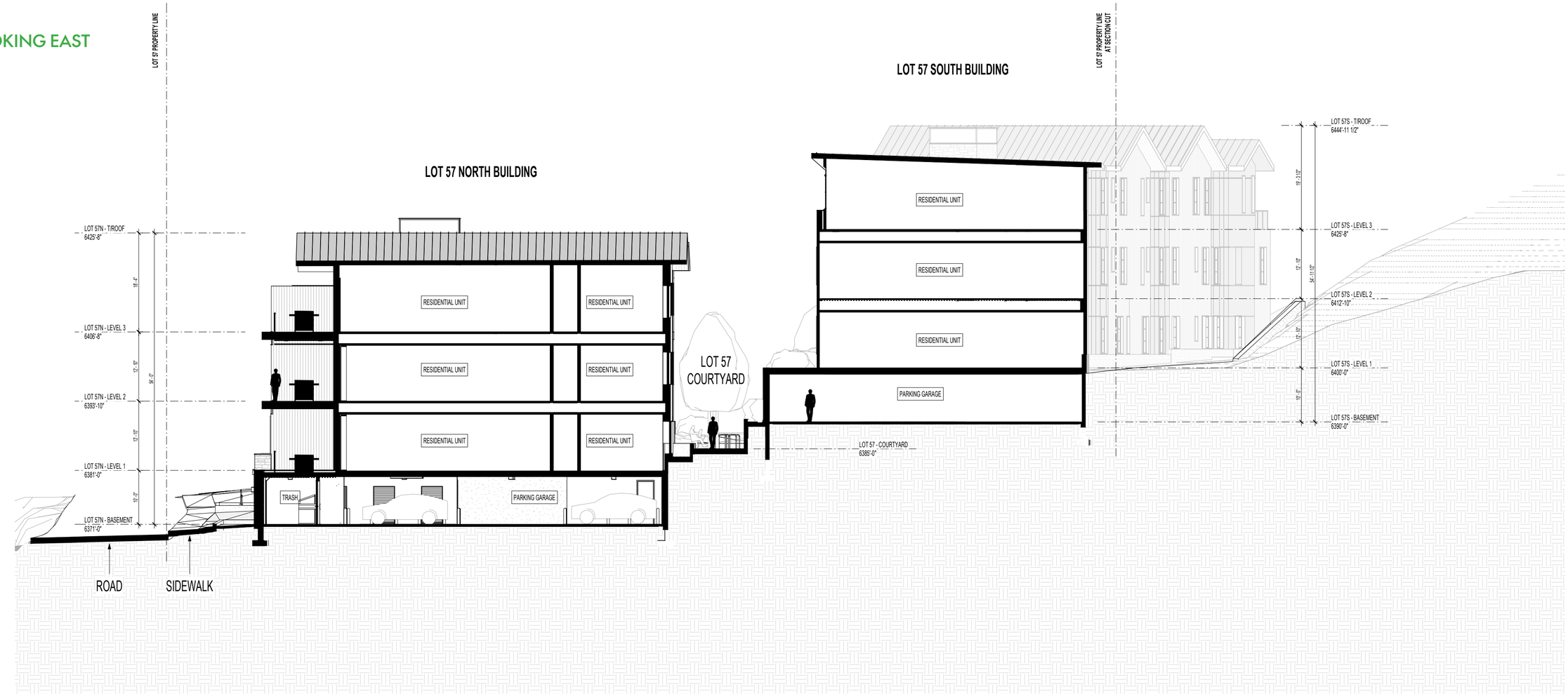
LOOKING SOUTHEAST



SITE SECTION THROUGH LOT 57 & NEIGHBORS



LOOKING EAST



SITE SECTION THROUGH LOT 57 NORTH & SOUTH, LOOKING EAST

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

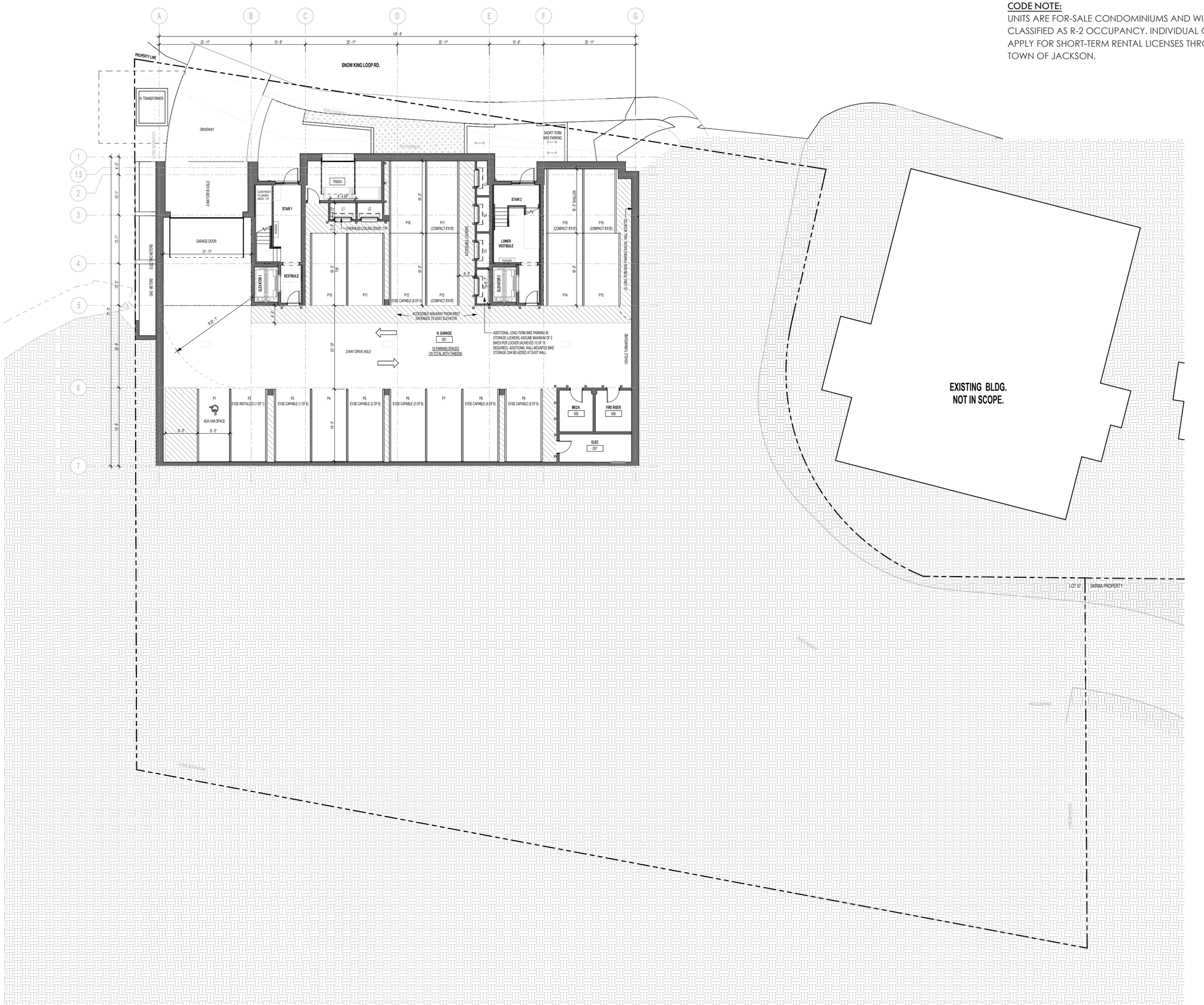
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
BASEMENT

57 SOUTH:
SUBGRADE



0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

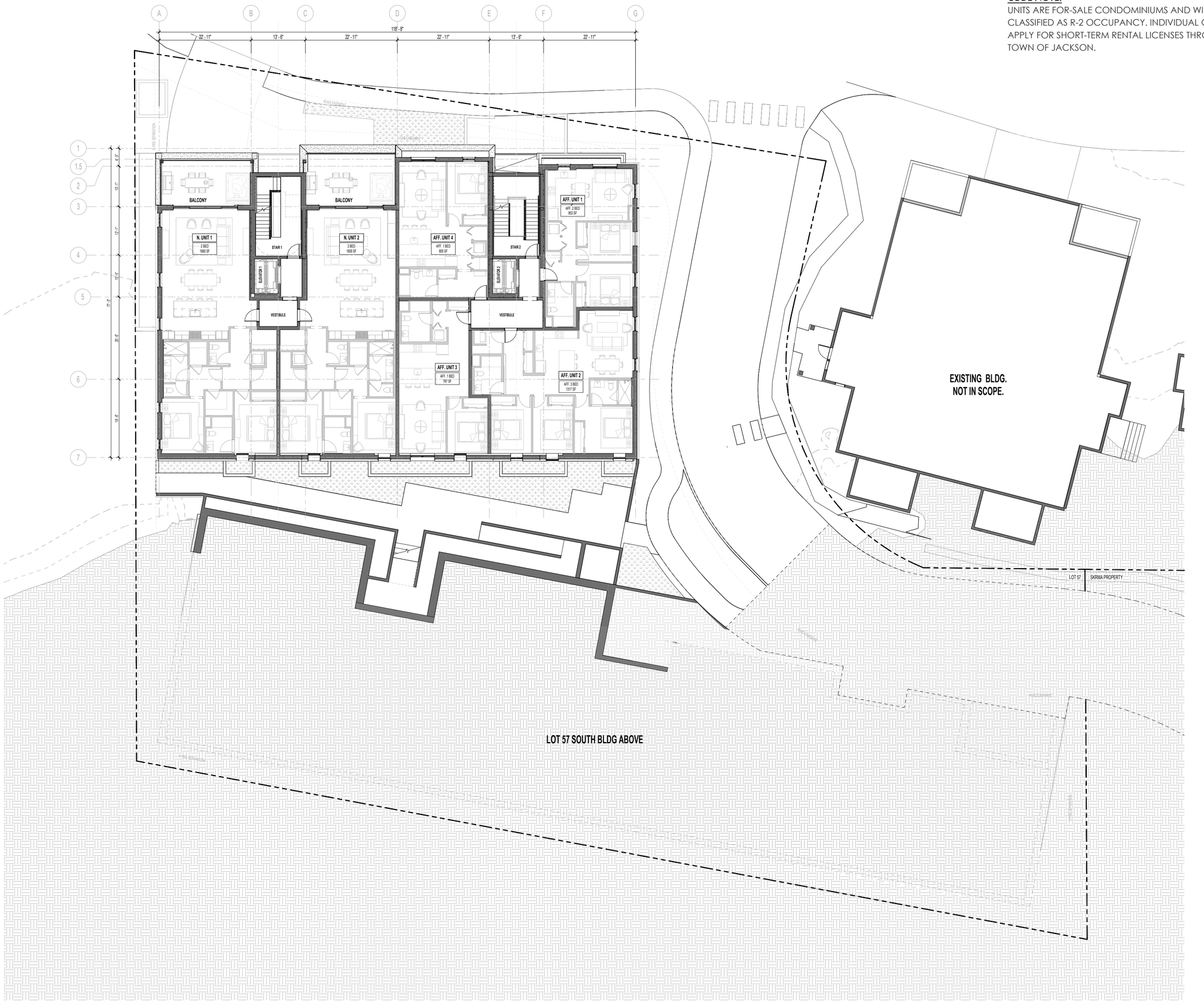
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 1

57 SOUTH:
SUBGRADE



LOT 57 PLANS

SCALE: 1 / 16" = 1' - 0"

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

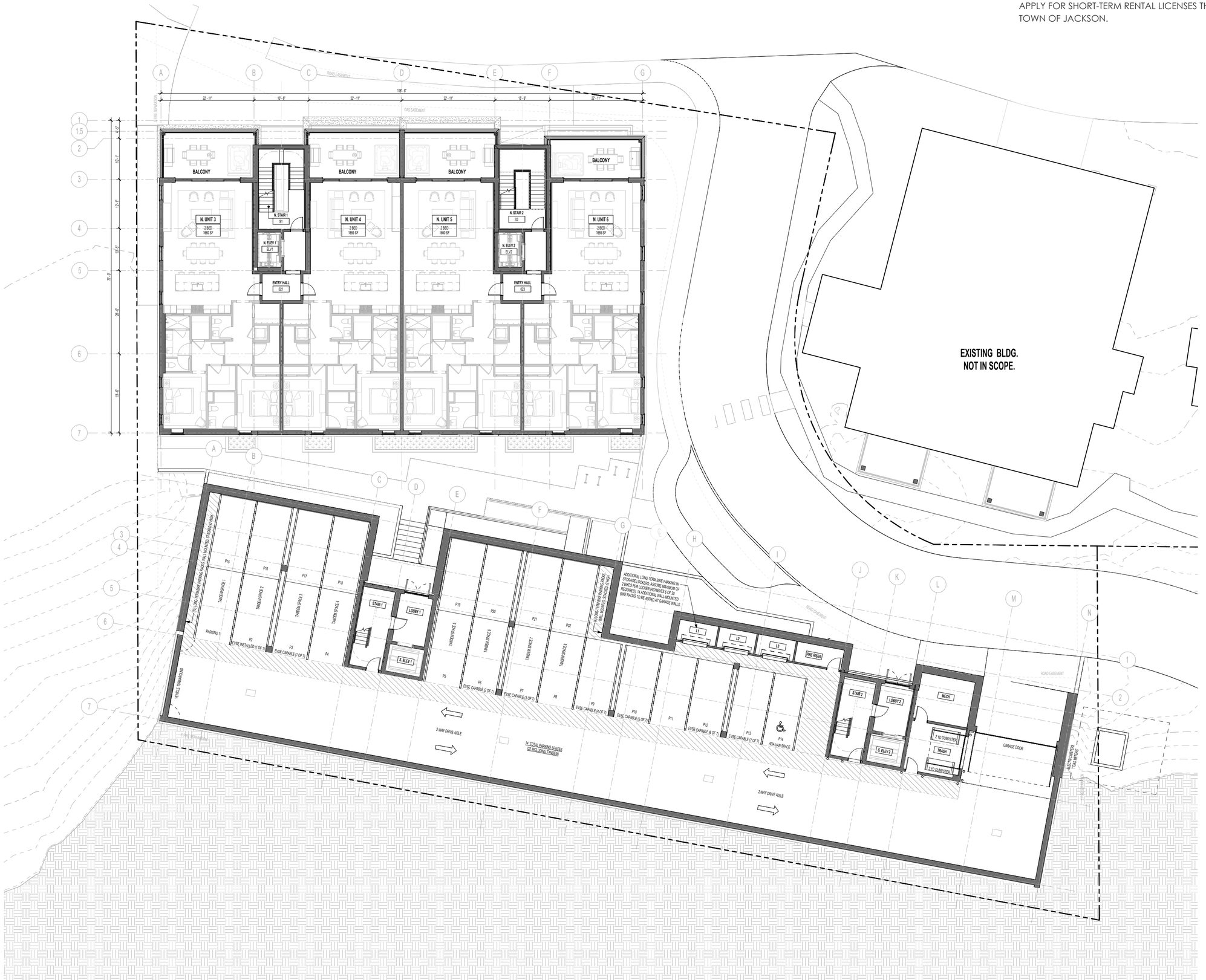
SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 2

57 SOUTH:
BASEMENT



SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
LEVEL 3



57 SOUTH:
LEVEL 1

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

SUMMARY

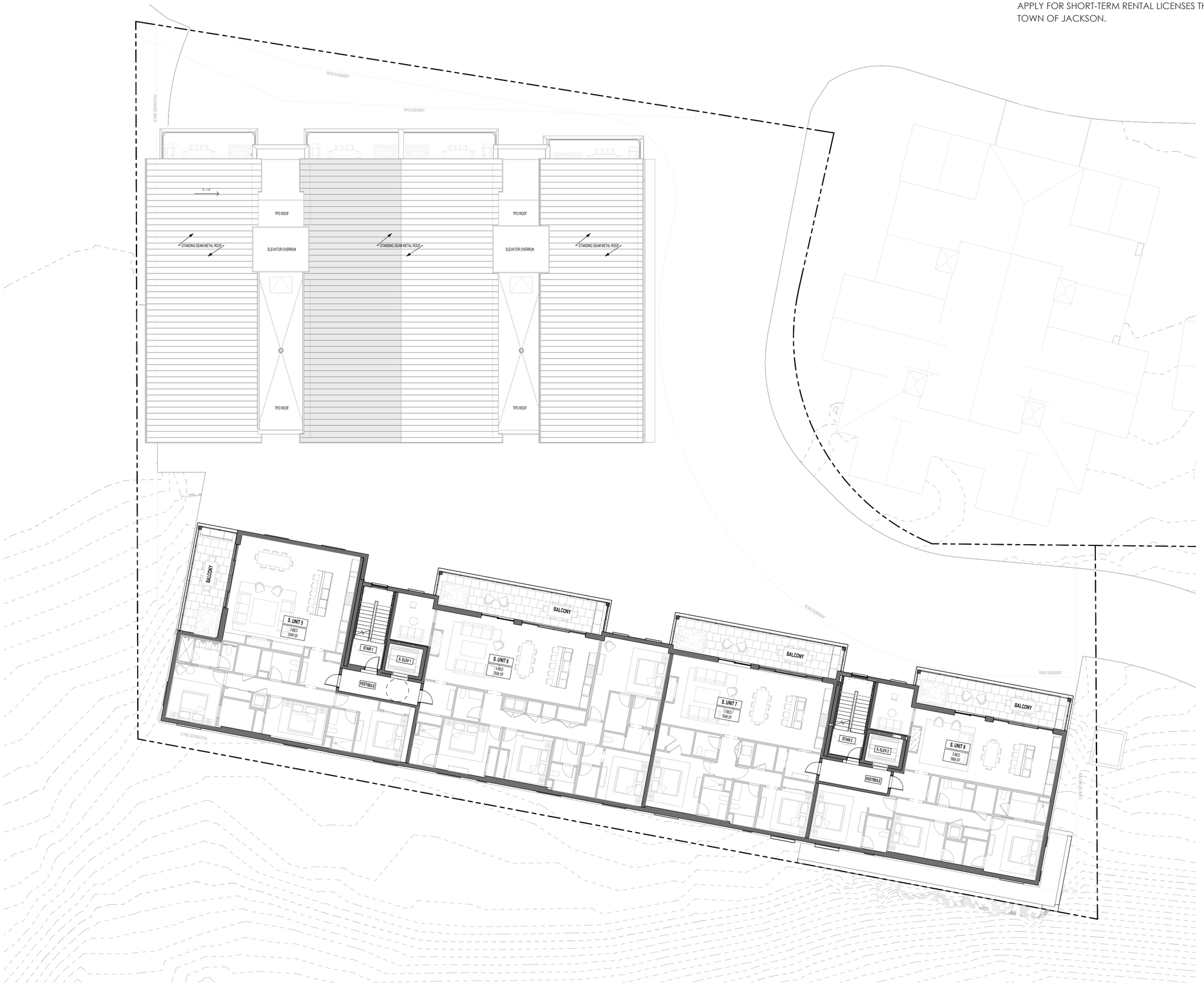
NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

57 NORTH:
ROOF



57 SOUTH:
LEVEL 2

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

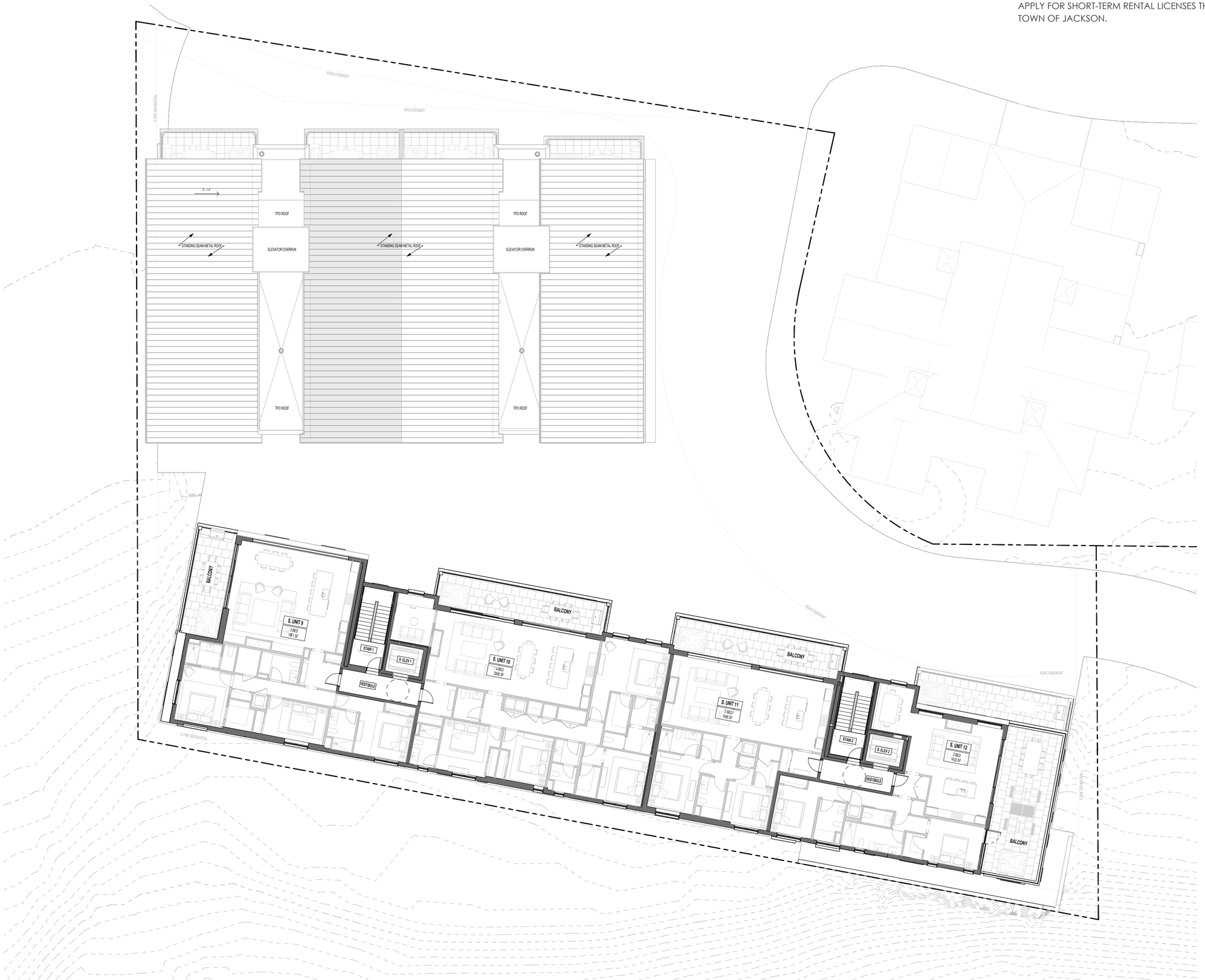
- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW



57 SOUTH:
LEVEL 3

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

SUMMARY

NORTH BUILDING

- PARKING SPACES : 15
- 2-BEDROOMS: 10
- AFFORDABLE UNITS: 4

SOUTH BUILDING

- PARKING SPACES : 14
- 2-BEDROOMS: 5
- 3-BEDROOMS: 5
- 4-BEDROOMS: 2
- AFFORDABLE UNITS: 1

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

57 NORTH:
ROOF BELOW

57 SOUTH:
LEVEL 3



0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

LOT 57 PLANS

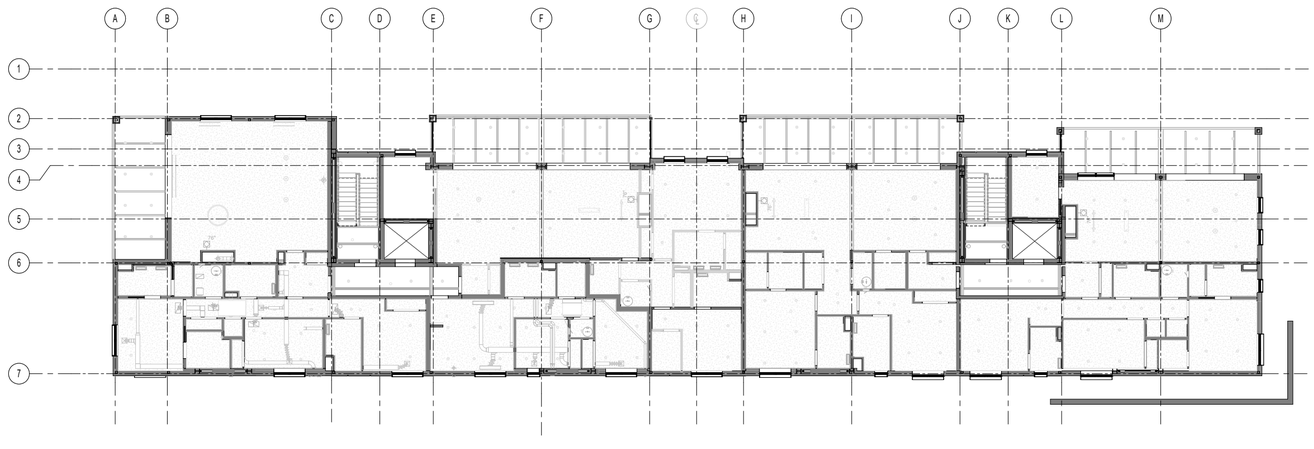
RCP LEGEND	
○	RECESSED LIGHT FIXTURE
□	EXTERIOR LIGHT FIXTURE
═	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

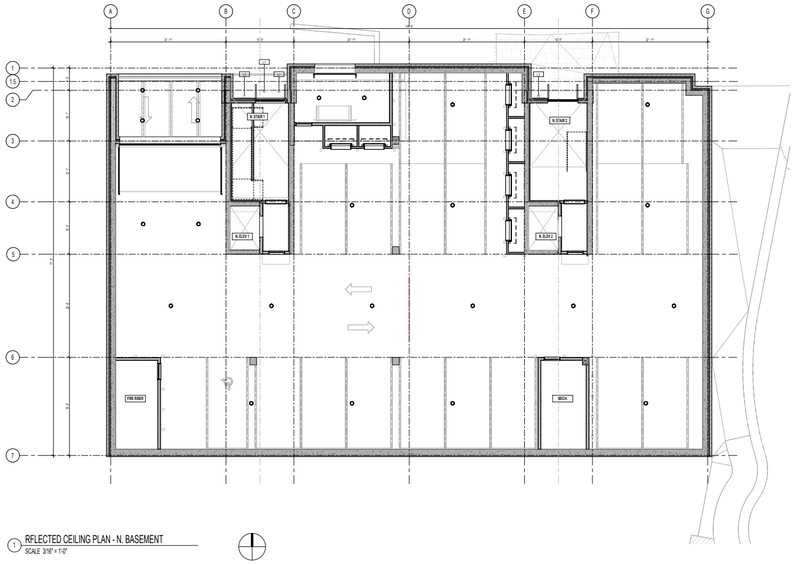
LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)



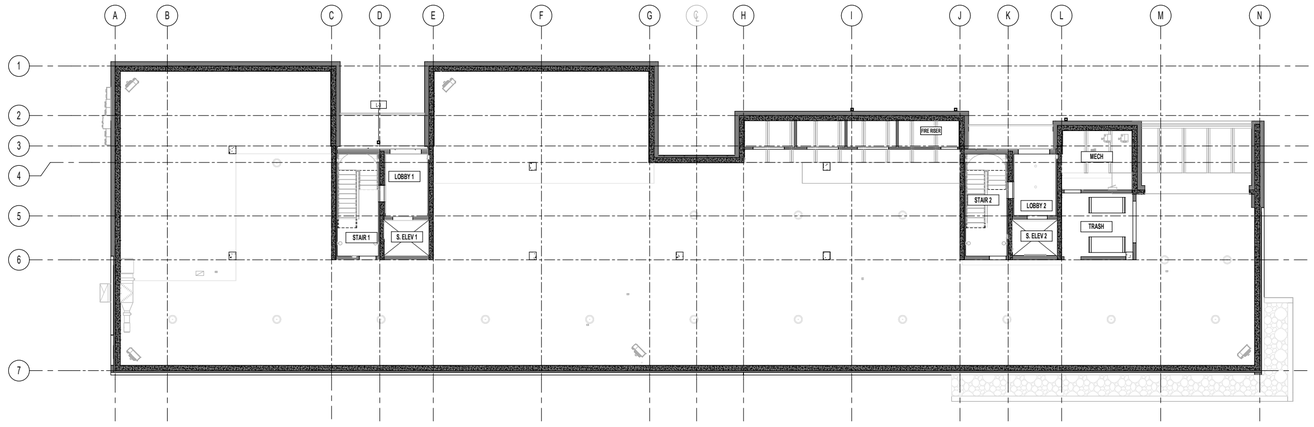
1 REFLECTED CEILING PLAN - N. LEVEL 1
SCALE: 3/16" = 1'-0"



1 REFLECTED CEILING PLAN - S. LEVEL 1
SCALE: 1/8" = 1'-0"

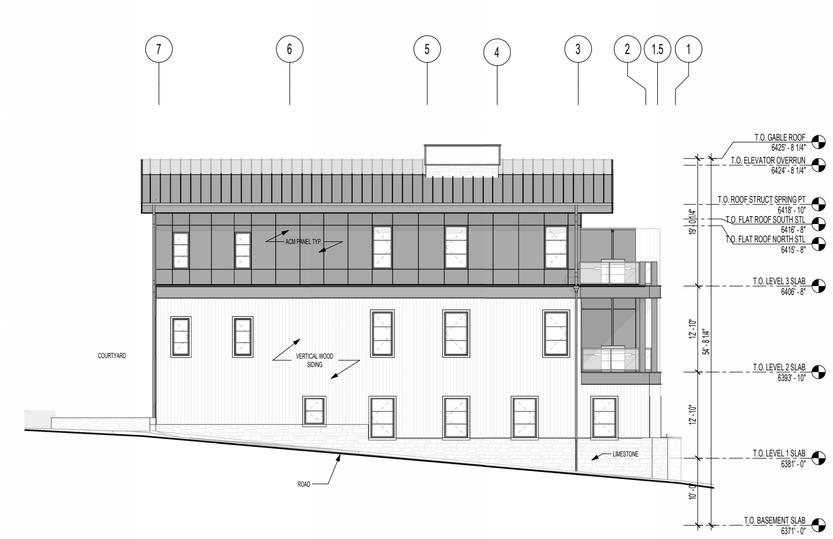


1 RFLECTED CEILING PLAN - N. BASEMENT
SCALE: 3/16" = 1'-0"



1 REFLECTED CEILING PLAN - S. BASEMENT
SCALE: 1/8" = 1'-0"

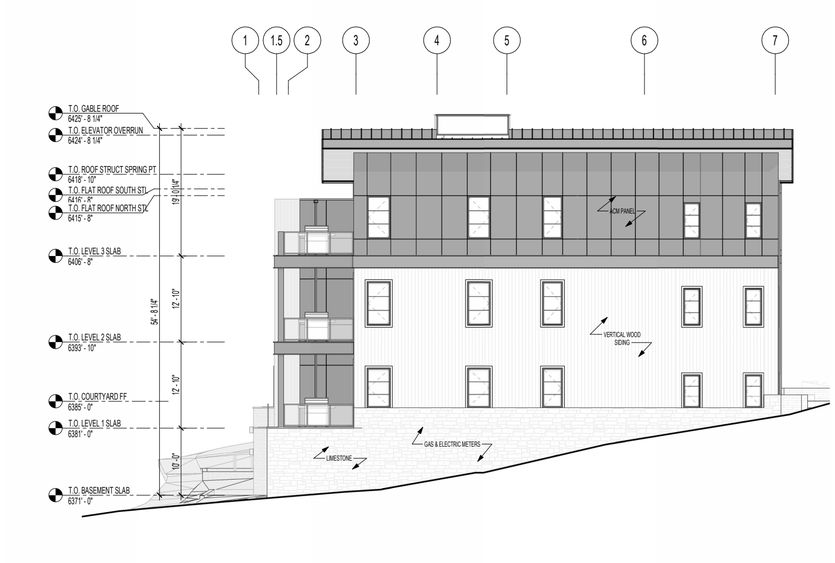
LOT 57 – EXTERIOR LIGHTING PLANS



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION

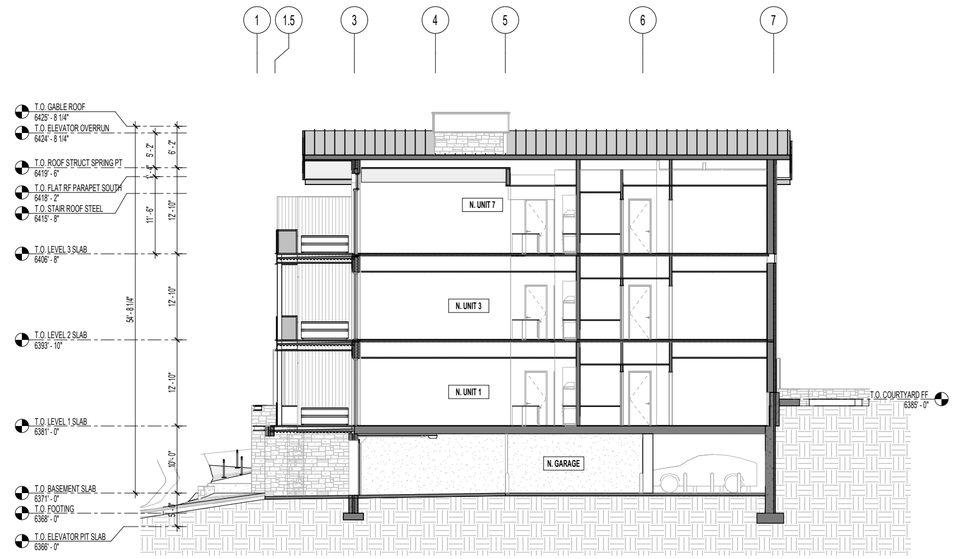


SOUTH ELEVATION

LOT 57 NORTH BUILDING – ELEVATIONS

0 4 8 16 32

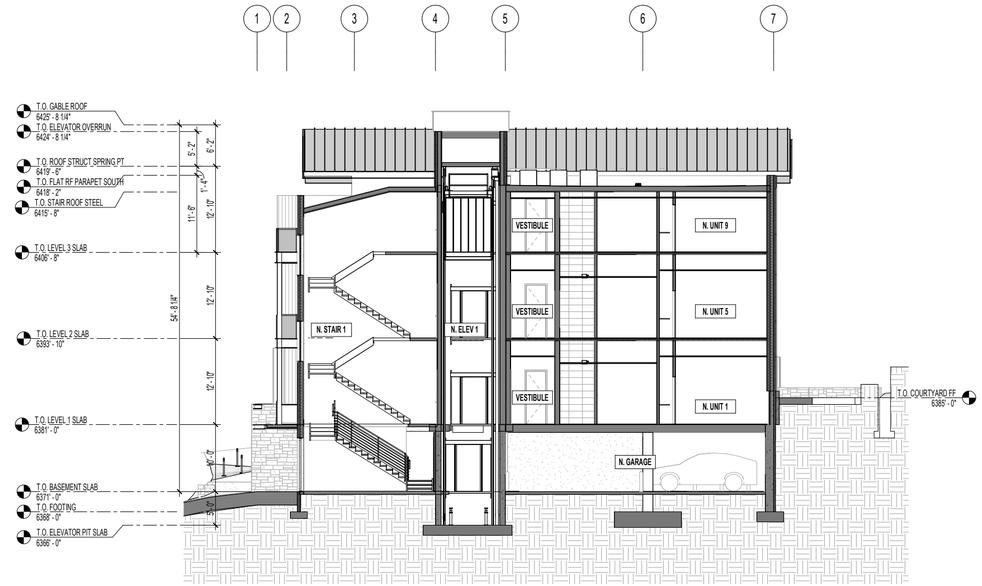
SCALE: 1 / 16" = 1' - 0"



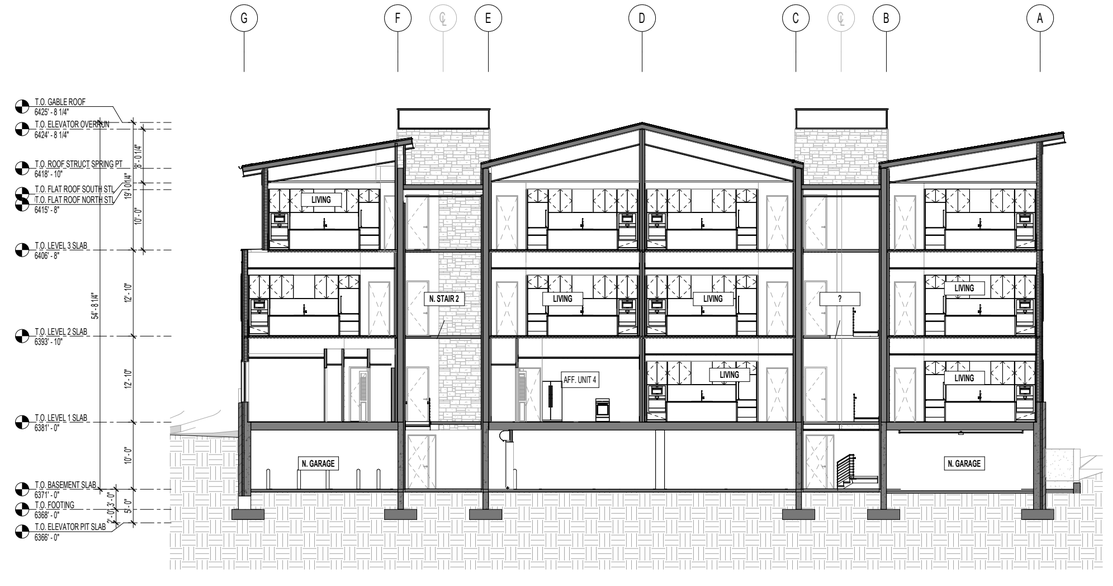
1 LOT 57 - NORTH-SOUTH BUILDING SECTION - 1
SCALE: 1/8" = 1'-0"



1 LOT 57 NORTH - E/W SECTION LOOKING SOUTH - 11 Copy 1
SCALE: 1/8" = 1'-0"



2 LOT 57 - NORTH-SOUTH BUILDING SECTION - 2
SCALE: 1/8" = 1'-0"

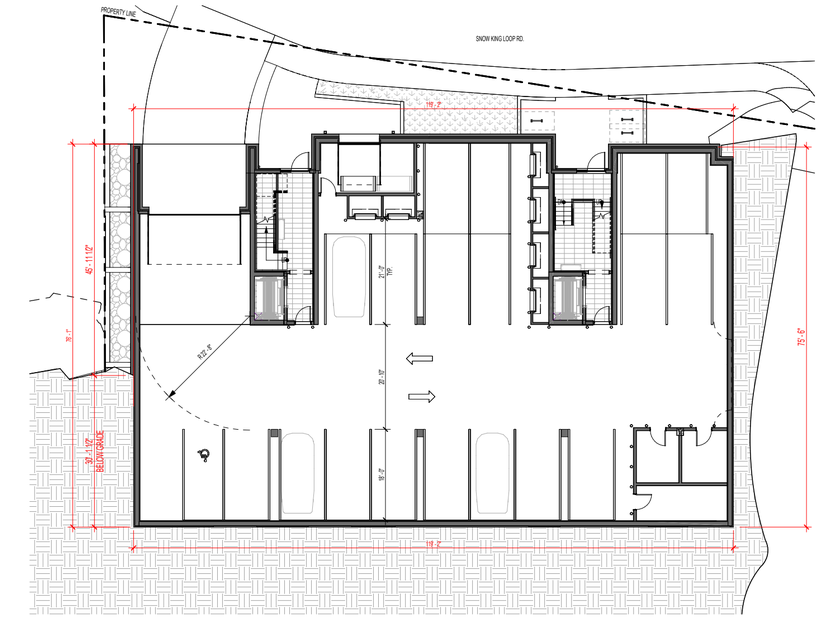


2 LOT 57 NORTH - E/W SECTION LOOKING SOUTH - 1 Copy 1
SCALE: 1/8" = 1'-0"

LOT 57 NORTH BUILDING – BUILDING SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"

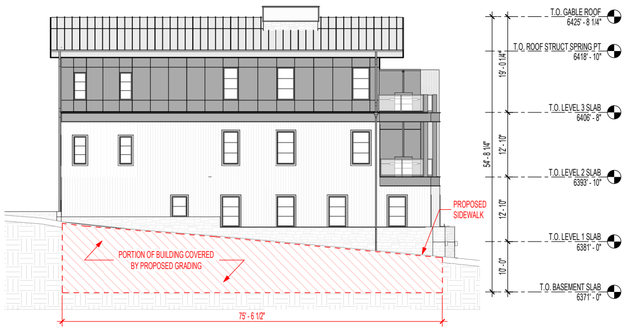


5 DEV PLAN_BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 57 NORTH BUILDING
NORTH ELEVATION - 119'-2"
EAST ELEVATION - 75'-6" (75'-6" BELOW GRADE)
SOUTH ELEVATION - 119'-2" (119'-2" BELOW GRADE)
WEST ELEVATION - 76'-1" (30'-1" BELOW GRADE)

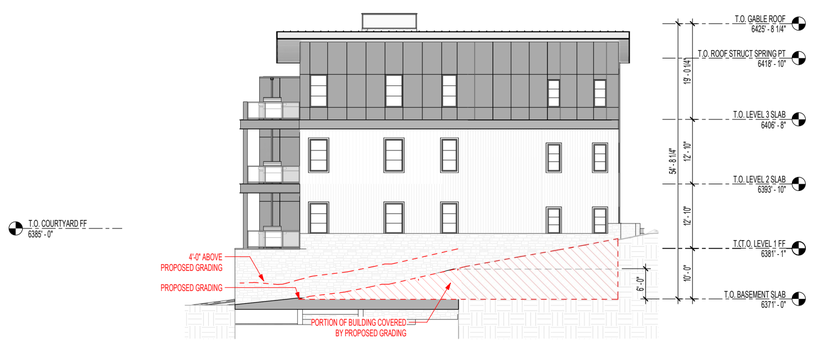
TOTAL PERIMETER = 389'-11" (224'-9" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 58%



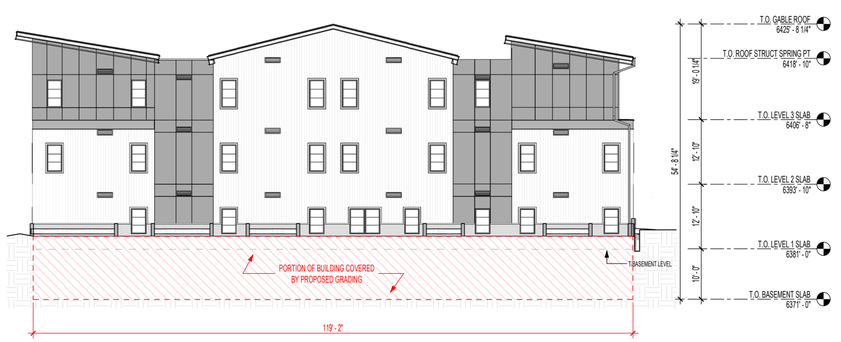
3 NORTH BUILDING BASEMENT DIAGRAM - EAST
SCALE 3/32" = 1'-0"



1 NORTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE 3/32" = 1'-0"



4 NORTH BUILDING BASEMENT DIAGRAM - WEST
SCALE 3/32" = 1'-0"



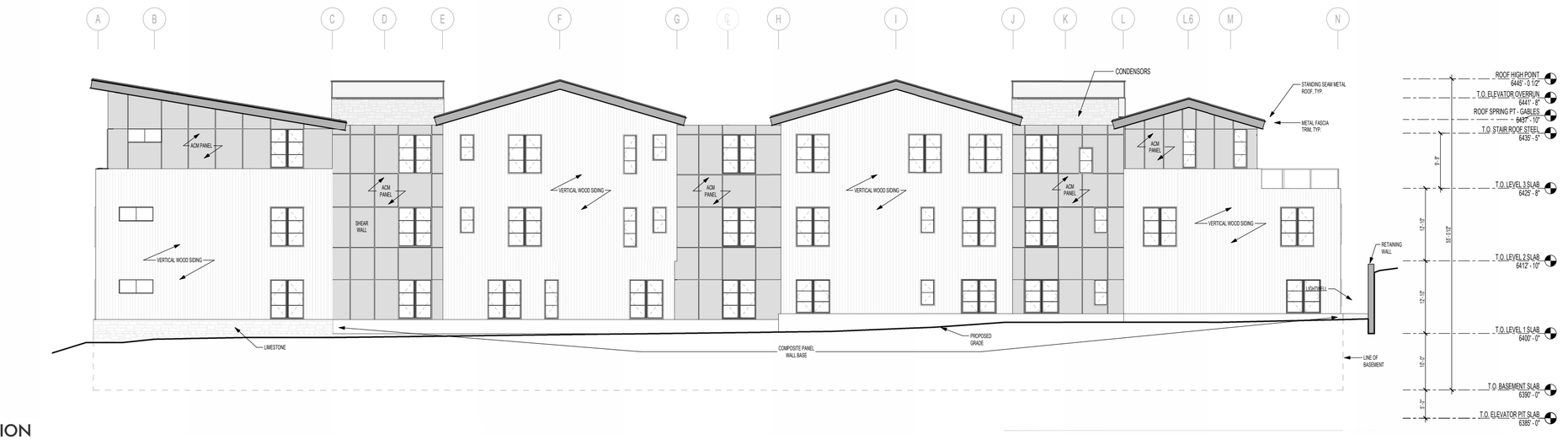
2 NORTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE 3/32" = 1'-0"

0 4 8 16 32

LOT 57 NORTH BUILDING – BASEMENT CALCULATIONS



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

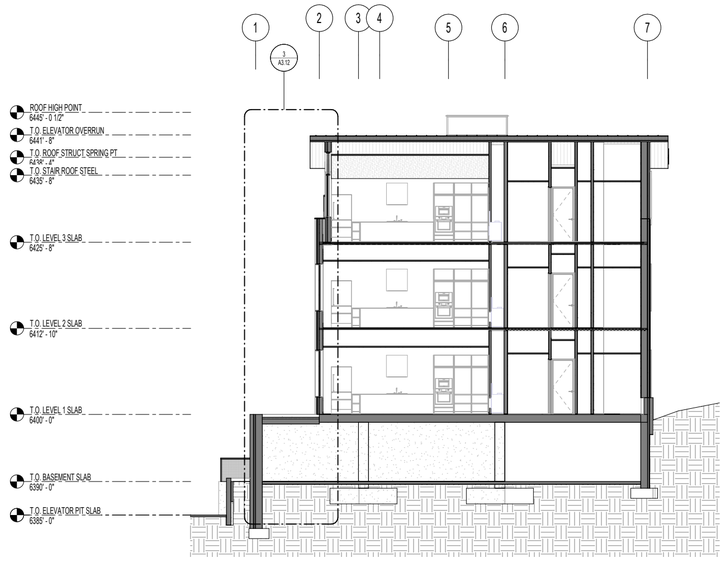
LOT 57 SOUTH BUILDING – ELEVATIONS

0 4 8 16 32

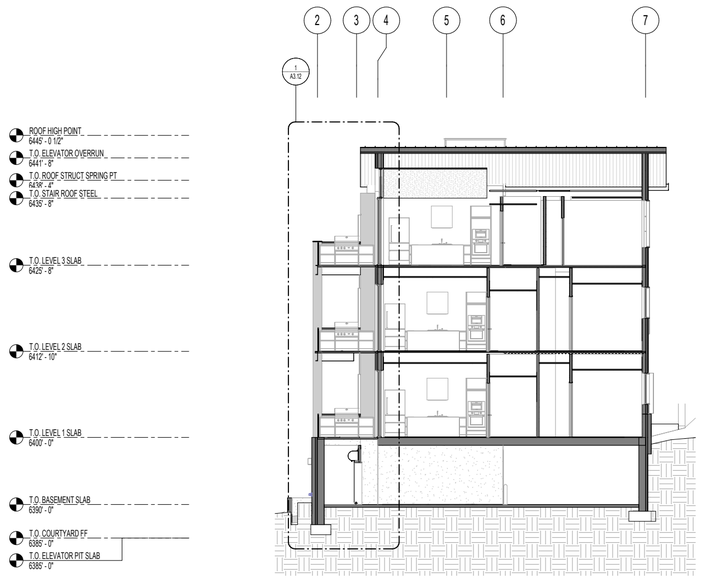
SCALE: 1 / 16" = 1' - 0"



E/W SECTION LOOKING SOUTH



N/S SECTION LOOKING EAST - 1

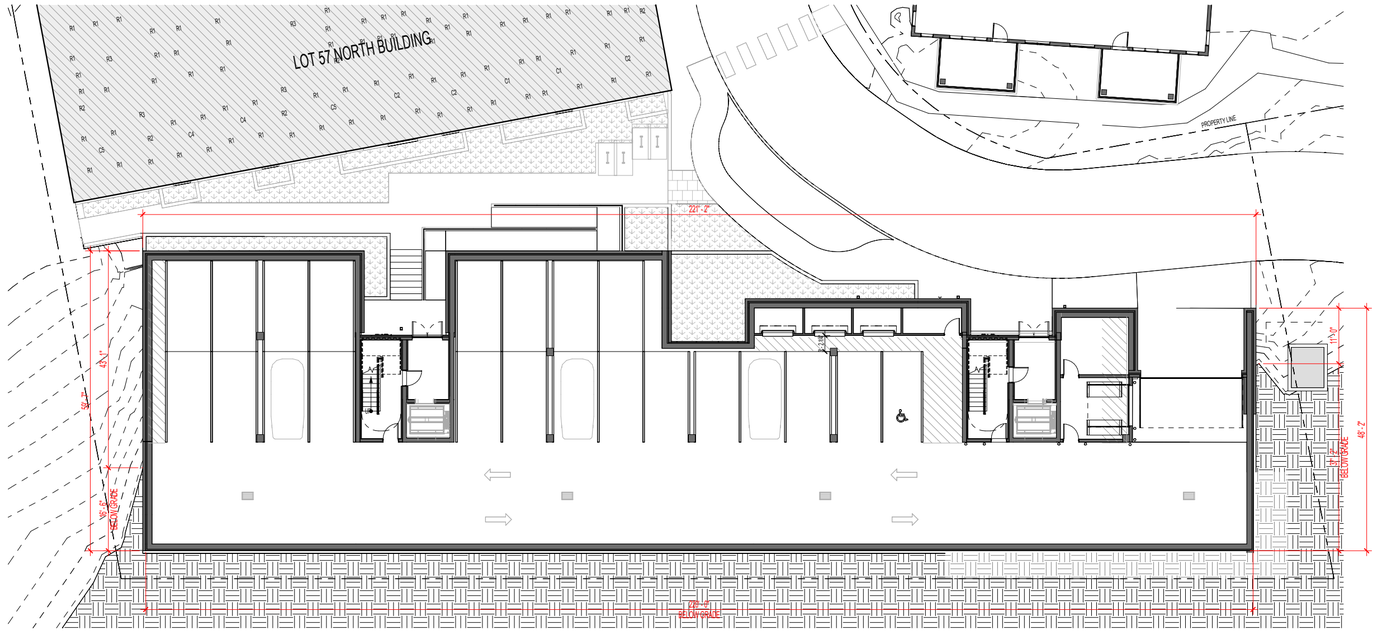


N/S SECTION LOOKING EAST - 2

LOT 57 SOUTH BUILDING – SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"



5 BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"

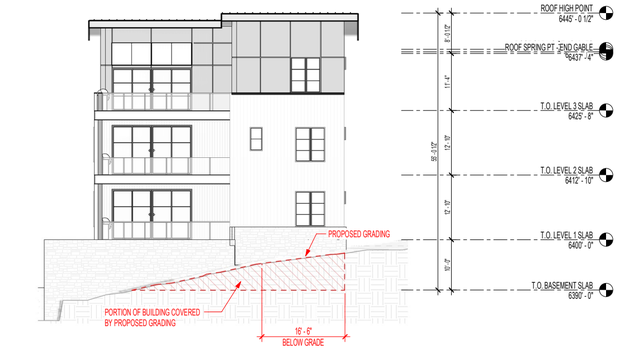
BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 57 SOUTH BUILDING
NORTH ELEVATION - 221'-2"
EAST ELEVATION - 48'-2" (37'-2" BELOW GRADE)
SOUTH ELEVATION - 220'-0" (220'-0" BELOW GRADE)
WEST ELEVATION - 59'-7" (16'-6" BELOW GRADE)

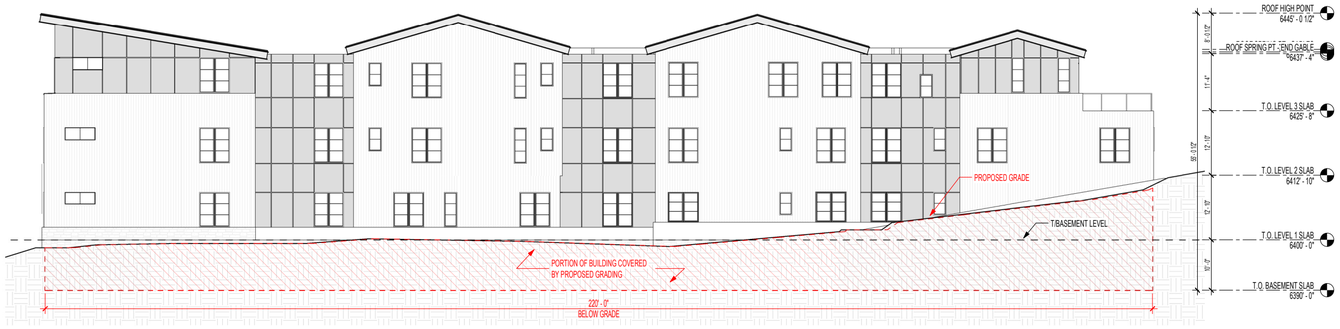
TOTAL PERIMETER = 548'-11" (273'-8" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 50%



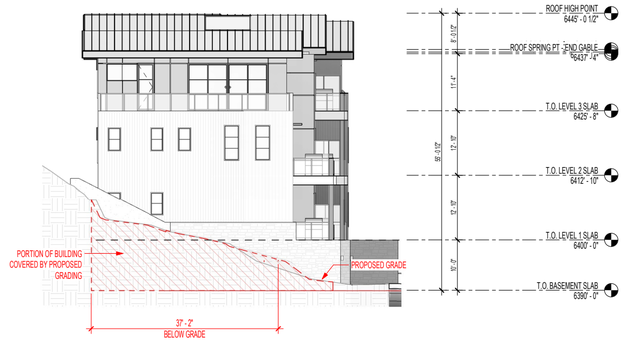
1 SOUTH BUILDING BASEMENT DIAGRAM - NORTH
SCALE: 3/32" = 1'-0"



4 SOUTH BUILDING BASEMENT DIAGRAM - WEST
SCALE: 3/32" = 1'-0"



2 SOUTH BUILDING BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"



3 SOUTH BUILDING BASEMENT DIAGRAM - EAST
SCALE: 3/32" = 1'-0"

0 4 8 16 32

LOT 57 SOUTH BUILDING – BASEMENT CALCULATIONS

IN WINTER, THE ENTIRE MOUNTAIN CASTS A SHADOW ON ITSELF TOWARDS THE NORTH.

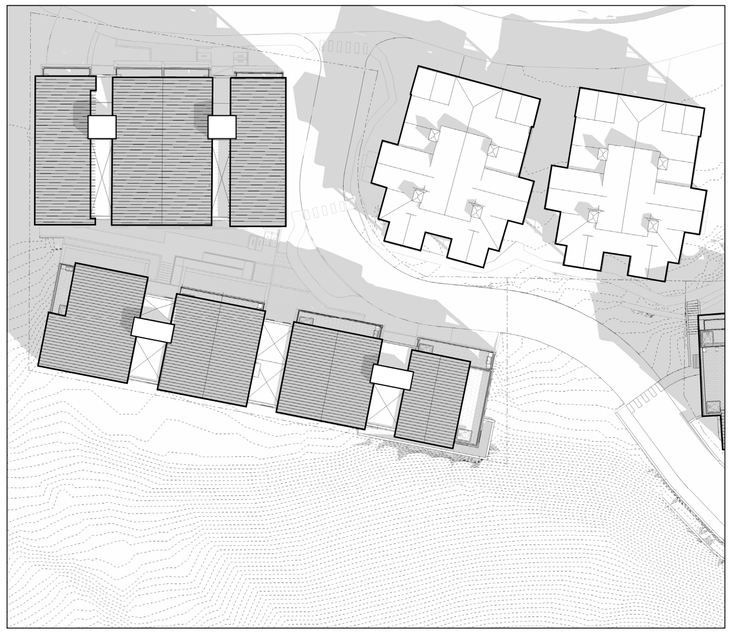
IN SPRING, THE SOUTH BUILDING'S SHADOW BARELY REACHES THE CONDOS TO THE NORTH.

IN SUMMER, PLENTY OF SUNLIGHT REACHES THE SPACE BETWEEN THE BUILDINGS.

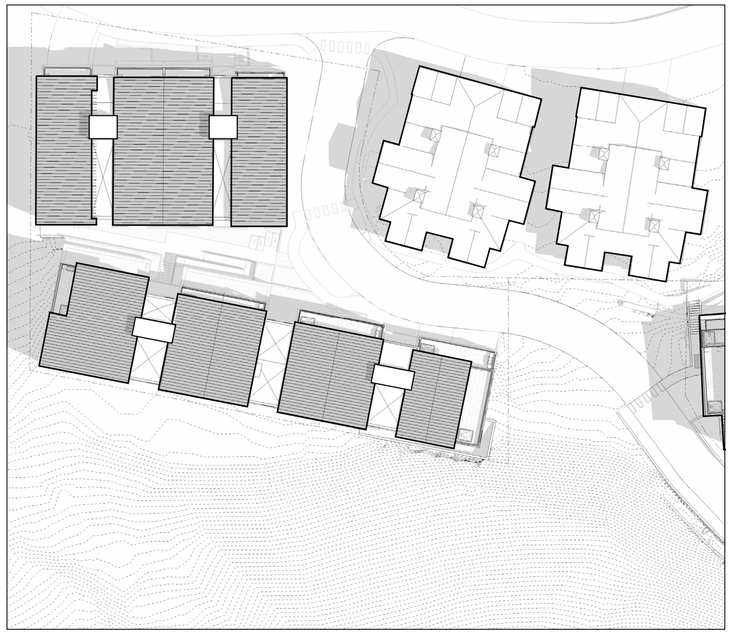
10:00AM



WINTER SOLSTICE (Dec 21, 10:00 AM)



SPRING EQUINOX (Mar 20, 10:00 AM)



SUMMER SOLSTICE (Jun 20, 10:00 AM)

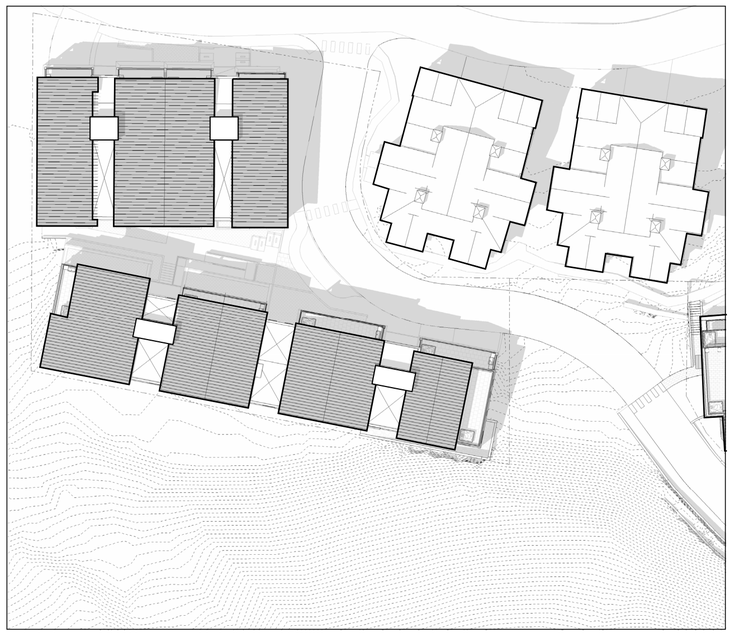
2:00PM



WINTER SOLSTICE (Dec 21, 2:00 PM)



SPRING EQUINOX (Mar 20, 2:00 PM)



SUMMER SOLSTICE (Jun 20, 2:00 PM)

SOLAR ACCESS

NORTHWORKS

Lot 53



LOT 53 SITE PLAN – LANDSCAPE



LOT 53 SITE PLAN – CIVIL

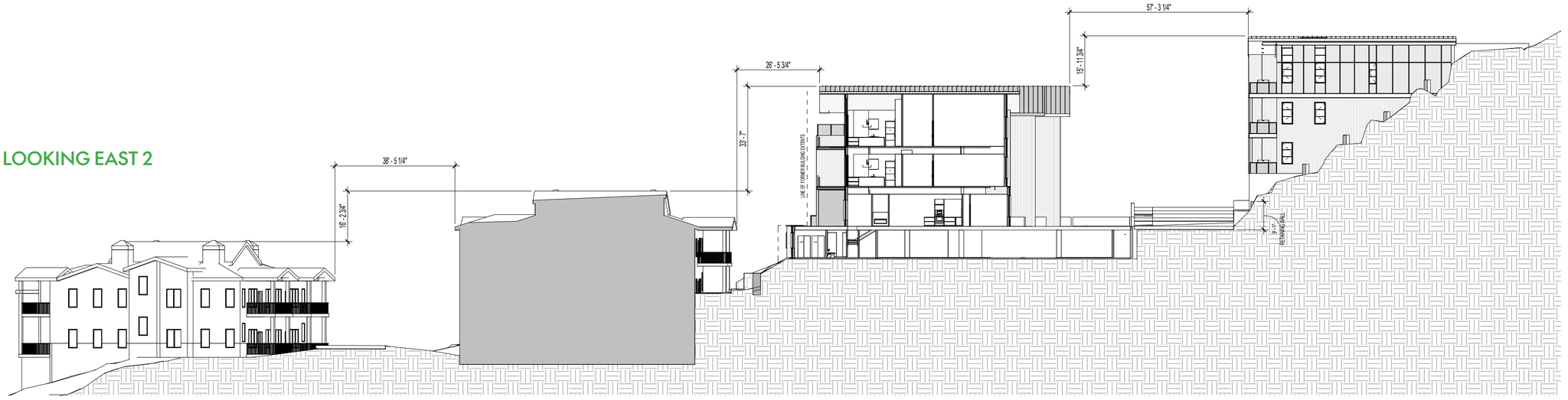


NORTH ELEVATION

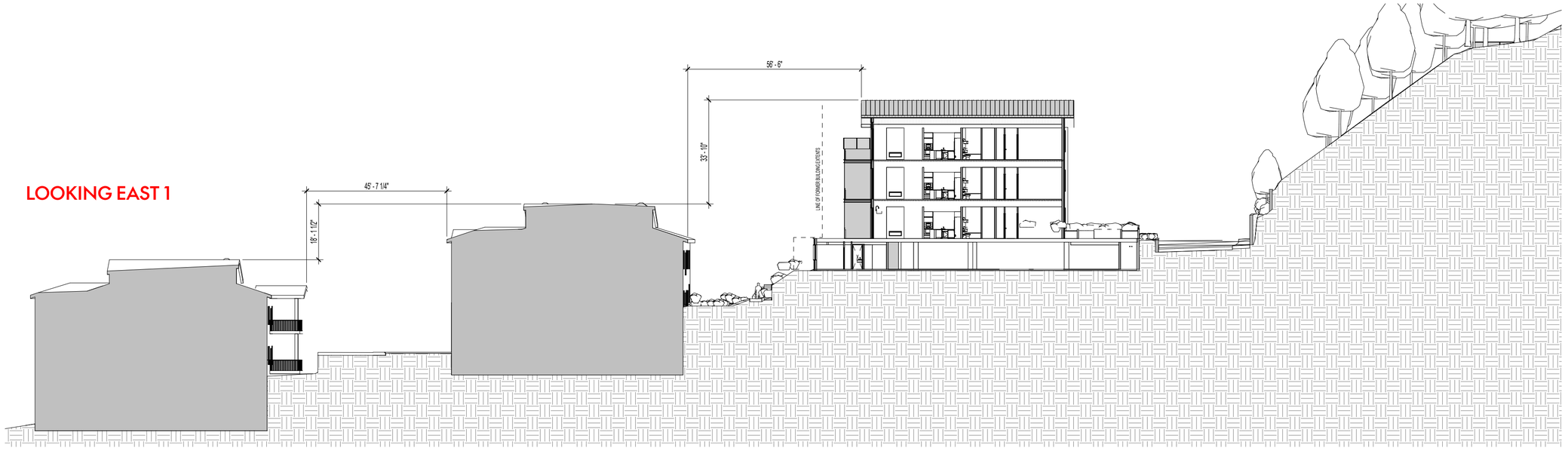
LOT 53 – RENDERED ELEVATION



LOOKING EAST 2



LOOKING EAST 1

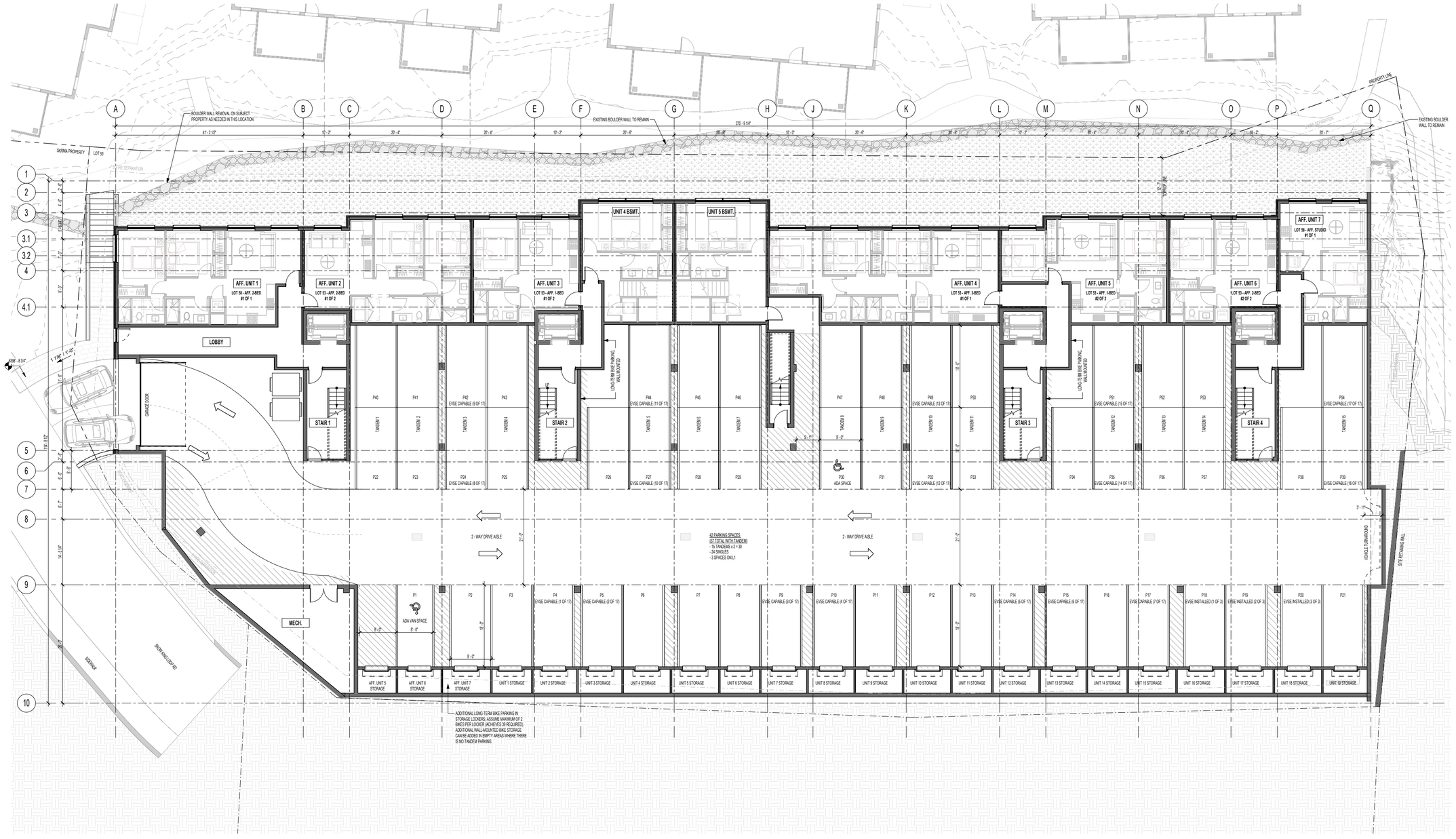


SITE SECTIONS THROUGH LOVE RIDGE CONSOS & LOT 53

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



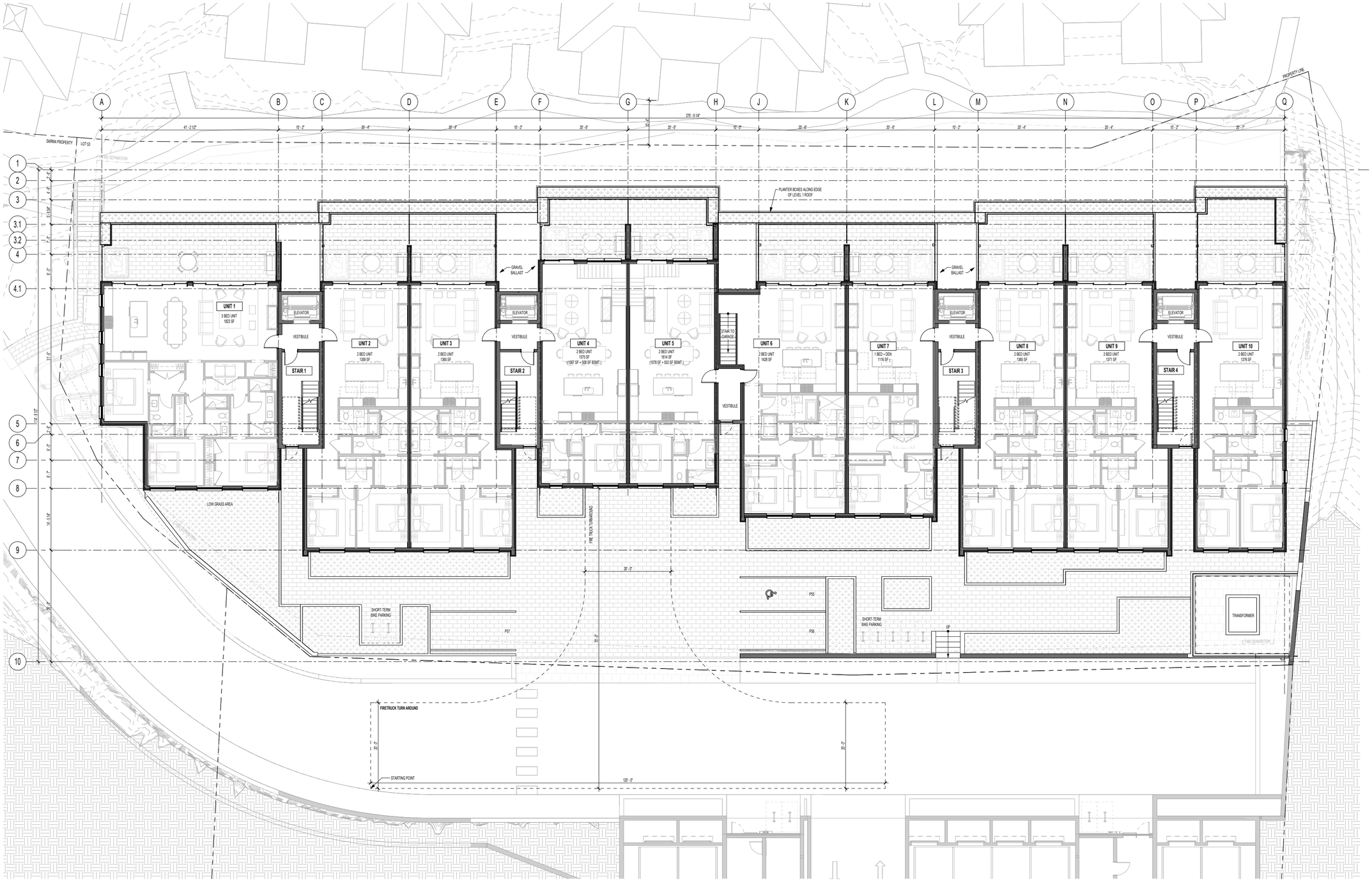
LOT 53 – BASEMENT FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16 32

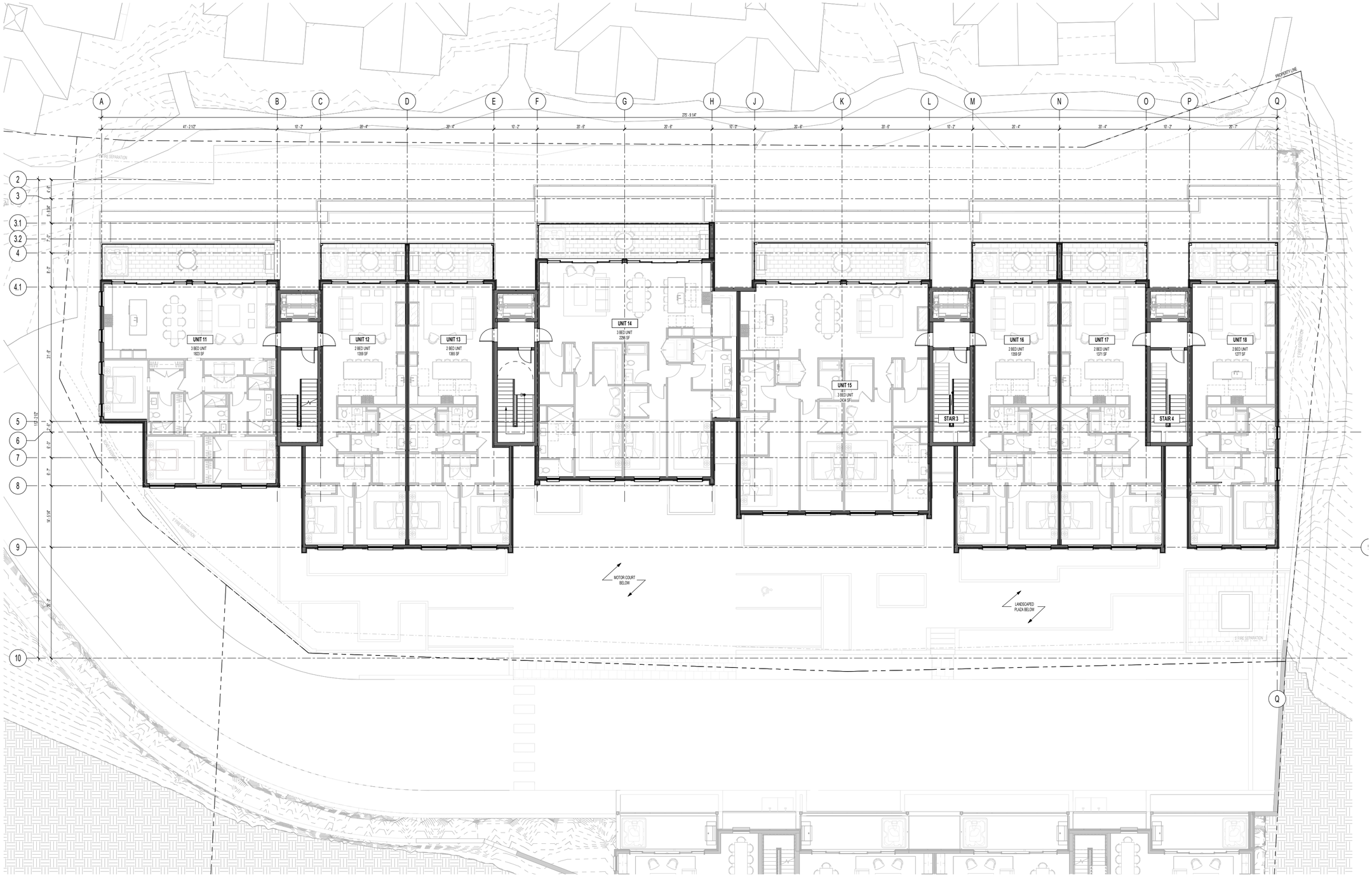
LOT 53 – FIRST FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16 32

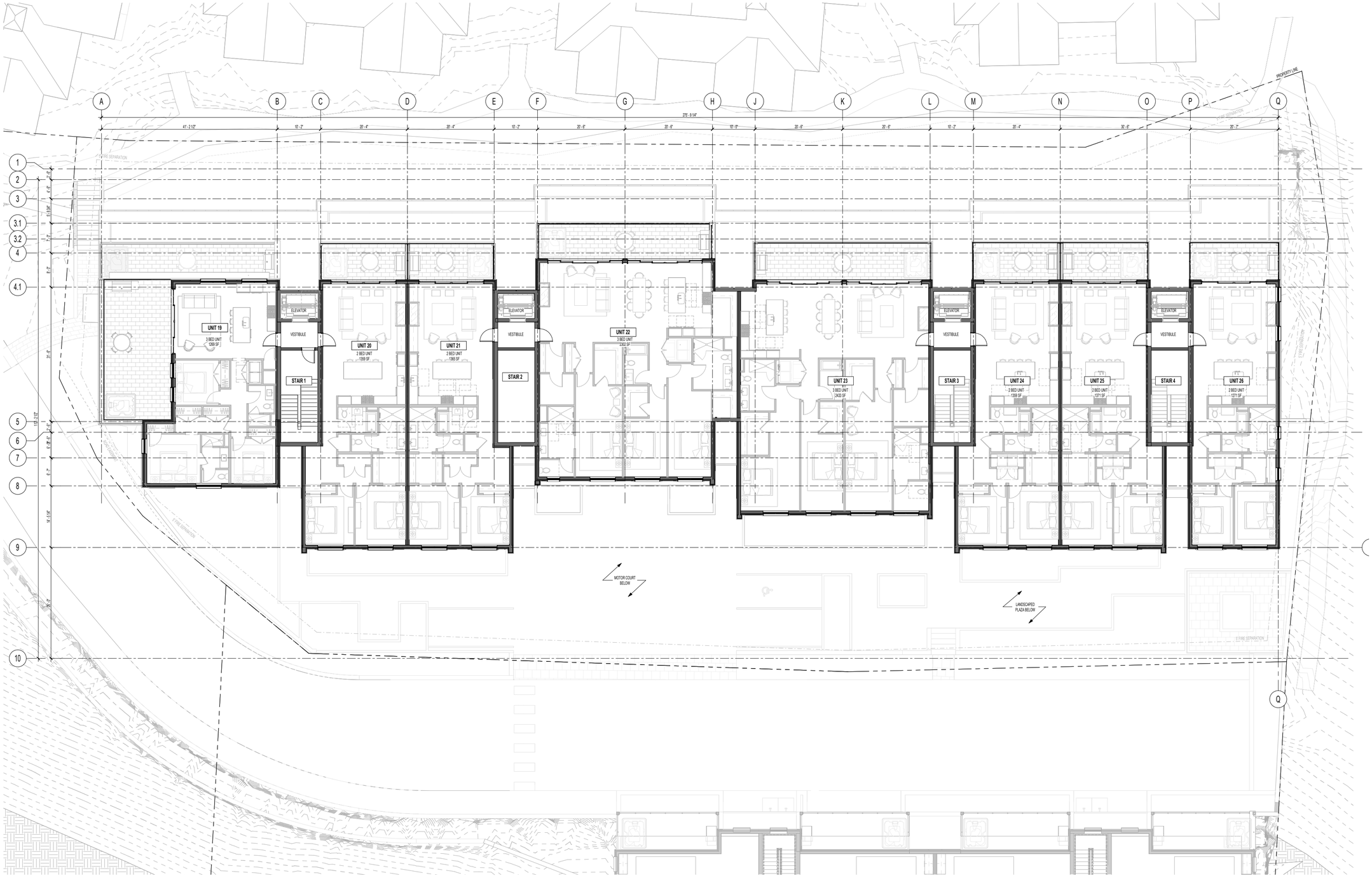
SCALE: 1 / 16" = 1' - 0"

LOT 53 – SECOND FLOOR PLAN

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



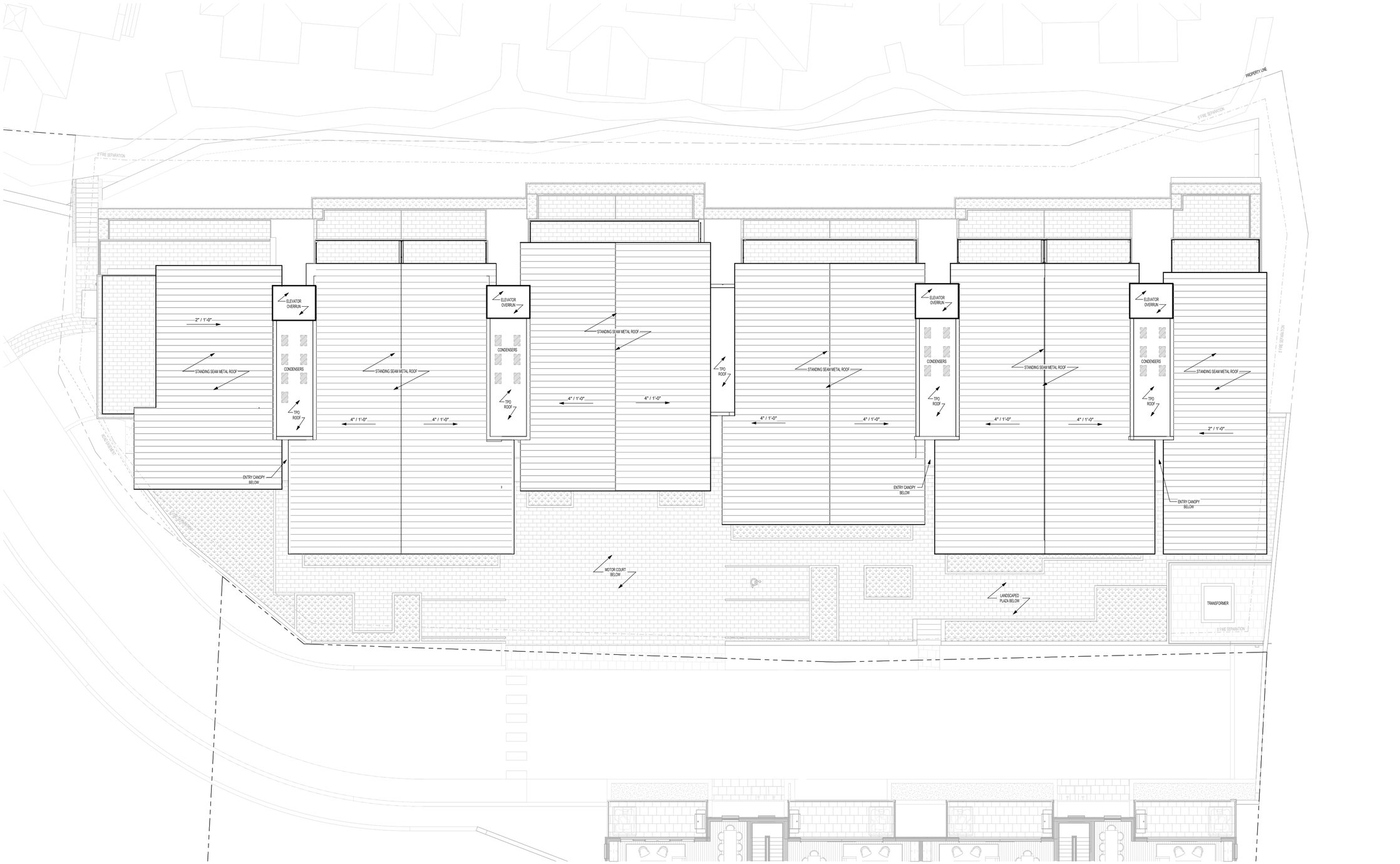
LOT 53 – THIRD FLOOR PLAN

SCALE: 1 / 16" = 1' - 0"

LOT 53 SUMMARY

- PARKING SPACES : 43
- 1-BEDROOMS: 1
- 2-BEDROOMS: 18
- 3-BEDROOMS: 7
- AFFORDABLE UNITS: 7

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.

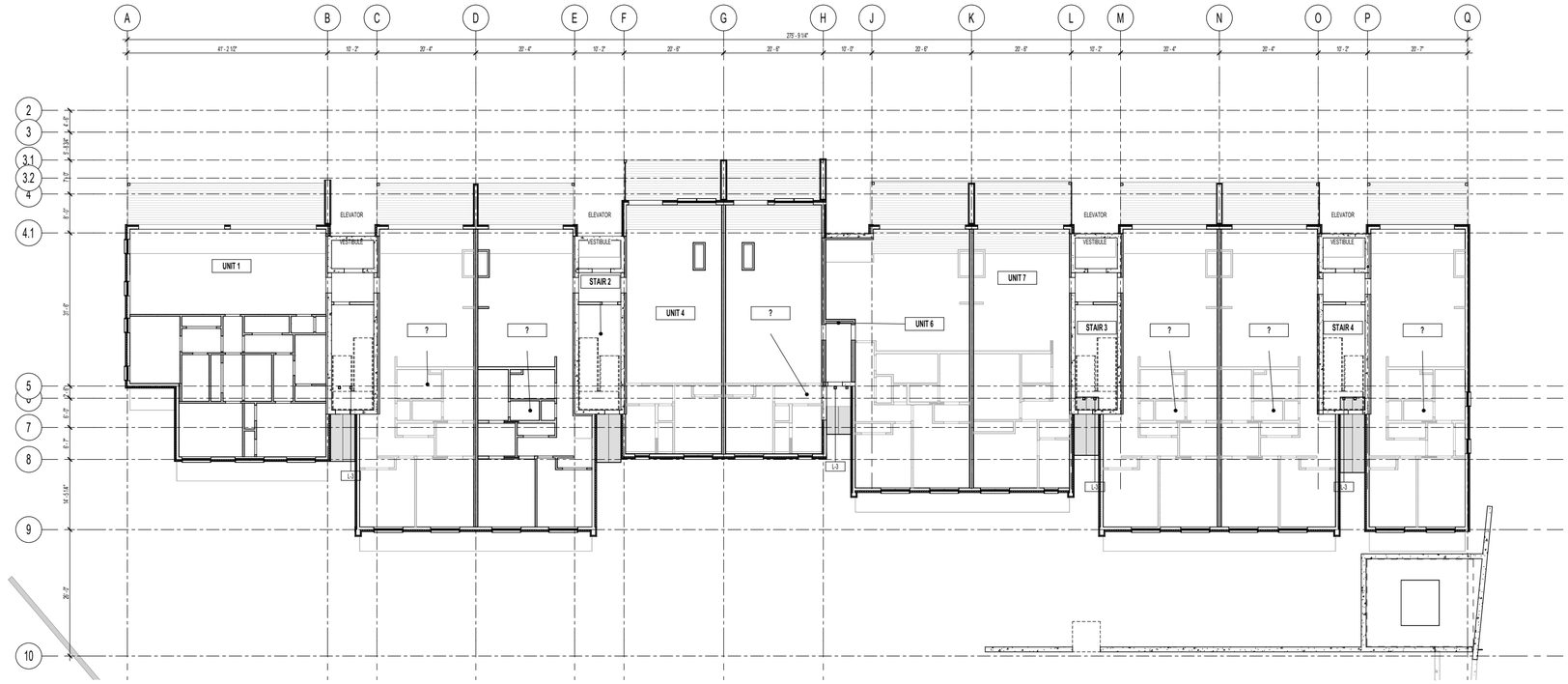


0 4 8 16 32

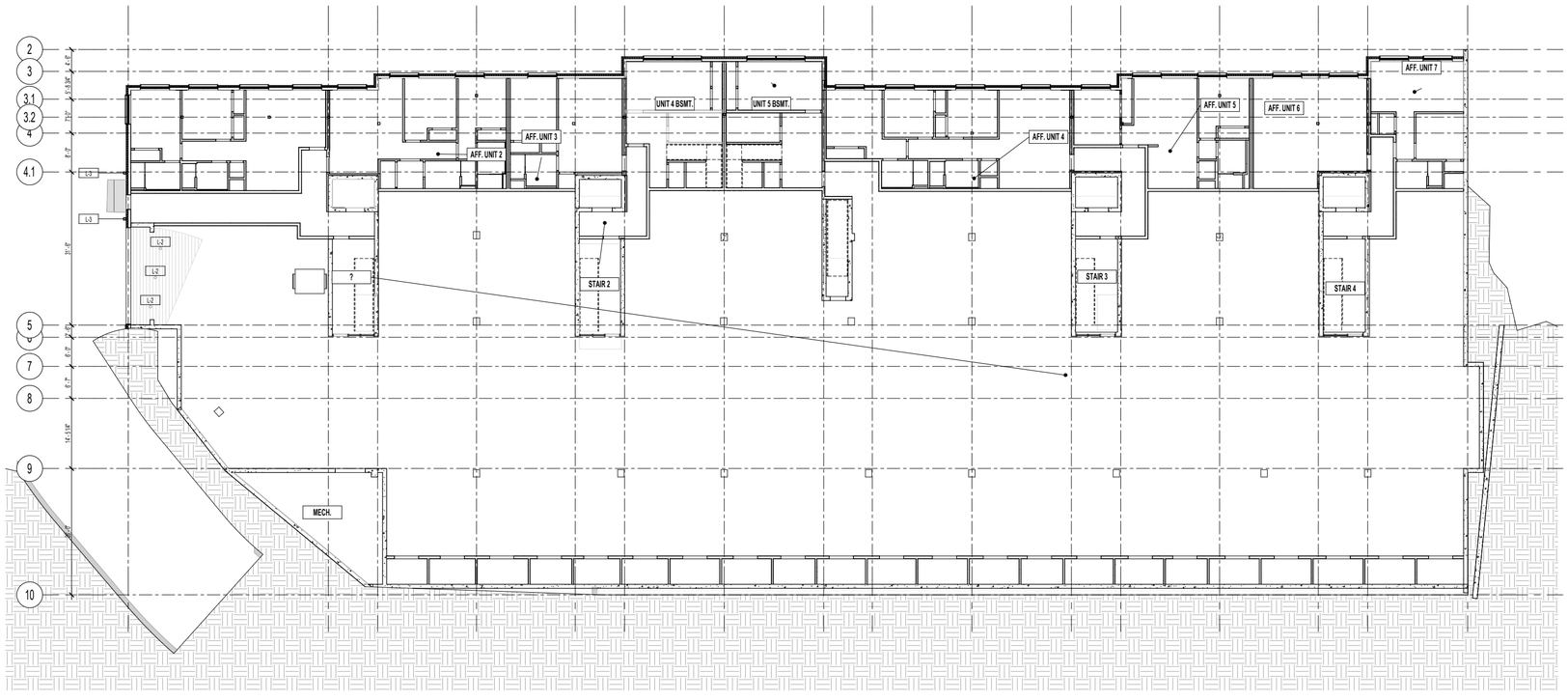
SCALE: 1 / 16" = 1' - 0"

LOT 53 – ROOF PLAN

LEVELS 1-3



BASEMENT



RCP LEGEND	
○	RECESSED LIGHT FIXTURE
□	EXTERIOR LIGHT FIXTURE
▭	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NOTE: INTERIOR LIGHTING NOT SHOWN.

0 4 8 16 32

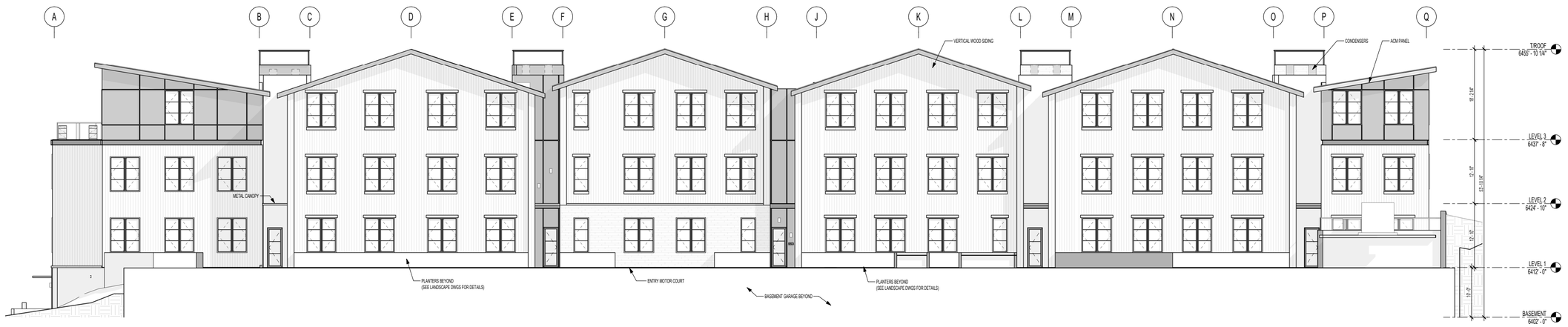
SCALE: 3/64" = 1' - 0"

LOT 53 – EXTERIOR LIGHTING PLANS

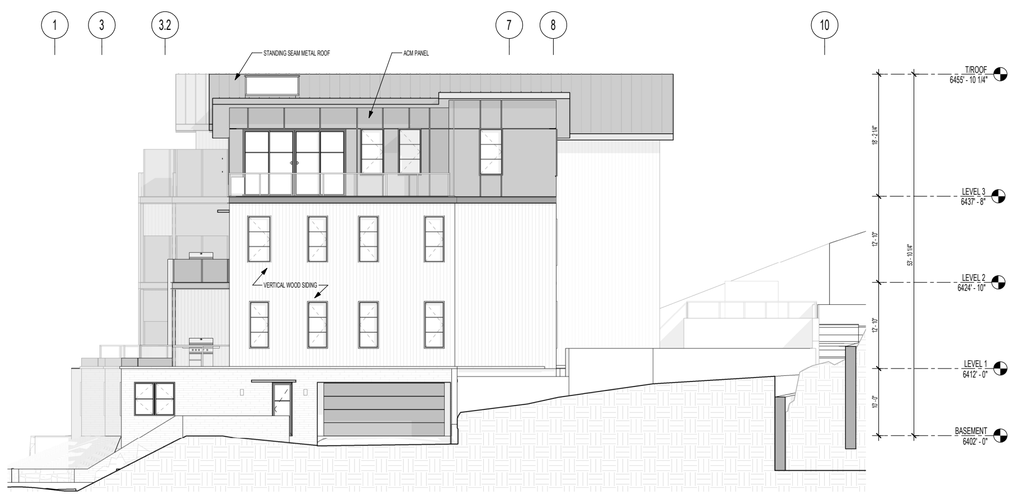
NORTH ELEVATION

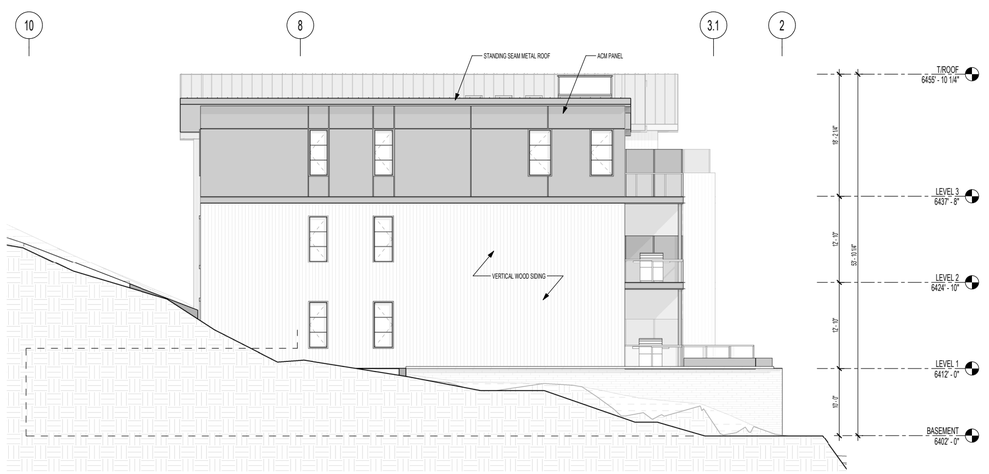


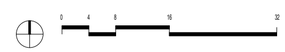
SOUTH ELEVATION



WEST ELEVATION







SCALE: 1 / 16" = 1' - 0"

LOT 53 – ELEVATIONS (REVISED)

E/W SECTION LOOKING SOUTH - 1



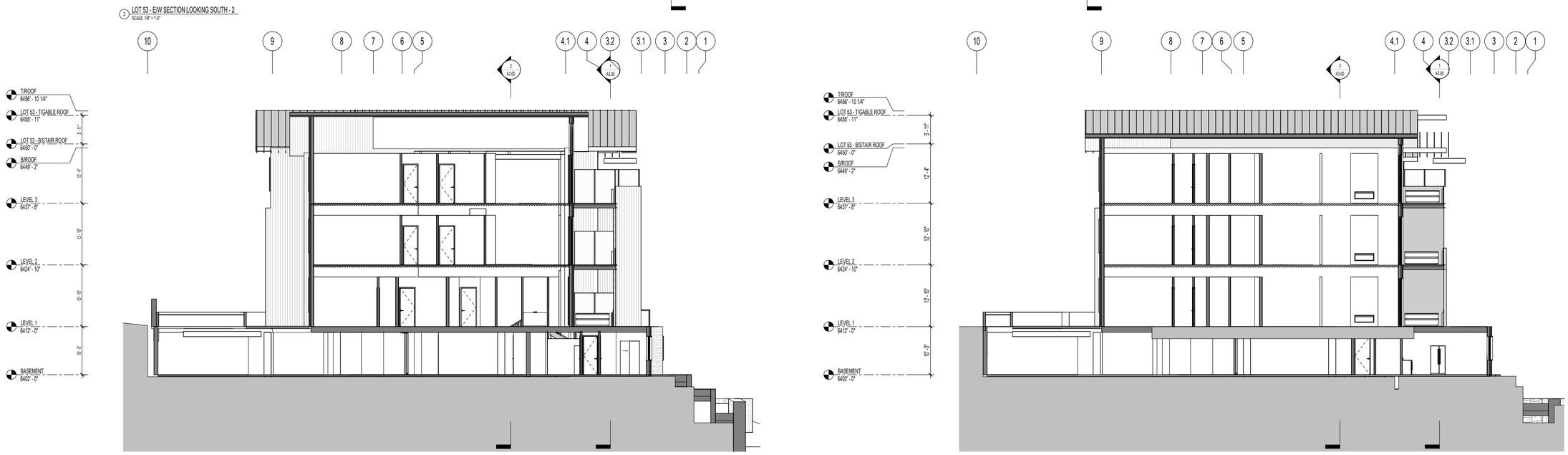
1 LOT 53 - E/W SECTION LOOKING SOUTH - 1
SCALE: 1/8" = 1'-0"

E/W SECTION LOOKING SOUTH - 2

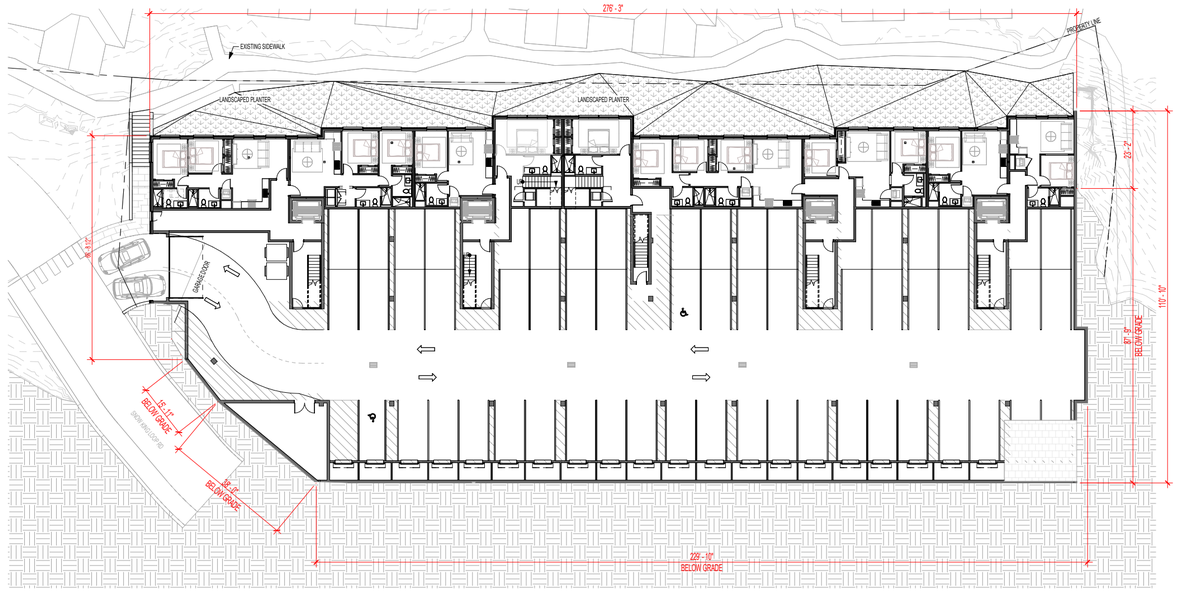


2 LOT 53 - E/W SECTION LOOKING SOUTH - 2
SCALE: 1/8" = 1'-0"

N/S SECTION LOOKING EAST - 1



LOT 53 – BUILDING SECTIONS (REVISED)



5 BASEMENT PLAN DIAGRAM
SCALE: 1/16" = 1'-0"

BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 53 SOUTH BUILDING
NORTH ELEVATION - 276'-3"
EAST ELEVATION - 110'-10" (87'-9" BELOW GRADE)
SOUTH ELEVATION - 229'-10" (229'-10" BELOW GRADE)
SOUTHWEST ELEVATION - 53'-11" (53'-11" BELOW GRADE)
WEST ELEVATION - 66'-8 1/2"

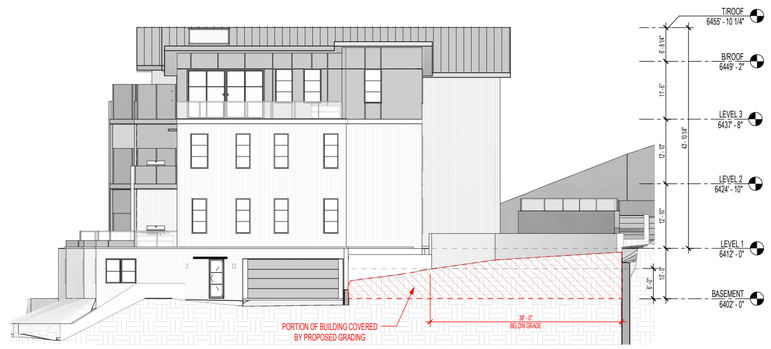
TOTAL PERIMETER = 737'-6 1/2" (371'-6" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 50%



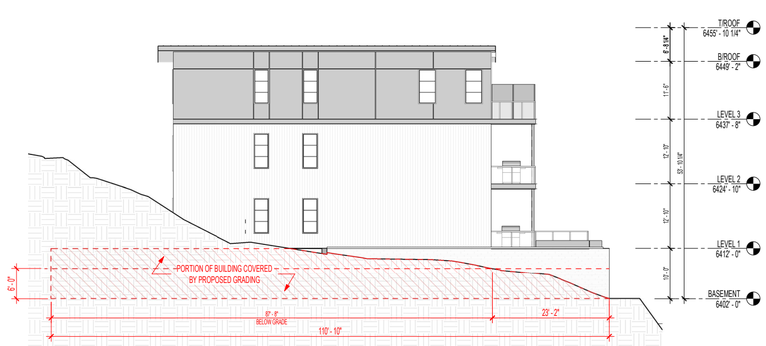
2 BASEMENT DIAGRAM - NORTH
SCALE: 3/32" = 1'-0"



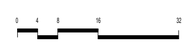
1 BASEMENT DIAGRAM - SOUTH
SCALE: 3/32" = 1'-0"



3 BASEMENT DIAGRAM - WEST
SCALE: 3/32" = 1'-0"



4 BASEMENT DIAGRAM - EAST
SCALE: 3/32" = 1'-0"



LOT 53 – BASEMENT CALCULATIONS

NORTHWORKS

Lot 58

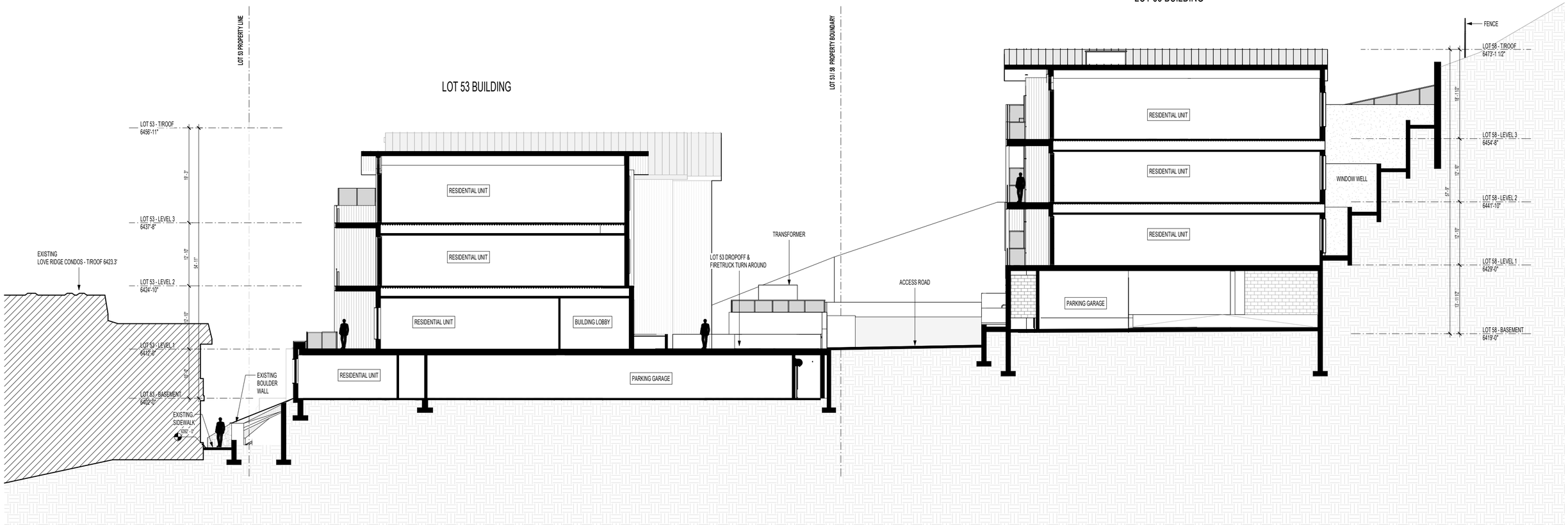


LOT 58 SITE PLAN – LANDSCAPE



LOT 58 SITE PLAN – CIVIL





SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



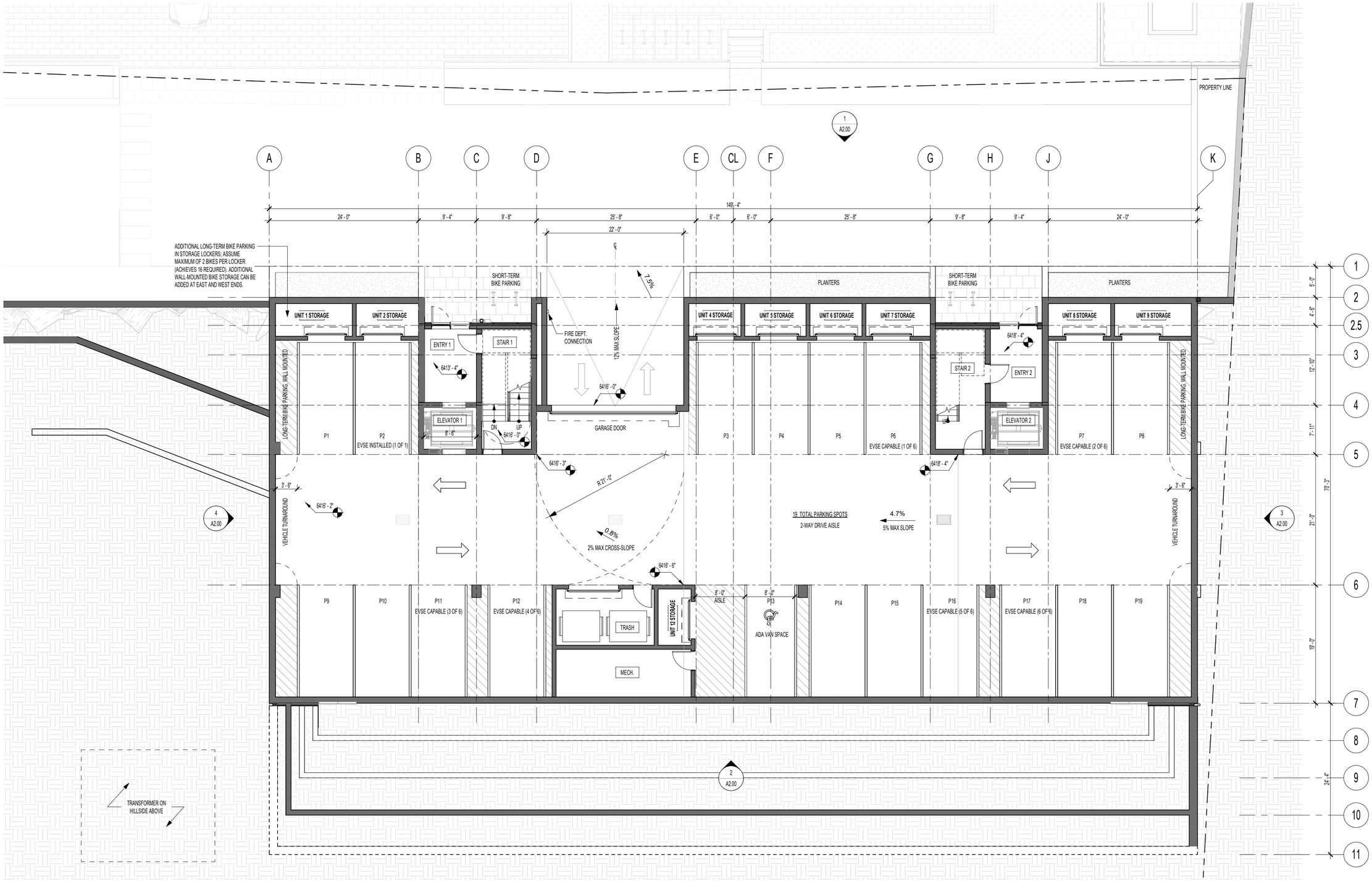
NORTH ELEVATION

LOT 58 – RENDERED ELEVATION

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – BASEMENT FLOOR PLAN

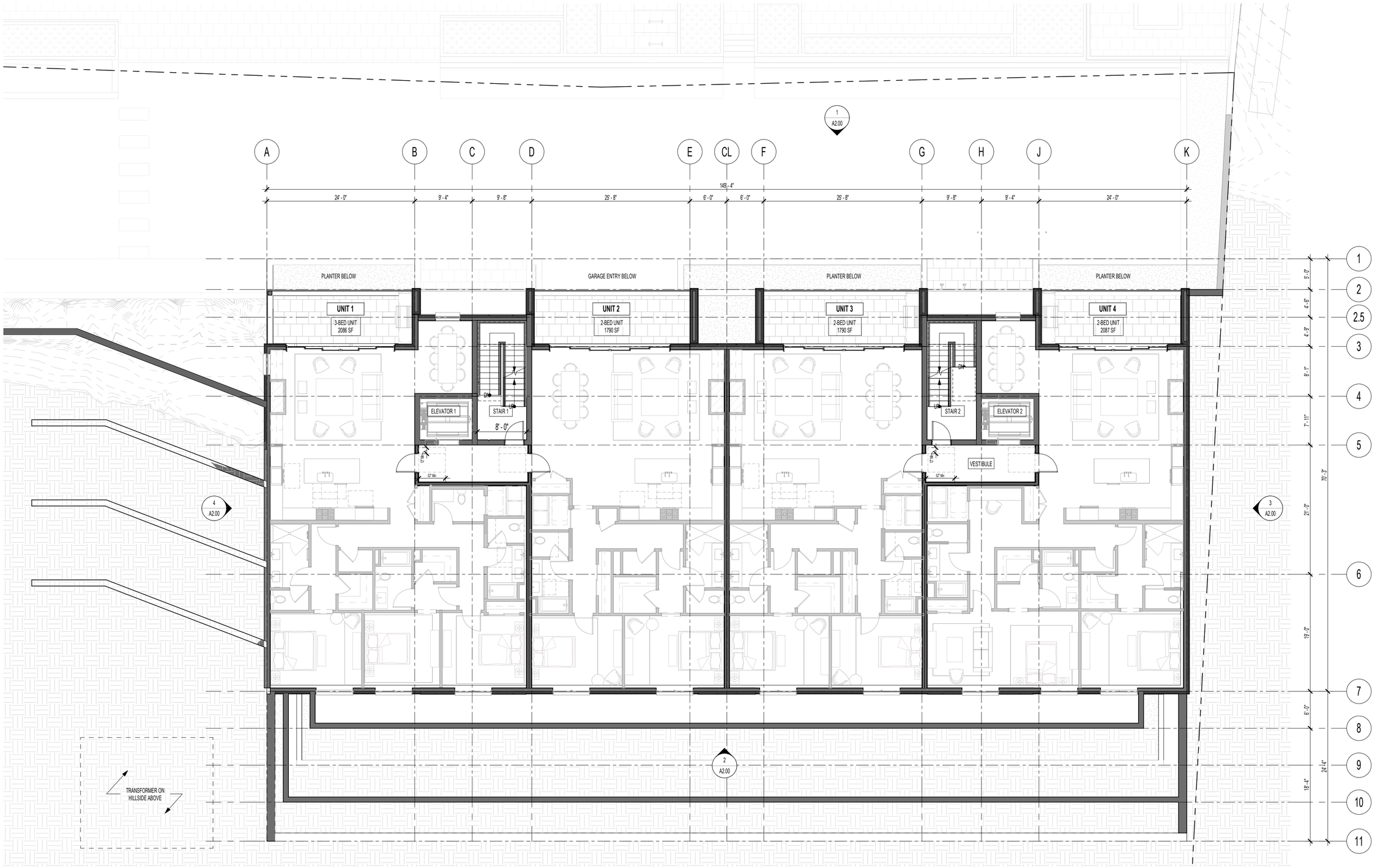
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – FIRST FLOOR PLAN

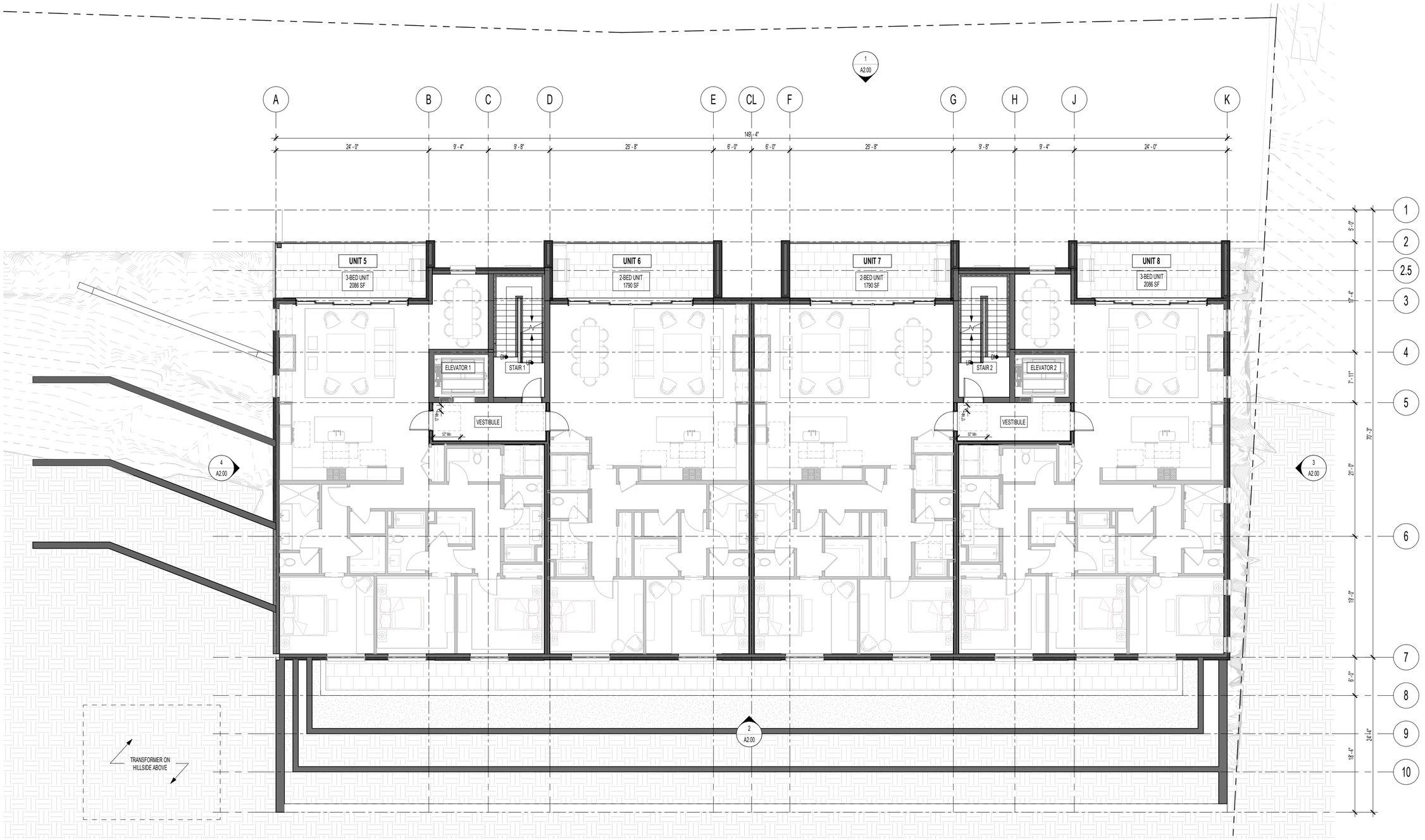
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – SECOND FLOOR PLAN

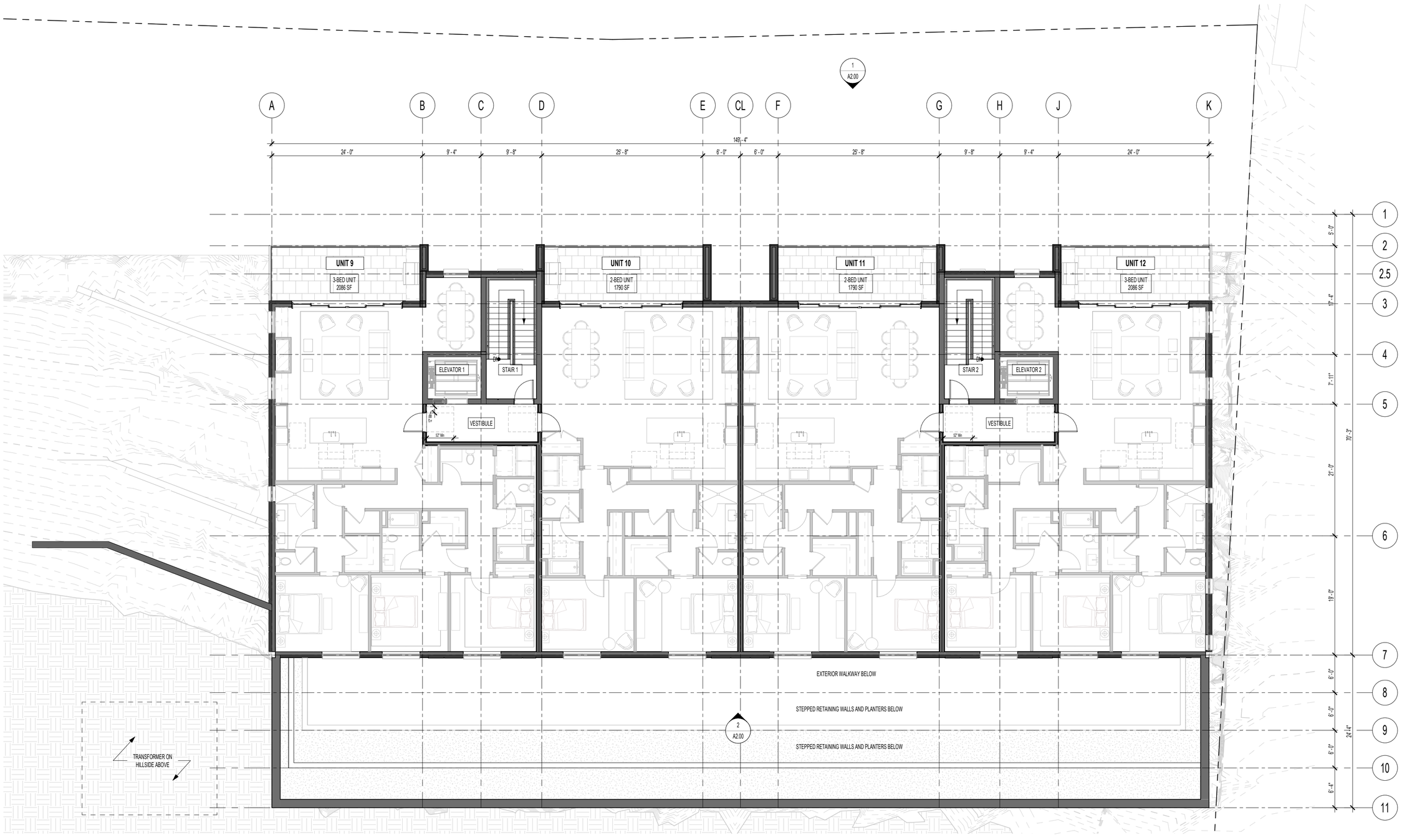
0 4 8 16

SCALE: 3/64" = 1' - 0"

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



0 4 8 16

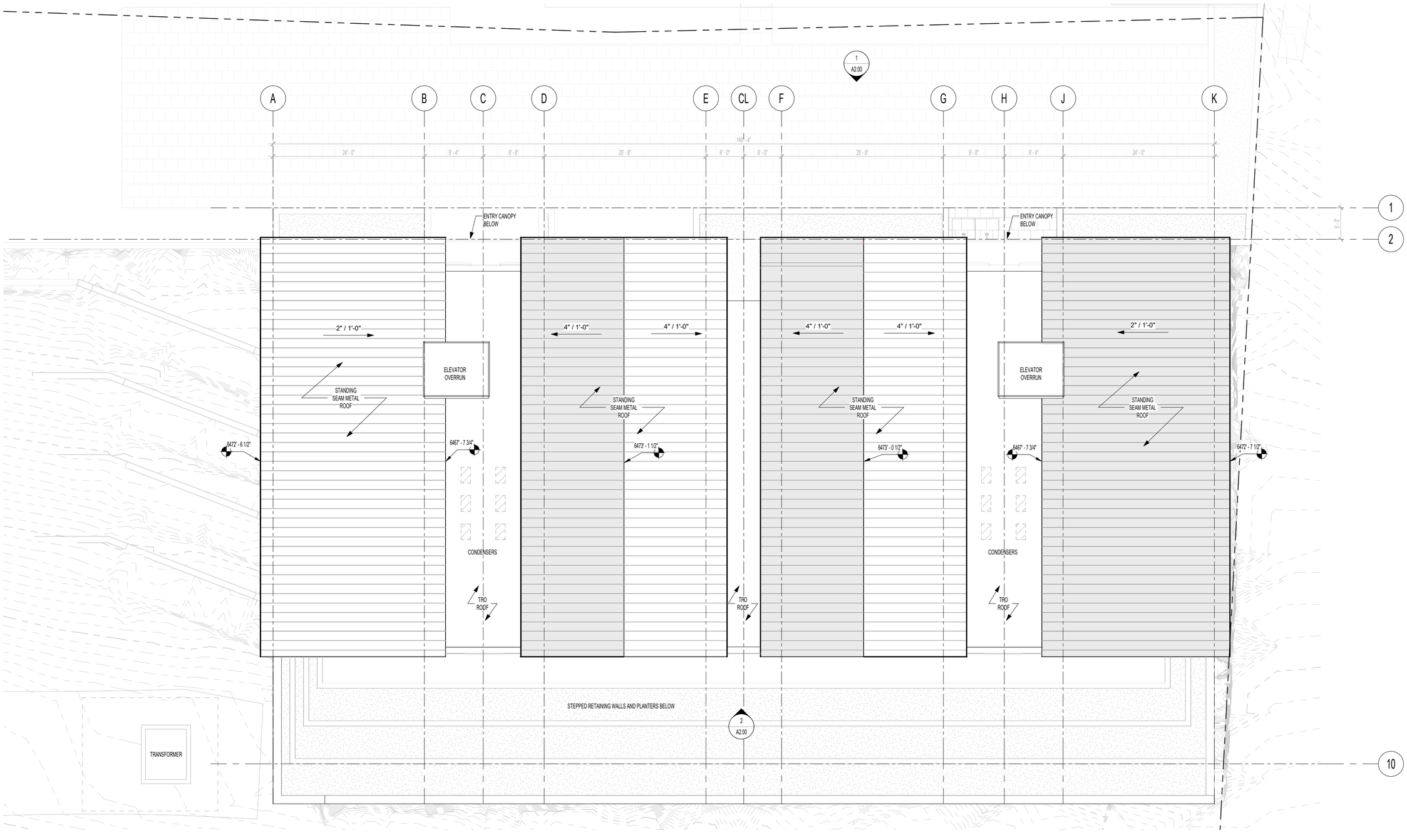
SCALE: 3/64" = 1' - 0"

LOT 58 – THIRD FLOOR PLAN

LOT 58 SUMMARY

- PARKING SPACES : 19
- 2-BEDROOMS: 7
- 3-BEDROOMS: 5
- AFFORDABLE UNITS: 0

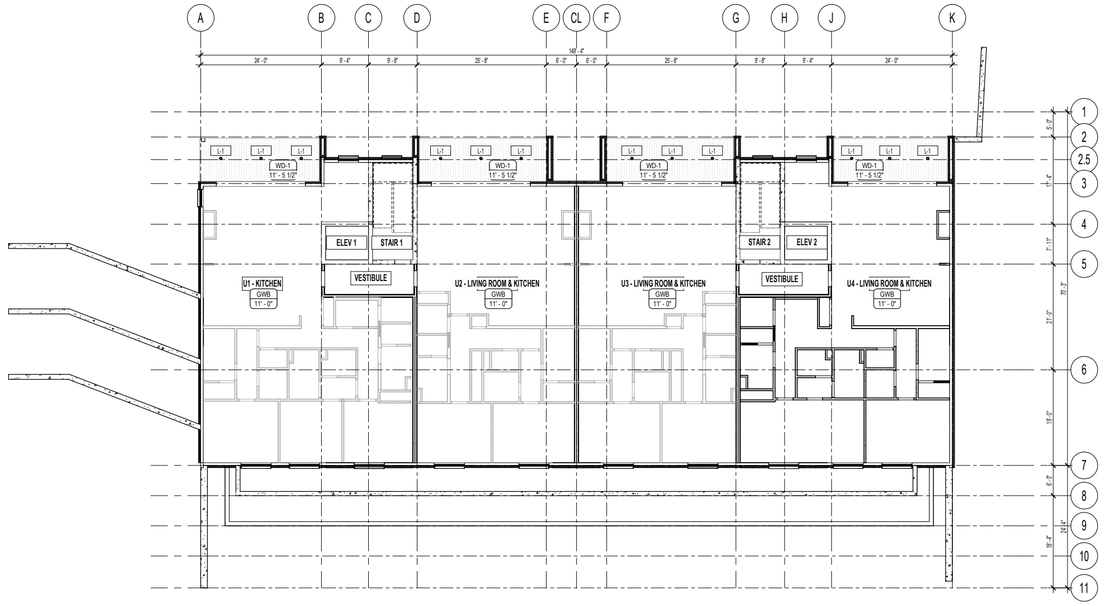
CODE NOTE:
UNITS ARE FOR-SALE CONDOMINIUMS AND WILL BE CLASSIFIED AS R-2 OCCUPANCY. INDIVIDUAL OWNERS MAY APPLY FOR SHORT-TERM RENTAL LICENSES THROUGH THE TOWN OF JACKSON.



LOT 58 – ROOF PLAN

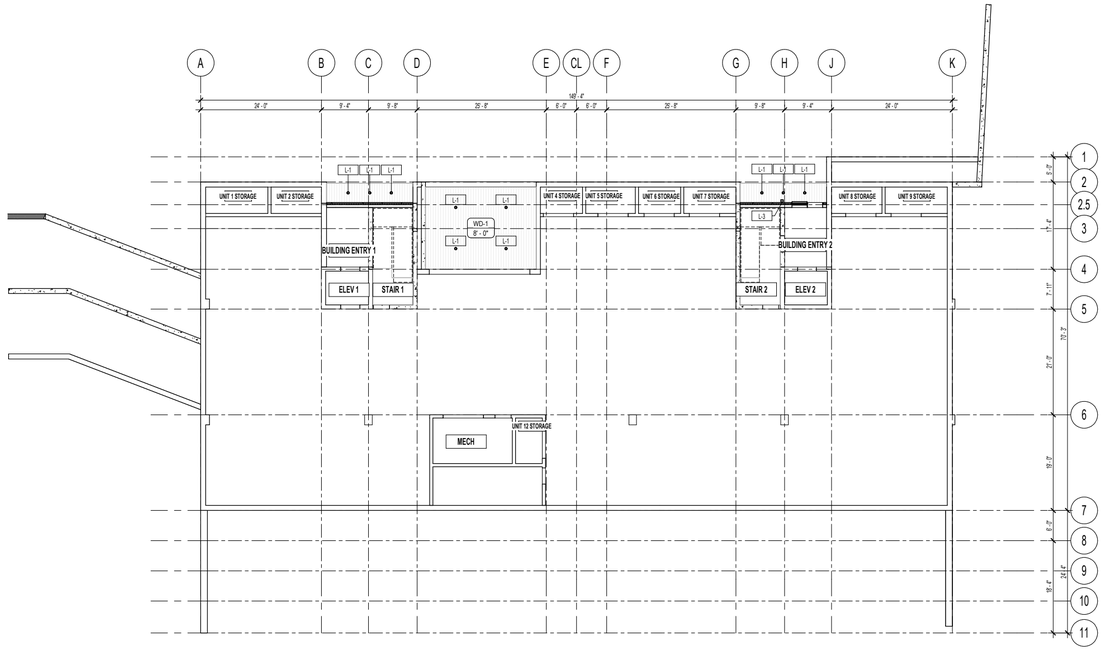
0 4 8 16

SCALE: 3/64" = 1' - 0"



2 REFLECTED CEILING PLAN - 1ST FLOOR PLAN
SCALE 3/32" = 1'-0"

0 4 8 16 32



1 REFLECTED CEILING PLAN - BASEMENT
SCALE 3/32" = 1'-0"

0 4 8 16 32

RCP LEGEND	
○	RECESSED LIGHT FIXTURE
▢	EXTERIOR LIGHT FIXTURE
═══	CEILING-MOUNTED STRIP LIGHT

ELECTRICAL NOTES:
1. ALL ELECTRICAL WORK SHALL FULLY COMPLY WITH CURRENT EDITIONS OF ALL APPLICABLE CODES.
2. GENERAL CONTRACTOR TO COORDINATE WALKTHROUGH WITH OWNER & ARCHITECT TO VERIFY FINAL LOCATIONS OF ALL FIXTURES & SWITCHES PRIOR TO INSTALLATION.
3. ELECTRICIAN TO COORDINATE WITH GENERAL CONTRACTOR, ARCHITECT, & HVAC CONTRACTOR FOR LOCATIONS OF ALL THERMOSTATS & THERMOSTATIC SENSORS.
4. ELECTRICIAN & GENERAL CONTRACTOR TO COORDINATE WORK WITH ALL THIRD-PARTY CONTRACTORS (SECURITY, AUDIO/VIDEO, HOME AUTOMATION AND SIMILAR).

LOW VOLTAGE NOTES:
1. ALL SPEAKER WIRE SHALL BE FOUR CONDUCTOR WIRE (UNLESS OTHERWISE NOTED)
2. ALL SPEAKER WIRED TO SINGLE HOMERUN POINT (UNLESS OTHERWISE NOTED)

NOTE: INTERIOR LIGHTING NOT SHOWN.

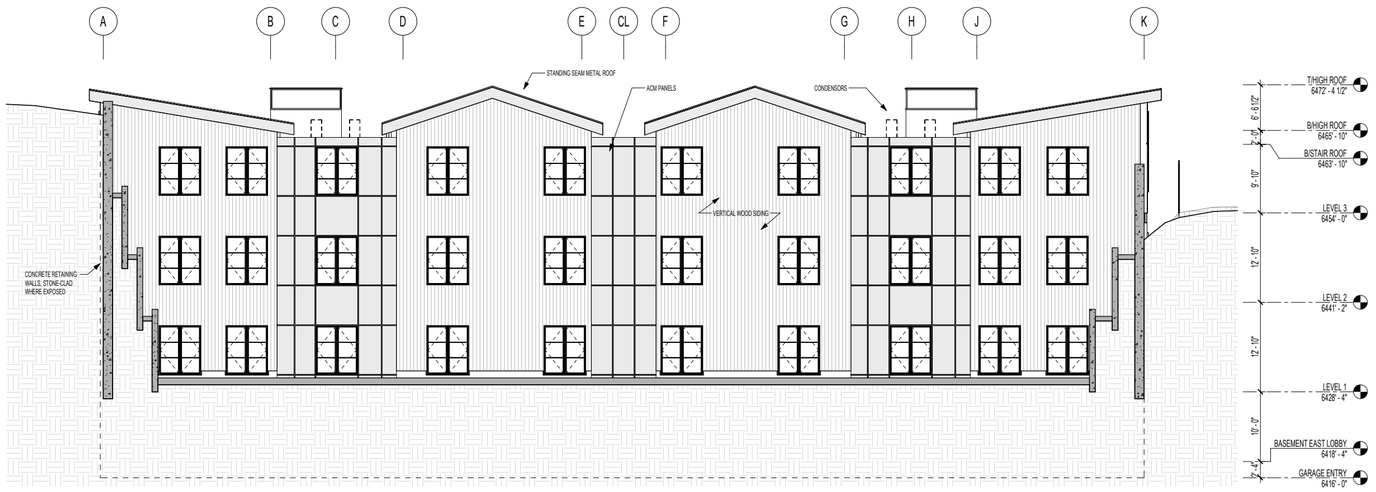
LOT 58 – EXTERIOR LIGHTING PLANS



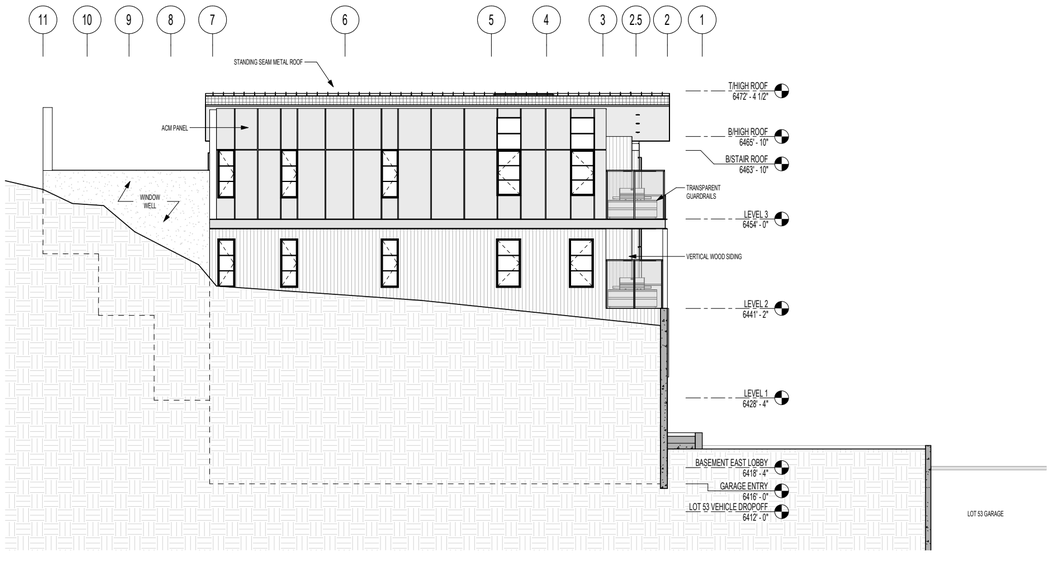
NORTH ELEVATION

MATERIAL LEGEND

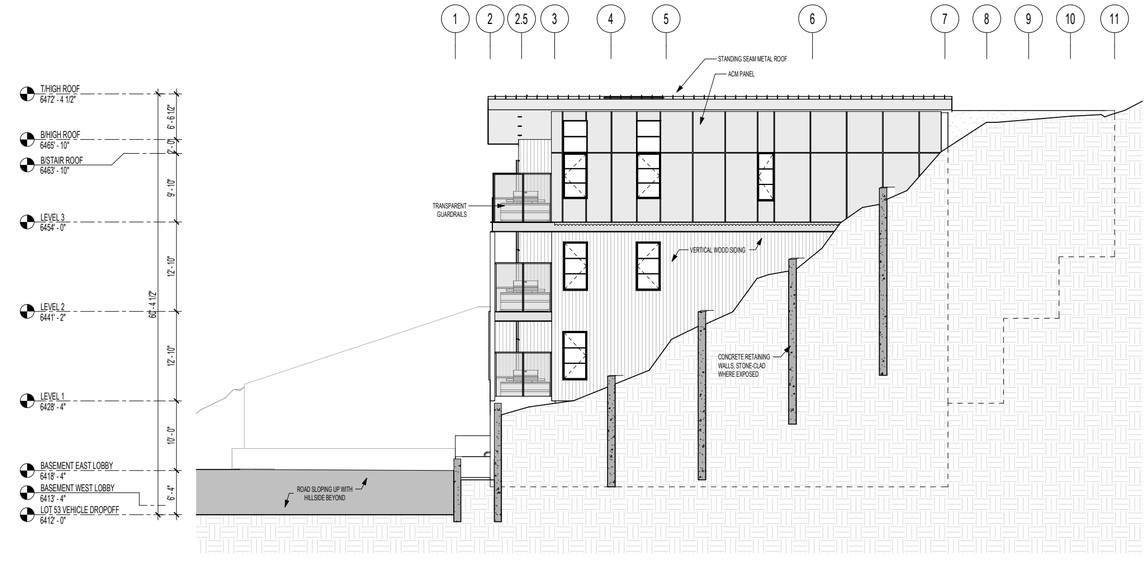
- VERTICAL WOOD SIDING
- HORIZONTAL WOOD SIDING
- ACM PANEL
- BOARD FORM CONCRETE



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LOT 58 – ELEVATIONS

SCALE: 1 / 16" = 1' - 0"

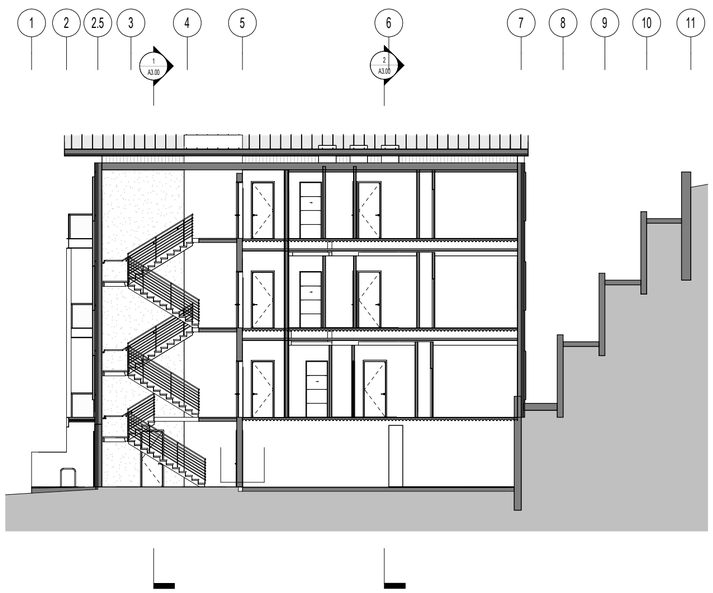
E/W SECTION LOOKING SOUTH - 1



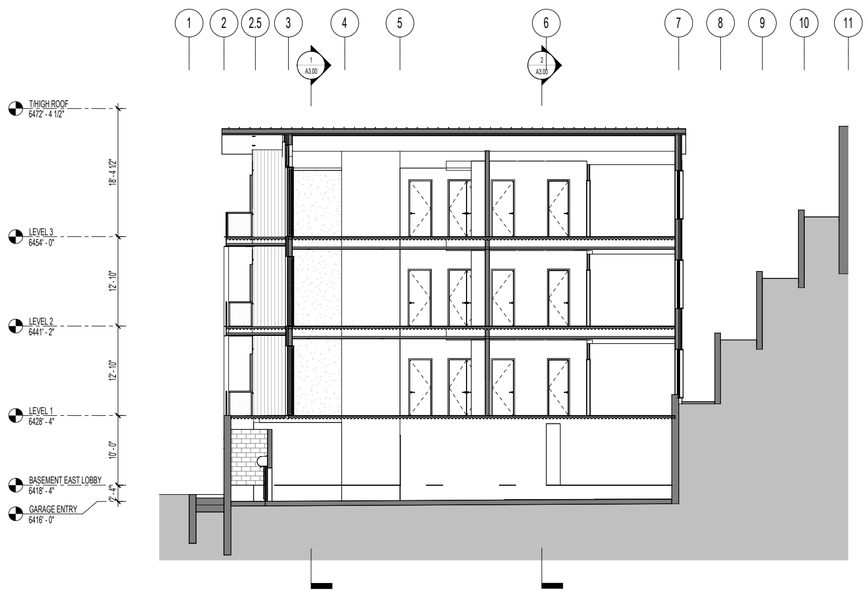
E/W SECTION LOOKING SOUTH - 2



N/S SECTION LOOKING EAST - 1



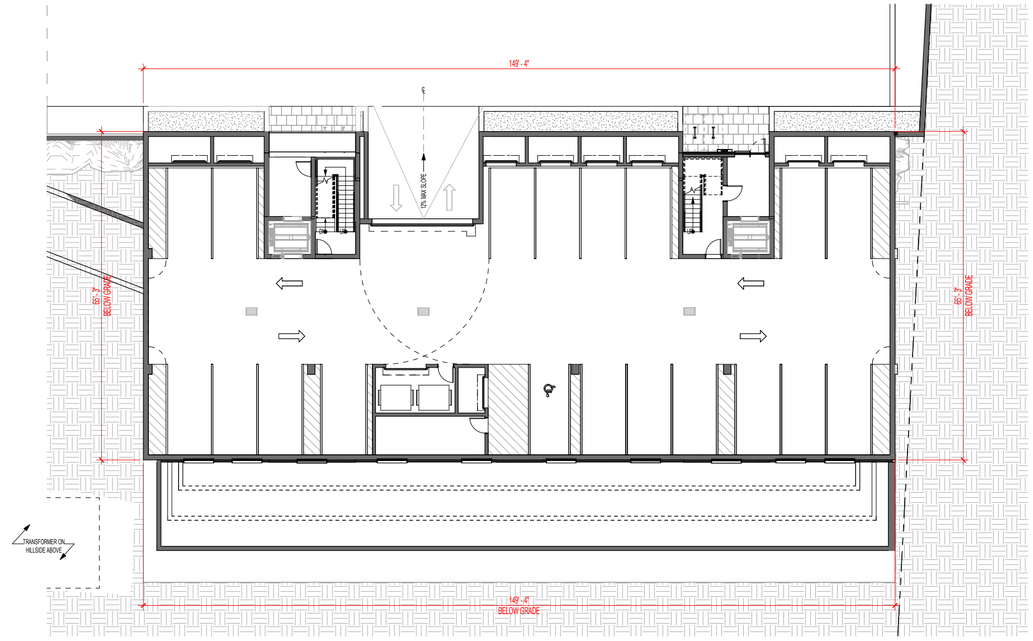
N/S SECTION LOOKING EAST- 2



LOT 58 – BUILDING SECTIONS

0 4 8 16 32

SCALE: 1 / 16" = 1' - 0"



5 BASEMENT DEFINITION PLAN
SCALE: 3/32" = 1'-0"

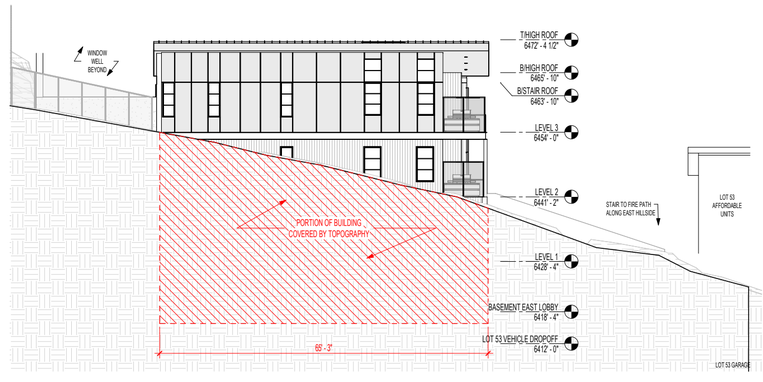
BASEMENT DEFINITION
1. NO MORE THAN 4'-0" OF WALL FROM THE T/1ST FLOOR SLAB DOWN CAN BE EXPOSED (6'-0" FROM THE T/BASEMENT SLAB MUST BE BELOW GRADE).
2. AT LEAST 50% OF THE PERMITER MUST MEET THIS REQUIREMENT.

LOT 58 BUILDING
NORTH ELEVATION - 149'-4"
EAST ELEVATION - 65'-3" (65'-3" BELOW GRADE)
SOUTH ELEVATION - 149'-4" (149'-4" BELOW GRADE)
WEST ELEVATION - 65'-3" (65'-3" BELOW GRADE)

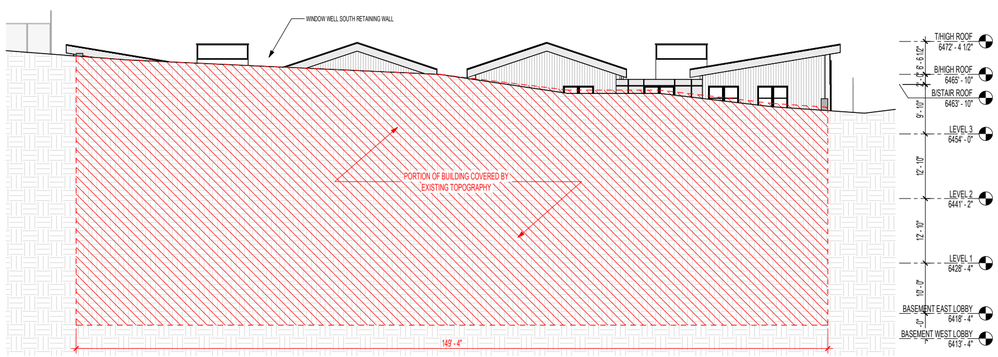
TOTAL PERIMETER = 429'-2" (279'-10" BELOW GRADE)
TOTAL PERCENTAGE BELOW GRADE = 65%



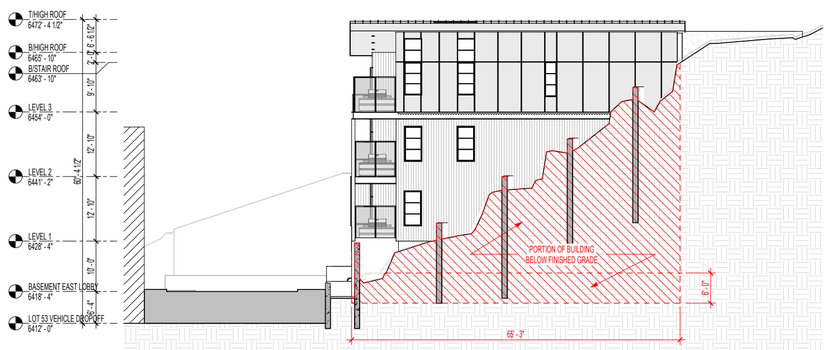
1 BASEMENT DEFINITION - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



3 BASEMENT DEFINITION - EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 BASEMENT DEFINITION - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



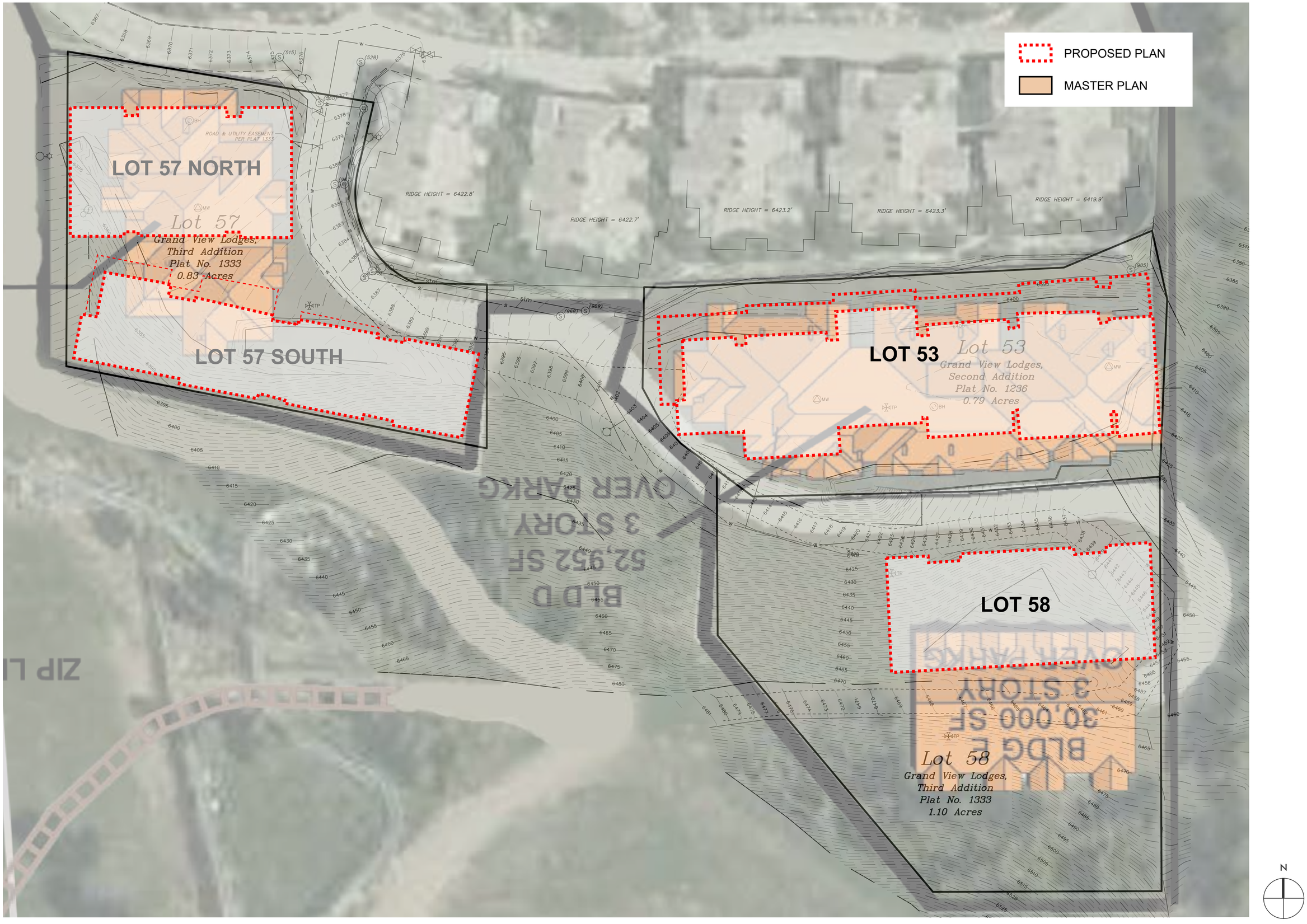
4 BASEMENT DEFINITION - WEST ELEVATION
SCALE: 3/32" = 1'-0"

0 4 8 16 32

LOT 58 – BASEMENT CALCULATIONS

NORTHWORKS

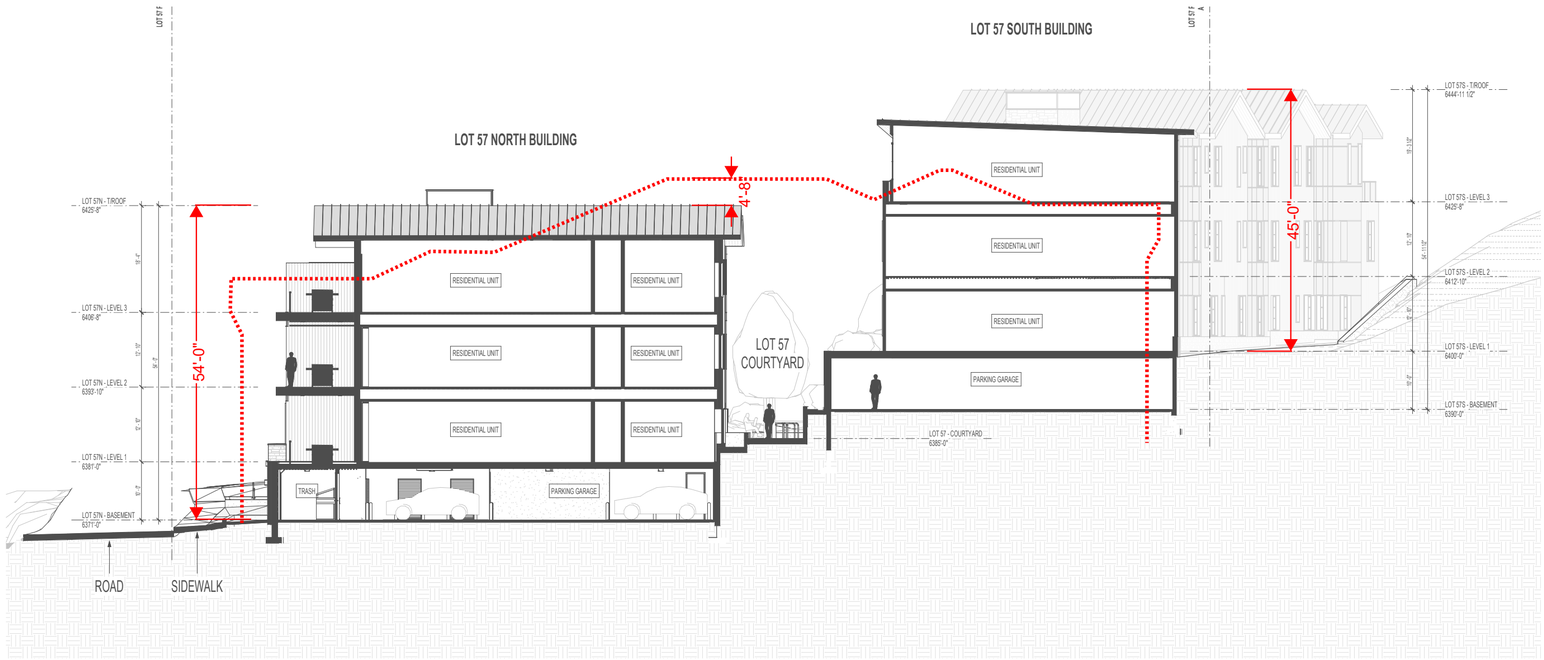
Master Plan Analysis



SITE PLAN OVERLAY – MASTER PLAN & NEW PROPOSAL

MASTER PLAN - WEST ELEVATION



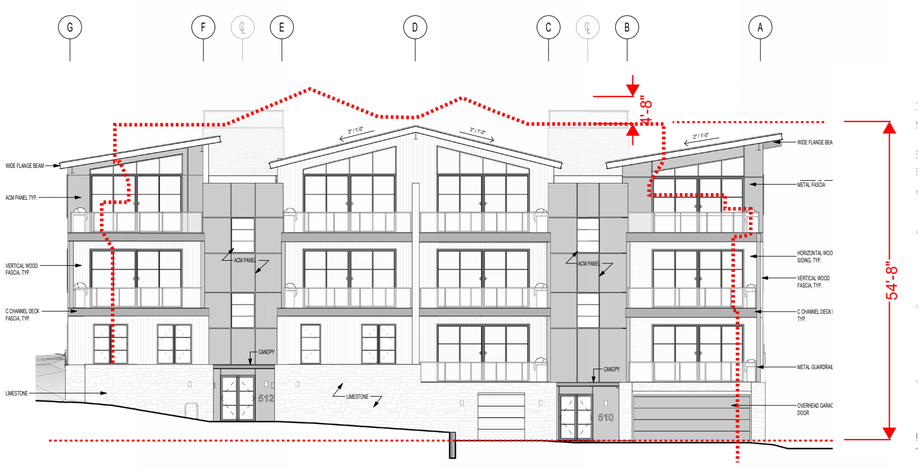


PROPOSED PLAN - WEST ELEVATION

The original Master Plan design for Lot 57 did not account for garage access from the road with allowable road slopes. Our proposal splits the site into 2 buildings to solve this issue, while maintaining a scale that matches that of the original design.

MASTER PLAN - NORTH ELEVATION





PROPOSED PLAN - NORTH ELEVATION

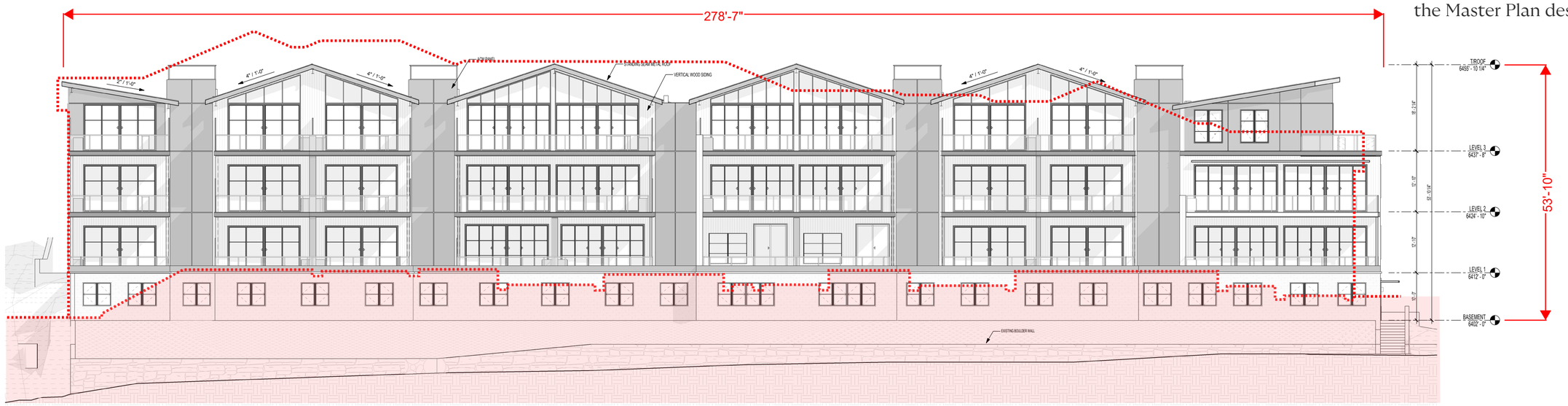
LOT 57 MASTER PLAN VS. NEW PROPOSAL



MASTER PLAN - NORTH ELEVATION

This design would have created a very tall retaining wall along the Grand View condos.

The proposed design at Lot 53 is shorter on average than the Master Plan design.



PROPOSED PLAN - NORTH ELEVATION



MASTER PLAN - WEST ELEVATION

LOT 53 MASTER PLAN VS. NEW PROPOSAL



LOT 53

LOT 58

LOVE RIDGE CONDOS

44'-0"

17'-6"

RETAINING WALL

SITE RE-GRADING

ROAD

29'-6"

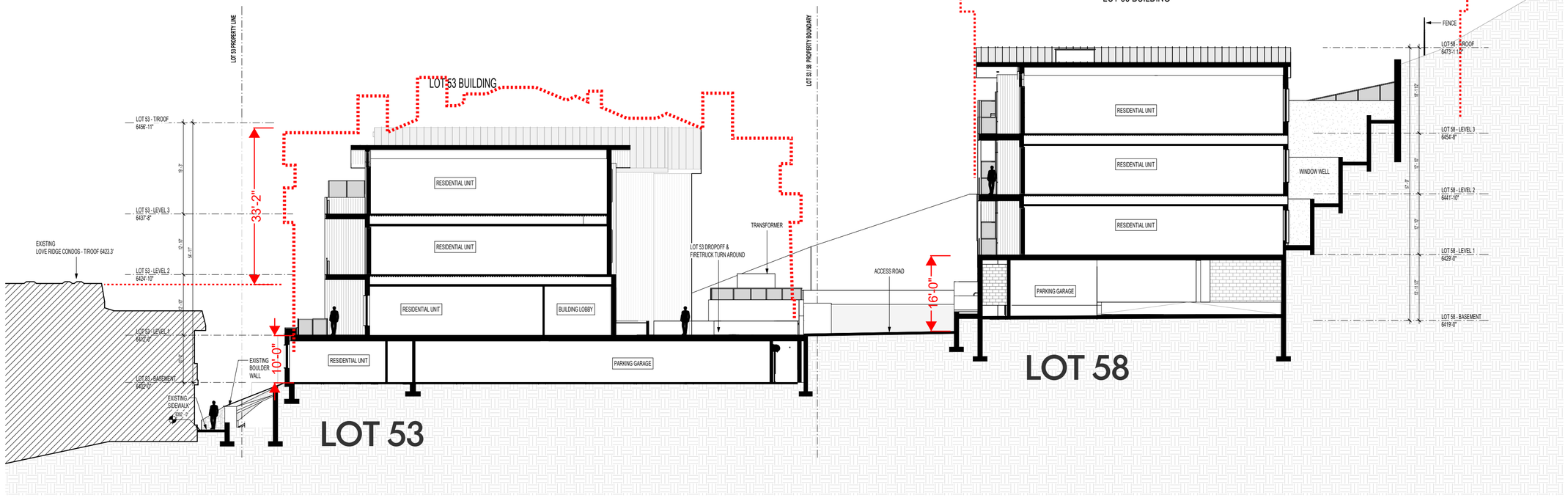
RETAINING WALL

24'-6"

RETAINING WALL

53'-10"

MASTER PLAN - SITE SECTION



PROPOSED PLAN - SITE SECTION

LOT 53 AND LOT 58 – MASTER PLAN VS. NEW PROPOSAL – SITE SECTION

NOTE:

1. WITHOUT EXTENSIVE RETAINING SYSTEM, NO FEASIBLE LOCATION FOR FIRE TRUCK TURNAROUND WITHIN 150 LF OF END OF ROAD.

SNOW KING LOOP ROAD

REQUIRED RETAINING SYSTEM

REQUIRED RETAINING SYSTEM

LOT 57
BUILDING

UPPER SNOW KING LOOP ROAD

APPROXIMATE CENTERLINE OF EXISTING
UPPER SNOW KING LOOP ROAD

REQUIRED RETAINING SYSTEM

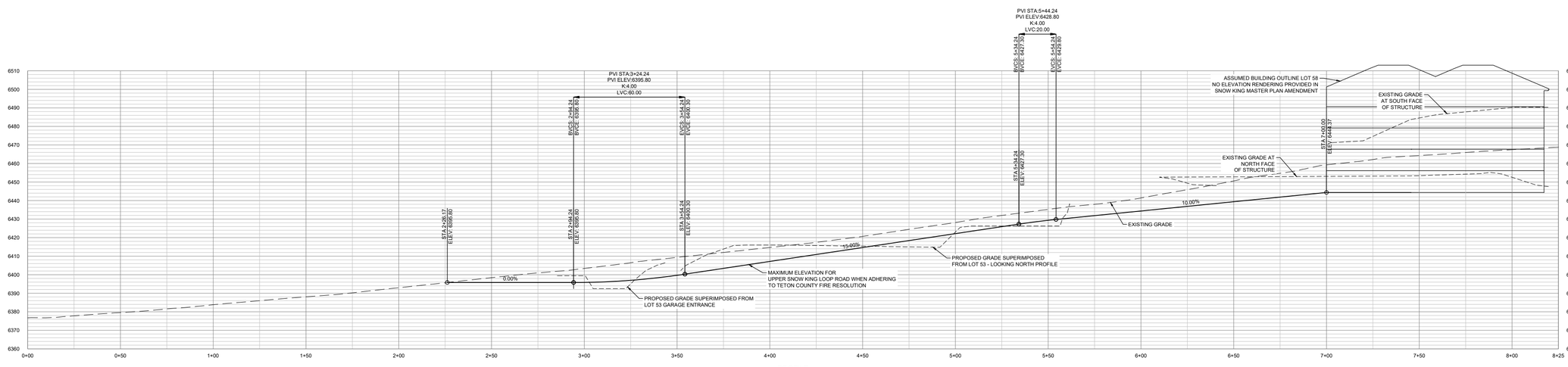
REQUIRED RETAINING SYSTEM

LOT 53
BUILDING

EXISTING RETAINING WALL

LOT 58
BUILDING

SCALE: 1 INCH = 10 FEET
THIS SCALE VALID ONLY FOR 36x48 PRINTS



=PROFILE=
Upper Snow King Loop Road
SCALE: HORIZONTAL: 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

JORGENSEN
KEMMERER, WYOMING
307.877.9093
www.jorgeng.com

PROJECT TITLE:
SNOW KING - BEAR DEVELOPMENT

SHEET TITLE:
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
SITE OVERVIEW ANALYSIS

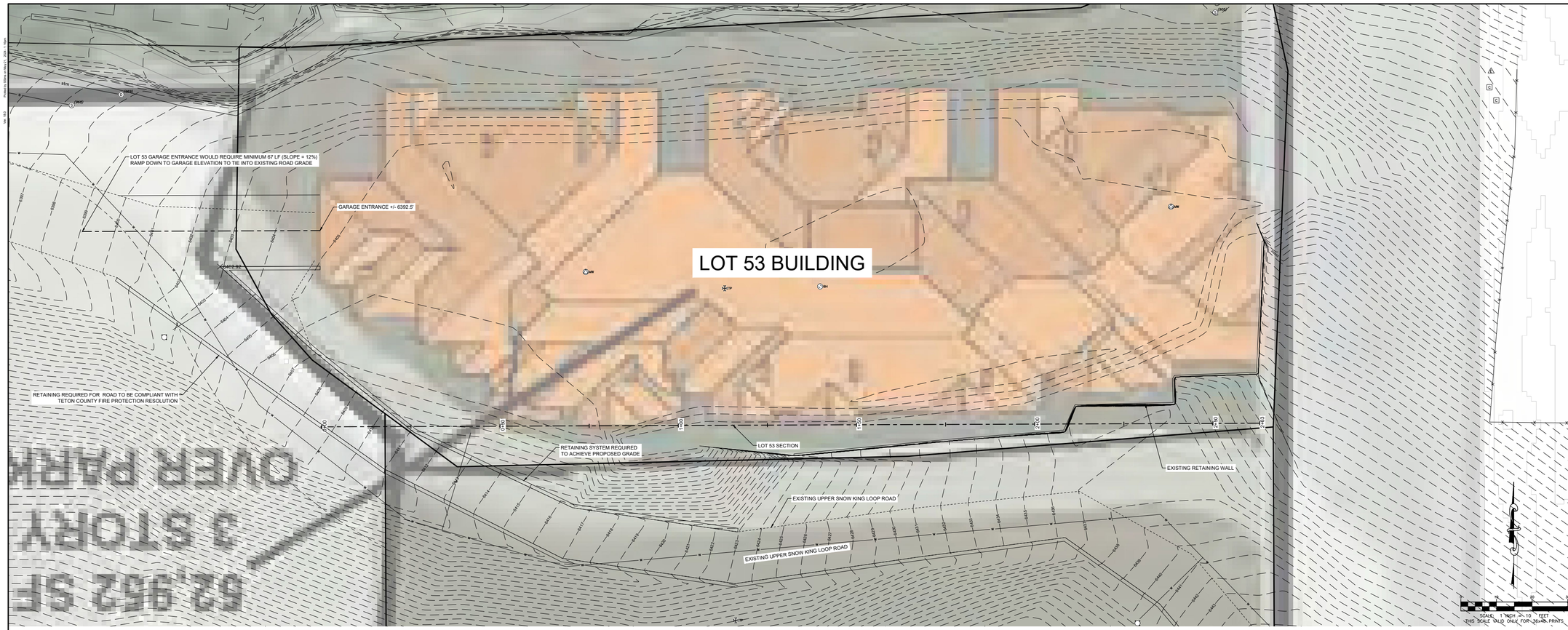
DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
1

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MASTER PLAN – CIVIL ENGINEER COMMENTARY





=PROFILE=
Lot 53 XS-Looking North
SCALE: HORIZONTAL 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION AND APPROVAL

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KEMMERER, WYOMING
307.877.9093
www.jorgeng.com

PROJECT TITLE:
SNOW KING - BEAR DEVELOPMENT

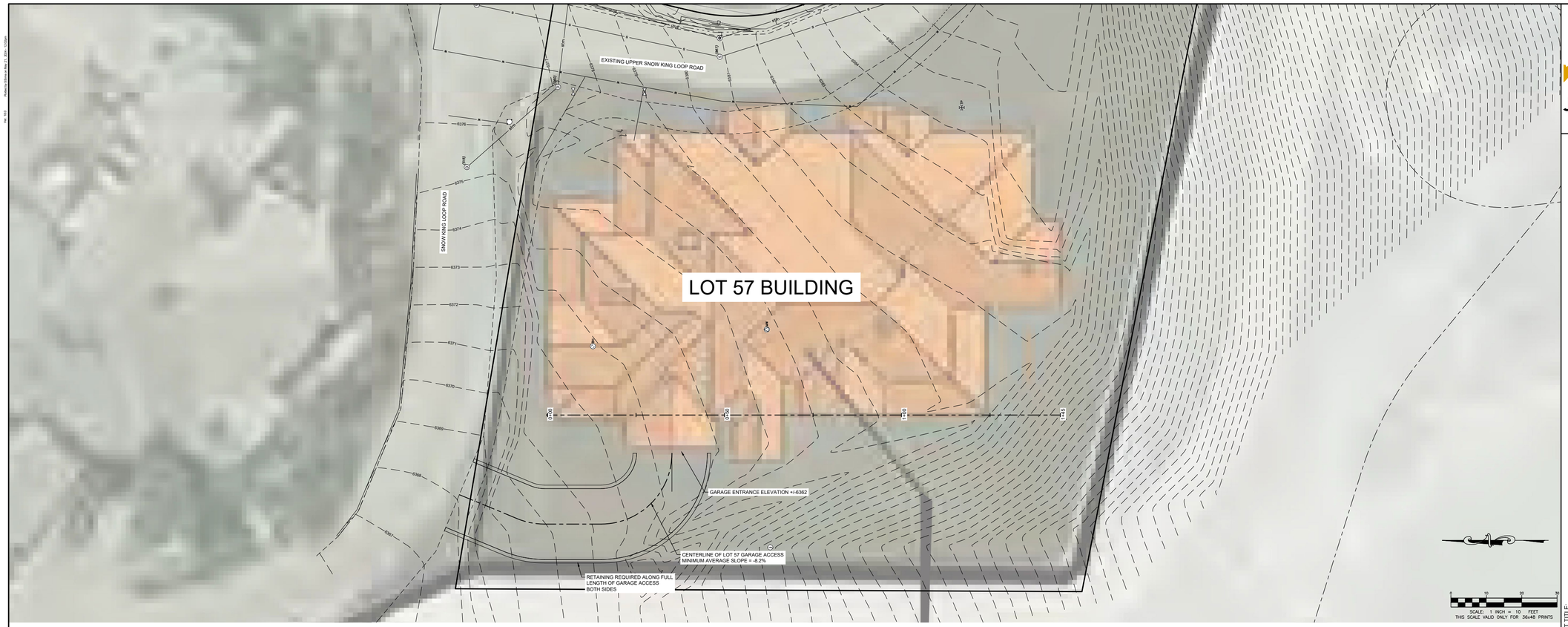
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SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
LOT 53 ANALYSIS

DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
2

MASTER PLAN – CIVIL ENGINEER COMMENTARY





=PROFILE=
Lot 57 - Looking East
SCALE: HORIZONTAL 1"=10
VERTICAL 1"=10

– PRELIMINARY –
SUBJECT TO CORRECTION
AND APPROVAL

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307.877.9093
www.jorgeng.com

PROJECT TITLE
SNOW KING - BEAR DEVELOPMENT

SHEET TITLE
SNOW KING MASTER PLAN AMENDMENT - SUB-AREA 3
LOT 57 ANALYSIS

DESIGNED BY:	SS
REVIEWED BY:	JL
PLAN VERSION	DATE
EXHIBIT	2024-05-21

PROJECT NUMBER
23072

SHEET
3

MASTER PLAN – CIVIL ENGINEER COMMENTARY

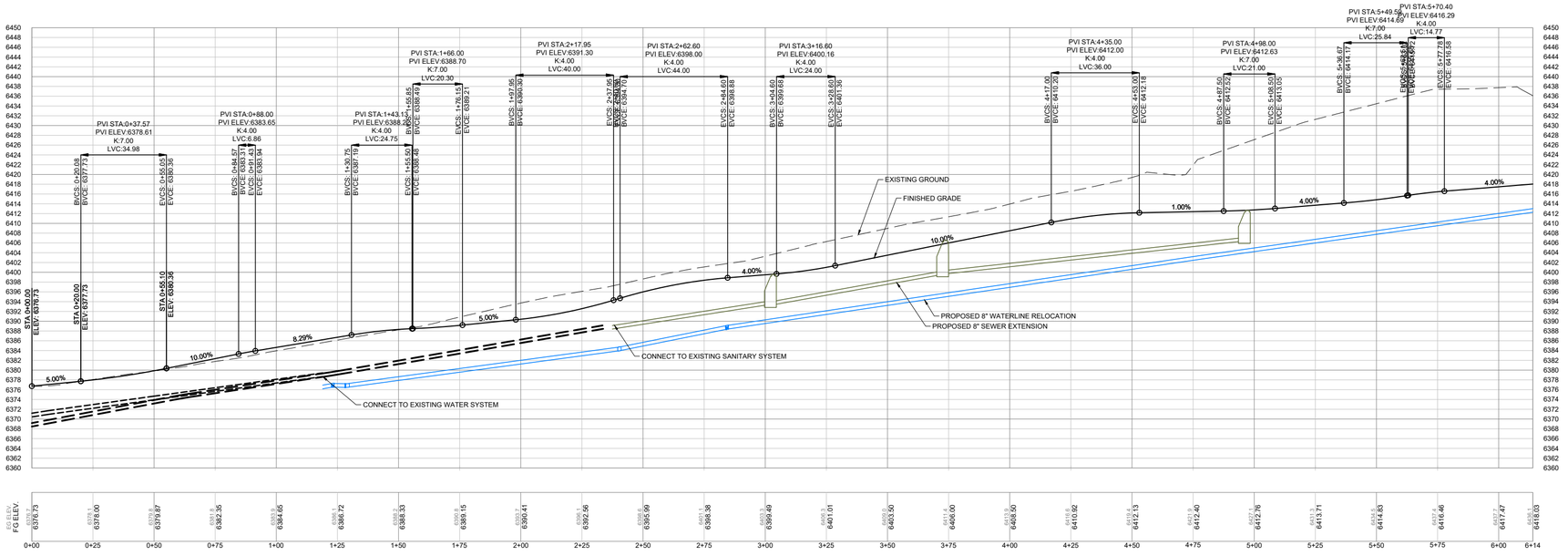
NORTHWORKS

Civil & Landscape Details



NOTE:

REFER TO RESPONSE TO TOWN ENGINEERING COMMENTS DATED 2/3/2025, CONDITIONS OF APPROVAL C. LDR 5.7.2.A FOR DISCUSSION OF ROAD STEEPNESS, FIRE APPARATUS TURN AROUND AND DEVELOPMENT ROAD CONNECTION TO THE EAST.



=PROFILE=
UPPER SNOW KING LOOP ROAD
SCALE: HORIZONTAL 1"=20'
VERTICAL 1"=10'

NORTHWORKS

185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkz.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

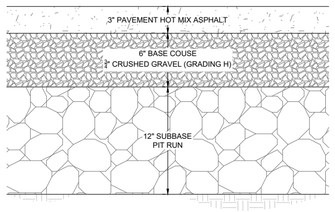
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

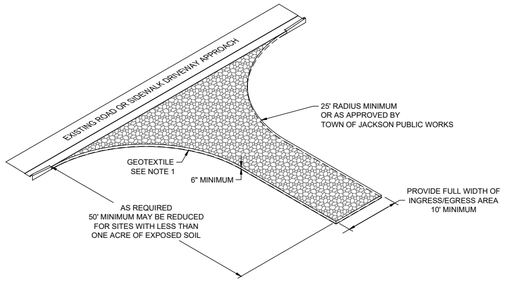
C2.3

Drawing Name

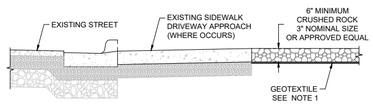
UPPER SNOW KING LOOP PLAN & PROFILE



PAVEMENT SECTION
NOT TO SCALE



CONSTRUCTION ENTRANCE ISOMETRIC VIEW

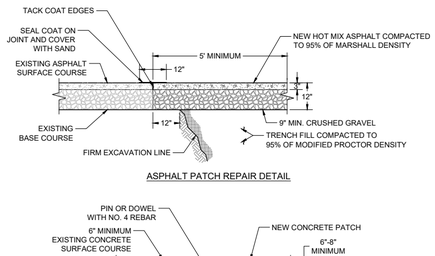


CONSTRUCTION ENTRANCE SECTION

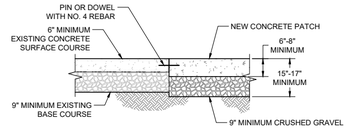
NOTE

1. PLACE CONSTRUCTION GEOTEXTILE FOR SOIL STABILIZATION UNDER THE CRUSHED ROCK FROM THE EDGE OF THE EXISTING ROADWAY OR SIDEWALK TO THE RADIUS RETURNS, OR AS DIRECTED BY PUBLIC WORKS.
2. ENTRANCE SHALL BE REMOVED ABD RECONSTRUCTED AS REQUIRED TO PREVENT EXCESS TRACKING OF MATERIALS INTO RIGHT-OF-WAY, OR WHEN DIRECTED BY THE TOWN PUBLIC WORKS DEPARTMENT.

STABILIZED CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE TOJ ST-119



ASPHALT PATCH REPAIR DETAIL

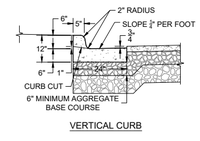


CONCRETE PATCH REPAIR DETAIL

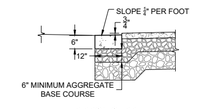
NOTE

1. REPLACEMENT ASPHALT SHALL BE 1" THICKER THAN EXISTING WITH A MINIMUM THICKNESS OF 3".
2. ASPHALT SHALL BE PLACED IN TWO (2) LIFTS, EACH NO LESS THEN ½" IN THICKNESS, AND COMPACTED TO 95% OF MARSHALL DENSITY.
3. BITUMINOUS MATERIAL SHALL MEET THE APPLICABLE REQUIREMENTS OF SECTION 02545 BITUMINOUS MATERIAL OF WYOMING PUBLIC WORKS STANDARDS AND SPECIFICATIONS.
4. PORTLAND CEMENT CONCRETE PAVEMENT SHALL MEET APPLICABLE REQUIREMENTS OF SECTION 02520, 02776 AND 03304 AS DIRECTED BY TOWN OF JACKSON PUBLIC WORKS DEPARTMENT.

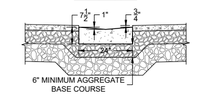
CONCRETE AND ASPHALT PATCH DETAIL
NOT TO SCALE TOJ ST-118



VERTICAL CURB



RIBBON CURB

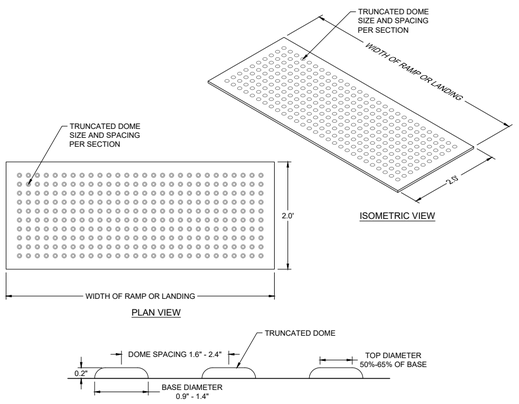


2' WIDE VALLEY GUTTER

NOTE

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

CURB SECTION DETAIL
NOT TO SCALE TOJ ST-110 mod



ISOMETRIC VIEW

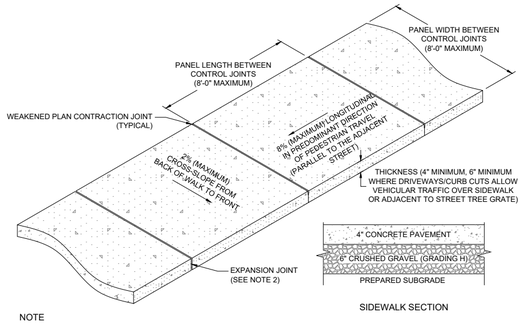
PLAN VIEW

TRUNCATED DOME SECTION

NOTE

1. DETECTABLE WARNING PANELS SHALL BE RED BRICK COLORED CAST IRON
2. PANELS PLACED ON PUBLIC SIDEWALKS SHALL BE PROVIDED BY TOWN OF JACKSON

DETECTABLE WARNING PANEL DETAIL
NOT TO SCALE

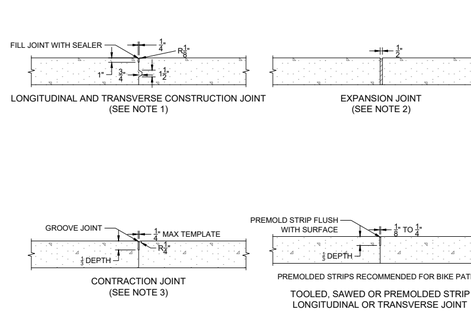


SIDEWALK SECTION

NOTE

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

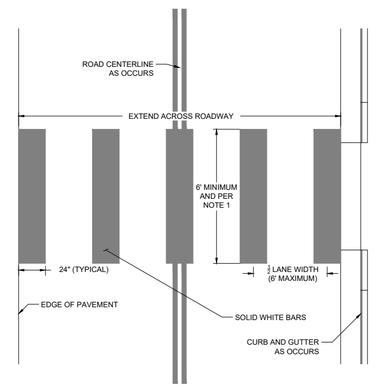
TYPICAL CONCRETE SIDEWALK DETAIL
NOT TO SCALE TOJ ST-127



NOTES

1. KEYWAY FORMED BY FASTENING METAL KEY TO FORM.
2. ¼" PREMOLDED NON-EXTRUDING EXPANSION JOINT MATERIAL TO MEET AASHTO M-59. EXPANSION MATERIAL SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURES SUCH AS INLETS AND DRIVEWAYS, AND EVERY 300' ON LONG STRAIGHT CONCRETE STRETCHES.
3. FORM WITH TEMPLATE OR SAWCUT JOINTS. IF SAWCUT JOINTS ARE USED, THEY SHALL BEGIN AS SOON AS CONCRETE IS HARDENED SUFFICIENTLY TO PERMIT SAWING WITHOUT EXCESSIVE RAVELING AND BEFORE UNCONTROLLABLE CRACKING OCCURS. MAXIMUM DISTANCE BETWEEN JOINTS IS 8'. MINIMUM DISTANCE IS 4'.
4. EXPANSION JOINTS SHALL BE PLACED IN SIDEWALK AT THE SAME LOCATIONS AS THOSE IN CURB AND GUTTER WHEN SIDEWALK IS ADJACENT TO CURB. (PER WPWSS SECTION 03251, PART 3.04 SPACING SHALL NOT EXCEED 32'-0" ON CENTER.)

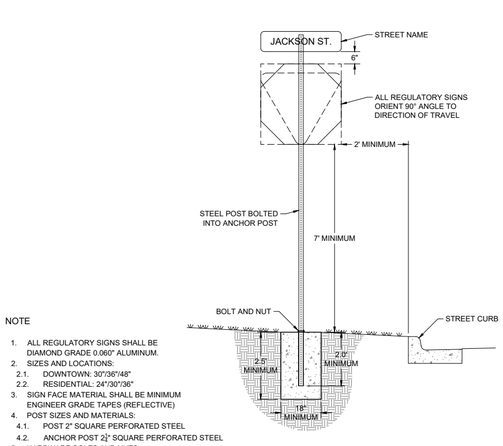
PAVING AND CONCRETE JOINT DETAILS
NOT TO SCALE



NOTE

1. CROSSWALK WIDTH SHALL BE 2' WIDER THAN THE WIDEST APPROACH SIDEWALK.
2. TO REDUCE WEAR, SPACE CROSSWALK LINES TO AVOID VEHICLE WHEEL PATHS. GENERALLY LOCATE CROSSWALK LINES AT THE EDGE AND CENTER OF LANES.
3. ROAD SURFACE SHALL BE CLEANED THOROUGHLY WITH A PRESSURE WASHER AND ALLOWED TO DRY COMPLETELY PRIOR TO PAINTING.

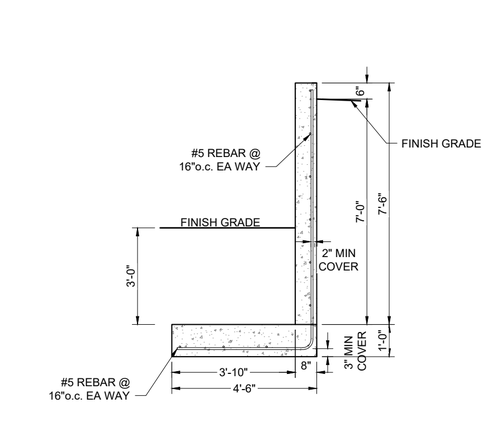
CROSSWALK STRIPING DETAIL
NOT TO SCALE TETON COUNTY STANDARD



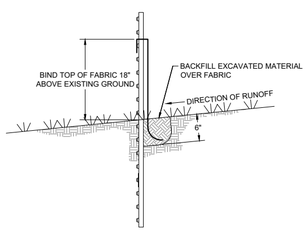
NOTE

1. ALL REGULATORY SIGNS SHALL BE DIAMOND GRADE 0.060" ALUMINUM.
2. SIZES AND LOCATIONS:
   2.1. DOWNTOWN: 30"/36"/48"
   2.2. RESIDENTIAL: 24"/30"/36"
3. SIGN FACE MATERIAL SHALL BE MINIMUM ENGINEER GRADE TAPES (REFLECTIVE)
4. POST SIZES AND MATERIALS:
   4.1. POST 2" SQUARE PERFORATED STEEL
   4.2. ANCHOR POST 2½" SQUARE PERFORATED STEEL
5. HARDWARE-BOLTS AND NUTS.
6. STREET NAMES SHALL BE 6" ABOVE STOP OR YIELD SIGNS.
7. MINIMUM EMBEDMENT OF ANCHOR POST SHALL BE 2' FROM GROUND LEVEL.
8. ALL TRAFFIC SIGNS SHALL MEET THE TOWN OF JACKSON STANDARDS. REFER TO WYDOT SPECIFICATIONS OR MUTCD FOR ITEMS NOT FOUND IN THE TOWN OF JACKSON STANDARDS.

TYPICAL TRAFFIC SIGN DETAIL
NOT TO SCALE



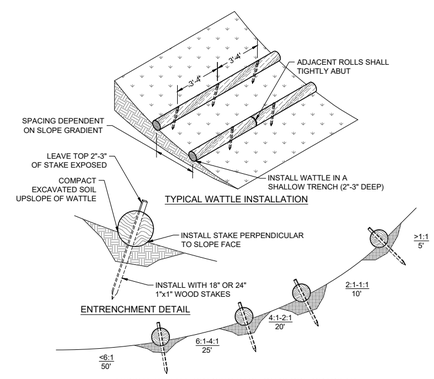
RETAINING WALL DETAIL
NOT TO SCALE



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 SILF FROM LEAVING SITE.

SILT FENCE DETAIL
NOT TO SCALE



TYPICAL WATTLE SPACING BASE ON SLOPE GRADIENT

NOTE

1. BEGIN AT THE LOCATION WHERE THE WATTLE IS TO BE INSTALLED BY EXCAVATING A 2"-3" DEEP BY 9" WIDE TRENCH ALONG THE CONTOUR OF THE SLOPE. EXCAVATED SOIL SHALL BE PLACED UP-SLOPE FROM THE ANCHOR TRENCH.
2. PLACE THE WATTLE IN THE TRENCH SO THAT IT CONTOURS TO THE SOIL SURFACE. COMPACT SOIL FROM THE EXCAVATED TRENCH AGAINST THE WATTLE ON THE UPHILL SIDE. ADJACENT WATTLES SHOULD TIGHTLY ABUT.
3. SECURE THE WATTLE WITH 18"-24" STAKES EVERY 3'-4' AND WITH A STAKE ON EACH END. STAKES SHALL BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE LEAVING AT LEAST 2"-3" OF STAKE EXTENDING ABOVE THE WATTLE. STAKES SHALL BE DRIVEN PERPENDICULAR TO THE SLOPE FACE.
4. EROSION CONTROL PLAN AND LOCATION OF STRAW WATTLES SHALL BE AS SHOWN ON PLANS OR AS APPROVED BY THE ENGINEER.

TYPICAL STRAW WATTLE DETAIL
NOT TO SCALE

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkrp.com

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JORGENSEN
JACKSON, WYOMING
307.733.5150
www.jorgeng.com

NO.	ISSUED DATE	ISSUED FOR
1	2024-10-29	DEVELOPMENT PLAN REVIEW
2	2025-03-24	DEVELOPMENT PLAN REVISION
3	2025-04-28	DEVELOPMENT PLAN REVISION 2
4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

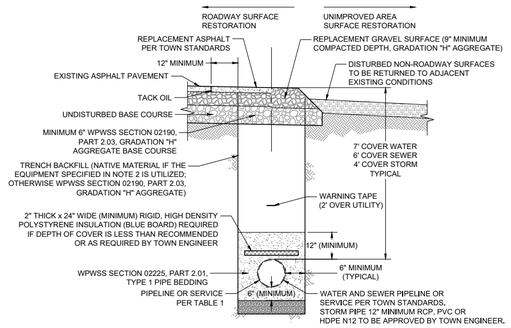
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

C3.0

Drawing Name

GRADING DETAILS

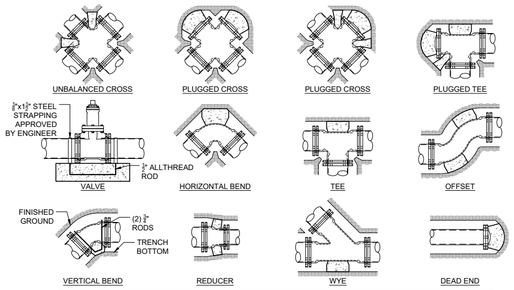


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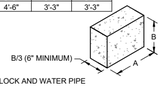
1. TRENCH BACKFILL BELOW THE SURFACE SHALL MEET THE FOLLOWING CRITERIA:
   - 95% MODIFIED PROCTOR DENSITY WITHIN STREET AND ALLEY RIGHTS-OF-WAY.
   - 90% MODIFIED PROCTOR DENSITY OUTSIDE STREET AND ALLEY RIGHTS-OF-WAY.
2. COMPACTION OF NATIVE TRENCH BACKFILL, WITH ALL ROCK LARGER THAN 6" REMOVED, SHALL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

PIPE TRENCH DETAIL

NOT TO SCALE — TOJ W-100, SS-100, STM-100



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

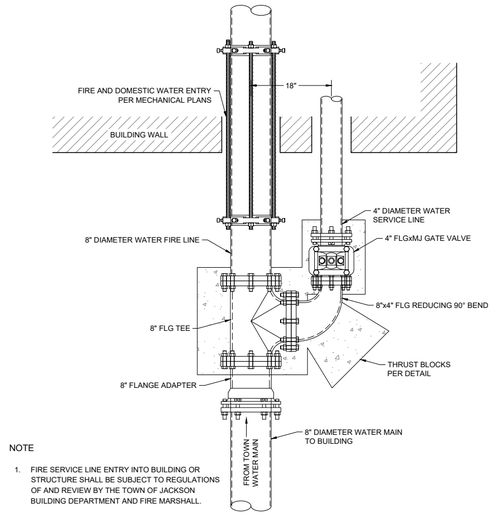


NOTE

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

THRUST BLOCK DETAIL

NOT TO SCALE — TOJ W-111

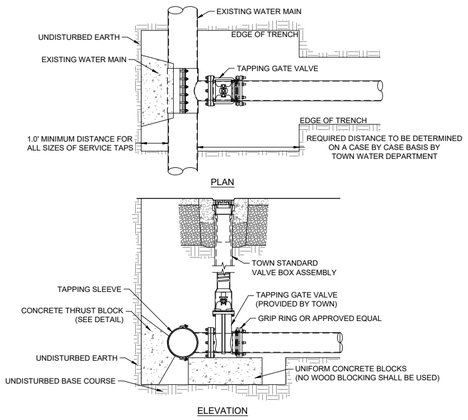


NOTE

1. FIRE SERVICE LINE ENTRY INTO BUILDING OR STRUCTURE SHALL BE SUBJECT TO REGULATIONS OF AND REVIEW BY THE TOWN OF JACKSON BUILDING DEPARTMENT AND FIRE MARSHALL.

WATER CONNECTION DETAIL

NOT TO SCALE

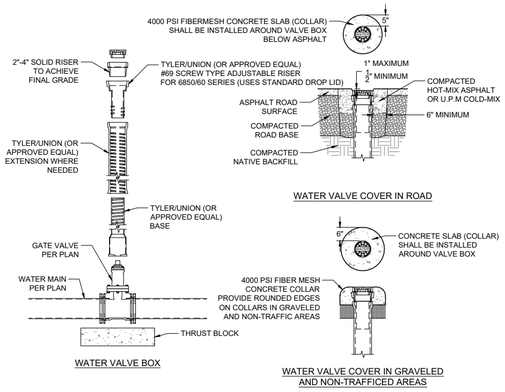


NOTE

1. THE TOWN SHALL COMPLETE THE TAPPING OF THE MAIN. NO OTHER PERSONS SHALL COMPLETE TAP WITHOUT CONSENT OF TOWN. ALL OTHER WATER MAIN WORK SHALL BE THE RESPONSIBILITY OF THE OWNER.
2. TRENCH WILL BE EXCAVATED TO MEET ALL WYOSHA STANDARDS PRIOR TO TAPPING.
3. EXCAVATION OF TAPPING LOCATION SHALL BE APPROVED BY TOJ WATER DEPARTMENT PRIOR TO TAPPING.

WATER MAIN TAPPING DETAIL

NOT TO SCALE — TOJ W-118

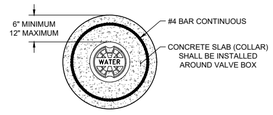


NOTE

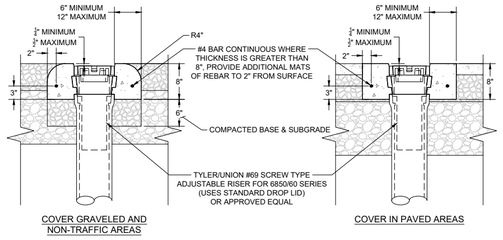
1. ADJUST WATER VALVE BOX UPWARD OR DOWNWARD AS REQUIRED. FINAL ADJUSTMENT SHALL BE MADE AFTER PAVING AND BEFORE SEAL COATING
2. THE TOWN SHALL INSPECT THE VERTICAL ALIGNMENT BEFORE AND AFTER BACKFILLING.
3. MUD PLUGS ARE REQUIRED TO BE PLACED IN ALL VALVE BOXES

WATER GATE VALVE DETAIL

NOT TO SCALE — TOJ W-106



WATER VALVE COVER

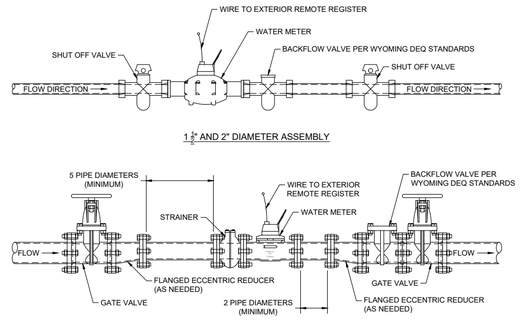


NOTE

1. ADJUST WATER VALVES UPWARD OR DOWNWARD AS REQUIRED.
2. FIBERMESH CONCRETE MAY BE SUBSTITUTED FOR REBAR.

WATER VALVE ADJUSTMENT DETAIL

NOT TO SCALE

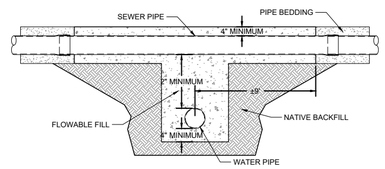


NOTE

1. SERVICE PIPE MATERIAL SHALL MEET ADOPTED PLUMBING CODE REQUIREMENTS.
2. METER SHALL BE INSTALLED IN HORIZONTAL ALIGNMENT ONLY.
3. CONNECTIONS WITHIN THE ASSEMBLY SHALL BE THREADED OR BOLTED FLANGED, AS APPROPRIATE.
4. METER SHALL BE PURCHASED FROM AND SUPPLIED BY THE TOWN OF JACKSON

1 ½" & LARGER WATER METER INSTALLATION DETAIL

NOT TO SCALE — INTERIOR TOJ W-113



NOTE

PARALLEL INSTALLATION:
NORMAL CONDITIONS:
SEWER MAINS AND MANHOLES SHALL BE LAID AT LEAST 10' HORIZONTALLY FROM ANY WATER MAIN WHENEVER POSSIBLE.

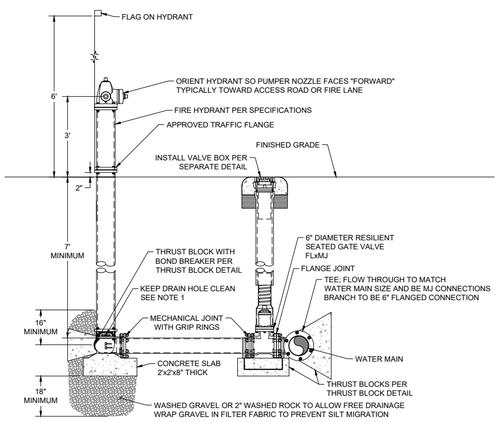
UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A HORIZONTAL SEPARATION OF 10 FEET, A SEWER MAIN MAY BE LAID CLOSER TO A WATER MAIN, PROVIDED THAT:
1. THE TOP OF THE SEWER MAIN IS AT LEAST 18" BELOW THE BOTTOM OF THE WATER MAIN;
2. WHERE 18" VERTICAL SEPARATION AS NOTED ABOVE CANNOT BE OBTAINED, THE SEWER MAIN SHALL BE:
   2A. CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION, AND TESTED TO ASSURE WATERTIGHTNESS BY SEWER LINE METHODS, OR;
   2B. PLACED IN A SEPARATE CASING PIPE, OR;
   2C. THE PIPE ENCASED IN CEMENT TREATED FILL (FLOW FILL).

CROSSING:
NORMAL CONDITIONS:
SEWERS CROSSING WATER MAINS SHALL BE LAID BELOW THE WATER MAINS TO PROVIDE A VERTICAL SEPARATION OF AT LEAST 18" WHENEVER POSSIBLE. THE DISTANCE SHALL BE MEASURED BETWEEN THE BOTTOM OF THE WATER MAIN AND THE TOP OF THE SEWER.

UNUSUAL CONDITIONS:
WHEN LOCAL CONDITIONS PREVENT A VERTICAL SEPARATION OF AT LEAST 18" AS NOTED ABOVE, THE FOLLOWING CONSTRUCTION SHALL BE USED:
1. THE SANITARY SEWER, STORM SEWER OR WATER MAIN SHALL BE PLACED IN A SEPARATE CASING PIPE EXTENDING A MINIMUM OF 9' EACH SIDE OF THE CROSSING; OR
2. THE SEWER LINE SHALL BE CONSTRUCTED OF MATERIALS AND WITH JOINTS THAT ARE EQUIVALENT TO WATER MAIN STANDARDS OF CONSTRUCTION AND TESTED TO ASSURE WATER TIGHTNESS BY SEWER LINE METHODS, AND SHALL EXTEND A MINIMUM OF 9' EACH SIDE OF THE CROSSING
3. WATER MAINS PASSING UNDER A SEWER LINE SHALL, IN ADDITION TO THE ABOVE REQUIREMENTS, BE PROTECTED BY PROVIDING ADEQUATE STRUCTURAL SUPPORT FOR THE SEWER LINE. SOIL STRUCTURAL SUPPORT SHALL CONSIST OF CEMENT TREATED BACKFILL (FLOW FILL).

WATER SEWER UNUSUAL PROXIMITY DETAIL

NOT TO SCALE

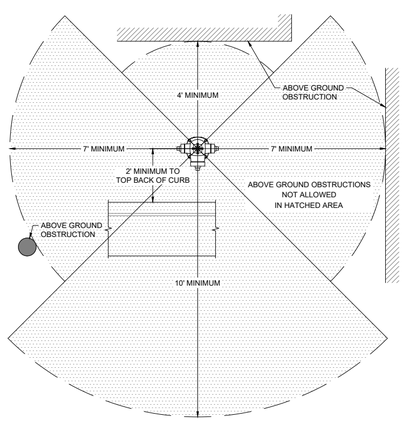


NOTE

1. REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
2. HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
3. HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT ASSEMBLY DETAIL

NOT TO SCALE

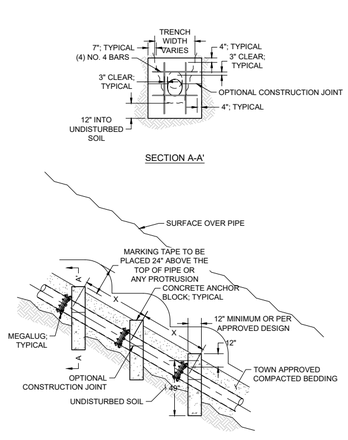


NOTE

1. REFER TO THE FIRE HYDRANT CLEARANCE REQUIREMENTS DETAIL FOR PLACEMENT INFORMATION
2. HYDRANT DRAIN HOLE NOT PERMITTED IF IT IS LOCATED BELOW THE WATER TABLE
3. HYDRANT TO BE LOCATED AS SHOWN ON PLANS

FIRE HYDRANT CLEARANCE REQUIREMENTS

NOT TO SCALE



NOTE

1. DRAINS TO DAYLIGHT ARE TO BE LOCATED ON THE UPHILL SIDE OF CONCRETE BLOCKS.
2. DISTANCE "X" TO BE DETERMINED BY THE ENGINEER AND SUBMITTED TO THE TOWN FOR REVIEW PRIOR TO CONSTRUCTION.

WATER PIPE ANCHOR BLOCK DETAIL

NOT TO SCALE — W-109

NORTHWORKS
185 E. Hansen Avenue
T 307-201-5324
Jackson, Wyoming 83001
www.nwkrz.com

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PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

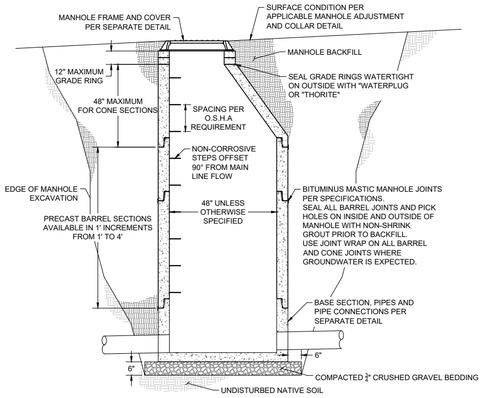
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SS	Drawn By
JL	Checked By

Discipline & Drawing Number

C3.1

Drawing Name

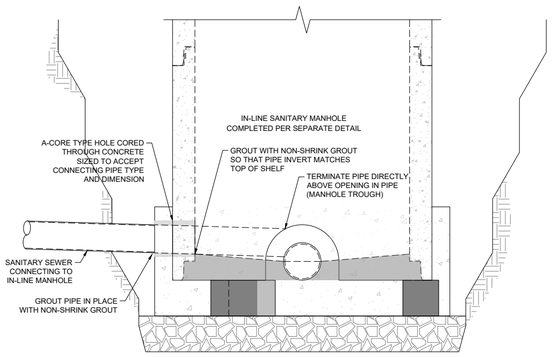
WATER DETAILS



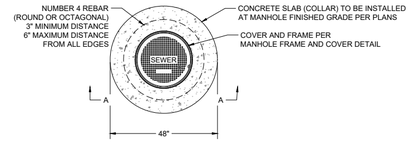
NOTE

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.

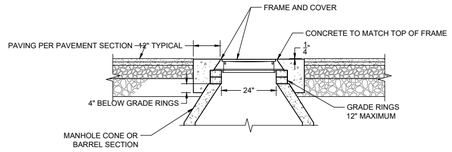
STANDARD MANHOLE CONSTRUCTION DETAIL
NOT TO SCALE



SEWER CONNECTION TO IN-LINE MANHOLE DETAIL
NOT TO SCALE



COVER AND COLLAR PLAN

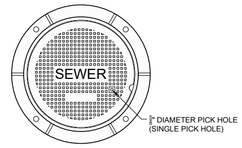


ADJUSTMENT DETAIL SECTION A-A

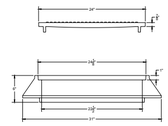
NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT
NOT TO SCALE



MANHOLE COVER

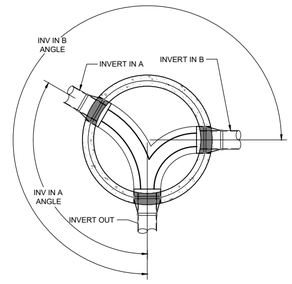


FRAME

NOTE

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

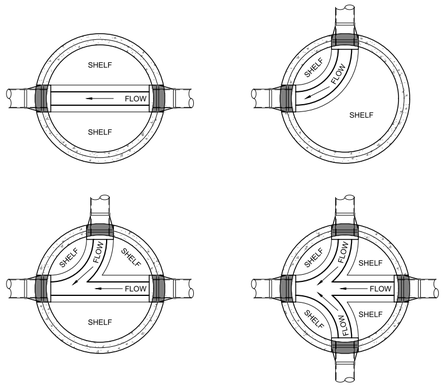
SEWER MANHOLE FRAME AND COVER DETAIL
NOT TO SCALE



NOTE

INVERT IN ANGLES LESS THAN 90° OR GREATER THAN 270° ARE PROHIBITED

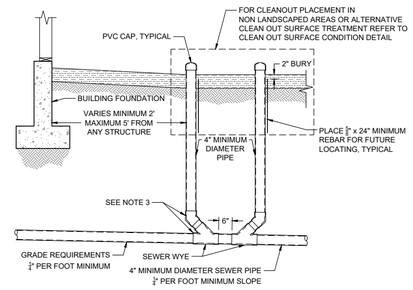
MANHOLE ANGLE MEASUREMENT METHOD



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.

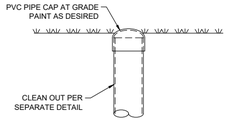
TYPICAL MANHOLE CHANNEL DETAILS
NOT TO SCALE



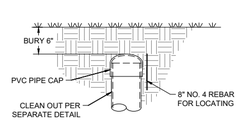
NOTE

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.

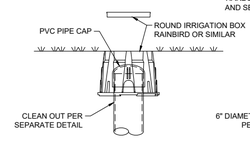
BUILDING CLEANOUT DETAIL
NOT TO SCALE REV TOJ SS-114



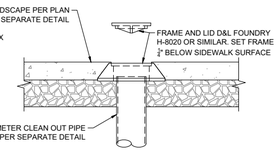
DAYLIGHT IN LANDSCAPE AREA



BURIED IN LANDSCAPE AREA



IRRIGATION BOX IN LANDSCAPE AREA



HARDSCAPE AREA

CLEAN OUT SURFACE CONDITION DETAIL
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4	2025-06-27	DEVELOPMENT PLAN REVISION 3

PROFESSIONAL SEAL

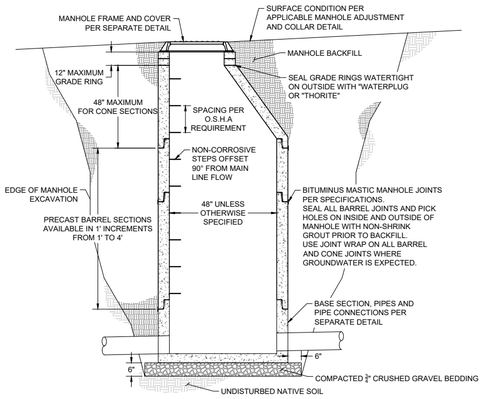
Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number
C3.2

Drawing Name
SEWER DETAILS

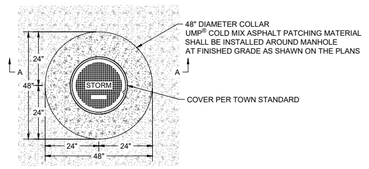


NOTE

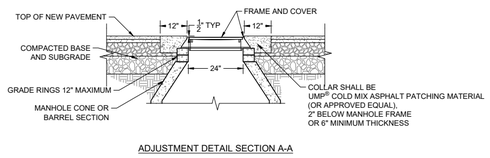
1. REINFORCEMENT FOR PRECAST SECTIONS SHALL BE AS PER ASTM C-478.
2. C.I. RING AND COVER HS-20-44 ONE VENT HOLE OR AS SHOWN ON PLAN SHEET.
3. MOUND CRUSHED GRAVEL BASE AROUND TOP OF MANHOLE AT ROAD SURFACING LOCATIONS.
4. ALL SEWER MANHOLE BASES, BARRELS, AND CONES SHALL BE VACUUM TESTED.

STANDARD MANHOLE CONSTRUCTION DETAIL

NOT TO SCALE



COVER AND COLLAR PLAN



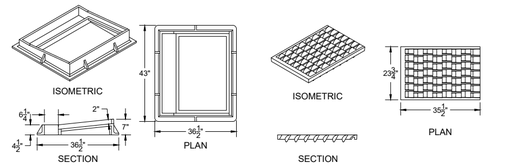
ADJUSTMENT DETAIL SECTION A-A

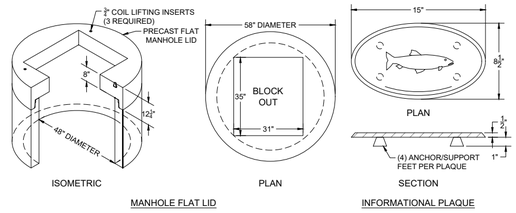
NOTE

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

MANHOLE ADJUSTMENT & COLLAR IN ASPHALT

NOT TO SCALE TOJ STM-103





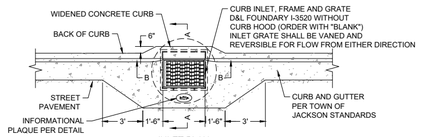
MANHOLE FLAT LID INFORMATIONAL PLAQUE

NOTE

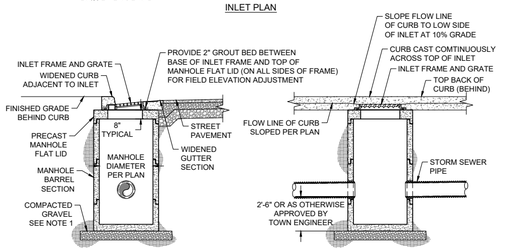
1. INLET GRATE AND FRAME SHALL BE MODEL NOUMBER I-3520 AS MANUFACTURED BY D&L SUPPLY OF LINDON UTAH, OR APPROVED EQUAL.
2. INLET GRATE SHALL BE VANED AND REVERSIBLE FOR EITHER LEFT-TO-RIGHT OR RIGHT-TO-LEFT FLOW.
3. PLAQUE SHALL BE SUBSTANTIALLY AS SHOWN, AS SUPPLIED BY D&L SUPPLY OF LINDON, UTAH, OR APPROVED EQUAL.

INLET FRAME, GRATE, LID AND PLAQUE DETAIL

NOT TO SCALE



INLET PLAN



SECTION B-B SECTION A-A

NOTE

1. GRAVEL SHALL BE EIGHT INCH MINIMUM THICKNESS, CONFORM TO WPWSS SECTION 02190, PART 2.03, GRADING H, AND BE INSTALLED PER WPWSS SECTION 02231, PART 3.03.

CURB INLET WITHOUT HOOD DETAIL

NOT TO SCALE REVISED TOJ STM-101

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PROFESSIONAL SEAL

Project
SNOW KING LOOP CONDOMINIUMS

553, 725, & 510 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

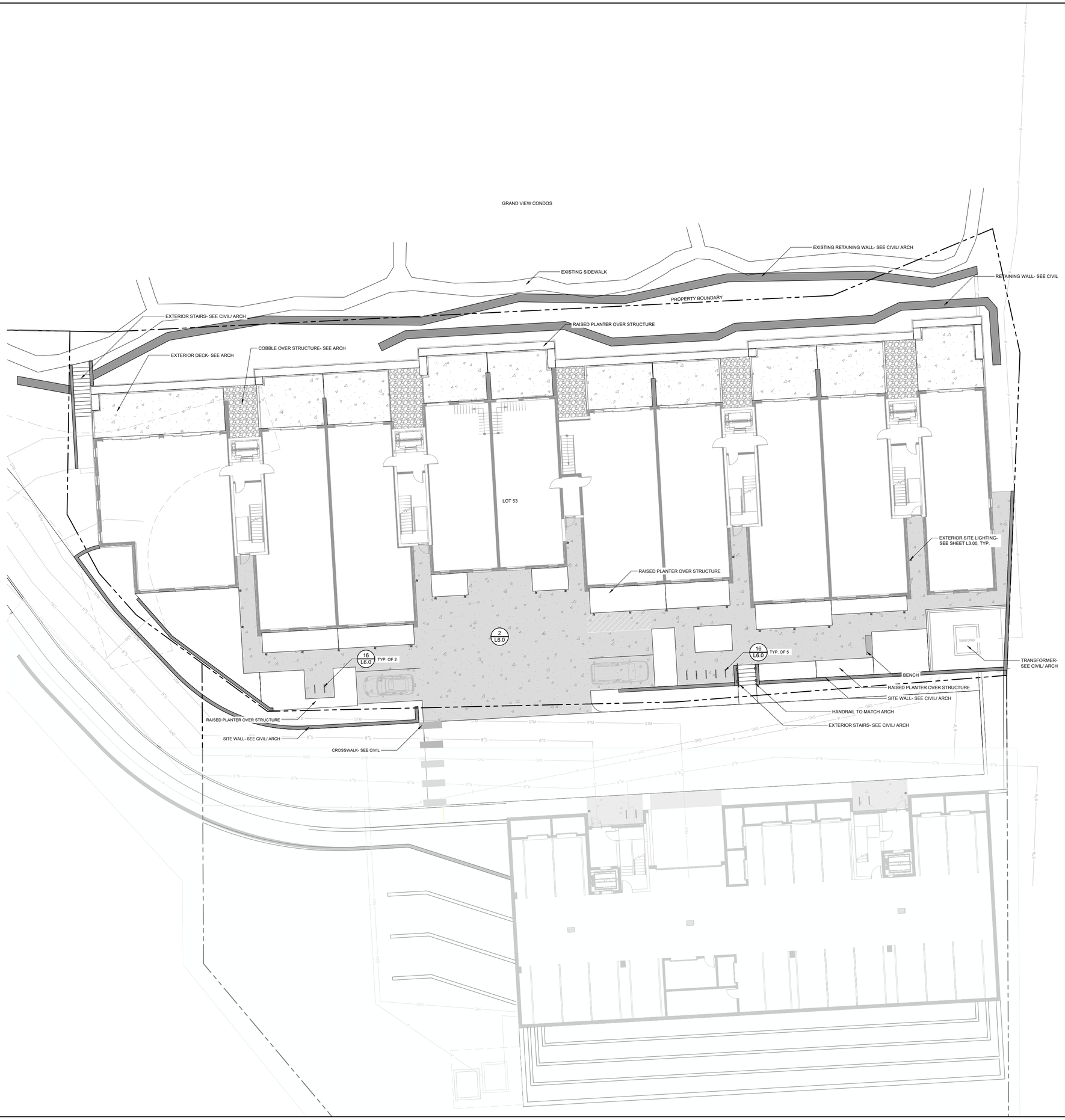
23072	Project No.
SS	Drawn By
JL	Checked By

Discipline & Drawing Number

C3.3

Drawing Name

STORMWATER DETAILS



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

DETAIL REPORT

NUMBER	TITLE
1/L6.0	CONCRETE OVER STRUCTURE
2/L6.0	CONCRETE W/ SNOWMELT OVER STRUCTURE
3/L6.0	PEDESTRIAN CONCRETE
4/L6.0	PEDESTRIAN CONCRETE W/ SNOWMELT
5/L6.0	PED SLAB TURNDOWN - TYP REINFORCEMENT
6/L6.0	PATH LIGHT IN CONCRETE
7/L6.0	CONCRETE ABOVE STRUCTURE - FLUSH CONDITIC
8/L6.0	PEDESTRIAN CONCRETE / CONCRETE W/ SNOWME
9/L6.0	EXPANSION JOINT
10/L6.0	PEDESTRIAN CONCRETE ENTRY - FLUSH CONDITI
11/L6.0	CONIFEROUS TREE PLANTING
12/L6.0	SHRUB PLANTING
13/L6.0	ORNAMENTAL GRASS / PERENNIAL PLANTING
14/L6.0	MEADOW SOD
15/L6.0	DECIDUOUS TREE PLANTING
16/L6.0	INVERTED U-STYLE BIKE RACK
17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH

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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

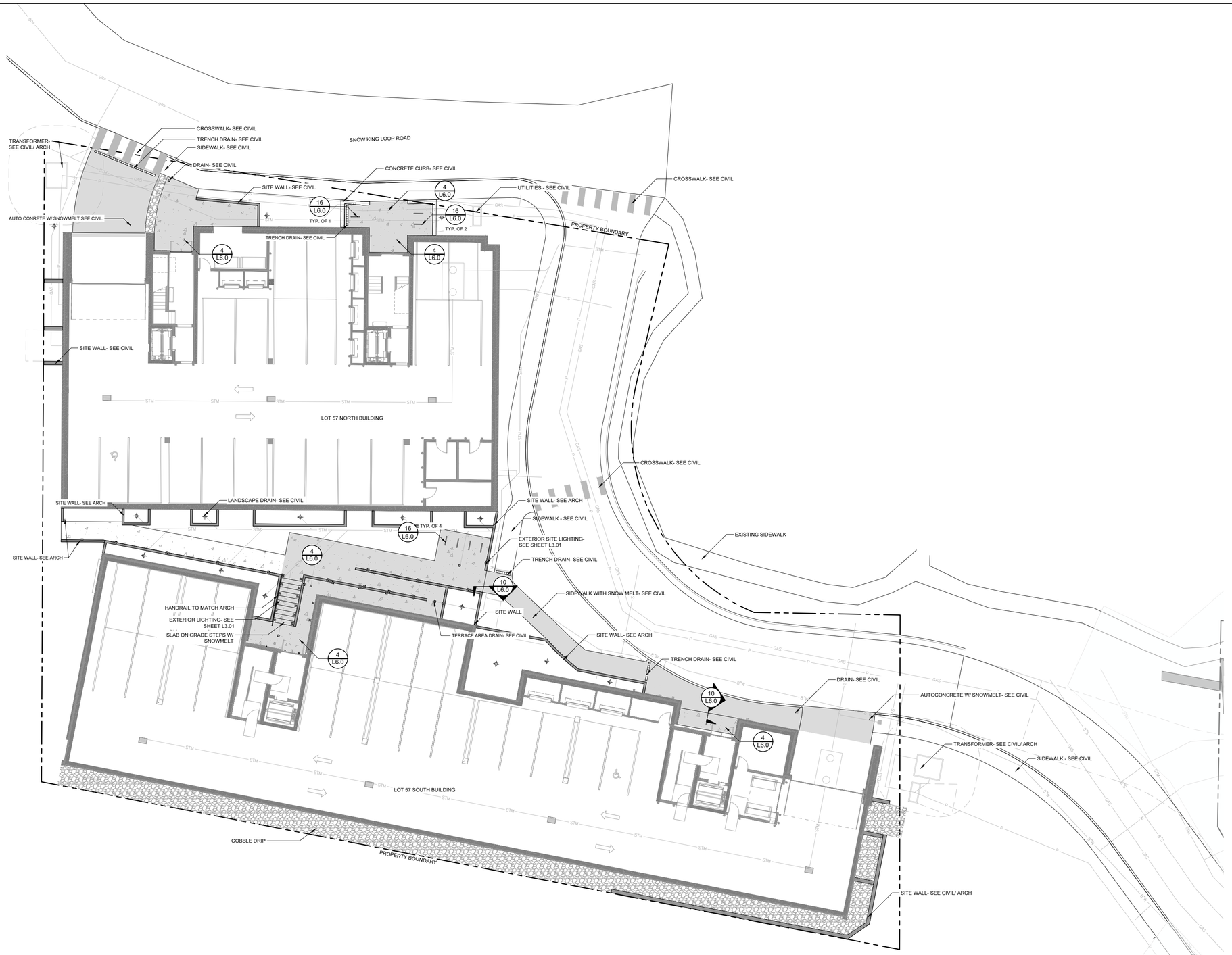
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53 MATERIALS PLAN

Drawing Name

L2.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
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- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

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17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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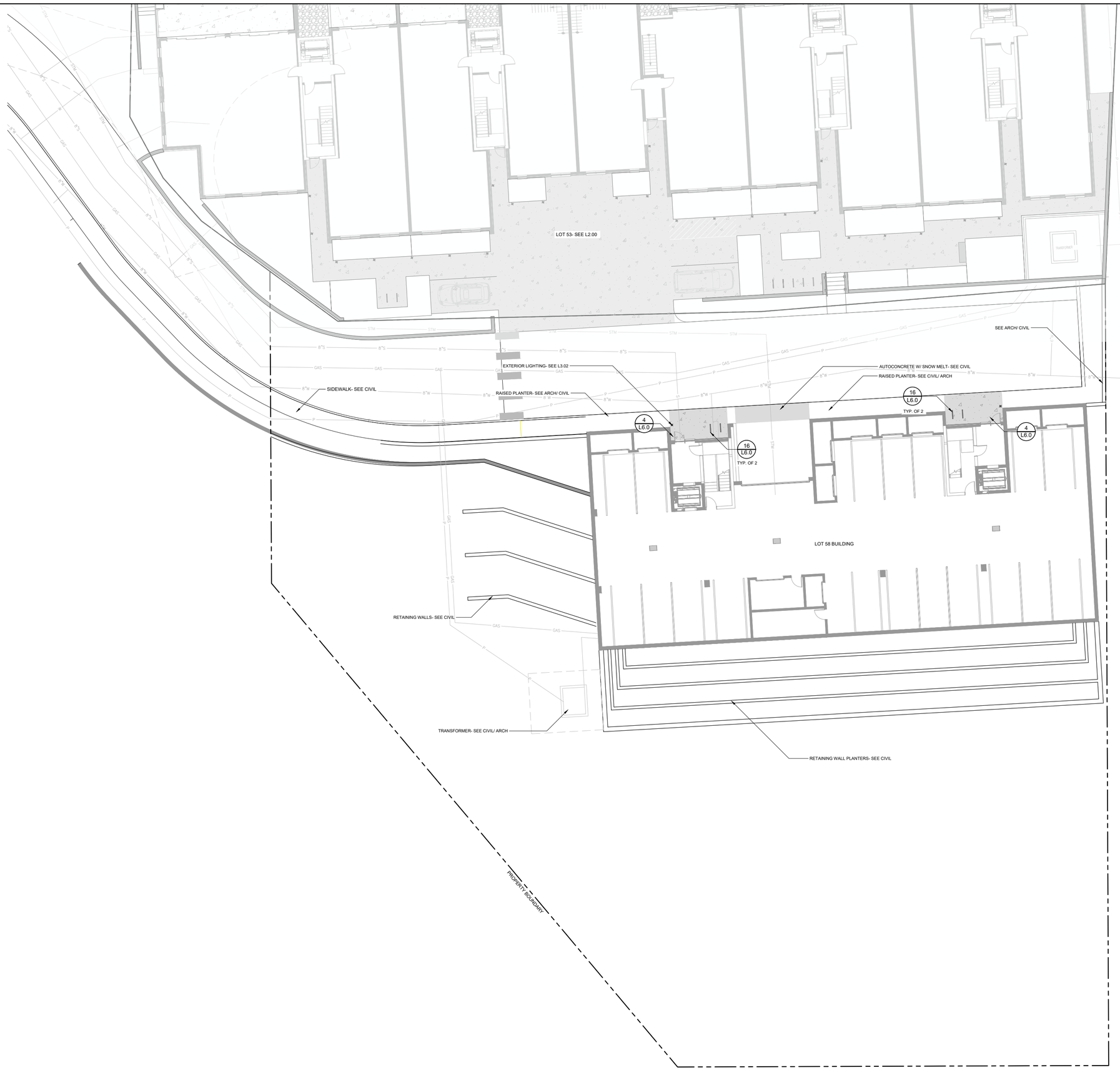
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
Drawn By LN
Checked By MK

Discipline & Drawing Number
LOT 57 MATERIALS PLAN

Drawing Name
L2.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
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17/L6.0	RECESSED WALL LIGHT
18/L6.0	COBBLE MULCH

NORTH

0 5 10 20
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Project
SNOW KING LOOP

563 UPPER SNOW KING LOOP ROAD
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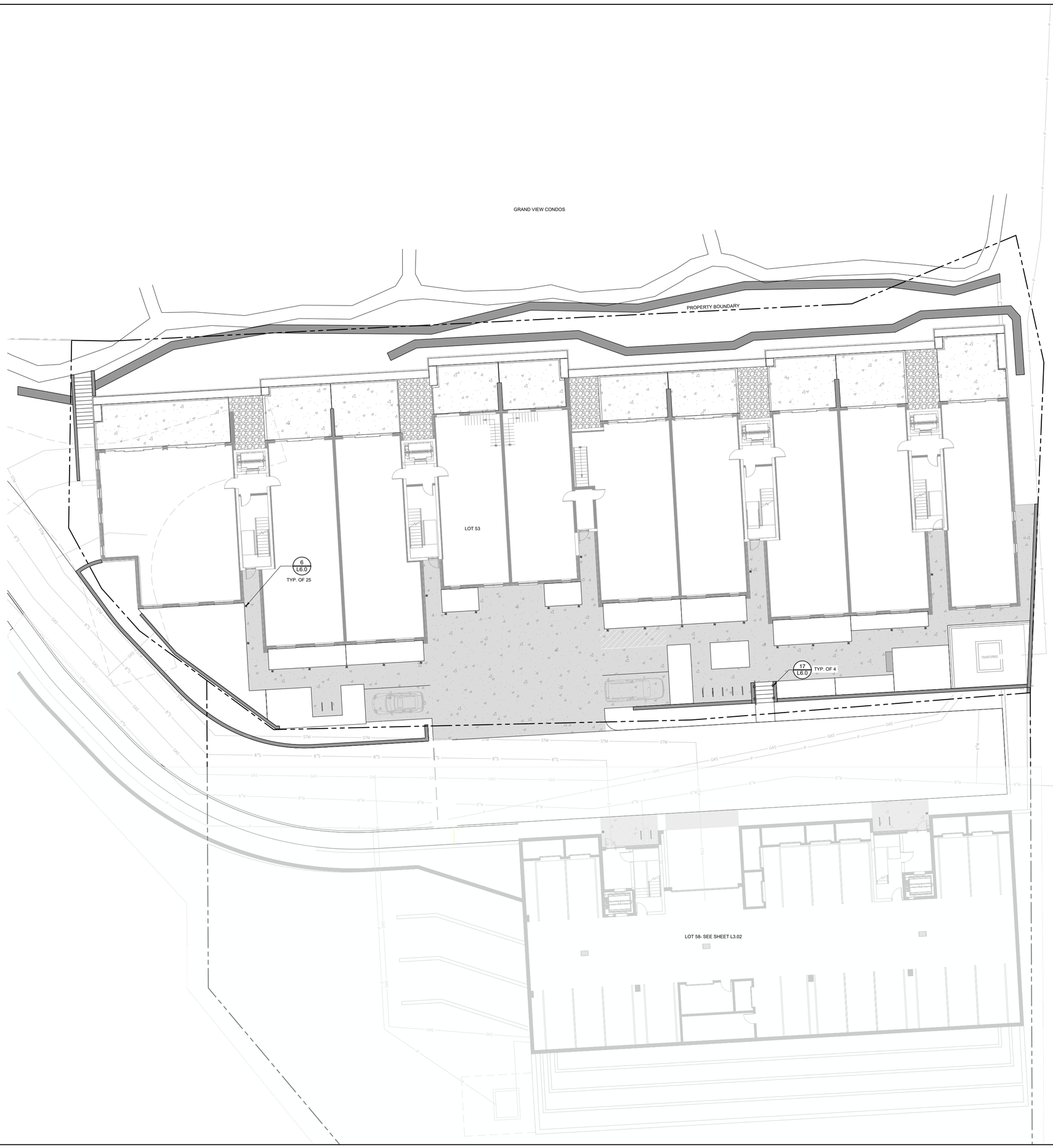
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 58 MATERIALS PLAN

Drawing Name

L2.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

		QTY	LIGHT COLOR	DETAIL
	BK LIGHTING MINI-MICRO DRIVESTAR (EXACT MODEL, COLOR, FINISH TBD)	4	2700k	6 / L6.0
	BEGA B24202 LED 2.9W (EXACT MODEL, COLOR, FINISH TBD)	18	2700k	17 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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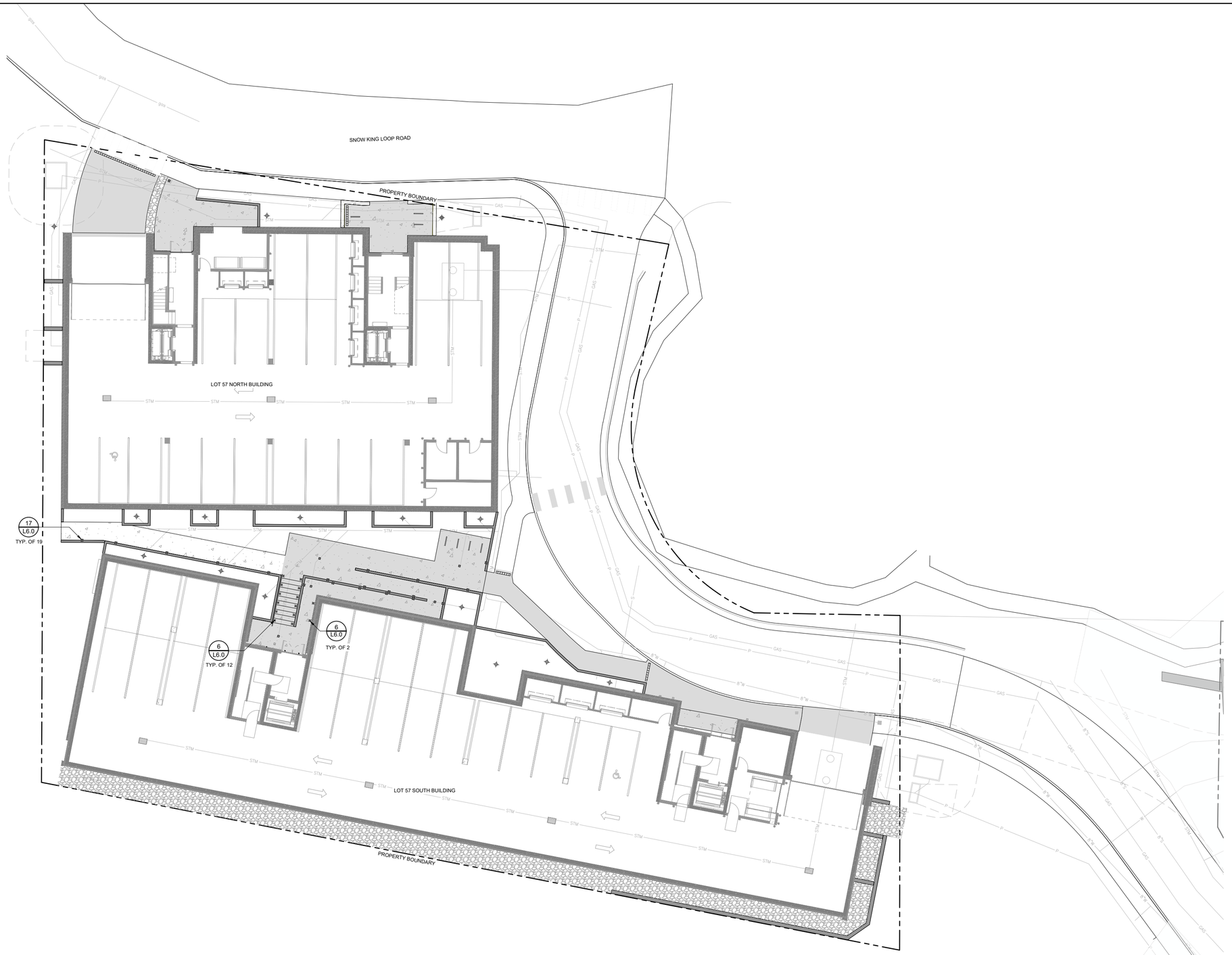
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
Drawn By LN
Checked By MK

Discipline & Drawing Number LOT 53
EXTERIOR SITE LIGHTING PLAN

Drawing Name
L3.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

		QTY	LIGHT COLOR	DETAIL	LUMENS EACH LIGHT	TOTAL LUMENS
	BK LIGHTING MINI-MICRO DRIVESTAR PATHWAY LIGHT (EXACT MODEL, COLOR, FINISH TBD)	14	2700k	4 / L5.00	15	210
	WAC LIGHTING WL-LED100 STEP AND WALL LIGHT (EXACT COLOR AND FINISH TBD)	19	2700k	5 / L5.00	68	1,292
					TOTAL PROPOSED LUMENS:	1,502

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

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Project
SNOW KING LOOP

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JACKSON, WY 83001

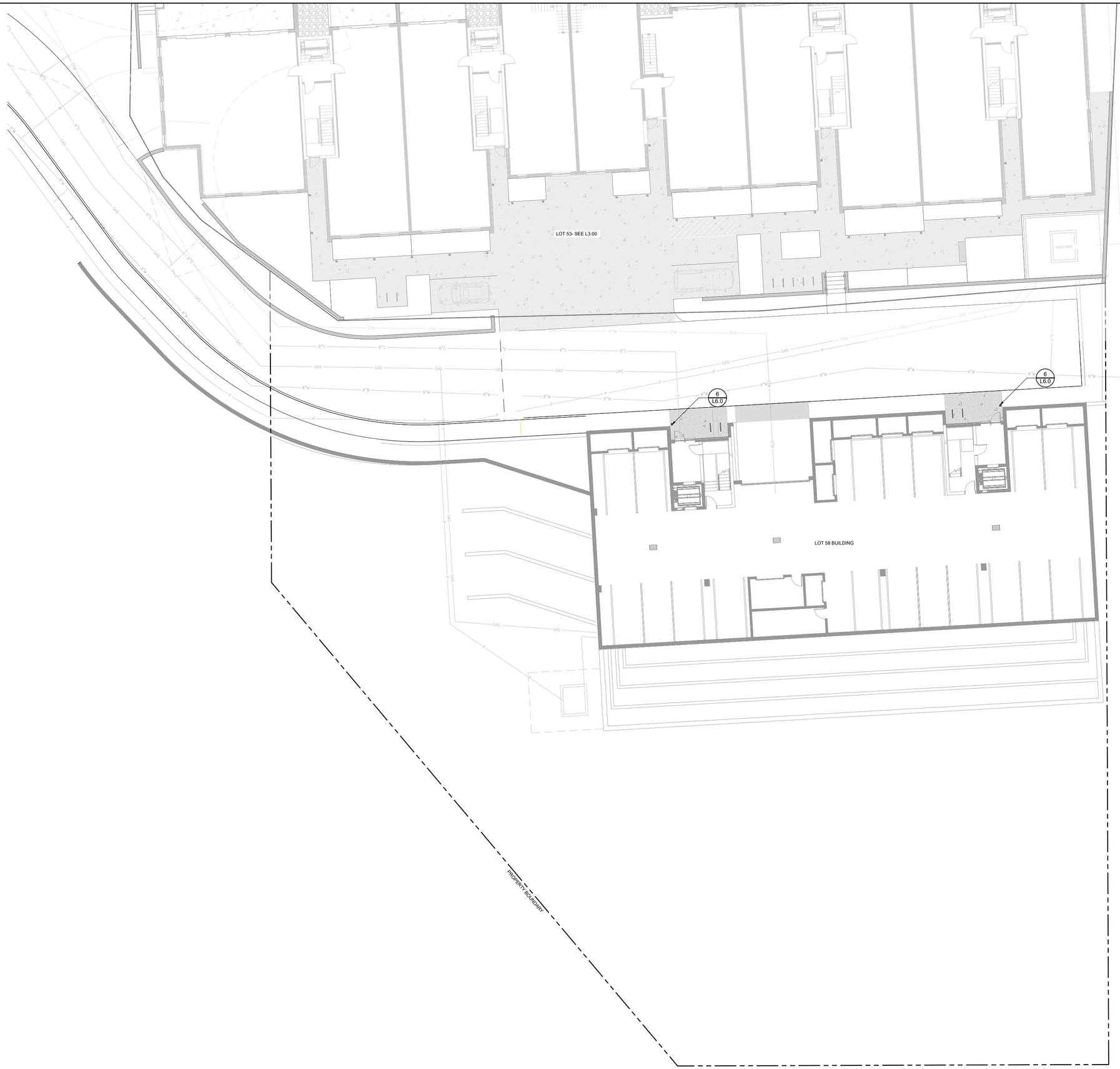
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 57 EXTERIOR SITE LIGHTING PLAN

Drawing Name

L3.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

SITE LIGHTING SCHEDULE

	QTY	LIGHT COLOR	DETAIL
BK LIGHTING MINI-MICRO DRIVESTAR (EXACT MODEL, COLOR, FINISH TBD)	2	2700k	6 / L6.0

NOTES:
1. Light symbols are not to scale.
2. See Architecture and Electrical drawings for all circuitry/control/conduit, etc. and ALL exterior lighting associated with the building.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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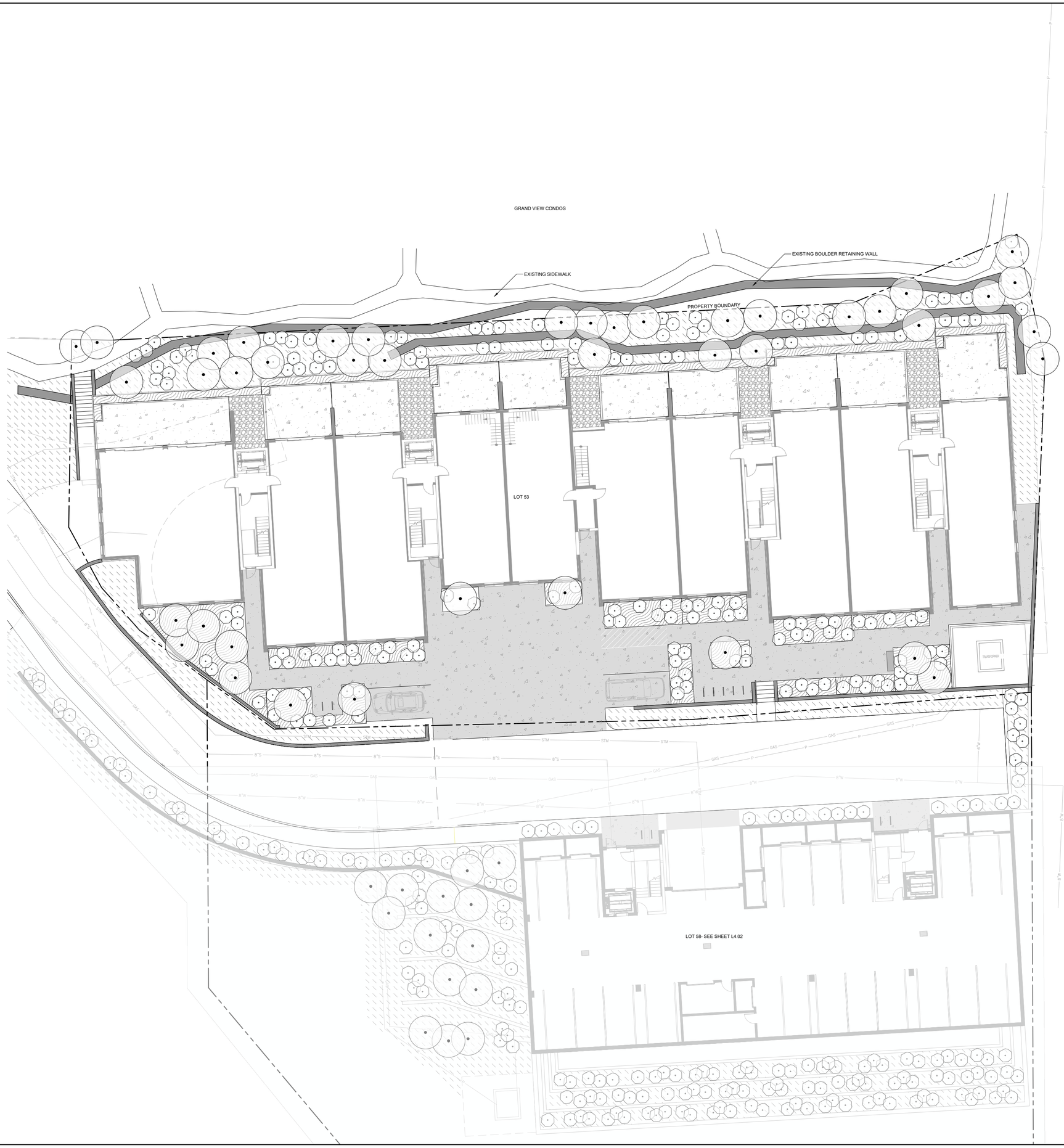
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.
Drawn By LN
Checked By MK

Discipline & Drawing Number LOT 58
EXTERIOR SITE LIGHTING PLAN

Drawing Name
L3.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
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- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 53

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populous tremuloides	3" Cal. 3.5" Cal.	B&B B&B	30 19

SHRUBS:

Native Shrubs- species TBD	5-6' H	B&B	146

GROUND COVERS:

Native Meadow Sod		SOD	3,060 SF
Perennials and ornamental grasses - Species TBD		1 gal 18" OC	1,245

BIKE PARKING SUMMARY - LOT 53

Required Short-Term Bike Parking Spaces, Lot 53: 14 spaces (4 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 53: 14 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 53

Required LSR, Lot 53: 3,441 SF (34,412 SF x .1)
Proposed LSR, Lot 53: 7,245 SF
Proposed LSR Ratio, Lot 53: .2

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
13. All plants shall be planted at the same level with relation to finish grade as they were grown in the field or nursery.
14. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray or rotor system. Irrigation system shall be design-build by Contractor. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
15. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
16. No pruning of existing or newly planted trees or shrubs shall be allowed without the direction and approval of the Landscape Architect.
17. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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	03/24/2025	DEVELOPMENT PLAN REVISION
	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

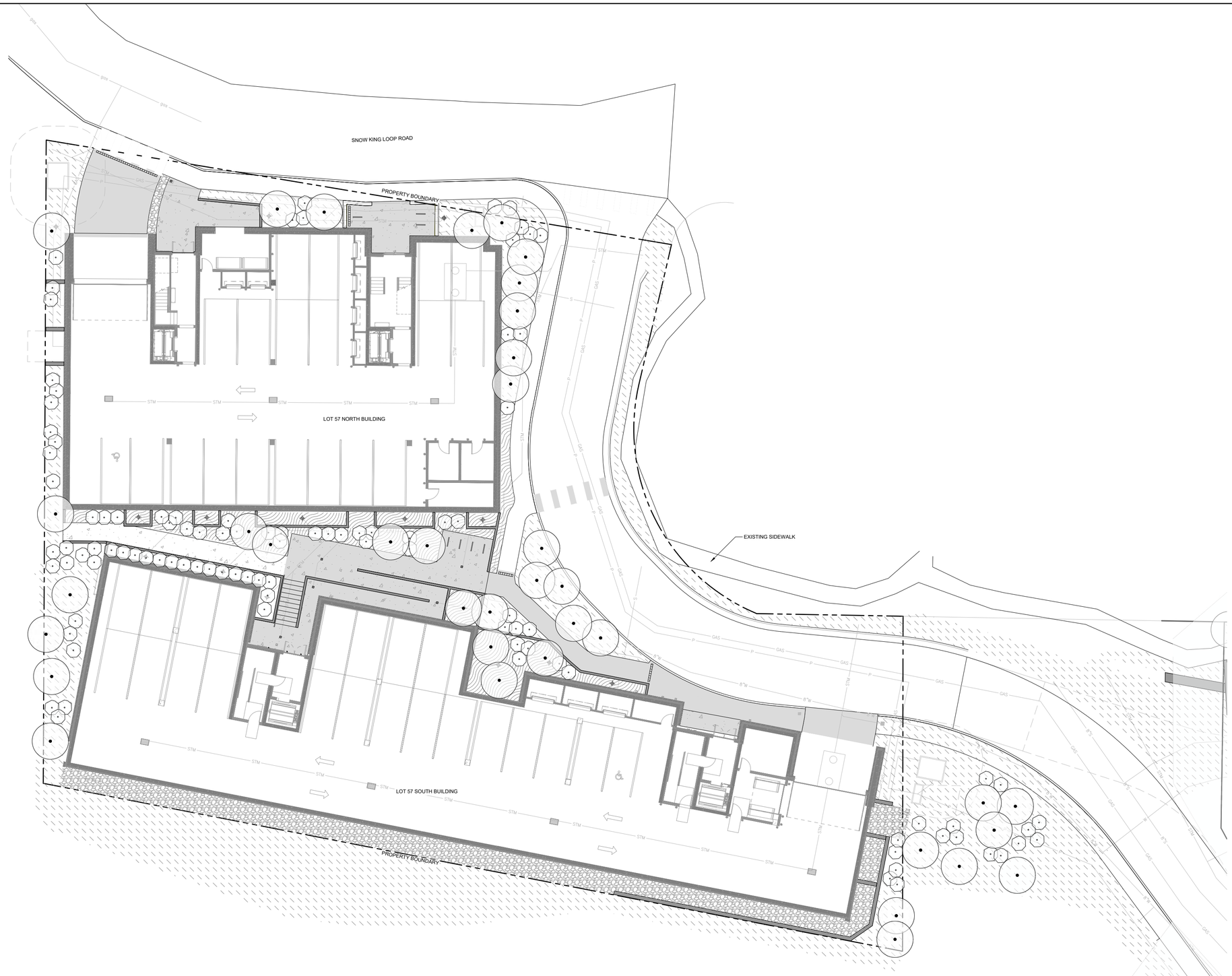
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
PLANTING PLAN

Drawing Name
L4.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 57

	NAME	SIZE	CONT.	QTY
TREES:				
	Quaking Aspen/ Populous tremuloides	3" Cal. 3.5" Cal.	B&B B&B	20 17
SHRUBS:				
	Native Shrubs- species TBD	5-6' H	B&B	101
GROUND COVERS:				
	Native Meadow Sod		SOD	6,765 SF
	Perennials and ornamental grasses - Species TBD		1 gal 18" OC	450

BIKE PARKING SUMMARY - LOT 57

Required Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 North: 6 spaces (4 accommodate Cargo Bikes)

Required Short-Term Bike Parking Spaces, Lot 57 South: 7 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces, Lot 57 South: 8 spaces (4 accommodate Cargo Bikes)

LSR SUMMARY - LOT 57

Required LSR, Lot 57: 3,611 SF (36,115 x .1)
Proposed LSR, Lot 57: 6,915 SF
Proposed LSR Ratio, Lot 57: .19

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
2. Verify locations and timing of site improvements installed under other sections. If any part of the work cannot be completed due to site conditions, contact the Landscape Architect for direction before proceeding.
3. Excavation near underground utilities shall be done carefully and, if necessary, by hand. The Contractor is fully responsible for this work and any disruption to utilities or damage to the site and/or improvements shall be repaired immediately at no expense to the Owner.
4. Obtain approval of finish grading from Landscape Architect prior to installing any plant material. The finish grades of planting areas and lawns shall be 1½ inches below adjacent edging or paving. Confirm mulch depth and whether lawns are to be seed or sod.
5. Confirm all plant counts and square footages. Quantities shown are provided as Owner information only. If quantities indicated in the plant list differ from symbols shown on the plans, then the plans shall govern the plant count.
6. Contractor to verify suitability of native or imported topsoil. Suitable topsoil shall be free of roots, plants, sod, stones greater than ½" in any dimension, clay lumps, and other extraneous materials detrimental to plant growth.
7. For areas to receive sod or seed and/or to produce planting soil for areas indicated on details, amend suitable topsoil with organic compost to a ratio of 1 part compost to 4 parts topsoil by volume.
8. Compost shall be organic, well-composted, stable, and weed-free organic matter; pH range of 5.5 to 8.0; moisture content 35 to 55 percent by weight, with organic matter content 50 to 60 percent of dry weight with 16-16-8 nutrient composition. If compost is not 16-16-8 composition, add commercial fertilizer in necessary quantities to meet 16-16-8 nutrient composition. Source: Glacier Gold Compost or approved equal.
9. Contractor to supplement existing native surface topsoil as necessary. Obtain supplemental topsoil displaced from naturally well-drained construction or mining sites where topsoil occurs at least 4 inches deep. Do not obtain from agricultural lands, bogs, or marshes.
10. Compost mulch shall be organic, well-composted, stable, and weed-free organic matter, pH range of 5.5-8.0; moisture content 35 to 55 percent by weight; 100 percent passing through 1-inch sieve; soluble salt content of 2 to 5 decisiemens/m; not to exceed 0.5 percent inert contaminants and free of substances toxic to planting, organic matter content 50 to 60 percent of dry weight. Source: Glacier Gold Compost or approved equal.
11. The Landscape Architect shall review all plant materials at the source or nursery or by photographs provided by Contractor prior to shipment. The Landscape Architect reserves the right to reject any unacceptable plant material either at the source or when delivered to the project site.
12. Carefully align and space plant materials as indicated in these notes, drawings, and details. The final location of plant materials is to be approved by the Landscape Architect on site prior to installation. The Contractor is responsible for staking or marking the location of all plant materials on site for review by the Landscape Architect. The Landscape Architect reserves the right to adjust the exact locations of plants on site.
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17. For ball & burlap trees, remove burlap from top 1/3 of rootball and entire wire basket as tree pits are backfilled.
18. All installed trees shall be staked. The Landscape Architect shall review and reserves the right to reject the method and/or installation of tree staking and guying systems prior to acceptance.
19. During construction and prior to final acceptance, Contractor shall observe the project site for the growth of noxious weeds. Contractor shall report the growth of noxious weeds to the Teton County Weed and Pest District Office. Contractor and Owner shall implement a weed control program to control noxious weeds.
20. All disturbed areas not receiving other planting treatment shall be seeded with specified or subdivision-specific seed mix.
21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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1512 N. Throop Street Chicago, Illinois 60642
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	06/27/2025	DEVELOPMENT PLAN REVISION 3

Project
SNOW KING LOOP

953 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.	
	Drawn By	LN
	Checked By	MK

Discipline & Drawing Number
LOT 57
PLANTING PLAN

Drawing Name
L4.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

PLANT SCHEDULE- LOT 58

TREES:

	NAME	SIZE	CONT.	QTY
	Quaking Aspen/ Populous tremuloides	3" Cal.	B&B	7
		3.5" Cal.	B&B	7

SHRUBS:

	Native Shrubs- species TBD	5-6' H	B&B	165

GROUND COVERS:

Native Meadow Sod	SOD	4,330 SF

BIKE PARKING SUMMARY - LOT 58

Required Short-Term Bike Parking Spaces: 6 spaces (2 must accommodate Cargo Bikes)
Proposed Short-Term Bike Parking Spaces: 8 spaces (8 accommodate Cargo Bikes)

LSR SUMMARY - LOT 58

Required LSR, Lot 58: 4,792 SF (47,916 x .1)
Proposed LSR, Lot 58: 27,401SF
Proposed LSR Ratio, Lot 58: .57

PLANTING & IRRIGATION NOTES

1. Refer to Civil Engineer's utility and grading plans. If site conditions vary from what is shown, contact the Landscape Architect and Civil Engineer for direction before proceeding.
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21. Apply 16-16-8 fertilizer at the rate of 15 lbs per 1,000 SF and till into top 4" of areas to receive sod or seed.
22. Planting period for seed and sod shall be immediately after finish grading and irrigation installation are accepted but no later than September 30 for sod. Seed shall be installed after September 30 or no later than June 1.
23. Final sod and seed quantities shall be calculated by Contractor based on sod perimeter marked in field by Landscape Architect, and all remaining areas of disturbance for seed.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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	04/08/2025	DEVELOPMENT PLAN REVISION 2
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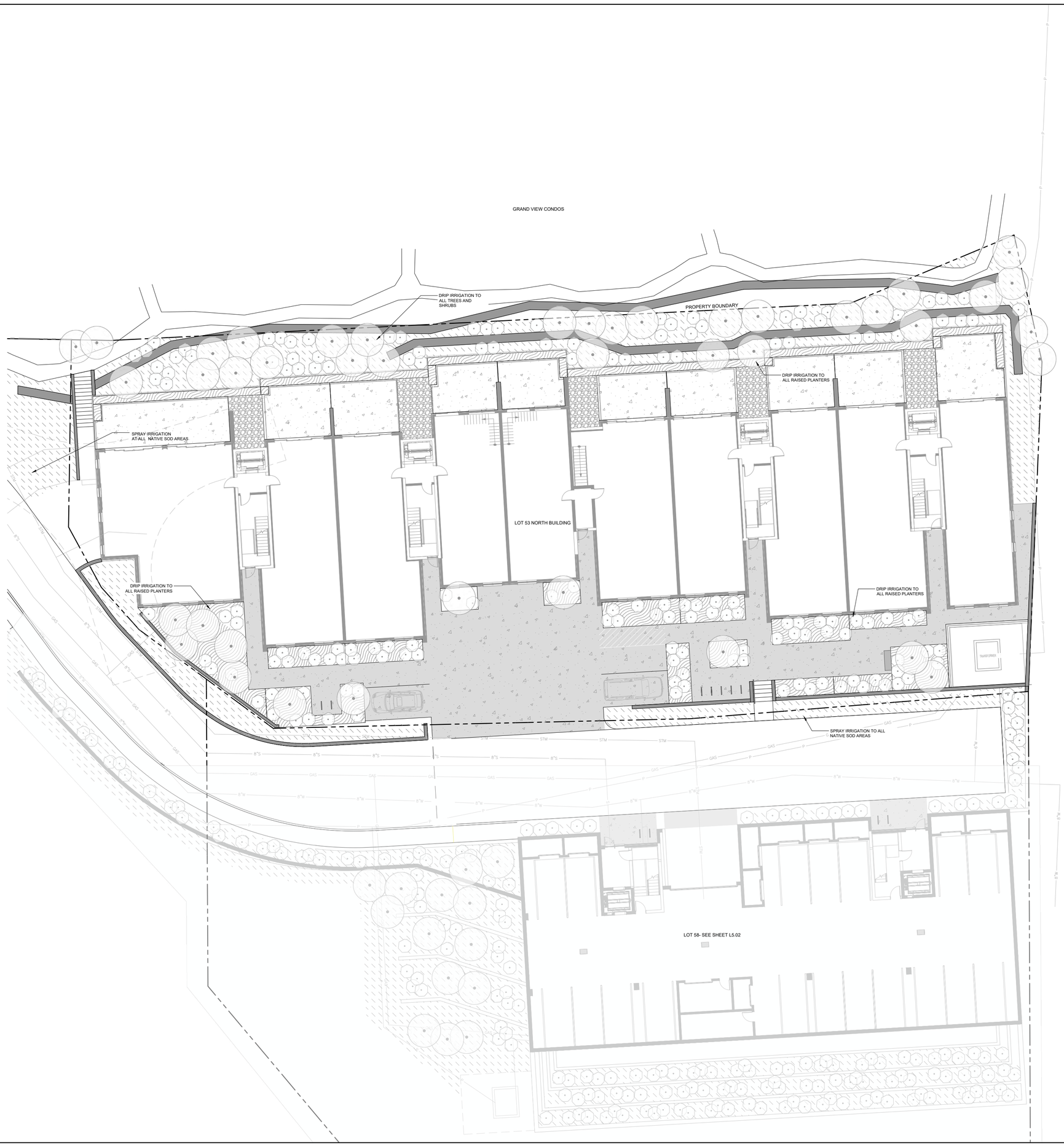
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 58
PLANTING PLAN

Drawing Name
L4.02



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

IRRIGATION NOTES

1. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray system. Irrigation system shall be design-build by Contractor based on the specifications identified on this irrigation intent plan. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
2. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
3. Irrigation Main Line shall be HDPE DR-11, size TBD by contractor based on required GPM and pressure.
4. Irrigation controller shall be located in the mechanical room of the building. Exact location to be determined in coordination with architect, mechanical engineer and landscape architect.
5. Point of irrigation connection and backflow preventer location to be determined in coordination with architect, mechanical engineer and landscape architect. Backflow Preventer specification TBD by landscape contractor and plumber and shall be installed by a licensed plumber and meet all local codes. If backflow preventer is located in an exterior location, an appropriate enclosure (Hot-Box or similar) shall be provided.
6. Irrigation sleeving shall be PVC Class 160 pipe.
7. Irrigation lateral lines shall be #100 NSF.
8. Irrigation spray heads within the native sod areas shall be 12" Rainbird Pop-Up Spray Heads or equal.
9. Qty (2) Netafim drip rings shall be installed at each tree location shown on the plans.
10. Irrigation valves shall be Rain Bird EFB-CO Series valves for all spray zones and Rain Bird XCZ-100-PRF for all drip zones. Utilize a two-wire decoder system for all irrigation valves. Coordinate exact locations with Landscape Architect prior to installation.
11. Install a manual drain valve at the termination of the mainline at all dead ends. Manual drain valve shall be set in a 10" round valve box and shall allow a 3/4" globe valve to be opened to allow the water in the pressurized mainline to be blown out (after water supply is shut off) through the manual drain valve. Following the main line being blown out, each lateral and drip zone can then be winterized.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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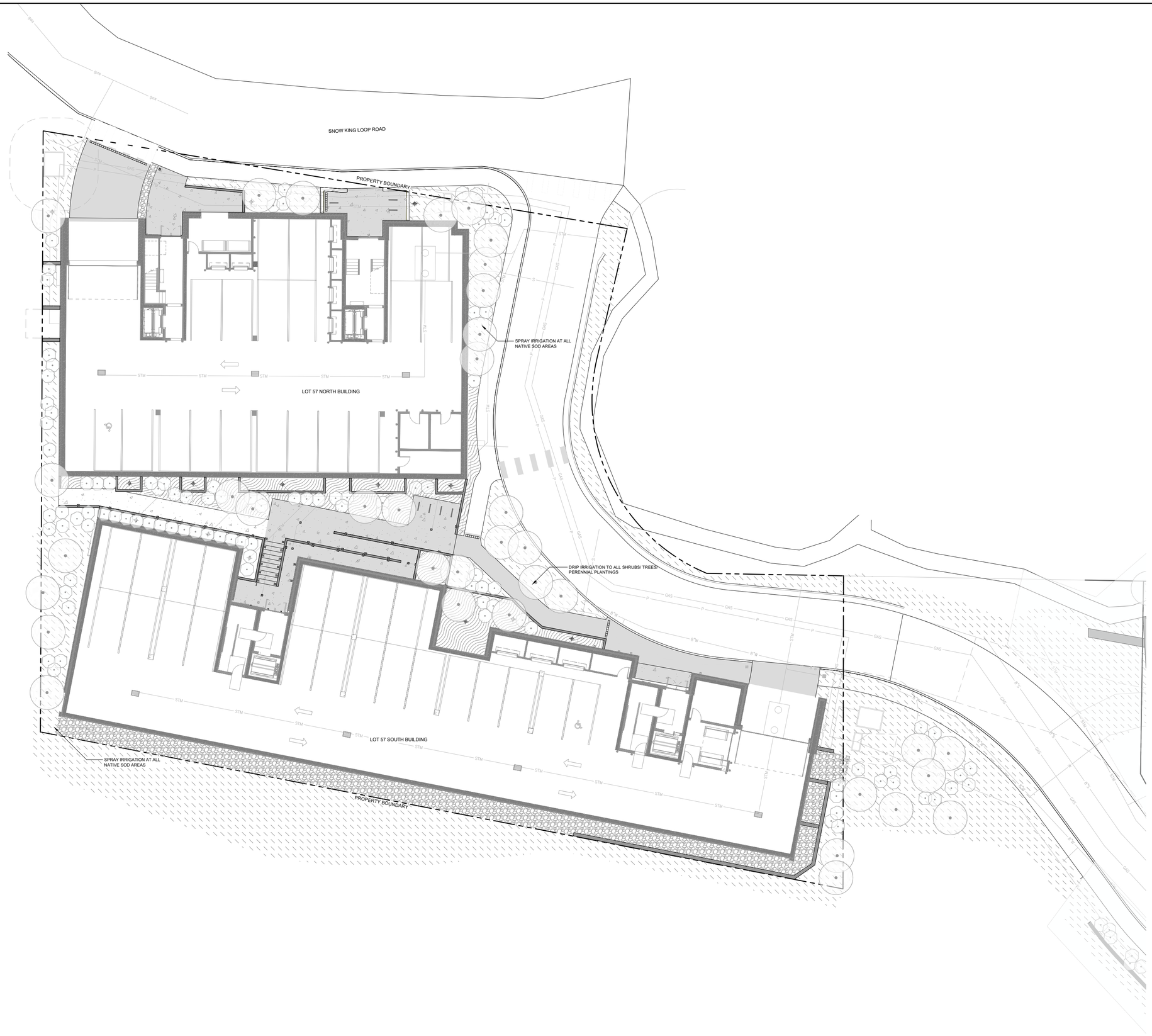
Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53 IRRIGATION PLAN

Drawing Name
L5.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
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Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

	Project No.	
	Drawn By	LN
	Checked By	MK

Discipline & Drawing Number

LOT 57 IRRIGATION PLAN

Drawing Name

L5.01



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- CONCRETE
- CONCRETE WITH SNOWMELT
- COBBLE
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- EXTERIOR SITE LIGHTING
- EXTERIOR SITE DRAINAGE

IRRIGATION NOTES

1. All plant material shall be irrigated by a pressurized subsurface irrigation system with automatic controller. All trees, shrubs, and perennials shall be drip irrigated and all turf areas shall be irrigated with a spray system. Irrigation system shall be design-build by Contractor based on the specifications identified on this irrigation intent plan. Contractor shall provide an irrigation shop-drawing for review by Landscape Architect before proceeding. Contractor shall demonstrate full system coverage prior to acceptance and before plant material installation. Contractor shall provide a reproducible as-built drawing of installed irrigation system at conclusion of project.
2. The irrigation system shall be operational prior to plant installation or temporary irrigation measures shall be provided in the interim. The method of temporary irrigation shall be approved by the Landscape Architect prior to plant material installation.
3. Irrigation Main Line shall be HDPE DR-11, size TBD by contractor based on required GPM and pressure.
4. Irrigation controller shall be located in the mechanical room of the building. Exact location to be determined in coordination with architect, mechanical engineer and landscape architect.
5. Point of irrigation connection and backflow preventer location to be determined in coordination with architect, mechanical engineer and landscape architect. Backflow Preventer specification TBD by landscape contractor and plumber and shall be installed by a licensed plumber and meet all local codes. If backflow preventer is located in an exterior location, an appropriate enclosure (Hot-Box or similar) shall be provided.
6. Irrigation sleeving shall be PVC Class 160 pipe.
7. Irrigation lateral lines shall be #100 NSF.
8. Irrigation spray heads within the native sod areas shall be 12" Rainbird Pop-Up Spray Heads or equal.
9. Qty (2) Netafim drip rings shall be installed at each tree location shown on the plans.
10. Irrigation valves shall be Rain Bird EFB-CO Series valves for all spray zones and Rain Bird XCZ-100-PRF for all drip zones. Utilize a two-wire decoder system for all irrigation valves. Coordinate exact locations with Landscape Architect prior to installation.
11. Install a manual drain valve at the termination of the mainline at all dead ends. Manual drain valve shall be set in a 10" round valve box and shall allow a 3/4" globe valve to be opened to allow the water in the pressurized mainline to be blown out (after water supply is shut off) through the manual drain valve. Following the main line being blown out, each lateral and drip zone can then be winterized.

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

NORTHWORKS
1512 N. Throop Street Chicago, Illinois 60642
T 312-440-9650 F 312-440-9851 www.nwks.com

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307.739.1001
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NO.	ISSUED DATE	ISSUED FOR
	10/29/2024	DEVELOPMENT PLAN
	03/24/2025	DEVELOPMENT PLAN REVISION
	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

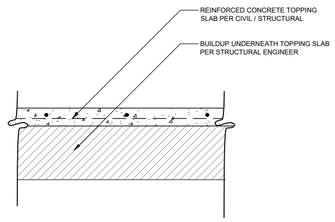
Discipline & Drawing Number

LOT 58 IRRIGATION PLAN

Drawing Name

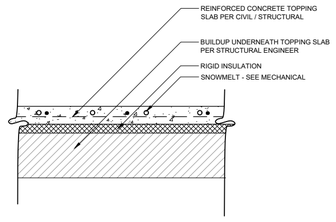
L5.02

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL



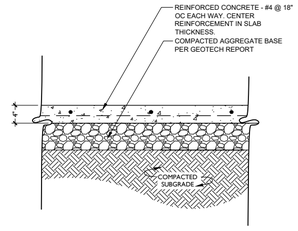
1 CONCRETE OVER STRUCTURE
1" = 1'-0"

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL



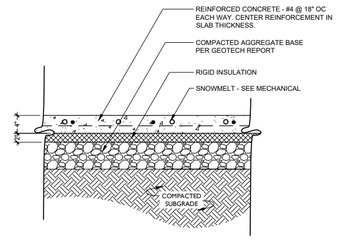
2 CONCRETE W/ SNOWMELT OVER STRUCTURE
1" = 1'-0"

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL

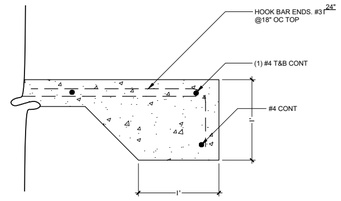


3 PEDESTRIAN CONCRETE
1" = 1'-0"

NOTES:
1. CONTRACTOR TO COMPLY WITH ALL GEOTECHINCAL RECOMMENDATIONS IN GEOTECH REPORT
2. FINISHES: TBD
3. CONTRACTOR TO SEAL ALL HORIZONTAL CONCRETE WITH PROSOCO WEATHER SEAL SL100 OR APPROVED EQUAL

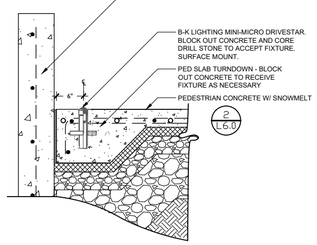


4 PEDESTRIAN CONCRETE W/ SNOWMELT
1" = 1'-0"

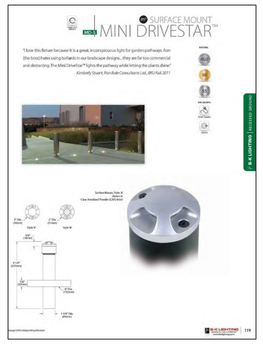


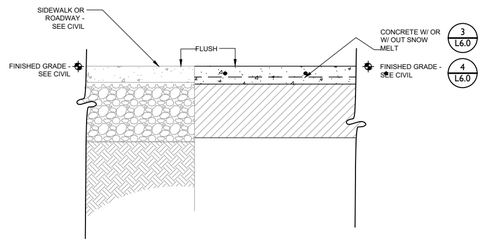
5 PED SLAB TURNDOWN - TYP REINFORCEMENT
1 1/2" = 1'-0"

NOTES:
1. ALL WORK TO CONFORM TO ALL APPLICABLE CODES AND MANUFACTURER'S INSTALLATION SPECIFICATIONS.
2. SEE ELECTRICAL DRAWINGS FOR ALL LUMEN CLCULATIONS, CONDUIT AND LIGHTING CIRCUITY/CONTROL INFORMATION.
3. LIGHT COLOR & FINISH TBD

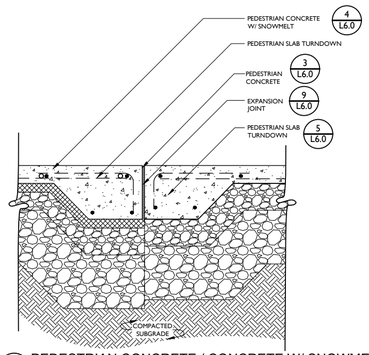


6 PATH LIGHT IN CONCRETE
1" = 1'-0"

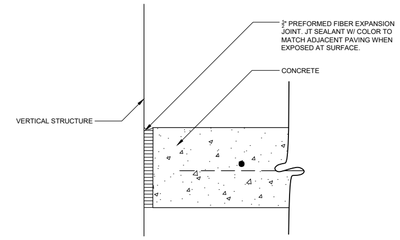




7 CONCRETE ABOVE STRUCTURE - FLUSH CONDITION
1" = 1'-0"

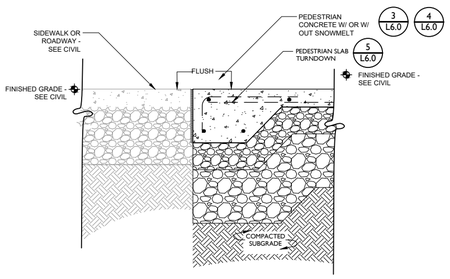


8 PEDESTRIAN CONCRETE / CONCRETE W/ SNOWMELT
1" = 1'-0"

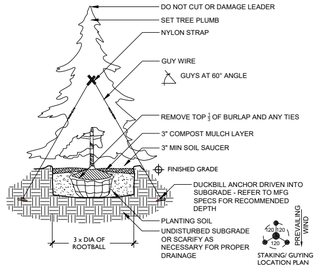


9 EXPANSION JOINT
3" = 1'-0"

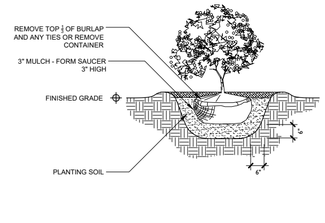
NOTE:
1. SEE CIVIL/ARCH FOR NUMBER OF RISERS AND RISER DIMENSIONS AT EACH STEP LOCATION.



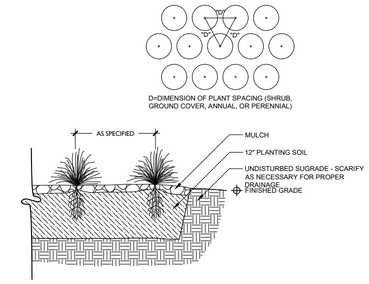
10 PEDESTRIAN CONCRETE ENTRY - FLUSH CONDITION
1" = 1'-0"



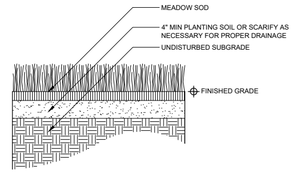
11 CONIFEROUS TREE PLANTING
1/4" = 1'-0"



12 SHRUB PLANTING
1/2" = 1'-0"

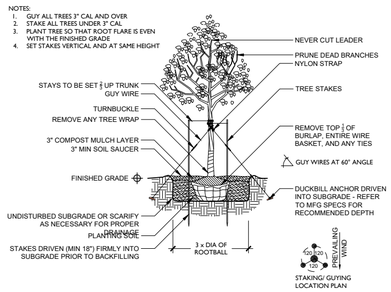


13 ORNAMENTAL GRASS / PERENNIAL PLANTING
1" = 1'-0"



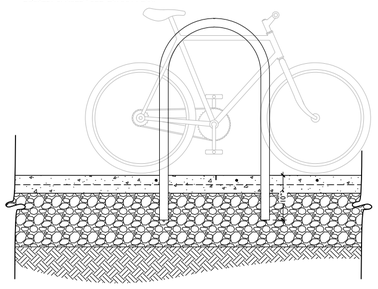
14 MEADOW SOD
1" = 1'-0"

NOTES:
1. GUY ALL TREES 3" CAL AND OVER
2. STAKE ALL TREES UNDER 3" CAL
3. PLANT TREE SO THAT ROOT FLARE IS EVEN WITH THE FINISHED GRADE
4. SET STAKES VERTICAL AND AT SAME HEIGHT

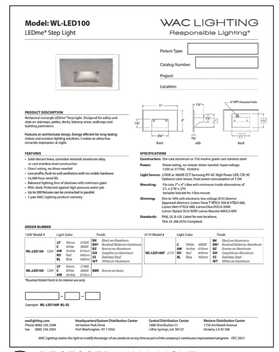


15 DECIDUOUS TREE PLANTING
1/4" = 1'-0"

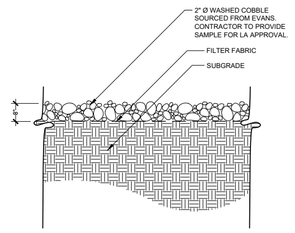
NOTES:
1. DOWNTOWN RACK BY DERO INVERTED U-STYLE BIKE RACK OR APPROVED EQUAL TO BE IN-GROUND MOUNTED PER MFG SPECS
2. FINISH AND GAUGE TBD BY CLIENT AND LANDSCAPE ARCHITECT
3. BIKE RACK SPACING CENTER TO CENTER SHALL BE 32" MIN. RACKS SHALL BE EQUALLY SPACED - SEE LAYOUT PLAN.



16 INVERTED U-STYLE BIKE RACK
1" = 1'-0"



17 RECESSED WALL LIGHT
1" = 1'-0"



18 COBBLE MULCH
1" = 1'-0"

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T 312-440-9800
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NO.	ISSUED DATE	ISSUED FOR
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	03/24/2025	DEVELOPMENT PLAN REVISION
	04/28/2025	DEVELOPMENT PLAN REVISION 2
	06/27/2025	DEVELOPMENT PLAN REVISION 3

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
SITE DETAILS

Drawing Name
L6.00

NORTHWORKS

Construction Management Plan

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

SHAW CONSTRUCTION
www.shawwyoming.com

October 28, 2024

Construction Management Plan: Snow King Condos Phase 1 (Lot 57)

Project Scope:

The Snow King Condos Phase 1 will consist of 2 buildings on Lot 57 which will yield 22 market units and 5 affordable units. The Phase 1 buildings square feet total to 43,678 sf. The buildings generally include repeating floor plans with three levels of living area(s) and common stairs and elevators. Parking spaces are included in the building floor plan, with 41 total spaces including designated ADA spaces. 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 June 1st, 2025 upon approved building permit. The total approximate project duration 36 months, finishing up in approximately June 2028. During construction of Phase 1, Lot 53 (Phase 2) will be used as construction base of operations, snow storage, laydown, and parking. A construction fence will be erected to connect all three lots for safety. This construction management and staging plan will cover and review the stages starting from Mobilization to Completion.

Phase 2 construction management and staging plan will be submitted prior to start of construction of Phase. It includes 2 additional buildings with a total of 38 market units and 7 affordable units in 67,219 sf of Lot 53 & 58.

Public Impact:

Shaw will coordinate with 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. Shaw acknowledges that the right-of-way (R.O.W.) is a shared public use area and will coordinate with TOJ and neighbors for special event planning and construction activities that will encroach on the R.O.W. of the surrounding streets. Activities that will affect the Town of Jackson include domestic water tie in and the storm system connection, but impact to the neighbors should be minimal if any. During said activities best practice traffic control practices will be implanted including a well-defined drive aisle, signage at intersections and property boundaries, and personnel for the direction and control of traffic flow. Pedestrian traffic will be re-routed to the opposite side of the street when necessary. The inconvenience to pedestrian traffic should be noted as our entrance will be disrupting the sidewalk. All necessary permits will be obtained prior to any closures including a traffic control plan.

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

In the event that intermittent 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 Snow King Loop Rd. The reasons for this are as follows: 1) Trucks will be entering and exiting the property at most hours of the day. 2) The North sidewalk of Snow King Loop Rd is not impacted by construction. 3) Public Safety is paramount and would not be best served by allowing foot traffic in front of the main construction entrance and exit. The Town has the authority to require modifications to the Construction Management Plan.

Construction Parking:

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. Contractor will encourage carpooling and bus riding, and when possible, provide shuttles into 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 all the parking required for all onsite construction personnel.

Site Logistics, General Staging Plan:

A site logistics and general staging plan is 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 Phase 1. The construction lot will contain the job office trailer, dumpsters, concrete washout, recycling, temporary toilets, and an area designated to snow storage based on the master site plan.

Due to the site steep slopes, site fences will be erected around Lot 57 and the laydown/storage area (Lot 53) separately. The construction fences will be a temporary metal fence with fabric screens. At the south edge of the property, to protect pedestrians & skiers, signage and a wood & fabric fence will be erected. The fence will be placed along the property line around the designated areas of the site, with a silt fence along the inner margin as part of the erosion control BMP's. Worker and vehicle access is minimized to one access point along Snow King Loop Rd to minimize disturbance for the businesses and residences. The vehicle entrance gates will include vehicle tracking control pads as needed and a skid steer with sweeper attachment will remain on site to maintain clean roads. Throughout all stages, trucks arriving or leaving the site will utilize the town truck route.

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

During construction, a tower crane will be utilized. The crane will not encroach on any PROW and will be installed interior to the site itself.

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Jackson, WY 83001
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Parking, Street, and Alley Encroachments:

It is not anticipated that site logistics will require portions of the adjacent street travel lanes (Snow King Loop Rd) to be occupied by construction equipment or staging at different times during the project. The attached Staging Plan shows those areas that will be occupied on a continuous basis and those areas that will be occupied on an intermittent basis throughout the project.

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. Public safety will be held paramount during 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.

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 to 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:

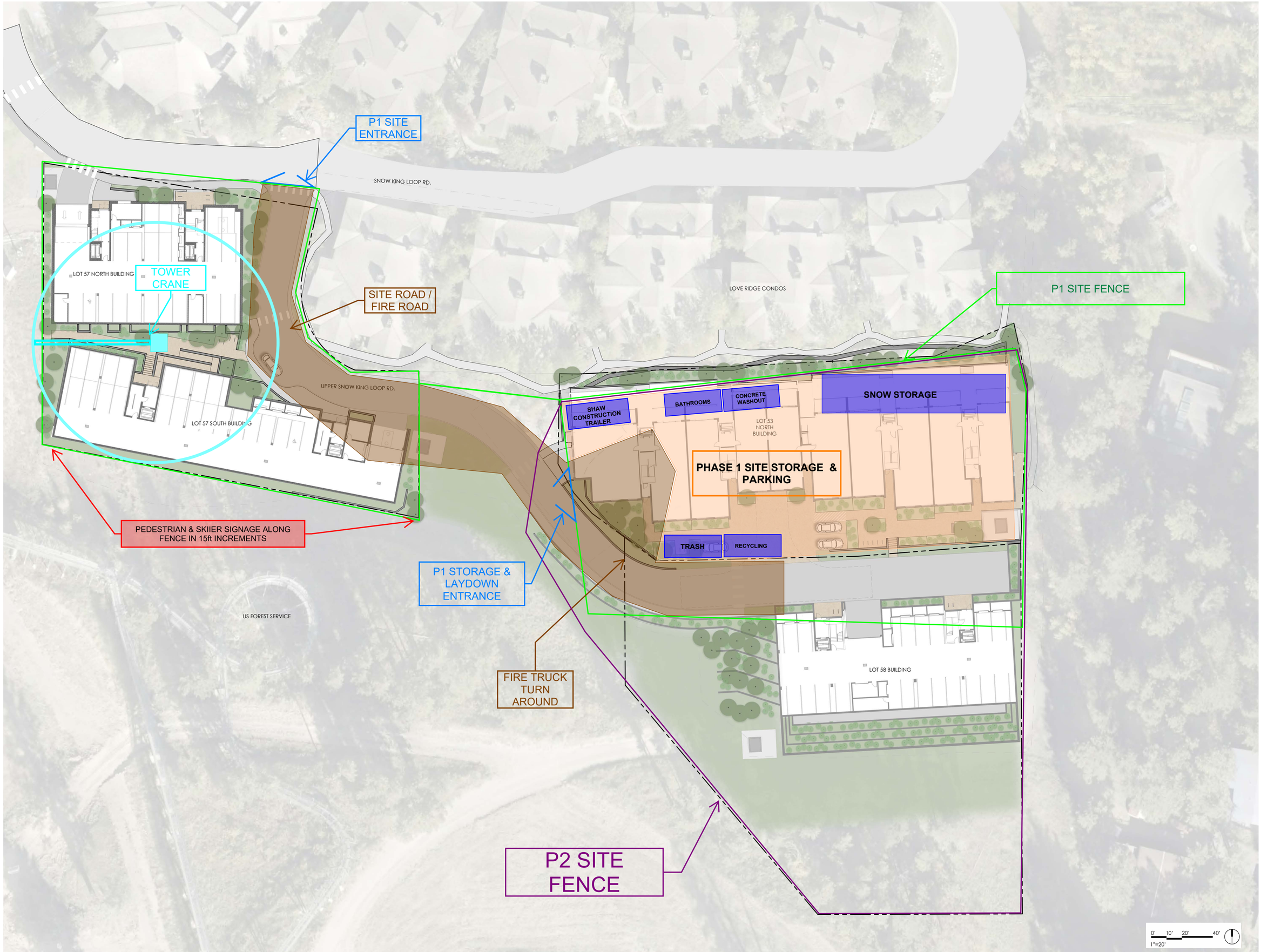
Snow removal within the property will be collected and relocated to the closest locations shown on the site logistics map. Any snow that accumulates along property margins, will be removed after city plows have been through and the snow has accumulated enough to restrict access. Shaw will have the snow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

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

SHAW CONSTRUCTION
www.shawwyoming.com

Neighborhood Contact List

Business Name	Contact Name	Phone	Email
Town of Jackson			townengineering@jacksonwy.gov
Grand View Lodge		(307) 734 3000	
Snow King Mountain Resort		(307) 201-5464	info@Snowkingmountain.Com
Snow King Resort & Condos		(307) 733-5200	


P1 SITE ENTRANCE
SNOW KING LOOP RD.
LOT 57 NORTH BUILDING
TOWER CRANE
SITE ROAD / FIRE ROAD
LOT 57 SOUTH BUILDING
UPPER SNOW KING LOOP RD.
LOVE RIDGE CONDOS
P1 SITE FENCE
SHAW CONSTRUCTION TRAILER
BATHROOMS
CONCRETE WASHOUT
SNOW STORAGE
LOT 53 NORTH BUILDING
PHASE 1 SITE STORAGE & PARKING
TRASH
RECYCLING
PEDESTRIAN & SKIIER SIGNAGE ALONG FENCE IN 15ft INCREMENTS
P1 STORAGE & LAYDOWN ENTRANCE
US FOREST SERVICE
FIRE TRUCK TURN AROUND
LOT 58 BUILDING
P2 SITE FENCE
0' 10' 20' 40'
1"=20'

NORTHWORKS

Engineering Report Attachments

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

BY: SS & JL
Date: 2025-05-16

Average Day Occupancy Rate [1]	50%
Max Day Factor [1], MDF	2.72
Peak Hour Factor [2], PHF	4

WATER DEMAND							
a				b	c=a*b	d=MDF*c	e=d/1440 * PHF
Unit Type			No. of Units	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	125	125	340	0.9
Affordable	1	Bedroom	3	125	375	1020	2.8
Condo	2	Bedroom	18	125	4500	12240	34.0
Affordable	2	Bedroom	3	125	750	2040	5.7
Condo	3	Bedroom	7	125	2625	7140	19.8
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					8750	23800	66.1
Lot 58							
Condo	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	7	125	1750	4760	13.2
Condo	3	Bedroom	5	125	1875	5100	14.2
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3625	9860	27.4
Lot 57 North							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	2	125	250	680	1.9
Condo	2	Bedroom	10	125	2500	6800	18.9
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	0	125	0	0	0.0
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3375	9180	25.5
Lot 57 South							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	5	125	1250	3400	9.4
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	5	125	1875	5100	14.2
Affordable	3	Bedroom	0	125	0	0	0.0
Condo	4	Bedroom	2	125	1000	2720	7.6
Subtotal Domestic Water Demand					4375	11900	33.1
Total Domestic Water Demand					20,125	54,740	152.1

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure [4]	Required Duration [4]	Total Fire Flow [4]	Sprinkler Reduction [5]	Adjusted Fire Flow [5]
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Lot 53						
73,743	IIB	20	4	6000	75%	1500
Lot 58						
34,849	IIB	20	4	4000	75%	1000
Lot 57 North						
32,455	IIB	20	3	3750	75%	1000
Lot 57 South						
38,378	IIB	20	4	4000	75%	1000

Note:

[1] Based on daily rates from the WYDEQ CH 12, Section 8

[2] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day.

[3] IFC - Appendix B, Table B105.1, Type II-B

[4] IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

BY: SS & JL
Date: 2025-05-16

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
Lot 53					
Condo 1 Bedroom	1	Lavatory Sink	1	1.5	2
		Shower	1	2.5	3
		Bath Tub	1	8	8
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Affordable 1 Bedroom	3	Lavatory Sink	1	1.5	5
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	1	6	18
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 2 Bedroom	18	Lavatory Sink	3	1.5	81
		Shower	1	2.5	45
		Bath Tub	1	8	144
		Toilet	2	6	216
		Kitchen Sink	1	1.8	32
		Dishwasher	1	1.3	23
		Laundry (washer)	1	3	54
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	12	1.5	18
Additional Toilets		Toilet	5	6	30
Affordable 2 Bedroom	3	Lavatory Sink	2	1.5	9
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	2	6	36
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 3 Bedroom	7	Lavatory Sink	5	1.5	53
		Shower	3	2.5	53
		Bath Tub	1	8	56

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Toilet	3	6	126
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	1	1.5	2
		Bath Tub	1	8	8
		Shower	1	2.5	3
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Lot 58					
Condo 2 Bedroom	7	Lavatory Sink	3	1.5	32
		Shower	1	2.5	18
		Bath Tub	1	8	56
		Toilet	2	6	84
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	5	1.5	38
		Shower	3	2.5	38
		Bath Tub	1	8	40
		Toilet	3	6	90
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Lot 57					
Affordable 1 Bedroom	2	Lavatory Sink	1	1.5	3
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	1	6	12
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Condo 2 Bedroom	15	Lavatory Sink	3	1.5	68
		Shower	1	2.5	38

JORGENSEN ASSOCIATES, PC
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Jackson, WY 83002
307.733.5150

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Bath Tub	1	8	120
		Toilet	2	6	180
		Kitchen Sink	1	1.8	27
		Dishwasher	1	1.3	20
		Laundry (washer)	1	3	45
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	3	1.5	5
Affordable 2 Bedroom	2	Lavatory Sink	2	1.5	6
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	2	6	24
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	2	1.5	3
		Shower	2	2.5	5
		Bath Tub	1	8	8
		Toilet	2	6	12
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	3	1.5	23
		Shower	2	2.5	25
		Bath Tub	1	8	40
		Toilet	2	6	60
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Condo 4 Bedroom	2	Lavatory Sink	6	1.5	18
		Shower	3	2.5	15
		Bath Tub	1	8	16
		Toilet	3	6	36
		Kitchen Sink	1	1.8	4
		Dishwasher	1	1.3	3
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

TOTAL FIXTURE VALUE	2,538
Probable Water Flow Demand (AWWA M22 - Figure 4-3)	75
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm)[3]	**75**

Note:

[1] Fixture Value based on AWWA M22

[2] Fixture count based 2024.07.02 program

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

Attachment D: Water System Evaluation

The existing Snow King Resort Public Water System consists of a duplex booster pump located in the garage of Love Ridge Condominium Building 48, at 6,372 feet, a 1,160LF long, 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above at roughly 6,600 feet.

System Configuration

The following information was drawn from the Grand View Lodges – Phase B Wyoming DEQ Permit to Construct.

Static Headloss:

Water surface elevation in tank, full:

Tank Floor Elevation:	6583.0'
Depth to shutoff:	+ 13.0'
	6596.0'

	6596.0'
Booster Station Elevation:	- 6,372.0'
	224.0'

Friction Loss:

Fittings	Number of Fittings
8" Diameter Gate Valve	3
8" Diameter Tee; flow through	5
8" Diameter Tee; branch flow	1
8" Diameter 90° Bend	2
8" Diameter 45° Bend	6
8" Diameter 22.5° Bend	2
8" Diameter 11.25° Bend	2

Minor Head Loss; calculated for various flow scenarios

$$H_m = \frac{K*V^2}{2*g}$$

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Minor Losses	0.05 ft-H_2O	0.19 ft-H_2O	2.59 ft-H_2O	3.67 ft-H_2O

Pipe

1,160 LF of 8" Diameter CL-350 Ductile Iron Pipe, Cement Lined

C coefficient	140.0
Inside Diameter	8.43"

Major Head Loss; calculated for various flow scenarios using Flowmaster

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Major Losses	0.36' ft-H_2O	1.28 ft-H_2O	14.32 ft-H_2O	19.78 ft-H_2O

System Total Head Loss

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Head	224.41' ft-H_2O	225.47 ft-H_2O	240.91 ft-H_2O	247.45 ft-H_2O

Water Available

Storage Tank

The tank provides 110,000 gallons of water storage

Pumped

Using 272 gpm flow scenario, for both pumps operating simultaneously

System Total Head: 45psi = 225.47 ft-H_2O

Pump Intake Head: - 103.83 ft-H_2O

121.64 ft-H_2O → 60.82 ft-H_2O per stage

National Pump M6HC Pump Curve used, 2-stage, 4.400 impeller configuration

Pump flowrate, Q = 155 gpm

System Demands

Existing Demands

Existing Love Ridge Condominiums Water Demand				
	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Condos	20	10,944	27,072	37.6

Proposed Demands

Domestic Water Demand				
Lot	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Lot 53	33	8,750	23,800	66.1
Lot 58	12	3,625	9,860	27.4
Lot 57	27	7,750	21,080	58.6
Total	**72**	**20,125**	**54,740**	**152.1**

Fire Flow

Combined fire sprinkler and hydrant flow: 1,000 gpm for 2 hours

System Capacity Analysis

Fire Flow Event: 2-hour duration

Water Supply

Storage Tank; at pump on level, assuming 5,000-gallon operating range between pump on and pump off level

105,000 gallons

Pumped; both booster pumps operating

Pump 1, starts at beginning of fire flow event

$$155\ gpm * 120\ minutes = 18{,}600\ gallons$$

Pump 2, starts when lag pump on level is reached in the tank. Assuming 5,000 gallons to lag pump on, this takes 4 minutes at fire flows

$$155\ gpm * 116\ minutes = 17{,}980\ gallons$$

Total volume of water available: $105{,}000 + 18{,}600 + 17{,}980 = \mathbf{141{,}580\ gallons}$

Water Demands

Existing Domestic Demands

Peak Hour: $37.6\ gpm * 60\ minutes = 2{,}256\ gallons$

Typical hour of maximum day: $27{,}072\ gpd \Big/ 24\ \frac{hours}{day} = 1{,}128\ gallons$

$$2{,}256 + 1{,}128 = 3{,}384\ gallons$$

Proposed Domestic Demands

Peak Hour: $152.1\ gpm * 60\ minutes = 9{,}126\ gallons$

Typical hour of maximum day: $54{,}740\ gpd \Big/ 24\ \frac{hours}{day} = 2{,}281\ gallons$

$$9{,}126 + 2{,}281 = 11{,}407\ gallons$$

Fire Flow, sprinklers and hydrants: $1{,}000\ gpm * 120\ minutes = 120{,}000\ gallons$

Total volume of water demanded: $3{,}384 + 11{,}407 + 120{,}000 = \mathbf{134{,}791\ gallons}$

Total volume of water available exceeds total volume of water demanded

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307.733.5150

BY: SS & JL
Date: 2025-05-16

Average Daily Flow	60%
Peak Hour Factor	4

SANITARY SEWER DEMAND						
Unit Type			No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	150	90	150	0.4
Affordable	1	Bedroom	3	150	270	450	1.3
Condo	2	Bedroom	18	150	3240	5400	15.0
Affordable	2	Bedroom	3	150	540	900	2.5
Condo	3	Bedroom	7	150	1890	3150	8.8
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					6300	10500	29.2
Lot 58							
Condo	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	7	150	1260	2100	5.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2610	4350	12.1
Lot 57 North							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	2	150	180	300	0.8
Condo	2	Bedroom	10	150	1800	3000	8.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	0	150	0	0	0.0
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2430	4050	11.3
Lot 57 South							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	5	150	900	1500	4.2
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Affordable	3	Bedroom	0	150	0	0	0.0
Condo	4	Bedroom	2	150	720	1200	3.3
SUBTOTAL SANITARY SEWER DEMAND					3150	5250	14.6
TOTAL SANITARY SEWER DEMAND					14,490	24,150	67.1

Notes:

[1] *Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1*

[2] *Bedroom count shown based on Development Plan Review, 16 May 2025*

NORTHWORKS

Application Documents

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
www.townofjackson.com

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: Snow King Lot 57

Physical Address: 510 Upper Snow King Loop

Lot, Subdivision: LOT 57, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-001

PROPERTY OWNER.

Name: BREG SK57A, LLC & BREG SK57B,LLC & BREG SK57C, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____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

X_____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 #: P23-010 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

Have you attached the following?

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

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

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

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

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

Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

PLANNING PERMIT APPLICATION
Planning & Building Department

150 E Pearl Ave.
P.O. Box 1687
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ph: (307) 733-0440
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Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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PROJECT.

Name/Description: Snow King Lot 53

Physical Address: 553 Upper Snow King Loop

Lot, Subdivision: LOT 53, GRAND VIEW LODGES 2ND ADDITION PIDN: 22-41-16-34-3-04-001

PROPERTY OWNER.

Name: BREG SK53, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

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_____Special Use

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_____Administrative Adjustment

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_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

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_____**Other:**_____

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Pre-application Conference #: P23-010 Environmental Analysis #: _____

Original Permit #: _____ Date of Neighborhood Meeting: _____

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

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Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

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Fees Paid_____ Date & Time Received _____

Application #s _____ _____ _____

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

PROJECT.

Name/Description: Snow King Lot 58

Physical Address: 725 Upper Snow King Loop

Lot, Subdivision: LOT 58, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-002

PROPERTY OWNER.

Name: BREG SK58, LLC Phone: (262) 308-2656

Mailing Address: 4011 80th Street, Kenosha, Wisconsin ZIP: 53142

E-mail: northmann@beardevelopment.com

APPLICANT/AGENT.

Name: Joe Bongiorno (Northworks Architects) Phone: (307) 201-5324

Mailing Address: 185 East Hansen Ave. Jackson, WY 83001 ZIP: 83001

E-mail: jbongiorno@nwks.com

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_____Basic Use

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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.

Joe. Bongiorno 10/23/2024

Signature of Property Owner or Authorized Applicant/Agent Date

Joe Bongiorno (Northworks Architects) Senior Architect

Name Printed Title

Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date:

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual

Being duly sworn, deposes and says that BREG SK 53, LLC, BREG SK58, LLC, BREG SK57A, LLC, BREG SK57B, LLC & BREG SK 57C, LLC is the owner in fee of the premises located at:

Name of property owner as listed on deed

Address of Premises: 553 Upper Snow King Loop, 725 Upper Snow King Loop & 510 Upper Snow King Loop

Legal Description: See attached

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Joe Bongiorno (Northworks Architects)

Mailing address of Applicant/agent: 185 E Hanson Avenue, Jackson, WY 83001

Email address of Applicant/agent: jbongiorno@nwks.com

Phone Number of Applicant/agent: 630-254-9111

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☒ Development/Subdivision Plat Permit Application ☒ Building Permit Application

☒ Public Right of Way Permit ☒ Grading and Erosion Control Permit ☒ Demolition Permit

☒ Other (describe) Design Review Committee Application

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

Property Owner Signature

Authorized Member

Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF WISCONSIN)
) SS.
COUNTY OF KENOSHA)

The foregoing instrument was acknowledged before me by Stephen R. Mills this 25th day of March. WITNESS my hand and official seal.

Janis E. Hagerty

Notary Public

My commission expires:

JANIS E. HAGERTY
NOTARY PUBLIC - STATE OF WISCONSIN
MY COMMISSION EXPIRES
FEBRUARY 10, 2028

WTE
WYOMING TITLE & ESCROW
A MOTHER LODE COMPANY

Date: October 16, 2023
Please direct correspondence to:
1110 Maple Way Suite A, P.O. Box 4429
Jackson, WY 83001
Telephone: (307)732-2983
Fax: (307) 732-0200
Email: nicole@wyomingtitle.com
Escrow Number: W-28577
Property:
553 Upper Snow King Loop, Jackson, WY 83001
510 Upper Snow King Loop, Jackson, WY 83001
725 Upper Snow King Loop, Jackson, WY 83001

BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company
C/O Bear Development, LLC 4011 80th Street
Kenosha, WI 53124

Dear BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

Congratulations on the purchase of your property. It was a pleasure working on the escrow for this purchase and WTE looks forward to working with you again.

Enclosed herein are the following:

- Warranty Deed
- Owner's Title Insurance Policy

The enclosed policy insures you against certain risks to your land title, subject to the conditions & exclusions as set forth therein. Your policy premium shown on Schedule A is a one-time charge. It was collected and paid for in your closing costs.

We believe in delivering quality products that meet your needs, and our goal is to provide the most efficient and reliable service in the industry. Thank you for giving us the opportunity to serve you! We invite you to call upon us whenever we can be of assistance with your title and escrow needs..

Sincerely,

Jennifer Krall
for Nicole Uhl
Escrow Officer

First American Title™	Owner's Policy of Title Insurance
	ISSUED BY **First American Title Insurance Company**
Owner's Policy	POLICY NUMBER **5011456-0013847e**

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at the address shown in Section 18 of the Conditions.

COVERED RISKS

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B, AND THE CONDITIONS, **FIRST AMERICAN TITLE INSURANCE COMPANY**, a Nebraska corporation (the "Company") insures, as of Date of Policy and, to the extent stated in Covered Risks 9 and 10, after Date of Policy, against loss or damage, not exceeding the Amount of Insurance, sustained or incurred by the Insured by reason of:

1. Title being vested other than as stated in Schedule A.
2. Any defect in or lien or encumbrance on the Title. This Covered Risk includes but is not limited to insurance against loss from
   (a) A defect in the Title caused by
      (i) forgery, fraud, undue influence, duress, incompetency, incapacity, or impersonation;
      (ii) failure of any person or Entity to have authorized a transfer or conveyance;
      (iii) a document affecting Title not properly created, executed, witnessed, sealed, acknowledged, notarized, or delivered;
      (iv) failure to perform those acts necessary to create a document by electronic means authorized by law;
      (v) a document executed under a falsified, expired, or otherwise invalid power of attorney;
      (vi) a document not properly filed, recorded, or indexed in the Public Records including failure to perform those acts by electronic means authorized by law; or
      (vii) a defective judicial or administrative proceeding.
   (b) The lien of real estate taxes or assessments imposed on the Title by a governmental authority due or payable, but unpaid.
   (c) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments onto the Land of existing improvements located on adjoining land.
3. Unmarketable Title.
4. No right of access to and from the Land.

(Covered Risks Continued on Page 2)

In Witness Whereof, First American Title Insurance Company has caused its corporate name to be hereunto affixed by its authorized officers as of Date of Policy shown in Schedule A.

First American Title Insurance Company

Kenneth D. DeGiorgio, President

Greg L. Smith, Secretary

For Reference:

File #: W-28577
Policy #: 5011456-0013847e

(This Policy is valid only when Schedules A and B are attached)

This jacket was created electronically and constitutes an original document

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COVERED RISKS (Continued)

5. The violation or enforcement of any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (a) the occupancy, use, or enjoyment of the Land;
   (b) the character, dimensions, or location of any improvement erected on the Land;
   (c) the subdivision of land; or
   (d) environmental protection
   if a notice, describing any part of the Land, is recorded in the Public Records setting forth the violation or intention to enforce, but only to the extent of the violation or enforcement referred to in that notice.
6. An enforcement action based on the exercise of a governmental police power not covered by Covered Risk 5 if a notice of the enforcement action, describing any part of the Land, is recorded in the Public Records, but only to the extent of the enforcement referred to in that notice.
7. The exercise of the rights of eminent domain if a notice of the exercise, describing any part of the Land, is recorded in the Public Records.
8. Any taking by a governmental body that has occurred and is binding on the rights of a purchaser for value without Knowledge.
9. Title being vested other than as stated in Schedule A or being defective
   (a) as a result of the avoidance in whole or in part, or from a court order providing an alternative remedy, of a transfer of all or any part of the title to or any interest in the Land occurring prior to the transaction vesting Title as shown in Schedule A because that prior transfer constituted a fraudulent or preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws; or
   (b) because the instrument of transfer vesting Title as shown in Schedule A constitutes a preferential transfer under federal bankruptcy, state insolvency, or similar creditors' rights laws by reason of the failure of its recording in the Public Records
      (i) to be timely, or
      (ii) to impart notice of its existence to a purchaser for value or to a judgment or lien creditor.
10. Any defect in or lien or encumbrance on the Title or other matter included in Covered Risks 1 through 9 that has been created or attached or has been filed or recorded in the Public Records subsequent to Date of Policy and prior to the recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The Company will also pay the costs, attorneys' fees, and expenses incurred in defense of any matter insured against by this Policy, but only to the extent provided in the Conditions.

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
      (i) the occupancy, use, or enjoyment of the Land;
      (ii) the character, dimensions, or location of any improvement erected on the Land;
      (iii) the subdivision of land; or
      (iv) environmental protection;
      or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

CONDITIONS

1. DEFINITION OF TERMS

The following terms when used in this policy mean:

(a) "Amount of Insurance": The amount stated in Schedule A, as may be increased or decreased by endorsement to this policy, increased by Section 8(b), or decreased by Sections 10 and 11 of these Conditions.

(b) "Date of Policy": The date designated as "Date of Policy" in Schedule A.

(c) "Entity": A corporation, partnership, trust, limited liability company, or other similar legal entity.

(d) "Insured": The Insured named in Schedule A.

(i) The term "Insured" also includes

(A) successors to the Title of the Insured by operation of law as distinguished from purchase, including heirs, devisees, survivors, personal representatives, or next of kin;

(B) successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization;

(C) successors to an Insured by its conversion to another kind of Entity;

(D) a grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying the Title

(1) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the named Insured,

(2) if the grantee wholly owns the named Insured,

(3) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity, or

(4) if the grantee is a trustee or beneficiary of a trust created by a written instrument established by the Insured named in Schedule A for estate planning purposes.

(ii) With regard to (A), (B), (C), and (D) reserving, however, all rights and defenses as to any successor that the Company would have had against any predecessor Insured.

(e) "Insured Claimant": An Insured claiming loss or damage.

(f) "Knowledge" or "Known": Actual knowledge, not constructive knowledge or notice that may be imputed to an Insured by reason of the Public Records or any other records that impart constructive notice of matters affecting the Title.

(g) "Land": The land described in Schedule A, and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is insured by this policy.

(h) "Mortgage": Mortgage, deed of trust, trust deed, or other security instrument, including one evidenced by electronic means authorized by law.

(i) "Public Records": Records established under state statutes at Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge. With respect to Covered Risk 5(d), "Public Records" shall also include environmental protection liens filed in the records of the clerk of the United States District Court for the district where the Land is located.

(j) "Title": The estate or interest described in Schedule A.

(k) "Unmarketable Title": Title affected by an alleged or apparent matter that would permit a prospective purchaser or lessee of the Title or lender on the Title to be released from the obligation to purchase, lease, or lend if there is a contractual condition requiring the delivery of marketable title.

2. CONTINUATION OF INSURANCE

The coverage of this policy shall continue in force as of Date of Policy in favor of an Insured, but only so long as the Insured retains an estate or interest in the Land, or holds an obligation secured by a purchase money Mortgage given by a purchaser from the Insured, or only so long as the Insured shall have liability by reason of warranties in any transfer or conveyance of the Title. This policy shall not continue in force in favor of any purchaser from the Insured of either (i) an estate or interest in the Land, or (ii) an obligation secured by a purchase money Mortgage given to the Insured.

3. NOTICE OF CLAIM TO BE GIVEN BY INSURED CLAIMANT

The Insured shall notify the Company promptly in writing (i) in case of any litigation as set forth in Section 5(a) of these Conditions, (ii) in case Knowledge shall come to an Insured hereunder of any claim of title or interest that is adverse to the Title, as insured, and that might cause loss or damage for which the Company may be liable by virtue of this policy, or (iii) if the Title, as insured, is rejected as Unmarketable Title. If the Company is prejudiced by the failure of the Insured Claimant to provide prompt notice, the Company's liability to the Insured Claimant under the policy shall be reduced to the extent of the prejudice.

4. PROOF OF LOSS

In the event the Company is unable to determine the amount of loss or damage, the Company may, at its option, require as a condition of payment that the Insured Claimant furnish a signed proof of loss. The proof of loss must describe the defect, lien, encumbrance, or other matter insured against by this policy that constitutes the basis of loss or damage and shall state, to the extent possible, the basis of calculating the amount of the loss or damage.

5. DEFENSE AND PROSECUTION OF ACTIONS

(a) Upon written request by the Insured, and subject to the options contained in Section 7 of these Conditions, the Company, at its own cost and without unreasonable delay, shall provide for the defense of an Insured in litigation in which any third party asserts a claim covered by this policy adverse to the Insured. This obligation is limited to only those stated causes of action alleging matters insured against by this policy. The Company shall have the right to select counsel of its choice (subject to the right of the Insured to object for reasonable cause) to represent the Insured as to those stated causes of action. It shall not be liable for and will not pay the fees of any other counsel. The Company will not pay any fees, costs, or expenses incurred by the Insured in the defense of those causes of action that allege matters not insured against by this policy.

(b) The Company shall have the right, in addition to the options contained in Section 7 of these Conditions, at its own cost, to institute and prosecute any action or proceeding or to do any

other act that in its opinion may be necessary or desirable to establish the Title, as insured, or to prevent or reduce loss or damage to the Insured. The Company may take any appropriate action under the terms of this policy, whether or not it shall be liable to the Insured. The exercise of these rights shall not be an admission of liability or waiver of any provision of this policy. If the Company exercises its rights under this subsection, it must do so diligently.

(c) Whenever the Company brings an action or asserts a defense as required or permitted by this policy, the Company may pursue the litigation to a final determination by a court of competent jurisdiction, and it expressly reserves the right, in its sole discretion, to appeal any adverse judgment or order.

6. DUTY OF INSURED CLAIMANT TO COOPERATE

(a) In all cases where this policy permits or requires the Company to prosecute or provide for the defense of any action or proceeding and any appeals, the Insured shall secure to the Company the right to so prosecute or provide defense in the action or proceeding, including the right to use, at its option, the name of the Insured for this purpose. Whenever requested by the Company, the Insured, at the Company's expense, shall give the Company all reasonable aid (i) in securing evidence, obtaining witnesses, prosecuting or defending the action or proceeding, or effecting settlement, and (ii) in any other lawful act that in the opinion of the Company may be necessary or desirable to establish the Title or any other matter as insured. If the Company is prejudiced by the failure of the Insured to furnish the required cooperation, the Company's obligations to the Insured under the policy shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation, with regard to the matter or matters requiring such cooperation.

(b) The Company may reasonably require the Insured Claimant to submit to examination under oath by any authorized representative of the Company and to produce for examination, inspection, and copying, at such reasonable times and places as may be designated by the authorized representative of the Company, all records, in whatever medium maintained, including books, ledgers, checks, memoranda, correspondence, reports, e-mails, disks, tapes, and videos whether bearing a date before or after Date of Policy, that reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the Insured Claimant shall grant its permission, in writing, for any authorized representative of the Company to examine, inspect, and copy all of these records in the custody or control of a third party that reasonably pertain to the loss or damage. All information designated as confidential by the Insured Claimant provided to the Company pursuant to this Section shall not be disclosed to others unless, in the reasonable judgment of the Company, it is necessary in the administration of the claim. Failure of the Insured Claimant to submit for examination under oath, produce any reasonably requested information, or grant permission to secure reasonably necessary information from third parties as required in this subsection, unless prohibited by law or governmental regulation, shall terminate any liability of the Company under this policy as to that claim.

7. OPTIONS TO PAY OR OTHERWISE SETTLE CLAIMS; TERMINATION OF LIABILITY

In case of a claim under this policy, the Company shall have the following additional options:

(a) To Pay or Tender Payment of the Amount of Insurance.

To pay or tender payment of the Amount of Insurance under this policy together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment or tender of payment and that the Company is obligated to pay.

Upon the exercise by the Company of this option, all liability and obligations of the Company to the Insured under this policy, other than to make the payment required in this subsection, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

(b) To Pay or Otherwise Settle With Parties Other Than the Insured or With the Insured Claimant.

(i) To pay or otherwise settle with other parties for or in the name of an Insured Claimant any claim insured against under this policy. In addition, the Company will pay any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay; or

(ii) To pay or otherwise settle with the Insured Claimant the loss or damage provided for under this policy, together with any costs, attorneys' fees, and expenses incurred by the Insured Claimant that were authorized by the Company up to the time of payment and that the Company is obligated to pay.

Upon the exercise by the Company of either of the options provided for in subsections (b)(i) or (ii), the Company's obligations to the Insured under this policy for the claimed loss or damage, other than the payments required to be made, shall terminate, including any liability or obligation to defend, prosecute, or continue any litigation.

8. DETERMINATION AND EXTENT OF LIABILITY

This policy is a contract of indemnity against actual monetary loss or damage sustained or incurred by the Insured Claimant who has suffered loss or damage by reason of matters insured against by this policy.

(a) The extent of liability of the Company for loss or damage under this policy shall not exceed the lesser of

(i) the Amount of Insurance; or

(ii) the difference between the value of the Title as insured and the value of the Title subject to the risk insured against by this policy.

(b) If the Company pursues its rights under Section 5 of these Conditions and is unsuccessful in establishing the Title, as insured,

(i) the Amount of Insurance shall be increased by 10%, and

(ii) the Insured Claimant shall have the right to have the loss or damage determined either as of the date the claim was made by the Insured Claimant or as of the date it is settled and paid.

(c) In addition to the extent of liability under (a) and (b), the Company will also pay those costs, attorneys' fees, and expenses incurred in accordance with Sections 5 and 7 of these Conditions.

9. LIMITATION OF LIABILITY

(a) If the Company establishes the Title, or removes the alleged defect, lien, or encumbrance, or cures the lack of a right of access to or from the Land, or cures the claim of Unmarketable Title, all as insured, in a reasonably diligent manner by any method, including litigation and the completion of any appeals, it shall have fully performed its obligations

with respect to that matter and shall not be liable for any loss or damage caused to the Insured.

(b) In the event of any litigation, including litigation by the Company or with the Company's consent, the Company shall have no liability for loss or damage until there has been a final determination by a court of competent jurisdiction, and disposition of all appeals, adverse to the Title, as insured.

(c) The Company shall not be liable for loss or damage to the Insured for liability voluntarily assumed by the Insured in settling any claim or suit without the prior written consent of the Company.

10. REDUCTION OF INSURANCE; REDUCTION OR TERMINATION OF LIABILITY

All payments under this policy, except payments made for costs, attorneys' fees, and expenses, shall reduce the Amount of Insurance by the amount of the payment.

11. LIABILITY NONCUMULATIVE

The Amount of Insurance shall be reduced by any amount the Company pays under any policy insuring a Mortgage to which exception is taken in Schedule B or to which the Insured has agreed, assumed, or taken subject, or which is executed by an Insured after Date of Policy and which is a charge or lien on the Title, and the amount so paid shall be deemed a payment to the Insured under this policy.

12. PAYMENT OF LOSS

When liability and the extent of loss or damage have been definitely fixed in accordance with these Conditions, the payment shall be made within 30 days.

13. RIGHTS OF RECOVERY UPON PAYMENT OR SETTLEMENT

(a) Whenever the Company shall have settled and paid a claim under this policy, it shall be subrogated and entitled to the rights of the Insured Claimant in the Title and all other rights and remedies in respect to the claim that the Insured Claimant has against any person or property, to the extent of the amount of any loss, costs, attorneys' fees, and expenses paid by the Company. If requested by the Company, the Insured Claimant shall execute documents to evidence the transfer to the Company of these rights and remedies. The Insured Claimant shall permit the Company to sue, compromise, or settle in the name of the Insured Claimant and to use the name of the Insured Claimant in any transaction or litigation involving these rights and remedies.

If a payment on account of a claim does not fully cover the loss of the Insured Claimant, the Company shall defer the exercise of its right to recover until after the Insured Claimant shall have recovered its loss.

(b) The Company's right of subrogation includes the rights of the Insured to indemnities, guaranties, other policies of insurance, or bonds, notwithstanding any terms or conditions contained in those instruments that address subrogation rights.

14. ARBITRATION

Either the Company or the Insured may demand that the claim or controversy shall be submitted to arbitration pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("Rules"). Except as provided in the Rules, there shall be no joinder or consolidation with claims or controversies of other persons. Arbitrable matters may include, but are not limited to, any controversy or claim between the Company and the Insured arising out of or relating to this policy, any service in connection with its issuance or the breach of a policy provision, or to any other controversy or claim arising out of the transaction giving rise to this policy. All arbitrable matters when the Amount of Insurance is $2,000,000 or less shall be arbitrated at the option of either the Company or the Insured. All arbitrable matters when the Amount of Insurance is in excess of $2,000,000 shall be arbitrated only when agreed to by both the Company and the Insured. Arbitration pursuant to this policy and under the Rules shall be binding upon the parties. Judgment upon the award rendered by the Arbitrator(s) may be entered in any court of competent jurisdiction.

15. LIABILITY LIMITED TO THIS POLICY; POLICY ENTIRE CONTRACT

(a) This policy together with all endorsements, if any, attached to it by the Company is the entire policy and contract between the Insured and the Company. In interpreting any provision of this policy, this policy shall be construed as a whole.

(b) Any claim of loss or damage that arises out of the status of the Title or by any action asserting such claim shall be restricted to this policy.

(c) Any amendment of or endorsement to this policy must be in writing and authenticated by an authorized person, or expressly incorporated by Schedule A of this policy.

(d) Each endorsement to this policy issued at any time is made a part of this policy and is subject to all of its terms and provisions. Except as the endorsement expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance.

16. SEVERABILITY

In the event any provision of this policy, in whole or in part, is held invalid or unenforceable under applicable law, the policy shall be deemed not to include that provision or such part held to be invalid, but all other provisions shall remain in full force and effect.

17. CHOICE OF LAW; FORUM

(a) Choice of Law: The Insured acknowledges the Company has underwritten the risks covered by this policy and determined the premium charged therefor in reliance upon the law affecting interests in real property and applicable to the interpretation, rights, remedies, or enforcement of policies of title insurance of the jurisdiction where the Land is located.

Therefore, the court or an arbitrator shall apply the law of the jurisdiction where the Land is located to determine the validity of claims against the Title that are adverse to the Insured and to interpret and enforce the terms of this policy. In neither case shall the court or arbitrator apply its conflicts of law principles to determine the applicable law.

(b) Choice of Forum: Any litigation or other proceeding brought by the Insured against the Company must be filed only in a state or federal court within the United States of America or its territories having appropriate jurisdiction.

18. NOTICES, WHERE SENT

Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at **First American Title Insurance Company, Attn: Claims National Intake Center, 1 First American Way, Santa Ana, CA 92707. Phone: 888-632-1642.**

ALTA OWNER'S POLICY (6-17-06)

SCHEDULE A

Order No.:	W-28577	**Name and Address of Insurer:**
Policy No.:	5011456-0013847e	First American Title Insurance Company
Date of Policy:	August 30, 2023 at 4:03PM	1 First American Way
Amount of Insurance:	$19,000,000.00	Santa Ana, CA 927070
Premium:	$24,383.00	

Address Reference: 553 Upper Snow King Loop, Jackson, WY 83001
510 Upper Snow King Loop, Jackson, WY 83001
725 Upper Snow King Loop, Jackson, WY 83001
For information purposes only and not for insurance.

1. Name of Insured:

   BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK57C, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company

2. The estate or interest in the Land that is insured by this policy is:

   Fee Simple

3. Title is vested in:

   As to Lot 53:

   BREG SK53, LLC, a Wyoming limited liability company

   As to Lot 57:

   BREG SK57A, LLC, a Wyoming limited liability company, as to a proportionate 26.76% undivided tenant in common interest, and BREG SK57B, LLC, a Wyoming limited liability company as to a proportionate 25.85% undivided tenant in common interest, and BREG SK57C, LLC, a Wyoming limited liability company as to a proportionate 47.39% undivided tenant in common interest, collectivley

   As to Lot 58:

   BREG SK58, LLC, a Wyoming limited liability company

4. The Land referred to in this policy is described as follows:

   SEE EXHIBIT "A" ATTACHED FOR LEGAL DESCRIPTION

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

EXHIBIT "A" LEGAL DESCRIPTION

Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on April 11, 2008 as Plat No. 1236.

AND

Lots 57 and 58 of Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on November 14, 2013 as Plat No. 1333.

PIDN: 22-41-16-34-3-04-001, 22-41-16-34-3-07-001, 22-41-16-34-3-07-002

SCHEDULE B
EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage, and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Unpatented mining claims; (b) Reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) Water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.

2. Any claim to (a) ownership of or rights to minerals and similar substances, including but not limited to ores, metals, coal, lignite, oil, gas, uranium, clay, rock, sand and gravel located in, on or under the Land or produced from the Land, whether such ownership or rights arise by lease, grant, exception, conveyance, reservation, or otherwise; and (b) any rights, privileges, immunities, rights of way, and easements associated therewith or appurtenant thereto, whether or not the interests excepted in (a) or (b) appear in the Public Records or are shown in Schedule B.

3. General taxes for the year 2024, and subsequent years, a lien in the process of assessment, not yet due or payable.

4. Assessments for the Snow King Resort Master Association ("SKRMA"), if any, which are excluded from the coverage afforded hereby.

5. Terms, conditions and provisions of that easement as contained in that Warranty Deed recorded October 26, 1998, as (instrument) 476401 (book) 363 (page) 1068, Official Records:
   Purpose: ingress, egress, driveway and utility
   B363P1068

6. Terms, conditions and provisions contained in easement for the purpose shown below and rights incidental thereto as granted in a document recorded July 14, 2005, as (instrument) 654812 (book) 595 (page) 540, Official Records:
   Purpose: driveway and utility
   B595P540

   NOTE: Includes road maintenance and snow removal fees.

7. Affidavit Affecting Title Re: Snow King Planned Resort District Master Plan, and the terms, conditions, provisions contained therein, recorded July 19, 2001, as (instrument) 0547519 (book) 429 (page) 1, Official Records.
   B429P1

   Amendment to Affidavit, recorded April 12, 2012, as (instrument) 0812028 (book) 805 (page) 651 Official Records.
   B805P651

   Amendment, recorded June 30, 2021, as (instrument) 1019143 Official Records.
   1019143

   Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881535 (book) 894 (page) 802 Official Records.

B894P802

Transfer and Allocation of Development Rights, recorded May 11, 2015, as (instrument) 881537 (book) 894 (page) 809 Official Records.
B894P809

Transfer and Allocation of Development Rights, recorded September 22, 2015, as (instrument) 891174 (book) 905 (page) 43 Official Records.
B905P43

Transfer and Allocation of Development Rights, recorded November 25, 2020, as (instrument) 1003885 Official Records.
1003885

Transfer and Allocation of Development Rights, recorded August 27, 2021, as (instrument) 1023205 Official Records.
1023205

Transfer and Allocation of Development Rights, recorded October 8, 2021, as (instrument) 1025921 Official Records.
1025921

Transfer and Assignment of Development Rights (KM6 Parcel), by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Village Acquisition Group, LLC, a Delaware limited liability company, dated November 12, 2021, recorded November 12, 2021, as (instrument) 1028558, Official Records.
1028558

Transfer and Assignment of Entitlements, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company and Jackson Hole Acquisition Manager, LLC, a Delaware limited liability company, dated November 19, 2021, recorded November 19, 2021, as (instrument) 1028565, Official Records.
1028565

Transfer and Allocation of Development Rights, recorded June 24, 2022, as (instrument) 1041207 Official Records.
1041207

Transfer and Allocation of Development Rights, by and between Jackson 53, LP, a Texas limited partnership and BREG SK53, LLC, a Wyoming limited liability company and BREG SK57A, LLC, a Wyoming limited liability company and BREG SK57B, LLC, a Wyoming limited liability company and BREG SK58, LLC, a Wyoming limited liability company, and the terms and conditions contained therein, recorded August 30, 2023, as (instrument) 1066438 Official Records.
1066438

8. All matters as delineated on the Official Plat of Grand View Lodges Second Addition to the Town of Jackson and Grand View Lodges Third Addition to the Town of Jackson, including but not limited to the terms and conditions of roadway and utility easements as shown on and/or reconfigured and rededicated therein, on file and of record with the Teton County Clerk, Official Records of Teton County, State of Wyoming, Plat No. 1236 and 1333.
Plat 1236, Plat 1333

Partial Vacation of Plat 1333, recorded December 7, 2022, as (instrument) 1051034 Official Records.
1051034

9. Terms, conditions and provisions of that easement recorded November 19, 2008, as (instrument) 742183 (book) 713 (page) 130, Official Records:
Purpose: ingress, egress and driveway access
B713P130

NOTE: Includes fee per residential and/or commercial units to be constructed.

10. Terms, provisions, covenants, conditions, restrictions and easements, provided in the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District, but omitting covenants or restrictions, if any, based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, in document recorded June 18, 2009, as (instrument) 0754332 (book) 733 (page) 179, Official Records.
B733P179

Contains: Master resort association charges, assessments and liens.

First Amendment of the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District recorded December 15, 2011, as (instrument) 0806353 (book) 796 (page) 428, Official Records.
B796P428

Amended and Restated Declaration of Covenants, Conditions and Restrictions recorded August 31, 2012, as (instrument) 0821160 (book) 818 (page) 118, Official Records.
B818P118

11. The terms, conditions and provisions as contained in the Agreement entitled "Agreement to Convey Easements", by and between Town of Jackson and Grand View Development, LLC, a Wyoming Limited Liability, dated January 18, 2011, recorded January 19, 2011, as (instrument) 0788116 (book) 774 (page) 738, Official Records.
B774P738

12. An agreement by and between Grand View Development, LLC and Town of Jackson, setting forth terms, recorded January 19, 2011, as (instrument) 788118 (book) 774 (page) 770, Official Records.
B774P770

Relocation of Roadway Access Easement Agreement, recorded December 30, 2021, as (instrument) 1030716 Official Records.
1030716

13. The terms, conditions and provisions as contained in the Agreement entitled "Water Storage Tank, Access and Maintenance Easements", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788119 (book) 774 (page) 775, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
B774P775

14. The terms, conditions and provisions as contained in the Agreement entitled "Utility, Water Supply Line and Drainage Pipe Access and Maintenance Easement", by and between Grand View Development, LLC, a Wyoming limited liability company and Town of Jackson, recorded January 19, 2011, as (instrument) 0788121 (book) 774 (page) 785, Official Records. (Maybe Lots 57 & 58; Lot 59, which is not part of this commitment)
B774P785

15. Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded August 31, 2012, as (instrument) 0821169 (book) 818 (page) 188, Official Records.
B818P188

NOTE: Subject to expirations and terminations as set out in 2, 3, and 4, therein.

First Amendment to Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal, recorded November 14, 2014, as (instrument) 0848316 (book) 858 (page) 827 Official Records.
B858P827

16. An easement over said land for natural gas distribution lines and incidental purposes, as granted to Lower Valley Energy, recorded July 22, 2015, as (book) 900 (page) 728, Official Records.
B900P728

17. Lease for Construction Staging, including the terms and conditions contained therein, recorded August 27, 2021, as (instrument) 1023206 , Official Records.
1023206

18. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey for lot 57 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 1, 2022, Job No. 22-133-01, by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442.
Survey

19. Any rights, easements, interests or claims which may exist or arise by reason of or reflected by the following facts shown on the ALTA/NSPS Survey of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat No. 1236, and Lot 58 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, dated June 7, 2022, Job No. 21-222-01, by Nelson Engineering, Lucas D. Rudolph Professional Land Surveyor 15442.
Survey

********** End of Schedule B **********

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 3-06
CLTA Endorsement 123.1-06
Fee: $3167.00

1. The Company insures against loss or damage sustained by the Insured in the event that, at Date of Policy,

   a. According to applicable zoning ordinances and amendments, the Land is not classified Zone Planned Resort-Snow King aka PR-SK;

   b. The following use or uses are not allowed under that classification:
   (i) residential condominiums or townhouses, (ii) short-term rental units, and (iii) the uses contained on the Snow King Resort Land Use Schedule that are marked "Y" for the "Building Envelope Zone"

2. There shall be no liability under this endorsement based on

   a. Lack of compliance with any conditions, restrictions, or requirements contained in the zoning ordinances and amendments, including but not limited to the failure to secure necessary consents or authorizations as a prerequisite to the use or uses. This paragraph 2.a. does not modify or limit the coverage provided in Covered Risk 5.

   b. The invalidity of the zoning ordinances and amendments until after a final decree of a court of competent jurisdiction adjudicating the invalidity, the effect of which is to prohibit the use or uses.

   c. The refusal of any person to purchase, lease or lend money on the Title covered by this policy.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No.	**W-28577**	**ALTA Endorsement 19-06**
Policy No.	**5011456-0013847e**	**CLTA Endorsement 116.4.1-06**
		Fee:

The Company insures against loss or damage sustained by the Insured by reason of:

1. the failure of South boundary line of Lot 53 of Grand View Lodges Second Addition to the Town of Jackson, Plat 1236 of the Land to be contiguous to the North boundary of Lot 58, Grand View Lodges Third Addition to the Town of Jackson, Plat 1333; as approximately shown on survey made by Nelson Engineering dated June 6, 2022 and designated as Job No. 21-222-01, or

2. the presence of any gaps, strips, or gores separating any of the contiguous boundary lines described above.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 17.1-06
CLTA Endorsement 103.12-06
Fee: **$4750.00**

The Company insures against loss or damage sustained by the Insured if, at Date of Policy (i) easements in Book 363 of photo, page 1068 recorded October 26, 1998, in Book 713 of Photo, page 130 recorded November 19, 2008, in Book 595 of Photo, page 540 recorded July 14, 2005, and easements contained in Plat Nos. 1236 and 1333 does not provide that portion of the Land identified in Schedule A both actual vehicular and pedestrian access to and from Snow King Avenue (the "Street"), (ii) the Street is not physically open and publicly maintained, or (iii) the Insured has no right to use existing curb cuts or entries along that portion of the Street abutting the Easement.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

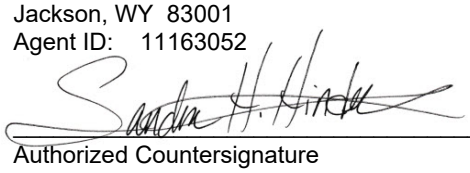
ALTA Endorsement 26-06
CLTA Endorsement 116.8-06
Fee: **$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances applicable to the Land.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052



Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 25-06
CLTA Endorsement 116.1-06
Fee: **$3167.00**

The Company insures against loss or damage sustained by the Insured by reason of the failure of the Land as described in Schedule A to be the same as that identified on the survey made by Nelson Engineering, Lucas D. Rudolph, Wyoming Professional Land Surveyor 15442 dated 6/1/2022 and dated 6/7/2022, and designated Job No. 22-133-01 and 21-222-01.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 9.1-06
CLTA Endorsement 100.9-06
Fee: **$1584.00**

1. The insurance provided by this endorsement is subject to the exclusions in Section 4 of this endorsement; and the Exclusions from Coverage, the Exceptions from Coverage contained in Schedule B, and the Conditions in the policy.
2. For the purposes of this endorsement only, "Covenant" means a covenant, condition, limitation or restriction in a document or instrument in effect at Date of Policy.
3. The Company insures against loss or damage sustained by the Insured by reason of:
   a. A violation on the Land at Date of Policy of an enforceable Covenant, unless an exception in Schedule B of the policy identifies the violation; or
   b. A notice of a violation, recorded in the Public Records at Date of Policy, of an enforceable Covenant relating to environmental protection describing any part of the Land and referring to that Covenant, but only to the extent of the violation of the Covenant referred to in that notice, unless an exception in Schedule B of the policy identifies the notice of the violation.
4. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) resulting from:
   a. any Covenant contained in an instrument creating a lease;
   b. any Covenant relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or
   c. except as provided in Section 3.b, any Covenant relating to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

Wyoming Title & Escrow, Inc.

Policy Issuing Agent for First American Title Insurance Company

Order No. **W-28577**
Policy No. **5011456-0013847e**

ALTA Endorsement 18.1-06
CLTA Endorsement 129.1-06
Fee: $75.00

The Company insures against loss or damage sustained by the Insured by reason of:

1. those portions of the Land identified below not being assessed for real estate taxes under the listed tax identification numbers or those tax identification numbers including any additional land:

Parcel:	1. Lot 53 of Grand View Lodges Second Addition, Plat 1236 2. Lot 57 of Grand View Lodges Third Addition, Plat 1333 3. Lot 58 of Grand View Lodges Third Addition, Plat 1333	Tax Identification Numbers:	1. OJ-007194 (Lot 53) 2. OJ-008086 (Lot 57) 3. OJ-008087 (Lot 58)

2. the easements, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes, assessments or other charges imposed on the servient estate by a governmental authority.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

Dated: August 30, 2023 at 4:03PM

Issued By:
Wyoming Title & Escrow, Inc.
1110 Maple Way Suite A
P.O. Box 4429
Jackson, WY 83001
Agent ID: 11163052

Authorized Countersignature

CERTIFICATE OF SURVEYOR

State of Wyoming)
)ss.
County of Teton)

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat into lots to be known as **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON.**

that the lands of this subdivision are described as:
Lots 54 and 56 of Grand View Lodges Second Addition to the Town of Jackson, Plat No. 1236 as recorded in the Office of the Teton County Clerk, and located in the SE1/4 NW1/4 and the NE/14 SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

Containing 28.85 acres, more or less, subject to and together with easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that all dimensions and areas are correctly shown;

that all corners will be monumented as shown by November 1, 2013.

Professional Land Surveyor MICHAEL J. QUINN 4270 Date WYOMING

Michael J. Quinn, Wyoming Professional Land Surveyor 4270

30 OCT 2013

The foregoing instrument was acknowledged before me by Michael J. Quinn this 30TH day of OCTOBER, 2013.
Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16

CERTIFICATE OF ENGINEER

State of Wyoming)
)ss.
County of Teton)

I, Robert R. Norton hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Robert R. Norton, Wyoming Professional Engineer and Land Surveyor 2910

Professional Engineer (Civil) & Land Surveyor ROBERT R. NORTON 2910 Date WYOMING

The foregoing instrument was acknowledged before me by Robert R. Norton, this 31ST day of OCT. 2013.

Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)ss.
City of Jackson)

The foregoing Subdivision, **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the 7TH day of OCTOBER, 2013 in accordance with Section 15-1-415 Wyoming Statutes.

SEAL

ATTEST:
Town Clerk

Town of Jackson
Mayor

Town Engineer

Planning Director

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holder of a mortgage on the lands shown and described hereon, recorded in Book 821, Pages 1039–1044, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

Cache Peak LLC, a Wyoming limited liability company

William B. Resor

The foregoing instrument was acknowledged before me by WILLIAM B. RESOR, as MANAGER of Cache Peak LLC, a Wyoming limited liability company, this 31ST day of OCT. 2013.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public
My Commission Expires 4/20/16

CERTIFICATE OF OWNER

State of Wyoming)
)ss
County of Teton)

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify;

that the foregoing subdivision as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be **GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON;**

that this subdivision is subject to that Affidavit Affecting Title regarding Snow King Planned Resort District Master Plan, as recorded in Book 429 of Photo, page 1–211, and Amendment to Affidavit recorded in Book 805, pages 651–659, records of Teton County;

that this subdivision is subject to that easement to Lower Valley Power and Light, Inc. as recorded in Book 4 of Photo, page 85, records of the Clerk of Teton County;

that this subdivision is subject to and benefited by those Beneficial Driveway and Utility Easements as recorded in Book 595 of Photo, pages 526–532, Book 595 of Photo, pages 533–539, Book 595 of Photo, pages 540–546 and Book 595 of Photo, pages 547–553, and to those easements, covenants, conditions and restrictions as shown on Grand View Lodges Second Addition to the Town of Jackson, Plat no. 1236, records of Teton County;

that this subdivision is subject to: that Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort District as recorded in Book 733, pages 179–187, First Amendment of the Declaration of Covenants, Conditions and Restrictions for the Snow King Planned Resort as recorded in Book 796, pages 428–430, and the Amended and Restated Declaration of Covenants, Conditions and Restrictions as recorded in Book 818, pages 118–125, records of Teton County;

that this subdivision is subject to that Agreement to Convey Easements as recorded in Book 774, pages 738–769, records of Teton County;

that this subdivision is subject to that Roadway Access Easement, location to be determined, as recorded in Book 774, pages 770–774, records of Teton County;

that this subdivision is subject to that Restrictive Covenant Regarding Hotel Development, Condominium Rental Management Operations and Right of First Refusal as recorded in Book 818, pages 188–201, records of Teton County;

that all Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be granted to the Grand View Lodges Homeowners Association;

that all Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the owners, their heirs, assigns, and guests, of a lot within this subdivision and future additions hereto;

that an easement across the General Common Elements and Areas to be located upon Lot 57 and Lot 58 as shown hereon, as the same are planned to be further subdivided for condominium ownership, but excluding any areas occupied or to be occupied by lodges or structures, is hereby reserved to the undersigned owners and proprietors for use as skier, pedestrian, and bicycling pathway easements to be granted to third parties at the sole discretion of the undersigned owners and proprietors;

that Limited Common Elements to be located upon Lot 57, Lot 58, and Lot 59 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the exclusive use and enjoyment of the owner of the appurtenant unit, subject to the easements granted herein and subject to the rights of the Homeowners Association and its authorized representatives to enter upon said Limited Common Elements for the purpose of installing, maintaining, inspecting, or repairing, utility features and structures of this subdivision;

that the undersigned owners and proprietors hereby reserve to themselves, their heirs and assigns, the right to create future easements for access, utilities, encroachments, construction and related activities, ski area, recreation, pedestrian, snow storage, and pathways across the lands of this plat;

that access to this subdivision is from Snow King Loop Road through that easement recorded in Book 713, pages 130 through 140, records of the Clerk of Teton County;

that the roadway and utility easements as show hereon, are reconfigured and rededicated and shown hereon as roadway and utility easements for the use of the owners, their heirs and assigns of a lot or unit within this subdivision and to those owners of lots or units located upon the lands of the Love Ridge Lodge Homes Additions to the Town of Jackson and Grand View Lodges Additions to the Town of Jackson and subsequent subdivisions thereof;

that a non–exclusive easement across the roadway and utility easements as shown hereon is hereby granted to those companies or entities supplying utility services to the subdivision, including Lower Valley Energy, Century Link Corporation, Bresnan Communication, and their heirs, assigns, and successors in interest for the installation, repair, and maintenance of underground utility lines and appurtenances, including underground electrical, gas, and communications lines;

that the 30 foot wide storm sewer easement across a portion of lot 59 as shown hereon is hereby granted to the Town of Jackson;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the roads and driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the lands of this plat are subject to noise, lighting, traffic, and other disturbances associated with ski area operation, recreation, construction, and resort uses on the lands of this plat and on adjoining lands, and that substantial future additions to the adjacent resort facilities may be constructed on the lands of this plat or on adjoining lands;

that Lot 54 and Lot 56 of Grand View Lodges Second Addition to the Town of Jackson, Plat 1236 as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and sections 34–12–106 through 110, Wyoming Statues, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots, they being reconfigured as shown hereon;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights–of–way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.

Grand View Development LLC, a Wyoming limited liability company

BY: Manuel Lopez, manager

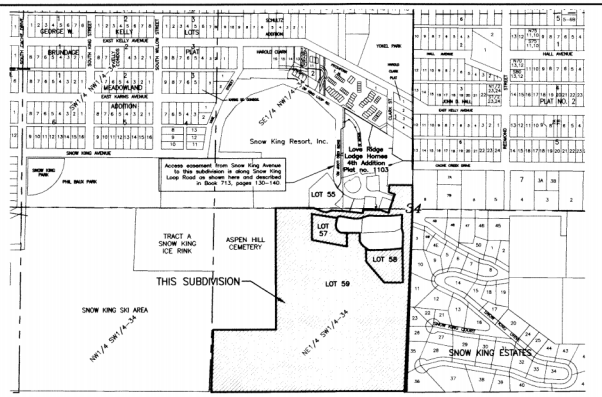
The foregoing instrument was acknowledged before me by Manuel Lopez as manager of Grand View Development LLC, a Wyoming limited liability company, this 31ST day of OCT, 2013.

WITNESS my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES - APR. 20, 2016

Notary Public

My commission expires: 4/20/16



Vicinity Map

(Part) Section 34, T41N, R116W
scale: 1" = 400'

Zoning District: Planned Resort District
Number of Lots: 3 Lots

Total Acreage: 28.85 Acres

SUBMITTAL DATE: 8/01/13
FINAL SUBMITTAL REVISION: 10/28/13

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holders of mortgages on the lands shown and described hereon, recorded in Book 821, Pages 1010–1016, and in Book 821, pages 1017–1022, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

The Bank of Jackson Hole

BY: D. Wayne Ruby
ITS: Sr. V.P.

Attest:

BY: _____
ITS:

State of Wyoming)
)ss.
County of Teton)

On the ____day of _____ 2013, before me personally appeared, _____ and _____ known to me, and who executed the foregoing instrument as _____ and _____ of The Bank of Jackson Hole, and being by me duly sworn, did depose and say they executed the foregoing instrument on behalf of said corporation and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal.

Attest:

Bank of Jackson Hole

The foregoing instrument was acknowledged before me by D. WAYNE RUBY and _____ the _____ and _____ of the Bank of Jackson Hole, respectively, this 31ST day of OCT., 2013.

Witness my hand and official seal.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR 20, 2016

Notary Public
My Commission Expires 4/20/2016

CERTIFICATE OF MORTGAGEE

State of Wyoming)
)ss.
County of Teton)

The undersigned hereby certifies that they are the holder of a mortgage on the lands shown and described hereon, recorded in Book 821, Pages 1052–1057, in the Office of the Teton County Clerk, Wyoming. That they do hereby join in and consent to the dedication of the land and easements as shown hereon and described of the land in the Certificate of Owner, that they do hereby agree that their mortgage shall be subordinate to the dedications and easements shown hereon and described thereon.

Manuel Lopez

Deborah Lopez

The foregoing instrument was acknowledged before me by Manuel Lopez and Deborah Lopez, this 31ST day of OCT, 2013.

JOHN B. BAENEN - NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR 20, 2016

Notary Public
My Commission Expires 4/20/16

GRANTOR: GRAND VIEW DEVELOPMENT LLC
GRANTEE: THE PUBLIC
PLAT #1333
Doc 0848315 bk 1333 pg 827-827 Filed At 13:19 ON 11/14/13
Sherry L. Daigle Teton County Clerk fees 75.00
By Mary D Arrobus Deputy

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733–5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733–2087

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THE SURFACE ESTATE OF THE LAND TO BE SUBDIVIDED IS SUBJECT TO FULL AND EFFECTIVE DEVELOPMENT OF THE MINERAL ESTATE

THE ROADS OF THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED. NO PUBLIC MAINTENANCE OF STREETS OR ROADS.

THE WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS WITHIN THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION IS SUBJECT TO SIGNIFICANT IMPACTS FROM SKI AREA, RESORT, AND RECREATIONAL USES UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS, INCLUDING NOISE, SNOWMAKING, LIGHTING, AND TRAFFIC IMPACTS ASSOCIATED WITH THESE USES AND THE CONSTRUCTION OF ADDITIONAL FACILITIES

SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56 of Grand View Lodges Second Addition to the Town of Jackson Plat no. 1236

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1333

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733–2087

DATE	8/01/13
SURVEYED	
ENGINEERED	NE
DRAWN	SK
CHECKED	MJQ
APPROVED	
REV.	10/28/13

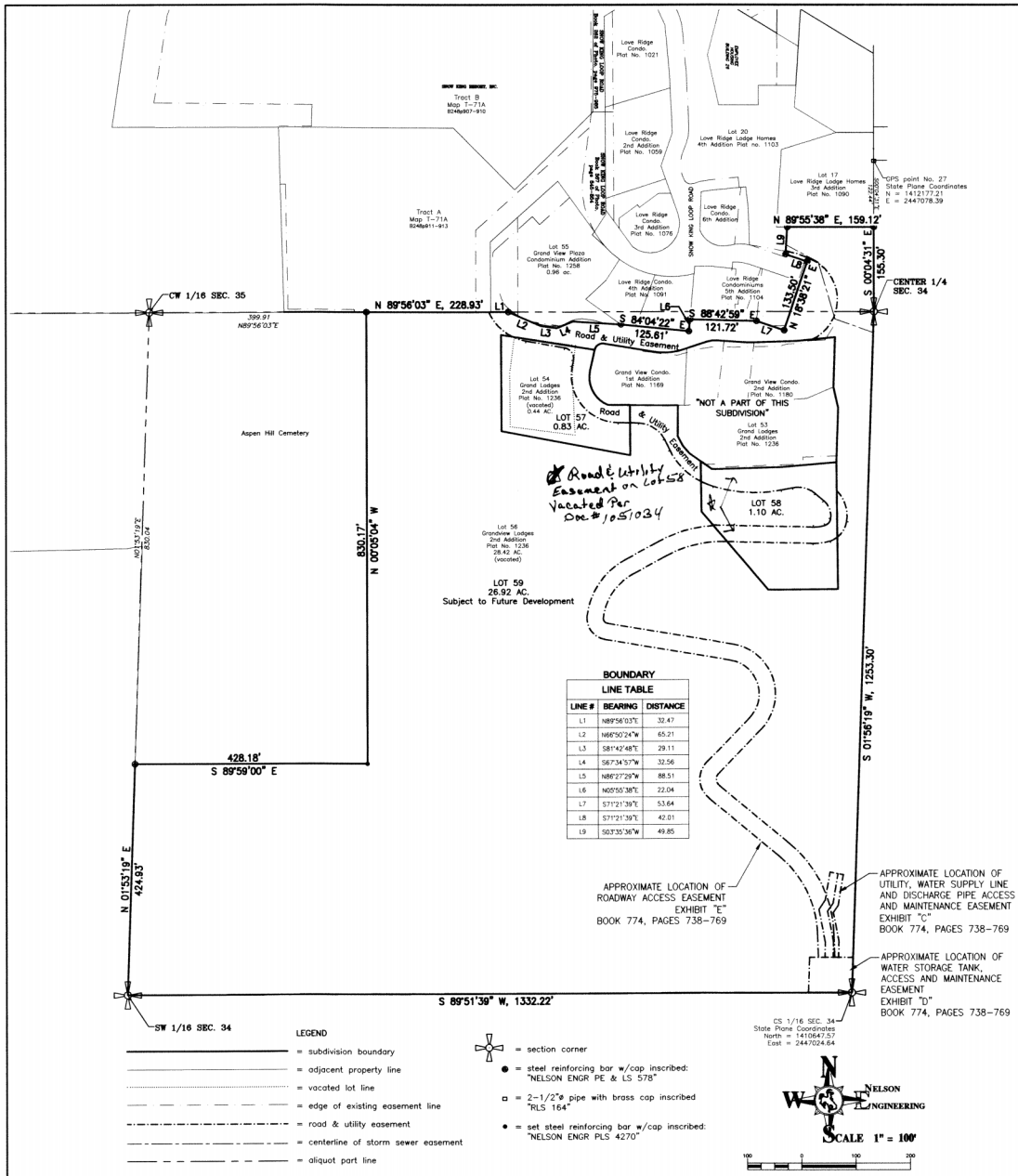
DRAWING TITLE: CERTIFICATE PAGE

JOB TITLE: GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

DRAWING NO: 1 of 3

JOB NO: 13-102-01

S:\Proj\2013\102-01 Grand View Lodges 3rd Addition Plat\Plat\Cover Sheet.dwg — Oct 29, 2013 08:28:01 — MJQ — PLOTTED BY: Hardcopy



LINE TABLE

LINE #	BEARING	DISTANCE
L1	N89°56'03"E	32.47
L2	N66°50'24"W	65.21
L3	S81°42'48"E	29.11
L4	S67°34'57"W	32.56
L5	N86°27'29"W	88.51
L6	N05°55'38"E	22.04
L7	S71°21'39"E	53.64
L8	S71°21'39"E	42.01
L9	S03°35'36"W	49.85

LEGEND

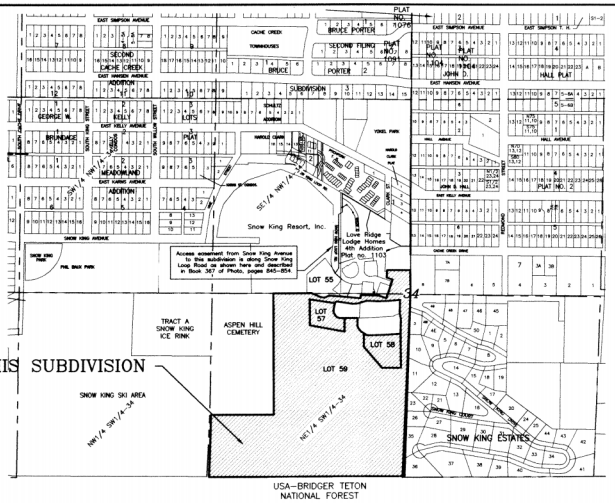
- = subdivision boundary
- = adjacent property line
- = vacated lot line
- = edge of existing easement line
- = road & utility easement
- = centerline of storm sewer easement
- = aliquot part line

- = section corner
- ● = steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
- □ = 2-1/2"ø pipe with brass cap inscribed "RLS 164"
- ● = set steel reinforcing bar w/cap inscribed: "NELSON ENGR PLS 4270"

NELSON ENGINEERING

SCALE 1" = 100'

100 0 100 200



Vicinity Map

(Part) Section 34, T41N, R116W
scale: 1" = 400'

Zoning District: Planned Resort District
Number of Lots: 3 Lots

Total Acreage: 28.85 Acres

SUBMITTAL DATE: 8/01/13
FINAL SUBMITTAL REVISION: 10/28/13

THIS SUBDIVISION SHALL NOT BE SUBJECT TO FURTHER DIVISION EXCEPT AS PERMITTED BY THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

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THIS SUBDIVISION IS SUBJECT TO SIGNIFICANT IMPACTS FROM SKI AREA, RESORT, AND RECREATIONAL USES UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS, INCLUDING NOISE, SNOWMAKING, LIGHTING, AND TRAFFIC IMPACTS ASSOCIATED WITH THESE USES AND THE CONSTRUCTION OF ADDITIONAL FACILITIES

SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56
of Grand View Lodges
Second Addition to the Town of Jackson
Plat no. 1236

located within the
SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1333

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

	DATE	BY
SURVEYED	8/01/13	NE
ENGINEERED		
DRAWN		SK
CHECKED		MAQ
APPROVED		
REV.	10/30/13	

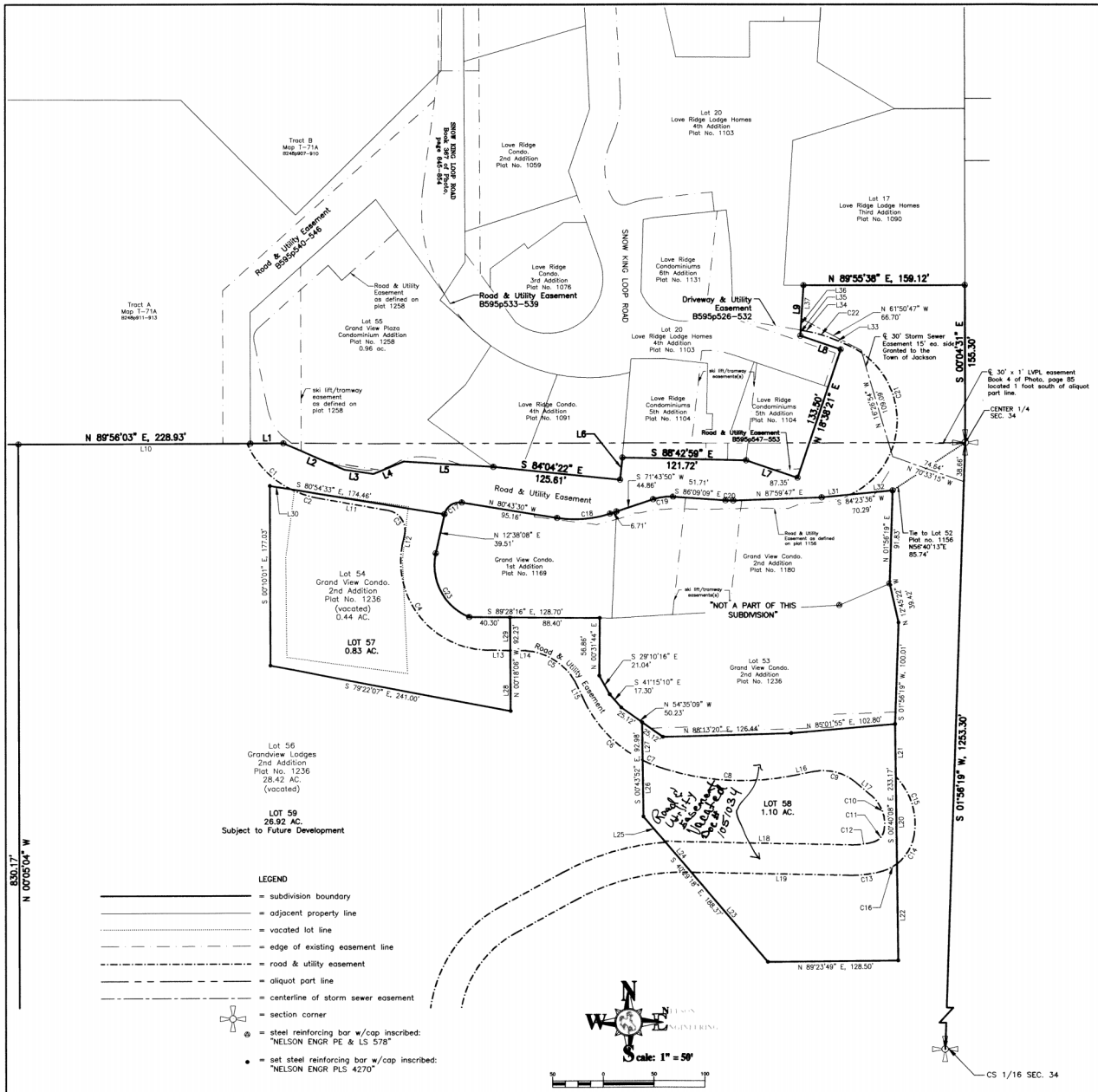
DRAWING TITLE: SITE PLAN

JOB TITLE: GRAND VIEW LODGES THIRD ADDITION TO THE TOWN OF JACKSON

DRAWING NO: 2 of 3

JOB NO: 13-102-01

S:\PROJOBS\13-102-01\DWG\13-102-01.PLAT.DWG 103 SCALE PG 01 MAR 18 2015 3:39:26 AM PLOTTED BY: KARCHNER



ROAD & UTILITY EASEMENT

LINE TABLE			
	LINE #	BEARING	DISTANCE
TIE	L10	N89°56'03"E	225.66
	L11	N80°13'23"W	72.16
	L12	N12°38'09"E	10.87
	L13	N89°05'47"W	21.73
	L14	S89°05'47"E	15.49
	L15	S25°34'21"E	22.36
	L16	N78°50'51"E	21.45
	L17	S49°52'02"E	20.40
	L18	N88°54'43"W	184.85
	L19	N88°54'43"W	158.24
TIE	L20	S00°40'08"E	85.63
	L21	S00°40'08"E	52.15
	L22	S00°40'08"E	95.39
	L23	S40°29'18"E	116.26
	L24	N40°29'18"W	40.10
TIE	L25	N40°29'18"W	32.01
TIE	L26	S00°43'52"E	54.76
TIE	L27	N00°43'52"W	38.22
	L28	S00°18'08"E	54.41
	L29	N00°18'08"W	37.81

LINE TABLE			
LINE #	BEARING	DISTANCE	
L30	N80°54'33"W	20.64	

ROAD & UTILITY EASEMENT

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	63.47	91.07	39°56'03"	S43°28'47"E	62.20
C2	26.66	91.07	16°46'35"	S71°50'06"E	26.57
C3	32.41	20.00	92°51'32"	N33°47'37"W	28.98
C4	152.09	87.05	100°06'03"	S39°28'16"E	133.47
C5	59.25	61.35	55°20'24"	N57°54'03"W	56.98
C6	82.66	125.00	37°53'25"	S44°31'03"E	81.17
C7	23.65	136.16	9°56'59"	S68°40'55"E	23.62
C8	126.33	255.43	28°20'13"	S86°58'40"E	125.05
C9	44.75	50.00	51°17'07"	N75°30'36"W	43.28
C10	37.59	36.40	59°09'57"	N20°17'04"W	35.94
C11	16.12	14.62	63°09'17"	N40°52'34"E	15.31
C12	21.89	70.00	17°54'55"	N82°07'50"E	21.80
C13	31.27	100.00	17°54'55"	N82°07'50"E	31.14
C14	33.97	44.62	43°37'31"	N31°06'41"E	33.16
C15	62.30	66.40	53°45'25"	N17°34'47"W	60.04
C16	15.21	44.62	19°31'46"	N62°41'19"E	15.14

LINE TABLE		
LINE #	BEARING	DISTANCE
L31	N84°23'36"E	28.67
L32	N84°23'36"E	41.62
L33	N66°45'50"W	13.34
L34	S79°26'15"E	6.54
L35	N03°35'36"E	5.68
L36	N03°35'36"E	11.32
L37	N03°35'36"E	32.86

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C17	22.68	15.00	86°38'22"	S55°57'19"W	20.58
C18	52.88	110.00	27°32'41"	N85°30'10"E	52.37
C19	19.69	51.00	22°07'01"	S82°47'20"W	19.56
C20	7.66	75.00	5°51'04"	S89°04'41"E	7.66
C21	185.36	81.00	131°06'46"	S01°12'27"E	147.48
C22	28.53	129.00	12°40'25"	N73°06'03"W	28.48
C23	77.06	55.00	80°16'40"	S27°42'37"E	70.91

GRAND VIEW LODGES
THIRD ADDITION
TO THE TOWN OF JACKSON

a subdivision of Lots 54 and 56
of Grand View Lodges
Second Addition to the Town of Jackson
Plat no. 1236

located within the
SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34,
T41N, R116W, 6th P.M.,
Town of Jackson,
Teton County, Wyoming

1333

REV.	10/28/15
DATE	6/01/15
SURVEYED	NE
ENGINEERED	
DRAWN	SK
CHECKED	MAQ
APPROVED	

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
SITE PLAN

JOB TITLE
GRAND VIEW LODGES
THIRD ADDITION
TO THE TOWN OF JACKSON

DRAWING NO 3 of 3

JOB NO 13-102-01

S:\PROJECTS\13-102-01\PLATS\ 05 SCALE PG 3 MAR 28, 2005 10:59 AM PLOTTED BY: AARONMER

CERTIFICATE OF SURVEYOR

State of Wyoming)
)ss
County of Teton)

I, Michael J. Quinn, a Professional Land Surveyor of Wilson, Wyoming, hereby certify, to the best of my knowledge and belief:

that by authority of the owners I have subdivided the lands shown on this plat into lots to be known as **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON**.

that the lands of this subdivision are described as:
Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson, Plat No. 1156 as recorded in the Office of the Teton County Clerk, and located in the SE1/4 NW1/4 and the NE/14 SW1/4 of Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming.

Containing 30.60 acres, more or less, subject to and together with easements, rights-of-way, reservations, restrictions, and agreements, of sight and/or of record.

that this plat was made from the notes of surveys made by me or under my direction, and from records in the Office of the Teton County Clerk;

that all dimensions and areas are correctly shown;

that all corners will be monumented as shown by September 30, 2008.

Professional Land Surveyor MICHAEL J. QUINN 4270 WYOMING

Michael J. Quinn, Wyoming Professional Land Surveyor 4270 — 4 April 2008

The foregoing instrument was acknowledged before me by Michael J. Quinn this 4TH day of April, 2008.
Witness my hand and official seal.

JOHN N. BATSON NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR. 20, 2012

Notary Public — My commission expires:_____

CERTIFICATE OF ENGINEER

State of Wyoming)
)ss
County of Teton)
I, Robert R. Norton hereby certify that the water distribution and sewer collection facilities designed for the foregoing subdivision are adequate and safe, and meet Federal, State, and Town of Jackson requirements if built as designed and operated correctly.

Robert R. Norton, Wyoming Professional Engineer and Land Surveyor 2910

The foregoing instrument was acknowledged before me by Robert R. Norton, this 4TH day of APRIL, 2008.

Witness my hand and official seal.

JOHN N. BATSON NOTARY PUBLIC COUNTY OF TETON STATE OF WYOMING MY COMMISSION EXPIRES APR. 20, 2012

Notary Public

My commission expires:_____

CERTIFICATE OF MORTGAGEE

Jackson State Bank & Trust (by separate affidavit)

CERTIFICATE OF ACCEPTANCE

State of Wyoming)
County of Teton)ss
City of Jackson)

The foregoing Subdivision, **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON**, was approved at the regular meeting of the Jackson Town Council on the 17th day of March, 2008 in accordance with Section 15-1-415 Wyoming Statutes, 1977, as amended.

Attest: Town of Jackson

Clerk — Mayor

Jackson Town Engineer

THE TOWN OF JACKSON INCORPORATED SEAL 1914 TETON COUNTY, WYOMING

CERTIFICATE OF OWNER

State of Wyoming)
)ss
County of Teton)

The undersigned owners and proprietors of the lands described in the Certificate of Surveyor and shown hereon hereby certify:

that the foregoing subdivision as shown hereon is with the free consent and in accordance with the desires of the undersigned owners and proprietors;

that the name of the subdivision shall be **GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON;**

that this subdivision is subject to that Affidavit Affecting Title regarding Snow King Planned Resort District Master Plan, as recorded in Book 429 of Photo, page 1-211, records of Teton County;

that this subdivision is subject to that easement to Lower Valley Power and Light, Inc. as recorded in Book 4 of Photo, page 85, records of Teton County;

that this subdivision is subject to those Beneficial Driveway and Utility Easements as recorded in Book 595 of Photo, pages 526 through 532, Book 595 of Photo, pages 533 through 539, Book 595 of Photo, pages 540 through 546 and Book 595 of Photo, pages 547 through 553, records of Teton County;

that all Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be granted to the Grand View Lodges Homeowners Association;

that all Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the owners, their heirs, assigns, and guests, of a lot within this subdivision and future additions hereto;

that an easement across the General Common Elements and Areas to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, but excluding any areas occupied or to be occupied by buildings or structures, is hereby reserved to the undersigned owners and proprietors for use as skier, pedestrian, and bicycling pathway easements to be granted to third parties at the sole discretion of the undersigned owners and proprietors;

that Limited Common Elements to be located upon lots 53 through 55 as shown hereon, as the same are planned to be further subdivided for condominium ownership, are to be dedicated to the exclusive use and enjoyment of the owner of the appurtenant unit, subject to the easements granted herein and subject to the rights of the Homeowners Association and its authorized representatives to enter upon said Limited Common Elements for the purpose of installing, maintaining, inspecting, or repairing, utility features and structures of this subdivision;

that the undersigned owner and proprietors hereby reserve to themselves, their heirs and assigns, the right to create future easements for access, utilities, encroachments, construction and related activities, ski area, recreation, pedestrian, snow storage, and pathways across the lands of this plat and on adjoining parcels;

that access to this subdivision is from Snow King Loop Road through that easement recorded in Book 367 of Photo, pages 845 through 854, records of Said Clerk;

that the roadway and utility easements as show on Grand View Lodges Addition to the Town of Jackson, Plat no. 1156, are reconfigured and rededicated and shown hereon as roadway and utility easements for the use of the owners, their heirs and assigns of a lot or unit within this subdivision and to those owners of lots or units located upon the lands of the Love Ridge Lodge Homes Addition to the Town of Jackson and subsequent subdivisions thereof;

that a non-exclusive easement across the roadway and utility easements as shown hereon is hereby granted to those companies or entities supplying utility services to the subdivision, including Lower Valley Energy, QWest Corporation, Bresnan Communication, and their heirs, assigns, and successors in interest for the installation, repair, and maintenance of underground utility lines and appurtenances, including underground electrical, gas, and communications lines;

that the 30 foot wide storm sewer easement across a portion of lot 56 as shown hereon is hereby granted to the Town of Jackson;

that access to sewer and water facilities, including pipelines, manholes, meters and valves, is hereby granted to the Town of Jackson;

that access across the roads and driveways located within this subdivision is hereby granted to emergency vehicles including ambulances, fire fighting vehicles, and police vehicles;

that the lands of this plat are subject to noise, lighting, traffic, and other disturbances associated with ski area operation, recreation, construction, and resort uses on the lands of this plat and on adjoining lands, and that substantial future additions to the adjacent resort facilities may be constructed on the lands of this plat or on adjoining lands;

that Lot 37 and Lot 47 of Grand View Lodges Addition to the Town of Jackson, Plat 1156 as recorded in the Office of the Teton County Clerk, are hereby vacated in accordance with the Town of Jackson Land Development Regulations, Article VI, Division 6200 and sections 34-12-106 through 110, Wyoming Statues, 1977, as amended, and the Clerk of Teton County is hereby respectfully requested to write "vacated" across said Lots they being reconfigured as shown hereon;

that the seller does not warrant to purchaser that he shall have any rights to the continued natural flow of any stream or river within or adjacent to the subdivision;

that Wyoming law does not recognize any riparian rights to the continued natural flow of a stream or river to persons living on the bank of the stream or river;

that all rights under and by virtue of the homestead exemption laws of the State of Wyoming are hereby waived and released;

that this subdivision is subject to rights-of-way, easements, restrictions, reservations, and conditions, of sight and/or of record, including but not limited to those shown hereon.

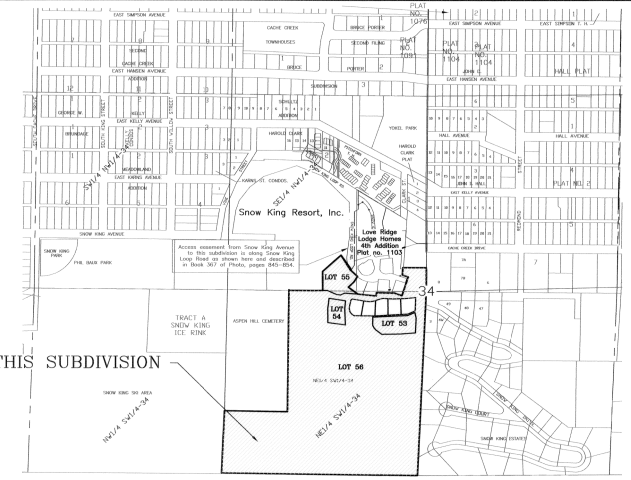
Grand View Development LLC, a Wyoming limited liability company

BY: SEPARATE AFFIDAVIT
Manuel Lopez, manager

The foregoing instrument was acknowledged before me by Manuel Lopez as manager of Grand View Development LLC, a Wyoming limited liability company, this _____ day of _____, 2008.

WITNESS my hand and official seal.

_____
Notary Public — My commission expires: _____



Vicinity Map
(Part) Section 34, T41N, R116W
scale: 1" = 400'

DEFINITIONS FOR FUTURE CONDOMINIUM UNITS TO BE LOCATED UPON LOTS OF THIS SUBDIVISION

(a) "UNIT" means an individual air space unit which is contained within the perimeter walls, floors, ceilings, windows, and doors of each unit of a Condominium Plat to be filed for record upon a lot of this subdivision, together with all fixtures and improvements therein contained but not including any structural components of the building, if any, located within the unit.

(b) "CONDOMINIUM" or "CONDOMINIUM UNIT" means the fee simple title in and to a unit together with an appurtenant undivided fractional interest in and to the general common elements of this subdivision.

(c) "GENERAL COMMON ELEMENTS" means and includes the land located within the subdivision and the structural components of the buildings, and all other parts of such land and the improvements thereon necessary or convenient to its existence, maintenance, and safety which are normally and reasonably in common use, including the air above such land. It shall also mean and include the limited common elements unless such elements are hereinafter or in the Declaration of Condominium specifically excluded as to any specific situation. (Common "Areas" refers to the lands within the General Common Elements not located within or under the buildings)

(d) "LIMITED COMMON ELEMENTS" means those portions of the general common elements which are either limited to and reserved for the exclusive use of an owner of a condominium unit or are limited to and reserved for the common use of more than one but fewer than all of the condominium unit owners.

THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO FURTHER DIVISION.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

SELLER DOES NOT WARRANT TO PURCHASER THAT HE HAS ANY RIGHTS TO THE NATURAL FLOW OF ANY STREAM OR RIVER WITHIN OR ADJACENT TO THE SUBDIVISION

WYOMING LAW DOES NOT RECOGNIZE ANY RIPARIAN RIGHTS TO THE CONTINUED NATURAL FLOW OF A STREAM OR RIVER TO PERSONS LIVING ON THE BANKS OF THE STREAM OR RIVER

THE ROADS OF THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THE WATER DISTRIBUTION AND SEWER COLLECTION SYSTEMS WITHIN THIS SUBDIVISION ARE PRIVATELY OWNED AND MAINTAINED.

THIS SUBDIVISION IS SUBJECT TO SIGNIFICANT IMPACTS FROM SKI AREA, RESORT, AND RECREATIONAL USES UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS, INCLUDING NOISE, SNOWMAKING, LIGHTING, AND TRAFFIC IMPACTS ASSOCIATED WITH THESE USES AND THE CONSTRUCTION OF ADDITIONAL FACILITIES

SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

DEVELOPMENT OF ANY OF THE LOTS OF THIS SUBDIVISION SHALL BE IN CONFORMANCE WITH THE APPROVED DEVELOPMENT PLAN ON FILE WITH THE TOWN OF JACKSON AND ANY AMENDMENTS THERETO.

1236

GRANTOR: GRAND VIEW DEVELOPMENT LLC
GRANTEE: THE PUBLIC PLAT #1236
Doc #726947 bk 2RAP pg 84-84 Filed At 11:54 AM 04/11/08
Sherry L. Daigle Teton County Clerk fees: 58.00
By Mary Smith Deputy

Zoning District: Planned Resort District
Number of Lots: 4 Lots

Total Acreage: 30.60 Acres

SUBMITTAL DATE: 1/25/08

FINAL SUBMITTAL REVISION: 4/04/08

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

DATE	1/07/08
SURVEYED	ns
ENGINEERED	
DRAWN	ak
CHECKED	mjq
APPROVED	
REV.	2/20/08

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

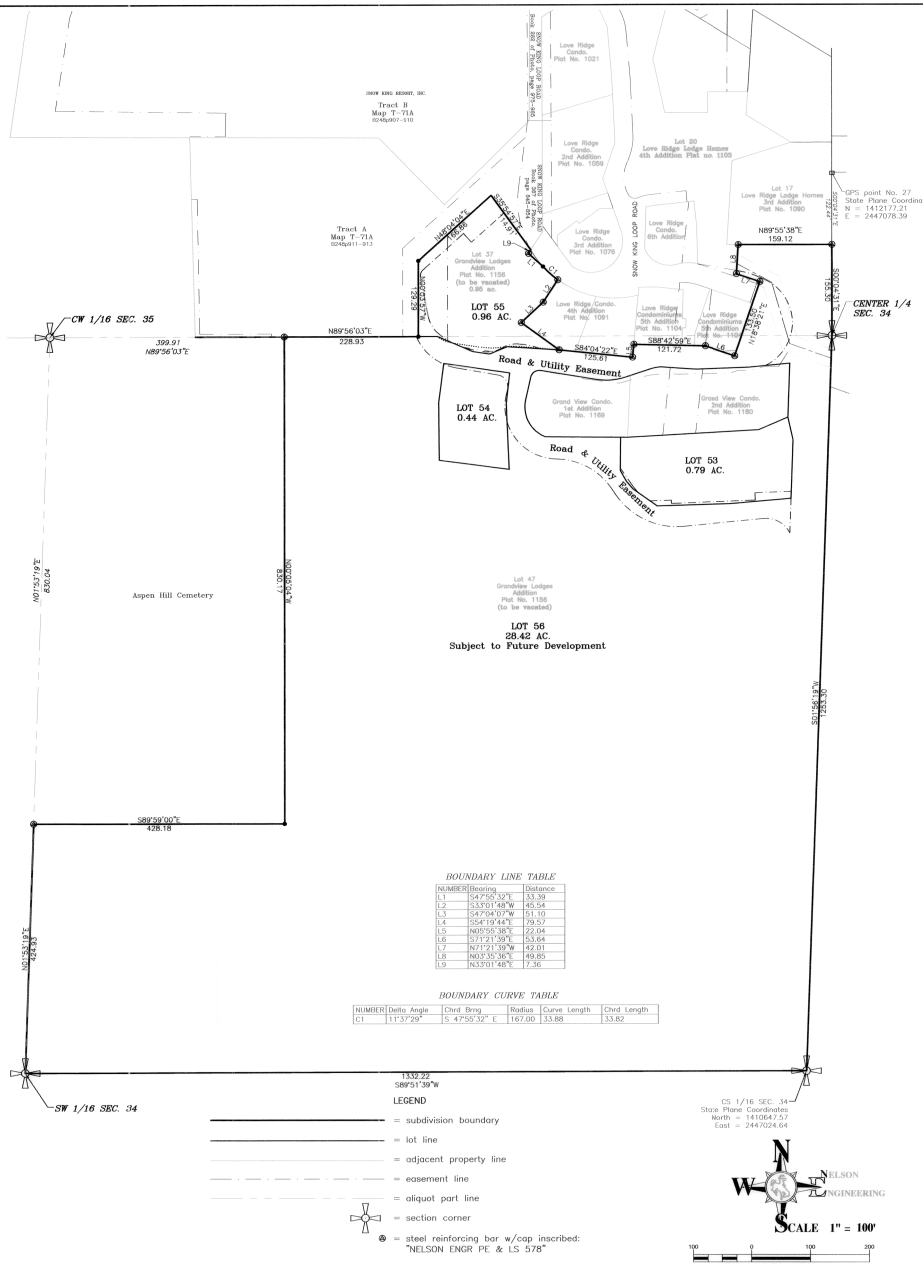
DRAWING TITLE: Final Plat Certificate Sheet

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 1 of 3

JOB NO 07-317-01

S:\PROJECTS\07-317-01\CAD\PLAT\07-317-01 PLAT.DWG 4/4/2008 8:05:42 PM PLOTTED BY: KAREN MEEK



BOUNDARY LINE TABLE

NUMBER	Bearing	Distance
L1	S47°55'32"E	33.39
L2	S33°01'48"W	45.54
L3	S47°04'07"W	51.10
L4	S54°19'44"E	79.57
L5	N05°55'38"E	22.04
L6	S71°21'39"E	53.64
L7	N71°21'39"W	42.01
L8	N03°39'36"E	49.85
L9	N33°01'48"E	7.36

BOUNDARY CURVE TABLE

NUMBER	Delta Angle	Chrd Brng	Radius	Curve Length	Chrd Length
C1	11°37'29"	S 47°55'32" E	167.00	33.88	33.82



Vicinity Map
(Part) Section 34, T41N, R116W
scale: 1" = 400'

THE LOTS OF THIS SUBDIVISION ARE SUBJECT TO FURTHER DIVISION.

THIS SUBDIVISION WILL BE CONNECTED TO THE TOWN OF JACKSON WATER SUPPLY AND SEWAGE COLLECTION AND TREATMENT SYSTEMS

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SNOW KING RESORT PLANS SUBSTANTIAL FUTURE ADDITIONS TO THEIR FACILITIES. THESE ADDITIONS WILL INCLUDE CONDOMINIUM, HOTEL, CONVENTION, AND OTHER RESORT AND RECREATION FACILITIES. THESE ADDITIONS WILL OCCUR UPON THE LANDS OF THIS SUBDIVISION AND ADJOINING LANDS WITH SIGNIFICANT NOISE, LIGHTING, AND TRAFFIC IMPACTS.

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Zoning District: Planned Resort District
Number of Lots: 4 Lots

Total Acreage: 30.60 Acres

SUBMITTAL DATE: 1/09/08

FINAL SUBMITTAL REVISION: 4/04/08

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1236

Owner and Subdivider:
Grand View Development, LLC
Box 928
Jackson, Wyoming 83001
(307) 733-5200

Engineer and Surveyor:
Nelson Engineering
Box 1599
Jackson, Wyoming 83001
(307) 733-2087

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DATE	11/19/07		REV 5/11/08
SURVEYED	NE		
ENGINEERED			
DRAWN		SK	
CHECKED			
APPROVED			

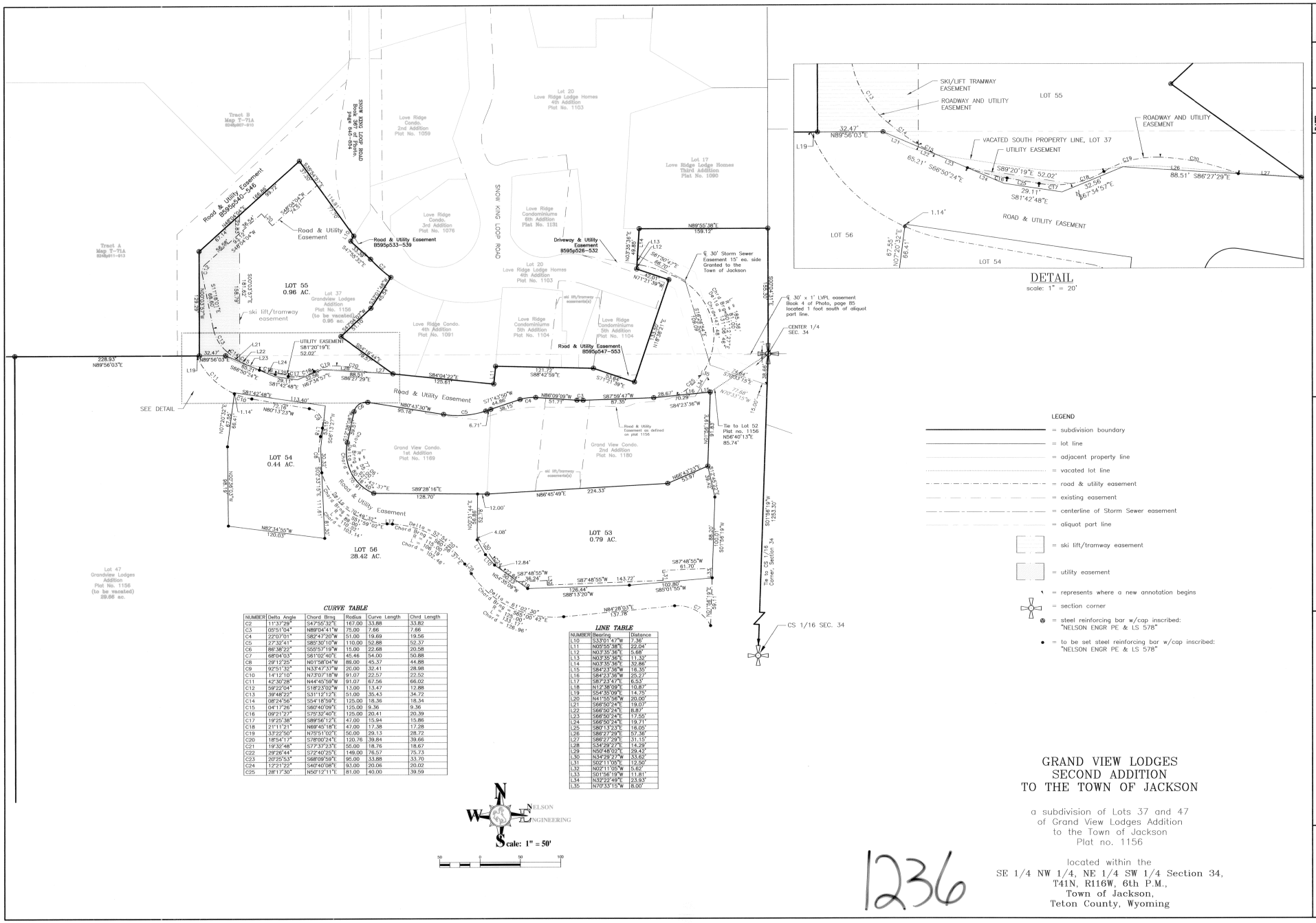
DRAWING TITLE: SITE PLAN

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 2 of 3

JOB NO 07-317-01

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CURVE TABLE

NUMBER	Delta Angle	Chord Brng	Radius	Curve Length	Chrd Length
C2	11°37'29"	S47°55'32"E	167.00	33.88	33.82
C3	05°51'04"	N89°04'41"W	75.00	7.66	7.66
C4	22°07'01"	S82°47'20"W	51.00	19.69	19.56
C5	27°32'41"	S85°30'10"W	110.00	52.88	52.37
C6	86°38'22"	S55°57'19"W	15.00	22.68	20.58
C7	68°04'03"	S61°02'40"E	45.46	54.00	50.88
C8	29°12'25"	N01°58'04"W	86.00	45.37	44.88
C9	92°51'32"	N33°47'37"W	26.00	32.41	28.98
C10	14°12'10"	N73°07'18"W	91.07	22.57	22.52
C11	42°30'28"	N44°45'59"W	91.07	67.56	66.02
C12	59°22'04"	S16°23'02"W	13.00	13.47	12.88
C13	39°48'22"	S31°12'12"E	51.00	35.43	34.72
C14	08°24'56"	S54°18'59"E	125.00	18.36	18.34
C15	04°17'26"	S60°40'09"E	125.00	9.36	9.36
C16	09°21'27"	S75°32'40"E	125.00	20.41	20.39
C17	19°25'38"	S89°56'12"E	47.00	15.94	15.86
C18	21°11'21"	N69°45'18"E	47.00	17.38	17.28
C19	33°22'50"	N75°51'02"E	50.00	29.13	28.72
C20	18°54'17"	S78°00'24"E	120.76	39.84	39.66
C21	19°32'48"	S77°37'23"E	55.00	18.76	18.67
C22	29°26'44"	S72°40'25"E	149.00	76.57	75.73
C23	20°25'53"	S68°09'59"E	95.00	33.88	33.70
C24	17°21'22"	S40°40'08"E	93.00	20.06	20.02
C25	28°17'30"	N50°12'11"E	81.00	40.00	39.59

LINE TABLE

NUMBER	Bearing	Distance
L10	S33°01'47"W	7.36'
L11	N05°55'38"E	22.04'
L12	N03°35'36"E	5.68'
L13	N03°35'36"E	11.30'
L14	N03°35'36"E	32.88'
L15	S84°23'36"W	18.35'
L16	S84°23'36"W	25.27'
L17	S87°23'47"E	6.53'
L18	N12°38'09"E	10.80'
L19	S54°35'09"E	14.75'
L20	N41°55'56"W	20.00'
L21	S68°50'24"E	19.07'
L22	S66°50'24"E	8.87'
L23	S66°50'24"E	17.55'
L24	S66°50'24"E	19.71'
L25	S80°13'53"E	16.05'
L26	S86°27'29"E	57.38'
L27	S86°27'29"E	31.15'
L28	S34°29'27"E	14.29'
L29	N50°48'02"E	29.43'
L30	N34°29'27"W	33.62'
L31	S05°11'05"E	12.50'
L32	N02°11'05"W	5.62'
L33	S01°58'19"W	11.81'
L34	N32°22'49"E	23.93'
L35	N70°33'15"W	8.00'

LEGEND

- = subdivision boundary
- = lot line
- = adjacent property line
- = vacated lot line
- = road & utility easement
- = existing easement
- = centerline of Storm Sewer easement
- = aliquot part line
- = ski lift/tramway easement
- = utility easement
- = represents where a new annotation begins
- = section corner
- = steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"
- = to be set steel reinforcing bar w/cap inscribed: "NELSON ENGR PE & LS 578"

GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

a subdivision of Lots 37 and 47 of Grand View Lodges Addition to the Town of Jackson Plat no. 1156

located within the SE 1/4 NW 1/4, NE 1/4 SW 1/4 Section 34, T41N, R116W, 6th P.M., Town of Jackson, Teton County, Wyoming

1236

NELSON ENGINEERING
P.O. BOX 1569, JACKSON WYOMING (307) 733-2087

DATE	REV. 9/11/08
SURVEYED	NE
ENGINEERED	
DRAWN	SK
CHECKED	MAQ
APPROVED	

DRAWING TITLE: SITE PLAN
50 SCALE

JOB TITLE: GRAND VIEW LODGES SECOND ADDITION TO THE TOWN OF JACKSON

DRAWING NO 3 of 3

JOB NO 07-317-01

S:\MRS\DRWG\JOB\1309-3\PLAT\MG FOR SCALE.DG 3) MAR 16 2005 10:05:06 AM PLOTTED BY: KARSCHNER

Geotechnical Report

REFER TO ADDENDUM

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-168		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-168		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-168		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-168		FIRE DEPARTMENT COMMENTS	Phase 2 (553 Upper Snow King/Lot 53) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	LEGAL DEPARTMENT COMMENTS		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PLANNING DEPARTMENT COMMENTS		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PC ROUGH DRAFT		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		PC PUBLIC NOTICE			
		DETERMINATION OF SUFFICIENCY			
		FINAL REPORT			
		COMPLETE REPORT			
		START DEPARTMENT COMMENTS			
		POLICE DEPARTMENT COMMENTS			
		FINAL LETTER			
		TOWN COUNCIL MEETING			
		COMPLETENESS REVIEW			
		PC FINAL DRAFT			
		TC PUBLIC NOTICE			
		INITIAL REPORT			
		JOINT HOUSING DEPARTMENT COMMENTS			
		PATHWAYS DEPARTMENT COMMENTS			
		PC KEY ISSUES			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-174		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-174		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-174		ENGINEERING DEPARTMENT COMMENTS	See attached PDF.		
P24-174		FIRE DEPARTMENT COMMENTS	Phase 1 (510 Upper Snow King/Lot 57 North & South Buildings) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC PUBLIC NOTICE		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	TC PUBLIC NOTICE		LPOTZ@JACKSONWY.GOV	12/16/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	12/24/2024	PLANNING DEPARTMENT COMMENTS		KSLUDER@JACKSONWY.GOV	12/24/2024
	02/03/2025	JOINT HOUSING DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		DETERMINATION OF SUFFICIENCY			
		FINAL LETTER			
		PARKS AND RECREATION DEPARTMENT COMMENTS			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		COMPLETENESS REVIEW			
		PC ROUGH DRAFT			
		POLICE DEPARTMENT COMMENTS			
		PC FINAL DRAFT			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		INITIAL REPORT			
		TOWN COUNCIL MEETING			
		PC KEY ISSUES			
		START DEPARTMENT COMMENTS			
		FINAL REPORT			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
P24-175		BUILDING DEPARTMENT COMMENTS	Structures must meet the most current adopted building codes of the Town of Jackson at the time of permitting.		
P24-175		DETERMINATION OF SUFFICIENCY	Please see attached letter.		
P24-175		ENGINEERING DEPARTMENT COMMENTS	Please see attached PDF.		
P24-175		FIRE DEPARTMENT COMMENTS	Phase 2 (725 Upper Snow King/Lot 58) shall meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) Construction Management Plan shall include an approved, written site safety plan establishing a fire prevention program at the project site throughout all phases of construction per the requirements of the IFC, Section 3303. The plan shall be submitted to this department and approved before a building permit is issued. 2.) Fire apparatus access roads shall be provided and maintained in accordance with the IFC, Sections 503.1.1 - 503.1.3. 3.) A fire permit is required for automatic sprinkler systems. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 4.) A fire permit is required for fire alarm systems. A stamped set of fire alarm plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 5.) Standpipe systems shall be provided in new buildings in accordance with the IFC, Section 905.2 - 905.11. A fire permit is required for standpipe systems. A stamped set of standpipe plans shall be submitted for review and approval prior to a permit being issued. Inspection and testing shall be scheduled with this office. 6.) Provide elevator specifications as it will have an impact on sprinkler and fire alarm requirements. Elevators with Firefighter Emergency Operation are required to have a sump and drain. 7.) Buildings will be subject to requirements for emergency responder communication. Buildings that cannot support the required level of in-building emergency responder communications may require an enhancement system. A signal survey can be scheduled when the project is at a 70-75% build-out. A fire department permit is required for the installation of a radio enhancement system. A plan set shall be submitted for review and approval prior to a permit being issued. 8.) Means of egress illumination per the requirements of the IFC, Section 1008.		
	11/13/2024	PC FINAL DRAFT		TVALENTINE@JACKSONWY.GOV	12/06/2024
	12/16/2024	PC KEY ISSUES		LPOTZ@JACKSONWY.GOV	12/16/2024
	12/24/2024	FINAL LETTER		KSLUDER@JACKSONWY.GOV	12/24/2024

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
	02/03/2025	PARKS AND RECREATION DEPARTMENT COMMENTS		BTLENZ@JACKSONWY.GOV	02/03/2025
		POLICE DEPARTMENT COMMENTS			
		TOWN COUNCIL MEETING			
		PC PUBLIC NOTICE			
		PC ROUGH DRAFT			
		TC PUBLIC NOTICE			
		PLANNING COMMISSION REVIEW AND RECOMMENDATION			
		PLANNING DEPARTMENT COMMENTS			
		COMPLETE REPORT			
		LEGAL DEPARTMENT COMMENTS			
		FINAL REPORT			
		START DEPARTMENT COMMENTS			
		COMPLETENESS REVIEW			
		JOINT HOUSING DEPARTMENT COMMENTS			
		INITIAL REPORT			
		DETERMINATION OF SUFFICIENCY			

Workflow Notes

Permit Number	Begin Date	Step Type	Text	Created By	End Date
		PATHWAYS DEPARTMENT COMMENTS			

DEVELOPMENT – APPROVED with CONDITIONS

P24-168, 174, 175
ADDRESS: 510-553-725 Upper Snow King Loop
OWNER: BREG SK57A, LLC & BREG SK57B, LLC & BREG SK57C, LLC
APPLICANT: Northworks Architects – Joe Bongiorno

2/3/2025
Jeff Silliman and Brian Lenz, 733-3079

DATE OF SUBMITTAL: 11/8/2024
DATE OF MATERIALS: 10/29/2024 (Civil)

The engineering division has reviewed your application for a **DEVELOPMENT PLAN** submitted on and with application materials as dated above.

Three separate development plans were submitted, our review for all three is consolidated into one review.

The following conditions are being provided for use in preparation of Building Permits. Unless otherwise noted, the items shall be addressed with any resubmittal of the development plan or with the Building Permit. The information for Building Permits should be detailed for final construction documents.

CONDITIONS OF APPROVAL

A. LDR 5.7.1.D.3: Review and revise the geotechnical reports and provide updated plans and reports with the Building Permit Application as necessary. Applicant is responsible for the cost of any third party review of the geotechnical analysis.
B. LDR 5.7.2.A.1: Provide signed and stamped reports from ATLAS. Update Geotechnical Reports for any changes in design or analysis.
C. LDR 5.7.2.A: Prior to presenting to Town Council provide a narrative and exhibits that show how the buildings conform to the general natural form and minimize cuts and fills. In particular, forty-foot-deep-retaining walls on the south side of Lot 58 provide a significant break in the form and require a large cut without offsetting fill.
D. LDR 5.7.2.B.6: Provide detail on the interceptor ditches uphill of the developments that stable and with capacity for the runoff. Clearly define where the runoff is conveyed. For conveyance off site see notes on LDR 5.7.2.B.8.
E. LDR 5.7.2.B.8: In the absence of a mutual grading easement between adjacent landowners, the tops and toes of cut and fill slopes shall be within the property lines of the proposal
    a. Permit drawings must show grading within the property lines or submit proposed easements with the building permit and show them on the plans noting that they need to be executed and recorded prior to permit issuance.
    b. Prior to permit approval the easements need to be executed and recorded.

SUBMITTED

c. Where work is being completed within an existing road and easement, e.g. between Lots 57 and 58, provide a Letter of Authorization from the landowner to do the work. Show the easements clearly on the plans and cite the legal document that creates them.

F. LDR 5.7.2.B.4 / IBC 1807.2: Provide structural calculations and factors of safety for all retaining walls. Stability analyses demonstrating minimum factors of safety of at least 1.50 under static conditions and at least 1.10 under seismic loading conditions. Walls with a separation of at least 2H (H of largest of 2 walls) from face of wall to face of wall should be considered as separate walls. In a terrace of retaining walls, a minimum horizontal separation of H/2 should be maintained as measured from back of lower wall to face of higher wall. Provide notes on the plans and details that require Special Inspections by the design professional in responsible charge, IBC 1704 and 1705.1.1. Provide guards as required by IBC 1807.2.5 or as needed to protect wildlife.

G. LDR 5.7.4.B.1: For connection to the downstream storm system determine the actual path of discharge, certify that the lines and detention are clear and functioning, that the new connections are in accord with the original design, and that capacity exists in the system.

H. LDR 5.7.4.B.2.h: Provide pollution abatement treatment prior to any discharge to a stormwater or infiltration system.

I. LDR 5.7.1.D.4: Grading Pre-Applications required for each building prior to Building Permit submittal. If all of the necessary information is prepared for all sites and building permits will be submitted within 6 months of the meeting then one grading pre-application meeting could be used to cover the projects.

J. LDR 7.2.2.A.1.b: Provide a striping and signage plan for the development.

K. LDR 7.7.2.A/G: Show compliance with ISO, DEQ, and Fire standards for number of hydrants and hydrants served on 6-inch lines.

L. LDR 7.7.2.A: Provide will serve letter from the Snow King [Mountain] Resort that clarifies the entity that owns the improvements and the status of the water tank, e.g. when last cleaned and if the full volume of the tank is in use or if the tank is portioned for half capacity. Ownership should coincide with the easements and parcels where the utilities are located. Unless isolated and master metered the water and sewer need to be owned by Snow King Mountain Resort that owns the system the development is connecting to.

M. LDR 7.7.2.A: Provide hydraulic analysis for the development and its flows. Analysis provided was limited to volume. Provide the source for the assumed water demands.

N. LDR 7.7.2.G: Provide a letter from the Fire Marshall that fire supply, protection, and hydrants proposed are acceptable.

O. LDR 7.7.2: Provide size and location of water meters backflow devices for each building. Adhere to Town Standards for utility connections. Each building to have a single tap at main and branched domestic and fire outside of the building with an individual domestic meter for the building. Provide separate meters for irrigation. Reduced Pressure Backflow required on domestic, irrigation and fire. Locate meters and backflow as close as possible to the point of entry to the building.

P. LDR 7.7.3: Town inspection showed that the sewer line is full of dirt and rocks. Provide a note on the plans to isolate/plug the connection to the active sewer prior to cleaning and inspecting the line. DO NOT DISCHARGE THE DEBRIS INTO THE ACTIVE SEWER. Depending

SUBMITTED

on line condition, the lines may need to be retested, repaired, or replaced. Provide video inspections to Town Engineering. Check status of manholes on access road. Make sure they're open, functioning, and accessible.

Q. LDR 7.7.3: Revise wastewater volumes to correspond with Town of Jackson Capacity Fee Max Day, Code 13.08.020.

R. LDR 8.3.3.C.3: For each building, provide a plan for mail delivery that does not have a significant impact on public facilities and services, e.g. mail and parcel room with USPS Caller service, private mail delivery, etc.

S. IBC CHAPTER 11 / ADA ACCESSIBILITY: Provide an accessibility plan. Final design and compliance is required with the building permit application but the Development plan needs to show that the plan is feasible.

   Show compliance with accessibility regulations including but not limited to:

   a. 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.
   b. 1104.2: At least one *accessible* route shall connect accessible buildings, accessible facilities, accessible elements and accessible spaces that are on the same *site*.
   c. 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.
   d. Prioritize pedestrian access through intersections and curb cuts with elevated sidewalks adhering to ADA standards and show how drainage will be achieved.

The following comments are being provided for consideration in preparation of Building Permit documents. They are not compulsory but may add value to the project.

PROJECT SPECIFIC COMMENTS

1. LDR 7.6.3.F.1: Development should provide a reasonable connection to Snow King Drive. The Town of Jackson has an easement in the Snow King Estates development between Lots 10 and 11 that we used during construction in 2018-2019. It would be beneficial to both the Town and the Developer to maintain this alternative access in the event of emergencies or construction. We would like to coordinate with the developer and Snow King Mountain Resort to see if there is a feasible design that could be implemented to preserve this access.
2. The Town standard is no longer for concrete collars on surface features in roadways. Recommend removing concrete collar from manhole and water valve details. Show completion with hot or cold mix pavement.
3. Our records show that the stormwater from this development routes to Vine Drive and then out to Kelly Ave.
4. Is it necessary to replace the entire 8" line uphill of building 57, or can the new line tie in at the crossing of the existing near station 2+30?

SUBMITTED

From: Rich Lurie - Main <rlurie@optonline.net>
Sent: Sunday, June 8, 2025 12:54 PM
To: Tyler Valentine
Subject: Bear Lot 57 vs Grand View CA
Attachments: Lot 57 Single building 2025-3-16.jpg; Lot 57 North-GV 548.jpg

Hi Tyler I have given some thought as to where we are and I decided to send you a summary of my view. I hope you find it helpful. By the way I also want to thank you for giving the Buckrail the rendering that Grand View had produced of their south building. It does clearly demonstrate what we are saying!

Bear Plans for Lot 57 – South building - Town Council should reject the south building

- Manuel placed in the Master Plan the very specific restriction on lot 57 that any building proposed for the lot had to be compatible with Grand View in bulk scale and character. The only place in the Master Plan where a restriction was specifically called out and the existing entity being protected is identified. The south building so clearly violates every one of those terms.
- Bear has tried to hide the fact that it is violating the Master Plan with their latest rendering reproduced on page 29 of staff report which was done at a great distance that extremely downplays the building size
- Bear again downplays the height of the south building with misleading measurements on page 33. The two pictures I provided show the real relationships of these buildings
- Finally, the fact that Bear removed the sidewalk from the east side of their north building to install required vegetation and then suggests a totally ridiculous pedestrian path. See page 38. No one will believe this. It is totally clear that the foot traffic for 60 condominiums will be walking up the new Upper Snow King Loop Road in all kinds of weather and all times of day and night. In this example Bear has demonstrated that they really do not care one bit over the foot traffic or the pedestrian experience. They will have built their buildings and they will be gone. This attitude alone should generate zero compassion towards their approval request.

Let's Take a Look at the Bear South Building

- Bear's approach to this development is to squeeze the maximum amount of residential square footage onto these three lots at the minimum cost. This is the main reason why they moved 18,000 sq ft from lots 53 and 58 onto 5 7. Much cheaper to build lower down. It appears it has given no focus on the marketing desirableness of the south building and the importance of views.
- The south building is being placed where no where in any plans it was ever envisioned and for very good reason as it has all these undesirable characteristics.
    - Automobile traffic for 60 condominiums will pass in front of it daily
    - Foot traffic for 60 condominiums will pass by it daily
    - In the evening the headlights from cars coming up the new Upper Snow King Loop Road which is slightly up hill will shine directly into the units on the first and second floors
    - During the day, the Cowboy Coaster's riders will be flying by 50' away behind all the units
    - Finally looking at page 94 an page 98, it is clear three quarters of all the units in the south building will have their views blocked by either the north building or Grand View 548. For rental units in Jackson, views are extremely important.
    - In my view, with the Town Council not approving the south building on lot 57, it will be saving Bear from building a building that will be difficult to market as it is poorly positioned with almost no views.

<u>So what is a "win win" solution for Bear and Sub Area 3 of the Resort District?</u>

- The south building is eliminated
- The north building is redesigned and expanded to not only have units with views looking north at the Tetons and other units overlooking the Snow King Ski area. All units will have views. See attachment
- At least 10,000 sq ft is moved back up to lot 58 and lot 58 will become the most desirable building in the development
    - No automobile traffic
    - No pedestrian traffic
    - All units will have spectacular views looking north and all above the lot 53 building
        - During the day, terrific views of all of the Tetons and the Elk Preserve

        - At night the lights of downtown Jackson
    - All units if designed with back decks will have great views of the Raffety area of Snow King Ski area
- Grand View 548 is no longer being smothered by the south building and the north building is being built according to the Master Plan. See second attachment.
- Visitor parking is provided for Lot 57

Plan Moving Forward

- Bear immediately goes forward with their building plans for lot 53
- Bear spends a couple of months adding 10,000 sq ft to lot 58 and then submits building plans
- Bear spends the next year redesigning Lot 57 as suggested.

I hope you find these thoughts helpful and a way to resolve the issues before the Town Council

Thanks very much for all of your work on this approval process.

Rich

Richard Lurie
R.C. Lurie & Associates LLC
341 Jelliff Mill Road
New Canaan, CT. 06840
Phone: 203-966-2919
Cell: 203-249-0532
rlurie@optonline.net

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a modified proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

We own unit 483, on the west-facing, top floor of Grand View Building 548. Lot 57 of the proposed development surrounds the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association, repeat the concerns we stated in our February 20, 2025 letter, and add points specific to the revised plans for Lot 57.

Lot 57's proposed structures are too large and too close to Grand View 548.

- The revised concept for Lot 57 is still not in compliance with the Snow King Master Plan's requirement that new buildings be compatible in bulk, scale and character with Grand View.
- The new plan maximizes sellable square footage on Lot 57 at the expense of the open, bright and understated current setting. Bear proposes two massive, modern structures that would dwarf the single structure previously approved by SKRMA and the Town by reference to footprint, height and proximity to Grand View.
- Prior to purchasing unit 483, we reviewed the approved plans for Lot 57 and took comfort in the expectation of scale-consistent development next door. (*See our February 20, 2025 submission for further reference.*)

- If the two-building concept is approved with the clearances proposed by Bear, the space between Grand View and the new structures will be a close, pedestrian unfriendly and potentially unsafe corridor.

    - Bear's own depictions underscore the lack of harmony with existing buildings and road clearances. For example, roof-to-roof clearance between Grand View 548 and the Love Ridge building downhill is nearly **53 feet**. This distance preserves space, privacy, light, sight lines, median space and clearance for Snow King Loop Road. (*Revised Plan "RP" p. 85.*)

    - Compared to existing structures separated by Snow King Loop Road, clearance between buildings would shrink by as much as 10 feet under Bear's revised plans. Bear envisions roof-to-roof clearance of just **43 feet** between Grand View 548 and the Lot 57 North building, and just **50 feet** between Grand View 548 and the South building, with Upper Snow King Loop Road passing in between. (*RP pp. 85.*) The combined effect will be a sense of increasing constriction as you turn uphill towards Lots 53 and 58. (*RP p. 72.*) The depictions submitted by Bear of this junction omit Grand View 548 to give an artificial sense of space and brightness in this space. (*RP pp. 73-74.*)

    - Separation between Grand View 548 and Lot 57 South could well be less than 50 feet, as the balconies of the new condos appear to extend beyond the building's roofline towards our patios, again impacting relative scale, privacy, light and sound. (*Compare RP pp. 75, 86.*)

    - Bear chose to eliminate sidewalks rather than compromise on square footage. (*RP p. 6.*) Two large buildings do not fit naturally with Lot 57's unusual shape or meet the Master Plan's requirement for harmony with Grand View. Bear celebrates the loss of sidewalks as win for plantings and visual screening, but it is more accurately a result of designing the largest possible structure to the limits of the property line in a constrained space. The Town should closely scrutinize whether the proximity of Lot 57's structures to Grand View is consistent with the Master Plan's mandates to "encourage pedestrian activity," "reduce mass to better align with neighboring structures," and ensure safe ingress and egress.

    - Despite roof line adjustments in the revised plan, Lot 57's South building will be at least **19 feet taller** than Grand View 548, a spatial misalignment that

will be made more obvious by the inadequate horizontal separation discussed above.

- Some of Bear's depictions of Lot 57 plans are incomplete and misleading.

  - Bear produced many renditions showing Lot 57's structures in relation to Grand View, yet not one shows the west-facing perspective down Upper Snow King Loop Road (i.e., between Grand View 548 and Lot 57 South). The Grand View HOA submitted its own rendering of this corridor to emphasize what Bear wants to downplay: the bottleneck and spatial (horizontal and vertical) mismatch that will result by allowing the proposed construction to the lot lines on the south arm of Lot 57 less than 50 feet away from Grand View neighbors' patios.

  - Even without an honest rendering of this tight east-west corridor, aerial images on pages 8, 14 and 62 of the Revised Plan show the horizontal scale disparity between Lot 57 South and Grand View – a disharmony that runs afoul of the Master Plan.

  - The image on page 73 of the Revised Plan is skewed to ignore Grand View, giving an artificial impression of space, light and access. The actual layout would be much tighter, at just 43-50 feet separation according to Bear's own renditions.

The Town should reject the proposed development on Lot 57 outright, or at a minimum disallow the outsized structure on Lot 57's South arm and require more horizontal clearance between Lot 57's North structure and Grand View 548.

Thank you for considering our position.

Respectfully,

Kyle Levine

Kyle B. Levine
for Blanche Neige LLC

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

April 8, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I want to reiterate my vigorous opposition to the resubmitted application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans"). The applicant's newly submitted plans are at sum an obvious transparent attempt to deliberately mislead the Planning and Town Council both by its "revisions" and proffered drawings.

To be specific, as an owner in Grand View Building 550, I again strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. There is nothing in the Applicant's revised Plans which addresses the fact that as proposed the Lot 53 Building will meaningfully dwarf Grand View building 550. Its "new" Plans simply fail to reduce in any respect the size of the building on Lot 53 – obviously a misguided assessment that it could simply just muscle the Plans through municipal examination by indulging in the misguided presumption that it would not be serious scrutinized.

What brings the Applicant's greed and sleight of hand into clear focus is the way it yet again presents the visible depictions of its Plans. By grossly distorting the size of these buildings in its pictural renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized they are. There is no other reason to misrepresent the size and structure of the

proposed development other than to believe that no one will carefully probe their Plans.

Among other things, the applicant is in direct violation of the Snow King Master Plan in that the Applicant did not provide for any vegetation between their buildings and the sidewalks. To meet the Master Plan's requirement of having room for vegetation next to their building, the Applicant's apparent solution is to now simply eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to visit one of the 72 condominiums, will need to walk in the road!

Moreover, by its size alone, the Lot 53 building will create a sunless valley between it and my unit. Without a doubt, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

It is extremely obvious as well that the Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services and infrastructure.

Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project ever caught fire either internally or because of a forest fire, such an out-of-control conflagration would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interest of the Jackson community.

I again respectfully ask the Town of Jackson to reject the revised proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! The Snow King Resort District Master Plan must be adhered to and respected.

Thank you for your consideration.

Submitted By,

Robert Warren

Robert P. Warren
550 Snow King Loop, Apt 504
Jackson, Wy 83001

February 19, 2025

Mr. Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

As a resident of Jackson and an owner of a Grand View Condominium, I stand in vigorous opposition to the application and plans of Bear Development, LLC, a Wisconsin developer (the "Applicant") for Snow King Condominiums, Lots 53, 57 and 58 (the "Plans").

To be specific, as an owner in Grand View Building 550, I strenuously object to the bulk and scale of Lot 53's proposed building which will tower over my condominium. As currently proposed, the Lot 53 Building will be more than twice the size of Building 550. Moreover, by its size alone, the Lot 53 building will create a sun less valley between it and my unit as well as seriously impinging upon my pedestrian walkway. Finally, the Lot 53 building violates the bulk, scale and character of Grand View's master plan upon which I relied when I first purchased my condominium.

Unfortunately, Applicant is an out of state developer with little regard for our community which is evidenced by its total lack of appreciation of how its Plans will impact Jackson and the surrounding Snow King condominium environment. It is abundantly clear from the size and scope of its Plans that

the Applicant is merely concerned about how many apartment units, buildings, occupants and vehicles it can pack into Lots 53, 57 and 58.

The Applicant's sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson's surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services.

What brings the Applicant's greed and sleight of hand into clear focus is the way it presents the visible depictions of its Plans. By grossly distorting their size in its pictural renditions, the Applicant tacitly acknowledges that it does not want the town to recognize how outsized buildings are. There is no other reason to misrepresent the size and structure of the proposed development other than to believe that no one will carefully probe their Plans.

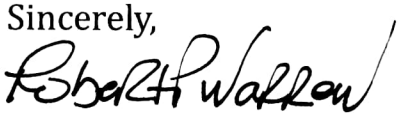
Also, the Plans place a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project caught fire either internally or because of a forest fire, such an out-of-control fire would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Plans and has addressed the Applicant's failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, the Plans are noncompliant with the overall Master Plan and are certainly not in the best interests of the Jackson community.

I respectfully ask the Town of Jackson reject the proposed Plans outright. We as residents should not aid and abet Applicant's outright greed and allow our town to be despoiled by outsiders who want to forever change the character of our community while lining their own pockets and then simply moving on without looking back! Thank you for your consideration.

Sincerely,



Robert P. Warren

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Palmers Email the Town Council
Date: Monday, May 26, 2025 6:06:50 AM

Email the Town Council

Email Content:	My wife and I put a substantial amount of our net worth at risk when we purchased Grand View Condo 494 in August of 2020. We decided on that condo because we did our due diligence and reviewed the plans for Lot 57 at Snow King Resort which would prevent unreasonable buildings to be built that were not in bulk, scale, and character with Grand View. This protected our investment and maybe just as importantly, the character of what one would expect in a resort in the historic town of Jackson which I have spent much time in for over 50 years. Now we are seeing that everything that is being requested to be approved for Lot 57 violates everything we read and saw in the Master Plan. When I saw the plan for Lot 57, I was horrified. I thought, “How in the world could this be approved when a reasonable person would not even entertain the thought of having a building that does not meet the specific requirements stated in the Master Plan?” This is a massive building, and in no way, shape or form complies with the Master Plan. I thought one of the reasons that we have a Master Plan was to prevent this very thing from happening. The plan says that any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View. That word “must” is very clear. Of course it requires someone’s judgement to approve or disapprove. To me, this judgement call is as clear as day. How can we say with a straight face that a building that is twice as high as the back of Grand View 548, has nearly four times the number of units, has a footprint that allows no setbacks from property line and extends three times in length versus Grand View buildings, is not in violation of the very plan which is supposed to protect this kind of thing from happening? Therefore, these plans for Lot 57 MUST be rejected so we continue to remain true to the Master Plan which was well thought out and done for a reason.
Your Name:	Chris & Mandy Palmer
Your Company Name:	*Field not completed.*
Your Phone Number:	703-928-3470
Your Email Address:	chris.mandy@cox.net

Your City:	Jackson
Your State:	WY
Your Zip Code:	83002

Email not displaying correctly? View it in your browser.

From: chris.mandy
To: Tyler Valentine
Subject: New Snow King Development
Date: Thursday, February 20, 2025 1:22:50 AM

Mr. Valentine,

As owner of 549 Snow King Loop, Unit 494, I fully support the issues our HOA board has raised regarding the proposed construction behind our units. This proposed construction on Lot 57 obviously violates the restrictions on page 77 to be compatible with Grand View in bulk, scale, and character. If this is allowed to go through, the result would be a towering monstrosity of buildings that diminish the whole look of the mountain and violate well thought out and purposeful restrictions. Please make the right decision on this proposed construction and do not allow it to go through.

Sincerely,
Chris Palmer

From: Craig Pepin
To: Town Council
Subject: June 2 meeting, Snow King development
Date: Saturday, May 31, 2025 5:50:21 PM

Dear Town Council,

As a resident of the Grand View condo development of Snow King Resort, I am requesting close scrutiny and rejection of the currently proposed development at Snow King. Please consider the following points:

The height of the proposed development and proximity to the road will lead to a canyon effect when traveling in the neighborhood. Look closely at the renderings provided by the developers. Nowhere else in the town of Jackson is this canyon effect present at two sides of a thoroughfare (Snow King Loop Road).

The developer's proposed buildings on the lowest lot are too close to the road because the lot is being overdeveloping by transferring allowable square footage from two higher properties. Adjacent didewalks are necessary for safe passage of residents, guests and service providers along the road. Additionally, the proposed development does not provide adequate parking. Please consider safety in your decision-making.

If the visual renderings are not sufficiently illustrative, please consider a site visit prior to voting on this important project. This proposed overdevelopment would forever change the neighborhood.

I recognize the right of the developers to build on the property they purchased but urge you to hold them to the standard of fitting into the bulk, scale and character of the community.

Respectfully submitted,

Craig Pepin

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proprietary information, and may be used only by the person or entity to which it is addressed. If the reader of this e-mail is not the intended recipient or intended recipient's authorized agent, the reader is hereby notified that any dissemination, distribution or copying of this e-mail is prohibited. If you have received this e-mail in error, please notify the sender by replying to this message and delete this e-mail immediately.

From: Deborah Wente
To: Tyler Valentine
Subject: Proposed Snow King development
Date: Thursday, February 20, 2025 8:45:30 AM
Attachments: SK Master Plan - Page 77 .jpg.msg
Lot 57 South-GV 548 .jpg.msg
Lot 57 North-GV 548 .jpg.msg

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

We understand that the town is evaluating a proposal by Bear Development,LLC to build a multi unit condominium complex adjacent to the Grandview condominiums in the Snow King resort district.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements

for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the master plan.

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential

buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

From: Dennis Law
To: Tyler Valentine
Subject: Bear Development"s Proposed development at Snow King Resort
Date: Thursday, February 20, 2025 11:47:47 AM

Hello Tyler,

My name is Dennis Law, I am writing this letter as an owner, with interest in a number of the condominiums in the Grand View Condominiums, through my father Creed Law's trust.

We strongly object to Bear Development's application for the development of lots 53 and 57 of the Snow King Resort. The proposed buildings are massive and out of place when compared to the existing condominiums in our neighborhood. The buildings and the large retaining wall associated with them will create significant negative impacts to Grand View and the surrounding areas. Furthermore, the proposed development does not appear to meet the Master Plan's requirements for the size, scale, character and design, as explained in more detail by Rich Laurie, President of the Grand View Condominium Association.

We ask that these plans and the associated development be denied until changes are made which will bring the proposed development into compliance with the Master Plan and the surrounding area.

Thank you very much for your consideration.

Sincerely,

Dennis C. Law

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

Apr 9, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Attached please find my letter of February 19, 2025 laying out a number of objections to the Bear Development, LLC plans for Snow King development. Unfortunately, the minimally revised current proposals not assuaged any of my objections in any meaningful way.

Looking at the revised artists renderings (which are designed, I believe, to minimize the perceived impact of the proposed structures in a manner not at all consistent with the true eventual actual impact) the vertical and horizontal mass of the structure proposed for Lot 57, the mountain modern style and the offsets are a total violation of the agreed Snow King Resort District Master Plan which states:

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums".

Any contention that this structure follows the master Plan is at best disingenuous and at worst intentionally deceitful. I can only reiterate that the objections I raised in my previous letter remain in full force. I repeat that:

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Nothing in the revised proposals ameliorates those objections and concerns.

Sincerely yours,



Donald O'Shei

Sincerely yours,



Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

Dear Mr. Valentine,

I have been following, with great interest the ongoing Bear Development, LLC, fiasco. To say I am deeply concerned is a drastic understatement. I have been the owner of Unit 484 in 548 Snow King Loop for over 15 years. Unit 484 is not a rental property and is my primary residence. During that entire period of 15 years Snow King has used the Lot 57 footprint as an equipment dumping ground and to store leaky diesel fuel tanks, creating an eyesore and negatively impacting our enjoyment, use and value of my property. Whenever I raised these issues, I was reassured that Lots 57 and 58 would be imminently redeveloped from this unsightly use, in accordance with the Snow King Resort District Master Plan and that these negative impacts would be mitigated in a manner "spatially and stylistically consistent with existing condominiums and the Grand View Lodge." We were, in fact, regularly pointed to the approved Master Plan's restrictions and illustrations of approved structures, which, were be relied on to protect our future interests

Imagine my consternation, when I discovered that Bear Development, LLC intended to build facilities that clearly diverge from the past approved renderings and footprints by a egregious amount, in violation of the Snow King Resort District Master Plan and that the improperly constituted Snow King Resort District Board had given its approval of said violation to the detriment of the existing home owners in a back door deal of some kind.

The proposed structure cannot be said to meet the Master Plan requirements in any way. The proposed Lot 57 building towers over the existing units. It's roof is approximately double the height of Unit 548. As seen in the artists rendering it is a four story building facing, across a minimal set back, a two story (from the rear aspect) structure. It is a mountain modern style design facing its western aesthetic "neighbors". It is a total mismatch of character. The non-existent setback places the main "party area" balconies directly across and much too close to the rear residential bedrooms of our unit in a manner guaranteed to raise conflict when ski vacation or summer short term renters decide to entertain themselves or guests. This doesn't even consider traffic impact. Clearly, the developers dealt with this concern for their potential unit owners by having much larger separation on the uphill side of the proposed structures.

I quote the final Snow King Master Plan:

"Specific Considerations Related to Sub-Area 3 (page 70)

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums"

It is clear to me, and I believe to any uninterested observer, that these proposed structures do not in any way or to any degree fit in with the bulk, scale and character of my property and that they grossly violate both the letter and the spirit of the Master Plan that was approved by the parties and relied on by the existing homeowners.

Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Sincerely yours,



Donald O'Shei

Donald O'Shei

548 Snow King Loop, Unit 484
Jackson, WY 83001
415-572-3699
doshei@hotmail.com

February 19, 2025

Tyler Valentine

Senior Planner
Town of Jackson Planning and Building Dept.

tvalentine@jacksonwy.gov

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Under no circumstances can these structures be approved or the Master Plan requirements will be rendered meaningless and the existing homeowner's interests will be disregarded and their property values damaged.

Sincerely yours,



Donald O'Shei

Grand View Homeowners Association

Jackson, Wyoming

May 23, 2025

RE: Revised Bear Development Proposed Plans Lot 57

Town of Jackson - Town Council

The Grand View Condominium Association has reviewed the revised application and plans for Snow King Condominiums Lots 57 submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that the Applicants revised plans continue to fail to comply with the requirements of the Snow King Planned Resort District Master Plan. We take strong opposition to the Planning Commission's approval of the revised Lot 57 plans and plan to present our objections during the Public Comment section of the Town Council Meeting on June 2nd.

The Association's primary objection is to the Lot 57 south building that continues to be incompatible in bulk, scale and character with Grand View Condominiums which is a specifically stated requirement of the Master Plan. See page 70 of Master Plan (page 74 in PDF)

Issue 1: Plans Continue to not Adhere to the Requirements of the Snow King Master Plan

The Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and illustrations show a 25,393 square foot building approved by the Town of Jackson for Lot 57 building (Exhibit 1 below). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Buyers of Grand View units therefore made their purchase decision based upon what they saw in the Master Plan.

Instead, the Applicant has decided to move 18,000 sq ft and added a second massive building – over 70% growth of what is approved in the Master Plan. The approval of this lot needs to be based upon as if it were purchased on a standalone basis and without the additional unapproved 18,000 sq ft. Lot 57 was never meant or illustrated to have two buildings on it.

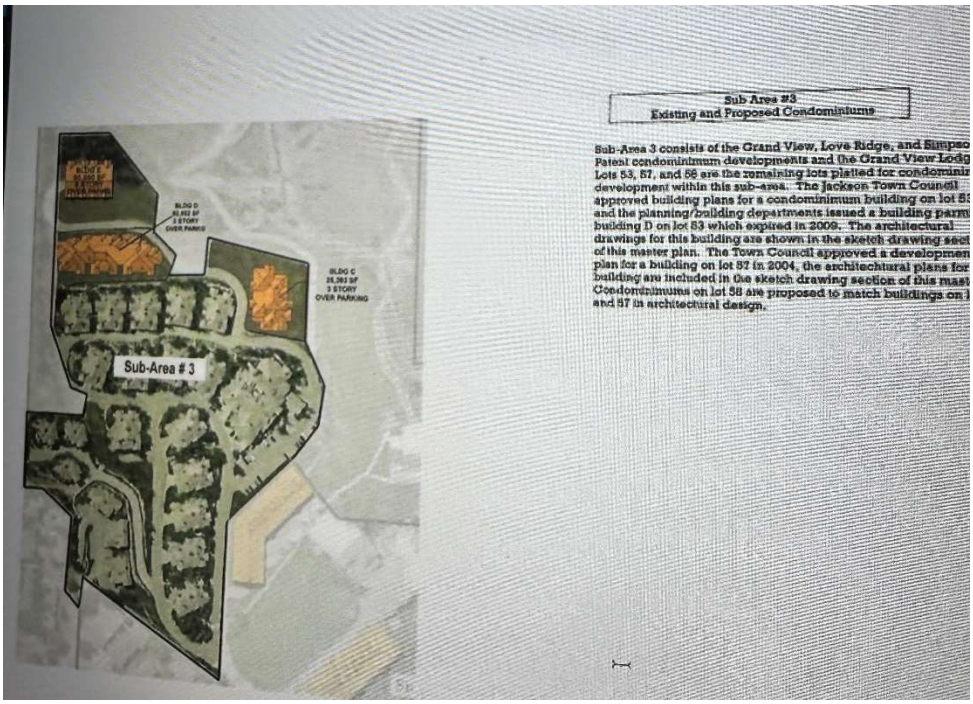


Exhibit 1 Snow King Master Plan illustration for Lot 57 – Single Building

I would also like to make the point that words placed in the Master Plan matter just as much as numbers. When the plan says any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View (Page 70 of the Master Plan), these words matter and it requires a clear judgement call. Fortunately, the call for the Town Council is very easy. The Applicants south building being twice as high as the back of Grand View 548, containing almost four times the number of units, foot print allows no setbacks from property line, no room for sidewalks and extends three times in length than Grand View buildings clearly violate these words.

If the revised Lot 57 plans are approved in their current form, a precedent will be set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Issue 2: Non-Responsive to Requested Reductions in Bulk and Scale

On the 16th of April, the Applicant's proposed plans for Lot 57 were rejected by the Planning Commission with the specific instructions as follows:

> *In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-*

floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.

The Applicant's response was woefully inadequate and essentially did almost nothing to address the issues identified:

- A removal of a bedroom of 517 square feet on the fourth floor of a portion of the northeast corner of the south building which represents a 2% reduction, in no way addresses the requirement to reduce the bulk and scale of the south building.

    - **How can a 2% reduction in the size of a building change the decision from it violates the <u>bulk, scale and character</u> requirement in the Master Plan to now it complies with the Master Plan? This is exactly the decision made by Town Planning. It defies logic.**

- The rendering (Page 7) finally provided by the Applicant in the revised package is so deceptive it is essentially dishonest. They created the rendering from a position a considerable distance from the south building to hide its massiveness. It is also an admission, in our opinion, by the Applicant that it <u>does violate the Master Plan</u> as they are trying to hide the actual bulk and scale of the south building with this deceptive rendering.

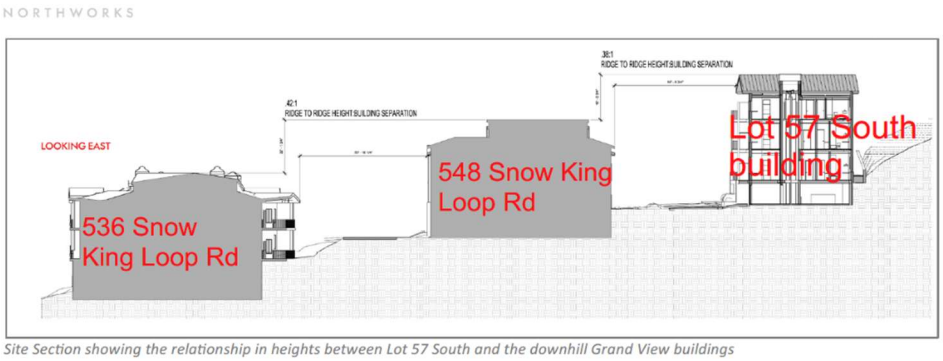
- The rendering produced by Grand View HOA (Exhibit 2) is still an accurate depiction of the bulk and scale of the south building, the total footprint of which has not changed. If you remove the upper left-hand corner single bedroom which is all the Applicant proposed to do in their latest revision, you would not be able to even see the change from the road below.

- The rendering below done to scale shows the south building continues to violated the Master Plan requirement to be compatible with Grand View in bulk, scale and character. Just look at the rendering below. That is Grand View 548 on the right and the extremely large Bear Dev south building on the left. It is 4 stories vs. 2 stories, almost twice as high, totally different scale (15 units vs. 4 units) and a totally different character of building vs. Grand View and the entire residential area of the resort district!



Exhibit 2 Bear Dev south building on left. Grand View 548 on right

Applicant continues to claim the south building is compatible with Grand View in bulk and scale. See Exhibit 3 below produced by the Applicant and which we will show is totally inaccurate. The actual spacing between the Applicant's south building and 548 is shown in Exhibit 2 above which was done from actual drawings. The actual spacing between Grand View 548 and Love Ridge 536 is shown in an actual picture in Exhibit 4 below. Again, the Applicant's depiction of compatibility is deceptive and totally inaccurate.



Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings

Exhibit 3 Applicant's Claim spacing and heights are the same.



Exhibit 4 – Actual view between Love Ridge on left and Grand View on right

Issue 3: Non-Responsive to Pedestrian and Vehicle Issues

We continue to point out the Applicant's unwillingness to address the pedestrian and vehicle issues. The Master Plan specifies that the height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)

- A total Canyon effect will result between the south and north buildings. At the closest point, it is estimated that the buildings 55' and 35' respectively with less than 10' between them and at the sidewalk level around 6' between them. The same Canyon effect will be present between the south building and Grand View 548. This is totally pedestrian unfriendly which clearly violates a requirement in the Master Plan

- The Applicant's initial plan was rejected as they had not met the Master Plan requirement to have vegetation next to their buildings. Rather than reduce the size of their buildings, they removed the sidewalks on Lot 57 to meet this requirement. See Exhibit 5 below. Does one actually think pedestrians will cross the road, walk up on the Grand View sidewalk for 50' and then cross back to Lot 57? This is totally unrealistic and actually silly. Foot traffic for 60 condominiums will be walking in the road to get to the Applicant's buildings. Totally unsafe and again a total violation of the required pedestrian accommodations in the Master Plan.

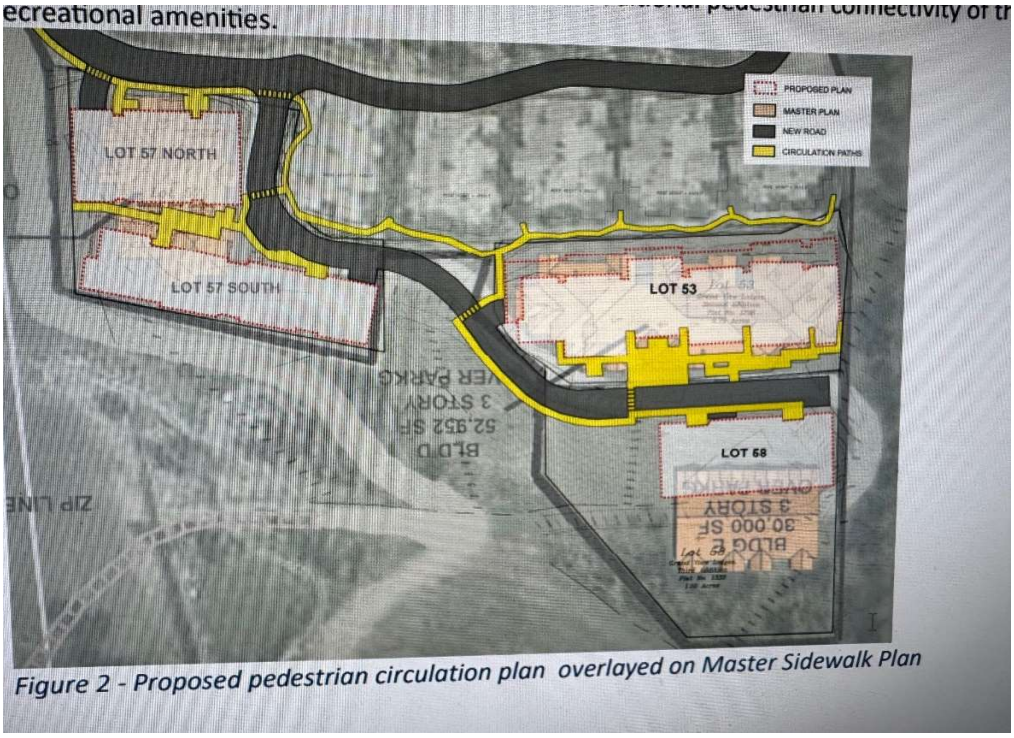


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

Exhibit 5

- The Applicant's movement of 18,000 sq ft and adding a second building is taking up so much of the .83-acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

<u>Summary</u>

The owners in Grand View had relied upon the Master Plan to be followed when they made their purchase decision. It is absolutely unfair to these owners to allow Bear Dev. plans for an unanticipated south building on Lot 57 that towers over their buildings. The bulk, scale, and character of the south building is not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and is squarely at odds with the Master Plan goals of balance and predictability.

Exhibit 6 is provided to depict how compatible the Applicant's north building is to Grand View with the elimination of the south building. This is how the Master Plan had envisioned Lot 57.



Exhibit 6

With the requested rejection of the plans for Lot 57, the Applicant still has a very viable plan to move forward. They can immediately start with the plans approved for Lots 53 and 58 while they spend the additional time and energy needed to redesign Lot 57 to meet the requirement of the Snow King Master Plan.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

From: Georgie Stanley
To: Town Council
Subject: Public Comment
Date: Sunday, June 1, 2025 8:25:06 AM

To Mayor Jorgensen and Town council members Schechter, Viehman, Regan and Spery:

As you may have noticed as a Planning Commissioner I voted 'No' to the Development Plans for Buildings 53, 57N, 57S and 58 in the Snow King Master Plan. As a community member I would like to express why the buildings can be improved.
First, 57S does not fit in with the existing buildings and creates an intimidating canyon effect for the existing neighborhood. As stated in the Snow King Development Plan, 'Architecture. Building design guidelines shall reflect:
a. The communitv's architectural character and themes
b. A human scale, pedestrian-orientation, which are created when:
The height of buildings does not overwhelm people walking beside the buildings; and...' (p. 57). Building 57S is at issue.

The developers shrunk the NE end of the building, but there is more work to be done. 57A will still overwhelm people living and walking along side it. 'The Push and pull' of the stairway/elevator sections of the building actually jutt out and do not minimize the building's mass and scale, but add to it. The stone walls of the basement garage also jut out and create an intimidating castle effect. They do not minimize the mass and scale of the building to fit in with the existing neighborhood by creating a lower profile for the north side of the building. The pinch off at the northwest corner of 57A also impedes flow to the natural amenities so emphasized in the Master Plan. Pedestrians should feel welcome to travel toward the Snow King slopes between 57S and 57N. As it stands now, the space between the two buildings appears to be a cut-off urban dead end. The developers should improve the NW corner, the castle-like retaining walls of the garage and the 'Push and Pulls' of 57S.

The Affordable Housing needs work as well. The developers are getting an advantage in two ways. First, they are able to move Affordable apartments from building to building as if their plan is one cohesive plan. On the other hand they are not being asked to build the total number of apartments for all three buildings together, but are allowed to pay residual amounts for fractions of apartments in each of the three buildings. If added up together for the 4 buildings, the developers would include 2 more Affordable apartments to their plan. The developers should build the total number of apartments for all four buildings and not get an advantage in two ways.

Two of the apartments, Unit 5 in 57S. and Unit 3 in 57N. do not have adequate access to sunlight. Their only windows face a trench on the south side of their building. These apartments should have an east or west window included in their layout and placement. The Affordable apartments in 53 are inadequately placed as their access is only through the parking garage. This is also not respectful or healthy for these future residents. Car exhaust will creep into their living spaces, causing health concerns and foul odors. 'They're better than living in your truck' is not an adequate reason to allow Affordable apartments to be dark and stinky.

The pedestrian flow also needs more work. 'Non-motorized pathways are the backbone of this

mixed use resort.' (p. 33 SKRDMP). Two crosswalks on a hill with an 'S-turn' will not feel/be safe for the majority of the winter. 57N needs to shrink or have a pass through or pass under to allow pedestrians to stay on the west side of the street to move from guest/overflow parking below up to 57S. and to the natural amenities emphasized in Snow King's Master Plan. If landscaping is also necessary to blend the 'bulk and scale' of the existing buildings, then that corner needs to have landscaping and pedestrian access or the building itself can be changed to minimize the canyon effect.

The developers seemed more receptive to E-bike storage and charging areas. I hope they will follow through with those ideas. The NE corner of 57S. does help the existing neighbors' access to Snow King's natural amenities.

These buildings should be made of fire resistant materials and consider evacuation routes in case of a wildfire. Please also consider the added load on the Town's sewer system and water sources when allowing this building to take place. Does this and other development in town and in the county push the timeline up when the sewer system needs to be updated and/or expanded?

Thank you for my opportunity to voice my concerns. I hope you will ask the developers to continue to improve their plan to better blend with the existing buildings in the Snow King neighborhood, better address the guidelines in the Snow King Master Plan and offer better and more Affordable apartments.

Respectfully, Georgie Stanley
875 Cache Creek Drive Jackson, WY

--
Georgie Stanley
PO Box 928
Jackson, WY
208-201-3625

Grand View Homeowners Association

Jackson, Wyoming

February 18, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Grand View Condominium Association (the "Association") has reviewed the application and plans for Snow King Condominiums Lots 53, 57 and 58 (the "Plans") submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that certain, significant aspects of the Plans fail to comply with the requirements of the Snow King Planned Resort District Master Plan (the "Snow King Master Plan" or the "Master Plan"). The Association's primary objection is to (i) the incompatible size, bulk and scale of the development proposed for Lots 57 and 53, and (ii) the retaining wall proposed for the south side of Lot 53, (all as described in more detail below.

The Association has been urged to consider that the newly submitted Plans are a significant improvement over plans previously submitted by Bear Development that the Town deemed grossly inadequate. However, this is not a relevant factor for the Town's evaluation. The Plans remain noncompliant with the Master Plan as further detailed below and we request the Town of Jackson reject the proposed Plans.

First, SKRMA's approval of the Applicant's plans was Invalid

- SKRMA sent out the Applicant plans for Lots 53, 58 and 57 to all SKRMA members on the 21st of May, 2024. At the SKRMA Board meeting of May 23rd (2 days later), the plans were approved. This allowed only eighteen (18) hours to review a 70-page design plan.
- This is the largest development project in the history of the Resort District, valued at over $200 million and we requested to see a professional independent review of the plans. Our request was ignored
- Grand View Condominium Association then reviewed the plans on their own and found the plans violate the Snow King Master plan as we have articulated in this letter. We conveyed this to SKRMA in writing and they did not respond.

- SKRMA took another vote and again approved the plans with 6 yes votes (3 from Snow King Mountain and 3 from the Snow King Hotel). One no vote was registered by the Residential Class representative.
- We would like to point out the SKRMA Bylaws are in violation of the Snow King Master Plan which calls for the allocation of Board seats based upon assessed valuation. Please see Section XI of the Master Plan. In direct conflict with this requirement, the SKRMA Board's Bylaws stipulate 3 seats to Snow King Mountain and 3 seats to Snow King Hotel and the Residential Class was given just 1 seat.
    - Currently the Residential Class assessed valuation is approximately $15 million.
    - The Snow King Hotel and Conference Center has an assessed valuation of $3.2 million.
    - Snow King Mountain assessed valuation is estimated at $2.9 million.
    - The total for both the Hotel and Mountain comes to $6.2 million and therefore the Residential Class has an assessed valuation of 2.5 times the valuation of the Hotel and Mountain combined.
    - According to the Master plan the Residential Class should have at least twice the number of board seats that are assigned to the Hotel and the Mountain.
- We therefore believe the approval by the SKRMA board is invalid.

Second, the Plans do not Adhere to the Requirements of the Snow King Master Plan.

Background: Properties within the Snow King Planned Resort District are governed by the Master Plan, and all development in these Sub-Areas must comply with the Master Plan's terms and conditions. Both Grand View Condominiums and Lots 53, 57 and 58 lie within Sub-Area 3. The sections of the Master Plan most applicable to the Bear Development project are as follows:

1. One of the main purposes of the Master Plan is to provide the community limits of development predictability. (p. 2)

2. The Master Plan includes Master Site Plans and maps to illustrate proposed development and the site characteristics for each Sub-Area. In these site plans, square footage for the buildings on each of Lots 53, 67, and 58 are planned as follows. (pp. 3, 15)
    - Lot 53 -- 52,952 sf
    - Lot 57 -- 25,393 sf
    - Lot 58 – 30,000 sf

3. A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. (p. 30)

4. The Design Guidelines established by the Master Plan require that projects adhere to all of the following:

- Site planning and architecture shall assemble a built environment that connects buildings, spaces and structures through common scale, design, and materials. (p. 57)
- There shall be a visual continuity among the resort structures and design elements…development shall be compatible with the surrounding built and natural environment in both scale and character. (p. 57)
- The height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)
- The bulk and scale of individual buildings within the Resort shall achieve compatibility with other structures within the Planned Resort when resort development is completed (p. 58)
- **Specifically stated in the Master Plan, Lots 53, 57, and 58 shall be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.** These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums… (p. 70) (emphasis added)
- The Master Plan includes Sketch Plans for Lots 53 and 57 which show buildings that were previously approved by the Town of Jackson as compliant with the Master Plan and represent what was intended/planned for these Lots.

We believe the Applicant is aware his plans do not comply with the Master Plans requirements to be compatible in bulk, scale and character with Grand View and we will provide two examples.

Issue 1. The Lot 53 Building Placement and Spacing does not Comply with the Master Plan

1. In evaluating the Plans for Lot 53, it is critical to note that the renderings as presented in the Bear Development application are inaccurate, insomuch as they fail to show the correct scale of the proposed development. Grand View had asked the Applicant for a rendering showing what the space between the proposed building on Lot 53 and Grand View buildings 550, 551 and 552 will look like. The Applicant provided the attached rendering "Lot 53-GV Rendering." On computing the scale of the rendering, the Grand View buildings are approximately the correct size, but the Applicant's building is actually **TWICE** as high as is depicted in the rendering. This is example 1 of the Applicant's awareness of non-compliance.

2. On page 98 of the Plans, the Applicant provided the only "to scale" drawing with the view of the sidewalk between the proposed building on Lot 53 and the Grand View buildings on the left. (Pages from P24-168, P24-174, P24-175 TransMemo.pdf, attached to this correspondence). From the drawing you can see space between the Lot 53 structure and the Grand View buildings is approximately 24'. In contrast, the space planned between the

proposed Lot 53 building and the Lot 58 building is approximately 75 feet. The minimal, restrictive space between Grand View as compared with the three-times greater space between the buildings on Lot 53 and 58 should not be allowed, as the openings and design do not fit well with the topography or the neighboring condominiums as specifically required under the Master Plan, and create a clear, detrimental impact to Grand View.

Issue 2. The Lot 53 "Retaining Wall" and construction will obstruct access to and from Grand View Condominiums and does not comply with the Master Plan.

1. To maximize the size of their buildings and increase their height, the building plan for Lot 53 has specified a 10' retaining wall on the border between Lots 53 and Grand View (see page 98 of the Plans). This brings the proposed total height of the building on Lot 53 to 64' feet (elevation 6,456 less 6,392), towering 40' over Grand View buildings 550, 551 and 552. The wall is proposed to be built almost touching the sidewalk that runs along the back of the Grand View buildings. A 10-foot-high wall touching the sidewalk where people walk is unacceptable. The wall creates safety issues, access issues, and will interfere with snow removal and ice mitigation, not to mention dwarfing the pedestrian scale emphasized in the Master Plan.

2. The Applicant has specified it plans to close the Grand View sidewalk, which has existed in its current location for close to 20 years, for the duration of the development, and over 90% is on Grand View's property. This closure violates the legal rights of Grand View Owners by cutting off access to the Condominiums along a route that has long been established. Applicant did not discuss placement of the retaining wall along the sidewalk nor obstruction of the sidewalk with the Grand View at any point.

Issue 3: The Plans for Lot 57 are not compatible with the requirements of the Master Plan because the massive buildings planned are approximately two times (2x) what was intended for Lot 57 and are not compatible in bulk, scale and character with the existing Grand View Condominiums or the rest of Sub-Area 3.

1. The proposed buildings on Lot 57 are 57 feet and 4 stories high and contain 27 units. As stated above, the Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and maps show the planned and approved Lot 57 building to be 25,393 square feet (see attachment "Page 77 of Master Plan"). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Instead, the Applicant is presenting two massive buildings containing 45,000 square feet – close to double what is included in the Master Plan. See attachment Lot 57 Bear Buildings. To

allow 45,000 sf of development on this Lot would render meaningless the maps and plans in the Master Plan and goal of development predictability.

2. Not only is this bulk, scale and character far beyond what would be considered predicable development under the Master Plan, but the size and massing do not fit with the adjacent Grand View Condominiums, as is required. The five Grand View buildings each contain 4 units, with maximum building heights of approximately 40 feet. Each Grand View Building is approximately 7,200 sf. On a per-acre basis, Lot 57's development is close to 50% more dense than Grand View's. The massive development proposed for Lot 57 is likewise not similar to, or compatible with, the rest of Sub-Area 3 which is comprised of all 3-story, smaller buildings. The new buildings will tower over the older buildings, creating a sharp contrast and a visible break in character.

3. The Lot 57 buildings will tower over the residential buildings to which they are adjacent and will overwhelm people walking beside the buildings and the pedestrian scale, which is specifically disallowed under the Master Plan. The massing, articulation, and step backs do nothing to reduce bulk and mass and fail to consider the pedestrian scale.

4. In light of its concerns about the above size, bulk and scale of the Lot 57 buildings, Grand View asked the Applicant for scaled drawings showing Grand View building 548 with the Applicant buildings on Lot 57. The Applicant refused to provide the requested drawings, (example 2 of Applicant's awareness of non-compliance) and Grand View therefore hired Y2 Consulting and Cratif, at its own expense, to produce renderings requested of Applicant.

    a. The rendering entitled "Lot 57 South-GV 548" is attached to this letter and supports the objections raised in this section. The Lot 57 South building towers 31' over Grand View 548 and is over <u>double the height of Grand View 548 from the ground level.</u> A theme in the Master Plan is balance. Balance includes the scale and character of the development and how well it fits into the fabric of the community and the landscape. This rendering clearly demonstrates the Applicant's total disregard of that requirement.

<u>Summary</u>

The Association understands that the Applicant has a right to build reasonable structures on their three lots. We only request that the buildings comply with the terms, conditions, and intent of the Master Plan. The buildings must be consistent with what was anticipated in the Master Plan (on which owners within the Snow King Resort Area relied) and be compatible with the existing residential construction within Sub Area 3. The bulk, scale, and character of the Lot 57 buildings and the retaining wall on Lot 53 as detailed above are not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and are squarely at odds with the Master Plan goals of balance and predictability.

We believe compatibility can be obtained by making two changes:

1. The retaining wall as currently specified to raise the property level between Lot 53 and Grand View should not be allowed. The building planned for Lot 53 must be moved south (away from Grand View property) to provide a minimum of 50' between Grand View buildings 550, 551 and 552 and Lot 53 building. This will also allow 50' spacing between the Lot 53 building and Lot 58 building. The current line of trees planted along the stone wall and property line between Grand View and Lot 53 must remain.

2. Only the Lot 57 North building, as proposed and previously approved by the Town of Jackson, may be built as illustrated on Page 77 of the Master Plan. See attached rendering entitled: Lot 57 North – GV 548. Elimination of Lot 57 South building restores balance, scale and character to Lot 57 with Grand View CA and was in clear violation of the Master Plan.

If the Plans are approved in their current form, a precedent is being set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association



SIDEWORKS

HDLA

LOT 53
RENDERING

L5.00



LEGEND

- (A) SIDEWALK
- (B) RETAINING WALL PLANTERS
- (C) ASPEN AND NATIVE SHRUB PLANTINGS
- (D) STAIRS

NTS

NORTHWORKS

1512 N. Throop Street
T 312-440-9800 F 312-440-9851
Chicago, Illinois 60642
www.nwka.com

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HDLA

560 South
Glenwood
P.O. Box 1648
Jackson, WY 83001
307.739.1001

www.hdlajh.com

NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

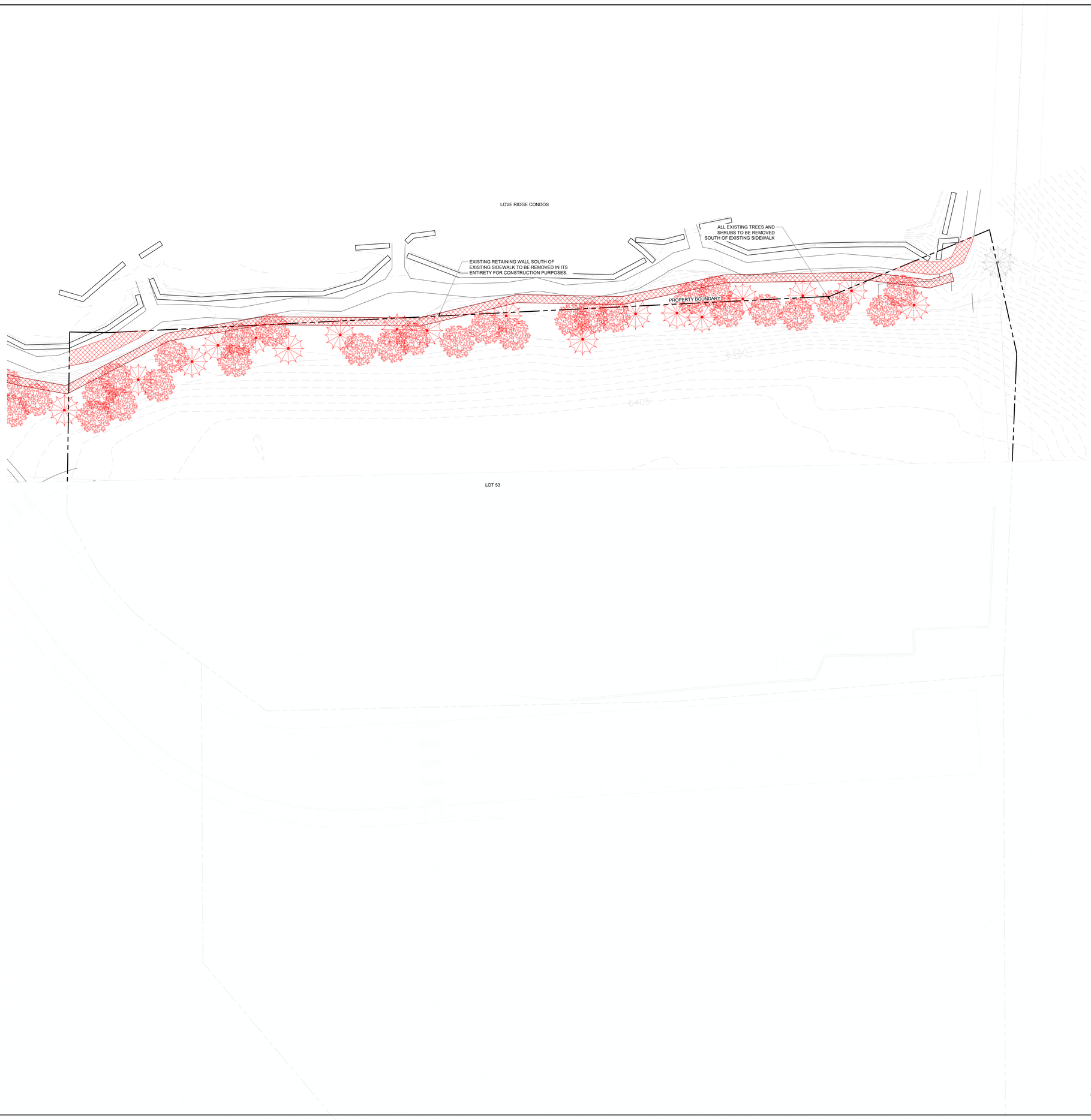
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53 RENDERED PLAN

Drawing Name

L1.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
DEMO PLAN

Drawing Name
L2.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

PLANT SCHEDULE- LOT 53

TREES:

NAME	SIZE	CONT.	QTY
Quaking Aspen/ Populous tremuloides	3" Cal.	B&B	26

SHRUBS:

Native Shrubs- species TBD		5-6' H	96

GROUND COVERS:

Native Meadow Sod		SOD	1,650 SF

NORTH

0 5 10 20
ORIGINAL SCALE: 1"=10'

NORTHWORKS

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

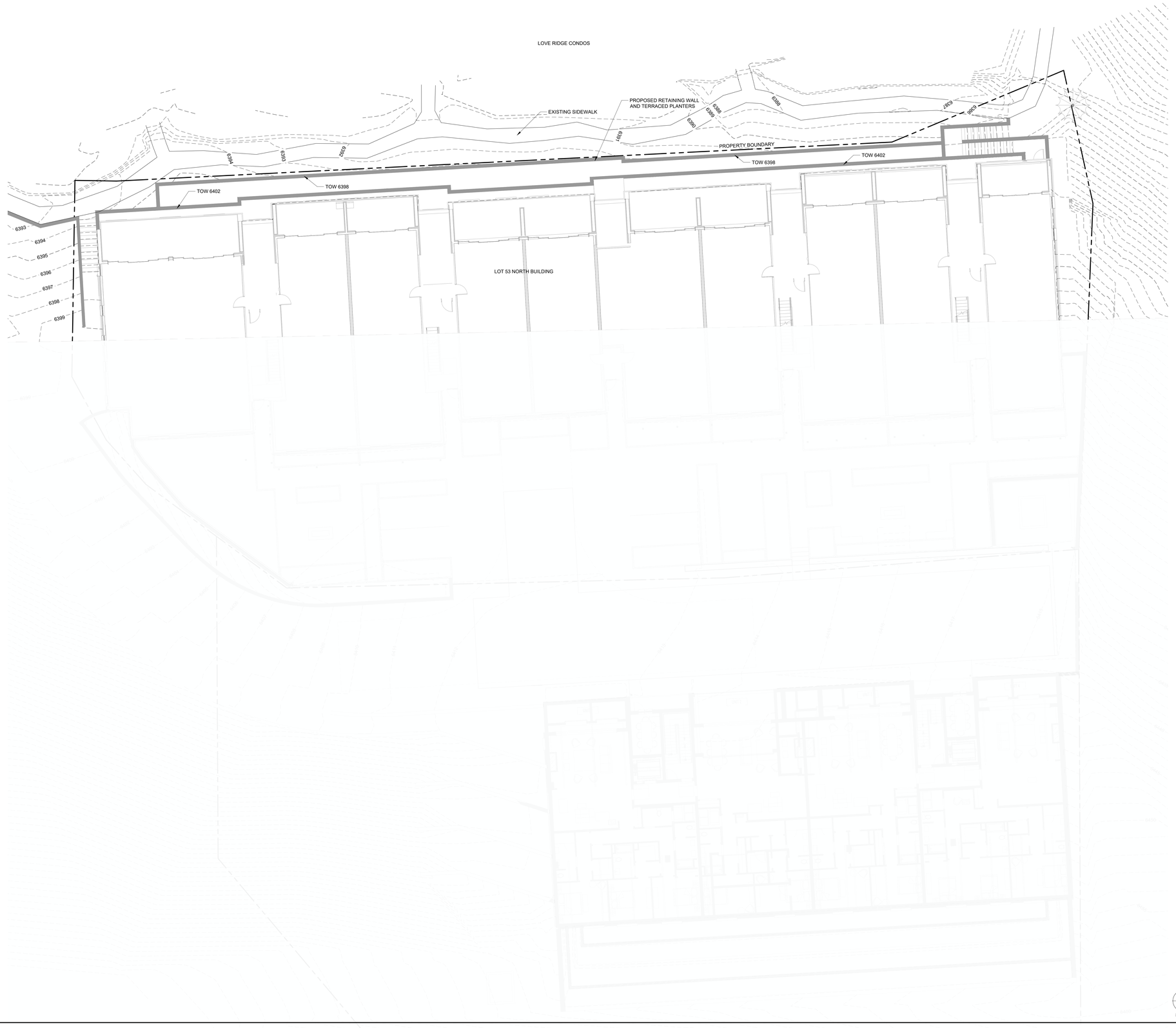
Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53
PLANTING PLAN

Drawing Name

L3.00



LEGEND

- PROPERTY BOUNDARY
- ROADWAY
- RETAINING WALL
- PAVERS
- PAVERS WITH SNOWMELT
- STEPS
- AUTO CONCRETE
- BIKE PARKING
- RAISED PLANTERS
- EXTERIOR SITE LIGHTING

NORTH

0 5 10 20

ORIGINAL SCALE: 1"=10'

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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

653 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number

LOT 53
GRADING PLAN

Drawing Name

L4.00



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NO.	ISSUED DATE	ISSUED FOR
	10/02/2024	HOA PLANTING PLAN

Project
SNOW KING LOOP

553 UPPER SNOW KING LOOP ROAD
JACKSON, WY 83001

Project No.	
Drawn By	LN
Checked By	MK

Discipline & Drawing Number
LOT 53
RENDERING

Drawing Name
L5.00

NORTHWORKS

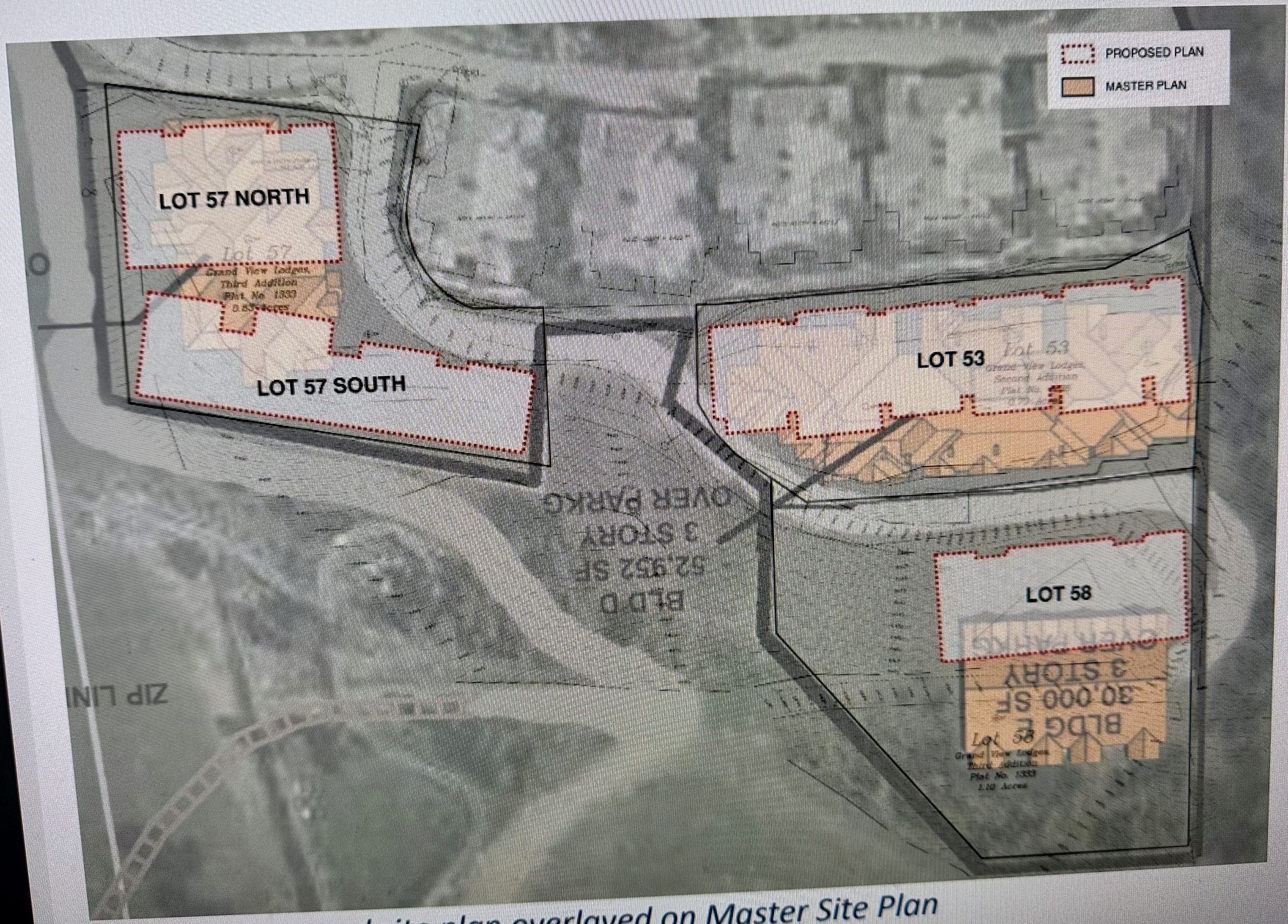
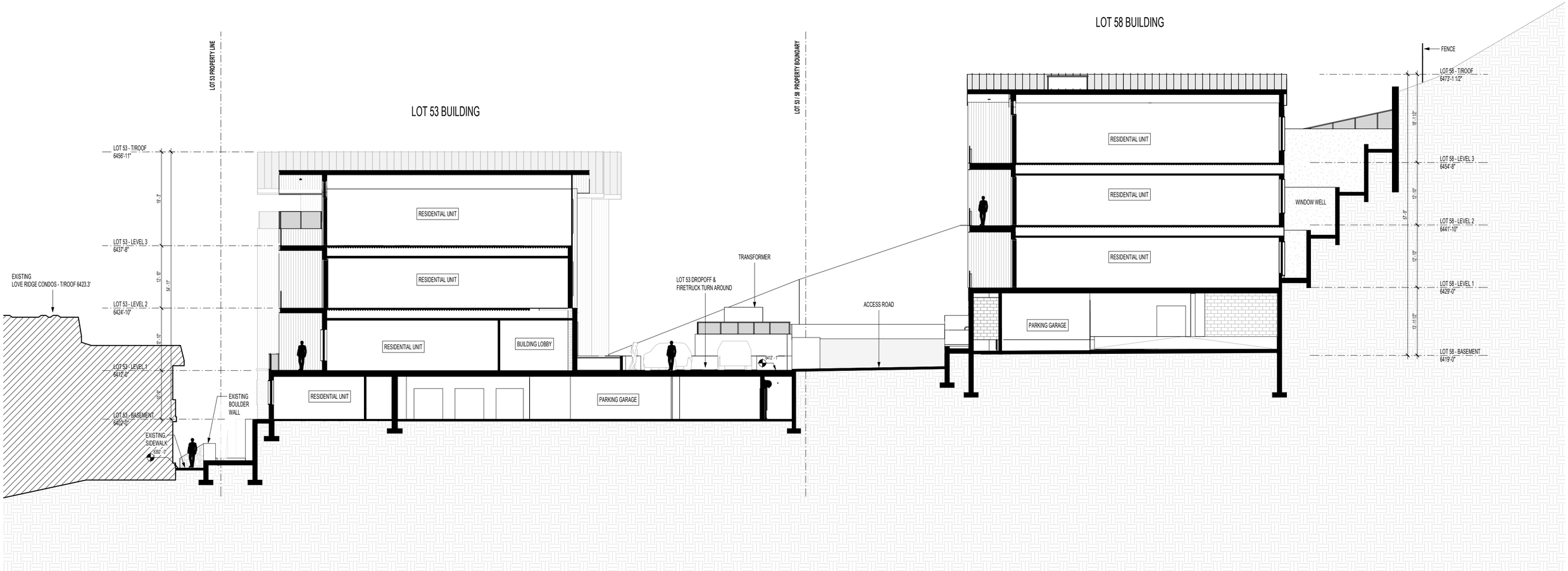


Figure 1 - Proposed site plan overlayed on Master Site Plan

Site Plan also includes a circulation plan that indicates where sidewalks should







SITE SECTION THROUGH LOT 53 & LOT 58, LOOKING EAST



Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.

4 in. of snow Thu

From: harrydannenberg1@gmail.com
To: Tyler Valentine
Cc: Rich LURIE; Jenny Herman
Subject: Bear Development of Snow King Lots 53, 57 and 58
Date: Thursday, February 20, 2025 7:29:49 AM

I am a 10 year property owner and part time resident (summers) in the Love Ridge condominiums located in the Snow King Resort District. I am also a member of the Board of Directors of the Snow King Resort Master Association (SKRMA). I am the residential director of SKRMA representing the interests of the residential homeowners in the resort district.

I am writing to express my strong agreement with the Grand View Condominium Association and the Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Planned Resort Master Plan in that it does not fit in with the bulk, scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. Specifically, the Lot 57 South Building , which is proposed to be approximately 60 feet high, will overwhelm the Grand View Condominiums and the entire resort area and this behemoth of a building will overwhelm pedestrians and pedestrian scale in the resort district.

I also agree with Grand View Condominium Association that the retaining wall between Grand View Condominiums and Lot 53 violates the Master Plan and should be moved south as set forth in the letter sent to you by the Grand View Condominium Association. There is no place in the Resort District for such an aggressive form of development with respect to other members of the Snow King Resort community.

I hope that the town takes the correct action and rejects the Bear Development proposal. I believe that the residential community in the Resort Districtto would support reasonable development of lots 53,57 and 58. I do not think there is support from the residential community for the Bear Development proposal.

Harry Dannenberg

Sent from my iPad

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Jenny Herman Email the Town Council
Date: Wednesday, May 28, 2025 3:39:20 PM

Email the Town Council

Email Content:

Dear Members of Jackson Town Council,

My husband and I have owned a Love Ridge condo for 20 years. I am retired and spend a significant amount of time in Jackson throughout the year. Over the past 5 years I have served in some capacity on the HOA Board and for the past 3 years as the HOA board's President. All this to say I am very involved with day-to-day operations and ongoing resolutions that happen when you have 10 buildings with 40 condo units.

Parking: One of our ongoing issues is parking. Each condo is deeded 2 specific parking places in our garage. Each space is marked with the condo unit number. We also have a large sign on the entry doors that states unauthorized vehicles will be towed by Jackson police. None of these are tandem spaces. During busy seasons these spaces are always full. When you have dinner guests, service trucks etc., they have nowhere to park on the roadway. I bring this up because the parking included in the BEAR proposal is not sufficient. The roadways around Love Ridge are much wider and allow for a vehicle to be temporarily parked without impeding traffic. The BEAR proposals have no space for oversized vehicles. We have limited outdoor spaces that can be reserved for oversized vehicles, they have none! This is a huge concern and I have and I have not seen evidence that this was addressed in the original plans or any of the revised plans.

Sidewalks: The revised plan did not address the lack of sidewalks along each building. Yet, they proport that they are walking distance to town and do not give walkways to traverse on. In the winter, these walkways are needed for a safe way to get across the resort area. In both Love Ridge and Grandview Condos, we have heated sidewalk systems and also utilize shovelings to make sure owners and guests have the sidewalks to get around the area. Due to the snow depth and ice buildup the roadway is often not safe to walk on. Please mandate that BEAR Development address this issue before approving the complete project.

Building Size: On Lot 57 I express a strong agreement with the detailed letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View. They provided the technical letters and the negative impact that allowing the current BEAR plan on Lot 57 will create. It is my hope that the town will take the correct action and reject

	the revised BEAR Dev plans for Lot 57. Please refer back to the 2006 approved plans for Lot 57, those plans were in line with the SKRMA Master Plan. The previous approvals took the size and scale of the adjacent developments into consideration. The current plan that BEAR is proposing blatantly neglects to consider the impact the scale and size will have on both Grandview and Love Ridge Condominium developments. Sincerely, Jenny Herman Love Ridge Lodge Homes Condominium Unit 536
Your Name:	Jenny A Herman
Your Company Name:	*Field not completed.*
Your Phone Number:	8179384009
Your Email Address:	jennyteaches@gmail.com
Your City:	FORT WORTH
Your State:	TX
Your Zip Code:	76109

Email not displaying correctly? View it in your browser.

From: Jim Maxwell <jim@AGRILANDFARMING.COM>
Sent: Tuesday, February 18, 2025 12:21 PM
To: Tyler Valentine
Subject: Development Plans 553, 510, & 725 Upper Snow King Loop

Dear Mr. Valentine:

I have serious concerns about the proposed ten-foot-high wall immediately south of the buildings 551 and 552 Snow King Loop. I own a condominium in each of these two buildings. Starting in 2007 and continuing through 2015, I served as president of the Grandview Homeowner's Association which includes the twenty condominium units situated immediately to the north of the ten-foot-high wall proposed for construction at the northern most edge of the above referenced projects.

Manuel Lopez, former president of Snow King Resort and the group that formerly owned Lots 53 and 57, and I walked the sidewalk south of our buildings and agreed to the planting of trees south of our sidewalk. This agreement was in response to our **mutual** opinion that a buffer was needed between our existing buildings and whatever would be eventually built on Lot 53. This agreement and mutual expectation were eventually memorialized in the master development plan for the area. The owners of the twenty Grandview Condos would not have supported the master plan had this provision and understanding not been included in such plan. Ignoring the master plan at this point is inappropriate and unacceptable.

The owners of the twenty Grandview Condos have, for many years, had the expectation that our neighbors to the south and the Town of Jackson would continue to recognize the need for a landscaped buffer south of our south sidewalk. Allowing the project to move forward as currently configured would create a very unpleasant area south of our condos and ruin the environment on twenty back decks of these units. It would also violate the master plan on which we have relied.

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: John and Irene Hammons Email the Town Council
Date: Friday, May 23, 2025 6:13:55 PM

Email the Town Council

Email Content:	As Owners of Grand View Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53,57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by HOA President Rich Lurie and the Grand View Board. The Bear Development Plan and corrective submissions as requested by the Planning Department are still in violation and do not in anyway comply effectively with the Snow King Master Plan.in Bulk, Size, or Character. We purchased the property with the premise that the development would be in accordance with the Snow King Master Plan. Even details of the future development plan were personally communicated to us by the Owner/Developer at the time of purchase negotiations and definitely had a bearing on our decision. Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution. Also, pedestrian accessibility to the Snow King Mountain amenities is a concern and will have an effect on the Grand View community The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with. Thank you for your consideration.
Your Name:	John & Irene Hammons
Your Company Name:	Windmill Canyon Ranch
Your Phone Number:	6614356459
Your Email Address:	linknspace@roadrunner.com
Your City:	Leona Valley
Your State:	California
Your Zip Code:	93551

Email not displaying correctly? View it in your browser.

From: Deborah Wente <dgwente@outlook.com>
Sent: Tuesday, April 8, 2025 10:36 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: Bear Building Comparisons.png; Grand View - Love Ridge Building Spacing.jpg; Lot 57 South-GV 548.jpg

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

April 8, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Please find an updated letter regarding the Bear Development proposal in the Snow King resort district. You will find that the primary issue concerning our unit at 548 Snow King Loop Road is unchanged.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lot 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our

neighborhood. The buildings create significant, negative impacts to Grandview and the surrounding areas and do not meet the master plans requirements for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that the plans for Lot 57 be denied until changes are made to bring the proposed development into compliance with the master plan.

The revised plans submitted by Bear Development have done nothing to address these issues. It is clear their revised plans refuse to reduce by any amount the size of their buildings on Lot 57. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required by the Snow King Master Plan, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums have to walk in the road!

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan, please see attached. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility

of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

From: Deborah Wente
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Date: Thursday, February 20, 2025 9:26:01 AM
Attachments: Lot 57 North-GV 548_jpg.msg
Lot 57 South-GV 548_jpg.msg
SK Master Plan - Page 77_jpg.msg

April 7, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning & Building Department
tvalentine@jacksonwy.gov

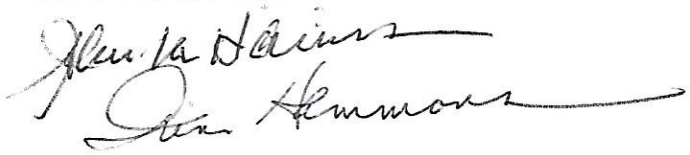
Dear Mr. Valentine:

As Owners of Grandview Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence to you as detailed by Rich Lurie. The Bear Development's resubmissions do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with.

Thank you for your consideration.

John & Irene Hammons



From: John Petrakis
To: Tyler Valentine
Cc: Rich Lurie; dlangen@bojh.com; Nicolle Moyer
Subject: RE: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, April 3, 2025 8:51:30 AM

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: John Petrakis Email the Town Council
Date: Saturday, May 31, 2025 10:38:29 AM

Email the Town Council

Email Content:

Dear Members of the Jackson Town Council,

My name is John Petrakis and approximately 3 years ago I purchased unit 5140 at 551 Snow King loop via my trust Petrakis 2021 Trust. I knew then that there was a possible development behind my building but based on all the due diligence in buying and reviewing plans for Lot 57 I was very comfortable what I saw and then read: Any buildings on Lot 57 had to be compatible in bulk, scale and character with Grand View Condominiums, I was therefore comfortable in my purchase. What I now find being asked to be approved for lot 57 violates everything I read and saw in the Master Plan. This is totally unfair to all the Grand View owners and these plans must be rejected. When I look at the plan produced by Bear on pedestrian walkways its crazy? They took out the sidewalk along their buildings on the west side of the new Upper Snow King Loop Road??

The Applicant's/Bear movement of 18,000 sq ft and adding a second building is taking up so much of the .83-acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

I also don't understand how the Town Council is allowing SKRMA to only give the residents only 1 seat on the SKRMA board when the Residential Class has an assessed valuation of 2.5 times the assessed valuation of the hotel and mountain combined but you have allowed them to have 6 of the 7 seats. In the Snow King Master Plan, it says the voting is to be by assessed valuation, however when the board was established and since the town council has ignored any assessed valuation allocation as allocation of board seats and just did it the way the council wanted?? I think if you allow this to move forward in its current form you are opening the town and council members personally to future lawsuits that could be extremally costly and create ill will and a bad reputation for the town. I don't think that is your intent.

I appreciate your consideration.

Your Name:	John Petrakis
Your Company Name:	*Field not completed.*
Your Phone Number:	3092080201
Your Email Address:	jdp67grmw@outlook.com
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83002

Email not displaying correctly? View it in your browser.

From: John Petrakis
To: Tyler Valentine
Cc: Rich Lurie; dlangen@bojh.com; Nicolle Moyer
Subject: Bear Development plans for Lots 53 and 57 of the Snow King Resort
Date: Thursday, February 20, 2025 10:36:00 AM

Dear Mr. Valentine – I am owners of Grand View Condominium No. 5140. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Master Plan.

I also strongly agree with all the details of Mr. Lurie letter dated February 17, 2025. But I think it's worth repeating one of Mr. Lurie points in his letter pointing out that the residential representation on the SKRMA board it significantly underrepresented. I further believe that the Town of Jackson should reject this proposal because of all the points in Mr. Lurie's letter but should also make the point that until the SKRMA board is correctly represented the Town of Normal will not approve any development plans in the SKRMA designated area.

Thanks for your consideration.

John Petrakis
309-208-0201

Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

February 20, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

We understand that the Town is evaluating a proposal by Bear Development, LLC, to build a multi-unit condominium complex adjacent to the Grand View Condominiums in the Snow King Resort District.

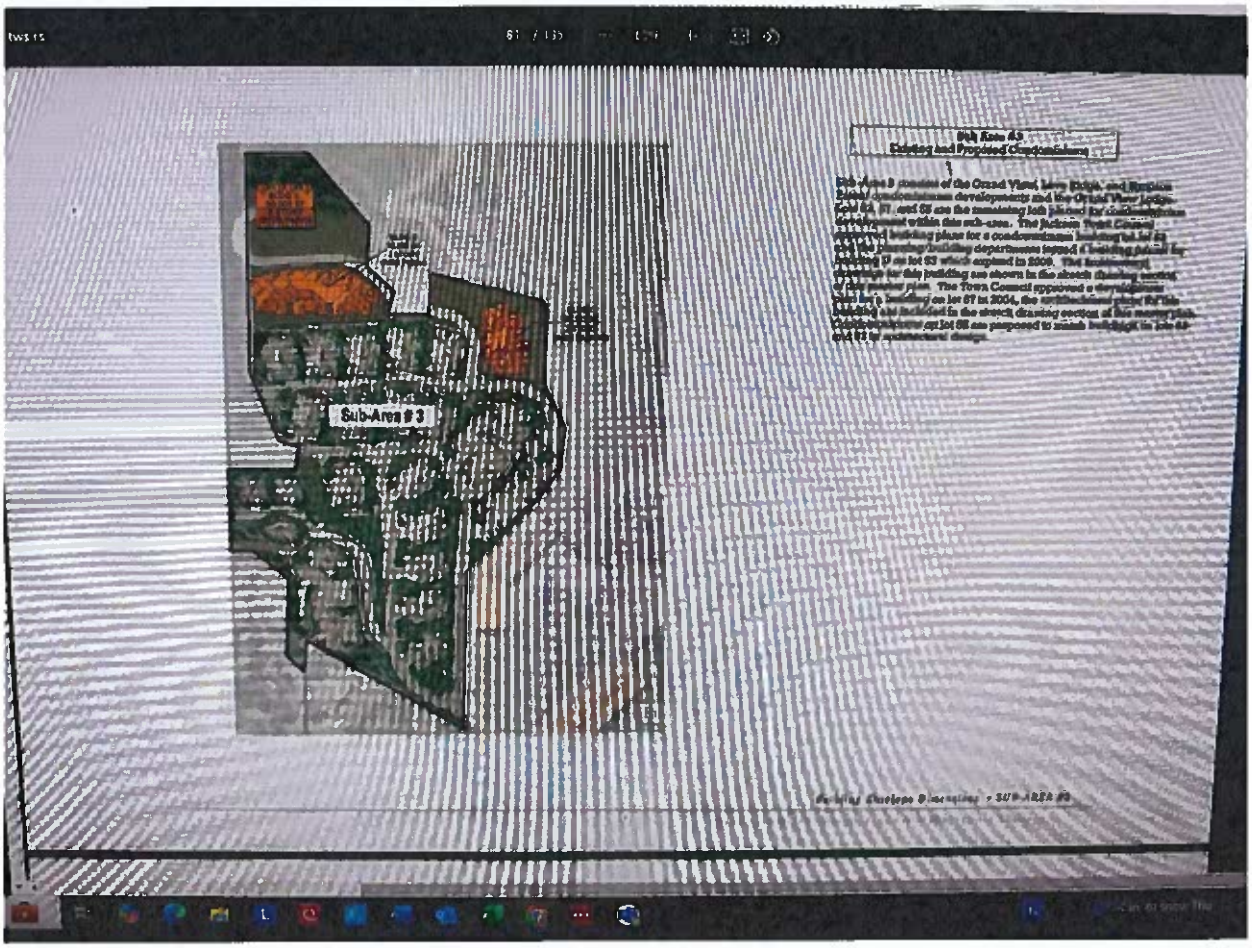
We own Grand View unit 483, which is situated on the west-facing top floor of Building 548 in the southwest corner of our community. Lot 57 of the proposed development encircles the west and south sides of Building 548.

We echo the concerns expressed by the Grand View Homeowners' Association in its February 17, 2025 letter, and want to share several additional concerns particular to Lot 57.

Master Plan terms and Town decisions set public expectations that future development on Lot 57 would be restrained.

We purchased unit 483 in November 2023. During our pre-purchase due diligence, we learned that new development might occur on Lot 57. Accordingly, we reviewed the Snow King Master Plan and minutes of HOA meetings at which SKRMA representatives discussed development prospects, as well as limitations under the Master Plan and Town regulations. As you know, these standards generally require that any new development must be spatially and stylistically consistent with the Grand View community.

We also reviewed the public docket pertaining to Lot 57 and saw renditions of the development concept approved by the Town in 2006 but never built (see image below). Although we were concerned about possible development next door, we were reassured that the Town and SKRMA would apply these standards as a check on developers seeking to change the landscape and density of our mountainside environment, or the neighborhood's appearance from Town.



We were dismayed to learn that SKRMA approved Bear Development's plan – seemingly without regard to the bulk and scale limitations – permitting nearly twice the square footage of that approved in 2006.

The Town should maintain the standards it affirmed in 2021 and 2023.

In our pre-purchase diligence, we found that Bear Development submitted a Zoning Compliance Verification (ZCV) application in May 2023, asking the Planning & Building Department to "clarify development rights and opportunities" on Lots 53, 57 and 58 in light of the Town's 2006 approvals and related determinations in 2021.

In a June 23, 2021 ZCV response (P21-112), the Town had affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." The proposal for Lot 57 meets none of these standards.

The Lot 57 proposal must be rejected or reimagined consistent with the Master Plan and Town precedent.

Bear Development asks to shoehorn two new structures on Lot 57 – one behind Building 548 (and feet away from the Cowboy Coaster) and one beside it. The structures are undoubtedly a high-quality investment in the Snow King resort. However, as seen in the renditions below, the south building would fully occupy the narrow southeast arm of Lot 57 and loom over Building 548. This clear scale mismatch and seemingly inadequate envelope would defeat the requirements of the Master Plan, as reflected in the 2006 approved concept and reaffirmed by the Town's 2021 and 2023 ZCV opinions, and may also raise safety concerns that would be best addressed by other stakeholders.





The Master Plan and Town standards were established in the daylight for prospective buyers and developers to see and rely upon. The Town should maintain these standards and reject Bear Development's proposed 45,000 square feet addition to Lot 57, or at least its towering south structure.

Thank you for considering our position and for maintaining Jackson's and Snow King's unmatched character.

Respectfully,

Kyle B. Levine
for Blanche Neige LLC

Tyler Valentine April 9, 2025
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov
RE: Bear Development Proposed Plans for Snow King Condominiums Lots 53, 57, 58

Dear Mr. Valentine,

The Love Ridge Lodge Homes Condominium Association (the "Association") reviewed the updated application and plans received on March 25, 2025 for the Snow King Condominiums on Lots 53, 57 and 58 (the "Plans") summited by Bear Development, LLC (the "Applicant").

The Association submits the following:
Lot 53 and Lot 58 – Plans were improved over the prior submissions with the relocation of the building on lot 53 being at least an additional 20' south and the elimination of the retaining wall. However, since there is a tree line barrier we ask why would they plan to cut down mature trees that are currently planted on the applicant's side of the border? These trees and plants are established and thriving. They provide screening that will be advantageous for both Grand View Condominium residents and the residents of the new development. Removing these mature plantings and then subsequently replacing them with new, young plantings and boulders will cause residents to have clear views of each other with minimal privacy screening for many years.

Lot 57 – With regards to the scale of the building on Lot 57. We agree with Grand View Condominiums' findings that the plans remain noncompliant with the Master Plan as detailed in the attached drawings done by Northworks. We request the Town of Jackson reject the proposed Lot 57 South building.

While updating the plans to meet the requirements of the Snow King Master Plan to have vegetation between the buildings and the sidewalks it appears that sidewalks were eliminated to allow for vegetation. This is unacceptable since there are several months of winter where many pedestrians walk to areas within the resort district. While the roads are plowed routinely, they are not clear for pedestrians and will be a hazard for skiers accessing the mountain or the hotel for restaurants and amenities. Where there are sidewalks areas, there is no mention whether these sidewalks will have a snowmelt system to help keep them clear in winter months. Is that part of the plan?

Sewer and water infrastructure has not been a part of the plans that we've received. Who is responsible for this infrastructure? When the Grand View Condominiums were developed it was determined that an additional pump system was required to provide adequate water pressure for the units as well as fire protection. We have not seen any details of a study for the water system. In addition, we have not seen studies to show that the existing sewer and water lines are sufficient to handle the additional 72 condos. Who is responsible for making sure that the existing infrastructure is adequate for these additional buildings. This is a concern for both Grand View and Love Ridge CA's.

We appreciate the time that the Planning Commission is taking to review these plans and the concerns that perimeter neighbors are voicing.

Jenny Herman
President
Love Ridge Lodge Homes CA

Jenny Herman Cell
817.938.4009

From: Peter Wold
To: Tyler Valentine
Subject: Bear Development at Snow King
Date: Thursday, February 20, 2025 3:24:48 PM

Dear Mr. Valentine,
I own several Grandview Condominiums and Unit 5110 in the Loveridge Condos.
I seldom object to development in Wyoming, but I vehemently object to the Bear Development at Snow King on Lots 53 and 57.
Their plans contradict the Master Plan and simply need to be redone to comply with it. As the project is designed, it would devalue the Loveridge/Grandview area.
Thank you in advance for requiring compliance to the Master Plan.
Sincerely, Peter Wold

From: noreply@civicplus.com
Sent: Monday, April 28, 2025 7:00 AM
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department
Subject: Online Form Submittal: Email the Planning Commission

Email the Planning Commission

Email Content:

Dear Commissioners:

I am writing on behalf of the Grand View Homeowners' Association regarding Bear Development's plan for Snow King Lots 53, 58 and 57. While I appreciated having had the chance to comment by phone at the April 16 meeting, I expected to have the same opportunity as the developers to present slides that may have helped your deliberations. We were very disappointed but respect your reasons for not allowing Public Comments to not allow screen sharing. I would like to therefore supplement my comments with this letter and I will try to find a way to attach the slides I had hoped to share.

I appreciate the Planning staff's keen analysis and the Commission's work to balance the competing interests about the key question before you: whether the bulk, scale and character of the proposed development is consistent with its existing neighbors and complies with the Snow King Master Plan that specially requires that they must. We were pleased that the Commission heard staff's concerns about the character of the development, particularly the canyon effect between Grand View and Lot 57, and granted a continuance to May 21 for closer evaluation of revised plans.

At the meeting, several commissioners acknowledged the unique mass and scale of this project, and the unique challenges of the subjective approach the Commission is called upon to apply here. We maintain that Lot 57 plans are largely incompatible in bulk, scale and character with Grand View. I am sharing the slides I wanted to present at the meeting confident that they will vividly show the impacts of over-aggressive development and the canyon effect clearly identified by the Planning team and confirmed by several Commissioners at the meeting.

In addition to the factors that led to condition 5 on Lot 57's development, we noted several other concerns being voiced at the meeting. We expect that the developers' revised plans will address them fully before the Commission advances the project to Town Council:

· Chair Wilson's preference to see structural shifts to mitigate the canyon effect caused by the excessive verticality of both Lot 57 buildings and specifically Lot 57 South Building which was never anticipated or ever illustrated as a possibility in the Snow King Master Plan.

· Recognition that the current plans have inadequate parking spots for visitors, rideshare services, service providers, etc. – meaning that Snow King Loop Road and Grand View's and Love Ridge's parking areas will carry the burden of increased occupancy. The Commission and staff discussed the challenges of forcing people to park in "informal places," and the "more competitive" parking environment that will result with new short-term rental project proposed by Bear.

· Recognition that fluid pedestrian flow envisioned by the Master Plan will be sacrificed between Grand View and Lot 57 because the developers left inadequate room for sidewalks and landscaping, choosing instead to build to the limits of property lines.

· Concerns about overallocation and density with Bear's plans to shift 18,000 square feet of permitted development to Lot 57 from Lots 53 and 58, resulting in a much larger footprint than might be permitted if Lot 57 were being developed individually, and a substantially larger and scale-incompatible development than that envisioned in the Master Plan and relied upon by Grand View owners when they purchased their properties. While allocation across parcels may be allowed under the Master Plan, it cannot be a free pass to ignore overriding bulk, scale and character requirements.

· The Commission recognized the comments by the Grand View and Love Ridge HOA presidents and asked about the level of cooperation between developers and the HOAs to address neighbors' concerns. Mr. Mills stated that there had been "significant" efforts to build consensus with Grand View. That is not accurate. In fact, Bear refused to develop any

renderings showing their Lot 57 South Building with Grand View 548 which was specifically requested numerous times. We also found Bear had put into their plans the removal of a stone wall that majority resided and was owned by Grand View without ever informing and discussing it with us. After much strong resistance, they relented. To be clear, the HOAs are opposed to Bear's plan because it does not meet the Master Plan requirements and far exceeds the development any of our homeowners reasonably expected. We are not opposed to development as a categorical matter.

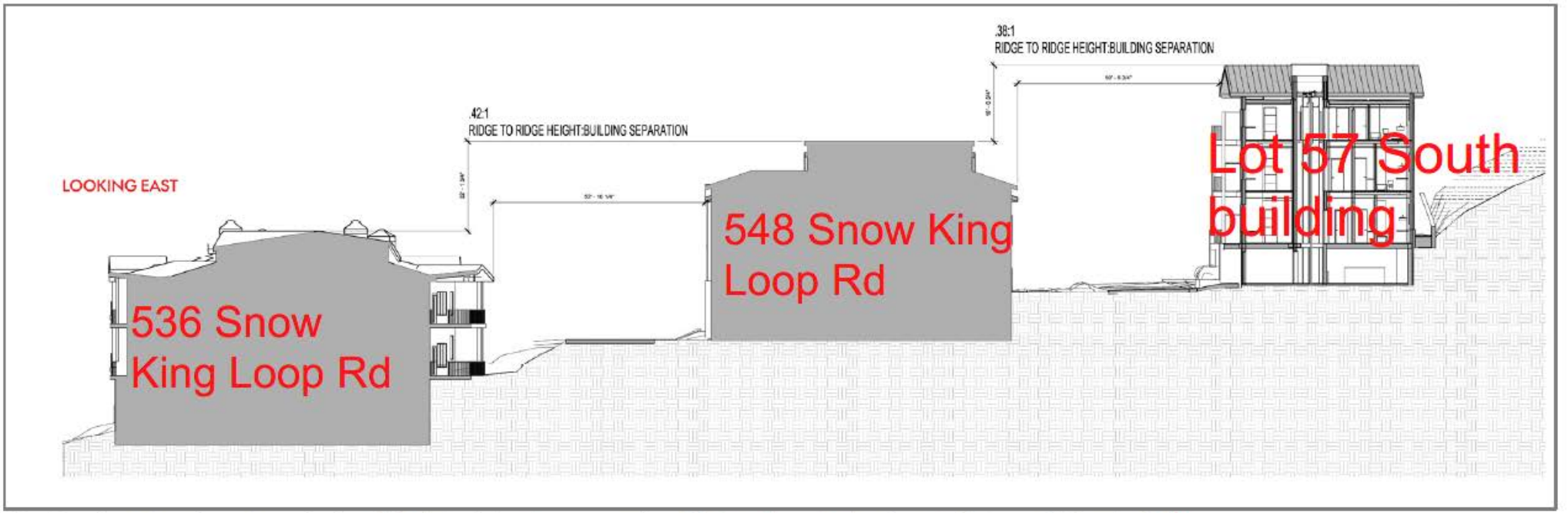
We appreciate your attention and further diligence at the May 21 meeting, understanding that Lot 57 plans cannot and should not advance to Town Council unless the Commission is satisfied that they comply with the Master Plan. In our opinion, the elimination of the never anticipated Sout Building and the redesign of the North Building is the optimum resolution. Plans for Lot 53 and 58 are independent filings and can proceed to Town Council even if Lot 57 plans are delayed for non-compliance with the conditions imposed at the April 16 meeting.

As there is no means to attach the four slides we wished to reference, I will send them to Tyler and have him forward them to the Commission.

Thanks again for the opportunity to share our views and concerns over this important project.

Your Name:	Richard Lurie
Your Company Name:	Grand View Home Owners Association
Your Phone Number:	203-249-0532
Your Email Address:	rlurie@optonline.net
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83001

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Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings









Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simp
Patent condominimum developments and the Grand View Lo
Lots 53, 57, and 58 are the remaining lots platted for condomi
development within this sub-area. The Jackson Town Council
approved building plans for a condominimum building on lot
and the planning/building departments issued a building per
building D on lot 53 which expired in 2009. The architectural
drawings for this building are shown in the sketch drawing se
of this master plan. The Town Council approved a developm
plan for a building on lot 57 in 2004, the architechtural plans f
building are included in the sketch drawing section of this ma
Condominimums on lot 58 are proposed to match buildings o
and 57 in architectural design.



Figure 1 - Proposed site plan overlayed on Master Site Plan



howing the relationship in heights between Lot 57 South and the downhill Grand View buildings

creational amenities.

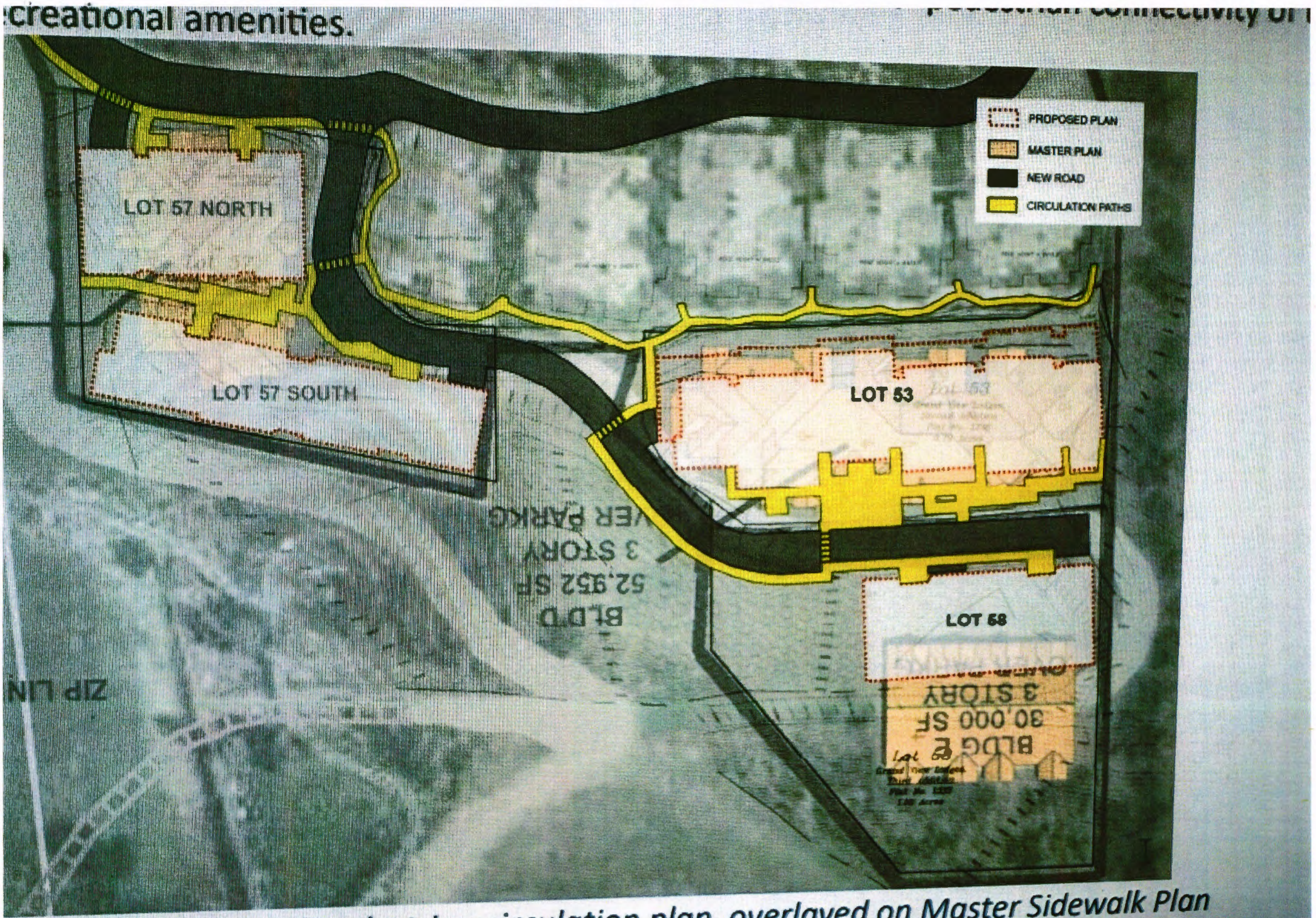


Figure 2 - Proposed pedestrian circulation plan overlayed on Master Sidewalk Plan

From: rlurie@optonline.net
Sent: Saturday, March 29, 2025 6:41 AM
To: Tyler Valentine
Subject: RE: Re-Submittal for Lot 53, 57, 58

Hi Tyler the updated application was sent out to all of Grand View Owners. We are still reviewing and will have our response back to you prior to the 10th, however I can give you this feedback.

Lot 53 – we are OK with the changes and only will request the current line of trees remain. As they say they are planning to replace them, it is very curious why they have to remove them if the new building is now around 20 feet away from them.

Lot 57 – we found their response not serious. They are suggesting that by changing the roof lines and the deck walls that the Lot 57 South building will all of a sudden be compliant with the Snow King Master plan that requires it to be compatible with Grand View in bulk, scale and character. If it is not even close! Their page 9 depiction of the buildings is very deceitful. We asked Nick for further explanation and still waiting for his response.

We also found their solution laughable and insightful to their proposal to meet the requirement to have room for vegetation next to their building. Their solution is to eliminate the sidewalks. Therefore, pedestrians and visitors to 72 condominiums that are arriving by foot have to walk in the road! That was their solution and never considered that putting two extremely large buildings are just not compatible with Lot 57.

Rich

Richard Lurie
Grand View HOA
203-249-0532

From: Tyler Valentine <tvalentine@jacksonwy.gov>
Sent: Wednesday, March 26, 2025 10:26 AM
To: Rich LURIE <rlurie@optonline.net>
Subject: RE: Re-Submittal for Lot 53, 57, 58

Thank you Rich.

-Tyler V

From: Rich LURIE <rlurie@optonline.net>
Sent: Tuesday, March 25, 2025 8:43 PM
To: Tyler Valentine <tvalentine@jacksonwy.gov>
Subject: Re: Re-Submittal for Lot 53, 57, 58

Hi Tyler, thanks. I will send it to all Grand View owners. If there are other owners that should get it, please send it to them.

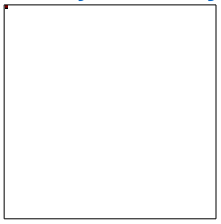
Thanks very much,

Rich

Richard Lurie
R.C. Lurie & Associates
341 Jelliff Mill Road
New Canaan, CT. 06840
203-966-2919
Cell 203-249-0532

> On Mar 26, 2025, at 2:56 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:
>
> I have not yet sent it to others. Are you going to do that or would you like me to?
>
> Comments are due by Thursday, April 10th.
>
> ---
>
> **From:** Rich LURIE <rlurie@optonline.net>
> **Sent:** Tuesday, March 25, 2025 4:50 PM
> **To:** Tyler Valentine <tvalentine@jacksonwy.gov>
> **Subject:** Re: Re-Submittal for Lot 53, 57, 58
>
> Hi Tyler, forgot to ask if the updated submission was sent to all those that submitted comments?
>
> Rich
>
> Richard Lurie
> R.C. Lurie & Associates
> 341 Jelliff Mill Road
> New Canaan, CT. 06840
> 203-966-2919
> Cell 203-249-0532
>
> > On Mar 26, 2025, at 12:55 AM, Tyler Valentine <tvalentine@jacksonwy.gov> wrote:
> >
> > Rich,
> >
> > Attached is the revised submittal for the Snow King Development Plans.

Tyler Valentine
Senior Planner, AICP
Town of Jackson
Phone (307) 733-0440 #1305
tvalentine@jacksonwy.gov
www.jacksonwy.gov



<Snow King Condos - Development Plan Submission - 2025-03-24_pdf>

<~WRD0005.jpg>

From: Susan Houchens
To: Tyler Valentine; Richard Lurie
Subject: Bear Plans for Lot 57
Date: Tuesday, May 27, 2025 5:11:50 PM

We are the owners of Grand View Condominium #522 in building 552. Please consider this letter as opposition to the Bear Development plans for Lot 57 of the Snow King Resort, This proposed building is massive in comparison to the existing buildings in our neighborhood.

When we purchased our Grand View Condominium, we reviewed and relied on Snow King Resort Master Plan to understand what could be built on Lot 57. What we are now being asked to approve for Lot 57 violates everything we read and saw in the Master Plan. This is totally unfair to all the Grand View owners, and these plans must be rejected.

Richard Houchens
Sussan Houchens

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Richard Lurie Email the Town Council
Date: Monday, May 26, 2025 1:51:14 PM

Email the Town Council

Email Content:

Dear Jackson Town Council,
I am the owner of unit 4910 in the Grand View 549 building and I would like to submit my personal strong opinion that the Lot 57 south building being proposed by Bear Dev NOT be approved as proposed.

When I purchased my unit, I reviewed the Master Plan and saw a reasonable size building of a little over 25,000 sq ft approved by the Town Council for Lot 57. I was therefore very comfortable in my purchase. No where in the Master Plan was it every illustrated another building could be built where Bear Dev is now proposing the south building. It is totally unreasonable to expect a potential owner to be able to dig through the Master Plan to realize multiple buildings could be built and if the owner of Lot 57 happened to own other lots in the Resort District, they could move additional square footage to this Lot 57 which is exactly what Bear did. One would have to hire an architect or professional planner to figure that out. That is totally unreasonable.

Why would Bear move an additional 18,000 sq ft to Lot 57? The only explanation is he found it cheaper to cram all that extra square footage on the relatively flat Lot 57 than where the plan originally allocated that square footage. He could care less the impact on the existing Grand View owners in the adjacent lot. There is no rational to accommodate this out of town developer at the expense of his neighbors.

Fortunately, the planners who put together the Snow King Master Plan foresaw what could be proposed and put in the Plan very meaningful words to prevent over development. They specifically stated on Page 70 that any buildings on Lot 57 had to be compatible in bulk, scale and character with Grand View condominiums. The words in the Master Plan are just as important as the numbers and these words are clearly being violated by Bear Dev. Their south building is twice as high as the south side of Grand View, contain 4 times the number of units per building and is three times longer than the width of a Grand View building. The building towers over my unit. In my due diligence, no way could I have foreseen what this out of state developer is proposing.

	In addition, the developer as used up so much of the Lot 57 space, he provided no sidewalks or visitor parking. Cramming that south building onto Lot 57 totally changes the entire character of the residential area of the Resort District and we ask the Town Council to reject the developers plans. Rich Richard Lurie Grand View 4910
Your Name:	Richard Lurie
Your Company Name:	Grand View Condominium Association
Your Phone Number:	203-249-0532
Your Email Address:	rlurie@optonline.net
Your City:	Jackson
Your State:	W
Your Zip Code:	83001

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From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Robert P. Warren Email the Town Council
Date: Thursday, May 29, 2025 9:16:41 AM

Email the Town Council

Email Content:

Dear Members of the Town Council,

As a resident of Jackson and an owner of a Grand View Condominium, I want to reiterate my vigorous opposition to the submitted application and plan of Bear Development, LLC, a Wisconsin developer (the “Applicant”) for Snow King Condominiums Lot 57. The applicant’s newly revamped Lot 57 plan is at sum an obvious transparent attempt to deliberately mislead the Town Council by its “revisions” which clearly violate the Snow King Planned Resort District Master Plan.

It is extremely obvious that the Applicant’s sole objective is simply to make as much money as possible -- to get the largest possible return on its investment -- with utterly no regard for the town of Jackson’s surrounding communities, its natural beauty and the substantially increased strain it will place on our municipal services and infrastructure.

Also, the Plan for Lot 57 places a huge increasing revenue burden on the citizens of Jackson with an inevitably expanding demand for municipal services like water, sewage, electrical service and traffic control. Also, it is certainly foreseeable that if this proposed project ever caught fire either internally or because of a forest fire, such an out-of-control conflagration would certainly engulf not only the surrounding condominiums, but also the houses and subdivisions below and others close to town – especially if driven by strong winds.

And, if anyone thinks that East and West Snow King Road and US 191 are parking lots between the hours of 3:30 pm and 6:00 pm, then this Plan with all its residents and vehicles, will make these roads at times simply impassable for Jackson residents -- especially those living on either side of these roadways which for many is their only way out.

The Grand View Condominium Association has submitted a letter objection to significant aspects of the Lot 57 Plan and has addressed the Applicant’s failure to comply with the requirements of the Snow King Planned Resort District Master Plan. Plainly stated, Bear's Plans are noncompliant with the overall Master Plan and are certainly not in the best interest of the Jackson community.

	I respectfully ask the Town of Jackson to reject the revised proposed Plan for Lot 57 outright.
Your Name:	Robert P. Warren
Your Company Name:	*Field not completed.*
Your Phone Number:	301.943.2727
Your Email Address:	rpw2k@yahoo.com
Your City:	Jackson
Your State:	Wyoming
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: sagarling rdeinc.biz <sagarling@rdeinc.biz>
Sent: Thursday, March 27, 2025 10:22 AM
To: Tyler Valentine
Cc: ragarling rdeinc.biz
Subject: Town of Jackson Planning and Building Department-Bear Development

Importance: High

Tyler,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort.

We received the Bear Development updated plans for Lots 53, 58 and 57.

It is curious that the updated plans show a reduced height, but the plans do not reflect the height change, that we can identify.

Three stories above an exposed garage equates to 4 stories, which violates the SKRMA Master Plan. The developer identifies the garages are 51% below grade, but is that truly the case? What is the acceptable point of measurement, three stories from grade or above grade (as defined by the developer)? What will the impact be for the downhill residences with the massive earth moving required to obtain subterrain garage structures? We have not located where the developer, or SKRMA, has addressed the current utilities infrastructure that are currently located in the development area. The 110k gallon water storage tank is connected to the private PWS that services the resort district with a 10” pipeline. The storage tank provides additional water and pressure to the Town of Jackson for emergency firefighting when the Town’s waterline pressure is reduced to 30 psi.

The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The three massive structures create significant, negative impacts to Grand View Condos and the surrounding HOA communities and do not meet the Master Plan’s requirements for bulk, scale, or character. The viewscape will be permanently afflicted with massive, towering structures which conflict with the current local mountain luxury cabin architectural design embodied by all the Snow King Resort district development.

Sheryl

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321

Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz

From:	sagarling rdeinc.biz
To:	Tyler Valentine
Cc:	ragarling rdeinc.biz
Subject:	Town of Jackson Planning and Building Department-Bear Development
Date:	Wednesday, February 19, 2025 1:28:51 PM

Mr. Valentine,

We are owners of Grand View Condominium, 551 Snow King Loop Road, Unit No. 5120. Please consider this letter as opposition to the Bear Development plans for Lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant, negative impacts to Grand View and the surrounding areas and do not meet the Master Plan's requirements for bulk, scale, or character, as explained more fully in the letter from Rich Lurie, President of the Grand View Condominium Association. We ask that these plans be denied until changes are made to bring the proposed development into compliance with the Snow King Resort Master Plan.

Respectfully submitted,
Sheryl
President
R and D Enterprises, Inc.

Sheryl and Roger Garling
R and D Enterprises, Inc.
www.rdeinc.biz
PO Box 3321
Casper, WY 82602
Cell 307.277.3861
Land 307.237.4188
sagarling@rdeinc.biz
ragarling@rdeinc.biz

From: Susan Houchens
To: Tyler Valentine; Richard Lurie
Subject: Bear Development
Date: Thursday, February 20, 2025 5:59:18 PM

We are the owners of Grand View Condominium No. 522 in building 552. Please consider this letter as opposition to the Bear Development plans for lots 53 and 57 of the Snow King Resort. The proposed buildings are massive in comparison to the existing condominiums in our neighborhood. The buildings and retaining wall create significant negative impacts to Grand View and the surrounding areas.

When we purchased our Grand View Condominium, we reviewed and relied upon the Snow King Resort Master Plan to understand what could be constructed adjacent to Grand View on Lots 53. 57, and 58. The size, height, and proximity of the proposed Bear Development construction to Grand View far exceeds anything that could have been anticipated under the Master Plan and should not be allowed.

Richard Houchens
Susan Houchens

From: Virginia Wade <gwademd@gmail.com>
Sent: Sunday, February 16, 2025 1:28 PM
To: Tyler Valentine
Subject: Snow King owner 552-521

Dear Tyler Valentine:
As a long-standing homeowner in the valley, I have always taken an interest in project development. Having recently sold a family home on the West Bank, owned from 1998 to April of 2024, I have witnessed many neighborhoods undergo transformation, with tremendous impact to the community. Massive homes,cold beds, they are of no benefit to the community's economy.
We sold our home to be in a Resort
Overlay. We like Snow King, it has the local flavor that has been lost at Teton Village, where parking lots are full and closed, ticket sales are limited, residents are displaced, and as a homeowner not in a resort overlay we were afforded less and less convenience.
When we are not in residence the condo at Snow King can be rented and that contributes to the health and wealth of our community.

In 1998, there was no Snake River Lodge and Spa, no Four Seasons, no Teton Club.
Granite Ridge was just being developed.
There was a time when 2 stories was the limit, and the Four Seasons became the largest building in Wyoming.
I am now the owner of Snow King Loop 552. The 10' retaining wall will do nothing to prevent a slide when a 52,000 sf building is excavated and built to the current proposal on a very steep grade. Drainage in the spring melt doesn't flow through concrete. There are other projects on the sloped terrain in town, they have to be studied. One that comes to mind is Pine Glades.
My row of condos is set apart from those on the lower slope by a road, not a wall.

Increasing the setbacks must be a part of the master plan. Scaling back the height should be considered. It's just too steep.

At the present time there are many projects on the drawing board. They take years to complete. Stop work orders, violations, makes me wonder who approved them in the first place.
The Snake River Bridge project has polarized the community. Tourists who visit Teton Village stay in Teton Village. Going to dinner in town can take upwards of an hour and a half, tee shirt shopping is now an all day commitment. It takes too long to get to the airport.
There is no parking.

Residents don't visit their friends on the other side of the river, skiers stop at Calico and drink booze until the road clears, and there are more massive projects being reviewed that will serve to create gridlock for years.
Talk of widening the Village Road is a nonstarter.
The power lines on the Village Road that snapped a few years ago, causing widespread outages in the valley lasting for days, knocked out the airport power, but the lines were not buried along with the natural gas and fiber optic lines on the Village Road, so where is the widening to occur? Teton Pines? Shooting Star?
What is needed now is serious consideration to every project that comes up for approval.
I read in JH News and Guide a proposal for a north bridge. Money went to build a bike bridge, a treacherous roundabout, a hanger for private planes on the drawing board. Why not a north bridge?

I believe that first and foremost there needs to a a master plan that addresses the congestion. It is a turn off.
Aspen has a moratorium on new builds.
It may be time.

Virginia Wade
Sent from my iPhone

From: Bills GMAIL <william.l.hartmann@gmail.com>
Sent: Wednesday, April 9, 2025 12:54 PM
To: Tyler Valentine
Cc: Debbie Hartmann
Subject: Bear Development Revised Proposed Plans for Snow King Condominium Lots 53, 57 & 58

Tyler Valentine
Senior Planner
Planning & Building Department
Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing this letter to you as an update to our letter dated February 19, 2025 regarding development plans for Snow King Condominium Lot 57. Lot 57 is directly across from our condominium unit at 548 Snow King Loop.

We have reviewed the modifications to the plans previously submitted by Bear Development.

We do not believe the plans, as modified, and for which Bear Development is now seeking approval, address our objections as previously spelled out in our letter of February 19, 2025.

We continue to object to the **Bulk, Scale and Character** of the Bear Development proposed buildings on Lot 57. We view the changes that Bear Development have proposed to the Buildings on Lot 57 as **minimal** and **not responsive** to the objections that we previously raised. Our objections are very specifically focused on the South Building which we contend is not compliant with the Snow King Master Plan.

We continue to urge you and the Town Council to reject this application and to seek meaningful and responsive modifications, specifically to the Lot 57 buildings, and with particular focus on the non-compliant South Building.

Regards,

William and Deborah Hartmann
548 Snow King Loop, Unit 4810
Sent from my iPad

From: noreply@civicplus.com
To: Town Council
Subject: Online Form Submittal: Hartmanns Email the Town Council
Date: Monday, May 26, 2025 8:23:02 AM

Email the Town Council

Email Content:	I am writing to object to the Bear Development Plans for Snow King Loop, Lot 57. We are the owners of 548 Snow King Loop Unit 481, which is directly impacted by plans on Lot 57. When we purchased our unit we relied upon the Snow King Master Plan which we assumed would be enforced and govern the future development of Lot 57. The revised plans, as submitted by Bear Development, do not comply with the Bulk, Scale and Character language which is contained in the Master Plan. We have objected to each of Bear Development's Lot 57 plans as submitted. This latest proposal from Bear Development is NOT RESPONSIVE TO THE CONCERNS RAISED PREVIOUSLY BY THE COMMISSION. The footprint of the buildings has not changed. The inclusion of the South Building is inconsistent with the Master Plan which included only one building on Lot 57. The Lot 57 development plans are too much building on too little property which is inconsistent with the Bulk, Scale and Character of the rest of Snow King Mountain. We encourage the Town Council to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Developoment.
Your Name:	William and Deborah Hartmann
Your Company Name:	*Field not completed.*
Your Phone Number:	216-470-2101
Your Email Address:	WILLIAM.L.HARTMANN@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From:	William Hartmann
To:	Tyler Valentine
Cc:	Debbie
Subject:	Bear Development Proposed Plans for Snow King Condominium Lots 53, 57 & 58
Date:	Wednesday, February 19, 2025 6:19:48 PM
Attachments:	pg 77 Snow King Master Plan.pdf

Tyler Valentine

Senior Planner

Planning & Building Department

Town of Jackson, Wyoming

Dear Mr. Valentine:

We are writing to you regarding a request for approval for three Development Plans for Snow King condominiums which includes Lot 57.

Our unit is directly across from Lot 57 at 548 Snow King Loop.

We strongly oppose the development as proposed by Bear Development and are in full support of the objection filed by the Grand View Condominium Association.

By way of background, we purchased the unit in March 2023. At that time, we reviewed the Snow King Master Plan and were fully aware that at some point, Lot 57 would be developed.

We took comfort in two items contained in the Master Plan.

First, the statement contained in the Master Plan on page 70 that "The remaining developable lots with-in Sub Area 3 consisting of Lots 53, 57 and 58 located to the South of the existing Grand View development to fit in with the **bulk, scale and character** of the existing Grand View Condominiums.

Second, on Page 77 of the Master Plan shows a single, reasonable sized building that was part of the approved Master Plan. The Town Council previously approved a development plan for a building on this lot in 2004. This is directly across from our unit in Grand View 548. The proposed structures, for which approval is being sought, are a significant deviation from what is contained in the Master Plan.

The rendition included in the Grand View Condominium Association shows two buildings, versus one in the Master Plan (please see attached from page 77). It also shows the new buildings, especially the South Building towering over the 548 building. This does not, in our opinion, fit with the bulk, scale and character of Snow King Mountain.

We urge you and the Town Council to seek revisions to the plans for Lot 57, as submitted, to avoid destroying the character of the Grand View Condominiums and to adhere to the Master Plan.

Regards

William and Deborah Hartmann
548 Snow King Loop, Unit 4810

From: chris.mandy@cox.net
To: Tyler Valentine
Subject: Revised Bear Development Proposed Plans Lot 57
Date: Thursday, May 15, 2025 4:29:18 PM

Hello Tyler,

My wife and I put a substantial amount of our net worth at risk when we purchased Grand View Condo 494 in August of 2020. One reason we did this was that the Master Plan for the Snow King Resort had what we thought to be a very solid and well thought out plan that would prevent unreasonable buildings to be built that were not in bulk, scale, and character with Grand View. This protected our investment and maybe just as importantly, the character of what one would expect in a resort in the historic town of Jackson which I have been going to for over 50 years.

When I saw the plan for Lot 57, I was horrified. I thought, "How in the world could this be approved when a reasonable person would not even entertain the thought of having a building that does not meet the specific requirements stated in the Master Plan?" This is a massive building, and in no way, shape or form complies with the Master Plan. I thought one of the reasons that we have a Master Plan was to prevent this very thing from happening. The plan says that any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View. That word "**must**" is very clear. Of course it requires someone's judgement to approve or disapprove. To me, this judgement call is as clear as day. How can we say with a straight face that a building that is twice as high as the back of Grand View 548, has nearly four times the number of units, has a footprint that allows no setbacks from property line and extends three times in length versus Grand View buildings, is not in violation of the very plan which is supposed to protect this kind of thing from happening?

Furthermore, the applicant's response had an attitude of, "Let's see what we can get away with" and thus was very inadequate in addressing the requirement to reduce the bulk and scale of the south building. A 2% reduction???!!!! That is insulting to me as an owner that they would even

present this amendment. How can the applicant claim that the south building is compatible with Grand View in bulk and scale? Their depiction of compatibility is deceptive, inaccurate and has an air of arrogance.

In addition, the applicant has been unwilling to address the pedestrian and vehicle issues. I'm sure you're aware that the Master Plan says that the height of the buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. Well, I for one would be totally overwhelmed by this massive building, not to mention that pedestrians will have to be walking on the road, not in the way that the applicant suggests they will walk. That makes no sense whatsoever, it won't happen, and I think the applicant knows that.

Therefore, I respectfully recommend that the Town of Jackson reject the plans for Lot 57 so we continue to remain true to the Master Plan which was well thought out and done for a reason.

Sincerely,
Chris Palmer

May 15, 2025

To: Town of Jackson Planning Commission
From: K&K on Simpson, LLC
RE: Comment for 180 S. King St. Courthouse Development

To the Members of the Town of Jackson Planning Commission:

The members of K&K on Simpson, LLC ("K&K"), owner of 70/72 E. Simpson Ave., request the following be considered in the application for approval of sketch plan and all future permitting for development of the proposed Courthouse complex to be located at 180 S. King St., Jackson, WY.

Before discussing the details of the proposed Courthouse plan, I would like to point out that the basis for K&K's perspective is largely the result of having been located on East Simpson Ave. for over 43 years. The members of K&K are George and Lea Kuvinka. For 40 years we operated our law office at 70 E. Simpson. Since our retirement, the property has been a mixed-use rental property. We continue to have nearly daily contact with the property as we perform much of the maintenance on the property. From the top of Snow King, you might notice that our property includes the largest and greenest backyard in the area. We have chosen not to develop but, rather, to preserve and renovate. During the same period, there have been several long term major construction projects at the 180 S. King St. location which include the current jail, the Hansen Courthouse and the renovation of the current courthouse.

The comments in this letter are limited to practical matters which I raised at the neighborhood meeting this past winter. Nobody from the Town planning office or commission attended the meeting. We may have opinions regarding the size and necessity for such a large building. However, it appears that there is already a commitment to a single 80,000 square foot building.

1. Construction Noise and Hours. This project is in the fringe between a commercial area and a residential area. 70 E. Simpson is an office and 72 E. Simpson is a residential rental. Many other properties in the area are mixed use or residential. During the previous courthouse remodel, jackhammering was constant for hours each day over lengthy periods of time. Much more noise and disruption will likely occur considering the proposed structure is 80,000 square feet to be constructed over the three years. It would seem appropriate that strict time limits on the days and hours of construction

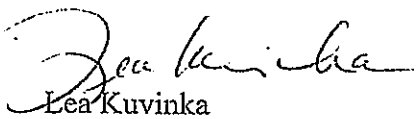
including a maximum number of hours per day during which the noisier activities can occur. For instance, noisier construction activities could be limited to a few hours per day. The contractor should be required to inform those who request notification of a schedule of expected noise and other disruptions on a regular basis before they occur so that businesses can plan their activities and residents know what to expect.

2. Staging. At the neighborhood meeting, there was brief mention of the proposed staging area being in the parking area across from the Hansen Courthouse. This 50'X150' lot seems inadequate for such a large project. My understanding is that some of the parking near the jail and general services building will remain in service further limiting on-site staging. The result of inadequate staging areas will likely be that construction materials will be stored in trailers on the local streets and other areas which interfere with the current use of the streets and sidewalks. A plan for adequate staging should be required which considers the current neighborhood use of these areas.

3. Parking. On any given day, the streets around the current courthouse are solidly parked. Even if the current courthouse offices are moved, the parking problem will not resolve as parking is being pushed into this area. Visitors as well as employees of the commercial area park where limits are more generous. Similar to the current construction area on Pearl Street, street parking will be further limited and pushed in every direction due to closed curb parking. No doubt, the Town staff as well as the neighborhood occupants will find the parking issue an incredible challenge when the construction gets going. One obvious strategy would be to require the contractor to prohibit workers from parking anywhere in the area by providing parking elsewhere with transportation to the construction site. The Town might also consider strategies to redirect visitor and downtown employee parking away from this area. I am sure there are other strategies as well. The point being that this issue needs to be addressed in detail with a specific traffic and parking plan for the area.

We realize there is no way to completely mitigate the effect of an 80,000 square foot building with a three year construction timeline, our request is that the Town do as much as possible to retain the character and quality of our neighborhood, from the design of the project to the disruption the construction process may cause.

Very truly yours,



Lea Kuvinka
On behalf of K&K on Simpson, LLC

Grand View Homeowners Association

Jackson, Wyoming

May 15, 2025

Tyler Valentine
Senior Planner, Town of Jackson Planning and Building Department
Via email to: tvalentine@jacksonwy.gov

RE: Revised Bear Development Proposed Plans Lot 57

Dear Tyler,

The Grand View Condominium Association (the "Association") has reviewed the revised application and plans for Snow King Condominiums Lots 57 submitted by Bear Development, LLC, a Wisconsin developer (the "Applicant"). The Association respectfully submits that the Applicants revised plans continue to fail to comply with the requirements of the Snow King Planned Resort District Master Plan ("Master Plan") and do not address the specific concerns raised by Planning and the Commission on April 16.

The Association's primary objection is to the Lot 57 south building that continues to be incompatible in bulk, scale and character with Grand View Condominiums which is a specifically stated requirement of the Master Plan.

Issue 1: Plans Continue to not Adhere to the Requirements of the Snow King Master Plan

The Master Plan provides a depiction of what was previously approved and could be anticipated and approved for Lot 57 – the "development predictability" that is a key component of the Master Plan. SKRMA always recommends prospective buyers in the Resort District to review the Master Plan to understand what has been approved to be built. The depictions and illustrations show a 25,393 square foot building approved by the Town of Jackson for Lot 57 building (see attachment Exhibit 1). A very reasonable building is depicted and compatible in bulk, scale and character with Grand View. Buyers of Grand View units therefore made their purchase decision based upon what they saw in the Master Plan. Instead, the Applicant has decided to move 18,000 sq ft and added a second massive building – over 70% growth of what is approved in the Master Plan. The approval of this lot needs to be based upon as if it were purchased on a stand alone basis and without the additional unapproved 18,000 sq ft.

We would like to make it clear that our objection to the proposed plans for Lot 57 is totally based upon it not meeting the specific requirements stated in the Master Plan and NOT anything to do with current owners against development or losing their views.

I would also like to make the point that words placed in the Master Plan matter just as much as numbers. When the plan says any buildings on Lot 57 must be compatible in bulk, scale and character with Grand View, this requires a clear judgement call. Fortunately, the call for the Planning Commission is very easy. The Applicants south building being twice as high as the back of Grand View 548, containing almost four times the number of units, foot print allows no setbacks from property line and extends three times in length than Grand View buildings clearly violate these words.

If the revised Lot 57 plans are approved in their current form, a precedent will be set in the Snow King Resort District to allow for development of a size and character that is not consistent with the Master Plan Design Guidelines and was never contemplated in the Master Plan. Such an approval will create confusion and ambiguity moving forward, and will ultimately undermine the Master Plan itself.

Issue 2: Non-Responsive to Requested Reductions in Bulk and Scale

On the 16th of April, the Applicant's proposed plans for Lot 57 were rejected with the specific instructions as follows:

> *In addition, the applicant shall make design changes that further reduce the bulk and scale of the northeast corner of the south building. Suggested changes could include, but are not limited to, removing a section of building on the east side, shifting the building farther south, removing a partial story, shortening the roof overhang above the easternmost third-floor unit, reducing square footage, modifying the floor plans to create larger step-backs on upper units, and/or reducing unit counts.*

The Applicant's response was woefully inadequate and essentially did almost nothing to address the issues identified:

- A removal of a bedroom of 517 square feet on the fourth floor of a portion of the northeast corner of the south building which represents a 2% reduction, in no way addresses the requirement to reduce the bulk and scale of the south building.
- The rendering (Page 7) finally provided by the Applicant in the revised package (which we had continually requested) is so deceptive and dishonest. It is also an admission by the Applicant that it does violate the Master Plan as they are trying to hide the actual bulk and scale of the south building.
- The rendering produced by Grand View HOA (Exhibit 2) is still an accurate depiction of the bulk and scale of the south building, the total footprint of which has not changed. If you remove the upper left-hand corner single bedroom which is all the Applicant is proposing, you would not be able to even see the change from the road below.

- The south building continues to violated the Master Plan requirement to be compatible with Grand View in bulk, scale and character as it clearly does not.

Applicant continues to claim the south building is compatible with Grand View in bulk and scale. See Exhibit 3 produced by the Applicant and which we will show is totally inaccurate. The actual spacing between the Applicant's south building and 548 is shown in Exhibit 2 which was done from actual drawings. The actual spacing between Grand View 548 and Love Ridge 536 is shown in an actual picture in Exhibit 4. Again, the Applicant's depiction of compatibility is deceptive and totally inaccurate.

Issue 3: Non-Responsive to Pedestrian and Vehicle Issues

We continue to point out the Applicant's unwillingness to address the pedestrian and vehicle issues. The Master Plan specifies that the height of buildings shall not overwhelm people walking beside the buildings and must not overwhelm pedestrian scale. (p. 57, 59)

- A total Canyon effect will result between the south and north buildings. At the closest point, it is estimated that the buildings 55' and 35' respectively with less than 10' between them and at the sidewalk level around 6' between them. The same Canyon effect will be present between the south building and Grand View 548. This is totally pedestrian unfriendly which clearly violates a requirement in the Master Plan
- The applicant removed sidewalks on Lot 57 to meet the vegetation requirements along their buildings. The applicant is therefore suggesting pedestrians will use the Grand View sidewalks across the road rather than reduce the building sizes on Lot 57. This is totally unrealistic and actually silly. Does one actually think pedestrians will cross the road, walk up on the Grand View sidewalk and then cross back to Lot 57? Pedestrians will be walking in the road to get to the Applicant's buildings by foot. Totally unsafe and again a total violation of the required pedestrian accommodations in the Master Plan.
- The Applicant's movement of 18,000 sq ft and adding a second building is taking up so much of the .83 acre lot there is absolutely no allowance for visitor or service unit parking. Many of the planned units only have one parking space. Visitor and service unit parking will take place all along the road and at opportunistic spots at not only Bear Dev buildings but Grand View/Love Ridge buildings as well.

Summary

The Applicant's proposed changes in response to the rejection of their original plans for Lot 57 continue to violate the Master Plan and continue to be inconsistent with what was anticipated in the Master Plan and on which owners within the Snow King Resort Area relied. The bulk, scale, and character of the south building is not compatible with existing development, will dwarf the pedestrian scale in Sub-Area, and is squarely at odds with the Master Plan goals of balance and

predictability. Exhibit 5 is provided to depict how compatible the Applicant's north building is to Grand View with the elimination of the south building.

With the requested rejection of the plans for Lot 57, the Applicant still has a very viable plan to move forward. They can immediately start with the plans approved for Lots 53 and 58 while they spend the additional time and energy needed to redesign Lot 57 to meet the requirement of the Snow King Master Plan.

Respectfully Submitted,

Rich

Richard Lurie
President
Grand View Condominium Association

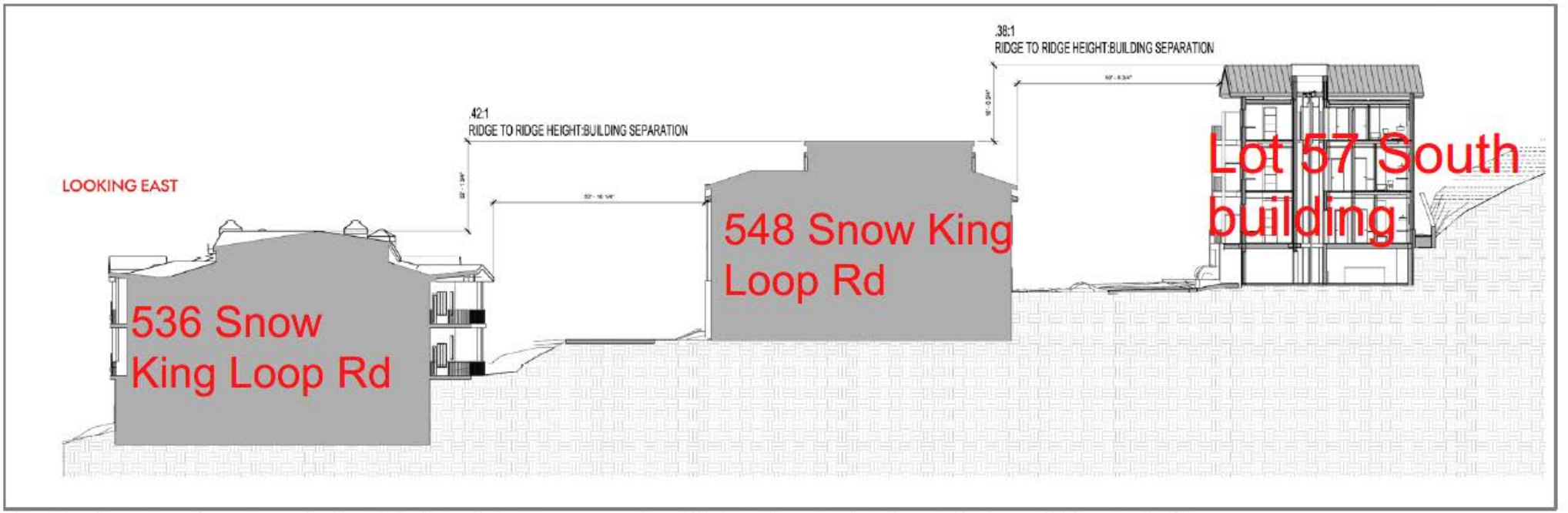


Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.







Site Section showing the relationship in heights between Lot 57 South and the downhill Grand View buildings



From: Harry Dannenberg <harrydannenberg1@icloud.com>
Sent: Thursday, May 15, 2025 8:29 AM
To: Tyler Valentine
Subject: Revised Proposal for Lot 57

I am a 10 year property owner and part time resident (summers) in the Love Ridge Condominiums located in the Snow King Resort District. I am also a member of the Board of Directors of SKRMA. I am the residential director of SKRMA representing the interests of the residential owners in the resort district. As a member of the SKRMA Board I previously voted against approval of the plans by Bear Development with regard to lot 57.

I wrote you on February 20,2025 expressing my agreement with the views of Grand View Condominium Association and Love Ridge Homes Condominium Association that the proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk,scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan. I have reviewed the revised submission and plans of Bear Development and I continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

I express my strong agreement with the excellent letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006. Two large buildings on Lot 57 are not allowed by the Master Plan.

Sincerely, Harry Dannenberg
Sent from my iPad

From: Jenny Herman
To: Tyler Valentine
Subject: Revised Proposal for SKRMA Lot 57
Date: Thursday, May 15, 2025 10:27:27 AM

Mr. Valentine and The Members of the Planning Commission:

My husband and I have owned a Love Ridge condo for 20 years. I am retired and spend a significant amount of time in Jackson throughout the year. Over the past 5 years I have served in some capacity on the HOA Board and for the past 3 years as the HOA board's President. All this to say I am very involved with day-to-day operations and ongoing resolutions that happen when you have 10 buildings with 40 condo units.

Parking: One of our ongoing issues is parking. Each condo is deeded 2 specific parking places in our garage. Each space is marked with the condo unit number. We also have a large sign on the entry doors that states unauthorized vehicles will be towed by Jackson police. None of these are tandem spaces. During busy seasons these spaces are always full. When you have dinner guests, service trucks etc, they have nowhere to park but the roadway. I bring this up because the parking included in the BEAR proposal is not sufficient. Our roadways are much wider and allow for a vehicle to be temporarily parked without impeding traffic. The BEAR proposals have no space for oversized vehicles. We have limited outdoor spaces that can be reserved for oversized vehicles, they have none! This is a huge concern and I have not seen evidence that this was addressed in the original plans or any of the revised plans.

Sidewalks: The revised plan did not address the lack of sidewalks along each building. Yet, they preprot that they are walking distance to town and do not give walkways to traverse on. In the winter, these walkways are needed for a safe way to get across the resort area. In both Love Ridge and Grandview Condos we have heated sidewalk systems and also utilize shovelling to make sure owners and guests have the sidewalks to get around the area. Due to the snow depth and ice build up the roadway is often not safe to walk on. Please mandate that BEAR Development address this issue!

I express a strong agreement with the detailed letters submitted by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View. They provided the technical letters and the negative impact that allowing the current BEAR plan on Lot 57 will create.

It is my hope that the town will take the correct action and **reject the revised BEAR Dev plans for Lot 57**. Please refer back to the 2006 approved plans for Lot 57, those plans were in line with the SKRMA Master Plan.

I regret that I have a personal conflict and thus cannot participate in the Zoom meeting on May 21st. However, I do plan to attend the scheduled Town Council meeting on June 2nd to voice my concerns that have not been addressed with regards to traffic, walkways and parking.

Sincerely,
Jenny Herman
Love Ridge Unit 536

February 14, 2025

Tyler Valentine
Senior Planner, Town of Jackson

RE: Bear Development Proposed Plans for Lots 53, 57, 58
Items P24-168, P24-174 & P24-175

Mr. Valentine,
The Love Ridge Lodge Homes Condominium Association's Board reviewed Bear Development's plans for Lot 57, 53 and 58. After review of the documents and drawings we believe they do not comply with the Snow King Resort District Master Plan. A blatant violation to this Master Plan is shown in the excerpt below. Therefore, we request that the Town of Jackson reject the proposed Bear Development plan.

From page 70 of the Snow King Master Plan:

> The remaining developable lots within Sub-Area 3 consisting of Lots 53,57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge.

Thank you for your time in carefully reviewing the Bear Development plan in connection to the Snow King Resort District Master Plan. We have 40 individual owners in our HOA and strive to work in the interest of our association for all our owners.

Respectfully,

Jenny A. Herman, President
Love Ridge Lodge Homes Condominium Association

From: Jenny Herman
To: Tyler Valentine
Subject: Revised Proposal for BEAR Development SKRMA Lot 57
Date: Thursday, May 15, 2025 5:11:37 PM

Mr. Valentine and The Planning Commission,

I submitted a letter on behalf of the Love Ridge Lodge Homes HOA on February 20, 2025. Our position has not changed. The proposed development by Bear Development violates the Snow King Resort Master Plan because Bear's plans were not compatible with the bulk,scale and character of the existing Grand View Condominiums and Grand View Lodge as required under the Master Plan.
We have reviewed the revised submission and plans of Bear Development and we continue to oppose the plan for Lot 57 because it is incompatible in bulk, scale and character of the Grand View Condominiums and Grand View Lodge as required under the Master Plan.

In packets that have been previously submitted we encourage all members of the committee to review the submissions by Rich Lurie, President of Grand View Condominium Association and Kyle Levine, an owner of a unit in Grand View.

I hope the town takes the correct action and rejects the revised proposal for the Lot 57 South Building. This behemoth of a building does not belong in the resort district. Any development of Lot 57 should be along the lines that are described in the Master Plan and approved by the Town Council in 2006 and again in 2021.

Sincerely,
Jenny Herman
President, Love Ridge Lodge Homes CA
Mobile: 817.938.4009

From: Jeremie Dufault
To: Tyler Valentine
Subject: Lot 57
Date: Sunday, May 25, 2025 7:24:28 PM

Dear Mr. Valentine, I am the owner of Unit 5030 at 550 Snow King Loop. I have reviewed the plans for Lot 57. The proposed building is not compatible in bulk, scale and character with Grand View Condominiums as required by the approved Master Plan. I reviewed the Master Plan prior to my purchase and determined that any developer of Lot 57 would be legally obligated to build consistent in bulk, scale, and character, and not be allowed to violate the terms of the Master Plan. I respectfully request that you reject the current proposal in support of the reliance and expectations owners like me had when we purchased our units. Thank you, Jeremie

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Sunday, May 18, 2025 12:55:20 PM

Email the Planning Commission

Email Content:	As Owners of Grand View Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by our HOA President Richard Lurie and the Grand View Board. The Bear Development's Plan and corrective submissions as requested by the Planning Department are still in violation and do not in anyway comply effectively with the Snow King Master Plan in bulk, size or character. We purchased this property with the premised that the development would be in accordance with the Snow King Master Plan. Even details of the future development plan were personally communicated to us by the Owner/Developer at the time of purchase negotiations and definitely has a bearing on our decision. Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution. The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with. Thank you for your consideration.
Your Name:	John & Irene Hammons
Your Company Name:	Windmill Canyon Ranch
Your Phone Number:	6614356459
Your Email Address:	windmilljh@gmail.com
Your City:	Leona Valley
Your State:	California
Your Zip Code:	93551

Email not displaying correctly? View it in your browser.

From: Deborah Wente <dgwente@outlook.com>
Sent: Sunday, May 11, 2025 9:20 AM
To: Tyler Valentine
Subject: Re: Proposed Snow King development
Attachments: View 3 50% Tree Opacity.jpg; Screenshot 2025-05-11 at 10.17.20 AM.png

John and Deborah Wente
548 Snow King Loop Road
Unit 482
Jackson, WY 83001

May 11, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Department
Tvalentine@jacksonwy.gov

Dear Mr. Valentine,

Please find an updated letter regarding the Bear Development proposal in the Snow King resort district. You will find that the primary issue concerning our unit at 548 Snow King Loop Road remains unchanged.

We own Grandview unit 482 which is located on the east side of the building.

Please consider this letter as opposition to the Bear Development plans for lot 57 of the Snow King Resort. The proposed buildings remain massive in comparison to the existing condominiums in our neighborhood. The buildings create significant, negative

impacts to Grandview and the surrounding areas and do not meet the master plans requirements for bulk, scale, or character as explained more fully in the letter from Richard Lurie, President of the Grandview Condominium Association. We ask that the plans for Lot 57 be denied until changes are made to bring the proposed development into compliance with the master plan.

The newly revised plans submitted by Bear Development have done little to address these issues. It is clear their revised plans refuse to reduce by any but the most negligible amount the size of their buildings on Lot 57. To meet the requirement to have room for vegetation next to their building, instead of reducing the size and footprint of their buildings to allow vegetation as required by the Snow King Master Plan, their solution is to eliminate the sidewalks. Pedestrians, therefore, walking up from the hotel or parking to the 72 condominiums have to walk in the road. Additionally, there is no accommodation for parking which will also create a negative impact for our unit.

In 2006 when we purchased our unit in building 548 of Snow King, we carefully reviewed all associated documentation. This included the Snow King master plan. We understood that there would be eventual development near our unit consistent with what was presented in the master plan and approved by the Town of Jackson. As stated in the master plan, units will be developed to fit in with the bulk, scale, and character of the existing Grandview condominiums and Grandview Lodge.

We strenuously object to the current plan. These buildings are much bigger than the current units and are inconsistent with the Snow King master plan. We will completely lose visibility

of Snow King Mountain. One of our favorite things is to sit on the back deck and look up at the mountain, there was never any expectation we would lose this privilege. Please reference the attached renderings to demonstrate how overshadowed our building would be with the lot 57 South building as proposed. Our beautiful view of the mountain would now be a view of a garage. We would be surrounded by buildings that are much bigger and bulkier in scale than those currently in place.

Again, we understand that these properties were planned for development. However, we had absolutely no expectation they would be so completely oversized compared to the current building.

If this development as proposed is allowed to proceed, the Snow King master plan becomes a useless document that no potential buyer in the Resort District can rely upon.

We respectfully request that the town of Jackson reject the proposed plan.

John and Deborah Wente

Get Outlook for iOS

April 13, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning & Building Department
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

As Owners of Grandview Lodge #4930, we are still very opposed to the Bear Development Plan for Lots 53, 57 & 58. We strongly endorse the Grand View Homeowners Association correspondence and communications to you as detailed by Rich Lurie and the Grand View Board.. The Bear Development's resubmissions are still in violation and do not in anyway comply effectively with the Snow King Master Plan in bulk, scale or character.

We purchased the property with the premise that the development would be in accordance with the Snow King Master Plan. Even details of this future development plan was personally communicated to us by the Owner/Developer at the time of purchase negotiations and had a bearing on our decision.

Safety issues also concern us regarding accessibility for emergency and utility service vehicles and guest parking without a proper ingress/egress solution.

The overriding, radical, self-serving development plan just does not fit. The Snow King Master Plan has set the criteria and standard for the Grand View Community and should be honored and complied with.

Thank you for your consideration.

John & Irene Hammons



From: noreply@civicplus.com
To: Alyson Spery
Subject: Online Form Submittal: Kyle Levine Email Alyson Spery
Date: Friday, June 27, 2025 12:37:22 PM

Email Alyson Spery

Email Content:

Councilwoman Spery,

First, thank you for taking the time to tour Lot 57 and engage with our HOA about concerns over the scale of the proposed development. Your fresh perspective and support of responsible development in Jackson are seen and appreciated by me and our neighbors.

Thank you for supporting specific changes to address the pedestrian experience in the elbow where the two Lot 57 buildings and Grand View meet. I attended the June 16 meeting and believe that you share concerns about the scale and bulk of the proposed buildings. Other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and your Council colleagues – have openly said that the buildings planned for Lot 57 are too big, too high and too close to Grand View but are struggling to find the authority to do anything about it.

The Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans match the type of condo development you'd see in an urban environment and changes the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of responsible compromise you stand for -- the development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates and your personal misgivings about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. I truly

hope that Bear is willing to make this reasonable compromise before coming back to the Council on July 7.

Thanks again for engaging with the Grand View and Love Ridge communities on this important decision.

Kyle Levine
Grand View #4830

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
Sent: Friday, June 27, 2025 12:35 PM
To: Devon Viehman
Subject: Online Form Submittal: Kyle Levine Email Devon Viehman

Email Devon Viehman

Email Content:

Councilwoman Viehman,

First, thank you for taking the time to tour Lot 57 and engage with our HOA about concerns over the scale of the proposed development. Your support of responsible development in Jackson is seen and appreciated by me and our neighbors.

Thank you for asking Bear for specific changes to address the pedestrian experience in the elbow where the two Lot 57 buildings and Grand View meet. I understand that you may share concerns about the scale and bulk of the proposed buildings. Other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and your Council colleagues – have openly said that the buildings planned for Lot 57 are too big, too high and too close to Grand View but struggle to find the authority to do anything about it. The Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd expect in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of responsible compromise you stand for -- the new development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57,

	eliminating the two southeast segments of the south structure (which have been the main focus of recent debates and your personal misgivings about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. I truly hope that Bear is willing to make this reasonable compromise before coming back to the Council on July 7. Thanks again for engaging with the Grand View and Love Ridge communities on this important decision. Kyle Levine Grand View #4830
Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Jonathan Schechter
Subject: Online Form Submittal: Kyle Levine Email Jonathan Schechter
Date: Friday, June 27, 2025 12:32:52 PM

Email Jonathan Schechter

Email Content:

Councilman Schechter,

First, thank you for being a steadfast voice against mega-development in our Town and on Lot 57 of the proposed Bear Development project. Your strong point of view towards preserving Jackson's character is seen and appreciated by me and our neighbors.

It is frustrating that other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and other Council members – openly agree that the buildings planned for Lot 57 are too big, too high and too close to Grand View, yet claim to have no authority to do anything about it. I suspect you share my view that the Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods that the Council ends up regretting. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd see in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please continue to push back on this misguided development in our back yard. At a minimum, I hope the Council will require Bear to move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates about pedestrian access, parking and landscaping but require much broader conditions) and moving the displaced square footage to Lots 53 or 58. Based on their resistance and disregard for officials' pushback to date, I doubt that Bear will make any reasonable compromise before coming back to the Council on July 7.

Thanks again for your advocacy against the irresponsible development being considered for Lot 57 and elsewhere in Jackson.

Kyle Levine
Grand View #4830

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	jackson
Your State:	wy
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: Kevin Regan
Subject: Online Form Submittal: Kyle Levine Email Kevin Regan
Date: Friday, June 27, 2025 12:30:32 PM

Email Kevin Regan

Email Content:

Councilman Regan,

First, thank you for introducing yourself at the June 2 meeting and for taking the time to tour Lot 57 and hear concerns over the scale of the proposed development. Your efforts to push back on mega-developments here and elsewhere in town are seen and appreciated by me and our neighbors.

It is frustrating that other Town officials - including the Town Planner and his staff, multiple members of the Planning Commission and other Council members – openly agree that the buildings planned for Lot 57 are too big, too high and too close to Grand View, yet claim to have no authority to do anything about it. As a lawyer, I hope you share my view that the Master Plan's requirement for bulk, scale and character consistency is exactly the tool for the Town Council to limit bloated development. These broad standards give the Council at least as much authority as the LDRs to ensure that over aggressive development doesn't end up as a blight on our neighborhoods. The scale and bulk of the current Lot 57 plans resemble the type of condo development you'd expect in an urban environment and change the character of the resort district by putting a four story, fortress-like structure between the Town and the mountainside environment that the Master Plan aims to integrate with our neighborhoods. Though different rules may apply, the intent to preserve Town character and avoid negative impacts of over development are the same as the Council dealt with in the Mogul and Loop applications.

Please consider the potential for the type of reasoned, balanced and fair outcome you stand for -- the development could move ahead in a way that honors the Master Plan's bulk, scale and character standards by eliminating the south building on Lot 57, eliminating the two southeast segments of the south structure (which have been the main focus of recent debates about pedestrian access, parking and landscaping) and moving the displaced square footage to Lots 53 or 58. We'll see if Bear is willing to make this reasonable compromise before coming back to the Council on July 7.

Thanks again for your engaging with the Grand View and Love Ridge communities on this important decision.

Kyle Levine
Grand View #4830
(206) 304-0170

Your Name:	Kyle Levine
Your Company Name:	*Field not completed.*
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Monday, May 19, 2025 10:17:50 AM

Email the Planning Commission

Email Content:

Kyle Levine
Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

May 19, 2025

Planning Commission
Town of Jackson, WY
Via online portal

Dear Commissioners:

I'm writing as a property owner in Grand View building 548, which is adjacent to Lot 57 of Bear Development's pending project. I understand that revised plans will reviewed at your May 21 meeting. I respectfully urge you to reject the revised plans or to approve conditionally (as you were poised to do on April 16) so that Lot 57 plans show meaningful bulk and scale changes before Town Council review.

I attended the April 16 meeting by Zoom and appreciated the Commission's well informed and inquisitive approach, agreeing with Planning's recommendation to condition development on changes "geared at reducing the bulk and scale and improving the character" of the south building consistent with the Master Plan. I am surprised and concerned at the apparent lack of effort by Bear to respond to the Commission's clearly stated concerns about bulk, scale and character compatibility. I am also concerned about what appear to be the unmitigated violation of the Master Plan mandates "not overwhelm the pedestrian scale" and "require the structures to step back away from the street or plaza."

The revised plans include the minimal changes to address Condition 5 of your April 16 Resolution, but do not solve the fundamental design flaws under the Master Plan that fueled the

April 16 deliberations and Resolution. The Commission has the authority and responsibility to current property owners to reject the plans or to condition approval on meaningful changes.

1. Canyon Effect / Excessive Verticality and Density

Planning voiced “character-related concerns over the northeast portion of the south building because it is located close to the road and creates a canyon effect, which is more urban and not in character with surrounding developments that include adequate landscaping and space between the road and the buildings.”

Several Commissioners remarked on the large scale of Bear’s two-building, 43,000 sq. ft. plan and the discrepancy with the 28,000 sq. ft. concept shown in the Master Plan and approved by the Town Council in 2006. Bear’s superficial, minimal changes did nothing to fix the real problem you and our neighbors see here – the planned development is too big, to high and too close to Grand View 548

The canyon effect – a result of the verticality noted by Chair Wilson and inadequate spacing or setbacks – remains a serious defect that has not been seriously addressed by Bear. The footprint of Lot 57’s buildings is exactly the same as presented on April 16. Roofline pullbacks four stories above do nothing to mitigate the closeness that will be felt at street level.

I recognize that the Commission needs to reconcile the Master Plan’s desire for design flexibility with the obligation to preserve bulk, scale and character consistency. But what’s technically allowed isn’t necessarily character-consistent. Planning’s April 16 report explains the canyon effect as an instance of this tension. “The cause of this canyon effect is because 1) the south building is proposed in a location that the Master Plan did not anticipate, but otherwise allows, and 2) the applicant is proposing more overall floor area and basement square footage on Lot 57 than shown on the conceptual site plan even though they are compliant with overall square footage, APOs, parking, FARs LSR, etc.” (emphasis added.)

As you discussed, the dense layout proposed by Bear is an unfortunate function of Bear’s ability to mix-and-match allowable square feet among its three parcels and thus exceed the Master Plan concept by 15,000+ sq. ft. while building to the very edge of the northeast property line. The Commission cannot endorse a plan of this density, even if cross-allocation itself is allowed under the Master Plan, because it does not fit with the neighborhood bulk, scale or character. Would this massive development be permitted if Lot 57 were an independent project without the benefit of bonus footprint allocation?

The canyon effect is a function of vertical and horizontal volume. Condition 5 offered solutions for both factors, but Bear did too little to fix the entire problem. Bear removed just 2% of the overall square footage from a portion of the top floor, helping slightly with vertical bulk and scale, but did nothing to change horizontal density driven by the structural footprint. If you don't have time to visit the site to see for yourself how little room there is for the proposed development (especially on the south arm, where the Master Plan anticipated no development), consider these measurements:

o Roof-to-roof clearance is still just 43 feet between Grand View 548 and Lot 57 North, with Upper Snow King Loop running in between.

o Horizontal separation between Grand View 548 and the balconies of Lot 57 South is likely 45-50 feet. The south structure will be built to the very lot lines, so someone at street level or on the patio of a Grand View condominium will perceive three layers of balconies rising steeply above the road. This naturally has light, sound and privacy implications on our neighborhood character.

o The roofline setbacks on the top edge of the south building are a nice concession but have limited practical impact on the canyon effect since Lot 57 South's roof line is 19 feet higher than Grand View's and out of view at street level from most vantage points.

The depiction below illustrates how crowded this passage will feel from the street level.
Bear claims that these tight horizontal clearances are consistent with the separation between Grand View buildings. The critical difference: there is no road running between the Grand View buildings. The better comparison is the separation between Grand View 548 and the Love Ridge building downhill, which is nearly 53 feet and divided by Snow King Loop Road. This is 10 feet more separation than the revised plans would put between Grand View 548 and Lot 57 North.

2. Negative Parking and Walking Experience

Pedestrians and drivers will experience the canyon effect as an unwelcoming sense of constriction as they proceed uphill from Grand View Lodge and turn on Upper Snow King towards Lots 53 and 58. With inadequate parking, pedestrians will inevitably use Upper Snow King to walk uphill from the alley between the Lot 57's two building and Lots 53 and 58. There's no sidewalk because Lot 57 South is so close to the road and has no meaningful setback. This crowded arrangement violates at least two Master Plan principles: ". . . do not overwhelm the pedestrian

scale" and "require the structures to step back away from the street or plaza."

Planning has advised that the Master Plan does not dictate parking capacity, which is an important input to the pedestrian experience. This is unfortunate since Bear has sacrificed parking and walkability for maximum square footage. As you heard on April 16, residents, guests, caretakers, maintenance staff and rideshare drivers without dedicated parking will fend for themselves and compete for parking in Grand View and Love Ridge. Then they will have to walk uphill alongside a four-story building and through a 43-foot wide canyon to their destinations, but not on a sidewalk that should take them along Lot 57 South's entire length. This is a far cry from the welcoming and cohesive pedestrian experience anticipated by the Master Plan.

The depictions included with my May 14 submission illustrate this experience. Note the verticality and density of both Lot 57 buildings and the shadows cast across Upper Snow King Loop.

The street-level perspective looking west between Lot 57 South and Grand View 548 is a striking illustration of the canyon effect . . . even without showing the Lot 57 North building that would loom to the right in the distance. Note that Bear removed the sidewalk in front of the south building so there is even less buffer between structures. I acknowledge that Bear made some bulk reductions on the walls around the balconies.

3. Reliance on Master Plan Terms and Precedent / Expectation of Restraint

I purchased Grand View 548 in 2023. During pre-purchase diligence, I read the relevant Master Plan language. I also found Bear's Zoning Compliance Verification (ZCV) application, asking Planning to clarify development rights and opportunities on Lots 53, 57 and 58 in relation to the approved 2006 concept. Bear's ZCV referenced a 2021 ZCV response in which the Town affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." I appreciate Planning's thoughtful work to enforce these standards in this proceeding.
I relied on these public records and took comfort that the Master Plan would be enforced with any eventual development being generally consistent with the 2006 concept.

Instead, we are faced with the prospect of a behemoth surrounding and towering over two sides of our building with less than 50 feet separation.

This is not an outcome that “we should have seen coming” just because we bought in a resort district. The Master Plan terms, the approved 2006 concepts, Planning’s ZCV interpretations, responsible due diligence, and this Commission’s sound judgment are the public checks on excessive development. We are not opposed to and not surprised by development categorically.

The Master Plan exists so that buyers and developers alike have predictability before investing in the Snow King community. The massive structures proposed by Bear were not predictable because they are clearly at odds with the 2006 concept that is a matter of Jackson’s public record. To quote Planning’s report, the south building is being placed “in a location that the Master Plan did not anticipate” and, even less predictably, would occupy virtually every available foot of the narrow property between the Cowboy Coaster and the road.

I fear that the Master Plan’s goals and prior interpretations will be loosely applied to Lot 57 because the Master Plan is less prescriptive than Town standards, and the Commission feels that they have no choice on May 21 except to advance the plans to Town Council. The Commission has the challenging responsibility to interpret Master Plan standards and precedent subjectively and then decide whether Bear’s plans are not just technically allowable, but also aesthetically suitable based on the bulk, scale and character of the neighborhood. This is not the case for the revised Lot 57 plans. They should be reject or approved conditionally.

4. Conclusion

The Master Plan must have force for those who purchased in Grand View or Love Ridge expecting restrained development and those who are considering buying or developing in Snow King in the future. The Master Plan gives certainly developers flexibility to build new properties, but not at the expense of neighborhood character, pedestrian experience and the other environmental factors set out in the Master Plan. The Commission should reject the current plans, or approve conditionally, requiring Bear to reimagine Lot 57 with compliant structure(s) before advancing to Town Council review.

Thank you for considering these comments.

Respectfully,

Kyle Levine

Your Name:	Kyle Levine
Your Company Name:	Blanche Neige LLC
Your Phone Number:	2063040170
Your Email Address:	kblsf@yahoo.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

Kyle Levine
Blanche Neige LLC
548 Snow King Loop Road
Unit 483
Jackson, WY 83001
kblsf@yahoo.com

May 14, 2025

Tyler Valentine
Senior Planner
Town of Jackson Planning and Building Dept.
tvalentine@jacksonwy.gov

Dear Mr. Valentine:

I'm writing once again as a property owner in Grand View building 548, which is adjacent to Lot 57 of Bear Development's pending project.

I attended the April 16 meeting by Zoom and was pleased that the Commission was engaged and inquisitive, agreeing with Planning's good recommendation to condition development on changes "geared at reducing the bulk and scale and improving the character" of the south building consistent with the Master Plan. I understand that the revised plans will be subject to further review on May 21 and have these additional comments.

The revised plans barely respond to Commission and Planning concerns and do not solve fundamental design flaws under the Master Plan.

1. Canyon Effect / Excessive Verticality and Density

Planning has "character-related concerns over the northeast portion of the south building because it is located close to the road and creates a canyon effect, which is more urban and not in character with surrounding developments that include adequate landscaping and space between the road and the buildings."

Several commissioners remarked on the large scale of Bear's two-building, 43,000 sq. ft. plan and the discrepancy with the 28,000 sq. ft. concept shown in the Master Plan and approved by the Town Council in 2006.

The canyon effect – effectively a result of the verticality noted by Chair Wilson and inadequate spacing or setbacks – remains a serious defect that has not been seriously addressed by Bear. **The footprint of Lot 57's buildings is exactly the same as presented on April 16.** Roofline pullbacks four stories above do nothing to mitigate the closeness that will be felt at street level.

I recognize that the Commission needs to reconcile the Master Plan's desire for design flexibility with the obligation to preserve bulk, scale and character consistency. But what's technically *allowed* isn't necessarily *character-consistent*. Planning's April 16 report explains the canyon effect as an instance of this tension.

> *"The cause of this canyon effect is because 1) the south building is proposed in a location that the Master Plan did not anticipate, but otherwise allows, and 2) the applicant is proposing more overall floor area and basement square footage on Lot 57 than shown on the conceptual site plan even though they are compliant with overall square footage, APOs, parking, FARs LSR, etc." (emphasis added.)*

As you noted, the dense layout proposed by Bear is an unfortunate function of Bear's ability to mix-and-match allowable square feet among its three parcels and thus exceed the Master Plan concept by 15,000+ sq. ft. while building to the very edge of the northeast property line. The Commission cannot endorse a plan of this density, even if cross-allocation itself is allowed under the Master Plan, because it does not fit with the neighborhood bulk, scale or character. Would this massive development be permitted if Lot 57 were an independent project without the benefit of bonus footprint allocation?

The canyon effect is a function of vertical and horizontal volume. Condition 5 offered solutions for both factors. Bear removed just 2% of the overall square footage from a portion of the top floor, helping slightly with vertical bulk and scale, but did nothing to change horizontal density driven by the structural footprint. If you don't have time to visit the site to see for yourself how little room there is for the proposed development (especially on the south arm, where the Master Plan anticipated no development), consider these measurements:

- Roof-to-roof clearance is still just **43 feet** between Grand View 548 and Lot 57 North, with Upper Snow King Loop running in between.

- Horizontal separation between Grand View 548 and the balconies of Lot 57 South is likely **45-50 feet**. Because the south structure will be built to the very lot lines, someone at street level or on the patio of a Grand View

condominium will perceive three layers of balconies rising steeply above the road. This naturally has light, sound and privacy implications on our neighborhood character.

- The roofline setbacks on the top edge of the south building are a nice concession but have limited practical impact on the canyon effect since Lot 57 South's roof line is **19 feet higher** than Grand View's and out of view at street level from most vantage points.

This depiction below illustrates how crowded this passage will feel from the street level.

Bear claims that these tight horizontal clearances are consistent with the separation between Grand View buildings. They ignore a critical difference: there is no road running between the Grand View buildings. The correct comparison is the separation between Grand View 548 and the Love Ridge building downhill, which is nearly **53 feet** and divided by Snow King Loop Road. This is 10 feet more separation than the revised plans would put between Grand View 548 and Lot 57 North.

2. Negative Parking and Walking Experience

Pedestrians and drivers will experience the canyon effect as an unwelcoming sense of constriction as they proceed uphill from Grand View Lodge and turn on Upper Snow King towards Lots 53 and 58. With inadequate parking, pedestrians will inevitably use Upper Snow King to walk uphill from the alley between the Lot 57's two building and Lots 53 and 58. There's no sidewalk because Lot 57 South is so close to the road and has no meaningful setback. This crowded arrangement violates at least two Master Plan principles: "***. . . do not overwhelm the pedestrian scale***" and "***require the structures to step back away from the street or plaza."***

Planning has advised that the Master Plan does not dictate parking capacity, which is an important input to the pedestrian experience. This is fortunate since Bear has sacrificed parking and walkability for maximum square footage. As you heard on April 16, residents, guests, caretakers, maintenance staff and rideshare drivers without dedicated parking will fend for themselves and compete for parking in Grand View and Love Ridge. Then they will have to walk uphill alongside a four-story building and through a 43-foot wide canyon to their destinations, but not via the sidewalk that *should* take them along Lot 57 South's entire length. This is a far cry from the welcoming and cohesive pedestrian experience anticipated by the Master Plan.

The depictions below illustrate this experience. Note the verticality and density of both Lot 57 buildings and the shadows cast across Upper Snow King Loop.



The street-level perspective looking west between Lot 57 South and Grand View 548 is a striking illustration of the canyon effect . . . even without showing the Lot 57 North building that would loom to the right in the distance. Note that Bear removed the sidewalk in front of the south building so there is even less buffer between structures. See page 7 of Bear's revised submission for a view of this corridor based on the current building design.



3. Reliance on Master Plan Terms and Precedent / Expectation of Restraint

I purchased Grand View 548 in 2023. During pre-purchase diligence, I read the relevant Master Plan language. I also found Bear's Zoning Compliance Verification (ZCV) application, asking Planning to clarify development rights and opportunities on Lots 53, 57 and 58 in relation to the approved 2006 concept. Bear's ZCV referenced a 2021 ZCV response in which the Town affirmed that future development "must comply" with the requirements to maintain "bulk, scale and character consistency;" "to reduce bulk and mass;" and "to create a design that fits well with the topography and neighboring condominiums." I appreciate Planning's thoughtful work to enforce these standards in this proceeding.

I relied on these public records and took comfort that the Master Plan would be enforced with any eventual development being generally consistent with the 2006 concept shown below in the upper right.



Instead, we are faced with the prospect of a behemoth surrounding and towering over two sides of our building with less than 50 feet separation.



This is not the outcome that we should have seen coming because we bought in a resort district. The Master Plan terms, the approved 2006 concepts, Planning's ZCV interpretations, responsible due diligence, and this Commission's sound judgment are the public checks on excessive development.

The Master Plan exists so that buyers and developers alike have predictability before investing in the Snow King community. The massive structures proposed by Bear were not predictable because they are clearly at odds with the 2006 concept that is a matter of Jackson's public record. To quote Planning's report, the south building is being placed "in a location that the Master Plan *did not anticipate*" and, even less predictably, would occupy virtually every available foot of the narrow property between the Cowboy Coaster and the road.

I fear that the Master Plan's goals and prior interpretations will be loosely applied to Lot 57 because the Master Plan is less prescriptive than Town standards. The Commission has the challenging responsibility to interpret Master Plan standards and precedent subjectively and then decide whether Bear's plans are not just technically allowable, but also aesthetically suitable based on the bulk, scale and character of the neighborhood. This is not the case for the revised Lot 57 plans.

Conclusion

The Master Plan must have force for those who purchased in Grand View or Love Ridge expecting restrained development and those who are considering buying or developing in Snow King in the future. The Master Plan gives certainly developers flexibility to build new properties, but not at the expense of neighborhood character, pedestrian experience and the other environmental factors set out in the Master Plan. **The Commission should reject the current plans and require Bear to reimagine Lot 57 with compliant structure(s) while development proceeds on Lots 53 and 58.**

Thank you for considering these comments in anticipation of the May 21 meeting.

Respectfully,

Kyle Levine

From: Bills GMAIL
To: Town Council
Cc: Debbie Hartmann
Subject: Bear Development Plans for Lot 57
Date: Friday, June 27, 2025 9:53:16 AM

Jackson Town Council:

We are reaching out to you regarding Bear Development's plans for Lot 57 on Snow King Mountain. Our condominium is at 548 Snow King Loop #481. It is directly across from Lot 57. We object to the Bear Development plans for Lot 57.

When we purchased our condominium, we were advised to read the Snow King Master Plan, which we did. We were aware that Lot 57 would likely be built on in the future.
We noted, in the Master Plan, that Lot 57 was approved for a single building that fit nicely on the property.

We also took comfort in the language, contained in the Master Plan, that any building (singular) on Lot 57 must be compatible with the bulk, scale and character of Grand View.

The plans that Bear Development submitted for approval are inconsistent with the Snow King Master Plan. The changes to the initial plans that have been made by Bear Development are NOT RESPONSIVE TO THE CONCERNS THAT HAVE BEEN RAISED. Why isn't the Snow King Master Plan being followed? Since it was approved we thought that we could rely on its contents, which were quite specific

The inclusion of the South Building was never in the Master Plan.

The proposed building does not meet the bulk, scale and character test either.

The Lot 57 development plans are simply too much building on too little property that is inconsistent with the rest of Snow King.

We encourage the Town Council to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.

Respectfully submitted

William and Deborah Hartmann
548 Snow King Loop
#481
Jackson, WY. 83001

Ph: 216-470-2101

Email: WILLIAM.L.HARTMANN@gmail.com

Sent from my iPad

From: noreply@civicplus.com
To: anne@brilliantlydone.com; k.wilson2582@gmail.com; tomcatsmits@icloud.com; apetri@nwks.com; stephfellowswise@gmail.com; lauraabonich@gmail.com; Town of Jackson Planning Department; georgiews4@gmail.com
Subject: Online Form Submittal: Email the Planning Commission
Date: Tuesday, May 20, 2025 5:50:48 AM

Email the Planning Commission

Email Content:	I am writing to object to the Bear Development Plans for Snow King Loop, Lot 57. We are the owners of 548 Snow King Loop Unit 481, which is directly impacted by plans on Lot 57. When we purchased our unit we relied upon the Snow King Master Plan which we assumed would be enforced and govern the future development t of Lot 57. The revised plans, as submitted by Bear Development, do not comply with e Bulk, Scale and Character language which is contained in the Master Plan. We have objected to each of the Lot 57 plans as submitted. This latest proposal from Bear Development is NOT RESPONSIVE TO THE CONCERNS RAISED BY THE COMMISSION. The footprint of the buildings have not changed. The inclusion of the South Building is inconsistent with the Master Plan which contained only one building. The Lot 57 development plans are too much building on too little property that is inconsistent with the Bulk, Character and Scale of the rest of Snow King. We encourage the Planning Commission to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.
Your Name:	William and Deborah Hartmann
Your Company Name:	*Field not completed.*
Your Phone Number:	216-470-2101
Your Email Address:	WILLIAM.L.HARTMANN@gmail.com
Your City:	Jackson
Your State:	WY
Your Zip Code:	83001

Email not displaying correctly? View it in your browser.

From: Bills GMAIL
To: Tyler Valentine
Cc: Rich Lurie
Subject: Beast Development Plans for Lot 57
Date: Thursday, May 15, 2025 5:35:35 PM

Dear Mr Valentine

As you now know, I am a property owner in Grand View building 548 which is directly across from Lot 57. We own unit 481 which is impacted by the Bear Development plans for Lot 57.

When we purchased our unit, we were aware of and relying on the Snow King Master Plan which we assumed would be enforced on future development of Lot 57. We assumed we could rely on the **Bulk, Scale and Character** language which was contained in the Master Plan.

We have objected to the Bear Development plans at each of the previous proposals. This latest proposal from Bear Development is in our opinion Not Responsive to the Concerns Raised by the Commission and Do Not Follow the Master Plan.

Unless and Until Bear Development revises its plans for Lot 57 to reduce the Bulk, Scale and Character of the Buildings (including adhering to the plans for a single building on Lot 57) we will continue to object.

Our objections to the new plans can be highlighted as follows:

The footprint of the Lot 57 buildings is unchanged from the previous proposals

The inclusion of the South Building is inconsistent with the Master Plan

The canyon effect that is created by Lot 57 development is caused by the height and scale (square footage) of the Lot 57 buildings.

Further issues arise as a result of the lack of sidewalk that will force pedestrians in to the roadway. Unlike the rest of Snow King development, this project is jammed in to too small of a space.

In conclusion, the Lot 57 development plans are too much building on too little property that is inconsistent with the Bulk, Scale and Character of the rest of Snow King.

The revised plans do nothing to address our previous objections. We encourage the Planning and Building Commission to reject the plans for Lot 57 and require a more thoughtful and responsive plan from Bear Development.

Thank you for considering our views.

William Hartmann and Deborah Hartmann
548 Snoiw King Loop Unit 481
Sent from my iPad

Snow King

Planned Resort District

Master Plan

SNOW KING RESORT MASTER DEVELOPMENT PLAN
TABLE OF CONTENTS

Page

INTRODUCTION

I. STATEMENT OF PURPOSE AND EXISTING CONDITIONS

A. Statement of Purpose 8
B. Introduction to Existing Conditions and Vicinity Maps 14
C. Extent of Planned Resort District Map 15
D. Neighborhood Zoning Map 17
E. Existing Conditions Plan 18
F. Existing Conditions Plus Approved Plan 19

G. Statement Regarding Existing Condominiums 20
H. Land Ownership Plan 22
I. Community Issues Map 23
J. USFS Special Use Permit Area. Ortho Photo 24
K. Winter Sports Map. Ortho Photo 25
L. Aerial Photo-Masterplan Boundaries 27

II. CONSISTENT WITH THE COMPREHENSIVE PLAN 28

III. COMPLIANCE WITH THE LAND DEVELOPMENT REGULATIONS 32

IV. MASTER SITE PLANS

A. Introduction to Site Plans 39
B. Site Plan-Proposed Master Plan 40
C. Sub-Area Plan 41
D. Transit Routes, Trails, Pathways and Sidewalks 42

V. LAND USE PLAN

A. Introduction to Land Use Plan 44
B. Overview of Permitted Uses 44
C. Uses Permitted within Building Envelopes 45
D. Uses Permitted within the Recreation Land Use Zone 49
E. Land Use Schedule 52
F. Example Development 53

VI. DESIGN GUIDELINES

A. Introduction 54
B. Design Guidelines. Character and Design Objectives 54
C. Design Guidelines. General Purposes 56
D. Architectural Design Guidelines 57
E. Site Design Guidelines 58
F. Pathways and Circulation Elements 64

G. Signage 65
H. Schematic Concepts and Architectural Sketches 84
I. Composite Photographs-Visual Impact Analysis 98

VIL DIMENSIONAL LIMITATIONS PLAN 66

A. Introduction, Definitions and Maximum Scale of Development 66
B. Sub-Area Site Plan 74

C.- G. Plan of Sub-areas #1- 6 Summary of Building Envelope Dimensions 75
H. Circulation Overlay Zone 81
I.-J. Plaza/Entry Sketches 82
L. Three-Dimensional Building Envelope Study 83
M-R. Building Envelope Sections and Examples 84

VIII. HOUSING ELEMENT

A. Housing Mitigation Plan 101

IX. TRANSPORTATION ELEMENTS

A. Traffic Analysis and Transportation Plan 105
B. Maps and Graphs 106
C. Parking Elements 121

X. CAPITAL IMPROVEMENTS PLAN

A. Introduction and Summary 149
B. Water Supply System Plan 151
C. Sanitary Sewer Plan 154
D. Storm Water Management Plan 159
E. Other Utilities 162
F. Existing Utility Plan 165
G. Proposed Utility Plan 166
H-L. Enlarged Plan Index and Enlarged Plan Sheets 167

XI. PHASING AND THE SNOW KING RESORT MASTER ASSOCIATION 172

XII. COMMUNITY SERVICES ELEMENT 177

XIII. XIII. ADDENDUM

A. Conceptual Example Building Plans 180

AFFIDAVIT AFFECTING TITLE

Re: Snow King Planned Resort District Master Plan

COMES NOW JEANNE JACKSON, MAYOR OF THE TOWN OF JACKSON, WHO, BEING SWORN ON HER OATH, DEPOSES AND SAYS:

That the Town of Jackson Town Council on December 18, 2000 did approve the Snow King Planned Resort District Master Plan and Conditions, attached. The Snow King Master Plan includes background information and explanations and is intended to specifically govern development at Snow King Resort.

Further your Affiant sayeth naught.

Jeanne Jackson

STATE OF Wyoming

COUNTY OF Teton

The foregoing Affidavit Affecting Title was subscribed, sworn to acknowledged before me by JEANNE JACKSON this 16th day of July, 2001

WITNESS my hand and official seal.

[Seal] CYNTHIA A. NICHOLSON - NOTARY PUBLIC County of Teton State of Wyoming My Commission Expires Feb. 23, 2002

Cynthia A. Nicholson
Notary Public

My commission expires: 2/2002

RELEASED	
INDEXED	
ABSTRACTED	
SCANNED	

Grantor: TOWN OF JACKSON
Grantee: THE PUBLIC
Doc 0547519 bk 429 pg 1-211 Filed at 07:55 on 0
Sherry L Daigle, Teton County Clerk fees: 444.5(
By KIMBERLEE JANSEN Deputy

INTRODUCTION

Background

In August of 2018, the Town of Jackson and Teton County adopted specific regulations to allow for the review and approval of Planned Resort districts within each jurisdiction. The regulations, included as Division 4.3 of the Town's Land Development Regulations (LDRs), outline the Purpose and Intent, Applicability, Procedure, Standing, Amendments, Expiration, Extension and Reconsideration, Standards Applying to all Planned Resorts, and Findings of Approval applicable in the Planned Resort District. In the Town of Jackson, the only Planned Resort District is the Snow King Ski and Summer Resort. Division 4.3.2 of the Town's LDRs specifically pertains to the review of the Snow King Ski and Summer Resort located within the Town of Jackson. Thus, this Snow King Resort Master Plan ("Master Plan") has been reviewed and approved according to the procedures outlined in Division 4.3 and is not be subject to the other requirements of the Town's LDRs.

This Master Plan has gone through a series of Joint Town and County Planning and Zoning Commission, Town Council and Board of County Commissioners meetings and workshops prior to the submission and approval of this final document. The original approval of the Snow King Resort Master Plan took place on December 18, 2000 ("Original Master Plan"). Since the approval of the Original Master Plan, the Town of Jackson and Teton County LDRs have been updated.

The review process of this Master Plan included a thorough review of each Chapter of the plan by the Town and County Planning and Zoning Commissions. Subsequent to the comments and suggestions raised by the Commissions, the document was revised to address the identified issues. Staff made all the required findings for approval and recommended approval with conditions that have been incorporated into this final document.

This Master Plan applies to all properties located within the Snow King Planned Resort District. Previously, there was language in the Original Master Plan that stated that Sub-Area #7 (now Sub-Area #6 in this Master Plan) played a limited role in this Master Plan. To be clear, Sub-Area #6 is part of this Master Plan and shall be subject to all benefits and obligations contained in this Master Plan.

This approved Master Plan acts as a Sketch Plan as per Division 8.3 Physical Development Permits of the Town's LDRs. Prior to commencement of construction or operation of a new land use within the Planned Resort District, each individual application will be required to obtain a development permit, grading permit and/or building permit from the Town per the regulations set forth in Division 8.3 of the LDRs for Physical Development Permits.

This Master Plan addresses all the specific submittal components outlined in Section 4.3.1.D of the LDRs, which includes the following:

1. Statement of Purpose
2. Master Site Plan
3. Dimensional Limitation Plan
4. Design Guidelines
5. Transportation Demand Management Plan
6. Housing Mitigation Plan
7. Capital Improvements Plan
8. Land Use Plan
9. Phasing Plan

Chapter 1: Statement of Purpose and Existing Conditions

The LDRs state that the intent of this Chapter is to describe the rationale for the proposed resort expansion and describe the design theme for the resort. In addition, the Chapter should also describe how the Master Plan fulfills the intent of this Division 4.3, as specified in Section 4.3.1.A, Purpose and Intent.

This document clearly articulates the overall intent of the Master Plan and the rationale for the expansion of the resort in statements such as the following:

> "A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain."
>
> "As a community partner Snow King offers the community, through this Master Plan, limits of development predictability, preserved open space, access to forest lands, and many other positive attributes discussed in this document."

The purpose and intent as described in Division 4.3.1.A is further defined and clarified by this Master Plan on pages I.A.5 and 6 with an additional twenty-four bullet points describing the purpose and intent to be achieved by the Master Plan in terms of the built environment, impacts on the community and the role the resort will play in the greater Jackson Hole area.

The second purpose of this chapter is to provide a background for the Master Plan by describing the existing conditions, extent of the Master Plan, and land ownership within the subject area. This purpose has been additionally addressed through the inclusion of both written and visual descriptions of the subject property and explanation of both existing and Planned Resort District development.

Chapter 2: Consistent with the Comprehensive Plan

The purpose of this chapter is to ensure that the Master Plan is consistent with the goals and objectives of the Jackson/Teton County Comprehensive Plan. This document provides a clear documentation as to how the proposed plan meets the goals and objectives of the Comprehensive

Plan. Staff concurred with this document's statement that a balance between what the resort brings to the community in terms of jobs, tax revenue, meeting space and recreational opportunities must be balanced with the associated impacts of these benefits on public infrastructure (roads, sewer and water systems, transit, etc.), and demand for employee housing. It is important to recognize that the Comprehensive Plan anticipated the growth and expansion of all resort areas in Teton County while at the same time maintaining the community character of Jackson Hole as shown in the following statements from the 2012 Comprehensive Plan:

> "Nonresidential development not associated with agriculture should be clustered in Complete Neighborhoods and Planned Resorts where nonresidential character already exists."
>
> "In the future, the (Snow King Resort) subarea will complement Downtown (Subarea 2.3) lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the build environment as a key to a successful resort experience."
>
> "Consistent with the master plan, Snow King Avenue will be developed into a mixed use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there."

Staff found that the proposed Master Plan is consistent with the Comprehensive Plan by providing a well-designed and thought out plan that will be a benefit to local residents and visitors while at the same time addressing the associated impacts of the proposed expansion on the local community.

Chapter 3: Compliance with the Land Development Regulations

The LDRs in Division 4.3 Planned Resort District state that an applicant for a Planned Resort Master Plan may propose, and the Town Council may approve, alternative standards for development that are consistent with the purpose and intent of Division 4.3. In addition, Division 4.3 states that it is fully consistent with the Division that Planned Resorts may have dimensional, design, and other development standards different from those described in other sections of these LDRs due to the unique circumstances of, and community objective for, resort development. Staff determined that this Master Plan meets the requirements for a sufficient application per Division 4.3 LDRs and is thus in compliance with the LDRs. Furthermore, as described in Chapter 1: Statement of Purpose and further described in this chapter the proposed Master Plan is consistent with Section 4.3.1.A which defines a Planned Resort District. Finally, the chapter addresses the required findings as per Section 4.3.1.D LDRs.

Chapter 4: Master Site Plans

The master site plans depicted in this Chapter are conceptual and illustrate the proposed development and the site characteristics. This Chapter stresses that the backbone of the Master Plan is the pedestrian circulation routes that run through the resort connecting the various outdoor and indoor facilities and activities. These routes are clearly shown by the Snow King Resort Circulation, Pathways and Sidewalks Map and the Snow King Resort Vicinity Trail Network Map included in this Chapter. The summer/winter conceptual master site plan clearly illustrates the location of development, vehicular and pedestrian circulation and interaction between the built and natural environment making up the resort. The inclusion of a sub-area plan shows the resort in more focused and centralized areas for more detailed discussion throughout the remainder of the Master Plan.

Chapter 5: Land Use Plan

The intent of the land use plan is twofold. First, to identify the allowable land uses within the Master Plan. Second, to describe the amount and type of development that is to be expected as a result of the proposed Master Plan.

The land use designations are consistent with both the Master Plan's design theme and the character objectives for the resort, as specified in Chapter VI Design Guidelines of this Master Plan.

Various conditions for approval have been incorporated into the body of this Chapter.

This Chapter also includes a chart depicting the amount and type of development proposed in the Master Plan in an "Example Development Chart". The Example Development Chart is only to be used as an example of what may be developed on site, not as a mandate for what must be built. The Example Development Chart is necessary in order to determine the possible impacts and required facilities and services as a result of the proposal. The Example Development Chart is consistent with the need for resort expansion as well as with the primary purpose of the Master Plan to: *" create a vibrant mixed-use resort complex including a multi: faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.*"

Chapter 6: Design Guidelines

The intent of this Chapter is to provide design guidelines to establish standards for buildings, spaces signs and lighting within the Master Plan along with a mechanism for the implementation. The LDRs state that the design theme of the resort shall be defined by the applicant and be consistent with the standards of Division 4.3.

Division 4.3.1.F.7 establishes seven individual criteria upon which the proposed Design Standards are to be evaluated.

The first criteria described as General in the LDRs establishes whether the proposed Guidelines will create a sense of place. The master site plan satisfies this requirement with three defined primary outdoor spaces. Each one of these locations (Entry Court, Pedestrian Plaza, Pool Courtyard) is designed for a specific function, provide connectivity between the various elements of the resort and take advantage of the natural features found in the area.

The second criteria: Architecture, is satisfied by the proposed Guidelines including sections on Building Form, Massing and Character, Roofs, Exterior Materials, Windows, Commercial Frontage, Entryway, Decks and Balconies, color and Sub-Area 2 Specific Guidelines. The description and criteria provided in these sections will provide base standards upon which individual Final Development Plans can be evaluated for consistency with the Master Plan.

The third criteria: Bulk and Scale, has been addressed in the Building Form, Massing and Character section of this Chapter. In addition, the Chapter VII Dimensional Limitations graphically shows the three-dimensional building envelope dimensions, Circulation Overlay Zone and Building Envelope Sections designed to control the bulk and scale of the proposed development.

The fourth and fifth criteria: signage and lighting, is addressed in the Master Plan.

The sixth criteria: Site Planning, has been adequately addressed in the Master Plan in various chapters including Chapter II Master Site Plans, Chapter VJ Design Guidelines, Chapter VII Dimensional Limitations Plan and Chapter IX Transportation Elements.

The seventh criteria: Character element, as per Section the LDRs, has been incorporated successfully into the proposed Design Guidelines. The resort will have a definable architectural character and site design that meets the standards identified in the LDRs for the Snow King Resort.

Chapter 7: Dimensional Limitation Plan

The intent of the proposed Dimensional Limitation Plan is to specify dimensional limitations necessary to achieve the design theme identified for the Master Plan. The plan includes floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building. Any dimensional limitations unspecified by the Master Plan shall follow the design theme identified in the Master Plan.

This Master Plan accomplishes this through a method of three-dimensional building envelopes presented primarily in graphic format. The proposed three-dimensional building envelopes provide the ability to review proposed Final Development Plans against the proposed envelopes for consistency with the Master Plan. The building envelopes provide both height and setback requirements.. In addition, standards for setbacks, open space, landscape surface area, landscape surface ratio, building floor area, lodging capacity and floor area ratio are also included as part of the Master Plan. The various dimensional limitation standards provided in this Chapter ensure that the proposed resort character is maintained.

Chapter 8: Housing Element

The intent of the housing element is to ensure a supply of affordable and workforce housing that is commensurate to the demand for housing created by development within the Planned Resort.

The Housing Element adequately addresses the estimated demand and proposed location of employee housing required as a result of the proposed Master Plan.

Chapter 9: Transportation Element

The intent of the proposed transportation element is to ensure that the resort development does not produce an amount of vehicular traffic that undermines the community's character, and endangers the public health, safety and welfare (i.e. noise, air quality and traffic impacts). The Master Plan provides an optimum mix of automobile, transit and pathway facilities within the resort, encourage coordination of all resort transportation facilities with the County-wide transportation system, promotes design and management which encourages shifts from single - occupancy vehicle trips to multi-occupancy trips, or other transportation modes, and provides equitable cost sharing for facilities and services.

The traffic impact analysis adequately addresses the requirements described in Section 4.3.1.F.8 of the LDRs. The proposed plan demonstrates how the travel behavior of resort visitors and employees will be managed to minimize the number of vehicle trips on the roadway network resulting from the resort development. Thirteen strategies are proposed that may be used to influence mode choice and reduce automobile trips as required by the Transportation Demand Management Plan.

The proposed shared parking analysis in combination with the proposed onsite parking will more than adequately meet the anticipated supply and demand for parking at the resort based on the example development plan. In addition, the proposed Entry Plaza planned as the vehicular hub for the resort will adequately handle the volume and wide range of vehicle types that will be utilizing the facility.

Chapter 10: Capital Improvement Plan

The intent of the capital improvements element is to ensure that infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected district demands. The capital improvements element identifies service providers, analyzes impacts and proposes a capital improvements plan for facilities and services needed by the district.

This Master Plan accurately identified and acknowledged the necessary service providers required for the development of the Master Plan. The impact analysis adequately meets the requirements outlined in Section 4.3.1.F.9.

The provided capital improvements program is consistent with the required impact analysis and clearly specifies how the deficiencies in infrastructure will be remedied or mitigated, including descriptions of the infrastructure improvements, the responsibility and sources of funding for the improvements, and the timing for completion of improvements. Concept plans for required improvements are also provided.

Chapter 11: Phasing and the Snow King Resort Master Association

The intent of the phasing element is to ensure that development within the district occurs in a logical sequence, including amenities and necessary public service expansions. The resort is required to not only provide the necessary improvements and services as a result of the resort expansion, they are also responsible for the monitoring and long-term maintenance and replacement of all facilities, both on and off site.

Among other things, the Snow King Resort Master Association (SKRMA) shall be responsible for ensuring that the phasing plan and phasing conditions are satisfied. SKRMA has specific duties and commitments with regard to this Master Plan and its implementation, all of which are outlined and described in this Chapter.

Chapter 12: Community Services Element

The Snow King Resort has long played an important role in the community, providing facilities and recreational opportunities to both out of town visitors and the local community. Snow King is utilized as the primary conference/meeting room facility in the Town of Jackson. The Snow King

area provides an abundant array of recreational opportunities both summer and winter from hiking, mountain biking, and the alpine slide ride to skiing, tubing and ice skating.

Conditions of Approval

Conditions of approval included in the original approval and subsequent amendments of the Master Plan have been largely incorporated in the Master Plan or are on file in the Town Planning Office.

I. STATEMENT OF PURPOSE

Snow King has been a community resource and a community partner for over 60 years. This Master Plan presents a well-balanced next-generation vision of this partnership.

As stated in Section 4.3.1.A, the purpose of this Master Plan is to *establish the development standards and serve as a guide to all future development within the Planned Resort. The Master Plan is intended to be of sufficient detail to describe the amount, type, size, location and impact of the proposed resort, but technical specifications of the proposed development, such as engineered plans or fully engineered plans or fully detailed architectural drawings are not required.* The Master Plan is to provide for a mix of recreational, retail, and service-oriented activities which have a high degree of self-containment and provides economic and other benefits to the community. The Master Plan is intended to guide the creation or continuation of a planned development configured around a major recreational activity.

Although sometimes repetitive, this Master Plan is consistent with the Comprehensive Plan, complies with the Land Development Regulations and adheres to all the procedures and standards of Division 4.3 of the Land Development Regulations. The Goals, Objectives and Criteria listed in this Statement of Purpose are the guiding principles of this Master Plan.

Prologue

From a bird's eye view, the Town of Jackson is nestled into a narrow space between the Elk Refuge and the mountains, built at the fork of Cache Creek and Flat Creek and extending along the creeks at the foot of the mountains. The Town Square is at the center of this unique topography. The quality that makes the Town of Jackson attractive is the way in which it fits into this topography so that human habitation is seen as a natural part of the much larger landscape.

Snow King Resort, now and when developed as proposed in this Master Plan, aims to be an extension of this defining quality of the town of Jackson. As the border between the town and the mountains, Snow King "fits into the country" and it completes and compliments the downtown core.

As a blend between a visitor-serving resort and a community-serving facility, Snow King is a place where local residents and visitors share space comfortably. This proposed development is consistent with the traditional style of Jackson Hole hospitality: Snow King Resort invites visitors to join right in, relax and take part in the life of a unique community.

A primary purpose of this Master Plan is to create a vibrant mixed-use resort complex including a multi-faceted conference/convention center and community facility for Jackson, a facility that contributes to the economy of downtown and also serves as a permeable border between the town and the mountain.

Access to public lands (US Forest Service) from town through our private land in a seamless transition has always been a priority at Snow King. In fact, so unnoticeable is this transition that most people do not realize that they are entering private property. This tradition is intended to continue.

Among the stated purposes and intent of the Planned Resort District, as stated in the Land Development Regulations and the Comprehensive Plan, is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of Snow King's resort facilities. Snow King has provided the Town of Jackson, and the community at large, with in-town recreational facilities since 1939.

The ski area provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. During the summer the area provides a trail system, which has become a staple hiking, running, biking and riding area for residents and visitors alike. In turn other resort facilities and on mountain activities provide the financial and operational platform, which support and provide the ability to maintain and expand these recreational opportunities to both valley residents and visitors.

This Master Plan establishes the development standards and serves as a guide to all future development within the Snow King Planned Resort District. This Master Plan document represents a carefully balanced and well thought out development plans for the properties, it is organized in a clear manner responding to each Section of Division 4.3.1 of the Land Development Regulations and is intended to expand on prior foundations through a collaborative plan, design and approval process between Snow King, the Town of Jackson and Teton County. This foundation is defined in the Land Development Regulations and is consistent with prior approvals dating back to 1972 and with prior presentations approved under the Complete Neighborhood provisions of the old Town of Jackson Development Guidelines.

Since the first chair lift was built in 1939, Snow King has been a community resource and a community partner. When the hotel opened in 1976, Snow King Resort opened its doors to a great variety of community meetings and events. Snow King has pioneered innovative relationships with the U.S. Forest Service, with the Town of Jackson and with many community organizations such as the Teton County Parks and Recreation Department, the Jackson Hole Ski Club, the Jaycees and many other community organizations. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together. Many local people regularly use Snow King's hiking and skiing trails as well.

Snow King Resort has, for years, been one of the largest employers in the Town and County. Among the large employers, we pride ourselves in maintaining a very stable level of employment throughout the year.

A very important consideration in this Master Plan is to develop the property with porous edges and inviting corridors that allow circulation to the National Forest lands from the Town. It also considers the property as a bridge connecting the East and West ends of the Town via trails and pathways. Rather than stand out at the base, Snow King Resort melts into the mountain.

As owners of the largest contiguous land parcels within the Town of Jackson, we have planned and given a great deal of thought to the future development of these lands. We have also proven our slow and careful approach to development. As a community partner Snow King offers the community, through this Master Plan, limits of development, predictability, preserved open space, access to forestlands, and many other positive attributes discussed in this document. Additionally, Snow King is operationally integrated in the community. As resort operators we differ from the standard subdivision developer since we continue to operate the product of our construction/development phase providing assurances of ongoing responsibility to the community.

In addition to the recreational facilities, the Snow King Resort Hotel has provided the largest year round meeting and conference facilities in the county since 1976. The Grand View Lodge Conference facility has expanded the conference space at Snow King and allowed the resort to remain competitive in attracting small to medium sized conferences. As the resort expands in the future there is the potential to increase conference space further with a new facility in the heart of the Resort District. Depending on conference demand and the desire for more diverse uses at the resort, this space may also be designated for indoor recreational activities to complement the array of outdoor activities on the mountain.

Within the resort core all buildings are interconnected by indoor and outdoor circulation corridors alleviating the need for guest and visitors to drive to services. Pedestrian and shuttle connections exist and are planned to connect the Town Square and Snow King. This Master Plan also encourages East/West and North/South pedestrian connections that complement the fabric of the Town and connect it to its mountain roots.

Functionally, visitors will be able to step out of our meeting rooms directly into the mountain environment. The pedestrian circulation system links the Resort to the mountain on both the north/south and the east/west ax is so that Resort use is an integrated part of the mountain trail system. Outdoor recreation is the defining characteristic and largest land use of Snow King Resort summer and winter.

On the Town side, the entire downtown core is viewed as part of the resort in the sense that downtown amenities complement the convention facilities and lodging located on our site. Downtown shops and restaurants will be part of the immediate visitor experience, with both transit and pedestrian pathways linking Snow King to the Town Square conveniently. In the past, Jackson desired a full-service, year-round convention center to complete its array of visitor services; however, today, Jackson has a wide range of convention space that serves the community well. This proposed Master Plan offers the community the opportunity to shift from a focus on convention space to a greater focus on recreation in a manner that will benefit the entire downtown area.

The proposed development also blends sensitively with the adjacent residential neighborhood, as lodging facilities are bordered by condominiums and employee housing as a buffer for the residential neighborhood to the north and east. In addition, the Resort intends to provide an attractive Cache Street terminus that marks the end of the commercial development of the downtown core and the beginning of the residential neighborhood to the west.

Scale and Type of Development

An objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location and with its crucial relationship with downtown Jackson. The size and character of the proposed development is appropriate to its position as the center for year-round recreational, conference and resort activities within the Town of Jackson for both residents and visitors.

On the mountainside of the Town/Forest border defined by Snow King Resort, the proposed development blends into the contours of the mountain both physically and functionally. The buildings take advantage of the complex contours at the base of the mountain. The scale and shape of the mountain will make these structures appear modest. The Design Guidelines Chapter addresses how large structures such as the existing hotel and the Snow King Center and future additions fit into the topography.

The regulations set forth four basic considerations for establishing the amount and type of development: (1) rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self-sufficiency to minimize vehicle trips.

The first two issues are discussed in the context of consistency with the Comprehensive Plan, the Land Development Regulations and the Design Guidelines. The issue of infrastructure capacity is discussed as part of the Capital Facilities Element. The issue of resort self-sufficiency is generally

not applicable since the intention of this Master Plan is to be integrated with the down town area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users. Land uses and intensity are consistent with the Land Development Regulations.

The proposed maximum scale of development is in keeping with Division 4.3.1. Three-dimensional building envelopes and design guidelines are used to provide a level of predictability. These physical parameters, in concert with the intensity of use thresholds, allow this document to provide long range planning for infrastructure, capital facilities and community land use patterns. These predictions should enable the Town and the resort to equitably share responsibility for future infrastructure and capital facility improvements.

Goals and Objectives

Section 4.3.1.A of the Town of Jackson Land Development Regulations state that *the purpose of the Planned Resort District Standards is to provide and guide the creation or continuation of a planned development around a major recreational facility. The intent of this District is to:*

- *A. Encourage recreational activities that rely on indigenous natural attributes of the area, contribute to the community's character and economy and have had a long-standing, beneficial role in the community; and*
- *B. Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences; and*
- *C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area; and*
- *D. Permit resort development that contributes to expanding the winter and shoulder economic seasons: and*
- *E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic related impacts; and*
- *F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community; and*
- *G. Enable long-range planning for infrastructure, capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area; and*
- *H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character; and*
- *I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare, and wellbeing.*

The Town of Jackson LDR 's also state that the Objectives of the Planned Resort District is:

To be a mixed-use district configured around a resort complex. Resorts are to be well balanced they are to provide tourist accommodations as well as seasonal and year-round housing. The design of resorts is to be compatible with adjoining areas and is to be connected to the community at large by roads, transit and pathways. A portion of the resort workforce, particularly seasonal employees of hotels and restaurants are to be able to find housing within the resort district. Commercial development is to provide both tourist and local convenience shopping opportunities as appropriate.

Division 4.3.2.B includes the following factors and resort characteristics that are important in Snow King's future development:

Capitalization on the location at the terminus of Snow King Avenue.

Creation of a sense of arrival.

Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.

An attractive, safe and direct pedestrian streetscape connection to the Town Square.

A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.

Structure sizes and layout that draw people into the resort area.

A continuity of architecture and activities within the resort, creating a multi-use sense of place.

Pathways throughout the resort and connections to the Jackson Hole pathways system.

Continued provision of the amenities of "town hill" skiing.

All of these factors and characteristics are discussed and considered in detail throughout this Master Plan.

This Master Plan endorses and complies with all the above Goals and Objectives and adds this additional criterion:

- Create a vibrant year-round district in a unique resort-oriented urban commercial environment, serving both visitors and residents.
- Maintain and enhance access to public lands through private lands in a seamless transition. Preserve open space, ski runs and extend existing Town parks into the mountain.
- One dominant central hotel oriented towards conferences and meetings without lying accommodations of various types.
- Create meaningful outdoor activity areas that relate to both buildings and open space considering long vistas, and within a comfortable urban pedestrian framework.
- Solidify Snow King's role as the main convention and conference facility in the community.
- Create East/West trail networks that interconnect with other trails leading from Town up the mountain.
- Frame the access to the mountain West of the Snow King Center with a companion building, One Town Hill.
- Locate services and parking underground, wherever feasible, within a comfortable walking distance of destination, while creating building facades that conceal these uses.
- Separate service/delivery areas from the guest areas of the resort.
- Careful use of density to reduce the need for transportation within the district and from Snow King to the Town Square area.

- Create a Sense of Arrival at the Resort convenient for both visitors and local guests and with sufficient space for various concurrent functions and with clearly visible key destination points.
- Balancing activities to create an efficient distribution of usage throughout the day and the year.
- Create a festive resort-like atmosphere, with a variety of eating and recreational experiences. Lively all seasons.
- Integration into the town's fabric in a non-competitive symbiotic commercial relationship to downtown. Commercial areas should act as adjuncts to recreation, lodging and conference facilities.
- Community oriented Resort and Conference Center with a variety of year-round recreational activities and amenities for visitors and residents, achieving sufficient volumes of pedestrian circulation to create vibrant public spaces.
- Within the resort, pedestrian, bicycle and skier circulation shall be encouraged through the use of a pathways system. Pathways will be integrated into the resort and the Town's fabric and segregated, as much as possible from automobile circulation. The overall plan will be pedestrian friendly.
- Planning with landscape scenic values in mind.
- Design guidelines that enhance the natural attributes of the site and encourage architectural by distinctive design.
- Encourage design diversity with common themes.
- Create a Pedestrian Plaza from the hotel to the Snow King Center with porous building edges.
- Maintain the appearance of a resort set at the edge of town with public access through it to the National Forest Service land. Keeping a sense of connection to the mountains.
- Intercept as much vehicular traffic as possible at or near the Resort's entrance.

Submittal Components

This Master Plan document considers, addresses and ultimately assists in achieving these Goals and Objectives, while taking advantage of the unique characteristics of the site.

When considered as whole, the Master Site Plans, Land Use Plan, Design Guidelines and Dimensional Limitation Plan provide a clear vision of the visual and physical character of the resort.

Other components such as the Housing, Transportation, Capital Improvements, Phasing and Community Service Elements address the impacts and remedies associated with the development of the Resort.

Various Chapters of this Master Plan identify, address and respond to all the requirements of Division 4.3.1 in a clear, complete and comprehensive manner.

Introduction to Existing Conditions and Vicinity Maps

This chapter of the Master Plan defines the existing conditions within the Snow King Planned Resort District (PRD) and its immediate neighborhood. The maps are designed to provide distinct information and to assist in the familiarization process as well as providing reference information with respect to the later chapters. These maps provide information about the current zoning in the Snow King Planned Resort District (PRD) vicinity, and the current status of the built environment at Snow King Resort.

The Master Plan includes all areas within the Planned Resort District. The Master Plan has been divided into 6 sub-areas, Subareas #1-6.

The next map in this chapter is the Land Ownership Map that indicates the mosaic of private owners, as well as US Forest Service and Town of Jackson parcels, which comprise the base of the resort.

Extent of this Master Plan



Proposed Mountain Maintenance

The Ice Rink

Proposed Mountain Sports Training Center

Proposed Gondola

Lift Clearance Zone

Ski Club Expansion

Circulation & Milling Area

Tubing Carpet

Town Hill Lofts

Event Lawn / Open Space

Proposed Collector Trail, All Uses

Proposed Resort Map/Trailhead Kiosk

Proposed Entry/Gateway Feature

Potential Art Installation

Proposed Ticketing

Existing Parking and Drop Off

Existing Parking

Bus / Shuttle Stop

Climbing/Bouldering Park

Playground

Cache Street

Contour Interval = 2 Feet

North

0 40 80 160 Feet

Prepared by:

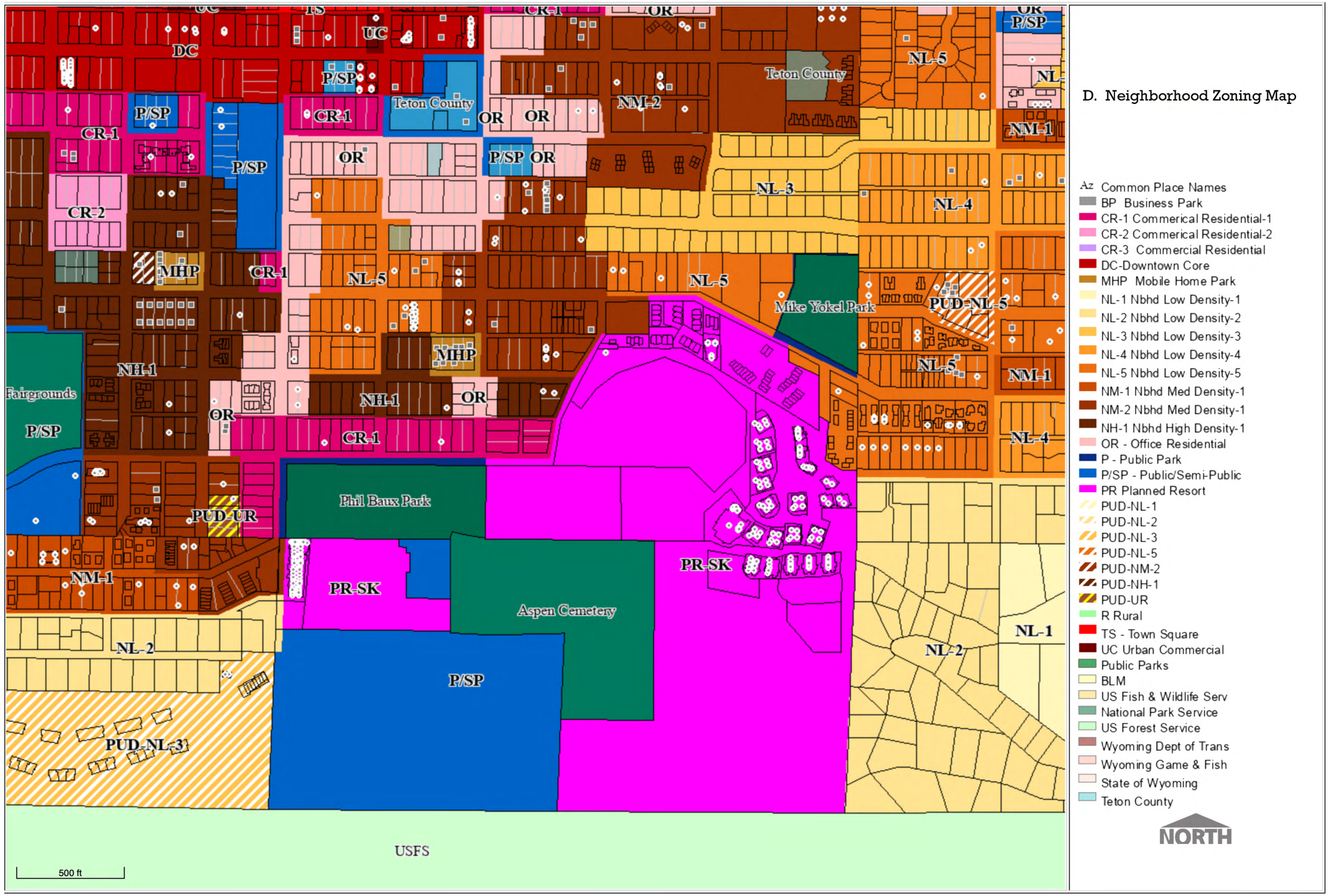
SE GROUP

Existing Hiking Trail

Existing Mountain Bike Trail

West Portal and Phil Baux Park Concept Plan

JULY 2019


DC
UC
TS
P/SP
Teton County
CR-1
OR
NM-2
NL-5
NL
NM-1
CR-2
NL-3
NL-4
MHP
Mike Yokel Park
PUD-NL-5
NH-1
Fairgrounds
PUD-UR
Phil Baux Park
PR-SK
Aspen Cemetery
NL-2
NL-1
PUD-NL-3
USFS
500 ft
D. Neighborhood Zoning Map
Common Place Names
BP Business Park
CR-1 Commerical Residential-1
CR-2 Commerical Residential-2
CR-3 Commercial Residential
DC-Downtown Core
MHP Mobile Home Park
NL-1 Nbhd Low Density-1
NL-2 Nbhd Low Density-2
NL-3 Nbhd Low Density-3
NL-4 Nbhd Low Density-4
NL-5 Nbhd Low Density-5
NM-1 Nbhd Med Density-1
NM-2 Nbhd Med Density-1
NH-1 Nbhd High Density-1
OR - Office Residential
P - Public Park
P/SP - Public/Semi-Public
PR Planned Resort
PUD-NL-1
PUD-NL-2
PUD-NL-3
PUD-NL-5
PUD-NM-2
PUD-NH-1
PUD-UR
R Rural
TS - Town Square
UC Urban Commercial
Public Parks
BLM
US Fish & Wildlife Serv
National Park Service
US Forest Service
Wyoming Dept of Trans
Wyoming Game & Fish
State of Wyoming
Teton County
NORTH



E. Existing Conditions Map

This Plan reflects the Snow King Resort Area as it is in its present state. Structures Include:

- The Snow King Resort Hotel
- The Grand View Lodge Conference Center
- The Snow King Sports and Event Center
- Grand View and Love Ridge Condos
- Rafferty Center

Major Site Features include:

- Snow King Ball Park
- Phil Baux Park
- Rafferty, Cougar, and Summit Ski Lifts
- Alpine Slide, Mountain Coaster
- Miniature Golf, and Maze



E. Existing Conditions Plus Approved Plan

This Plan reflects the existing Snow King Resort Area with the addition of the approved KM6 and Snow King Hotel Development. Included in the approved development are:

- Proposed buildings A-E of the Snow King Hotel.

- Proposed conference center, commercial development, and housing on the KM6 parcel.

- Pine Lodge development now known as One Town Hill condominimums.

- Storage facility behind ice rink.

- Mid-mountain lodge, accesory buildings, and pavillion.

- Condominimum building 27 located on lot 58 above Grand View Condominimums.

- Mountain maintenance facility located on Vine Street.

- Cabins located on lots 53 and 57 above Grand View condominimums.

I. H. 2. Statement Regarding Sub-Area #6

The following projects, all located in Sub-Area 6, had a limited part in the Original Master Plan:

- Pitchfork Townhomes
- Vine St. Townhomes
- Clark's Knoll Townhouses
- Grand Vista Townhouses
- King Ridge

To be clear, Sub-Area #6 is located within and is governed by this Master Plan. Sub-Area #6 is approximately 4.85 acres and can accommodate a maximum of 252 guests. These 252 guests reduce the maximum lodging capacity (i.e. APOs) remaining in Sub-Areas #1-5 to 2,208 (2,460 APOs – 252 = 2,208 APOs). Owners of property within Sub-Area #6 are permitted to short-term rent their units. The ability to short-term rent comes from this Master Plan. Any owner that chooses to short-term rent their property within Sub-Area #6 shall be required to pay to SKRMA 1% on the gross revenue generated from all short-term rentals. This 1% fee (the SKRMA Fee, as defined and described in Chapter 11) is explained in more detail in Chapter 11. This 1% fee applies to all short-term rentals in the Master Plan. Prior to submission to the town, properties within Sub-area #6 shall be required to submit development applications to SKRMA for review only (not approval or denial of the right to submit the application to the Town.)

The Pitchfork, Clark's Knoll and Grand Vista projects were constructed from 1990 through 1996 and are expected to remain as they are regarding dimensional limitations, parking and impervious surfaces.

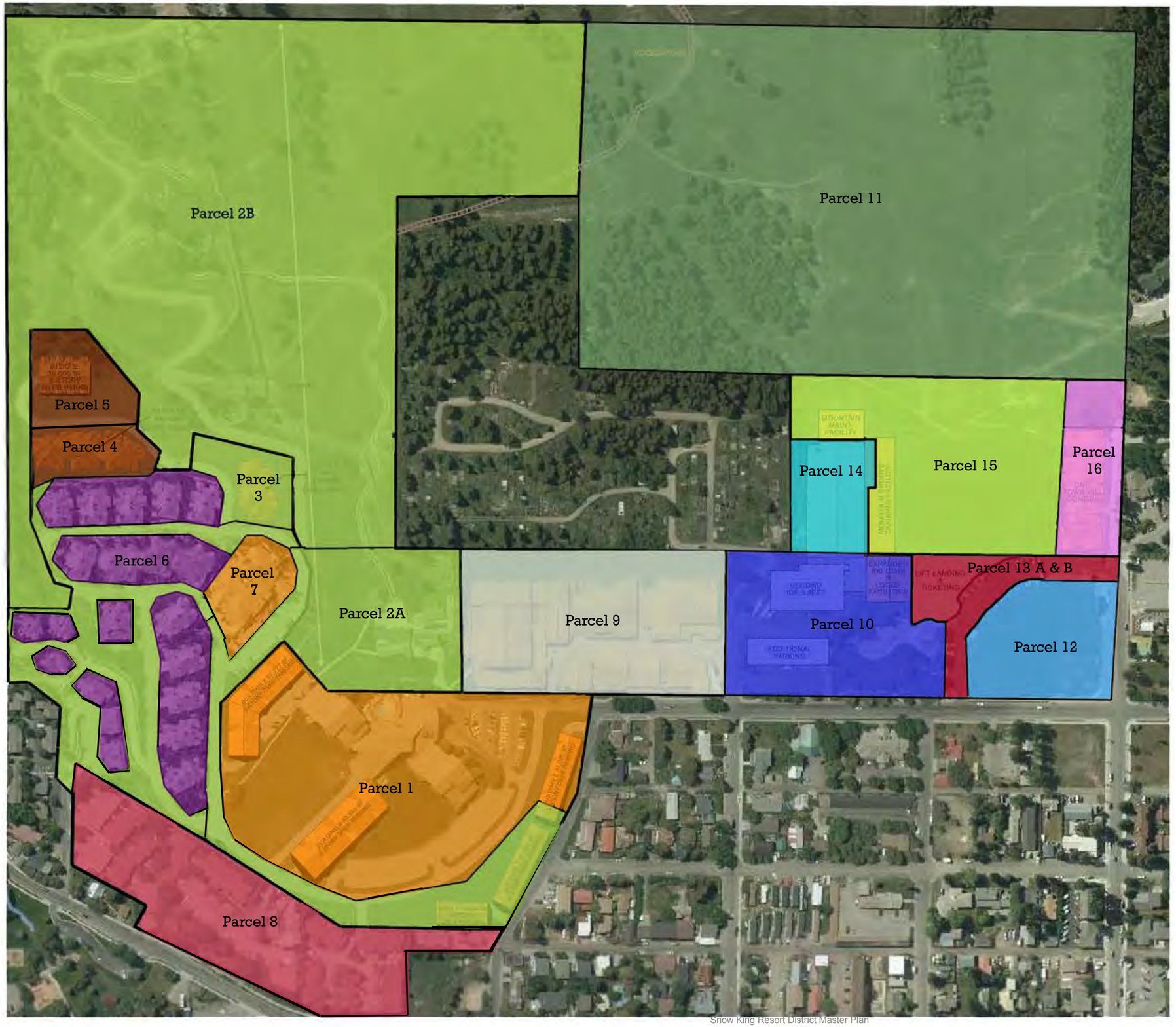
The King Ridge and Vine St. properties have been assigned 20 and 24 guests respectively.

- The Vine St. project is allowed a maximum 20 guests (APOs) and therefore is allowed to build an additional unit sized similarly to the 4 existing units.
- The King Ridge lot is allowed a maximum of 24 guests (APOs) and 9600 SF of livable space.
- The Vine St. lot has been built with one employee unit and will remain so.
- The King Ridge lot will need to provide its own employee unit or make an arrangement for compliance with the Housing Mitigation Plan for the Snow King Planned Resort District.
- Any redevelopment may not exceed these maximum Floor Areas

-Pitchfork	95,200 SF	-Grand Vista	6,800 SF
-Clark's Knoll	44,000 SF	-King Ridge	9,600 SF
-Vine St.	9,400 SF		

and cannot exceed the # of guests assigned in the table *below*.

	Pitchfork	Clark's Knoll	Grand Vista	King Ridge	Vine St. Townhomes	TOTALS
Condominium Units #	30	19	3	6	5	63
Doors#	48	19	3	12	10	92
Guests#	120	76	12	24	20	252
Site Area - Acres	2.8	1.3	0.2	0.28	0.27	4.85 Acres
Site Area - SF	122,000	56,400	8,700	12,300	12,000	211, 400 SF
Parking Spaces - #	60	38	6	16	10	130
Employee Units - #				As needed	I (2Bdnn)	



I. Land Ownership

This map indicates the private and public land ownership in the Snow King Area. The Parcels owned by Snow King Mountain Resort LLC, KDG LLC Snow King LLC, KM6 LLC, CCC's Town Hill Lofts LLC, ABSK LLC, and privately owned condominimums pertain to this Master Plan. These parcels are:

KDG Capital LLC:
- Parcel 1 8.29 Acres
- Parcel 7 (Grand View Lodge Commercial)

Snow King Mountain Resort LLC:
- Parcel 2A & 2B 35.2 Acres
- Parcel 3 .83 Acres
- Parcel 15 5.2 Acres

KM6 LLC:
- Parcel 9 4.92 Acres

ABSK LLC:
- Parcels 4 &5 1.89 Acres

CCC's Town Hill Lofts LLC:
-Parcel 16 1.3 Acres

Privately owned condos at Grand View, Love Ridge, and Simpson Patent:
- Parcel 6 4.73 Acres

Total Extent of this Master Plan 62.364 Acres

Legal description of these parcels can be found on the Teton County Map Server.

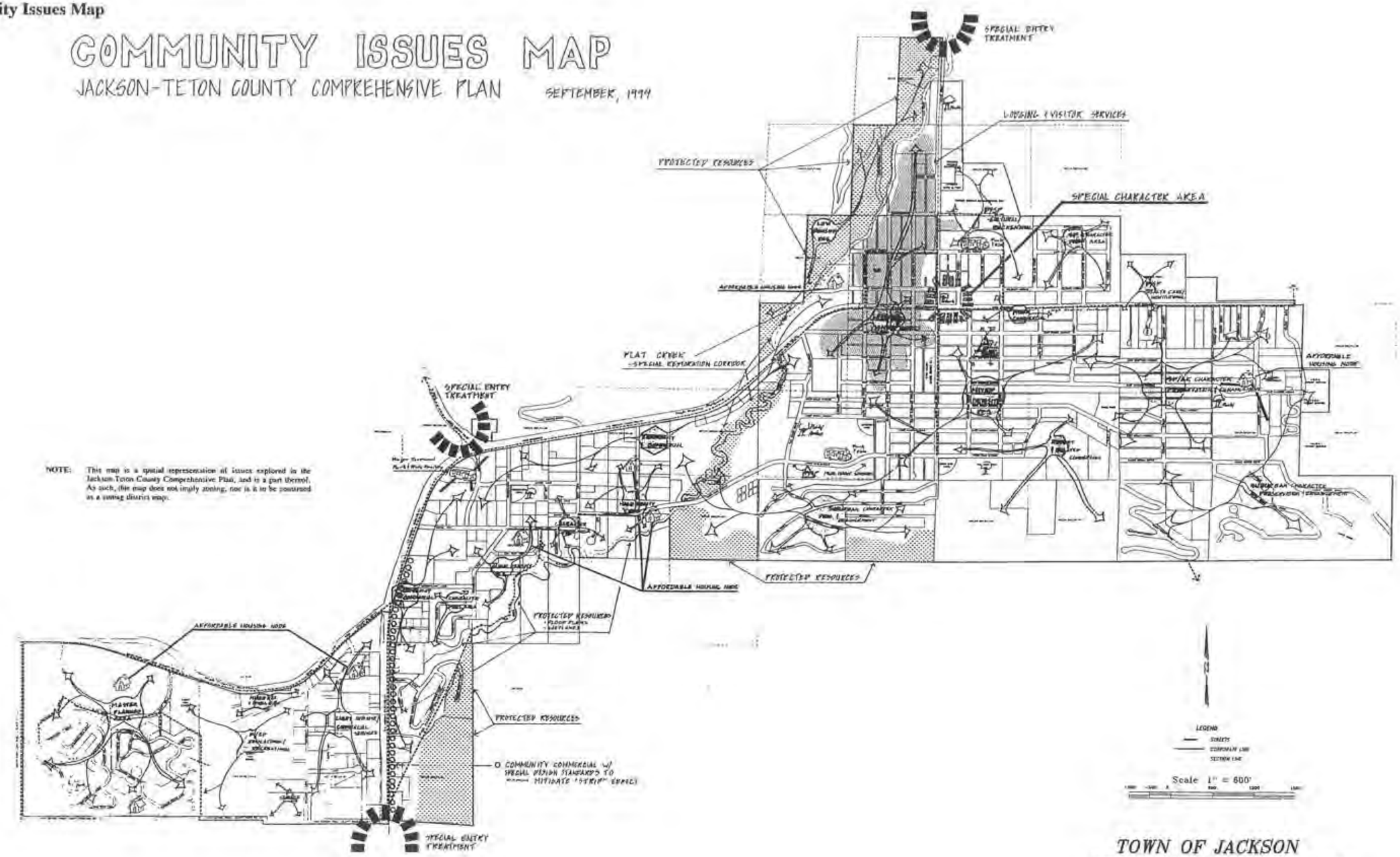
Other Parcels within the PRD:
Existing Condominium Areas:
- Parcel 8 4.85 Acres

See: Statement Regarding Exsiting Condominiums

Other Parcels presented here, although not part of this Master Plan:

Parcels owned by Town of Jackson under lease to Snow King Mountain Resort LLC
- Parcels 11, 13 A & B, and Parcel 12 in winter only
- Approximately 32 Acres.

USDA Forest Service Special Use Parmit
Issued to Snow King Mountain Resort LLC - 369.51 Acres


COMMUNITY ISSUES MAP
JACKSON-TETON COUNTY COMPREHENSIVE PLAN
SEPTEMBER, 1999
NOTE: This map is a spatial representation of issues explored in the Jackson-Teton County Comprehensive Plan, and is a part thereof. As such, this map does not imply zoning, nor is it to be construed as a zoning district map.
SPECIAL ENTRY TREATMENT
LODGING & VISITOR SERVICES
PROTECTED RESOURCES
SPECIAL CHARACTER AREA
FLAT CREEK
AFFORDABLE HOUSING NODE
PROTECTED RESOURCES
COMMUNITY COMMERCIAL W/
SPECIAL DESIGN STANDARDS TO
SPECIAL ENTRY TREATMENT
LEGEND
Scale 1" = 600'
TOWN OF JACKSON
TETON COUNTY, WYOMING
COMMUNITY ISSUES MAP

Trail Improvement Program
Snowking/ Cache Creek
(see Scoping Document of May 12, 1999 by Jackson Ranger District, Bridger-Teton NF)

98 Designation Boundary

1623 ac.
Study Boundary to 6400' Alt.

W-Fk Game Creek

Current Special Use Boundary

Leeks Canyon

369.5 ac.
Permit to 7100' Alt.

Tr.2
Hiking Trail

Josie's Ridge

Panorama House

Tiny Hagen Trail

Tr.1

Old Man's Flat Trail

6950

3

2

1

500'

1320'

104

Alpine Slide

6830

10

Ski School

6850

See Base Site Plan

1"=1200'

ORTHOPHOTO
USGS-1976

TOPOGRAPHY
NELSON
ENGINEERING
HORIZONS FILE
4-1853

Prepared:
August 18, 1998

ALPEN TECH

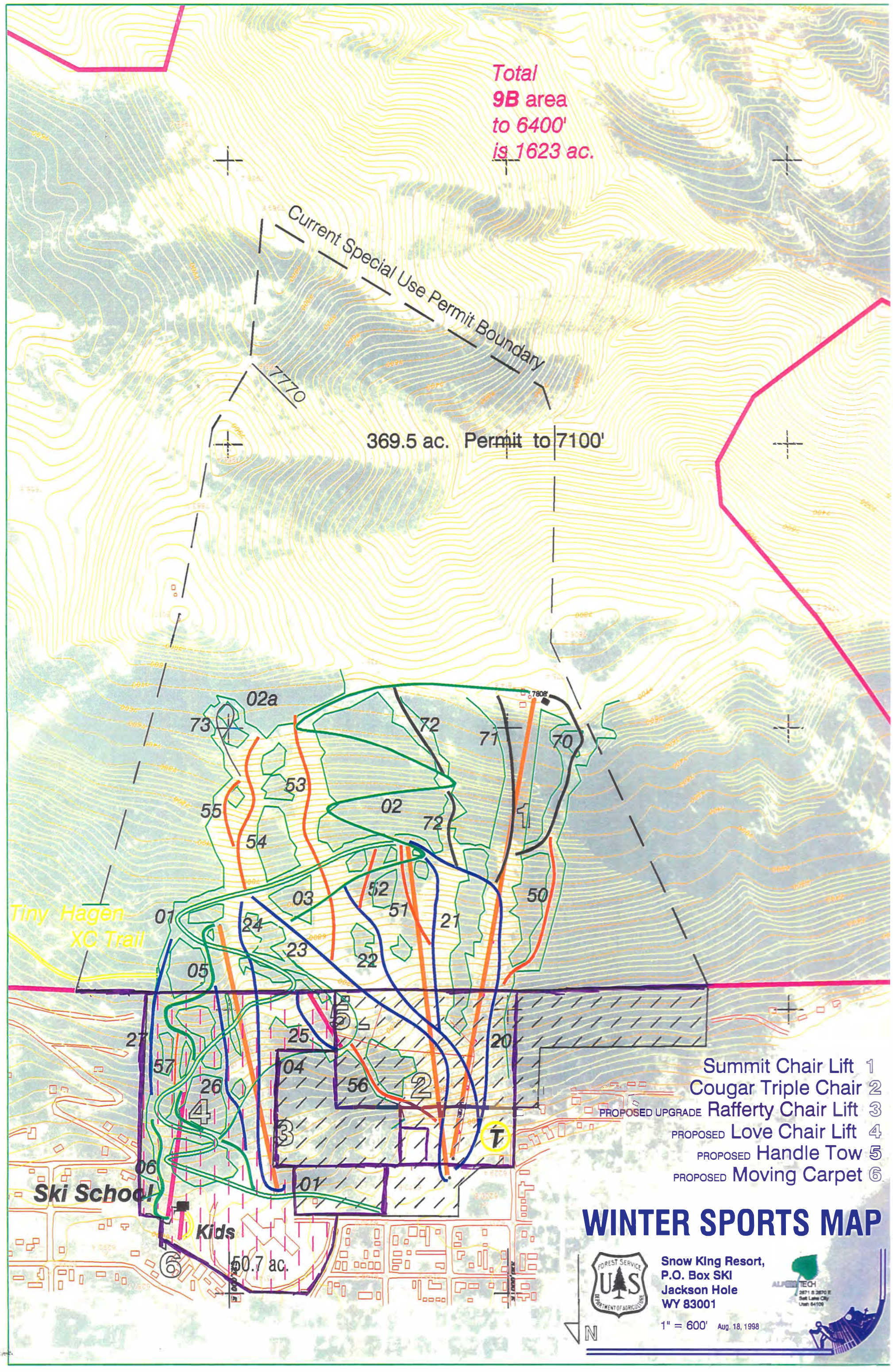
Salt Lake City, Utah

SUMMER USE, MOUNTAIN

Snow King Resort

Box SKI
Jackson Hole
WY. 83001

USFS Special Use Permit Area
Ortho Photo


Total
9B area
to 6400'
is 1623 ac.
Current Special Use Permit Boundary
7770
369.5 ac. Permit to 7100'
7808'
02a
73
72
71
70
53
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02
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03
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22
Tiny Hagen
XC Trail
05
27
25
20
57
04
56
26
2
4
3
T
06
01
Ski School
Kids
50.7 ac.
Summit Chair Lift 1
Cougar Triple Chair 2
PROPOSED UPGRADE Rafferty Chair Lift 3
PROPOSED Love Chair Lift 4
PROPOSED Handle Tow 5
PROPOSED Moving Carpet 6
WINTER SPORTS MAP
FOREST SERVICE
US
DEPARTMENT OF AGRICULTURE
Snow King Resort,
P.O. Box SKI
Jackson Hole
WY 83001
1" = 600'
Aug. 18, 1998
N

LEGEND

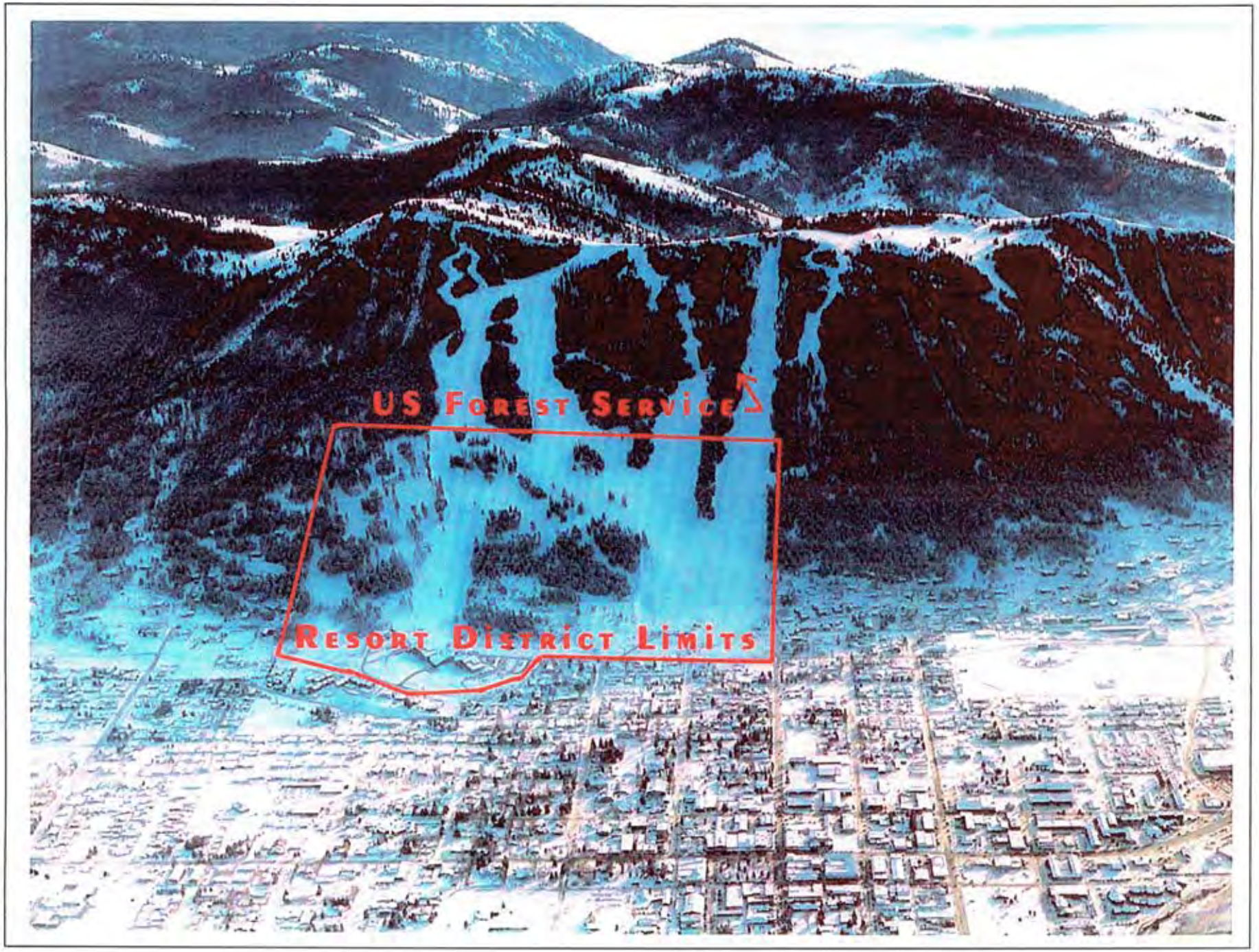
- SUP Boundary
- SUP Boundary Adjustment
- Parcel Boundary
- Existing Building
- Proposed Lift
- Proposed Building
- Existing Run
- Ski Patrol
- Parking Lot
- Mountain Coaster
- Proposed Zip Line
- Proposed Trail Grading
- Proposed Tree Skiing Terrain
- Proposed Runs
- Proposed Mountain Access Road
- Upgraded Ski Patrol Facility
- Proposed Maintenance Facility
- Proposed Wedding Venue

SNOW KING MOUNTAIN

2014 MASTER DEVELOPMENT PLAN
SUPPLEMENTAL INFORMATION
SEPTEMBER 2017

UPGRADE PLAN
Fig. 5


SUP Boundary Adjustment
SUP Boundary Adjustment
SUP Boundary
SUP Boundary
SUP Boundary
LIFT-A
LIFT-B
LIFT-C
LIFT-D
SNOW KING
(7,815')
SUMMIT GONDOLA
ALTERNATE EDMONT GONDOLA ALIGNMENT
CUCARA LIFT
DASHER LIFT
CONVEYOR
WEST
BASE AREA
(6,260')
EAST
BASE AREA
(6,825')
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US Forest Service
Resort District Limits

II. CONSISTENT WITH COMPREHENSIVE PLAN

This Master Plan is designed to help realize the vision statement and to reflect the guiding principles adopted by Teton County and the Town of Jackson as part of the Comprehensive Plan, and is consistent with both the 1994 and 2012 Comprehensive Plans as a whole and specifically addresses goals and objectives in every Chapter of the Plan. These two Comprehensive Plans are interrelated and language within both of these plans support the Master Plan. In addition to the statements in this Chapter, other submittal components further articulate the relationships between the Master Plan and various community goals.

The Snow King Resort is indicated on the Community Issues Map (of the 1994 Comprehensive Plan) as having a unique role serving both the residents of the community and the visitor-based economy of the valley. The Resort is intended to be a "Community Resort" with unique access to residents. This access is exemplified by the pathway and trail system, which is the integral fabric of the Resort.

It should also be noted that the 1994 Comprehensive Plan preceded the adoption of Division 2500 of the Land Development Regulations referring to Snow King. Therefore, Division 2500 already incorporates, within its body, most pertinent issues concerning the Comprehensive Plan. Various impacts were addressed in economic, planning and other studies that were part of the process of adopting the Snow King Planned Resort District Ordinance.

Three important community character goals specially relate to Snow King: maintaining social and economic diversity, maintaining a balance between visitation and the community and to enhance this economic center through redevelopment. The Master Plan will maintain and enhance the social and economic diversity by offering a variety of potential uses internally within the resort. New commercial, office and retail space in addition to improvements in guest facilities such as rooms, condominiums and conference areas will provide a balance of services for both guests and residents.

This proposed development is intended to help the Town of Jackson realize the vision statement in the 1994 Comprehensive Plan (pages 1-6 and 1-7), as follows:

"It is the vision of the citizens, planners and elected officials, who have all contributed to this plan, to guide and manage change and development to:

- ***Support and promote a diverse social and economic population that includes a resident work force:***

Snow King Resort currently employs over 260 persons in a variety of professional levels most of them on a year-round basis and expects to continue this pattern in its expansion. Snow King is among the top five year-round employers in Teton County. The proposed housing plan will assist us in housing more of our employees in Town. The conference facilities assist in attaining a stable year-round work force.

- ***Preserve the traditions and character of the Rocky Mountain West and Wyoming, including ranching and through architectural design;***

The design of the proposed development will help to preserve the traditional character of the region, both architecturally and functionally. The traditional character of Jackson Hole is the outcome of blending outdoor recreation, visitor services and community life and is expressed not only through architecture and appearance, but also through its functions. Snow King has proven for over 60 years our commitment to the community.

- ***Promote economic sustenance that does not depend on population growth;***

Sustainable, sensitive tourism, concentrated in already-developed areas, designed with the landscape and outdoors in mind, benefits this community economically and functionally. This proposed development aims to continue and enhance this kind of low-impact tourism.

- ***Set aside, for generations to come, scenic vistas and wildlife habitat;***

Unlike other resort development in Teton County, Snow King takes advantage of all the infrastructure and commercial development in the downtown core. It concentrates visitor impacts in the downtown core and invites them to "step outside" and enjoy our natural resources. Snow King has a proven track record of harmonious relationship with the U.S. Forest Service. This Master Plan provides generous areas of meaningful open space.

- ***Maintain and enhance environmental quality, including air and water quality;***

All new buildings will make use of technologies that help enhance environmental quality, and be connected to the existing Town of Jackson utility network. SKRMA will assist in controlling air and water quality. The resort already has a strong recycling program that will continue and be expanded.

- ***Maintain outdoor recreation and adventure opportunities;***

This proposed development provides varied outdoor recreational opportunities as part of the downtown experience. Enabling both locals and visitors to ski, skate and hike right in town, minutes from the Town Square, is one of Snow King's primary contributions to the community. Outdoor recreation at Snow King will be enhanced by this proposed development and access to the mountain through private lands preserved.

- ***Offer a spectrum of housing types, especially for resident workers.***

This proposed development meets the Town 's employee housing requirement, with the overwhelming majority being provided within the limits of the Town, as an integral part of the Town and the town's housing stock.

The guiding principles adopted in the Comprehensive Plan (pages 1 - 7 and 1-8), state that "*Teton County is a community first and a resort second"* and *"it is the intent of this Plan to create conditions for a sustainable visitor-based economy...that reflects the unique, small-town, Western commercial character of Jackson, and the outdoor recreational opportunities of Teton County as key components of the visitor experience.*" Snow King Resort is shown on the Community Issues Map as having a unique role serving both residents and visitors because of its location and history. This proposed development would make a crucial contribution to the long-term sustainability of the downtown, visitor-based economy.

In reference to Chapter 2 of the Comprehensive Plan (Population, Economy and Growth), this proposed project directly serves two goals stated on page 2-1. It will *"enhance visitor services that emphasize the area's unique outdoor attributes"* by providing a conference center that opens to the mountains as well as through its use of outdoor recreational spaces and pedestrian circulation and plazas. The Master Plan also *"defines the future boundaries of growth necessary to preserve community character.* "

This project contributes directly to maintaining community character in three ways.

- It will help to maintain social and economic diversity both by providing a range of employment opportunities and through an exceptionally strong employee-housing program. The project also enhances the social and economic diversity within the resort itself by greatly expanding the mix of uses for both visitors and residents.
- It will help to maintain a balance between visitation and community life by serving these two functions within a single facility. The conference facilities are intended to be used by visitors and residents alike, as they are now.
- This project will also help to maintain community character through redevelopment and improvements of the existing economic center at Snow King. Snow King is the largest lodging facility and resort in the Town of Jackson and currently plays a key role in the area's economy.

In Chapter 3 (Community Character), it is noted that part of the process of maintaining community

character is through providing for a style of tourism that highlights regional differences and unique characteristics. *A recent study stated that "it is a joy to encounter places that preserve, enhance and celebrate those things that set them apart and give them a meaning and personality all their own.*" (Page 3-1) Snow King's role is an interface between the town center and the mountain and combines the use of its facilities by residents and visitors alike. This integration sets Snow King apart and gives it its own personality. The seamless transition from Town to Resort is emphasized in this Master Plan.

In Chapter 4 (Natural and Scenic Resources), this project addresses three objectives (pages 4-7 and 4-8).

- It will *"improve the visual quality of existing development"*. Visual quality is addressed throughout this Mater Plan and buildings are carefully placed to minimize visual impacts. A visual impact study is part of this Master Plan.
- It will help to *"preserve open space"* by providing for ample open space as part of the site plan design.
- It will help to *"provide and manage access to natural resource areas in a manner consistent with natural resource protection goals"* through a network of trails which improve access as well as concentrate other uses in specific, already-impacted areas.

Regarding Chapter 5 (Housing), this project will *provide a variety of affordable workforce housing as the resort continues to develop,* as called for in the Town's housing goals shown on pages 5-6 and 5-7. Because of stable year-round employment, this development also helps the resort's workforce afford available housing. The Housing element proposes housing both within the PRD and in other locations in the Town of Jackson. It also proposes a variety of housing types to meet the needs of different levels of employees. Snow King is proud of the broad spectrum of employment opportunities it offers and intends to support this spectrum with appropriate housing.

In Chapter 6 (Commercial and Resort Development), tourism and related services are recognized as the economic base of the community. The conference center is a key component of this sector. The Comprehensive Plan also calls for *avoiding strip development and encouraging outdoor-oriented tourism.* With the ski hill, hiking and biking trails, skating and other outdoor amenities located near the center of town, this proposed development addresses both of these goals. An additional plus is the ready accessibility to the community of our resort facilities. The proposed development also fulfills the goal of creating a full-service conference /convention center and provides a stabilizing year-round foundation to our seasonal economy.

In Chapter 7 (Community Facilities), this Master Plan will enable us to *collaboratively anticipate community facility needs,* a primary goal (page 7-19). It also helps locate demand for community infrastructure in an appropriate location.

In regards to Chapter 8 (Transportation), the Comprehensive Plan calls for *transportation planning, which helps to preserve and enhance community character.* The location of a conference center within walking distance of downtown, helps to minimize traffic demands. The transportation element of this Master Plan takes into consideration transit, pathways, traffic impacts, parking and airport capacities.

The recurring theme of this chapter is balance: seeking a balance between what the resort gives to the community in terms of jobs, tax revenue, meeting space, and recreation and, in turn, what the resort requires in terms of water, sewer, mass transit and employee housing. The theme of balance also relates to the scale and character of the development and how well it fits into the fabric of the community and the landscape. As mentioned in the Statement of Purpose, this proposed development is an excellent example of balance.

In all of these ways, and many others, the proposed Master Plan is consistent with the 1994 Comprehensive Plan and helps to meet its community goals. The Master Plan is also consistent with the 2012 Comprehensive Plan which was built upon the foundation of the 1994 Comprehensive Plan.

The Snow King Resort is part of the Town Commercial Core district as indicated in the 2012 Comprehensive Plan, which serves as the economic hub of Teton County. The 2012 Comprehensive Plan highlights the following character defining features for Snow King Resort:

"This district is anchored by two primary economic and community centers, each with their own identity and role – Snow King Resort and Downtown. A key goal of the district will be to better connect these subareas in order for each to benefit from the other's vitality, complementary uses, and activities while supporting the overall success of the district as the center for our tourist-based economy."

"This transitional Subarea is currently subject to the Snow King Resort Master Plan. The plan seeks to create a vibrant mixed-use resort complex, including a multi-faceted conference/convention center and community facility that contributes to the economy of Downtown and also serves as a permeable border between the Town and Snow King Mountain. The resort has long been an integral part of the community, playing the role of the 'Town Hill,' providing a host of winter and summer recreational amenities. In the future, Snow King Resort will complement Downtown lodging and tourist amenities."

"In the future, the subarea will complement Downtown lodging and tourist amenities. Lodging will be provided in a variety of types and forms from hotel rooms to condominiums, in order to support the local tourism-based economy. The size and scale of structures will often be larger than those typically allowed in other subareas of Town, as resorts typically require a larger critical mass necessary to support visitor functions. Though buildings will tend to be larger than in other districts, the subarea will maintain an abundance of open space in relation to the built environment as a key to a successful resort experience."

"Consistent with the master plan, Snow King Avenue will be developed into a mixed-use corridor that includes a variety of commercial uses while still serving as a major transportation corridor in the community. Along with this it will be important to create a more visible and attractive base area along Snow King Avenue to attract residents and visitors to the many amenities and recreational opportunities found there."

III. COMPLIANCE WITH LAND DEVELOPMENT REGULATIONS

All the lands within this Master Plan are zoned “Planned Resort District” in the Official Zoning District Map, and all development is governed by Division 4.3.1, Planned Resort District, of the Town of Jackson's Land Development Regulations. This Division specifies the purpose, intent procedures and standards applying to such developments and guides all aspects for this Master Plan. This Master Plan is fully consistent with the regulations in Division 4.3.1.

The Master Plan utilizes and complies with the intensity of use and performance- b a s e d thresholds established in Section 4.3.2 of the regulations. The land under this Master Plan will be used as a mixed-use district designed in such a manner as to preserve open space by concentrating development only in specific portions of the district, and allocating access routes to the national Forest and to pathways that connect the East and West sides of the Town.

This document, as a whole, responds and complies with all the sections of the zoning and development regulations relevant to Snow King. Even when compared with other zoning Districts, the proposed Landscape Surface Ratio (.50 for the total of Sub-Areas 1, 2, 4, 5 and 6 and .30 for the area within Sub-Areas 1, 2, 3 and 4) and Floor Area Ratio (.40 for the total of Sub-Areas 1, 2, 4, 5 and 6 and .60 for the area within Sub-Areas 1, 2, 3, and 4 compare favorably even with those for residential areas and with the requirements of Division 4.3.1.

As specifically stated in Section 4.3.1.F.2, *"it is fully consistent with the Division that Planned Resorts may have dimensional, design and other development standards different from those described in other Sections of these LDR's due to the unique circumstances of, and community objectives for, resort development.* " This Master Plan presents its own Dimensional Limitation Plan in accordance with Section 4.3.1.F, that takes into account the specific topography and location of the lands encompassed in this Master Plan.

The Dimensional Limitation Plan explains its rationale and establishes vertical and horizontal dimensional limitations that are a product of the existing built environment and the topographical context of this site. Floor areas are necessarily large to insure Snow King's position as the largest conference facility in the valley. These aspects of the built environment are tempered by a three-dimensional building envelope system specific to all the high use areas. The types of allowable uses are many and varied to ensure community needs, diversity, synergy and increased economic viability. These uses are consistent with a high-intensity resort development node tucked against the base of Snow King Mountain.

The following is a summary of how this Master Plan meets the requirements of each section of Division 4.3.1 and the required findings for approval.

SECTION 4.3.1.A PURPOSE AND INTENT

Division 4.3 of the Town of Jackson Land Development Regulations defines the Planned Resort District Zoning District as follows:

> *"Planned resort (PR) District. The purpose of the Planned Resort Zone is to provide for a mix of recreational, retail, and service-oriented activities which have a high degree of self-containment and provides economic and other benefits to the community. The Planned Resort Zone is intended to guide the creation or continuation of a planned development configured round a major recreational activity.*"

The Master Plan is responsive to every objective of Division 4.3. As the largest convention facility and resort in the Town of Jackson, and encompassing a large contiguous undeveloped land located between Town and forest, the proposed development represents perhaps the only opportunity available to the Town to meet these objectives. The goals of this Master Plan and the purposes of these regulations are closely matched. The purposes of these regulations are stated as to:

A. *Encourage recreational activities that rely on indigenous natural attributes of the area. contribute to the community's character and economy and have had a long-standing beneficial role in the community;*

Snow King Resort blends conference facilities and other visitor services with varied year-round recreation on the mountain, including skiing, skating, tubing, hiking, biking, horseback riding, activities for children and a summer chairlift and alpine slide. Snow King has evolved as an important part of Jackson's community character because of the way it functions, as a gathering place for both residents and visitors. The existing conference and hotel facilities have benefited Jackson Hole residents and visitors since 1976, while the ski hill and other mountain recreation uses represent a tradition going back to 1939.

B. *Provide flexibility for planning and developing recreational resort facilities in a creative, efficient and coordinated manner in order to provide quality visitor experiences;*

The proposed development has been planned within the context of the entire downtown area and is coordinated with plans for the Multi-Agency Campus and the Community Center for the Arts to contribute to an animated, viable and vibrant downtown. Snow King's development encourages a concentration of services in the downtown area, leading to more pedestrian activity and efficient corridor use that will bring people to the Town Square. Snow King is an integral part of a holistic downtown vision, and the proposed convention facilities will be the mainstay of a year-round downtown economy.

C. Create a process in which applicants, Teton County and the Town of Jackson collaborate with landowners in planning and designing resort master plans that meet community goals and respond to the unique circumstances of the resort area;

This Master Plan is another step in a long-standing pattern of collaboration and partnership between Snow King and the Town of Jackson, which includes the joint development of Snow King Center and many aspects of the ski operation including snowmaking water and land leases. All the landowners within the Master Plan are acting in unison.

D. *Permit resort development that contributes to the winter and shoulder economic seasons;*
Convention facilities are key because they attract year-round use. Currently our meetings and convention business provide us with a better off-season occupancy than the Teton County average. With the proposed development, we will be able to accommodate a much broader variety of meetings, and as a result, expect a better spring and fall occupancy rate.

E. Ensure that resort plans incorporate a mix of land uses, promote alternative modes of transportation, and provide a pedestrian-oriented community in order to alleviate traffic-related impacts;

As expressed in various Chapters of this Master Plan, non-motorized pathways are the backbone of this mixed -use resort. In addition to the obvious benefits of providing convention facilities in the immediate downtown area with pedestrian and shuttle access to all the Town Square Businesses Snow King also provides pedestrian access to the mountain. Many people take advantage of Snow King's trails and recreational facilities to enjoy the outdoors without leaving town. Snow King's unique mix of land uses helps ease transportation demands in various ways. This Master Plan includes all the required components of a transportation element and proposes a transportation plan that will serve the goals adopted in the Town's Transportation Plan. Snow King will be an integral part of a multi-modal downtown transportation system. In addition, Snow King's trails and pathways will add a valuable amenity above and beyond what is required by the regulations.

F. Ensure resort plans are consistent with the Comprehensive Plan, and therefore, are beneficial to the community;

Consistency with the Comprehensive Plan is discussed in detail in another Chapter.

G. Enable long-range planning for infrastructure,capital facilities, and community land use patterns by establishing a level of predictability in the maximum potential size and character of each resort area,

This Master Plan establishes maximum development potential in keeping with the maximum established in Division 4.3, and provides the framework for collaboration in the provision of infrastructure needed for a successful development.

H. Ensure a balance is maintained between tourism and community that promotes social diversity but does not cause undesired shifts away from rural, western community character;

Snow King's development is a continuation of a pattern of use, which is already well established for the property. This development will maintain the existing balance between visitor and resident use of the facilities and bring much-enhanced benefits to the community as a whole. We cannot claim that it will not contribute to the shift away from rural character, but this shift is a consequence of other factors as well. No doubt each discreet development small or large, contributes to this change. Although some portions of the site will be developed in an urban manner, over half of the land is dedicated to open recreational space.

I. Produce resort plans that make significant contributions toward protecting attributes of the community that are considered critical to the community's long-term health, welfare and well- being;

The proposed convention facilities will make a significant contribution toward a sustainable economy for the Town of Jackson, as documented in prior studies. The Resort as a whole will make a large contribution to the economic health of the downtown area. The proposed workforce-housing element will make a significant contribution to the housing stock for working people in the downtown area. The proposed recreational development will benefit the entire community and existing recreational uses will be maintained. The design will be a visual enhancement of the mountain base area.

SECTION 4.3.1.B APPLICABILITY

Snow King Resort is specifically named.

SECTION 4.3.1.E PROCEDURE

This Master Plan is in compliance with the procedures outlined in Section 4.3.1.E.

Section 4.3.1.D. Require the following submittal components:

(a) Statement of Purpose
(b) Master Site Plan
(c) Dimensional Limitation Plan
(d) Design Guidelines
(e) Transportation Demand Management Plan
(f) Housing Mitigation Plan
(g) Capital Improvements Plan
(h) Land Use Plan
(i) Phasing Plan
(j) Community Services Element

The Chapters of this Master Plan are organized, as much as possible, in response to this requirement.

SECTJON 4.3 STANDARDS APPLYING TO ALL PLANNED RESORTS

This Master Plan application is complete as per Section 4.3 requirements. Each section of this Master Plan explains how it intends to meet the standards for various components and elements set forth in Section 4.3.

SECTION 4.3.2 STANDARDS SPECIFIC TO SNOW KING RESORT

These standards fall into six categories:

a. Character and design
b. Capacity
c. Land use
d. Landscape surface area
e. Environmental analysis
f. Relationship to Town Square

Regarding (a) character and design, this is discussed in detail under "Design Guidelines", Chapter VI of this Master Plan. The proposed development meets and exceeds every one of the specific design standards for Snow King. Although some of the buildings are necessarily large, the scale needs to be considered in the whole context of the goals and objectives of this Planned Resort District.

Regarding (e) environmental analysis, the site does not contain any wetlands and does not interfere in wildlife migration routes. Environmental and hazardous materials assessments have been conducted and no underground storage tanks are located in any of the parcels under consideration. Soils analysis has included studies of the maps prepared by Dr. Love and Harry Covington pertaining to steepness of slopes, ground stability, geologic maps, loam y soils and snow slides possibilities. In addition, visual inspections have been conducted with Dr. Love and results of soi1 test borings, pits and actual foundation excavations have been analyzed.

All structures in this Master Plan are located in appropriate and stable soil areas. Some of the small

structures located within the steeper slopes of Sub- Area 4 are located on soils that will require engineered foundations. Visual impacts are discussed in detail in various chapters of this Master Plan.

As an operating business, consideration has also been given to operational efficiency and the wise use of resources. Snow King presently follows, and will continue to adhere to, OSHA, DEQ, EPA, ADA and BATF regulations regarding the storage, handling and disposal of dangerous materials as well as other employee and guest related requirements. Impacts are also minimized through the use of management guidelines, such as the National Ski Area Association's Environmental Principles for Ski Areas.

Regarding (f) relationship to Town Square, the transportation element of this Plan describes components, which encourage non-motorized access and public transit access to the Town Square.

Other various aspects are presented in written or graphic form throughout this Master Plan.

SECTION 4.3.1.D FINDINGS FOR APPROVAL

This Master Plan positively responds to and meets or exceeds all the findings for approval described in Section 4.3.1.D:

A. Consistency with Comprehensive Plan. The Master Plan is consistent with the goals and objectives of the Jackson/Teton county Comprehensive Plan.

B. Consistency with purpose and intent. The Master Plan is substantially consistent with the purpose and intent of this Division, as set forth in Section 4.3.1.A, Purpose and Intent.

C. Affordable and employee housing. The Master Plan ensures a supply of affordable and employee housing that is in accordance with the requirements for housing created by development within the Planned Resort.

D. Design guidelines. The Master Plan contains design guidelines that

1. *Establish standards for buildings, spaces, signs and lighting within the Planned Resort*
2. *Promote the design concepts set forth in Section 4.3.1.F.7, Design element; and*
3. *Establish a method for consistent implementation of the guidelines.*

E. Transportation element. The Master Plan contains a traffic impact analysis and transportation demand management plan that:

1. *Promote multimodal forms of transportation that are consistent with the transportation goals of Jackson /Teton County Comprehensive Plan;*
2. *Manage the generation of resort related traffic to avoid undermining community character and endangering the public health, safety and welfare; and,*
3. *Identify an equitable cost sharing plan for transportation facilities and services*

F. Capital improvements plan. The Master Plan contains a capital improvements plan that ensures infrastructure and essential services will be provided in an efficient and timely manner to accommodate projected resort demands.

G. *Land use element. The Master Plan promotes land uses that support and maintain the character of the resort as specified in Section 4.3.1.F.7, Character Element.*

H. *Phasing plan. The Master Plan contains a phasing plan.*

I. *Character element. The Master Plan ensures the resort 's development will be in keeping with the community's goals.*

This Master Plan is consistent with the Comprehensive Plan and the purpose and intent of all these regulations. In the following chapters, the introduction for each chapter specifies how this Master Plan meets the requirements for affordable and employee housing, design, transportation capital improvements, land use and phasing. We believe that this Master Plan meets and exceeds the standards for each of these elements.

The final finding required for approval is that the Master Plan "ensures the resort's development will be in keeping with the community's character and the planned character for the vicinity of the resort." This issue is addressed in the Statement of Purpose.

Among the many features of this Master Plan is that it meets the present and future needs of the Town of Jackson by enhancing an already-existing pattern of use. By expanding Snow King's capacity, the Town of Jackson can attain several desired goals with minimum impact. The impacts that are anticipated are generally compatible with the resort' s vicinity NH-1 zoning.

A particular and unique strength of this Master Plan is its conformance to the Community Services standards (Section 4.3.1.F.12, which call for the Resort to function as *"integral parts of the community by participating in civic initiatives and by implementing the goals of the community."* These standards encourage *"programs designed to retain access to the resort's main recreational activity and facilities, ... help to maintain a balance between out-of-town visitors and the community, and contribute to the quality of life of the community.*" As a community partner for over 60 years, Snow King is proud of its close relationship with the community. The various Chapters of this Master Plan clearly address all of the impacts and the rationale o f the proposed development in a cooperative spirit with the community.

Issues of building height are considered in the Dimensional Limitations Chapter.
It must be noted that goals such as creating a sense of arrival, a dense development oriented towards pedestrian circulation, creating meaningful open spaces and activity areas, proximity to parking, incorporating employee housing and in general creating a vibrant mixed-use district necessitates higher buildings than in other zoning districts. The topography of the site clearly helps in blending larger buildings into the mountains. The Dimensional Limitations and Design Guidelines Chapters expand on this topic and also compare future buildings with the existing hotel and Snow King Center. When taken together, a balance is reached that achieves the stated goals and objectives of this Master Plan.

Regarding (b) capacity, the maximum lodging capacity of sub areas 1-5 is 2,208 guests and the maximum building square footage of 915,000 SF are to remain in adherence to the intensity of use established in Section 4.3.2.C as amended.

This appropriate capacity and size of the resort was discussed in detail during the process of adoption of Division 4.3. Independent studies conducted by the Town and County took into consideration

not only the site characteristics of each resort, but the inter-relationship between Snow King and other resorts, mainly Teton Village. The size of private land parcels, floor area ratios, landscape surface ratios and other specific site factors were also considered in the process.The size of the resort was also determined to be appropriate in relation to the conference/convention facilities desired by the community and the need to make this conference center financially feasible.

These and other aspects were factors determining the optimum size of the Snow King District Planned Resort and these results were incorporated into Division 4.3 of the Land Development Regulations.

When fully developed, Snow King Resort's goal is to have the best-equipped conference facility in the State of Wyoming. As proposed these facilities will be highly flexible, much more pleasant than most urban conference centers and will be visually and functionally connected to the surrounding landscape with ready access to the outdoors. When enhanced by Jackson's allure as an exciting destination, this facility will have the potential to attract meetings from all around the region as well as from the highly competitive national market. The objective will be to accommodate conferences for 100 to 300 participants with sufficient space for breakout rooms and to accommodate concurrent groups and functions. This scale is compatible with our community's transportation systems and other commercial infrastructure.

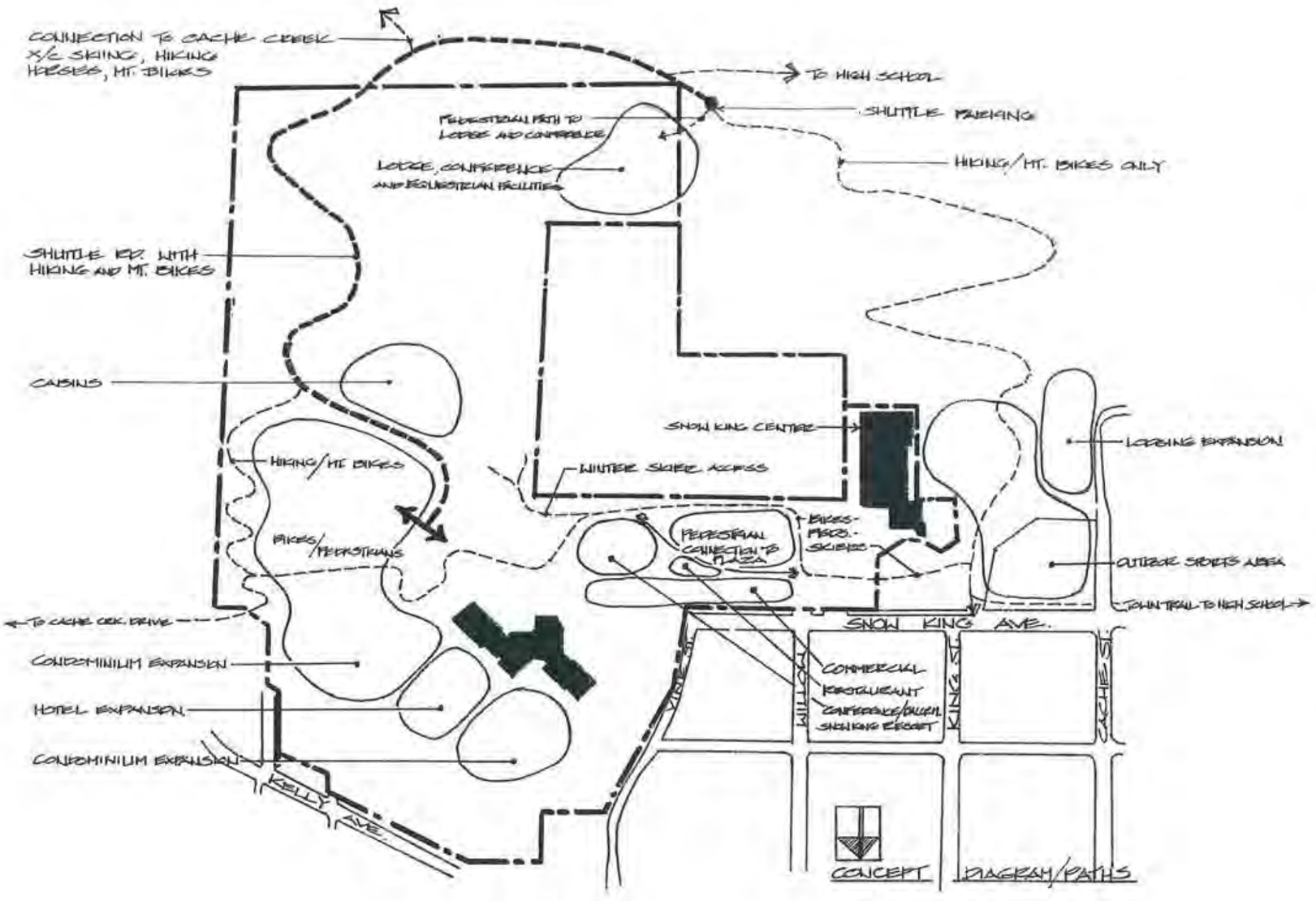
Additionally, Snow King hosts many conferences that use other lodging facilities in town. As their enrollment and programming needs expand, more conference and exhibit space are required to accommodate these town-wide meetings. These meetings provide a stable, low-impact base for the visitor services sector of our economy and, as envisioned in these regulations, contribute to other long-term community goals.

In this context, it is important to note the purpose of this Master Plan is to define maximum build-out for Snow King Resort. This proposal represents the complete facility that will be available to Jackson and these facilities will be developed in phases, over a period of time. As time passes space requirements for individual uses change, while the overall caps remain in place.

Regarding (c) land use, the standard calls for convention facilities capable of competing successfully in the *"year-round convention market."*

Regarding proposed commercial development, the health club, daycare and ski school are all integral parts of a full-service facility and will benefit the lodging guests and other community needs. New food and beverage facilities are proposed in addition to the existing restaurant and kitchens, as well as unassigned commercial space for neighborhood convenience business and for on-site guest services. The proposed movie theatres will be able to be used for conferences during the day and attract visitors to invigorate the pedestrian plaza at other times.

Regarding (d) landscape surface area, the standard calls for a minimum LSR of .25 within developed areas of the Resort. This Master Plan provides a higher minimum LSR of .30 within these developed Sub-Areas. As called for in this standard, the Master Plan also provides an attractive streetscape along Snow King Avenue, a porous edge and high quality outdoor public space for events and interaction. The goal is to achieve a festival marketplace atmosphere for the plaza area by combining the multiple functions of conference center, commercial space, food and beverage service and open space. The creative mix of businesses and functions will be the key to success.



IV. A. Introduction to Site Plans

The Master Site Plan on the following pages is a refined product of the Conceptual Master Plan submitted in 1995 during the Planned Resort District presentations that were the basis of the PRD ordinance. While slight variations occur, the foundations of the proposed Master Plan are based on the attached Concept Plan and is consistent with prior presentations and masterplans dating back to 1973.

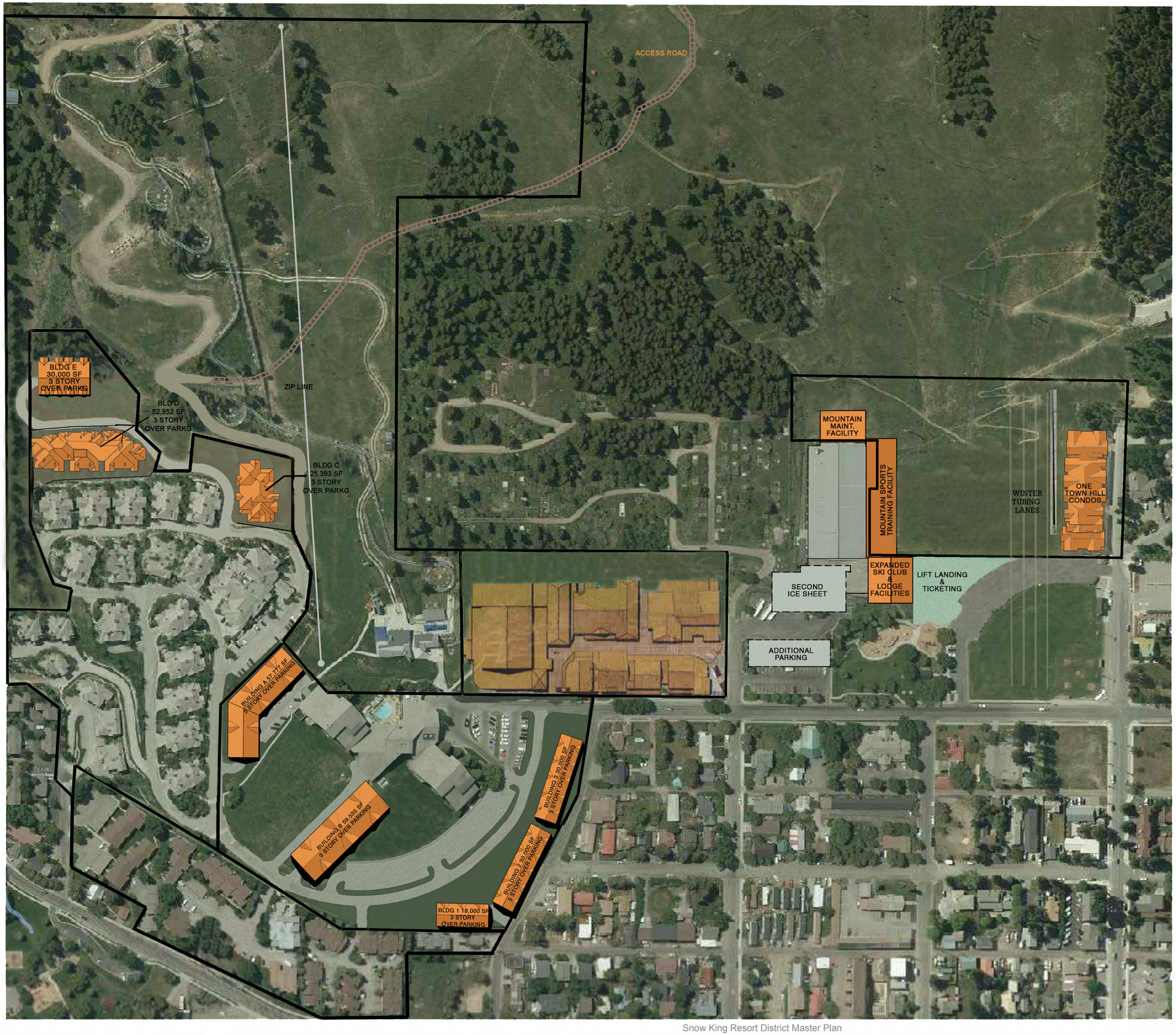
The large contiguous undeveloped land holdings being considered in this Master Plan afford a great opportunity in designing a successful project. Careful consideration has been given to its topography, vegetation, and location. Hiking trails, wind, soils, vehicular, pedestrian and services access, orientation, light and other aspects of the site have been inventoried and considered. This plan is the result of many years of careful thought and studies.

The backbone of This Master Plan is the pedestrian circulation routes connecting Town to Forest lands and the various functions of the Resort. Pedestrian and vehicular circulation is separated as much as possible and East/West and North/South pedestrian/bike connectors are of primary importance. Two primary hiking, riding and bike trails cut across the face of Snow King providing summer shuttle access to the mid-mountain area and additional opportunities for hikers and mountain bikers. The KM6 area (Sub-Area 2) fully develops the pedestrian plaza with connections to Willow Street and the downtown area of Jackson, as well being the nexus of the East/West pedestrian/bike trail network.

This Master Plan places various functions in the most appropriate location and within reasonable walking distances of one another. Dense lodging and conference facilities are located in close proximity to allow conference participants mostly interior circulation. At the same time, priority is given to convenient access to the outdoors from lodging and conference areas, as well as to the availability of natural light to most meeting rooms. The Conference Center is centrally located in close proximity to parking, porte cochere, lodging, underground services and within walking distance to the existing hotel meeting rooms and the Snow King Center.

Building envelopes are a result of their relationship to many aspects, but most importantly indoor and outdoor pedestrian circulation, proximity and access to recreation/assembly areas and intended to create meaningful outdoor spaces. Other Chapters of this Master Plan discuss the rationale for the many aspects of the proposed development. The resulting design accomplishes the goals and objectives of this master plan in a manner complimentary to its location and site characteristics.

This Chapter presents graphic information about the proposed development after build-out. Two separate maps present the proposed Site Plan. The Summer Master Plan depicts the proposed development with both existing and approved features, as they would appear during the summer season. The Winter Master Plan does the same for the winter season. The importance of pedestrian circulation is better portrayed in these two separate maps and in the Transit Routes, Trails, Pathways and Sidewalks plans. The Snow King trail map puts the Master Plan into the larger context of the Snow King massif. The Sub-Area plan sub-divides the total area of this Master Plan into smaller sections for purposes of clarity and ease of analysis.



C. Proposed Master Plan

The proposed Summer / Winter Master Plan depicts the proposed development along with existing and approved features. Proposed site development features include:

Love Ridge / Grand View Vicinity

- Grand View Lodge & Conference Center
- Grand View & Love Ridge Condos
- Proposed development on lots 53, 57, & 58

Hotel Additions

- Buildings A & B
- Paved Parking Areas, Roads and Walks

KM6 Area

- Conference Center / Indoor Recreation
- Buildings K, L, M
- Walks and Stairs
- Heated Plaza, Walks and Stairs
- Existing Miniature Golf and Maze

East Base Area

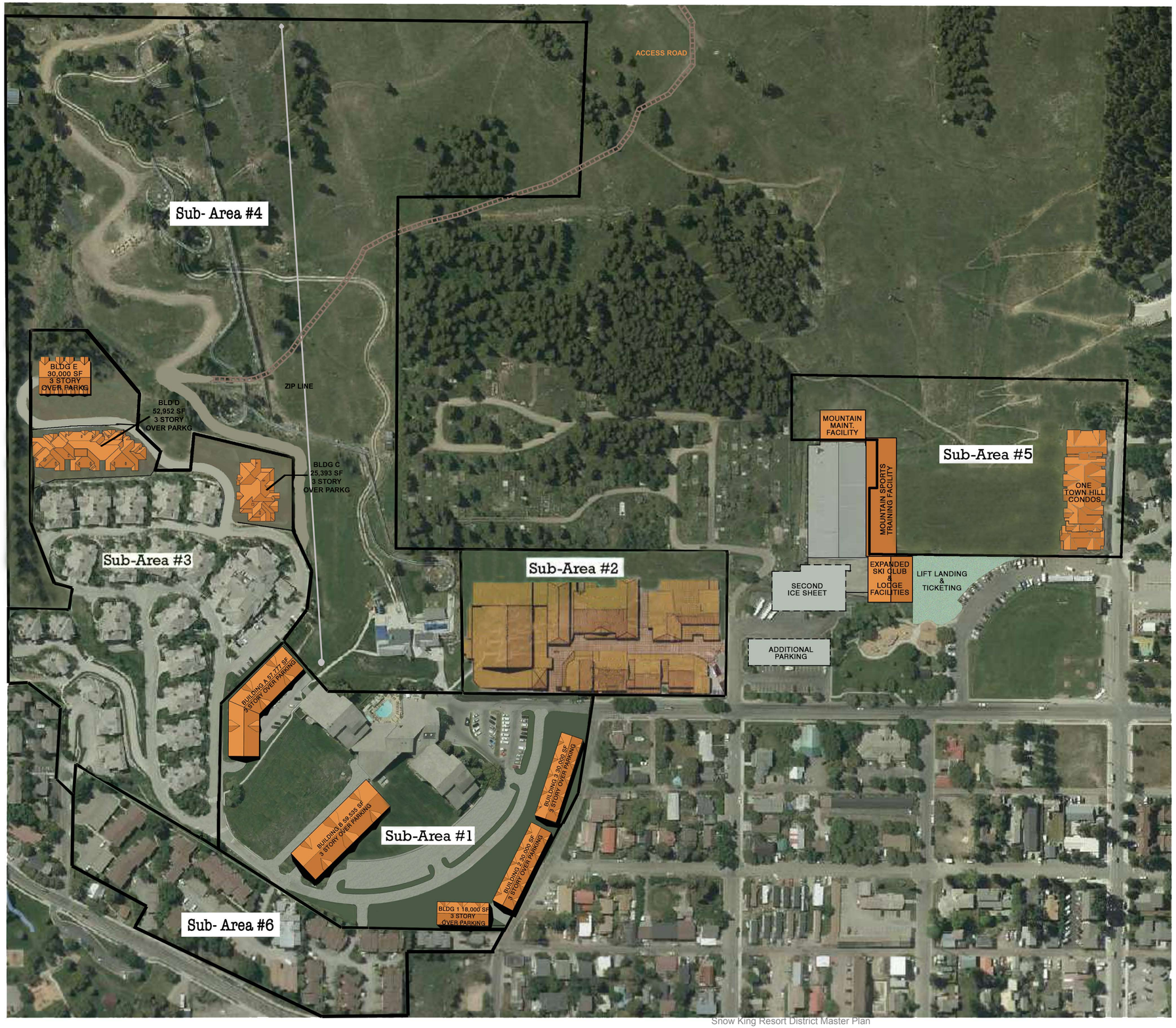
- Rafferty Center & Mountain Coaster
- Alpine Slide & Rafferty Lift
- Zip-line

West Base Area

- One Town Hill Condos
- Proposed Mountain Sports Training Facility
- Proposed Mountain Maintenance Facility
- Snow King Sports and Event Center
- Proposed Expanded Lodge Building
- Proposed Gondola

Vine Street Area

- Employee Housing / Apartments



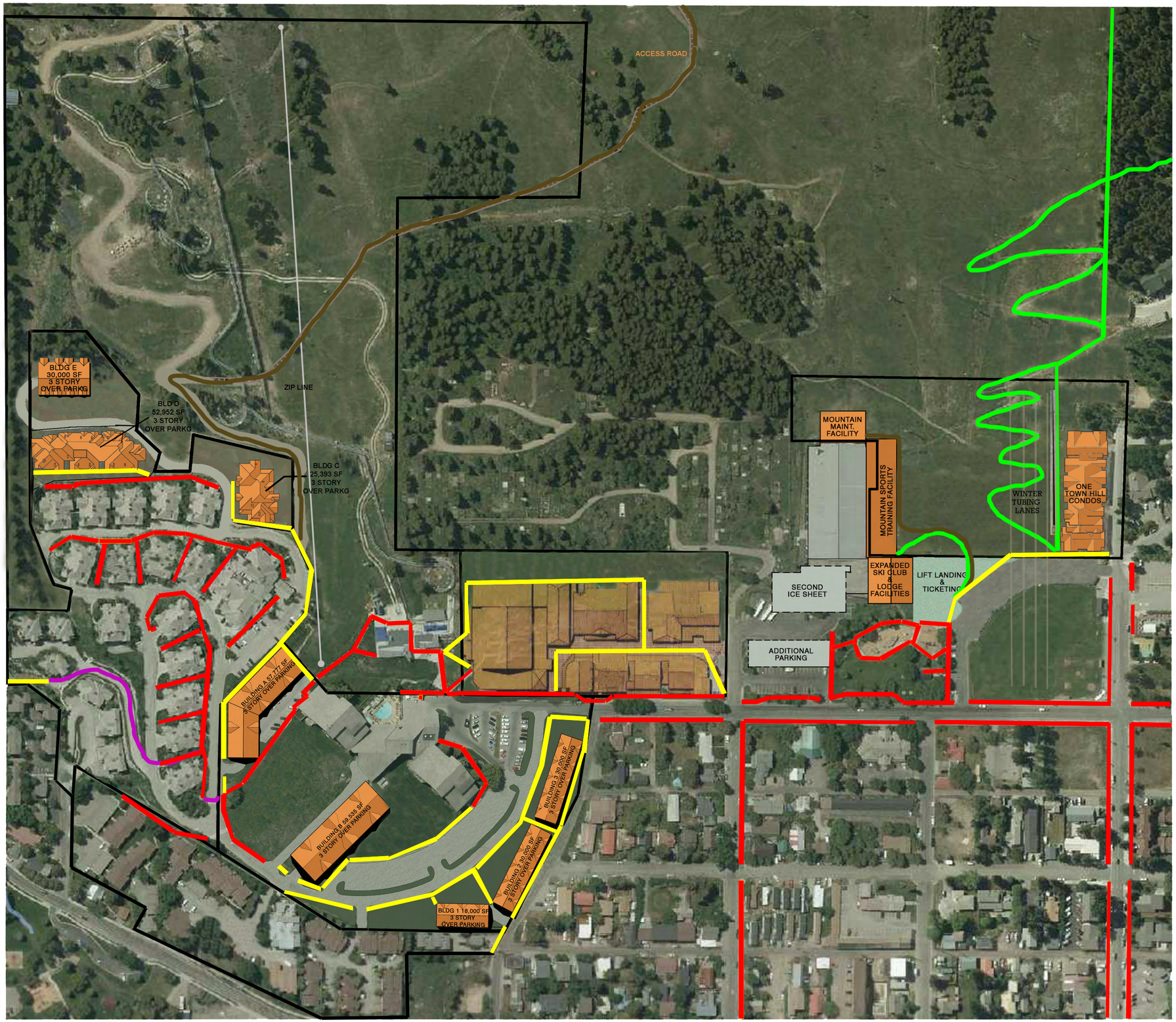
B./D. Sub-Area Plan

For planning purposes the land in the Snow King Planned Resort District has been reconfigured as follows:

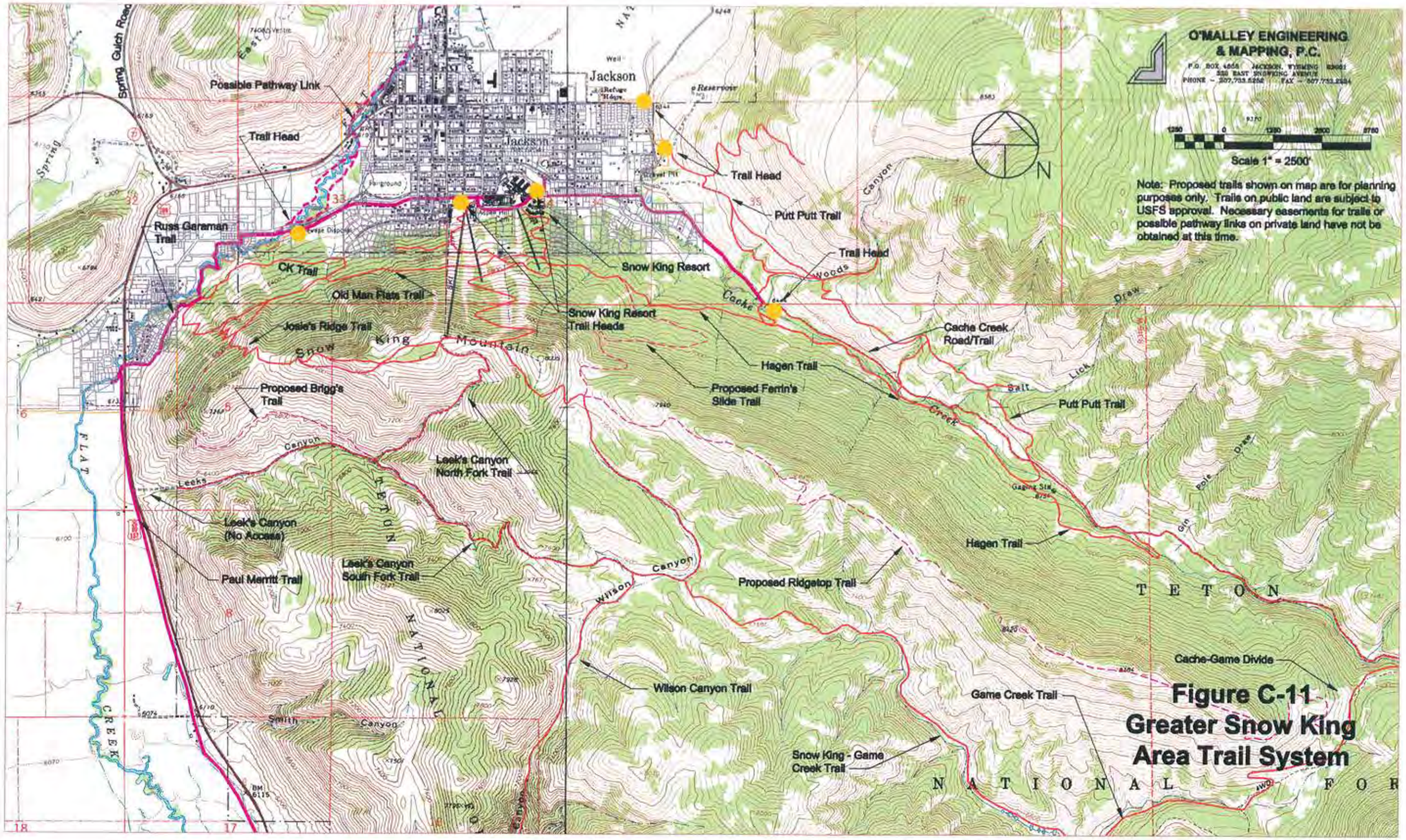
Sub-Area #1: Existing Hotels, Hotel Additions and employee housing.
Sub-Area #2: KM6 Area between Hotel and Snow King Center
Sub-Area #3: Existing and proposed condominiums
Sub-Area #4: Snow King Mountain Recreation area
Sub-Area #5: Snow King Mountain West Base area and One Town Hill
Sub-Area #6: Existing Condominium Area *

*Sub-Area #6 - See statement regarding existing condominiums

Snow King Resort Circulation Trails, Pathways & Sidewalks



- Existing Sidewalk
- Circulation Connection
- Access Road/Summer Trail
- Hiking/Biking Trails/Paths
- Future Sidewalk


O'MALLEY ENGINEERING
& MAPPING, P.C.
P.O. BOX 4656 JACKSON, WYOMING 83001
520 EAST SNOWKING AVENUE
PHONE - 307.733.5252 FAX - 307.733.2584
1250 0 1250 2500 3750
Scale 1" = 2500'
N
Note: Proposed trails shown on map are for planning purposes only. Trails on public land are subject to USFS approval. Necessary easements for trails or possible pathway links on private land have not be obtained at this time.
Possible Pathway Link
Trail Head
Russ Garaman Trail
CK Trail
Old Man Flats Trail
Josie's Ridge Trail
Proposed Brigg's Trail
Leek's Canyon (No Access)
Paul Merritt Trail
Leek's Canyon North Fork Trail
Leek's Canyon South Fork Trail
Snow King Resort
Snow King Resort Trail Heads
Proposed Ferrin's Slide Trail
Trail Head
Putt Putt Trail
Trail Head
Cache Creek Road/Trail
Hagen Trail
Putt Putt Trail
Hagen Trail
Proposed Ridgetop Trail
Wilson Canyon Trail
Game Creek Trail
Snow King - Game Creek Trail
Cache-Game Divide
Figure C-11
Greater Snow King Area Trail System

V. THE LAND USE PLAN

Introduction to Land Use Plan

Section 4.3.1.F.10 of the PRD regulations requires a Land Use Element that supports and maintains the character of the resort. The regulations set forth permitted uses and guidelines for the amount and type of development.

As stated in other Chapters of this Master Plan, a major goal is to create a vibrant mixed-use resort. To attain this goal, many varied uses are allowed and the whole site is considered as an integral unit in order to maximize efficiency and create the desired results. The objective of this Master Plan is to develop a high-intensity resort node of development, which is compatible with its location in the neighborhood, and with its crucial relationship with downtown Jackson.

Permitted uses are listed in Section 4.3.1.F.10. Permitted uses include residential uses, uses necessary to support the resort's primary recreational activities and uses necessary to support the resort's lodging, day visitors, employees and use by local residents. In the case of Snow King, conference center uses are emphasized and commercial uses serving on-site guests and the adjacent neighborhood are permitted. Special events are also permitted. Prohibited uses include regional serving commercial uses and commercial amusement activities, which are deemed detrimental to community goals and character.

The regulations set forth basic considerations for establishing the amount and type of development: (I) Rationale and character objectives for the resort area; (2) overall development which can be permitted while preserving community character; (3) infrastructure capacity; and (4) resort self--sufficiency to minimize vehicle trips.

The first two issues are discussed in Chapters II, III, VI and VII, in the context of Consistency with the Comprehensive Plan, Compliance with the Land Development Regulations, Design Guidelines and Dimensional Limitations Plan. The issue of infrastructure capacity is discussed as part of Chapter X, Capital Improvements Plan. The issue of resort self-sufficiency is generally not applicable since the intention of this Master Plan is to be integrated with the downtown area. However, the proposed uses do provide basic conveniences and amenities needed by on-site guests and conference center users and assists in decreasing vehicle trips.

Overview of Permitted Uses

The uses allowed in this Master Plan provide a balanced mix that will enliven the resort and support its dual purpose as a center for both visitors and residents. All the allowed uses fall within the scope of permitted uses, listed in Section 4.3.1.F.10 of the Town of Jackson Land Development Regulations.

Although future uses cannot be completely anticipated, the intent is to comply with the overall goals and objectives of this Master Plan. The Resort District can be characterized as having similarities either in part or in whole, to all zoning districts. These similarities are mixed together into a constantly evolving balance. In order to maintain a healthy balance for the future, flexibility in the type and intensity of use is essential.

The Land Use Plan and its associated land uses are divided into two broad categories; those uses allowed within the building envelopes and those uses allowed outside the building envelopes (Recreation Land Use Zone).

Uses within the building envelopes are generally characterized as residential, commercial institutional, amusement /recreation and home uses. Recreation Land Uses are allowed to spill into the building envelopes.

Uses outside the building envelopes can generally be classified as non-residential, amusement/recreation and temporary uses. While these uses may require the need for structures or other physical improvements, they are usually small in scale and quite specific in use. To attempt to confine development, which is related to the recreational activities such as skiing, biking, horseback riding, alpine slide etc. seems an impractical, if not impossible task. Hence the rationale for allowing recreational use flexibility outside the building envelopes.

Other various recreational uses such as (but not limited to) swimming pools, hot tubs, playgrounds, picnic areas and shelters, pathways, trails, tennis and volleyball courts, alpine slide, miniature golf, outdoor function areas, sign structures, bridges, ticket windows, barns, tents, performing stages and platforms, dance floors, band stands, BBQ areas, ski lifts, decks, loading areas, nurseries, equestrian operations, ski school and day care facilities are allowed both within and outside the Building Envelope areas.

The following descriptions are intended to familiarize the reader with the uses particular to this Master Plan, as well as other uses which the resort feels are appropriate consequently establishing the nexus between this multiple use district and the LDR's. See section 4.3.1.F.13.C of the current Land Development Regulations unless otherwise noted. Thresholds for size and number of permitted uses is discussed in the Dimensional Limitations Plan.

Uses Permitted Within Building Envelopes.

Residential Uses – Snow King anticipates the following residential uses: Conventional Single-Family Units, Accessory Residential and Institutional Residential. Employee housing is also to be located throughout the site and integrated within the Resort in various nodes.

While it appears that residential use within the Snow King PRD will be limited, Snow King believes that residential uses may still have a place in the resort. Consequently, the previously stated uses as listed in Section 2220 4.3.1.F.10 are allowed.

Accessory Residential Unit. -While these types of residential uses are highly unlikely within the resort area, Snow King does not want to preclude their use.

Institutional Residential-Employee Housing. Units of this type are permitted. Institutional-Residential Employee Housing is meant to comply with this Master Plan 's Employee Housing requirements. Unit types may vary and may include, but not limited to, dormitories and multiple occupancy units.

Institutional Residential. Other. Like accessory units this type of use is currently not being considered by the resort. However, it is not out of the realm of possibility that a private school dormitory housing or some type of group living facility or dormitory might be a future possibility.

Non-Residential Uses - Snow King has the following commercial uses included in this Master Plan: Commercial Lodging (including hotel, condominiums, condominium-hotel, interval ownership units and support facilities associated with residential and non-residential short-term rentals), Commercial Retail, Office uses, Restaurant /Bars and Service uses. Although not currently in the group of contemplated commercials uses the resort believes that Bed and Breakfast operations could increase the Resort's ability to provide a viable center for both visitor and residents. These uses are all defined by Article 6 of the LDRs.

Commercial Lodging - Commercial Lodging (or simply lodging) can take the form of hotel rooms, cabins, lodges, townhouses, condominiums, condominium-hotels or interval ownership units. Condominiums or other units can be sub-divided into separate sub-units called "lock-offs". A lock - off is a portion of a larger residential unit that can be used, or rented, separately from the rest of the unit. A unit can have more than one-lock off portion; for instance, a 3-bedroom condominium unit can be subdivided into 3 separate rental units, each with a separate entrance door.

This Master Plan indicates four hotel areas within the resort that are intended for lodging: the existing hotel and additions, Sub-Areas 2 and 3, and the One Town Hill condominiums. The vast majority of new lodging is proposed in the area of the existing hotel and additions. Uses are interchangeable and only limited by the capacity limits in the Schedule of Dimensional Limitations. Although for purposes of the Example Development Chart a larger ratio of hotel rooms than condominiums have been used in the breakdown of the total guests allowed, it is not believed that this will be the ultimate lodging breakdown. Since hotel rooms have a greater per square foot and per guest impact on traffic, parking and housing the "worst case scenario" was chosen in order to calculate impacts.

Conference and Assembly Facilities. - Conference space is defined as the actual square footage of the meeting rooms whereas assembly space is defined as foyer or gathering space outside of the conference rooms. Assembly space accommodates registration tables, displays, receptions and other activities associated with a meeting event. The majority of the new conference and assembly space is anticipated for the Sub-Area 2 and 3.

Restaurant and Bar. -Expanded Food and Beverage facilities are contemplated throughout the Resort, but mostly concentrated in the core areas. Smaller Food and Beverage outlets are envisioned within the ropes course and miniature golf areas. Outdoor food and beverage facilities are also contemplated throughout.

Commercial Retail. These types of retail sales operations are contemplated for the street level shops along Snow King Avenue as well as within and surrounding the pedestrian plaza. The locations provide efficient access for neighborhood local convenience as well as access to lodging and parking and assists in creating vibrant pedestrian spaces. The close proximity to dense neighborhoods and the numbers of guests staying at the resort should increase the diversity and viability of retail operations. Any single commercial retail space exceeding 15,000 SF shall require a Conditional Use Permit, all other commercial retail is permitted by right.

Office. Commercial office space is planned for the spaces above the commercial retail and is envisioned as including professional services and other activities, which are conducted in an office environment. Similar to the Commercial Retail these types of use are appropriate throughout the resort and will provide a consistent level of local traffic to diversify the mix of activity and commercial viability of the area. Resort uses, such as the Resort management itself, will also require office space.

Service Use. The successful balance of local convenience and visit or services is intended by allowing this use type as listed in Section 4.3.1.F.10. These diverse types of uses will be allowed and encouraged within the building envelope system.

Bed and Breakfast. This type of use shall require a Conditional Use Permit.

Residential Short-Term Rental. This use is allowed throughout the extent of the PR District.

Institutional Uses. As defined in Section 6.1.8 non-residential institutional uses are permitted. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 6.1.8, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.

Day Care Center Group. This operation complies with the Group Day Care definition under the institutional designation in Section 6.1.8. Day care can also take the form of a "Discovery Center" and can be operated in conjunction with the Ski School. Snow King Mountain currently offers a summer day camp program to local school age children from ages 6 to 14. Day Care/Education is allowed as a Basic use in all Building Envelopes. In winter, the Snow King Mountain Sports School serves as a de-facto after school day care program for school age children who are interested in learning to ski after school.

Amusement and Recreation Uses. Within the building envelope area, the following uses are appropriate; Commercial Amusement and, Indoor Recreation. In addition, the uses of Outdoor Recreation, Tour Operators / Outfitters and Ski Area may in whole or in part of their operation occur within the building envelope area.

Commercial Amusement. Commercial Amusement uses are permitted as follows:

- Permitted by Right: noncommercial theatres and music halls, video arcades, and indoor skating rinks.
- A Conditional Use Permit shall be required for all permanent Outdoor Amusement/recreation and Commercial Amusement uses
- Other uses shall require a Conditional Use Permit unless determined to be unnecessary by the Town Community Development Director.

A zip-line in sub-area 4 as indicated in the included Master Plan maps and requires a conditional use permit. The CUP application shall include an operational plan and associated impacts for all outdoor recreational uses in this area including but not limited to the Mountain Coaster, Alpine Slide, Mini-golf and Maze to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area. This zip-line will not be permitted to open until construction on a gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. Further, this condition shall be void if the Town and SKRMA fail to come to agreement on a lease for the landing of the gondola by August 1, 2020.

Indoor Recreation. Planned Indoor Recreational uses include a health club and spa, intended for use by both residents and guests. A large indoor/outdoor pool is also planned. In addition, similar types of operations may be feasible and are appropriate from the standpoint of providing diverse opportunities to visitors and residents.

Home and Temporary Uses. While none of the uses defined under the Home Uses and Temporary Uses designations are currently contemplated, the Resort believes that they are compatible, appropriate and may have a place in the future of the resort. The presence of home businesses, small day care operations and cottage industry would help to diversify the social fabric within the Resort. Temporary Uses such as Special Events are perfectly adapted to the plaza in Sub Area #2.

Uses Permitted within the Recreation Land Use Zone

Outdoor Amusement/recreation.

All permanent outdoor amusement/recreation within the Recreation land Use Zone requires a conditional use permit from the Town of Jackson.

One of the greatest assets provided by Snow King to the community is the continuing existence of both summer and winter recreational opportunities. Summer outdoor recreation uses considered in the Master Plan include, but are not limited to, indoor and outdoor climbing walls, miniature golf, and an expanded trail system for hiking, biking and riding including both cross country and downhill bike trails. Phil Baux Park, and its seamless expansion into Snow King's private lands is also an integral part of this Master Plan.

Winter outdoor recreation includes tubing, skating (both indoors and outdoors) and of course skiing and snowboarding. Skiing and snowboarding activities comprise the bulk of these activities from the perspective of land and support facilities. In addition to the existing base facilities and lifts near term improvements include a new gondola to the summit and continuing improvements to the snowmaking operations. A proposal for a modest expansion of the ski area on USFS managed land to include a safe access road to the summit has been presented to the USFS and is included for informational purposes only in this Master Plan. While the Teton County Comprehensive Plan states in 3.1.d that existing, planned resorts should be limited to their footprint, this reference specifically applies to areas of the county zoned Planned Resort (PR) where lodging and commercial activity can occur. This reference specifically excludes public lands under administration of the United States Forest Service as noted in the Town LDRs (4.3.2.A). Snow King supports the definitions for Outdoor Recreation and Ski Slopes provided in Section 6.1.3.C since it allows the flexibility to construct and operate all the ancillary facilities associated with both summer and winter activities. Snow King Mountain has agreed to notify the Town of Jackson prior to any irregular avalanche control and discuss this irregular control work in the SKRMA annual report should it occur.

Other uses such as Day Care Center, summer day camp, ski school, utilities and nursery, allowed within the Building envelope area, will also be allowed in the Recreational Land Use Zone.

Ski slopes are obviously allowed, as well as all the facilities required to operate the ski area such as maintenance and storage spaces, snowmaking facilities, explosive storage, lifts and ski slopes lighting.

Snow King Mountain Resort, LLC ("Snow King Mountain") is the current owner of all recreational improvements. Snow King Mountain shall not sell off individual recreational improvements to different owners. This condition shall not prevent Snow King Mountain from selling all of Snow King Mountain's recreational improvements to a different owner.

Agricultural Uses. Snow King does not have any plans to rear livestock or grow crops nor does the applicant believe that this is an appropriate use within a resort setting.

Tour Operators/Outfitters. Seasonal facilities such as warming buildings or restaurants are intended to be used, as much as feasible, year-round and may be used for these purposes.

Temporary Uses. As stated in the section on Uses Within the Building Envelopes the resort acknowledges Temporary Uses as one of the most important uses to be allowed within the Resort District. Particularly important is the Special Event definition listed in Section 4.3.1.F.10. Winter ski races, the Hill Climb, mountain bike races and summer Hill Climb are a few of the important events held on the mountain each year. The Annual 4th of July fireworks has been considered in allocating open space. Over the years, other outdoor uses will come up. Snow King assumes that the desire for more of these types of events will grow in number and diversity. With the exception of Gravel Extraction all the Temporary Uses listed in Section 6.1.12 may have a place at the resort and are allowed. Temporary uses such as events, recreational equipment demonstrations or wedding and event tents are a critical feature of the resort district that allow it to cater to guests on short notice. These uses are common and approved for all of the resorts in Teton County including Grand Targhee and the Teton Village. As such, the ability to host an event at short notice for the Snow King Hotel or Mountain Operations are an important aspect of Resort district operations. As part of the SKRMA annual report, SKRMA shall provide to the Town a list of all temporary special events over 200 attendees including but not limited to number of patrons, hours, and any associated off-site impacts. Should staff or Council determine in their reasonable discretion that there have been compatibility issues with said events a Conditional Use or Special Use permit may be required going forward at the Town's discretion.

Special Events. Special events such as music and dance festivals, snowmobile events, art and craft show, concerts, live theater, and similar events, which are compatible with the resort and its facilities, shall be permitted.

The attached Land Use Schedule is intended to summarize the above descriptions. Where the Limited note is used in the Schedule, reference the above text for details.

Although Final Development Plans will determine the precise areas dedicated to each use, an Example Development Chart has been created in order to calculate impacts such as traffic, parking, employee housing and utilities needed at the site. As discussed in Chapter VII, this is only an example and relative sizes and locations of various uses will change over years. This Example Development Chart only represents Snow King's best estimate of uses within Building Envelopes at this point in time.

Light Industrial Uses. All light industrial uses must be reviewed and approved through the Conditional Use Permit Process. In general, these uses pertain to ski area operations and maintenance facilities which are designated in sub-areas 4 and 5. Sufficient space exists within these sub-areas for all required light industrial uses associated with mountain operations.

Uses not governed by this Master Plan

This Master Development Plan does not directly pertain to land owned by the Town of Jackson (TOJ) or the United States government and managed by the United States Forest Service (USFS). However, included with the 2019 amendment to this Master Plan are maps that show future proposed plans on USFS lands and TOJ property. Among the proposed uses indicated on TOJ land are an additional sheet of ice added to the North of the existing Snow King Sports and Event Center that is not associated with this Master Plan, an enlarged ski shelter/Jackson Hole Ski and Snowboard Club facility, and an aerial tramway landing on land currently leased from the Town of Jackson for the operation of the ski area. The accepted 2017 USFS Master Development Plan covers all uses proposed on USFS managed lands which can be seen in the included 2017 USFS Master Plan Map.

SNOW KING RESORT LAND USE SCHEDULE

	Building Envelope Zone	Recreation Land Use Zone
Gravel Processing Extraction		
Disposal		
Temporary Uses		
Christmas Tree Sales		
Contractor's Office	Y	Y
Special Event	Y	Y
Real Estate Sales Office Shelter	Y	Y
Farm Stand	Y	Y
Gravel Extraction & Processing	Y	Y
Amusement/Resort		
Commercial Amusement	C	C
Campgrounds		
Outdoor Recreational	L	C
Indoor Recreational	Y	Y
Tour Operators/Outfitters	Y	Y
Ski Slopes	Y	Y
Home Uses	Y	
Home Occupation Home Businesses		
Day Care Home, Family Day Care	Y	
Home, Group	Y	Y
Cottage Industry		
Aeronautical		
Airports Landing		
Strips		
Heliports		
Balloon Operations		
Industrial		
Institutional		
Light Industry	C	C
Heavy Industry		
Institutional		
Institutional	C	C
Utilities	C	C
Day Care Center Group	Y	

	Building Envelope Zone	Recreation Land Use Zone
Commercial		
Office	Y	
Planned Commercial	Y	
Commercial Retail	L	
Heavy Retail/Service		
Services	Y	Y
Restaurant/Bar	Y	L
Drive-in Facility Commercial Lodging	Y	
Bed and Breakfast	C	
Dude/Guest Ranch		
Residential short-term Rental	Y	
Agricultural Support/Service	L	L
Institutional Residential-Other	C	
Residential		
Agricultural Employee Housing Conventional	Y	
Single-Family Unit		
Conventional Single-Family Subdivision Planned Residential	Y	
Planned Unit Development	Y	
	Y	
Mobile Home Mobile Home Park		
Working Ranch Subdivision		
Guest House/Guest Unit Accessory	L	
Residential Units	Y	
Institutional Residential/Employee Housing	Y	
Nonresidential		
Agricultural		
Agriculture	L	L
Nurseries	L	L

Y:::Permitted by Right, C:::Conditional Use , S:::Special Use

L= Limited -See Text for details

EXAMPLE DEVELOPMENT

Land Use by Sub-Area	Sub-Area 1 SK Hotel Vine St	Sub-Area 2 KM6	Sub-Area 3 Grand View Love Ridge	Sub-Area 4 Mountain Recreation	Sub-Area 5 One Town Hill	TOTAL For All Sub-Areas
Condominium Units (Number)	139	50	150		36	**375**
Hotel Room (Number)	204	100	50			**354**
Total Units	343	150	200		36	**729**
Statistics: Lodging SF/Guest	255	250	334		319	**284**
Total Guests (Number)	964	400	700		144	**2,208**
Above-Ground Uses (Square Feet)						
Lodging	246,000	100,000	234,000		46,000	**626,000**
Lobby / Reception	12,000	6,000	2,000			**20,000**
Conference / Meeting	9,000		6,000			**15,000**
Assembly	1,000	15,000				**16,000**
Commercial: F&A	20,000	11,000				**31,000**
Commercial: Unassigned		36,000	4,000		4,000	**44,000**
Commercial: Theaters		9,000				**9,000**
Health Club. Daycare, Ski School, Etc.	5,000		3,000	5,000		**13,000**
Back of House & Storage	10,000	17,000	3,000			**30,000**
Services and Circulation	10,000			1,000	6,000	**17,000**
Supply & Mech	5,000			1,000		**6,000**
Services - Offices	3,000					**3,000**
Supply - Public		6,000				**6,000**
Office	10,000	4,000				**14,000**
Recreational Uses		40,000		10,000	15,000	**65,000**
Total Above-Ground Building Area	**331,000**	**244,000**	**252,000**	**17,000**	**71,000**	**915,000**
Underground Uses (Square Feet)						
Back of House		18,000				**18,000**
Supply, Mechanical, Maintenance	25,000	28,000	10,000			**63,000**
Services Loading / Circulation	84,000					**84,000**
Loading Dock Area	6,000	22,000				**28,000**
Kitchen Storage Services					4,000	**4,000**
Maintenance / Services	20,000		10,000			**30,000**
Storage and Misc.	10,000		5,000	5,000		**20,000**
Supply Services – Public		2,000				**2,000**
Underground Conference		22,000				**22,000**
Underground Assembly		9,000				**9,000**
Lockers - Health Club	20,000					**20,000**
Total Underground Building Area	**165,000**	**101,000**	**25,000**	**5,000**	**4,000**	**300,000**
Ground Surface Area (SF)						**2,716,500**
Floor Area Ratio (FAR)						**0.34**

VI. DESIGN GUIDELINES

A. Introduction:

Division 4.3 requires Design Guidelines, which establish standards for buildings, spaces, signs and lighting within the PRD. These Design Guidelines respond to and specifically address the standards set forth in Section 4.3.1.F.7 of the Town of Jackson Land Development Regulations that state:

- ***Character and design.*** *As indicated in the Comprehensive Plan, Snow King Resort will continue its role as a unique, resort-oriented urban commercial node serving both visitors and residents. Improvements and expansions at Snow King will solidify its role as the main convention and conference facility in the community. Factors and resort characteristics important in Snow King's future development include:*
    - *(I) Capitalization on the location at the terminus of Snow King Avenue.*
    - *(2) Creation of a sense of arrival.*
    - *(3) Creation of an active, attractive, pedestrian streetscape along the eastern end of Snow King Avenue.*
    - *(4) An attractive, safe and direct pedestrian streetscape connection to the Town Square.*
    - *(5) A layout that blends the edges of the resort into neighboring developments, creating a porous edge to the resort that encourages pedestrian travel into and through the area.*
    - *(6) Structure sizes and layout that draw people into the resort area.*
    - *(7) A continuity of architecture and activities within the resort, creating a multi-use sense of place.*
    - *(8) Pathways throughout the resort and connections to the Jackson Hole pathways system.*
    - *(9) Continued provision of the amenities of "town hill" skiing.*

The following Design Guidelines address the specific characteristics and issues excerpted above. These Design Guidelines will be administered by SKRMA. Final Development Plans will be reviewed and approved by SKRMA prior to presentation to the Town for approval as per Section 4.3.1.F.7. All buildings will be reviewed for compliance with the Master Plan Design Guidelines by the Town Design Review Committee.

The visual presentations accompanying this Master Plan show the character and quality of the buildings that these guidelines will produce. New development is intended to visually enhance the existing resort, add a new and exciting dimension to the Town of Jackson, and blend with the built and natural landscape. The plaza, storefronts and entry tower are intended to provide a pleasant and attractive Snow King Ave. streetscape, inviting to the visitor or resident approaching from the West.

B. Design Guidelines. Character and Design Objectives

I. Capitalization on Location at Terminus of Snow King Avenue

The current main entrance to Snow King Resort is at the East end of Snow King Avenue. This entrance will remain and be strengthened in a number of ways. The entryway will be re-graded to a slightly gentler slope and equipped with snow-melting surfaces. The street frontage will be lined with three-and four-story buildings with retail uses at street level and other uses above. These buildings will create an important street edge designed to provide visual interest to pedestrians and motorists. The East/West axis will be improved with the addition of landscaped islands that will screen the paving surfaces and soften the approach. The entrance to the hotel will be brought further West by means of a large Porte Cochere, which will serve as a drop-off for the hotel and conventions users, as well as for buses, cars, shuttles, limousines and taxis.

2. Creation of a Sense of Arrival

By expanding the Porte Cochere and creating a courtyard, the sense of arrival is enhanced and circulation, both pedestrian and auto, clarified for the arriving guest. Consideration is given to loading and unloading requirements for both guest and residents attending functions at the Resort. The large vehicular plaza is designed with large vehicles (buses, outfitter vans, and trailers) in mind. The row of buildings along the south side of Snow King Avenue, starting with the entry Tower and plaza at the west, will help draw people visually into the resort and is an important feature necessary to create a sense of arrival. Pedestrians will be able to walk along an outdoor arcade lined with retail windows, providing visual interest and shelter from the weather.

3 & 4. Creation of Pedestrian Streetscape Along East Snow King Avenue and a Connection to the Town Square

The addition of buildings fronting the street with retail and commercial uses will enhance the pedestrian experience by adding visual interest, sidewalks and lighting. Snow King Resort will work in concert with the Town of Jackson to direct pedestrians between Snow King Resort and the Town Square. Willow, King and Cache Streets are all options for pedestrian connections to downtown.

5. Porous Edge Encouraging Pedestrian Travel

The building edge along Snow King Avenue is articulated to reduce the apparent bulk and scale of the two-, three-, and four-story structures. Small retail and commercial spaces connected by a covered arcade will disguise the parking structure behind and give an active and inviting facade. By using different building heights and varying the roof forms, the street edge is given scale and visual interest. The facade facing Snow King Ave. East of Willow is designed to integrate with potential future development along the north side of the street. The open areas to the East and West will encourage hiking and biking up the mountain. On the West, behind the ballpark, the One Town Hill building will define the western edge of the resort and be visible when approaching the Resort from the North. The large open space area between the Snow King Center and the One Town Hill will continue to act as a magnet for mountain access and be enhanced with additional outdoor activity areas.

6. *Size and Layout that Attracts People*

The new Master Plan is built around three primary outdoor spaces, each of a very distinct character and purpose. The centrally located Entry Court, with re-graded drive and expanded pick-up and drop-off areas, is the vehicular centerpiece of the new plan. Arriving visitors will be able to pull in under the cover of the Porte Cochere and will be directed to check-in areas or to the convention center. Access to the parking structure will be clearly marked and easily accessed. The second major public space is the plaza above the parking structure, which is affronted by lodging/commercial buildings. This entirely pedestrian space connects the main hotel, the convention center and other condominium and hotel wings through a pedestrian bridge, to the Snow King Center, the Ski hill, and Phil Baux Park. This pedestrian plaza is to be lined with food and beverage outlets, shops, kiosks and outdoor activities and is intended as the center of pedestrian activity for the Resort. The third major public space is the Pool Courtyard, which will be enhanced under the new Master Plan with terraced gardens, water features, and hot tubs stepping up the hill from the hotel lobby. This space commands south sun, exceptional views up to Snow King Mountain and is well protected from prevailing winds. This will be the recreational centerpiece of the hotel and condominium complex and will also be visible from the main hotel lobby attracting guests to the outdoors. The new Health and Fitness Club will overlook and connect to this Pool Courtyard. The effect of these three spaces will be to give the visitors distinct spatial and programmatic experiences and will serve to attract and amuse people in many different ways.

7. Continuity of Architecture and Activities/Multi-Use Spatial Sense

The spatial experience outlined above is enhanced by the fact that it incorporates mixed uses and by the variety of activities that will take place at the Resort. The mixture of retail, office, restaurants recreation, and lodging mimic the uses typically found in active urban areas, and the proposed density is necessary to activate these outdoor spaces.

8. Pathways Connecting to Pathways System

The Pathways and Trail system is the backbone of the Master Plan. The proposed system will provide a nexus for the regional trail system. The special location of the Snow King properties allows for East/West and North/South Trail and Pathways connections. Special emphasis is placed on the separation of pedestrian and vehicular circulation and the creation of meaningful interior and exterior spaces for pedestrians to congregate. The pathway system within Snow King Resort expands, and connects to the off-site pathways (See Summer Circulation and Pathways and Winter Circulation and Pathways).

9. Continuation of the Amenities of "Town Hill" Skiing

The Snow King Ski Hill is intended continue in operation as an amenity for both residents and guests alike. Skiing, sledding and other activities figure prominently in the Master Plan. The increased intensity of the resort is hoped to lead to an expansion of the amenities as the need arises.

C. Design Guidelines. General Purposes

The purpose of these conceptual design guidelines is to give some idea of the physical character that is being envisioned in this Master Plan and will be used to assist Snow King Resort in the planning, design and construction of projects build under this Master Plan. They reflect the goals of the Master Plan in attempting to create a true resort experience with visual variety, pedestrian activities, and a unique character which will make the resident and visit or experience more memorable. It is the intent of these guidelines to strike a balance between control and creativity, to allow enough flexibility in the choice of materials and style to give life to the resort, while at the same time maintaining a sense of cohesiveness. The world's great cities were not designed by one architect at one time, but rather grew and developed over time with the creative input of many. Snow King Resort is attempting to create a broad enough palette of possible materials and design elements to encourage a unique blend of architecture, which will give it variety and visual interest.

Snow King Resort has an important role as anchor for the Town, a counterbalance to the Town Square and the proposed Visitor and Multi-Agency Campus at the North end of Cache Street. As such, it must act as a terminus, a destination for both residents and tourists. This Master Plan, by adding significant intensity to the Resort, makes it a much more varied and desirable destination than it currently is. The combination of Convention Facilities, the Snow King Center/ice Rink, an array of lodging facilities, retail, commercial functions and a Health Club/Spa, all reinforce Snow King's role as a multi-use center for the community.

As the Master Plan builds on the existing Snow King Resort, so do the architectural guidelines, which build on the existing character that has developed during the life of the resort. The new architecture of the Snow King Resort will build on the community character of Jackson with well-designed buildings, clean rooflines, taper-sawn shake roofs and a clearly expressed structure. The materials palette, while encouraging a preponderance of wood and stone, will also include stained concrete, painted or oxidized steel, stucco, and high quality cultured stones.

Indigenous architecture has long had a powerful association for people who visit the West, from the log cabin in the woods, to the burl wood columns in the Cowboy Bar. Snow King has established a

character that is clean and somewhat modern. Its new character must tie to the old and yet be firmly rooted in today's world. While rustic character has been adopted for other resorts, a more direct simple architecture that capitalizes on large areas of glass, simple roof forms and tautly detailed elegant materials, will distinguish Snow King from other Jackson experiences. Tying the new buildings with the old will create a powerful and unique style for Snow King as it develops in the new millennium.

The resort and convention business has changed over the years and the new Master Plan incorporates changes intended to keep it apace in this intensely competitive business. By more effectively attracting today's conferences and tourists, Snow King will continue to provide a strong economic infusion for the community.

Section 2550. G requires Design Guidelines that establish parameters for buildings and spaces in the Planned Resort following this outline.

1. ***General.*** *The design theme of the Planned Resort shall have an emphasis on outdoor recreational activities and create a sense of place. A sense of place is created when site planning and architecture:*

    a. Concentrate activities and human interaction into identifiable spaces, such as a plaza or mall;

    b. Assemble a built environment that connects buildings, spaces and structures through common scale, design and materials;

    c. Incorporate into the built environment the natural features and cultural heritage of the area; and

    d. Produce an identifiable image that is associated with the planned resort and with Jackson Hole.

There shall be visual continuity among the resort structures and design elements without unduly limiting variety in design. Development shall be compatible with the surrounding built and natural environment in both scale and character.

2. ***Architecture.*** *Building design guidelines shall reflect:*

    a. The community's architectural character and themes

    b. A human scale, pedestrian-orientation, which are created when:

        (I) The height of buildings does not overwhelm people walking beside the buildings; and

        (2) The ground level doors, windows and design features of buildings create an interesting diversity for people walking past the buildings.

    c. A built environment in keeping with the cultural and aesthetic values of the community

    d. Natural attributes of the immediate vicinity

    e. Building materials and colors compatible with the surrounding natural and built environment.

3. ***Bulk and scale.*** *The design guidelines shall ensure the bulk and scale of individual buildings within the Planned Resort achieve compatibility with:*

   a. Other structures within the Planned Resort, when the resort development is completed, and

   b. Neighboring structures that are not a part of the resort, and

   c. The natural environment.

4. ***Signs.*** *The design guidelines shall include a sign component that sets forth the sign theme for the Planned Resort and specifies criteria for determining permitted sign sizes types and locations. The guidelines shall contain prototypical examples of all types of signs, including wall, canopy, freestanding, directions, and informational signs. The flexibility extended to Planned Resorts via this Division, to propose standards for signs different from those specified in the LDRs is encouraged with the purpose of having sign guidelines in keeping with the unique character and needs of the resort.*

5. ***Lighting.*** *The design guidelines shall include an analysis of proposed project lighting. Areas to be illuminated (parking areas, walkways, entries, etc.) shall be identified and general standards should be set forth. Identification of models and types of standards and fixtures is encouraged, but specific illumination plans and photometric footprints are not required. Generally, lighting shall be low-intensity, low-profile, and shielded to avoid "light pollution" and glare to offsite areas. General illumination standards are set forth in the LDRs.*

6. ***Site planning.***

   A. ***Orientation and aspect.*** *Structures and public spaces within the Planned Resort, general1y shall be arranged with views of, and access to, the principal resort recreational amenity.*

   b. ***Entrance features.*** *Entrances to the Planned Resort shall create a sense of arrival. A sense of arrival is created when the entrance into the Planned Resort is easily identifiable and is consistent with the design theme of the resort.*

   c. ***Natural Resources.*** *The site design shall highlight the natural resources within the Planned Resort and integrate them into the layout of the resort in order to promote a connection to the natural environment. Consequently, natural features of the site, such as significant vegetation, rock outcroppings, water bodies, etc., shall be preserved and incorporated into the project design to the extent practicable.*

   d. ***Pathways and pedestrian facilities.*** *Pathways and pedestrian facilities, including access for the disabled, shall be integral components of the site design. The site shall provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.*

      (1) Safe, convenient and direct access*. Pathway and pedestrian systems shall provide safe, convenient, and direct access throughout the resort, to public lands, transit facilities and the existing or planned community pathway system, when adjacent to the resort.*

(2) Pathways. *Pathways shall be provided for non-motorized transportation, except motorized wheelchairs for the disabled shall be permitted. Bicycle racks, ski racks, etc., shall be provided at various destination points within the resort.*

e. ***Transportation facilities.*** *Site design shall integrate safe, convenient, and direct access to transportation services and facilities (i.e., bus shelters, information kiosks,) and shall incorporate the facilities necessary for the proper functioning of the Transportation Demand Management Plan (see subsection H.2, below).*

f. ***Circulation.*** *The layout of local street, alleyways, and parking lots shall be sensitive to the natural terrain and landscape. Cut and fill areas shall be minimized and natural features of the site such as wooded areas, rock outcroppings and water bodies, shall be preserved to the maximum extent practical.*

g. ***Access.*** *Safe vehicular access appropriate for refuse removal, recycling, emergency sen1ices, and delivery shall be provided. Service access shall not create unsafe conflicts with automobile and pedestrian access to primary destinations within the resort.*

h. ***Landscaping.*** *Project landscaping including hardscape areas shall be consistent with the overall design theme of the resort. Use of indigenous plant materials is encouraged. Existing vegetation shall be preserved and incorporated into the design of the project to the extent practical, especially wooded areas and other significant vegetation which provides shelter or habitat for wildlife.*

The Guidelines and the plans and sketches incorporated in this Master Plan, when considered as a whole, address the above section 4.3.1(F)(7).

D. Architectural Design Guidelines

1. Building Form, Massing and Character: Buildings must feel as if they fit in the context of the Town of Jackson. They should not seem “imported" from someplace else. They must not overwhelm the pedestrian scale. Building masses will be broken down through the use of covered arcades at pedestrian levels and thru the use of building envelopes that require the structures to step back away from the street or plaza.

Architectural forms will be simple and practical, not elaborate. They must reflect an ability to deal with the severe climate and have honesty and directness similar to the best indigenous structures such as barns and sheds, or some of the structures in Yellowstone and Grand Teton National Parks.

In general, building forms should be used to create definable public spaces between buildings. Buildings affronting plazas should create an edge that defines the space. Buildings on the south side of a plaza step back above the second story to allow light into the plaza. Where building facades face the mountains or non-pedestrian spaces, buildings will be allowed to rise without necessarily stepping back.

Buildings should be sited to help shape the spaces around them and to create a sense of "street space" by lining up with adjacent buildings where possible.

Buildings should employ various architectural devices to help bring the masses to a more friendly, pedestrian scale. Changing materials, breaking the wall line, using different roof forms and adding balconies or projecting bays are some of these devices.

Larger buildings may be broken into smaller elements that appear to be an aggregation of smaller buildings. Overly differentiated facades on a single building are to be avoided however.

2. **Roofs:** in order to be sympathetic to the existing Snow King Resort, new buildings must relate to existing architecture by using similar roof forms, generous roof overhangs, and some similar materials such as heavy timber beams holding up roofs overhangs.

   Primary roofs must be sloped and in keeping with existing roofs, their slopes should predominantly be in the range of 4:12 to 7:12. Flat roofs and parapet roofs will be allowed where they act as connectors from one gabled roof to another and at larger spaces where necessary and not visible from street or plaza levels or where practical for best incorporating structures into the surrounding built environment. Special consideration is to be given to designing roofs in reference with nearby pedestrian uses. Roof materials should be as consistent as possible throughout the Resort.

   Large roof overhangs should be held up by heavy timber beams or knee braces. Eave lines should be kept thin to avoid the heavy look of typical cold roof structures with 20" fascia's.

3. **Exterior Materials:** Buildings shall sit on masonry bases, and feel as if they are firmly rooted in the ground. Stone, cultured stone, stucco, synthetic stucco and concrete will withstand the extreme weather conditions and pilling up of snow along the foundations.

   Appropriate materials above the ground level will predominantly be stone, cultured stone, wood siding, wood shingles, heavy timber, logs and glass. Other materials such as brick, stucco, synthetic stucco, oxidized steel, and board-formed concrete will also be allowed to a lesser extent. Buildings should have texture and visible structural purpose.

4. **Windows:** Windows at the pedestrian level should be as large as possible given the function behind them. For retail and/or hotel frontage windows should represent approximately 75% of the linear frontage.

   Above the ground floor, there is no minimum requirement of window to wall. In keeping with the existing Snow King Hotel and its available views in all directions, large windows are encouraged. When in heavy walls of stone or concrete, windows should appear to be "punched", and they should have lintels of timber or stone. Metal clad windows, wood windows, and non-reflective aluminum storefront windows are all permitted. Darker colors of the windows are encouraged.

Divided light windows, if used, must have real divisions, either true divided light or simulated divided light with metal spacers between the double panes of glass. Snap-in false mountings will not be permitted. Generally larger expanses of glass are preferred to small divisions.

5. **Commercial Frontage, Entryways:** At the pedestrian level, Retail and Hotel storefronts should appear light, glassy and as transparent as possible. As a goal, approximately 75% of the linear frontage of walls opening onto the public plazas and arcades should be glass.

   Stone, stained concrete, and painted steel are recommended materials for the pedestrian level walls between the glass.

6. **Decks and Balconies:** Decks and balconies add functional amenity to the resort but also become part of the design palette used to add character and create variety on the building exterior. Where possible balconies and decks should be located to take advantage of solar exposure and/or views. Long, linear balconies are not permitted.

7. **Walkways:** To promote the sense of a unified resort with pedestrian accessibility, buildings should have covered walkways on facades along which connections can be made to other buildings in the village. Wherever possible these walkways should have retail stores and restaurants and other visually interesting spaces along them. All buildings must take into account pedestrian access to all adjacent buildings and the rest of the Snow King Resort.

8. **Color:** The use of color should support and reinforce the overall design theme for Snow King Resort. As a year-round resort, colors chosen must work well in all seasons and help the resort blend with its town context as well as with the natural landscape. Color schemes should be built around natural materials, such as stone and wood. Earth hues, natural colors of foliage, deadfall timber and dried grasses are all appropriate. Primary or bright colors should be used sparingly, as accents to highlight the more muted color schemes. Use of "day glow" colors is not allowed. On wood, stains are preferred over paint.

9. **Lighting:** The lighting systems will serve functional and aesthetic roles that include:
   - Providing security and visual safety
   - Serving as directional indicators for vehicular and pedestrian traffic
   - Providing extended outdoor use time, particularly in pedestrian areas,
   - Reinforcing the identity and character through form, color, and materials of fixtures, visual light quality and placement

Lighting must be designed and configured in conformance to Town of Jackson standards. Light sources must be shielded so as not to reflect direct light upon adjacent buildings or properties.

Pedestrian scale lighting: The use of low level light sources at the pedestrian scale to accent or illuminate the ground plane provides a special opportunity to reinforce Snow King's unique identity and character. This is achieved by the use of proper fixtures at lower mounting

heights to produce a more intimate effect. At night, the fixtures provide light necessary for safety and visual effect. By day, the fixtures should lend animation and scale to the pedestrian environment. Fixtures at a maximum height of 16 feet will be used for these pedestrian areas. Painted steel will only be used for accent.

Additional pedestrian scale lights may be used including bollard lights at approximately 42' in height, and canister type lights on overhead structures. Lighting for pedestrian areas should be incorporated into the buildings whenever possible.

9. **Disabled Accessibility:** Consideration for the disabled must be a part of the design process for any project. Every structure shall be accessible by the disabled through the use of ramps (not to exceed 8%) and/or elevators. All outdoor pedestrian areas must be accessible.

10. **Sub Area 2. Specific Guidelines.**

One of the key design elements is the pedestrian connection between the existing hotel area and the Snow King Center. This connection is intended to be made through a pedestrian mall located above underground parking. It is intended that this route be lined with covered arcades as defined below, and given ample visual and special variety to create a lively streetscape.

Key components of this pedestrian mall are:

> Properly scaled buildings lining a properly scaled "street", storefront spaces with a predominance of glass, interesting shop windows and doors inviting to the pedestrian, indoor and outdoor food and beverage outlets, visual variety and not just a straight line of facades. Public spaces, lobbies, restaurants and similar extroverted uses should be placed along the mall to help enliven the spaces and make them inviting to passersby.

As a means to allow, and in fact require, this kind of streetscape in a future design whose exact programmatic needs are to be left flexible, a number of rules need to be followed:

- A 65' wide "overlay" zone has been created and called the "Pedestrian Mall Overlay." This overlay defines an area of Primary and Secondary pedestrian connectors that must fall within this overlay. See Pedestrian Overlay Drawings in the Dimensional Limitations Chapter of this Master Plan.
- Two types of Pedestrian Connections are established: Primary and Secondary.
- The width of the connections is flexible but is governed by the following parameters:

  -Primary Connection: The open width of this connection shall be between 25' and 65' and should be able to structurally support fire equipment loads. Building height along this Primary Connection is governed by a 1 to 1 proportion of height of building to width of Pedestrian Connection, so where the Connection is say 35' wide, the height of buildings on either side shall not exceed 35'. In the event that there is room left in the maximum height plane of the building envelope grid, buildings can set back a minimum of 8' and extend up to the limit set by the building envelope grid. The 3-dimensional building envelope grid, as defined in the Schedule of Dimensional Limitations Sub-Area 2, shall take precedence. Areas designated T-1 and T-2 in the building envelope grid has special parameters as described in the Dimensional Limitations Plan.

  Primary Connections must be lined, on at least one side, with a covered arcade ranging in width from 10' to 16' and at least 12' in height. Structural elements such as beams, trusses and knee braces may drop below the 12' height to a minimum of 9'.

-Secondary Connections *are not subject to the above height to width limitation. However.* these secondary connections must measure a minimum of 16' in width and 12’ in height and are to occur approximately within these Secondary Connection overlays. These secondary connections can be bridged by buildings above, as long as the covered area does not exceed 40' in length.

- Building facades must be articulated, and are not permitted to run straight for more than 200 ' in length. Jogs or setbacks breaking a straight run must be at least 8' in depth. Curved facades will be allowed and considered breaks.
- Building facades must be organized into a base, middle and top, with appropriate changes of material, varying of the massing and the use of balconies to help break down the massing of the buildings.
- Town staff will review the final design of Sub- Area 2's public thoroughfare frontage at the Final Development Plan stage to ensure that this street level frontage is treated architecturally to achieve the appropriate scale.

As the Snow King Resort develops, these guidelines will ensure that it does so in ways that will greatly enhance its character and make it a more exciting place to visit.

Within this Chapter, as well as in the Schedule of Dimensional Limitations Chapter, drawings and sketches have been included. These are intended to clarify and define the intent of the written guidelines.

E. Site Design Guidelines. Plant Palette.

Site design at the Snow King Resort focuses on plant palette and design, pedestrian circulation, site architectural features and the colors and materials that comprise the build environment. Snow King's setting is both urban and rural. On the one hand the in- town location provides a diverse urban design context. This context generally implies that the site design will be dominated by landscape with formal plantings. Conversely, the resort is built into the base of a forested mountain and is bounded by the Bridger-Teton National Forest. This context usually implies a more random or natural site design. The objective will be to intertwine these two design goals, in a transitional manner, without creating confusion.

Just as the resort straddles a seam between the urban and rural environments it is located at the interface of three different plant communities. The lower portions of the site are dominated by the sage/grassland and the Aspen/Chokecherry communities; remnants of these communities still exist along the eastern boundary of the PRD. The higher, moister portions of the site exhibit a Douglas Fir and Spruce plant community.

Plantings around the resort should mimic these existing communities. Replication of the endemic plants also provides an excellent opportunity to provide visitors with information about the local flora. These plants will also provide an adaptable palette necessary to flourish in the wide variety of moisture, light and temperature conditions, which large buildings create and will also help to weave the rural with the urban environments.

Other planting materials of sufficient caliper will be used to screen and enhance the buildings. In general, the plant material will be in accordance with the Land Development Regulations, except for areas designated as Ski Trails and Outdoor Recreation.

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Within Sub-Area 4, only evergreens will be used to minimize visual impacts.

Detailed Landscape Plans will be part of each Final Development Permit Application.

F. Pathways and Circulation Elements

As described in Section 2550. G.6.d., the Planned Resort District is designed to *'provide an attractive, outdoor atmosphere that encourages use and reliance upon pathways and walkways.'*
The proposed pathway and circulation system of the Snow King Resort is comprised of a network of diverse pedestrian passageways that collectively provide a full range of use and circulation functions throughout the resort and adjacent properties. The system is intended to extend and enhance the existing pedestrian/recreations fabric of the town as well as to accommodate the functional demands of the proposed Snow King Resort expansion. In order to facilitate future pedestrian traffic growth, both within and without the PRD, direct and convenient linkages to trans it facilities, parking and community pathways are incorporated in the system.

The proposed pathway system consists of the following physical components:
- 10' wide paved bike /pedestrian pathways
- Concrete sidewalks and stairs
- Heated concrete sidewalks and stairs
- Paved pedestrian pathways and plazas
- Gravel surfaced trails (pedestrian only)
- Gravel surfaced hiking /mountain bike /horse trails

The primary objectives of the proposed pathway system can be described as follows:

To provide links to existing paths the planned trail system connects to the Sink or Swim Trail up the mountain and to the East-West and Hagen Trail leading to Cache Creek.

To encourage pedestrian use. The pathways system is integrated into the proposed and existing buildings to create an open, convenient, non-hierarchical system of movement. By not directing or restricting pedestrian traffic the user is encouraged to wander and explore. The buildings and paths are situated in such a way that the pathways can be perceived as extensions of the internal building passageways, thereby, further encouraging pedestrian use.

The pathways system also promotes utilization by providing facilities for recreational activities including walking, hiking, running, biking and riding.

To provide safe pedestrian movement Much of the KM6 and Hotel Sub-Area pedestrian spaces located outside the Extent of Winter Skiing boundary are proposed to be heated for winter use. Pedestrian pathways are to comply, where feasible due to topographic conditions, with ADA requirements.

To provide an aesthetically pleasing and enjoyable experience. The pathways system takes full advantage of the natural attributes of the site and the various exposures to long vistas.

G. Signage

Signage within the resort can be divided into two categories: resort signage and commercial signage. Resort signage provides direction to basic resort services. It is to be homogenous in style, color and material. Commercial signage advertises services or products for individual businesses. Consequently, great latitude of style, color and material must be anticipated.

Sign Face Materials: The primary goal is to employ materials, which are non-reflective and have a soft or smooth textured appearance. Some acceptable material examples are: wood which has a natural oil or flat paint finish, unfinished metals which oxidize to a flat finish, or metals painted with a flat finish and other materials which can be shown to have flat, non-reflective surfaces.

Sign Standard Materials: Generally, the preferred standard material will be stone, stained concrete and wood. Standard materials should relate to the context of the site, particularly to the building with which they are associated. Signs should be incorporated into the structure of the building rather than being stuck on the outside as an afterthought. Metals, plastics and other material may be acceptable if it can be shown that they relate to and integrate the sign into the site and/or building. Large structures could be introduced at the Resort' s entrance to enhance the sense of arrival, but must be composed of wood or stone.

Sign Face and Standard Color: Colors should generally be muted earth tones similar to the endemic Jackson Hole soils. The use of earth tones in non-reflective media is another subtle method of unifying the built environment with its rural surroundings. This color theme is not intended to prohibit bright colors entirely; however, it is intended to define the predominant surface area of the sign face and all of the base and/or standards.

Signage Lighting: Fixtures for lighting sign faces should be incorporated into the structure of the sign. The fixture should be a 90-degree cutoff type, which is adjusted to prevent the lamp from being visible.

VI. DIMENSIONAL LIMITATION PLAN

A. Introduction, Definitions and Maximum Scale of Development

This Dimensional Limitation Plan has been prepared in accordance with the requirements of Section 4.3.1.F:

> ***Dimensional Limitation Plan.*** *The Planned Resort Master Plan shall have a Dimensional Limitation Plan, which specifies dimensional limitations necessary to achieve the design theme identified by the applicant. The plan shall include floor areas and floor area ratios, densities, landscape ratios, height, setbacks, building envelopes, etcetera, or other lines delineating areas on which restrictions of development are to be imposed and areas in square feet for each lot or building.*

This Master Plan presents a Dimensional Limitations Plan that takes into account the topography of the site and the unique role of the project. As specifically permitted in Section 4.3.1.F, these dimensional standards differ in several respects from standards described in other sections of the Town's Land Development Regulations.

A great deal of care has been given in the performance-based Design Guidelines and this Dimensional Limitation Plan to balancing the various goals of this Master Plan with the visual impacts of the development. The site's topography helps achieve this balance.

It should be noted that two existing buildings on the site are rather large, but fit into the mountain landscape. The existing hotel has over 130,000 square feet and is over 70 feet in height at places, while the Snow King Center has over 53,000 square feet. However, these building relate well to their location and are designed in such a manner as to disguise their size. The site's topography is appropriately used in this Master Plan in order to attain the major goals stated in the Statement of Purpose while minimizing impacts.

Many goals and objectives listed in Division 4.3.1 and discussed in the Statement of Purpose necessarily lead towards larger buildings than those all owed in other sections of the LDR 's. Division 4.3.1 recognizes that fact and encourages a different approach to dimensional limitations as necessary to achieve these goals. Creating a sense of arrival, vibrant pedestrian spaces, structure sizes that draw people to the area, concentrating development in order to create meaningful open spaces, reducing walking distances, having a central arrival point, proximity to parking and creating a lively urban environment necessitate a dense development pattern for some areas of the resort. Some buildings are necessarily large in order to accommodate the desired size of the conference center as well as to have lodging within a reasonable, and preferably indoors, walking distance to the conference facilities.

Other goals, such as creating porous edges and blending into existing neighborhoods are also taken into account. The topography of the site assists in achieving the stated goals of this Master Plan in a successful mixed-use development. When combined and taken as a whole, the performance guidelines of this Dimensional Limitation Plan, the Design Guidelines, Land Use Plan and Site Plans are balanced to achieve the stated goals.

The Snow King Dimensional Limitation Plan is based on a method of three-dimensional building envelopes and is presented in a mostly graphic format. This method, when combined with the

performance based Design Guidelines, the Land Use Plan and the Site Plans, achieve the goals and objectives of this Master Plan while allowing flexibility and controlling bulk and scale within the integral pedestrian fabric of the Resort. This Plan adapts, and is well suited, to the site's topography as well as other site-specific considerations such as soils, vegetation coverage, solar and wind factors and proximity to common amenities.

This Chapter also includes photographs of a model used to demonstrate the 3-dimensional building envelope concept used throughout this Master Plan.

Since the lands comprising this Master Plan are unplanned and are not yet subdivided, setbacks are drawn and based only on the perimeter property lines. Setbacks at specific perimeter locations vary according to the relationship to adjacent areas.

Building envelopes defined in this Master Plan are conceptual and intended to suggest approximate locations only and shall be allowed to be adjusted while keeping within the overall theme and rationale of this Dimensional Limitation Plan and the Design Guidelines. Final Development Plan applications and the approval process defined in Section 4.3.1 will finalize the details of each phase of development. Minor deviations on the locations and sizes of building envelopes can be approved by the Town's staff.

All development within this Master Plan must meet Land Development Regulation Hillside Development Requirements in place at the time of the Final Development Plan.

As previously mentioned, development within Sub-Area 6 will be controlled in accordance with Section I.H.2 Statement Regarding Sub-Area #6” "".

Building Envelopes.

The conceptual three-dimensional Building Envelopes for Sub-Areas 1,2, 3, 4, and 5 are shown in the attached Sub-Area maps. The location and dimensions of Building Envelopes are a result of their relationship to the natural topography and landscape, the vicinity areas, pedestrian circulation, visual impacts, proximity to open spaces, desired vistas from interior spaces (both public and private), accessibility to common parking and underground services and other design considerations. The best locations have been chosen to create meaningful open spaces and interior/exterior circulation areas. Higher

levels of intensity are allocated near these areas. A computerized three- dimensional model was also used in preparing this Dimensional Limitations Plan.

Special consideration has been given to blend the development into existing neighborhoods. At the East end of Snow King Avenue, the buildings facing the street have been kept at a lower level than those behind the pedestrian plaza. Only some higher points are interjected to assist in creating a sense of arrival. A transitional space is created at the Willow Street corner. The One Town Hill defines the western edge of the resort and frames the access point to the mountain.

The mountain's presence and dense vegetation act as a background to Sub-Areas 1 and 2. Consideration is given to the location of higher buildings in relation to this background and the appearance of these buildings from different angles, especially the approach to the resort and the views from adjacent neighborhoods.

Building envelopes describe and define the approximate three-dimensional parameters for building height and building ground coverage as well as the buildable scale of non-recreational development including building height within specific areas. These envelopes provide predictability regarding the scale of maximum potential development. Modifications of building envelopes are allowed, provided that the overall theme of the Resort as defined in this Master Plans remain in place.

The envelopes are defined in the Sub-Area plans in a plan view with the maximum top elevation of the roofs within the envelopes specified in the elevation number for each envelope. This elevation number refers to the Town of Jackson elevation datum. Chimneys, vents and roof top mechanical equipment shall be allowed to penetrate the top plane by no more than 4 feet. Decks, awnings, roof overhangs, exterior stairs, railings, parapets and other outdoor spaces will be allowed to penetrate building envelopes. Location of roads, walks, patios and other impervious surfaces is not restricted to building envelopes.

The height of Building envelopes located within Sub-Areas 4 and 5 are not indicated in the graphic format. Buildings within Sub-Area 4 envelopes will be limited to buildings in a scale similar to those already approved for at Grand View and Love Ridge.

Recreational buildings, and buildings/structures directly related or ancillary to recreational activities and functions are included in calculations of buildable square footage but are not restricted or defined by the building envelopes and coverage system. Buildings such as ski lifts, recreational improvements such as climbing walls, alpine slides, snowmaking, etc., require more flexibility in their location and site design. These structures are to comply with the Recreational Land Use Zone parameters.

Example Development.

The Example Development Chart has been used to calculate requirements for parking, employee housing, storm water run-off, traffic generation, employment, impervious surfaces, building coverage and utilities. This Example Development Chart also responds to the estimated present day needs to support the conference center's size and other recreational and commercial infrastructure necessary to invigorate the resort and make it economically viable. As years pass the relative allocation of various land uses will adjust and vary according to market conditions while keeping within the specific Limits of Development stated herein.

The Example Development Chart has generally been weighted towards land uses producing larger impacts than others. However, as part of the 2020 Master Plan Amendment, the number of hotel rooms indicated in the Example Development Chart has been substantially reduced. In the revised Example Development Chart most of the Lodging Capacity of 2,048 guests has been allocated to condominiums as opposed to hotel rooms. Since hotel rooms have greater impacts per square foot, and per guest, on traffic, parking and housing than condominiums, this amendment reduces impacts of resort development on the community.

Areas shown in the Sub-Area tables for Roads and Parking, OSR/LSR and total Impervious Surfaces are provided for informational purposes only and are not to be construed as maximum levels of development within Sub-Areas. References to Building Coverage equate to building footprints and have been used for calculations of storm water run-off. Final determination of actual development within each Sub-Area will be ascertained at the Final Development Plan stage. However, overall maximum development must comply with the Setbacks, Open Space Ratios, Maximum Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity limits set in the Sections that follow.

Recreational Land Use Zone.

The areas located outside the graphically defined building envelopes are designated as Recreational Land Use Zone.

Specific Considerations Related to Sub-Area 1

The 2019 proposed Master Plan amendment for Sub-Area 1 envisions a substantial decrease in hotel rooms on this sub-area and an increase in condominiums and employee housing. In place of 5 additional wings of approximately 50,000 sq ft each, the 2019 proposal includes 2 condominium buildings of approximately 60,000 sq ft each. The maximum elevation for the eastern building is 6,400 feet and the maximum elevation of the western building is 6,370 feet. This is a reduction of approximately 130,000 sq ft of hotel rooms. This design leaves sufficient open green space for temporary events that are critical to the operation of the Snow King Hotel. In addition, Sub Area 1 has been redrawn to include all of the resort property on Vine St. Three new buildings are proposed on Vine St that would serve as some combination of employee housing and market rate apartments that are intended to be used for workers in the Town regardless of deed restriction. The design of these buildings on Vine St. will include a 10-20 foot setback to allow for a sidewalk and Complete Street cross section connecting the facilities to the resort with a maximum building height of 39 feet. The setback along Vine Street will allow for adequate landscaping and screening adjacent to the proposed structures and to be able to accommodate all features of a complete street along Vine Street including all modes of transportation including START buses, pedestrians and bikes in a safe and inviting manner. The elevation of Vine St. is approximately 6,260 feet and the elevation of the Snow King Loop Road in the area of the existing maintenance facility is 6,283 feet. Therefore, the building at this location would be approximately 8 feet higher than the Snow King Loop Rd at this point. Changes to this Sub-Area site plan enhance the focus of this Master Plan on housing local employees as opposed to increasing tourist capacity, and is consistent with current LDRs.

Specific Considerations Related to Sub-Area 2

Certain specific parameters are part of Sub-Area 2's Limitations. The Pedestrian Mall Overlay Zone is graphically depicted in this Chapter (page VII. H) and further discussed in the Design Guidelines Chapter 4 of this Master Plan. This Overlay Zone restricts the height of buildings bordering the Primary Pedestrian Circulation Connection and establishes parameters for Primary and Secondary pedestrian connections.

Two areas (designated T-1 and T-2 in page VII. D) have special parameters. Within Building Envelopes T-1 a tower feature not exceeding 25% of its surface area can penetrate beyond the envelope ceiling (6310 feet and 6290 feet) to a maximum height of 6330 feet. The remaining 75% of these envelopes are restricted to the 6310 feet and 6290 foot limits. The Building Envelope designated as T-2 is excluded from the "Pedestrian Mall Overlay Zone" height guidelines, but restricted to the 6350 foot-maximum height of the envelope as depicted in VII.D.

At the corner of Willow and Snow King a Plaza/Entry feature is intended. Pages VII. I and VII. J depict a conceptual image of the intended use of the corner envelope. This Master Plan considers an optional change in use for the conference center within this sub-area. Since substantial conference space has been built in Sub-Area 3 at the Grand View Lodge, Snow King Resort is proposing the option for this conference center to be used for either conference space or indoor recreation depending on future demand at the time of construction. Unless otherwise agreed, building permits within Sub-Area #2 shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). This condition shall not take effect until the USFS and Town of Jackson have issued final non-appealable approvals for the proposed improvements.

Specific Considerations Related to Sub-Area 3

The remaining developable lots within Sub-Area 3 consisting of Lots 53, 57, and 58 located to the South of the existing Grand View Condominiums will be developed to fit in with the bulk, scale, and character of the existing Grand View Condominiums and Grand View Lodge. These buildings can be up to three stories in height with a basement and with massing, articulation, openings, and step backs used to reduce bulk and mass. Buildings on these lots may consist of one single building complex or multiple buildings in order to best create a design that fits well with the topography and neighboring condominiums. Parking is to be primarily provided on-site and generally consistent with neighboring development. Active uses, such as retail and services, are permitted on the lower two levels, with lodging, residential or office on upper floors. The minimum landscape surface ratio for these lots is 10%. Sketch plans for buildings on lots 53 and 57 are included with this Master Plan. Both of these buildings were previously approved for construction by the Jackson Town Council. Additional landscape screening around these buildings will be included at the time of development plan submittal for these buildings. At the time of development on any additional lots within this sub-area the developer will be required to provide alternative transportation mode improvements to connect the Master Plan to Cache Creek Drive including paving, bollards, signage and other best practices associated with this connection. Plans for lot 58 must ensure compatibility with the neighborhood to the east at the time of development plan including but not limited to additional landscape screening and architectural design that best incorporates the building into the hillside.

Specific Considerations Related to Sub-Area 4

Sub-Area 4 includes property owned and operated by Snow King Mountain for the purposes of summer and winter recreational facilities. A zip-line is proposed to land in this sub-area and will require a conditional use permit. The conditional use permit (CUP) for the zip-line will include an operational plan and associated impacts for all outdoor recreational uses in this area including but not limited to the Mountain Coaster, Alpine Slide, Mini-golf and Maze to determine the overall cumulative effect including but not limited to hours and days of operation, noise, lighting, and other associated impacts to the area. Elevations of the zip-landing platform are included in this document for review as part of the CUP. This sub-area is eligible for light industrial uses associated with mountain operations and maintenance through a conditional use permit.

Specific Considerations Related to Sub-Area 5

Sub Area-5 primarily serves as the West Base area for Snow King Mountain ski area operations and contains the One Town Hill development. Proposed future development in this sub-area consists of an on-mountain maintenance facility for Snow King Mountain that could sit to the South of the ice rink and service grooming and snowmaking equipment as well as house a pump house for snowmaking. The building would be a maximum of two stories with the second level providing office space for mountain operations. Roof design for this building may be either flat or pitched to accommodate the usage and best integrate with the existing building and hillside. In addition, a mountain sports training facility may be located within this Sub-Area. At the discretion of the developer the zone designated for the mountain sports training facility could also be designated for use as a second sheet of ice. The maximum height of this building, or addition to the ice rink structure would be the same height as the existing peak of the ice rink roof. The roof of this structure may be flat or pitched to best accommodate the recreational use and design of the building. This sub-area is eligible for light industrial uses associated with mountain operations and maintenance through a conditional use permit.

A new gondola is proposed to land adjacent to Sub-Area 5 on land currently leased from the Town of Jackson for ski area operations in the area outside of what is commonly known as Phil Baux Park. A conditional use permit will be required for the construction of this gondola with plans to include site circulation for all modes of transportation and the clustering of buildings to preserve as much open space as possible. These improvements should be located generally at the street level to address accessibility and ease of access during all seasons. Considerations will be given to queuing and waiting areas for users accessing the gondola so as not to impact other users of the par.

Specific Limits of Development.
The following Setbacks, Open Space Ratios (OSR), Building Floor Area, Floor Area Ratio (FAR) and Lodging Capacity will be the specific limits of development within the area of this Master Plan.

Setbacks.
Setbacks are graphically shown in the attached maps for Sub-areas 1,2, and 5.

Open Space Ratio (OSR).
Open Space Area is defined as land surface not covered by buildings, structures or impervious surfaces. Ski trails and other open space recreational spaces as well as hardscape surfaces comprising pedestrian plazas, patios and outdoor function areas are also considered Open Space Areas.
Open Space Ratio (OSR) means the proportion of a development that is provided and maintained as Open Space Area.

Hillside Development.
All development within the Master Plan shall meet the LDR hillside development requirements in place at the time a development plan is submitted.

Landscape Surface Area and Landscape Surface Ratio (LSR)

Landscape surface area means a land surface not covered by buildings, structure s or impervious surface, except facilities and/or impervious surfaces specifically permitted in Section 4150, Standard Plant Unit. Once landscaped, according to division 4100, Landscaping Standards, the landscape surface area shall be left undisturbed and maintained to support plant life. Hardscape surfaces composing pedestrian plazas, patios and outdoor function areas are also considered Landscape surfaces.

Section 4.3.2.E specifies that:

Landscape surface area. Within areas of' the Planned Resort to be developed as lodging, conference, commercial and related facilities, the minimum landscape surface ratio shall be .25. exclusive of the already permitted residential development that exists upon the enactment of this Division (Clark's Knoll, Pitchfork Townhomes, Love Ridge, and Love Ridge Addition.) Notwithstanding, the Town Council may reduce the minimum landscape surface area to no less than twenty (20) percent upon demonstration by the applicant that the following objectives are achieved with a reduced landscape surface area. The primary purposes of the landscaped areas within Snow King are to:

(I) Create visually strong and attractive streetscapes.

(2) Create a porous edge to the Planned Resort such that residents and visitors in the surrounding areas are invited to enter the resort through attractive pedestrian ways.

(3) Support high quality urban design, including integral public spaces for interaction and public events.

This Master Plan complies with 1, 2 and 3 above.

The following minimum Landscape Surface Ratios (LSR) are established for this Master Plan:

- For the total area of Sub-Areas 1, 2, 4, 5 and 6, the minimum LSR shall be .50
- Within the total area of Sub-Areas 1, 2, and 4 the minimum LSR shall be .25
- Within Sub-Area 5, the minimum LSR shall be .75
- Within Sub-Area 6 the minimum LSR shall be .90

Building Floor Area.

Building Floor Area is defined as:

Floor Area. Floor area means the sum of the gross habitable floor area for each of a building's stories as measured from the exterior limits of the faces of the structure. The floor area of a building excludes attics, basements, cellars, unenclosed porches, or any floor space in an access01y building or in the principal building which is designed for the parking of motor vehicles in order to meet the parking requirements of these Land Development Regulations.

Division 9.5 B of the Land Development Regulations defines basements as spaces where 50 percent or more of the perimeter is below ground level. Spaces defined as basements dedicated to various functions such as services, storage, meeting, support, loading and unloading are not included in computations of Building Floor Area, but are included when considering other impacts such as housing, parking and transportation.

Building Floor Areas Exclude:
- Areas dedicated to Employee Housing as per the Housing Mitigation Plan
- Temporary Buildings, such as Tents.

In accordance with these definitions the Total Maximum Building Floor Area for Sub-Areas 1, 2, 4, and 5 will be limited to 838,000 square feet.

Floor Area Ratio (FAR).
Floor Area Ratio (FAR) is defined as:

> *Floor Area Ratio (FAR). Floor area ratio means the intensity of building, measured as a ratio derived by dividing the total floor area of a building or structure by the lot or sub-area.*

- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3, 4, and 5 shall not exceed .40
- The Maximum Floor Area Ratio (FAR) for the total of Sub-Areas 1, 2, 3 and 4 shall not exceed .60

Lodging Capacity.
Lodging Capacity within Sub-Areas 1, 2, 3, 4, 5 shall not exceed 2,208 guests (APO) as listed in Section 4.3.2.C:

a. Guest. A guest is a person who is accommodated in overnight lodging facilities within the Planned Resort. The number of guests is calculated by the "average peak occupancy" of the lodging accommodations.

b. Average peak occupancy. For the purposes of this Section, the following average peak occupancies (APOs) shall be used in calculating the capacity of guest accommodations:

(I) Hotel, motel, or similar lodging unit. A hotel, motel, or similar lodging unit that exists as sleeping quarters and does not contain other types of living spaces such as a living room or kitchen, shall be assigned an APO of two (2).

(2) Dwelling unit. A dwelling unit, used for short-term rental, shall be assigned an APO of four (4).

Other. Other lodging facilities that do not meet the definitions above shall have an APO assigned that is the sum of the number of bedrooms the lodging facility contains multiplied by two (2).

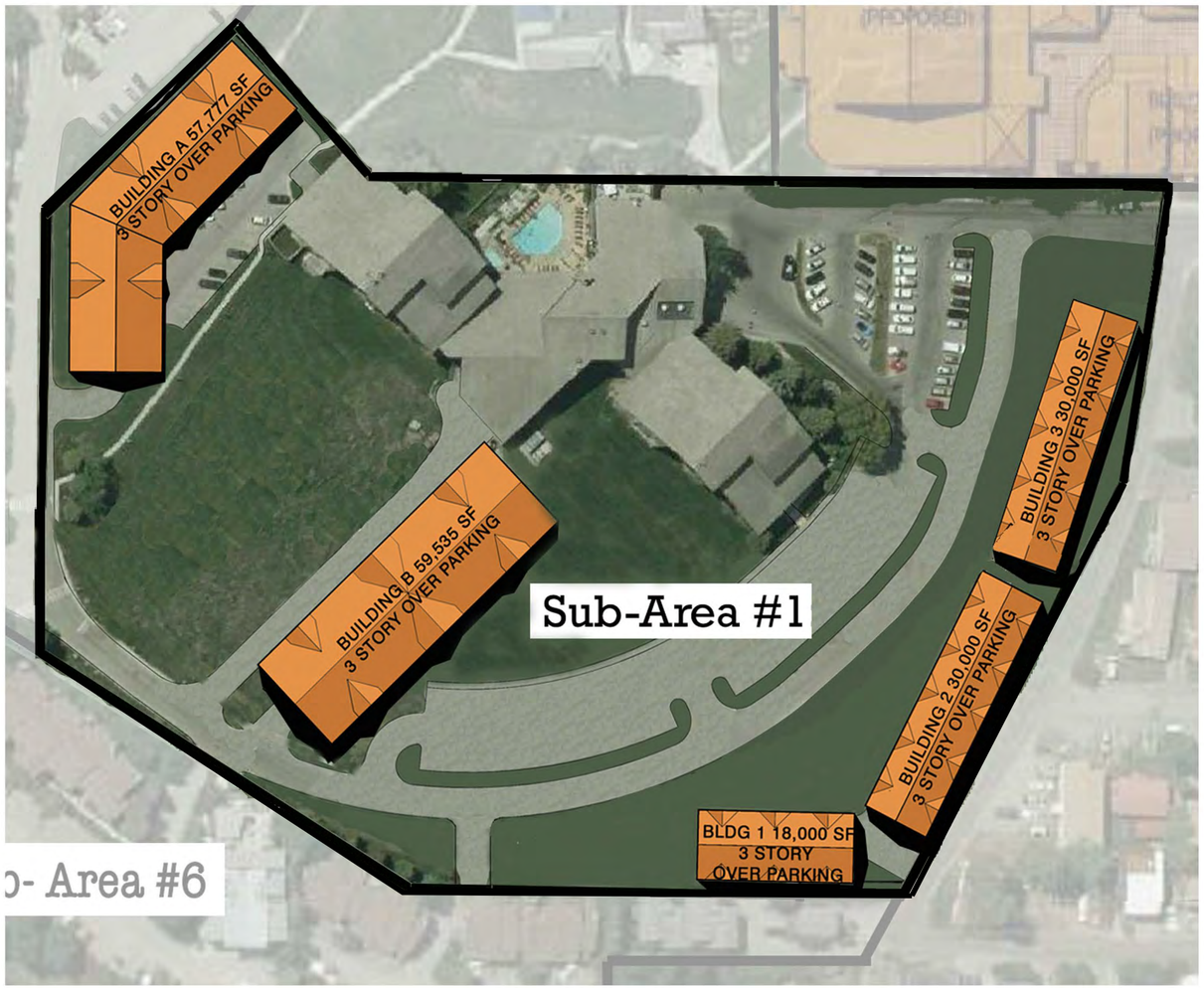
B./D. Sub-Area Plan

For planning purposes the land in the Snow King Planned Resort District has been reconfigured as follows:

Sub-Area #1: Existing Hotels, Hotel Additions and employee housing.
Sub-Area #2: KM6 Area between Hotel and Snow King Center
Sub-Area #3: Existing and proposed condominiums
Sub-Area #4: Snow King Mountain Recreation area
Sub-Area #5: Snow King Mountain West Base area and One Town Hill
Sub-Area #6: Existing Condominium Area *

*Sub-Area #6 - See statement regarding existing condominiums

C. Sub-Area #1



Sub-Area 1
Hotel Area and Hotel / Condominium Expansion

Sub-Area 1 consists of the existing Snow King Hotel as well as two proposed condominimim buildings (Building A & Building B) associated with the Snow King Hotel. In addition, this sub area includes proposed appartments for employee housing located on Vine St (Buildings 1, 2, & 3).



D. Sub-Area #2

Sub-Area 2 KM6 Area	
Ground Surface Coverage (Example)	
Buildings	133,000
Pavement: Roads & Parking	N/A
Walks, Pathway, Plaza, Patio	17,330
LSR	0.44
Other Impervious (Bike/Foot Paths, Tennis Courts, Etc.)	7,730
Total Impervious Coverage	150,330



Sub Area #3
Existing and Proposed Condominiums

Sub-Area 3 consists of the Grand View, Love Ridge, and Simpson Patent condominimum developments and the Grand View Lodge. Lots 53, 57, and 58 are the remaining lots platted for condominimum development within this sub-area. The Jackson Town Council approved building plans for a condominimum building on lot 53 and the planning/building departments issued a building parmit for building D on lot 53 which expired in 2009. The architectural drawings for this building are shown in the sketch drawing section of this master plan. The Town Council approved a development plan for a building on lot 57 in 2004, the architechtural plans for this building are included in the sketch drawing section of this master plan. Condominimums on lot 58 are proposed to match buildings on lots 53 and 57 in architectural design.



G. Sub Area #4

Sub Area #4 Snow King Mountain Recreation Area

Sub-Area 4 primarily consists of Snow King Mountain recreation use area and supporting structures.

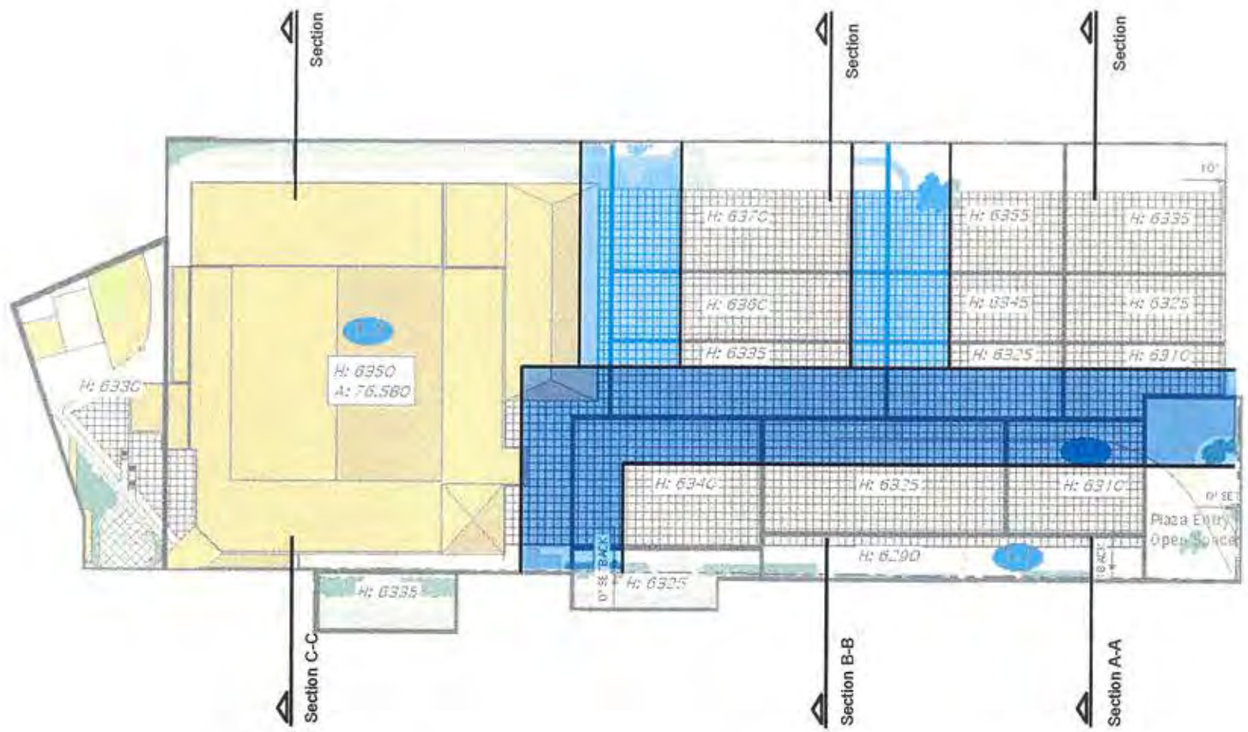


Sub-Area #5 - Snow King Mountain
West Base Area & One Town Hill

Sub-area 5 contains the West base area for Snow King Mountain ski area operations and the One Town Hill condominimum complex. Future development proposed for this sub-area includes a maintenance facility and office spaces for mountain operations, snowmaking pump house, and a mountain sports training complex. These additional buildings would be attached or constructed adjacent to the existing Snow King Sports and Event Center ice rink. While not directly within this sub-area, a gondola and ticket booth are proposed to be located in the shaded area that has historically been leased to the ski area for operations. This area is shaded in light green on the map. This map also indicates a second sheet of ice and expanded ski club facilities which are located on Town of Jackson land for illustrative purposes and are not associated with this master plan.



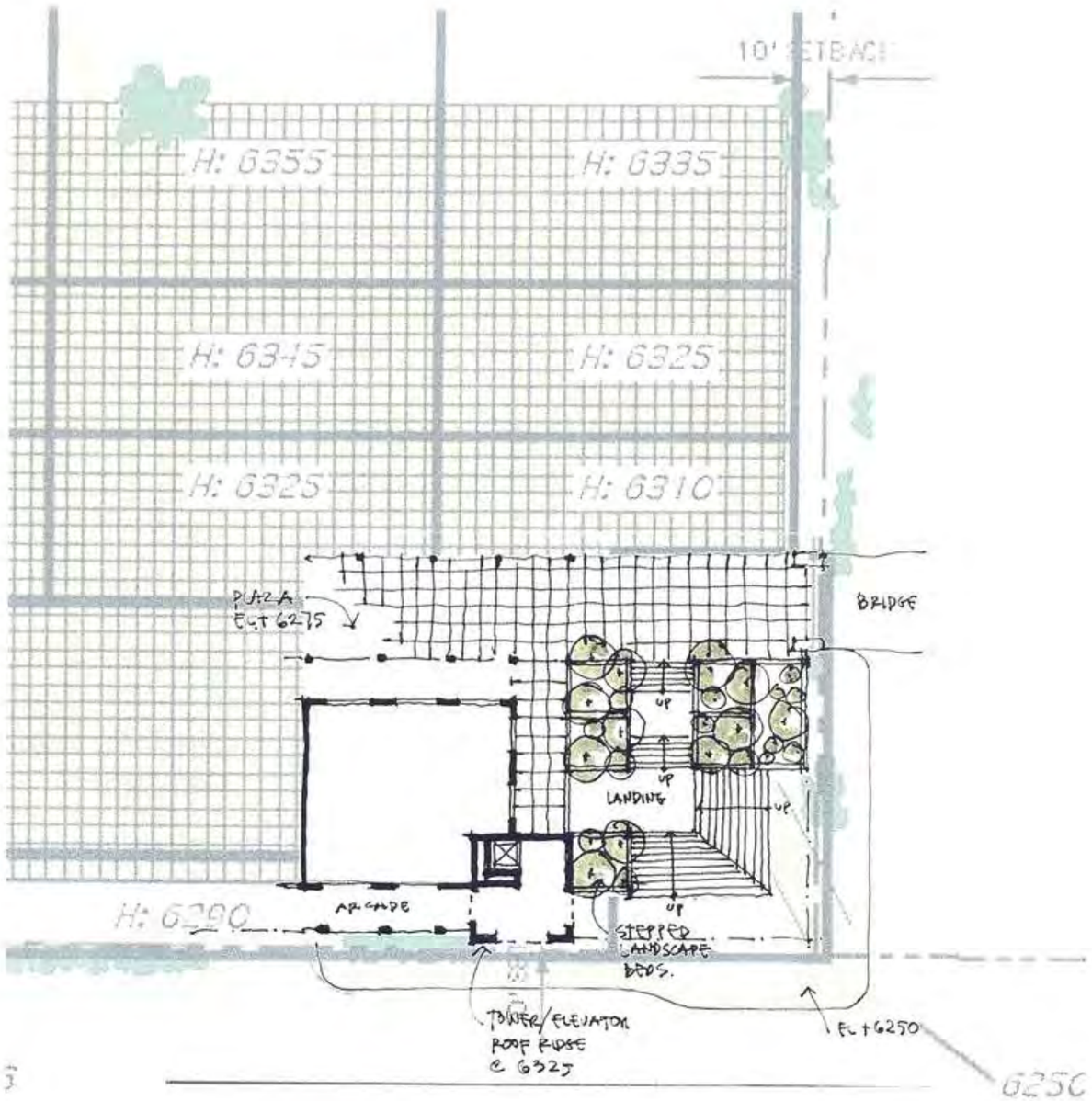
SNOW KING MASTERPLAN - ELEVATION ALONG SNOW KING AVE.
27 FEB 01



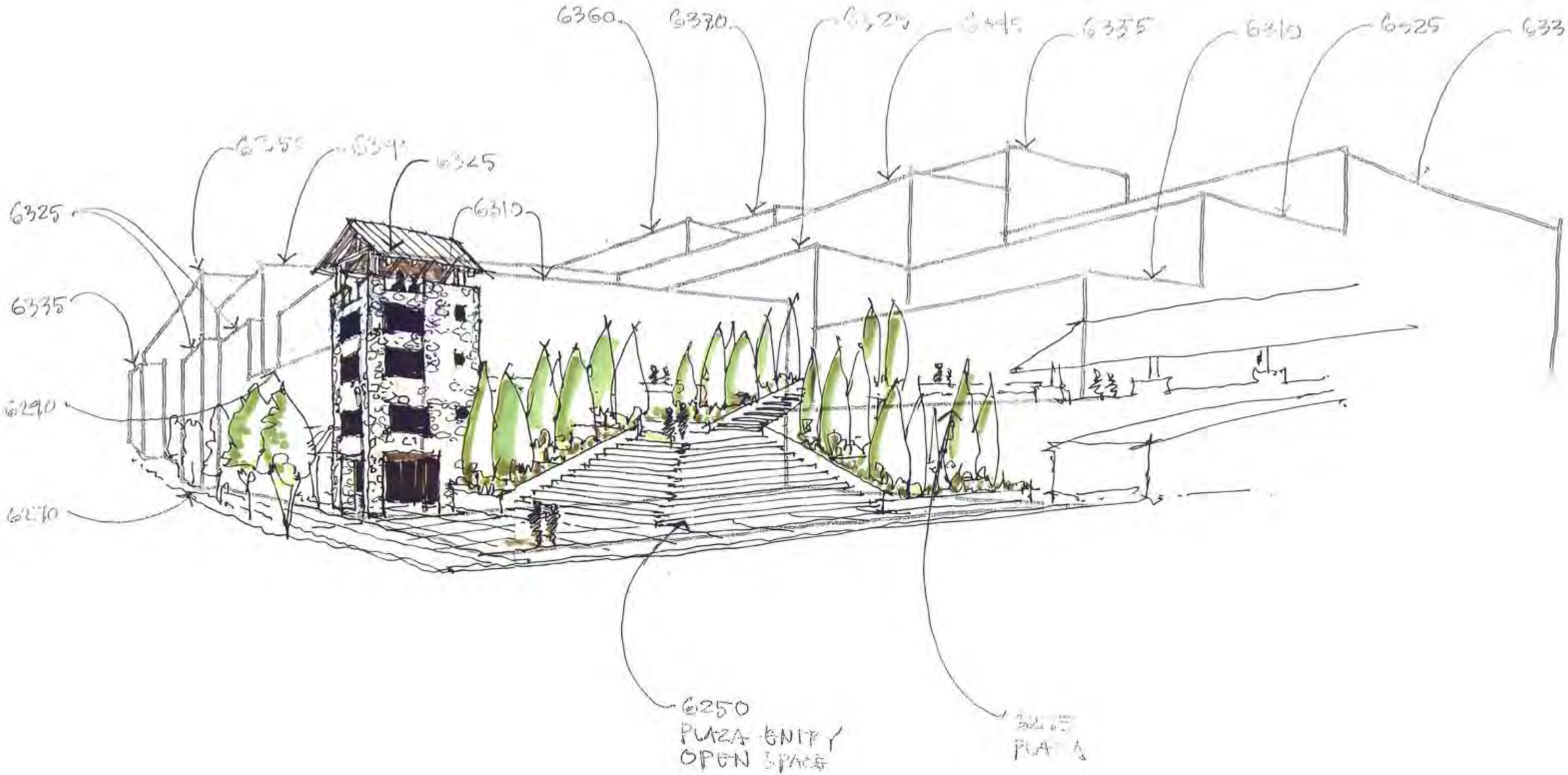
Primary Circulation

Secondary Circulation

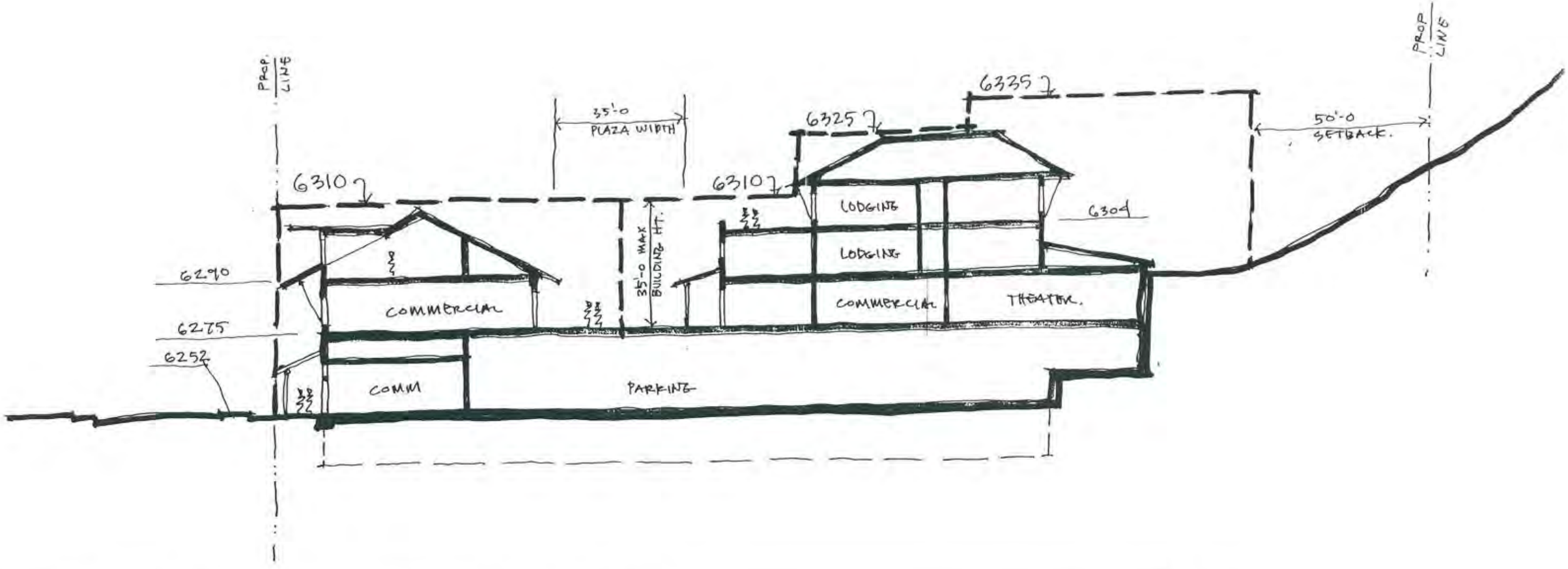
CIRCULATION OVERLAY ZONE



PLAZA/ENTRY SKETCH

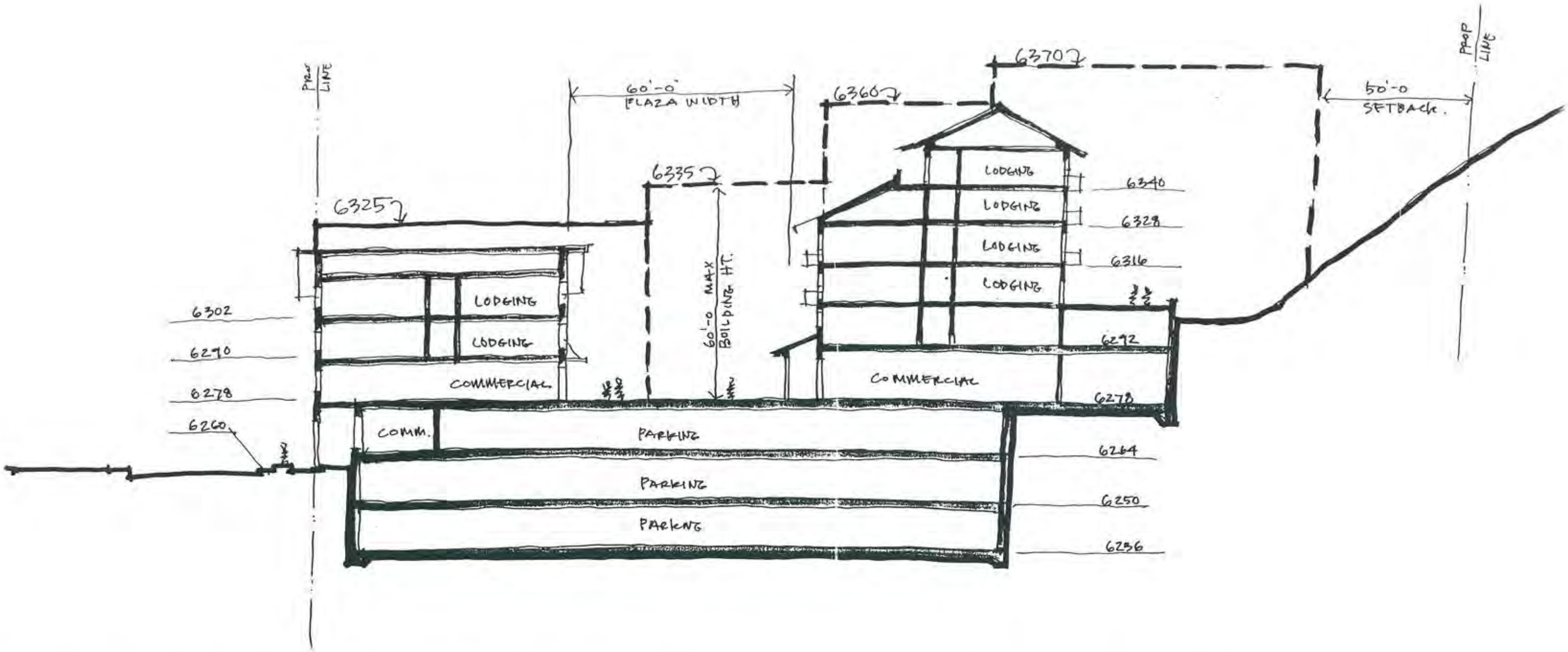


SNOW KING MASTERPLAN (REVISED)
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SNOW KING MASTERPLAN PROPOSED ENVELOPE REVISIONS 14 NOV 00

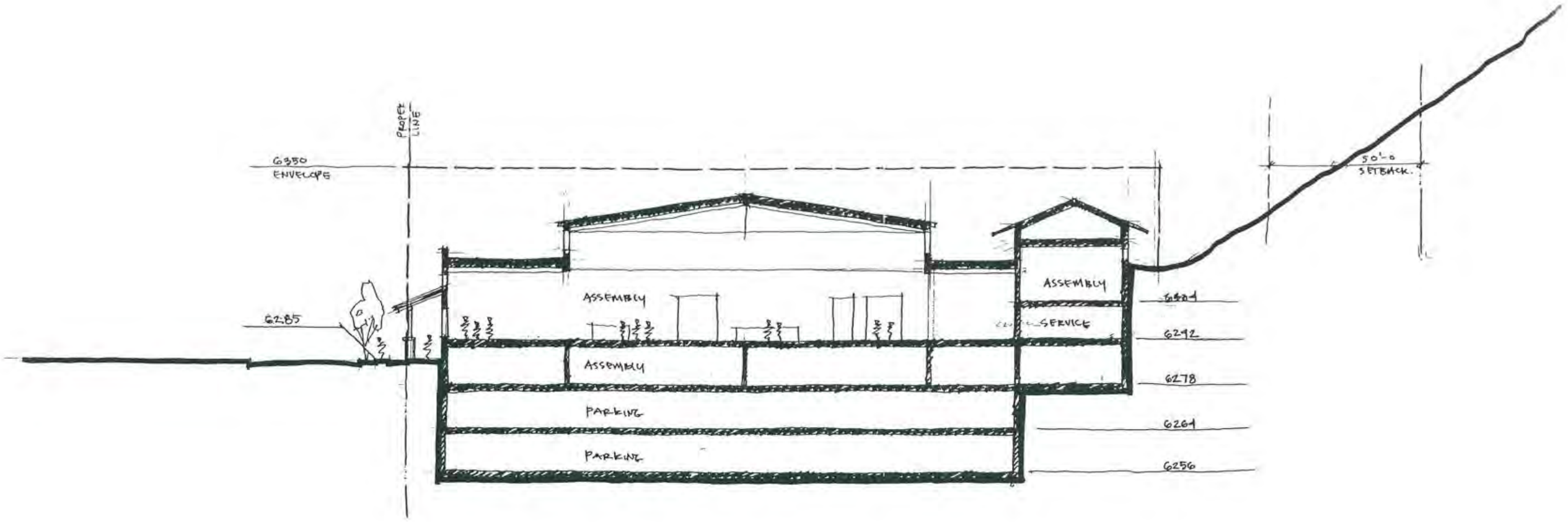
SECTION A-A



SNOW KING MASTERPLAN PROPOSED ENVELOPE REVISIONS.

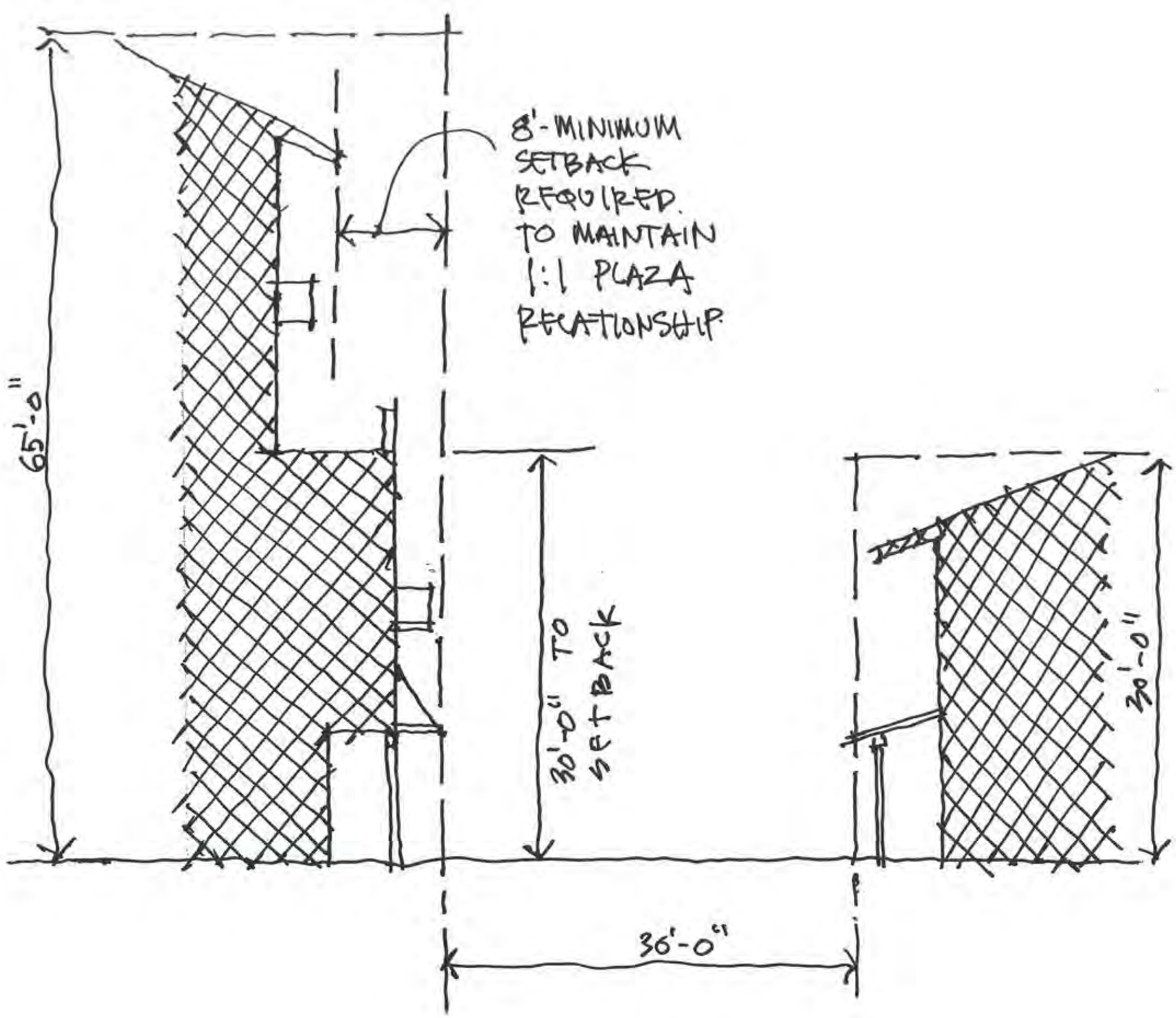
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SECTION B-B

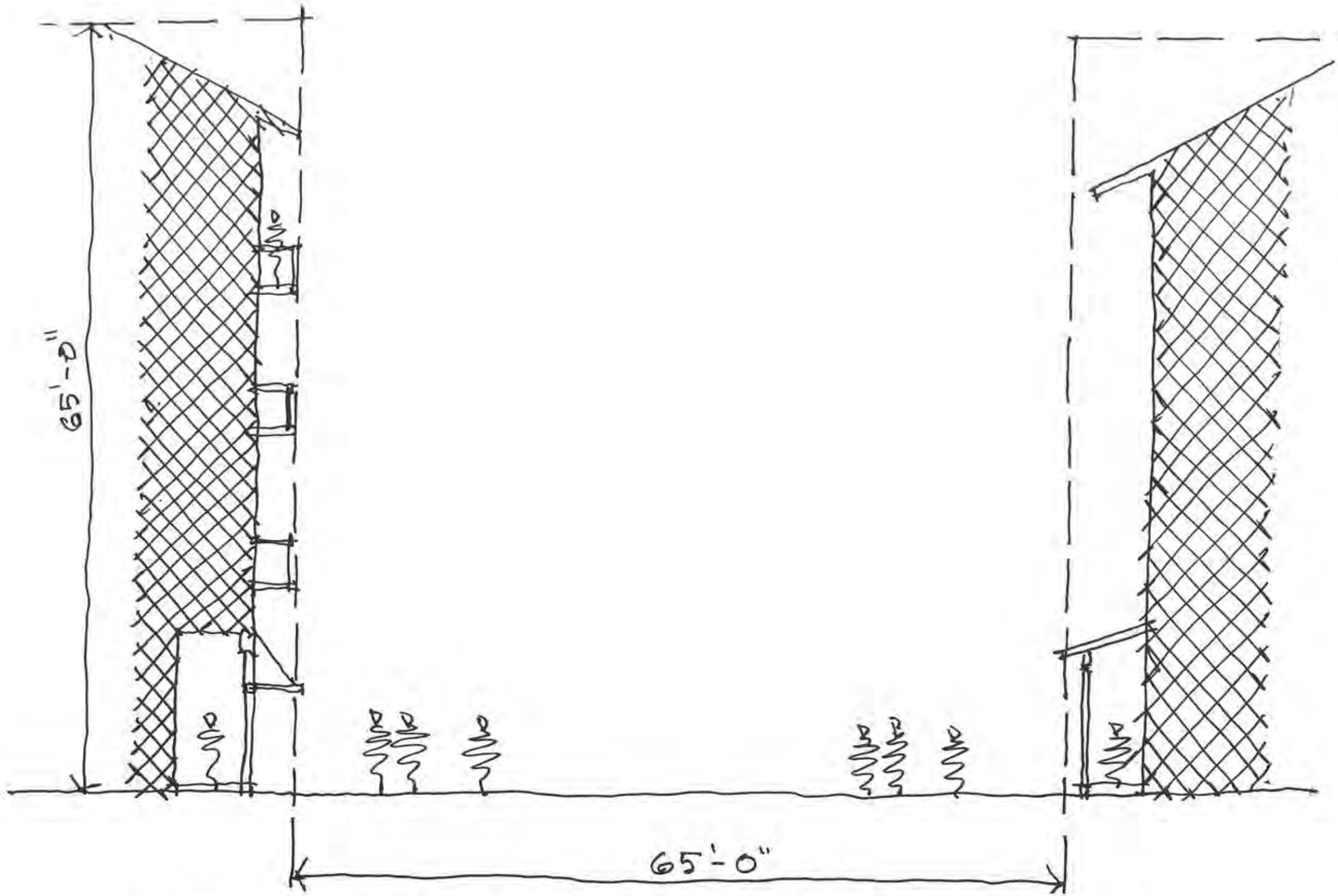


SNOW KING MASTER PLAN · TRANSVERSE SECTION KM-6 CONFERENCE CENTER 1/16" = 1'-0" 20 SEPT 00

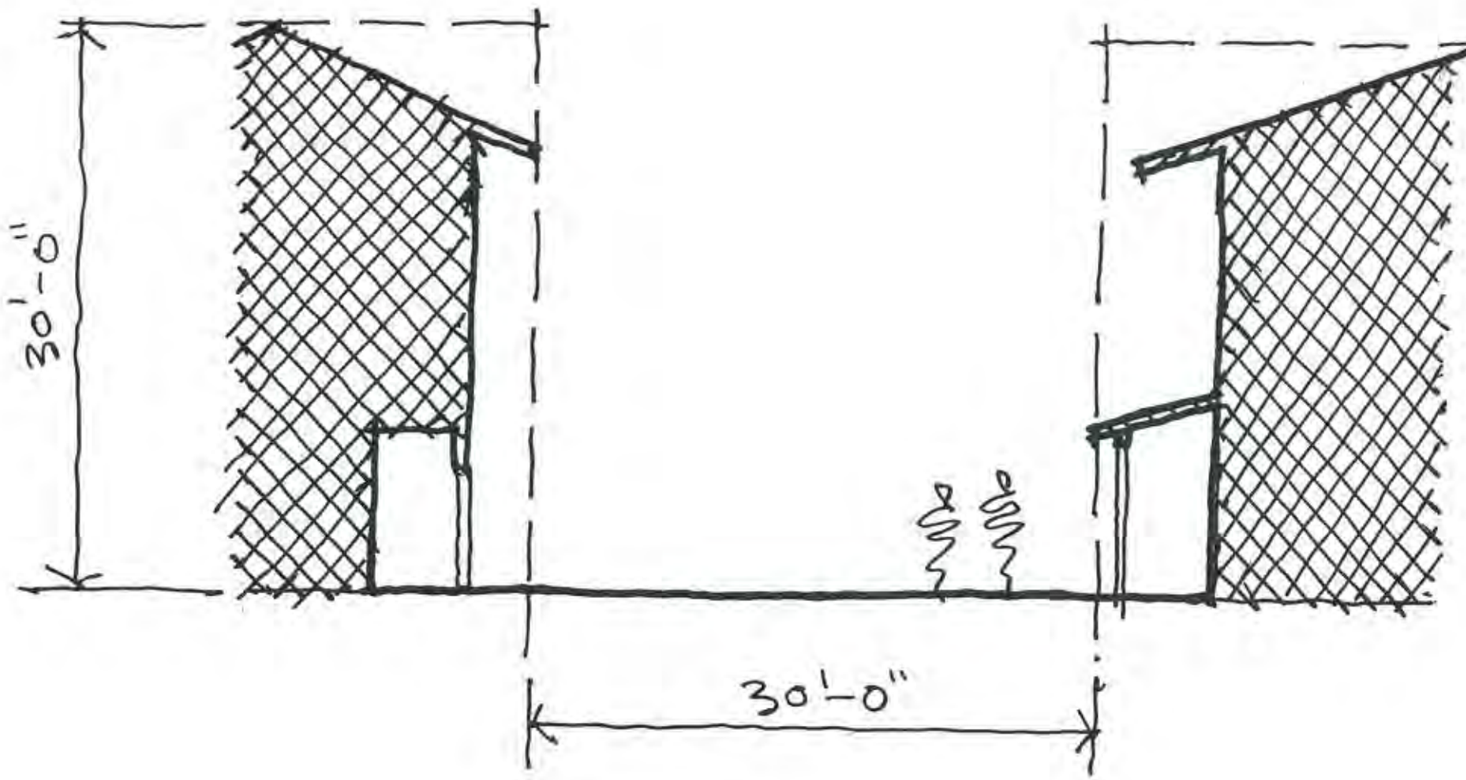
SECTION C-C



SNOOQUALMIE MASTERPLAN – PLAZA 1:1 ASYMMETRIC ENVELOPES EXAMPLE



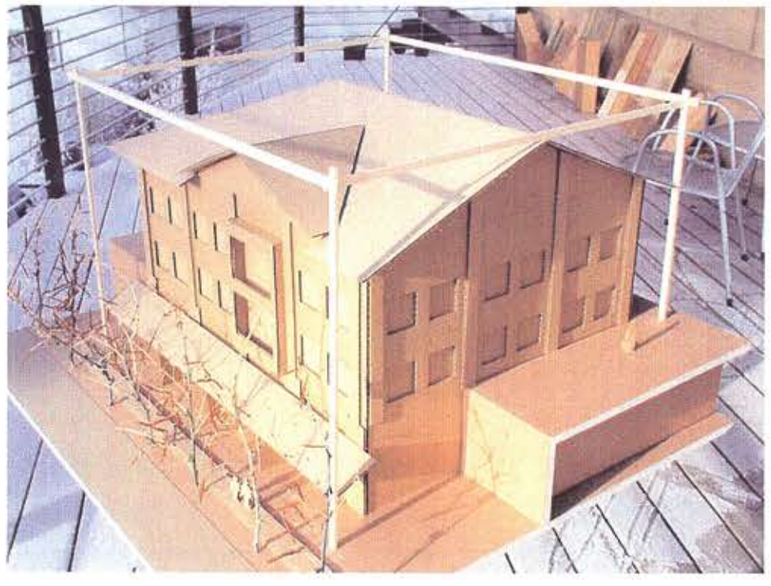
SNOW FING MASTERPLAN - PLAZA 1:1 MAXIMUM.

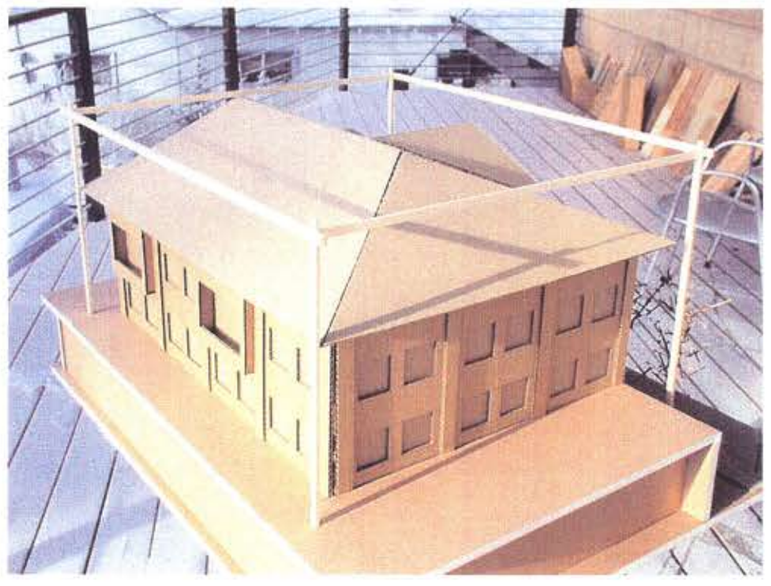


SNOW KING MASTERPLAN - PLAZA 1:1 MINIMUM

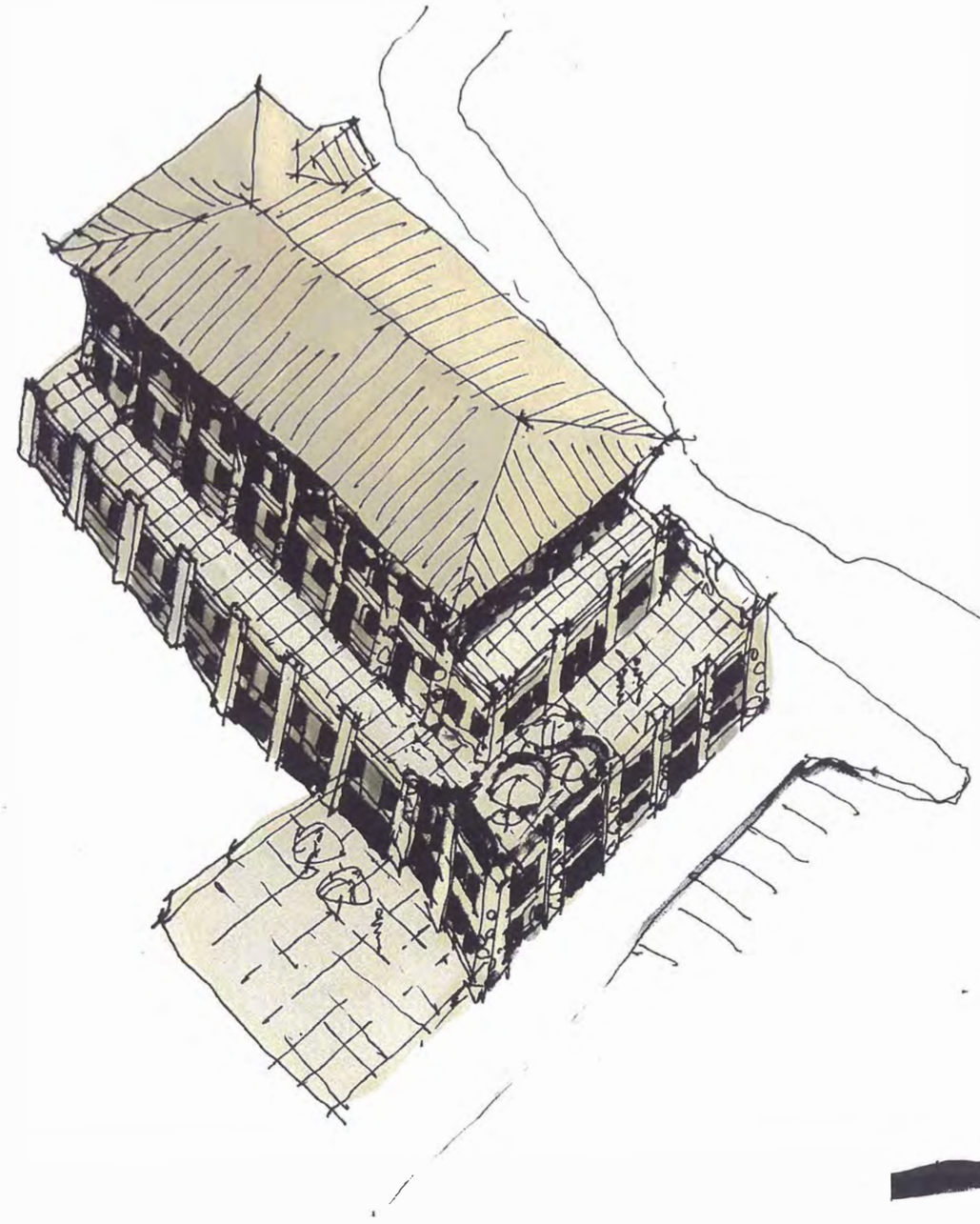


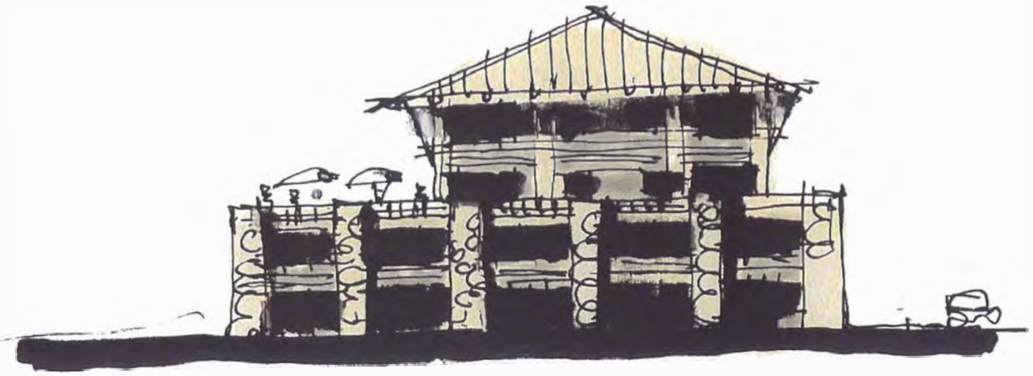


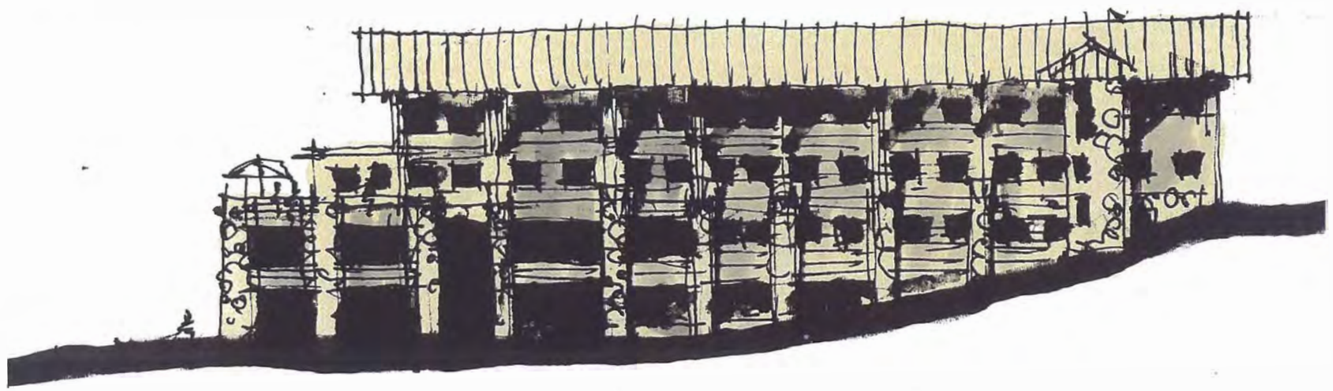




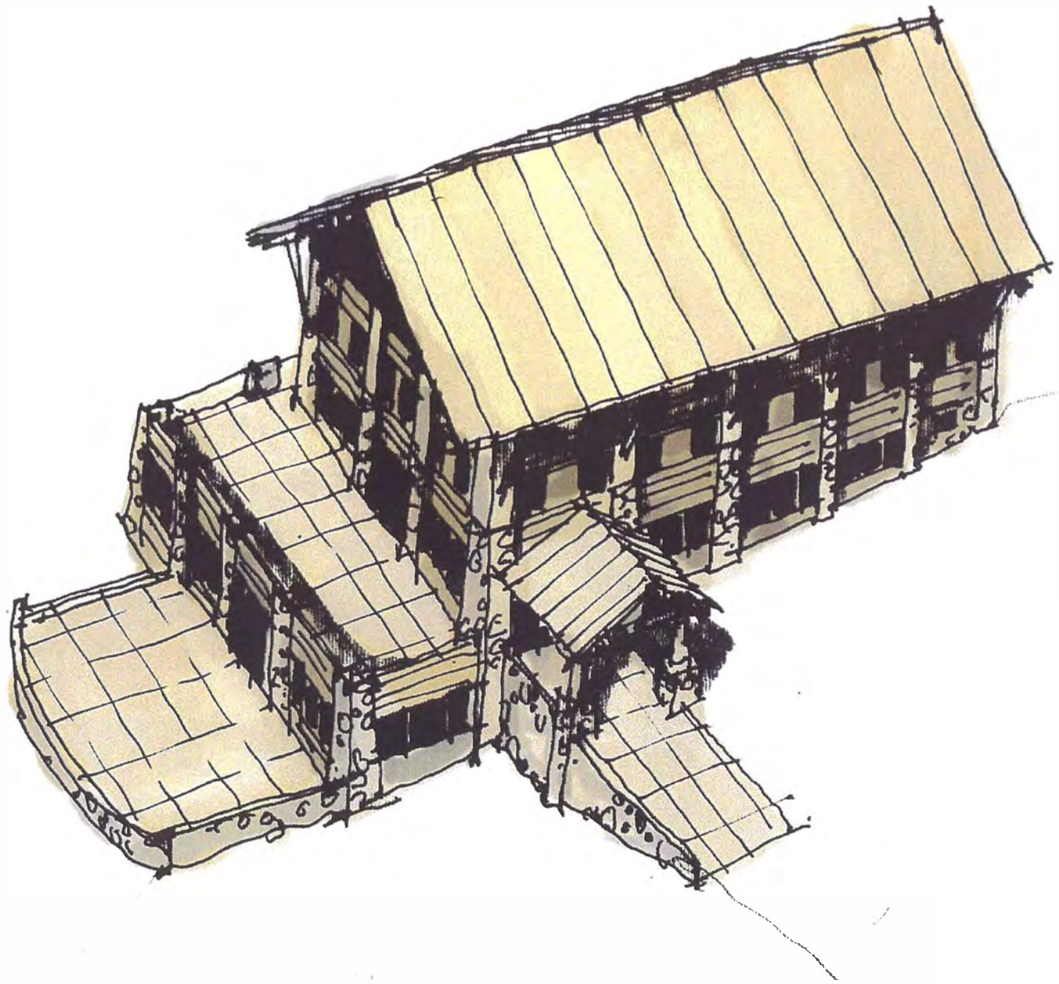
Three-Dimensional Building Envelope Study

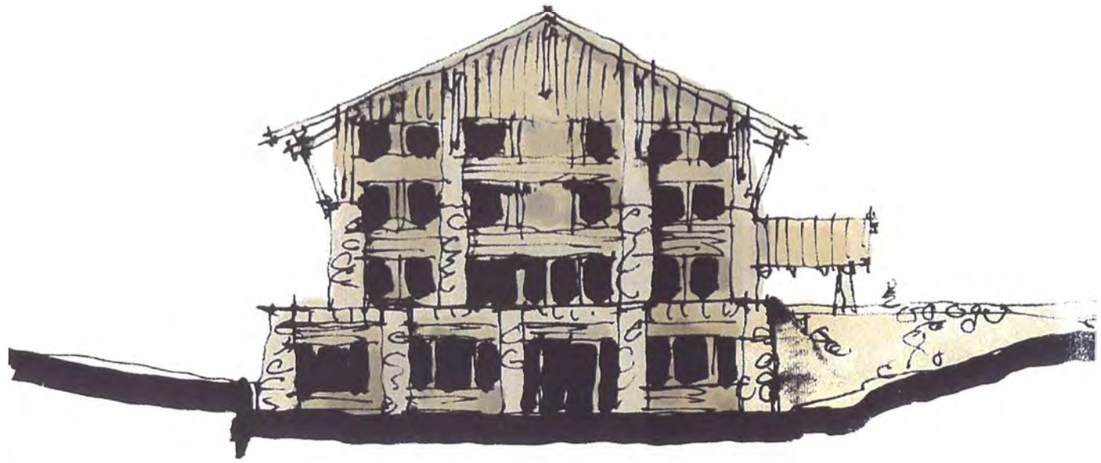


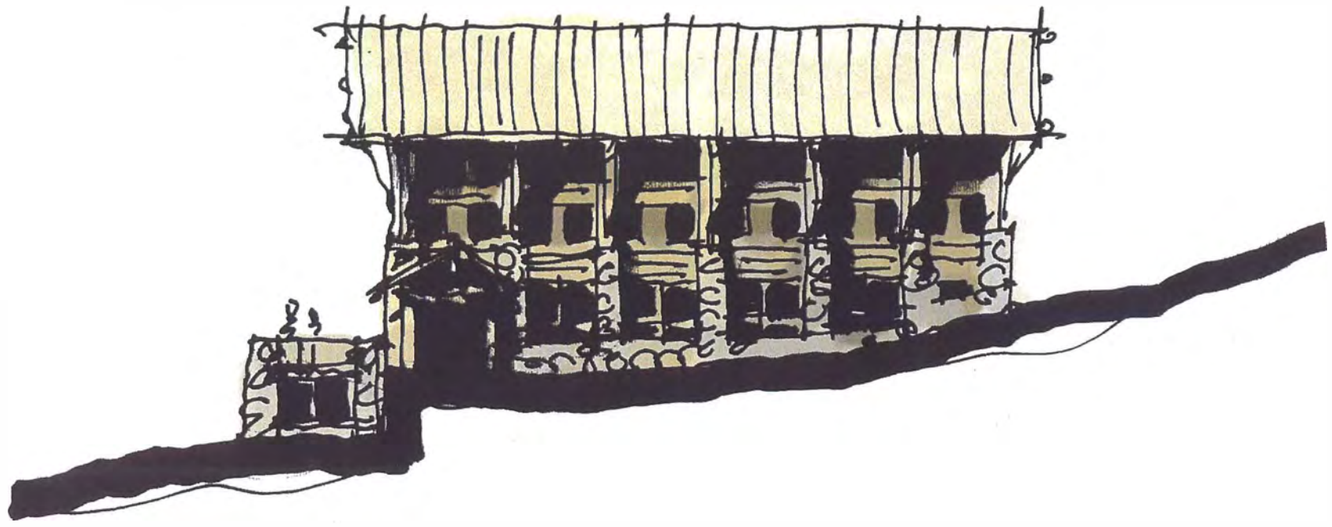




Architect's Supplemental Sketches • PINE LODGE







Architect's Supplemental Sketches • MID-MOUNTAIN LODGE



View of Snow King from North of Visitor's Center



View South from Corner of Cache and Snow King



Architect's Rendering Lot 53 Proposed Building





Side View Proposed Building on Lot 53



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



Architect's Rendering Proposed Building on Lot 57



VII. HOUSING ELEMENT

A. Housing Mitigation Plan

Affordable workforce housing shall be provided in conjunction with all commercial development and redevelopment at the resort in accordance with the Jackson Land Development Regulations. The applicant for each development or redevelopment permit shall submit a housing mitigation plan that demonstrates compliance with the affordable workforce housing requirements that are in effect at the time of the application. All development within the Snow King Resort District prior to 2020 has satisfied employee housing requirements under the then-existing Master Plan and will not require any additional mitigation in the event of changes to Town and County Land Development Regulations except for as may be required through a change of use. The following housing mitigation plan pertains to all future development within the district from the date this Maser Plan is approved forward .

At least thirty percent (30%) of the employee-housing required for each commercial development shall be provided within the Snow King Resort District. In general, affordable workforce housing included in each development is intended to satisfy this requirement, however, the affordable workforce housing may be provided at other locations within the resort district.

Housing for Snow King Mountain employees associated with mountain operations such as lift operators, ski patrollers or groomers, is exempt from the 30% requirement and may be provided entirely off site. Administration and maintenance facilities shall also be exempt from this 30%. Resort support uses not related to ski area operations and that include a physical development opportunity for creating affordable workforce housing on site, shall provide 30 percent of the required employee housing on the development site or within the resort district.

The applicant is responsible for obtaining all necessary development permits from either the Town or County, for the construction of all affordable workforce housing. Approval of all Final Development Plans for any development shall be contingent on approval of any necessary development plans to construct affordable workforce housing.

The Snow King Resort Master Association (SKRMA) will be responsible for the general implementation and administration of this Housing Element. Individual developers of specific developments or any property within the resort district will be responsible for building the required housing and SKRMA will coordinate and facilitate the locating of affordable workforce housing within the resort district when it is not possible to incorporate the housing in the individual development that generates the requirement. The required affordable workforce housing will be developed commensurate and concurrently with the free market development that generates the housing requirement.

This Housing Element will cover all the development that occurs within Sub-Areas l through 6 and will be managed following these guidelines:

• SKRMA will be responsible for ensuring that developers within the resort district follow the standards set forth herein and the affordable workforce housing requirements in the Jackson Land Development Regulations. Calculations will be based on 100% of the required housing being located within the Town of Jackson. A minimum of 30% must be located within the limits of the Snow King Resort PRD District and an additional 10% within 1 mile of the PRD district boundaries.

• Location of Affordable Workforce Housing within the Resort District limits will be in a variety of locations to meet the minimum 30% required to be housed within the district. This Master Plan identifies tentative locations of employee housing units within the Resort District. The intent is to, where possible, locate housing in small nodes. Although sufficient areas have been identified within this resort district to

accommodate 100% of the required housing, the object would be to locate, as development occurs, up to 70% of the required housing in other locations, to be determined, within the limits of the Town of Jackson.

• SKRMA will ensure that any developers and/or landowners within the district finance, build, own or sell with required restrictions, and manage the units needed to comply with the Snow King Housing Mitigation Plan, or contract with other entities to do so. When units are owned by others, occupancy of the units will be monitored by SKRMA and deed-restricted as described. All required units will be newly built restricted units. Deed restrictions will specify that occupancy of the units required under this plan will be limited to Teton County employees and their immediate family.

• All future development within the Snow King Resort district will be subject to the Housing Requirements in the Town Land Development Regulations in place at the time of the application in addition to the requirements listed within this Housing Element. However, in the event that the State of Wyoming changes or eliminates workforce housing requirements, the minimum housing requirements for the Snow King Resort District will be those adopted with the 2000 Snow King Resort District Master Plan.

• Up to 25% of the required affordable workforce housing within the resort district can be satisfied through the use of dormitory units and may be rented to non-qualified employees.

• In addition to various forms of housing such as apartments, duplex, dormitories, townhouses, or other types of housing, rental units may be configured in the form of condominiums owned by SKRMA (or its agents). These employee housing condominiums will be managed in accordance with the deed restrictions and other requirements of this Housing Mitigation Plan.

• Housing will be developed in increments in tune with commercial development phases. Developed housing will meet or exceed the required needs of each phase as computed in accordance with this section. When the developed housing exceeds the required needs, this excess developed housing will be credited towards the requirements of future phases.

• A housing unit in the Snow King resort district may be used to meet an affordable workforce housing requirement only one time. Once the unit has been approved, counted and duly restricted for such purpose, the unit shall not be approved or counted again to meet another housing requirement.

• Employees of entities located within the Snow King PRD will have priority for occupancy in the **SKRMA** controlled units. Other available units will be open for any other qualified household.

• All development that existed prior to the adoption of this Master Plan is exempt from the requirements of this Housing Mitigation Plan, except for redevelopment or changes of use that would increase the number of required employee housing units. Any future redevelopment or change of use within the "Existing Condominium Parcels" that increase the number of employees within that area, will need to comply with the requirements of this Housing Element at the expense of the development entity.

• The type and layout of housing will vary as time goes by. For planning purposes, we have used averages of 150 SF per person for dormitory housing and 370 SF per person for apartment housing.

• Habitable spaces built within the Snow King Resort PRD District to comply with the requirements of this Housing Element will be exempt from consideration in any maximum development space and FAR computations.

• Since all of the resort-wide development within the District is intended to be classified as commercial, there will not be a need for any park and school or other residential exactions. However, all development will need to provide affordable workforce housing as per this Section. Since all residential-type

development that is contemplated will be available for short-term rentals, this development will all be considered as commercial and will need to comply with this Section. Any non-commercial and non-short-term rental residential development that may be proposed in the future within the District will need to pay exactions as per the current Land Development Regulations at the time of final Development Plan Approval.

• Only entities authorized by SKRMA will be allowed to operate any business within the limits of the Snow King PRD District. SKRMA will require all these entities to provide information regarding the number of employees working within the Snow King PR District and will collect dues and assessments as needed from employers to compensate SKRMA and its agents for any costs associated with this Housing Element and other requirements of this Master Plan.

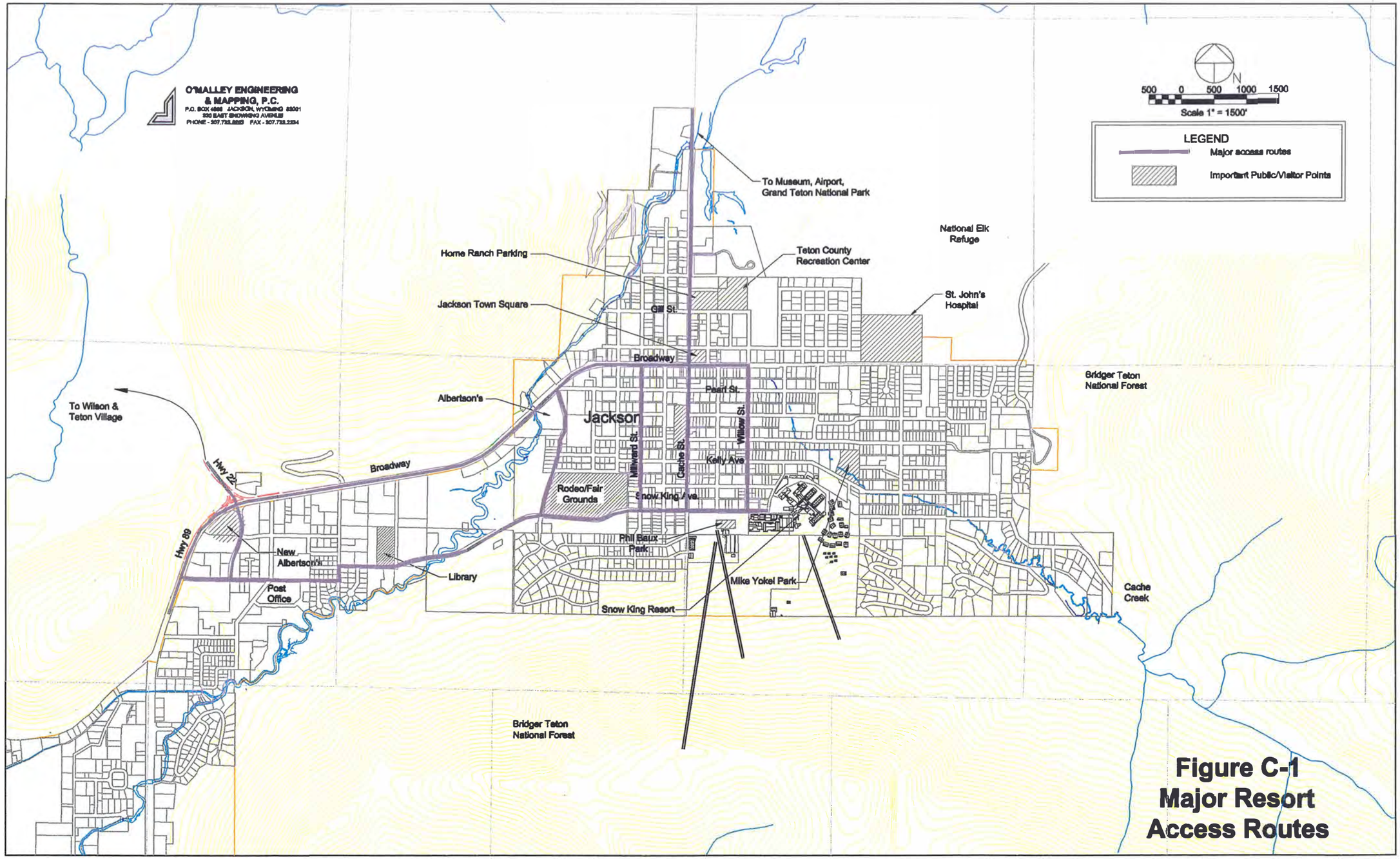


Figure C-1
Major Resort
Access Routes

VIII.TRANSPORTATION ELEMENTS

A. Snow King Resort Master Plan - Traffic Analysis and Transportation Plan

Overview
Snow King Resort has been successful at encouraging guests of the Resort to walk or utilize existing public/private transit systems for both on-site and off-site events. With moderate improvements to the street and sidewalk system in the vicinity of Snow King Resort, the addition of a convenient Town shuttle system, and implementation of an aggressive Transportation Demand Management program, the existing street system is sufficient to accommodate the projected buildout traffic.

Definitions
The principal terms used to describe the adequacy of transportation facilities are *Capacity* and *Level of Service.* Briefly, the capacity of a transportation facility reflects its ability to accommodate a stream of people or vehicles. In the Third Edition of the *Highway Capacity Manual* (Updated 1997), capacity is defined as the maximum hourly rate at which persons or vehicles can reasonably be expected to traverse a point or uniform section of a roadway during a given time period under prevailing roadway, traffic, and control conditions. Capacity is typically expressed in terms of persons per hour or vehicles per hour (vph). Person flow is important for defining the roles of pedestrian, transit, and high-occupancy vehicle treatments. As the number of buses or high-occupancy vehicles in a traffic stream increases, the number of vehicles that can pass a given point decreases, but the person flow may actually increase.

Level of Service (LOS) is a measure of the quality of the traffic flow. These qualitative measures characterize the operational conditions within a traffic stream (or intersection) and their perception by motorists and pedestrians. These conditions include speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined for each facility designated by the letters A to F. LOS A represents the best operating conditions (no delays, freedom to maneuver, no conflicts, etc.) while LOS F represents the worst (grid-lock).

A variety of factors influence capacity and level of service including:
- Roadway geometry (horizontal and vertical alignment)
- Lane width
- Design speed
- Lateral clearance
- Queuing areas at intersections
- Passing zones
- Vehicle type (percentage of trucks and buses)
- Weather conditions
- Directional flow
- Signalization
- Access control
- Volume of pedestrians and bicyclists
- Land-use characteristics.

C.1 Existing Conditions

Roadway System

The primary access routes to Snow King Resort all feed onto Snow King Ave, which is an East-West collector street within the overall Town of Jackson street network. Snow King Ave has an eastern terminus that flows directly into the Snow King Resort Hotel. There is no vehicular access to the resort from the South, East, or North. The secondary access routes (which all feed onto Snow King Avenue) include Cache St, Willow St, and to a lesser extent, Vine St. While pedestrians and cyclists can still access from directions other than the West, the topography and condominium development to the North and East of the Resort make non-vehicular access routes negligible. Snow King Mountain restricts access from the South, and anyone approaching from the South is likely already using and enjoying Resort features and facilities. Therefore, the focus areas for traffic studies, previous and current, include Snow King Ave, Cache St, Willow St, and Vine St.

Figure 1: Overview of local traffic network & Snow King Resort Access



Review of Baseline Studies and Datasets

The previous traffic studies that have been performed and will be used for comparison are detailed in the table below. The 1999 study performed by O'Malley Engineering & Mapping was the original baseline study included in the2000 Snow King Master Plan. The 2003 and 2008 studies were performed by Rendezvous Engineering for the purpose of the TMMS and reporting on the status of Snow King Resort's TDM system. The 2006 dataset was performed by WYDOT over a two-day period in Mid-July as part of an ongoing traffic volume monitoring program. In 2011, as part of an analysis of the Maple Way-Snow King Avenue Corridor Analysis, L2 Data Collection performed traffic counts along Snow King Ave as far East as Cache St (dataset does not include Willow St or Vine St, see 7.5 References for all above cited sources).

Table 1: Historical/Baseline Traffic Count Data that include some, or all, of the study area.

Report Year	Count & Report Performed By:	Data Collection Period
1999	O'Malley Engineering & Mapping	August 16 & September 2, 1999
2003	Rendezvous Engineering	August 5-15, 2003
2006	WYDOT	Mid-July, 2006
2008	Rendezvous Engineering	August 5-11, 2008
2011	L2 Data Collection	August 16-17, 2011
2016	Nelson Engineering	July 25-Aug. 19, 2016

Roadway System Traffic Volumes

The observations and data gathered in 2019 have been compiled into average daily traffic (ADT) and are shown in Table 2 and Figure 3 alongside the historical data listed in Table 1. It is important to note the slight difference in data collection timeframes, varying from Mid-July to Mid/late-August reflect a noticeable

difference that represents the difference between highest hour (approximately Mid-July), and 30th highest hour (accepted benchmark and period for previous studies). Nonetheless, the additional datasets from Mid-July, as well as additional roadway segments surveyed in more recent studies, provide valuable additional data can be used for comparison in future years.

Most of the study area roadway segments showed an increase in ADT when compared to the most recent datasets from 2016. However, a slight decrease in ADT has been observed at Snow King Ave, East of Cache. Due to road condition and geometry, it is believed that traffic has a tendency to flow from Snow King Ave to Willow St more-so than from Snow King Ave to Vine St. The data collected during this study indicates strongly that this is the case. The volume of traffic using Vine St is significantly less than Willow St. This can be attributed to Vine St's termination at the 'Tee' intersection with Kelly St, whereas Willow St is a North-South route that leads downtown and provides access to Broadway (East of Town Square). Another additional measurement taken during this survey was on Snow King Ave/Snow King Loop East of Vine St, which is both the entrance to Snow King Hotel and its other adjoining Resort properties such as Love Ridge Condominiums, Grandview Lodges, and the Snow King Resort Conference Center. Compared to the 2016 ADT data, there was a significant increase in traffic heading East into the resort, and condominiums; which appears to be indicative of higher bookings, hotel occupancy, and/or conference events at this time of year for 2019 compared to 2016.

Table 2: Comparison of study area ADT from 1996-2019

Street Segment & Location	July 1996 ADT	Late August 1999 ADT	August 2003 ADT	Mid July 2006 ADT	August 2008 Weekday ADT	Mid-August 2011 ADT	August 2016 ADT	July-August 2019 ADT
SKA West of Cache	7658	4833	5729	4216	5893	6100	N/A	N/A
SKA East of Cache	6055	4298	5064	6077	4682	5290	4009	3041
SKA East of Willow	N/A	2654	3809	N/A	3506	N/A	2596	3150
SKA East of Vine	N/A	N/A	N/A	N/A	N/A	N/A	2277	3640
Cache North of SKA	4863	2554	2774	1683	2725	2723	1795	4982
Willow North of SKA	1215	1602	2120	2205	1782	1978	4524	6219
Vine North of SKA	N/A	N/A	N/A	N/A	1155	N/A	1087	1874

Figure 3: Comparison of study area ADT from 1996-2019

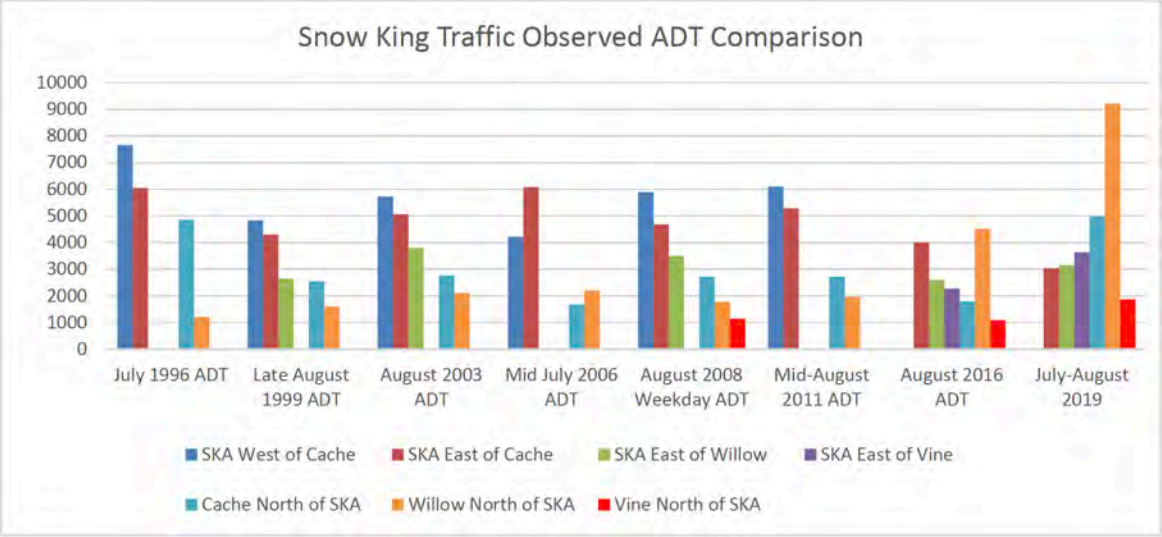
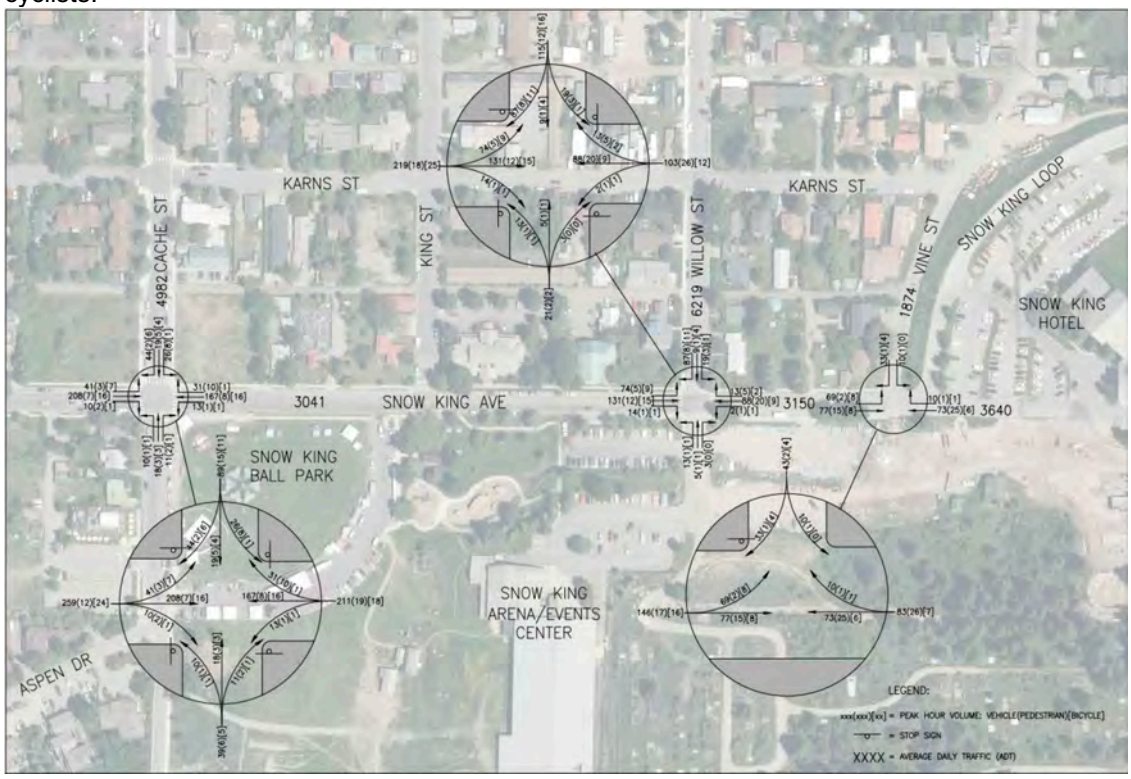
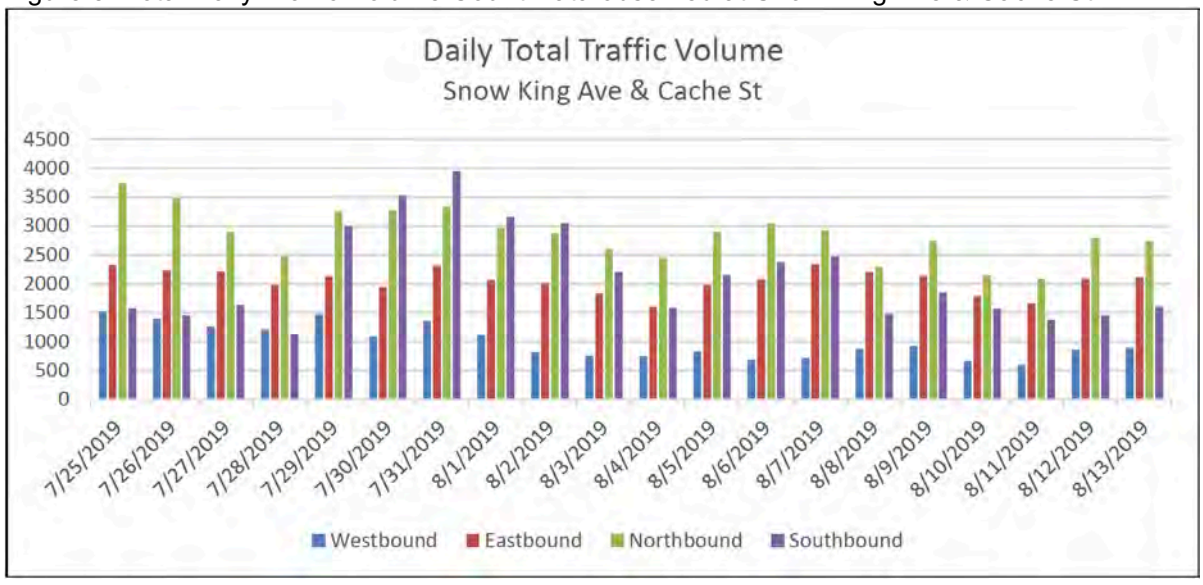


Figure 4: Overview of 2019 ADT, Peak Hour Volume, and turning movements for vehicles, pedestrians, and cyclists.



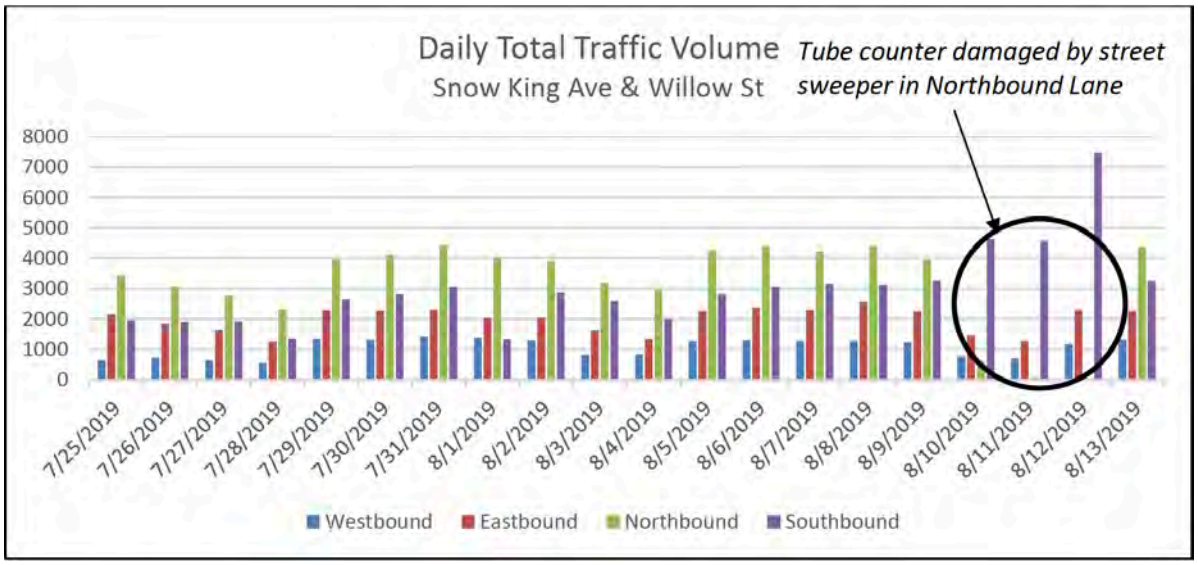
Directional daily total traffic volumes can be reviewed in Figures 5-7. At the intersection of Snow King Ave and Cache St the flow of traffic can be seen to be predominately East-West averaging 3000 vehicles per day. Northbound traffic is noticeable higher than Southbound, as going Northbound on Cache St provides access to N Highway 89 and the National Parks, as well as a direct route to downtown Jackson (Figure 5).

Figure 5: Total Daily Traffic Volume Count Data observed at Snow King Ave & Cache St.



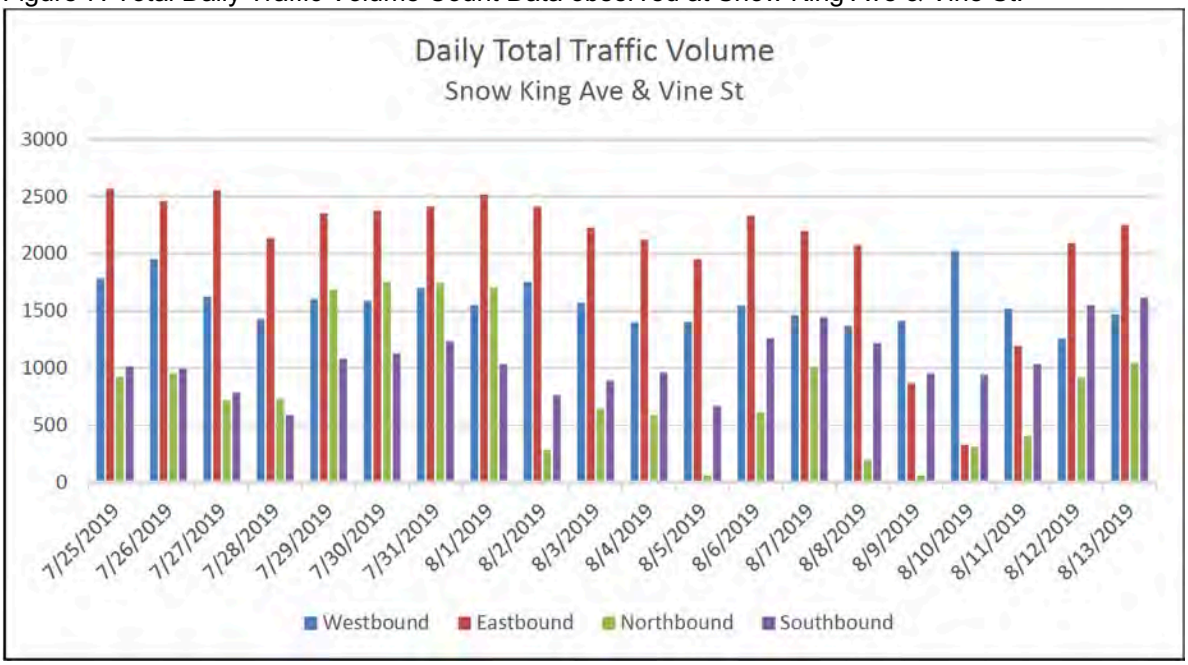
Daily traffic volumes for Snow King Ave and Willow St can be seen in Figure 6. This data demonstrates, again, that Willow St is being largely used as an arterial route North that circumnavigates the traffic of downtown and provides quick access to downtown from the East, or access to East Jackson. The Northbound traffic at this intersection averages 3200 vehicles per day (VPD), while southbound averages 3000 VPD. East-West traffic, using the aforementioned East-West corridor, averages approximately 2000 VPD (Figure 5).

Figure 6: Total Daily Traffic Volume Count Data observed at Snow King Ave & Willow St.



The intersection of Snow King Ave and Vine St observed good data collection for the duration of the study; damage to the tube counters did occur from street sweeping equipment, but they were promptly discovered and repaired before a significant data gap was created. (Figure 7). The predominant flow of traffic at this intersection can be seen to be flowing Eastbound into Snow King Resort, and its associated condominiums/accessory structures

Figure 7: Total Daily Traffic Volume Count Data observed at Snow King Ave & Vine St.



An analysis of ADT over typical peak season Weekdays vs. Weekends can be seen in Table 3. The Weekend ADT is predictably lower than Weekday ADT at all intersections, with varying ratios dependent on the street segment. The observed average ratio of Weekday:Weekend ADT is 1.29, which is slightly lower than the 2016 observed ration of 1.41.

Table 3: Comparison of Weekday vs. Weekend ADT for respective street segments.

	Weekday Average ADT	Weekend Average ADT	Overall Average ADT	Weekday:Weekend ADT Ratio
SKA East of Cache	3180	2718	3041	1.17
SKA East of Willow	3354	2673	3150	1.25
SKA East of Vine	3763	3354	3640	1.12
Cache North of SKA	5390	4032	4982	1.34
Willow North of SKA	6811	4835	6219	1.41
Vine North of SKA	2064	1432	1874	1.44
		Average ADT Ratio:		**1.29**

Alternative Transportation Analysis

Use of alternative transportation means varies between Snow King Resort Employees and Guests. As part of the wording in the TDM Strategy, each shall be reviewed separately (see next section for respective analysis). Initial manual count data, performed from 7:00-9:00 AM and 4:00-6:00 PM on 8/8/19 and 8/13/19 yielded the peak hour traffic numbers in Table 4. Including all routes at all intersections, a commuter hour modal split of 24% was observed, averaged over the three days of manual data collection. This is a slight decrease from the alternative transportation modal split of 30% observed in 2016.

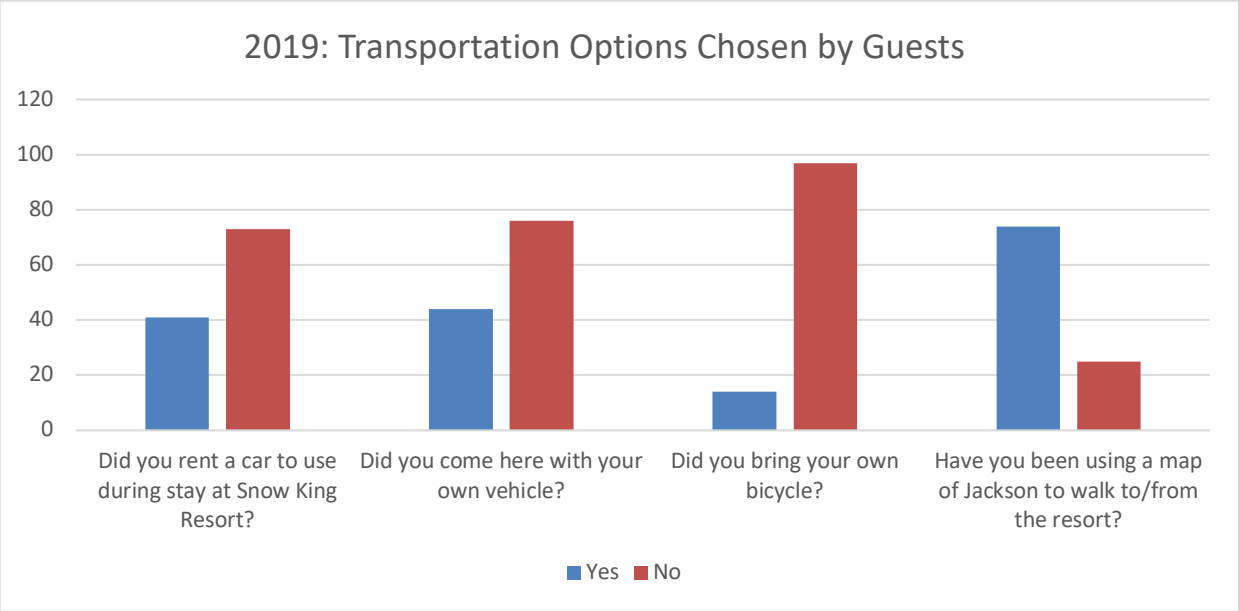
Table 4: Peak Hour Directional Traffic by Transportation Mode & Observed Modal Split by Route.

Intersection & Direction	Total Vehicles	Total Pedestrians	Total Cyclists	Modal Split Ratio
SKA & Cache Eastbound	259	12	24	14%
SKA & Cache Westbound	211	19	18	18%
SKA & Cache Northbound	39	6	5	28%
SKA & Cache Southbound	89	15	11	29%
SKA & Willow Eastbound	219	18	25	20%
SKA & Willow Westbound	103	26	12	37%
SKA & Willow Northbound	21	2	2	19%
SKA & Willow Southbound	115	12	16	24%
SKA & Vine Eastbound	146	17	16	23%
SKA & Vine Westbound	83	26	6	39%
SKA & Vine Southbound	43	2	4	14%
			Average:	**24%**

Resort Guest Alternative Transportation Analysis:

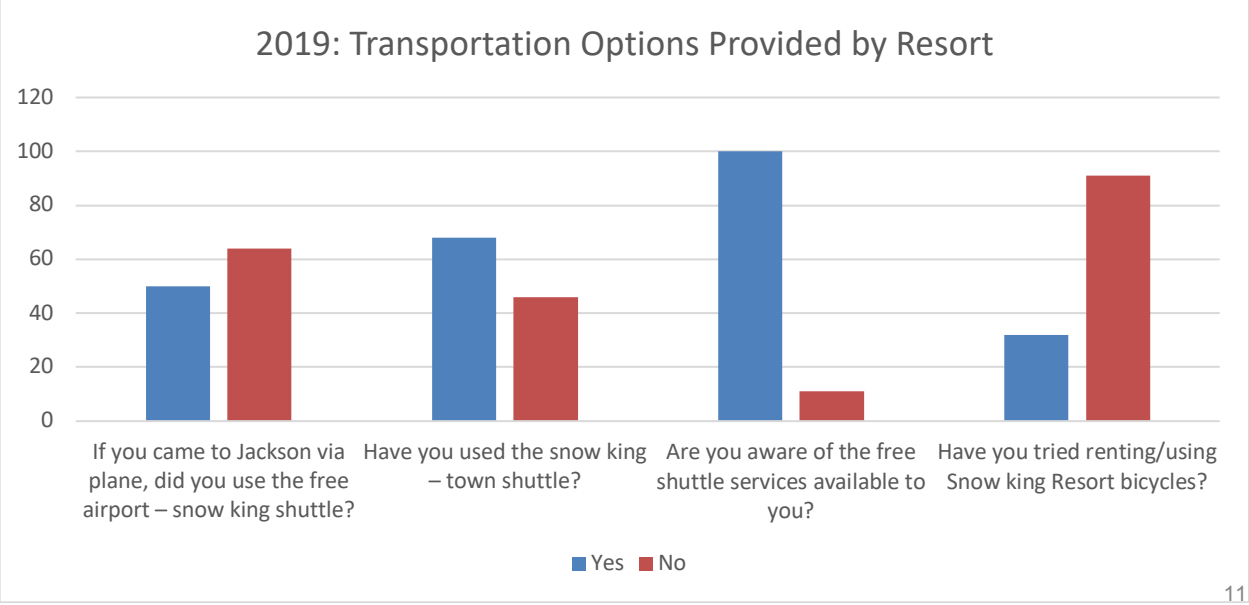
The majority of insight that was gathered into the transportation mode choices made by Guests was through analysis of the Resort Guest Questionnaires. Several of the TMMS strategies are aimed at encouraging Guests to ride the Bus, walk, or bike, through financial incentives as well as convenience. The data in Figure 8 indicates approximately 1/3 of Resort Guests flew into Jackson Airport and rented vehicles for the duration of their stay. However, approximately 30% of Guests that stayed at the Resort came to Jackson with their own vehicles. This provides the basis to assume that approximately 1/3 of Snow King Resort Guests arrived to Jackson via plane, and did not rent their own personal vehicles (Figure 9). This assumption is strongly supported by the figure that roughly 78% of Guests chose, at some point in their visit, to walk to and from downtown Jackson (Figure 8, last question).

Figure 8: Transportation choices made by Guests.



The Resort-furnished transportation options seem to be relatively well known by Guests and experience significant use (Figure 9). Approximately 43% of Guests arriving by plane took advantage of the Snow King Resort Shuttle, and over half of the Guests are regularly using the Resort-Town Square Shuttle. Less than 10% of Guests were unaware of the shuttle services available to them, or at least unaware that they were free/included with their stay at Snow King Resort. Approximately 18% of Guests took advantage of the Resort bike rentals, which is a relatively good achievement based on the age and interest range of Resort Patrons (Figure 9).

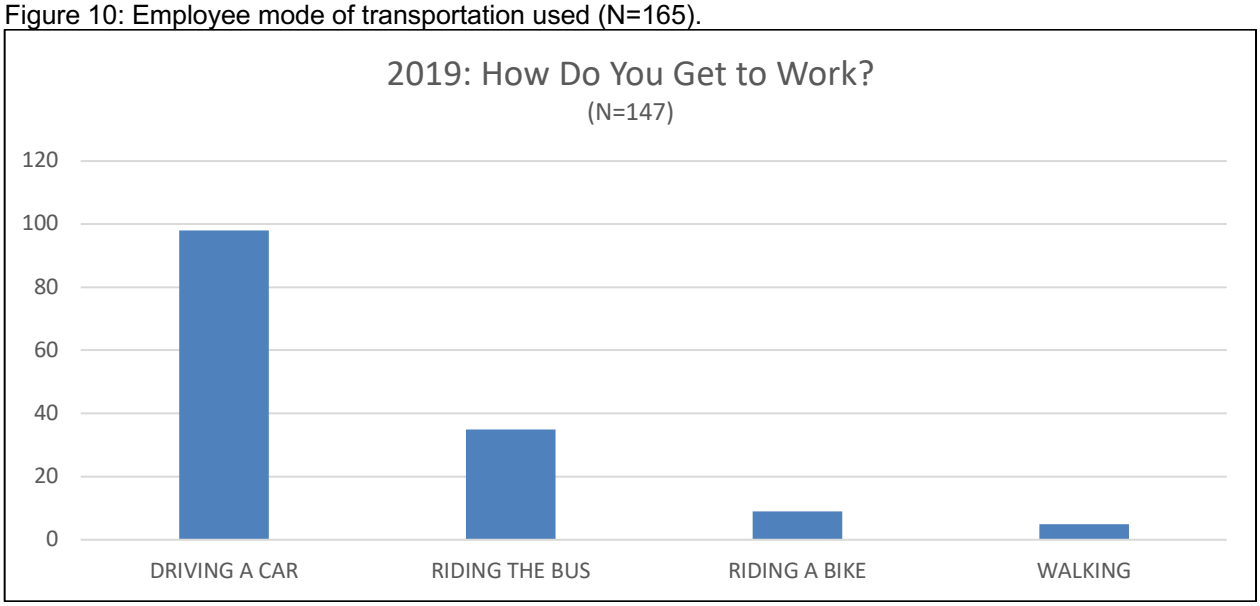
Figure 9: Guest usage of Resort provided transportation options.



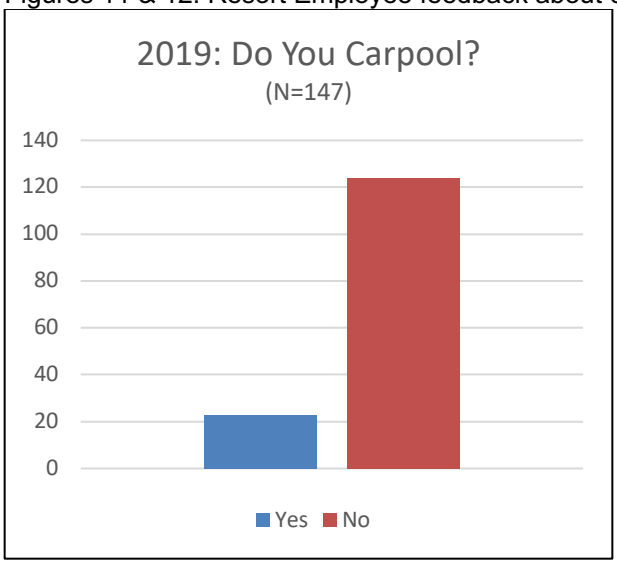
4.2.2 – Resort Employee Alternative Transportation Analysis:

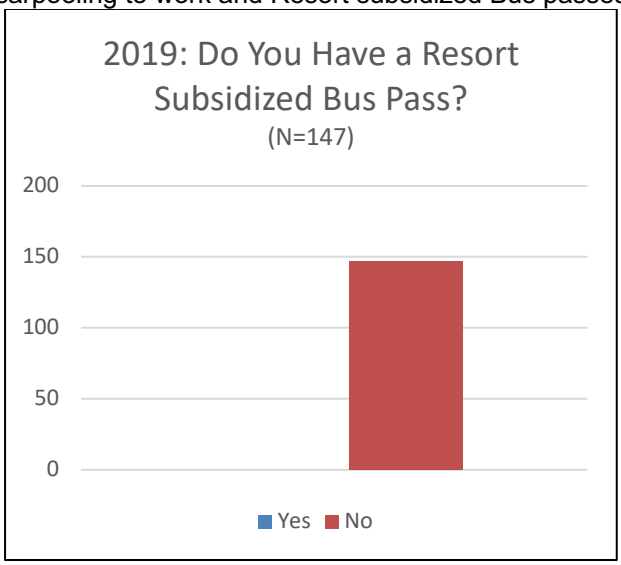
A review of the transportation choices made by Snow King Resort Employees revealed that the vast majority of Employees are either driving in personal vehicles, or riding the STARTBus (Figure 10). While this does not demonstrate an effort to encourage Employees to cycle, or walk to work, the public transportation ridership comprises over 1/3 of Resort Employees using alternative transportation.

Figure 10: Employee mode of transportation used (N=165).



Figures 11 & 12: Resort Employee feedback about carpooling to work and Resort subsidized Bus passes.

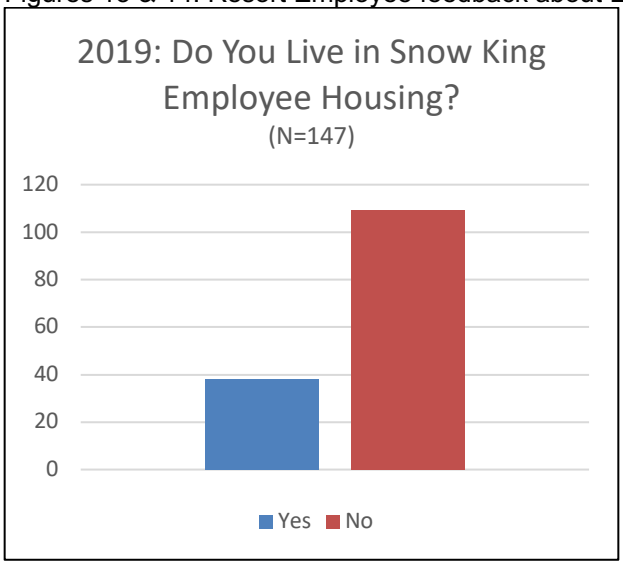


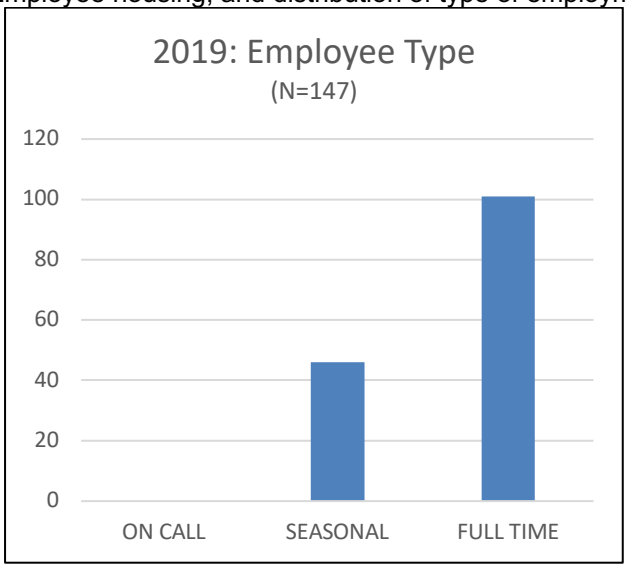


Approximately 28% of the Employees that choose to drive a vehicle to work responded 'Yes' when asked if they regularly carpooled, which significantly adds to the effort to reduce non-single-occupancy vehicles (Figure 11). When asked if the Resort provided discounted rates for STARTBus passes, 100% of Employees responded 'No.' While the majority of Employees likely live in the Town of Jackson, where the STARTBus Town Shuttle is free and therefore doesn't require a paid Bus pass, this leaves in question the benefits offered to Employees that live in Teton Village, Teton Valley, Idaho, or Star Valley/Alpine, Wyoming (Figure 12).

When surveyed about Employee housing, approximately 28% responded that they were offered, and currently live in, Snow King Resort provided Employee housing. This Employee benefit comes in several options- either in rented apartment units in the Town of Jackson, or seasonally leased motel rooms at the Kudar Motel (Figures 13 and 14).

Figures 13 & 14: Resort Employee feedback about Employee housing, and distribution of type of employment.





STARTBus Ridership

The STARTBus program has been serving Snow King Resort since its creation in 1987; however, only since 2015/2016, have START Bus drivers started collecting count information about ridership at the Snow King Resort stop.

One of the prominent conclusions from the 2016 Traffic Study was that the ridership data collection could be improved upon. Unfortunately, the START Bus program was attempting to do so across all of their lines and routes, but reported an issue mid 2019 regarding the data collection. Due to data collection software problems, the Start Director informed us that the current ridership dataset is unavailable.

Parking Impact Analysis

An important part of Snow King Resort's business, and the associated impact on the surrounding residential community, is the usage of both Resort-owned, as well as public parking lots. The aerial drone photography that was collected from 8/22/19 – 8/26/19 demonstrated an average mid-afternoon to early evening usage that can be seen in Table 6. During the typical mid-day times when this data was collected at either 10 AM, or 5 PM, it can be assumed that most Hotel Guests were out doing daytime activities (i.e., visiting National Parks, shopping, etc). The data shows continued medium usage in the Resort adjacent parking lots, with an average of 40% capacity throughout all observed periods. The Arena Lot, and the Overflow Dirt Lot remained largely unused throughout most of the week of observations with averages of 23% and 30%, respectively. The Snow King Ball Park Lot had low-moderate usage, with an average capacity of 26%.

Table 6: Summary of Parking Lot maximum capacity and average observed usage.

Parking Lot #	1	2	3	4	5
Lot Description	**Ball Park Lot**	**Arena Lot**	**Hotel Main Lot**	**Hotel Rear Lot**	**Overflow Dirt Lot**
Total Capacity	86	79	149	71	64
Average % of Max Capacity:	**26%**	**23%**	**40%**	**35%**	**30%**

Transit Systems

The Town of Jackson's public transit system consists of the expanding presence of the START Bus system, a Teton County bu service that originated in 1987 as transportation from Jackson to Teton Village. In recent years the START Bus services have expanded to provide Monday-Friday commuter lines from Star Valley, Wyoming and Teton Valley, Idaho, as well as a free town shuttle consisting of multiple lines running every day from 7:00 AM-8:00 PM.

Snow King Resort was included as a stop as early as the START Bus program's inception in 1987. Other than Teton Village, it is the only other stop in the entire START Bus operation that is on private land (all other stops

are on public roads). Since 1987, the frequency of Bus pickup/drop-off frequency has increased steadily to a current rate of hourly trips to Teton Village, and 30-minute intervals for the free town Shuttle.

Pedestrian and Other Non-Motorized Facilities

Snow King Resort is served by a series of 5-foot wide detached and 6-foot wide attached concrete sidewalks along Snow King Avenue. A short section of wooden boardwalk is located on the north side of Snow King Avenue. A 3-ft. wide sidewalk is located along both sides of South Cache Street from Snow King Avenue to Broadway Avenue. A series of horse trails and hiking trails diverge from the resort and access various parts of Snow King Mountain and the National Forest lands to the south of the Resort. These trails and sidewalks are shown in **Figures C- 9, C-9A, C-98, C-9C, C-10, and C-11.**

The best pedestrian route from the resort to the town square is via Snow King Avenue and Cache St. Most Snow King guests walk the sidewalk on Snow King and Cache streets to access other parts of the downtown. The Jackson Hole Pathway System does not access the Resort at this time; however, designated bike routes connect the pathway system to the resort. Bicyclists use the vehicle travel lanes or parking lanes of Snow King Avenue to travel to and from the Resort. Two popular trails for hiking and biking originate at Phil Baux Park and go up the mountain to connect to the greater Snow King trail system on National Forest Lands.

C.2 Travel Demand Analysis

Travel demand for the Snow King Resort is determined by correlating existing conditions and traffic counts at the resort with future conditions. Additional information developed includes trip generation (based on Resort buildout), estimated modal split, and peak hour calculations.

Trip Generation

Trip generation for Snow King Resort is focused on summer conditions. Trip generation for Resort buildout is calculated from several factors including: total overnight guestrooms (hotel), total condominium units, commercial uses and densities, and number of employees. **Table C-5** lists existing conditions at the time of the original master plan (2000) and proposed conditions, projection rates, and traffic projections for Snow King Avenue east of Willow Street. The Institute of Transportation Engineers (ITE) Trip Generation Manual indicates that typical projection rates for resort hotels vary between 10 and 15 trips per day per lodging unit. Removing the Vine Street traffic counts and the Phibbs Law Office counts from the Snow King Avenue counts (East of Willow) and dividing by the number of lodging units yields an average projection rate of 10.1 trips per day per unit (at full occupancy). According to ITE, hotel condominium units generate between 4 and 18 trips per day per unit with an average rate of 9.5 trips. Teton County has historically used a townhouse trip generation factor of 7.2 trips per unit per day. Dividing the number of condominium units into the number or trips accessing the condominiums yields a trip generation factor of 8.0 trips per day. For these projections a hotel rate of 10.2 and a condominium rate of 8.0 are used. The floor area, guest numbers and conference seats are shown for comparison purposes.

Table C-5

Use Description	Existing (2000)	Proposed	Gen. Rate	Projected Existing ADT	Final ADT
Hotel Rooms	204	654	10.2	2,080	8,752
Condo Units	38	95	8.0	304	1,064
Employee Housing		65	4		260
Alpine Slide (Rides/day)	900	1,350	*		
Restaurant Seats	47	0	*		
Lounge/Bar Seats	50	0	*		
Total				**2,384**	10,076
Floor Area	160,000	730,000			
Total Guests	616	1,844			
Conference Seats	250	1,000			

A - Indicates maximum occupancy accessed from the Resort.
6 = Indicates 204 employees to be housed on-site in 65 - 3 and 4 bedroom units.
* = Indicates projection included in resort (hotel) rate.
ADT = Average Daily Traffic

In general, the trip generation factor of 10.2 yields traffic volumes consistent with the recorded volumes. Minor differences between the recorded and projected ADTs maybe due to several factors including lower hotel occupancy rates, shared uses, and high pedestrian and transit activity.

The projected final ADTs in **Table C-5** reflect a "worst-case" scenario. The Resort may build more condominiums and fewer hotel rooms resulting in lower projected traffic volumes. Also, as shown in **Table C- 2,** changes in room occupancy and alpine slide ridership do not appear to significantly impact traffic volumes. There is a certain amount of "background" traffic along East Snow King Avenue that exists whether the hotel has guests or not. Consequently, the traffic projections in **Table C-5** likely overstate the future traffic volumes.

The traffic volume on Willow Street averages 51% of the volume on Snow King Avenue east of Willow. Assuming no changes to Willow Street (improvements at the MAC campus, installation of one-way pairs, etc.) and no changes in pedestrian, transit, or land uses, the projected traffic volume on Willow Street at Resort buildout is approximately 4,100 ADT. Analysis of **Figures C-2** through **C-7** and on-site observation indicate a significant flow of traffic eastbound on Snow King Avenue and then northbound on Cache and Willow Streets around 8 AM. Between 4 PM and 6 PM there is a similar flow in a southerly direction (on Willow) and a westerly direction (on Snow King).

Modal Split

Lack of data regarding ridership on private bus services, taxis and START at Snow King Resort and incompatible modal counting methodologies make it difficult to accurately determine modal split between automobiles, transit, pedestrians, and bicycles. The available data and conversations with START personnel indicate that Snow King Resort enjoys a high level of transit ridership compared to other areas in Teton County. The best estimate of current transit share is between 1% and 4% of vehicular trips at Snow King Resort. Improvements to summer transit operations (both public and private), emphasis on transportation demand management strategies, improved pedestrian facilities, and the additional of a frequent intra-town shuttle system should increase the transit mode share to 15-20%.

Snow King Resort is favorably located to reduce the percentage of automobile trips and increase percentages of transit and non-motorized trips. Pedestrian and bicycle trips varied from a low of 17% to a high of 40% of all trips on Snow King Avenue between the Resort and Willow Street. A typical modal split for this roadway segment during the summer is 20% ped/bike and 80% motorized. Estimated modal split of non-motorized trips between the Resort and Town Square is 2%-5% of all trips. Improved sidewalk and trail facilities coupled with frequent and convenient transit facilities will increase summer non-motorized mode share to 15% of all trips. At buildout, transit and non-motorized facilities are estimated to account for 35% of all trips for streets immediately adjacent to the Resort and 25% for other segments. **Figure C-14** shows the proposed Transit and Pathways system for the Resort area. **Table C-6** shows the estimated vehicular traffic for adjacent roadways with 25%-35% modal split.

Table C-6

Street Segment	ADT 2000	Projected Trips (No Additional Modal Split	Projected Trips (25%-35% Modal Split)
SKA - East of Willow	2,384	10,076	6,549
SKA - East of Cache	4,672	12,627	9,470
SKA - West of Cache	5,046	13,637	10,228
Willow	1,627	4,091	2864
Cache	2,991	8,083	6062

Peak Hour Forecasts

Peak hour and 30th highest hour is often a more useful measure of a roadway's capacity than ADT. Roadway planning efforts utilize the projected 30th highest hour to determine whether a roadway segment needs improvement. The 30th highest hour is typically between 70% and 80% of the peak hour(s) and reflects a break in the curve below which the majority of the hours in a year fall. Designing for the 30 highest hour provides the best balance between cost and function. The peak hour in Jackson is likely to occur around the July 4th holiday weekend. The 30th highest hour for Jackson would typically represent the highest daily hour in June or August. It is reasonable to assume that the peak hours identified in the traffic counts conducted at Snow King Resort during August 1999 reflect the 30th highest hour.

The peak hour averages 9.1% of the 24-hour total for the streets in the study area. The directional flow split at peak hour can be as great as 65/35. This directional split occurs during the AM and PM peaks when people are going to or from work. The projected peak hour counts for the study area are shown in **Table C-7.** These peak hours are based on the 25%-35% modal split projections listed in Table C-6.

Table C-7

Street Segment	Current Peak-Hour Traffic Per Lane	Projected Peak-Hour Traffic Per Lane
SKA - East of Willow	141	387
SKA- East of Cache	276	560
SKA - West of Cache	298	605
Willow	96	169
Cache	177	359

C.3 Level of Service

Street and Intersection Level of Service (LOS)
This analysis utilizes the *Highway Capacity Manual* prepared by the Transportation Research Board for two- way and four-way, stop-controlled, non-signalized intersections. Steps required to determine intersect ion capacity include:

- Define existing geometry and traffic conditions for the intersection.
- Determine the conflicting traffic through which each minor road movement and major road left turn movement must cross.
- Determine the size of the gap in the conflicting traffic stream needed by vehicles in each movement crossing a conflicting traffic stream.
- Determine the capacity of the gaps in the major road traffic stream to accommodate each of the subject movements that will use these gaps.
- Adjust the calculated capacities to account for impedance and the use of shared lanes.
- Estimate the average total delay for each of the subject movements and determine the level of service for each movement and for the intersection.

Specific information required for the calculations include:

- Volumes by movement for the hour of interest.
- Vehicle classification for the hour of interest.
- Peak Hour Factor.
- Number of lanes for minor and major streets.
- Grade of all approaches.
- Other geometric features of interest.

The methodology outlined in the *Highway Capacity Manual* utilizes gap acceptance modeling to determine the interaction of minor street and major street drivers. This modeling technique assumes that Two-way, Stop-Controlled intersections (TWSC) give no positive indication or control to the driver on the minor road as to when it is safe to leave the stop line and enter the major traffic stream. This modeling is based on three elements: the size and availability of gaps, the value of these gaps, and the relative priority of the various traffic streams.

The level of service criteria is given in **Table C-8.** Total delay is defined as the total elapsed time from when a vehicle stops at the end of the queue until the vehicle departs from the stop line. The average total delay for any particular minor movement is a function of the service rate or capacity of the approach and the degree of saturation.

Table C-8

Level of Service	Average Total Delay (seconds/vehicle)
A	<5
B	> 5 and <10
C	>10 and <20
D	> 20 and< 30
E	> 30 and< 45
F	> 45

The *Highway Capacity Manual* does not include a methodology for determining level of service *for* urban streets that are stop-controlled rather than signalized. Extrapolating from the methodologies for arterial streets, it appears that all streets in the vicinity of Snow King Resort are functioning at a level of service of NB. During peak hour congestion, the intersections at Willow - Snow King Avenue (for the Willow Street southbound leg) and Cache - Snow King Avenue degrade briefly to LOS C. The conditions on Cache Street will be influenced more by land use decisions for the downtown core than by the Snow King Resort.

Estimates of level of service for this street and Snow King Avenue to the west of Cache are based on the traffic projections in the Jackson Hole Transportation Plan. At Resort build-out, Snow King Avenue west of Cache will reach LOS *CID* for several hours during the day and the intersection at Cache will also function at LOS D during peak hours. The intersection at Willow will reach LOS D at peak hour. Presumably, the Willow - Snow King Avenue intersection will be converted from two-way stop-controlled intersection to four-way stop controlled intersection - improving the level of service to 8/C.

Sidewalk/Pathway Level of Service
Methodologies for determining LOS for sidewalks and pathways are poorly developed at this time. Until the fall of 2000, lack of sidewalks along Snow King Avenue and Willow Streets forced pedestrians *to* share the roadway with automobiles, buses, and trucks - for a LOS of D-F. The addition of sidewalks to these streets has raised the pedestrian LOS to A/8. (See **Figures 9, 9A, 98, and 10)**

C.4 Transportation Demand Management Program.

Transportation Demand Management Strategies
The purpose of a Transportation Demand Management program is to establish strategies that influence travel mode choice and minimize the use of single-occupant automobiles. These strategies are typically a combination of incentives (to transit and non-motorized modes) and disincentives (to single-occupancy automobiles). These TOM strategies are often financially based but can also utilize other management techniques such as marketing and housing. The primary goals are to reduce traffic congestion by reducing vehicular trips, reduce air pollution, and increase mode choice. Snow King Resort has already adopted some of these strategies, in particular the Resort provides free shuttle service for its guests to the airport, Teton Village, and downtown. The following list outlines some of the strategies necessary to influence mode choice and reduce automobile trips.

- Provide free or reduced-rate bus passes to all employees.
- Provide free or reduced-level bus/bike passes to guests and inform guests of the availability of transit and non-motorized modes prior to arrival.
- Continue (and increase frequency of) shuttle to Teton Village and Airport to encourage guests to use transit rather than renting automobiles.
- Provide employee ride-share incentives. Provide free parking for multi-occupancy vehicles and paid parking for single-occupancy vehicles.
- Continue to have groups as a large percentage of the lodging business.
- Construct the majority of development in a dense pattern near the shared parking area.
- Support and participate in community wide mass transportation invitations.
- Promote alternative travel modes through advertising and marketing.
- Provide "town" bikes at a nominal rate for guests.
- Coordinate with Town to provide a frequent and convenient Town Square - MAC Campus - Snow King shuttle system.
- Coordinate with the Town to provide improved sidewalk and pathway systems along Willow, King, and Cache.
- Provide information and reservation services and staging areas for float trips, snowmobile operators, and other tour operations.
- Develop parking district with combination of free and fee parking.
- Provide on-site and nearby employee housing.
- Require off-site parking for employees.
- Provide START Bikes and promote alternative modes of travel for employee and guests

A combination of five or more of the above strategies are required to ensure the the modal-split assumptions listed in **Table C-6** are to be realized.

Another strategy to reduce vehicle trips in the downtown (although not necessarily along Snow King Avenue) is to provide additional parking at the Resort to be used for downtown employee parking. In combination with a convenient in-town shuttle system, capturing employees at Snow King will help reduce traffic along West Broadway, Pearl Avenue, and Cache Street. Employees will be less likely to use their vehicles during the day for errands and more likely to walk or use the shuttle. An employee parking lot at the Resort is likely to generate only two trips per day per parking space (incoming and outgoing) rather than the more typical six to

ten trips per day.

Travel Demand Management Monitoring system

A TDM monitoring program helps insure that the TDM program meets the goals of reducing single-occupancy vehicle trips and increasing the use of alternative travel modes. The following items should be considered as part of the monitoring program:

- Prior to issuance of a building permit for the first approved Final Development Plan, conduct baseline traffic counts for all modes.
- Every three years, conduct 24-hour traffic counts, pedestrian counts, bicycle counts, parking counts, and transit counts. These counts shall begin two years following completion of the first Final Development Plan project.
- Conduct guest and employee surveys to determine mode choice, success of alternative traffic modes, and satisfaction with transportation options.
- Conduct parking surveys to determine parking utilization by employees, guests, locals, and other visitors.
- Conduct parking counts for all surface parking lots over 10 spaces as part of the required transporting monitoring.
- Correlate hotel occupancy with traffic counts and available transportation options.
- Survey transit providers (public and private) to determine utilization during peak travel periods. Maintain a database of transit ridership.
- Snow King will participate in any Town of Jackson TDM programs for the entire base area including surrounding property owners and users as requested in the future.
- Ensure a minimum of at least 5 TDM Strategies are implemented at all times.
- In the event that all businesses in the Town of Jackson are required to fund the START Bus in the future, the Snow King Resort district will follow the same obligations as other businesses.
- Prior to development of sub-area 2, the parking lots in this area are to be available for public day use. The Town of Jackson may require these lots to be paved and stormwater infrastructure addressed (temporary and/or permanent) when deemed necessary by the Town. Both parking capacity and stormwater requirements shall be reviewed as part of the required TDM reporting every 3 years and/or as part of other permit review including but not limited to Conditional Use Permits. Parking capacity will be triggered for consideration when peak parking occupancy reaches 80% for the lots located in subarea #2 and in those lots adjacent to the recreational amenities in subarea #1. Stormwater consideration will be determined by the Town Engineer based upon increased impact to the Town right of way and infrastructure and other associated factors.

The primary gauge of the effectiveness of the TDM program will be whether or not there is a relative reduction in the peak hour traffic counts. The goal of the TDM program is to reduce the projected build out trips by 25%- 35%. Other measures of effectiveness will include the number of transit riders vs. hotel occupancy and/or traffic counts, parking counts vs. hotel occupancy, and ped/bike volumes vs. traffic counts.

C.5 Recommendations and Proposed System Improvements

Snow King Resort will participate with the Town in developing the most effective transportation network for the Snow King area and the downtown. The Resort looks forward helping formulate the best routes between the Resort and the MAC/Town Square area as well as determining an equitable cost-sharing arrangement for transit, streets, and sidewalks.

C.6 Phasing Plan

Snow King Resort anticipates coordinating sidewalk and street improvements with the Jackson Transportation Improvement Projects (JTIP). The final sidewalk and landscaping along the south side of Snow King Avenue will be constructed with the parking and plaza facilities. Depending on funding for Jackson sidewalks in the Capital Improvement Fund, intersection improvements at Willow Street will be constructed prior to major reconstruction at the Resort. Sidewalk improvements to South Cache Street, South King Street, and South Willow Street will also depend on the Jackson Capital Improvement Fund. Snow King Resort anticipates cost-sharing some of the improvements at Willow-Snow King intersection.

Actual timing of improvements will be influenced by the results of the Transportation Demand Management Monitoring Program. However, it must be recognized that the success of both the pedestrian and transit

systems are interrelated. It is unlikely that shuttle and transit ridership will increase without improvement to pedestrian and bicycle facilities. People are more willing to walk if they have the option to ride (on a shuttle) some of their route. Studies indicate that most people are unwilling to leave their vehicles and walk or use transit unless these facilities are convenient, safe, go to the desired destinations (Town Square, Teton Village, Airport, etc.), and function (in the case of transit) in a timely manner. Town land use patterns and the Town Parking Masterplan also influence the transit program. Aggressive efforts to minimize employee parking in the downtown core will only succeed with convenient satellite parking (including Snow King Resort), safe and well-maintained sidewalks, and efficient transit facilities.

The most recent Transportation Demand Management Report completed in 2019 is included at the end of this Master Plan.

Snow King Resort Master Plan - C. Parking Elements

P.1 Parking Summary

Snow King Resort's parking plan provides a surplus of daytime and evening parking for both summer and winter. During both seasons, a larger parking surplus is available during the day. The Town of Jackson and/or Teton Village could use these extra spaces for downtown employee parking or a transit hub parking area. There will be 1,783 summer spaces and 1,643 winter spaces. Of these spaces, 1,415 summer spaces and 1,275 winter spaces will be available for shared parking. The peak shared parking demand on Snow King facilities will be 947 in the summer and 720 in the winter. The smallest surplus of spaces in the summer and winter evenings is 468 and 555 respectively. A significantly larger surplus exists during the daytime. **Table P-1** shows the estimated proposed parking at Resort build-out.

SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. Unless otherwise agreed, SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.

AREAS AVAILABLE FOR SHARED PARKING	Summer Number of Spaces	Winter Number of Spaces
New Hotel and Condominium Wings - Underground	240	240
- Surface	215	150
KM6 Area - Underground	640	640
KM6 Area (Add. Alternate) - Underground	105	105
Ice Rink & Ballfield - Surface	169	140
Periphery Buildings - Surface	46	0
Shared Parking Subtotal:	1415	1275
AREAS NOT AVAILABLE FOR SHARED PARKING		
Periphery Buildings - Underground	88	88
- Covered	40	40
Love Ridge - Underground	106	106
- Covered	5	5
Existing Condominiums	126	126
Maintenance Building	3	3
Non-shared Parking Subtotal:	368	368
Total Proposed Parking Available:	1783	1643

Summary of Proposed Parking to be Provided
Table P-1

Summary of Proposed Parking to be Provided
Table P-1

Using the Town of Jackson parking ratios as a guide, the Urban Land institute's shared parking model was used to generate the hourly parking demand for weekdays and weekends during the summer and winter seasons. **Tables P-2** & **P-3** summarize the hourly and peak hour parking demands generated by the shared parking model. Additionally, these tables indicate the peak parking demand occurs on weekday evenings. Summer parking demands are higher than winter. According to the shared parking model, a parking surplus exists both summer and winter. These surplus spaces will be available for other shared uses. Due to improved *efficiency,* the proposed shared parking will provide an adequate number *of* parking spaces while reducing the amount of land dedicated to parking.

Summer Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	569	156	725
7:00 AM	551	156	707
8:00 AM	545	156	701
9:00AM	550	140	691
10:00 AM	530	125	655
11:00 AM	523	125	648
12:00 PM	568	125	693
1:00 PM	566	125	691
2:00 PM	556	125	681
3:00 PM	503	140	644
4:00 PM	557	140	698
5:00 PM	642	140	782
6:00 PM	763	140	904
7:00 PM	807	125	932
8:00 PM	837	109	947
9:00 PM	810	109	920
10:00 PM	764	140	904
11:00 PM	630	156	786
12:00 AM	590	156	746

[a] Max Shared Parking Space Demand = 947

[a,b] Shared Parking Space Supply = 1415

[c] Parking Surplus at Peak Hour = 468

Summer Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	567	156	723
7:00 AM	448	156	604
8:00 AM	483	156	639
9:00 AM	474	140	615
10:00 AM	441	125	565
11:00 AM	439	125	564
12:00 PM	508	125	633
1:00 PM	553	125	678
2:00 PM	563	125	688
3:00 PM	545	140	686
4:00 PM	563	140	703
5:00 PM	615	140	756
6:00 PM	710	140	850
7:00 PM	782	125	906
8:00 PM	799	109	908
9:00 PM	776	109	886
10:00 PM	752	140	892
11:00 PM	656	156	812
12:00 AM	629	156	785

[a] Max Shared Parking Space Demand = 908

[a, b] Shared Parking Space Supply = 1415

[c] Parking Surplus at Peak Hour = 507

[a] Does not include condominium parking because of its low ability to function as shared parking

[b] Shared parking supply from table P-1

[c] Represents minimum parking surplus

Summer Shared Parking Summary
Table P-2

Winter Weekday

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00 AM	371	156	527
7:00 AM	390	156	546
8:00 AM	403	156	559
9:00 AM	386	140	526
10:00 AM	339	125	464
11:00 AM	334	125	459
12:00 PM	396	125	520
1:00 PM	408	125	532
2:00 PM	360	125	484
3:00 PM	318	140	458
4:00 PM	387	140	527
5:00 PM	463	140	603
6:00 PM	575	125	700
7:00 PM	595	125	720
8:00 PM	595	109	704
9:00 PM	548	109	657
10:00 PM	484	140	624
11:00 PM	401	156	557
12:00 **AM**	372	156	528

[a] Max Shared Parking Space Demand = 720

[a, b,d] Shared Parking Space Supply = 1275 Parking Surplus at Peak Hour = 555

Winter Weekend

	Shared Guest Parking Spaces	Shared Employee Parking Spaces	Total Shared Parking Spaces
6:00AM	344	156	500
7:00 **AM**	372	156	528
8:00 AM	385	156	**541**
9:00 **AM**	376	140	517
10:00 AM	330	125	**455**
11:00 AM	301	125	426
12:00 PM	406	125	531
1:00 PM	414	125	538
2:00 PM	391	125	516
3:00 PM	347	140	**488**
4:00 PM	385	140	526
5:00 PM	447	140	587
6:00 PM	551	140	692
7:00 PM	559	125	683
8:00 PM	579	109	688
9:00 PM	538	109	647
10:00 PM	503	140	644
11:00 PM	449	156	605
12:00 **AM**	426	156	582

[a] Max Shared Parking Space Demand = 692

[a, b,d] Shared Parking Space Supply = 1275

Parking Surplus at Peak Hour = 583

[a] Does not include condominium parking because of its low ability to function as shared parking

[b] Shared parking supply from table P-1

[c] Represents minimum parking surplus

[d] 82 summer spaces deducted from available parking supply

Winter Shared Parking Summary

Table P-3

P.2 Shared Parking Design Process:

A shared parking model, developed by The Urban Land Institute (ULI), was used to determine the parking requirement for Snow King. Snow King is well suited for a shared parking model because of its multiple land uses with varied peak parking times. The proposed large, centralized parking facility also improves the efficiency of shared parking by creating a large number of spaces with high turnover. This will enable the motorist to find parking with minimal effort.

The shared parking model tracks the required parking for various land uses in order to optimize the number of spaces. Shared parking reduces the amount of parking required compared to the standard computational methods which determine parking based on isolated single land use. Shared parking can improve the accuracy of the parking estimates and improve the efficiency of parking facilities. The ULI shared parking model follows four distinct steps as shown in **Figure P-4.** A more detailed illustration of the shared parking methodology is shown in **Figure P-5.** The first step evaluates the existing and proposed land uses. Each use will have its own set of parking requirements that will affect the amount of parking.

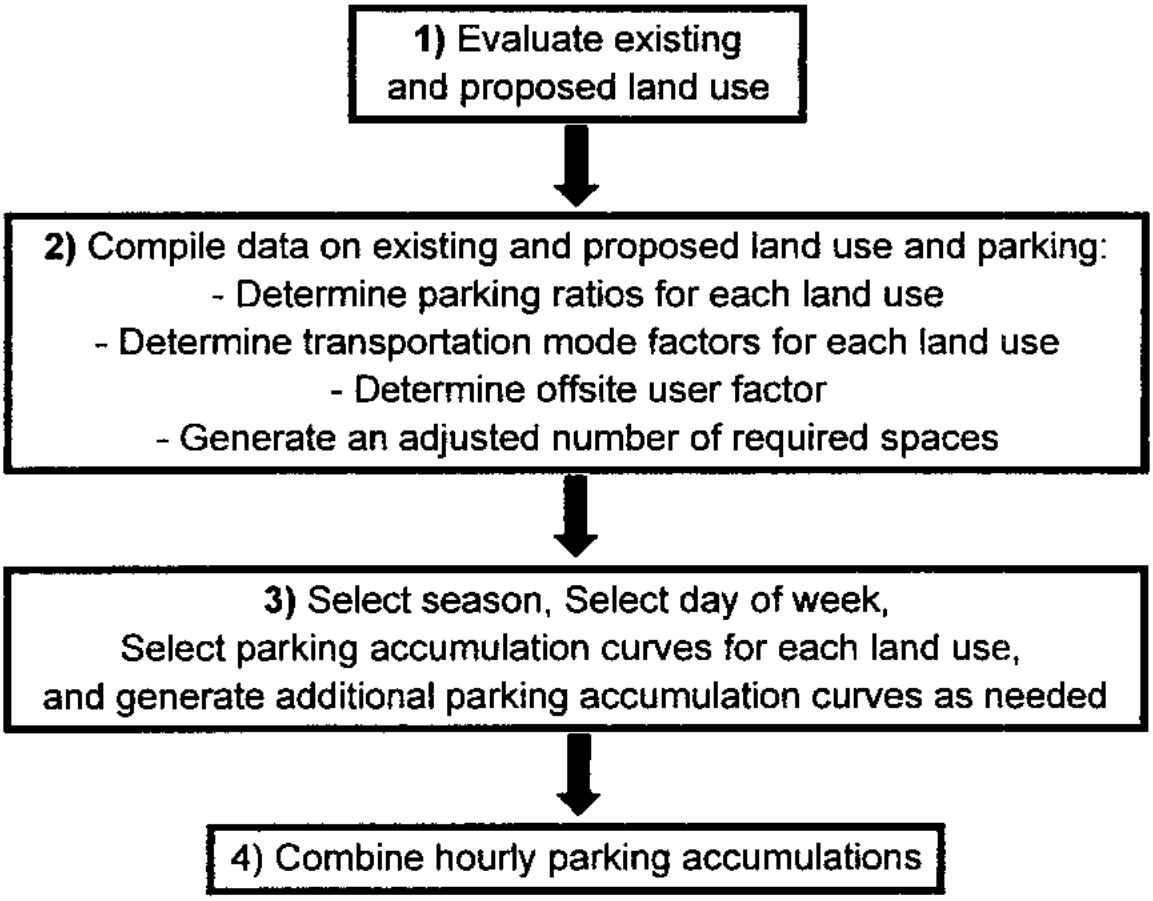
The second step involves compiling data on the land uses and parking. During this step, parking ratios are determined **(Table P-6,** Column D) for each land use using the Town of Jackson standards as a guide. These ratios are then applied to the size or number of units **(Table P-6,** Column A) proposed for each use resulting in the required number of parking spaces **(Table P-6,** Columns E and K). Although this parking space number represents the minimum number of spaces required by the town, in effect, this number will represent the maximum. This is because a combined use parking lot allows multiple uses during a single trip which, in turn, allows the parking lot to function more efficiently.

To more accurately predict the parking demand, the model needs to be adjusted to compensate for factors such as multiple use and businesses that are compatible with non-automobile use. This adjustment is made by using two factors, a "transportation mode factor" (TMF) and an "offsite user factor" (OUF). The TMF **(Table P-6,** Columns H & **N)** adjusts the required number of spaces to compensate for land uses that are compatible with non-auto use. The OUF **(Table P-6,** Columns I & 0) adjusts the required number of parking spaces for combined uses within the area and prevents an automobile from being counted more than once for visits involving more than one land use. These factors are included in the calculations on **Table P-6,** which is discussed in **Appendix B,** and applied to the "Number of Spaces Required (Unadjusted)" already discussed. It is important to note that the "Adjusted Number of Spaces Required" **(Table P-6,** Columns J & P) does not yet represent any shared parking for varied hourly peaks. Thus, the "adjusted number of spaces required" is the parking required after adjusting for the mode of transportation used and if guests use more than one facility. The "adjusted number of spaces required" represents the peak parking which is a single value that cannot vary.

The third step requires the determination of parking accumulation curves for each land use, which are shown and discussed in Appendix A. These curves are a function of how busy a given facility is each hour. The values for the curves indicate parking needs during the day and when a facility needs the most parking. With these curves, it is possible to see how a land use impacts the parking demand at each hour throughout the day. These curves can be used to represent seasonal use, daily use, or monthly use. In this study, weekday versus weekend use and summer versus winter use were examined. For convenience, summer and winter parking accumulation curve data has been compiled in **Table P-7.** The goal of using these curves is to maximize parking efficiency by locating a decline in parking by one land use and allowing the resulting excess parking to be utilized by a different use.

The fourth step uses static peak parking requirements from **Table P-6** with parking accumulation percentages from **Table P-7** to produce the adjusted shared peak parking for summer and winter shown in **Table P-8** and **Table P-9** respectively. These values are the parking spaces required for each land use at each hour of the day. In this fourth step, every hour is examined to determine how many cars will need to be parked for each use based on the parking accumulation curves. Tracking the variation of parking peaks as seen in the accumulation curves, allows for improved parking efficiency by allowing shared use. By generating parking demands for each hour of the day, the peak parking hour and demand are identified. A chart of the shared parking demands is provided with **Graphs 1, 2, 3,** & **4.** These charts indicate how shared parking can utilize the peaks and valleys in hourly demand to improve parking efficiency.

When the four steps of the design process are complete comparisons can be made between the proposed parking and the required parking. **Table P-10** summarizes the required at various steps along the design process. The number of the spaces required with and without credit for the TMF and OUF is included in this table as well as the parking requirement with shared parking. These comparisons are made for both the town and the composite parking requirements during the summer and winter season. The required amount of shared parking shows a significant reduction from the unadjusted numbers. The composite requirement, which is slightly higher than the town requirement, would require a maximum of 2,989 winter spaces if numbers were based on separate individual land use. After modeling the hourly shared parking demands, it was calculated that 947 parking spaces would be required for the summer weekday shared parking peak demand. Peak shared parking demands and the corresponding surplus of spaces are shown on **Tables P-2 and P-3.**



Shared Parking Design Process
Figure P-4

Benefits of Shared Parking Discussion

Determining the proper amount of parking for new development requires balancing the needs of the business, the needs of the community, and the community parking standards. Businesses, of course, do not want to "under-park". Under-parking frustrates customers, hurts business, and limits the flexibility of a development. Under-parking can also negatively impact surrounding residential areas because of "spill-over" during peak times. Over-parking generates other problems:

- Not counting land costs, surface parking costs the developer from $2,500 to $5,000 per space to construct.
- Structured parking can cost between $10,000 and $25,000 per space.
- Land used for parking is unavailable for other activities - including open space.
- Parking lots generate storm water runoff that is laced with pollutants such as oil, radiator coolant, and asbestos from brake linings. The cost to the developer and the community to collect and dispose of this pollution is high. Oil separator storm water units can cost between $5,000 and $50,000 depending on the volume of runoff.
- Over-parking encourages automobile use and discourages alternative transportation means such as transit, walking, and bicycling. This automobile use generates additional air pollution.
- Unnecessarily large parking areas are unfriendly, intimidating, and alienating. Pedestrians are forced to maneuver between destinations unless the lots include designated pedestrian facilities.

Blind adherence to national parking standards tends to encourage over-parking. A number of communities in the United States have begun revising their standards and the trend is toward reducing total parking spaces and developing alternative transportation. For example, metropolitan Portland and the State of Oregon are instituting new standards after determining that over-parking results in less efficient land usage and lower floor to area ratios. They have found that in areas where transit is provided and other non-auto modes are convenient, less parking can be provided and yet accessibility and mobility remain high - even for auto traffic. Shared parking helps reduce total parking demand. The key to shared parking is good transit, good pedestrian facilities, and different peak hours between adjacent uses. Minimizing impacts to surrounding neighborhoods can be challenging. Many communities form neighborhood parking districts in which stickers are required to park along residential streets. Successfully protecting adjacent neighborhoods requires increased parking enforcement as well as implementing the items necessary for a successful shared parking system.

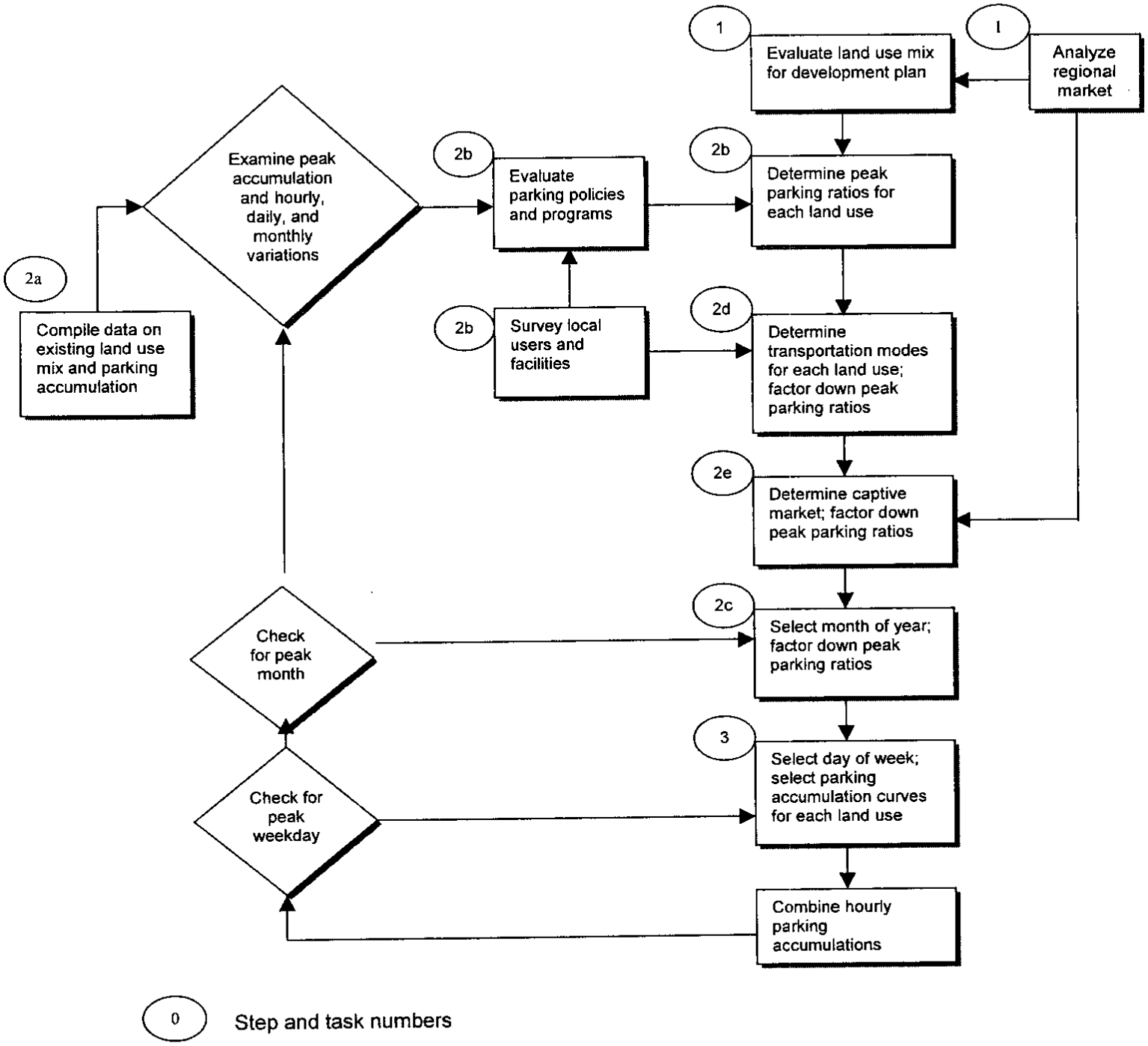
Fregonese Calthorpe Associates, regional and urban planning specialists, recently completed a report for the Town of Jackson titled, "Redevelopment Opportunities & Parking Analysis". This report proposes several changes to the Town of Jackson Parking Code and recommends, among other things, reducing the minimum parking requirements for commercial/office and lodging units. Shared parking allows for a net reduction in parking area while still providing adequate parking. **Table P-2** shows the Resort has the ability to provide 1415 shared spaces for a net surplus of 468 shared parking spaces during the peak hour of parking demand. This surplus represents one floor of the proposed structured parking lot in the KM6 area. As mentioned in Section C.4, providing additional parking at Snow King Resort to be used for downtown employee parking may be desirable for the community. In addition, this surplus parking could be used in the winter to provide an in-town transit parking lot for skiers heading to the Jackson Hole Mountain Resort in Teton Village. Snow King Resort looks forward to working with the Town of Jackson to develop effective transportation and parking solutions for the Resort and the community.

Snow King Resort Master Plan - Parking Elements

Appendix A
Parking Accumulation Curves

Parking accumulation represents the percent of peak parking utilized and is a function of how busy a land use is. Parking accumulation curves are based on those available in the ULI Shared Parking handbook. Some curves were modified to more accurately reflect the Jackson community by considering factors such as the hours of operation and pattern of use. Parking accumulation curves were created for the conference facilities, entertainment activities, ski area, health club, and resort staffing since no values for these activities were available in the Urban Land Institute literature.

Hotel:
Parking accumulation for hotel guests is based on the Urban Land Institute parking accumulation curves. These curves represent the scenario that parking accumulation increases as guest's check-in causing a peak in parking after guests have checked-in that remains high during the night until the morning when the accumulation drops due to guests leaving during the day. The summer parking accumulation was taken directly from ULI information. Based on past experience, the winter accumulation represents approximately 75% of the summer figures.



Shared Parking Methodology
(Source: Shared Parking, Urban Land Institute)
Figure P-5

	Units or SF (A)	Required Town of Jackson Parking Ratio per unit (B)	Urban Land Institute Parking Ratio per unit (C)	Proposed Composite Parking Ratio per unit (D)	Summer: Max. Parking Spaces Required (Unadjusted) (E)	Summer: Parking Demand Elligible for Sharing (F)	Summer: Parking Demand Not Elligible for Sharing (G)	Summer: Transport. Mode Factor [a] (H)	Summer: Offsite User Factor [b] (I)	Summer: Adjusted Number of Spaces Required (J)	Winter: Max. Parking Spaces Required (Unadjusted) (K)	Winter: Parking Demand Elligible for Sharing (L)	Winter: Parking Demand Not Elligible for Sharing (M)	Winter: Transport. Mode Factor [a] (N)	Winter: Offsite User Factor [b] (O)	Winter: Adjusted Number of Spaces Required (P)
Condominiums:																
Existing / Approved [f]	103	1.5	2.5	2.0	206	0	206				206	0	206			
Love (3 bedroom) [f]	53	1.5	2.5	2.0	106	0	106	0.80	1.00	0	106	0	106	0.80	1.00	0
Hotel Guest Rooms																
Existing	204	0.75	1.25	1.00	204	204	0	0.60	1.00	122	204	204	0	0.50	1.00	102
New	714	0.75	1.25	1.00	714	714	0	0.60	1.00	428	714	714	0	0.50	1.00	357
Subtotal Guest Units:	1074															
Conference (SF) (1/150)	76000	0.00667	0.5 [d]	0.00667	507	507	0	1.00	0.50	253	507	507	0	1.00	0.50	253
Theaters (Seats)	460	0.33	0.30	0.33	152	152	0	0.95	0.90	130	152	152	0	1.00	0.90	137
Resort Amenities:																
Miniature Golf (holes)	18	n/a	n/a	n/a	13	13	0	1.00	0.70	9	0	0	0	n/a	n/a	0
Horseback Rides (Horses)	20	0.25	n/a	0.25	5	5	0	1.00	0.80	4	0	0	0	n/a	n/a	0
Alpine Slide (person/hr)	143	n/a	n/a	0.33	47	47	0	1.00	0.70	33	0	0	0	n/a	n/a	0
Restaurant (Seats)	850	0.33	10 [e]	0.33	281	281	0	0.90	0.20	50	281	281	0	1.00	0.20	56
Lounge/Bar (Seats)	250	0.5	10 [e]	0.5	125	125	0	0.90	0.40	45	125	125	0	1.00	0.40	50
Commercial (SF) (1/250)	67200	0.002	4 [e]	0.004	269	269	0	0.90	0.50	121	269	269	0	1.00	0.50	134
Health Club		n/a [h]	n/a	100	100	100	0	1.00	0.90	90	100	100	0	1.00	0.90	90
Employees (1.0/#rooms)	1074	n/a	n/a													
With Housing on Site [c]	204	1.0	1.0	1.0	204	156	48	1.00	1.00	156	196	148	48	1.00	1.00	156
Snow King Ski Area		n/a [g]	n/a	130	0	0	0	1.00	1.00		130	130	0	1.00	1.00	130
TOTALS:		n/a [i]	n/a [i]	n/a [i]	2932	2572	360	n/a	n/a	1442	2989	2629	360	n/a	n/a	1465

[a] Transportation Mode Factor = % of people driving
[b] Offsite User Factor = % of users from offsite (not staying at the resort)
[c] During winter 8 dedicated employee spaces will not be available
[d] Refers to parking spaces per seat/person
[e] Parking spaces per 1,000 sf
[f] Parking ratio represents 2 units, assuming condos can be split into 2 separate rental units
[g] Ski area parking ratio is broken down between employees, hotel rooms, and skiers
[h] Health club parking ratio is based on workout machines, saunas, and square footage of other area
[i] See Table P-10 for parking totals using different parking ratios

Snow King Resort - Required Parking Spaces
Table P-6

Summer - Weekend & Weekday

SUMMER	WEEKDAY											WEEKEND										
	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing
6:00 AM	100%	0%	0%	0%	0%	0%	0%	20%	0%	30%	100%	90%	0%	0%	0%	0%	0%	0%	0%	0%	25%	100%
7:00 AM	87%	0%	0%	0%	0%	50%	5%	20%	20%	45%	100%	70%	0%	0%	0%	0%	50%	5%	10%	3%	30%	100%
8:00 AM	66%	25%	0%	0%	0%	85%	16%	20%	60%	70%	100%	60%	15%	0%	0%	0%	85%	16%	15%	10%	60%	100%
9:00 AM	55%	45%	0%	0%	10%	80%	32%	15%	92%	85%	90%	50%	25%	0%	0%	15%	80%	32%	15%	12%	70%	90%
10:00 AM	45%	60%	0%	0%	60%	35%	50%	10%	100%	100%	80%	40%	30%	0%	0%	80%	35%	50%	15%	16%	70%	80%
11:00 AM	35%	70%	0%	0%	60%	20%	65%	20%	98%	100%	80%	35%	35%	0%	0%	100%	20%	65%	15%	18%	70%	80%
12:00 PM	30%	80%	0%	0%	70%	55%	73%	30%	88%	100%	80%	30%	40%	30%	0%	95%	55%	73%	20%	18%	70%	80%
1:00 PM	30%	80%	0%	0%	50%	60%	75%	30%	91%	100%	80%	30%	40%	70%	0%	65%	60%	75%	20%	13%	70%	80%
2:00 PM	35%	70%	0%	0%	70%	50%	73%	20%	97%	100%	80%	35%	35%	70%	0%	90%	50%	73%	15%	10%	70%	80%
3:00 PM	35%	50%	10%	0%	90%	30%	72%	15%	93%	100%	90%	40%	25%	70%	0%	100%	30%	72%	10%	8%	70%	90%
4:00 PM	45%	30%	58%	0%	80%	20%	66%	25%	74%	85%	90%	50%	15%	70%	0%	100%	20%	66%	15%	6%	70%	90%
5:00 PM	60%	30%	58%	0%	60%	25%	60%	40%	48%	85%	90%	60%	15%	70%	0%	80%	25%	60%	25%	3%	70%	90%
6:00 PM	70%	40%	67%	0%	50%	50%	61%	50%	25%	85%	90%	70%	20%	80%	0%	65%	50%	61%	20%	2%	70%	90%
7:00 PM	75%	40%	73%	0%	50%	50%	68%	50%	8%	70%	80%	80%	20%	90%	0%	65%	50%	68%	15%	0%	60%	80%
8:00 PM	90%	30%	83%	0%	0%	50%	65%	35%	5%	60%	70%	90%	15%	100%	0%	0%	50%	65%	10%	0%	45%	70%
9:00 PM	95%	30%	83%	0%	0%	35%	43%	20%	3%	30%	70%	95%	15%	100%	0%	0%	35%	43%	0%	0%	15%	70%
10:00 PM	100%	20%	83%	0%	0%	20%	22%	10%	1%	30%	90%	100%	10%	100%	0%	0%	20%	22%	0%	0%	15%	90%
11:00 PM	100%	0%	50%	0%	0%	15%	0%	0%	0%	15%	100%	100%	0%	70%	0%	0%	15%	0%	0%	0%	10%	100%
12:00 AM	100%	0%	30%	0%	0%	0%	0%	0%	0%	15%	100%	100%	0%	60%	0%	0%	0%	0%	0%	0%	10%	100%

Winter - Weekend & Weekday

WINTER	WEEKDAY											WEEKEND										
	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing	Hotel	Conference & Meeting	Theater	Ski Area & Other	Resort Activities	Restaurant /Lounge	Retail & Commercial	Health Club	Office	Employees Offsite Housing	Employees Onsite Housing
6:00 AM	75%	0%	0%	0%	0%	0%	0%	30%	0%	30%	100%	75%	0%	0%	0%	0%	0%	0%	0%	0%	25%	100%
7:00 AM	65%	0%	0%	0%	0%	50%	5%	35%	20%	45%	100%	65%	0%	0%	0%	0%	50%	5%	15%	3%	30%	100%
8:00 AM	50%	15%	0%	10%	0%	85%	10%	35%	60%	70%	100%	50%	10%	0%	0%	0%	85%	16%	20%	10%	60%	100%
9:00 AM	40%	25%	0%	10%	10%	80%	20%	30%	92%	85%	90%	40%	15%	0%	30%	15%	80%	32%	30%	12%	70%	90%
10:00 AM	35%	30%	0%	30%	60%	35%	35%	20%	100%	100%	80%	35%	15%	0%	50%	80%	35%	50%	30%	16%	70%	80%
11:00 AM	25%	40%	0%	40%	80%	20%	45%	40%	98%	100%	80%	25%	20%	0%	65%	100%	20%	65%	30%	18%	70%	80%
12:00 PM	25%	40%	0%	50%	70%	55%	50%	60%	88%	100%	80%	25%	20%	35%	65%	90%	55%	73%	40%	18%	70%	80%
1:00 PM	25%	40%	0%	50%	50%	60%	55%	60%	91%	100%	80%	25%	20%	35%	65%	70%	60%	75%	40%	13%	70%	80%
2:00 PM	25%	35%	0%	55%	70%	50%	50%	40%	97%	100%	80%	25%	20%	35%	70%	90%	50%	73%	30%	10%	70%	80%
3:00 PM	25%	25%	10%	55%	90%	30%	50%	30%	93%	100%	90%	25%	15%	35%	60%	100%	30%	72%	20%	8%	70%	90%
4:00 PM	35%	15%	45%	50%	80%	20%	45%	50%	74%	85%	90%	35%	5%	55%	50%	100%	20%	66%	30%	6%	70%	90%
5:00 PM	45%	15%	45%	50%	60%	25%	40%	85%	48%	85%	90%	45%	5%	55%	40%	80%	25%	60%	50%	3%	70%	90%
6:00 PM	55%	20%	50%	50%	50%	50%	45%	100%	25%	85%	80%	55%	10%	75%	40%	65%	50%	61%	40%	2%	70%	90%
7:00 PM	55%	20%	60%	50%	50%	50%	50%	100%	8%	70%	80%	55%	10%	80%	40%	65%	50%	68%	30%	0%	60%	80%
8:00 PM	65%	15%	60%	40%	0%	50%	45%	70%	5%	60%	70%	65%	5%	80%	40%	50%	50%	65%	20%	0%	45%	70%
9:00 PM	70%	15%	55%	20%	0%	35%	30%	40%	3%	30%	70%	70%	5%	80%	30%	0%	35%	43%	0%	0%	15%	70%
10:00 PM	75%	10%	40%	5%	0%	20%	15%	20%	1%	30%	90%	75%	5%	70%	10%	0%	20%	22%	0%	0%	15%	90%
11:00 PM	75%	0%	30%	0%	0%	15%	0%	0%	0%	15%	100%	75%	0%	65%	0%	0%	15%	0%	0%	0%	10%	100%
12:00 AM	75%	0%	20%	0%	0%	0%	0%	0%	0%	15%	100%	75%	0%	60%	0%	0%	0%	0%	0%	0%	10%	100%

Parking Accumulation
by Percent of Peak Parking

Table P-7

Summer Weekday

Summer Weekday	Condominiums		Hotel Guest Rooms		Lodging Sub-Totals	Conferences, Meetings, & Groups	Theater	Resort Activities				Activity Sub-Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees with Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	122	428	551	253	130	0	9	4	33	46	50	45	121	90	256	1286	156	n/a	1442
6:00 AM	n/a	n/a	122	428	551	0	0	0	0	0	0	0	0	0	0	18	18	569	156	725	1442
7:00 AM	n/a	n/a	106	373	479	0	0	0	0	0	0	0	25	23	6	18	47	551	156	707	1442
8:00 AM	n/a	n/a	81	283	364	63	0	0	0	0	0	0	43	38	19	18	76	545	156	701	1442
9:00 AM	n/a	n/a	67	236	303	114	0	0	1	0	3	5	40	36	39	14	88	550	140	691	1442
10:00 AM	n/a	n/a	55	193	248	152	0	0	5	2	20	28	18	16	60	9	85	530	125	655	1442
11:00 AM	n/a	n/a	43	150	193	177	0	0	7	3	26	37	10	9	79	18	106	523	125	648	1442
12:00 PM	n/a	n/a	37	129	165	203	0	0	6	3	23	32	28	25	88	27	140	568	125	693	1442
1:00 PM	n/a	n/a	37	129	165	203	0	0	5	2	17	23	30	27	91	27	145	566	125	691	1442
2:00 PM	n/a	n/a	43	150	193	177	0	0	6	3	23	32	25	23	88	18	129	556	125	681	1442
3:00 PM	n/a	n/a	43	150	193	127	13	0	8	4	30	41	15	14	87	14	114	503	140	644	1442
4:00 PM	n/a	n/a	55	193	248	76	75	0	7	3	26	37	10	9	80	23	111	557	140	698	1442
5:00 PM	n/a	n/a	73	257	330	76	75	0	5	2	20	28	13	11	73	36	120	642	140	782	1442
6:00 PM	n/a	n/a	86	300	386	101	87	0	5	2	17	23	25	23	74	45	141	763	140	904	1442
7:00 PM	n/a	n/a	92	321	413	101	95	0	5	2	17	23	25	23	82	45	150	807	125	932	1442
8:00 PM	n/a	n/a	110	386	496	76	108	0	0	0	0	0	25	23	79	32	133	837	109	947	1442
9:00 PM	n/a	n/a	116	407	523	76	108	0	0	0	0	0	18	16	52	18	86	810	109	920	1442
10:00 PM	n/a	n/a	122	428	551	51	108	0	0	0	0	0	10	9	27	9	45	764	140	904	1442
11:00 PM	n/a	n/a	122	428	551	0	65	0	0	0	0	0	8	7	0	0	7	630	156	786	1442
12:00 AM	n/a	n/a	122	428	551	0	39	0	0	0	0	0	0	0	0	0	0	590	156	746	1442

Summer Weekend

Summer Weekend	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	122	428	551	253	130	0	9	4	33	46	50	45	121	90	256	1286	156	n/a	1442
6:00 AM	n/a	n/a	110	386	496	0	71	0	0	0	0	0	0	0	0	0	38	567	156	723	1442
7:00 AM	n/a	n/a	86	300	386	0	0	0	0	0	0	0	25	23	6	9	71	448	156	604	1442
8:00 AM	n/a	n/a	73	257	330	36	0	0	0	0	0	0	43	38	19	14	88	483	156	639	1442
9:00 AM	n/a	n/a	61	214	275	63	0	0	1	1	5	7	40	36	39	14	90	474	140	615	1442
10:00 AM	n/a	n/a	49	171	220	76	0	0	7	3	26	37	18	16	60	14	101	441	125	565	1442
11:00 AM	n/a	n/a	43	150	193	89	0	0	9	4	33	46	10	9	79	14	131	439	125	564	1442
12:00 PM	n/a	n/a	37	129	165	101	39	0	9	4	31	44	28	25	88	18	136	508	125	633	1442
1:00 PM	n/a	n/a	37	129	165	101	91	0	6	3	21	30	30	27	91	18	124	553	125	678	1442
2:00 PM	n/a	n/a	43	150	193	89	91	0	6	4	30	41	25	23	88	14	110	583	125	688	1442
3:00 PM	n/a	n/a	49	171	220	63	91	0	9	4	33	46	15	14	87	9	102	545	140	686	1442
4:00 PM	n/a	n/a	61	214	275	38	91	0	9	4	33	46	10	9	80	14	106	563	140	703	1442
5:00 PM	n/a	n/a	73	257	330	38	91	0	7	3	26	37	13	11	73	23	114	615	140	756	1442
6:00 PM	n/a	n/a	86	300	386	51	104	0	6	3	21	30	25	23	74	18	118	710	140	850	1442
7:00 PM	n/a	n/a	98	343	441	51	117	0	6	3	21	30	25	23	82	14	110	782	125	906	1442
8:00 PM	n/a	n/a	110	386	496	38	130	0	0	0	0	0	25	23	79	9	68	789	109	908	1442
9:00 PM	n/a	n/a	116	407	523	38	130	0	0	0	0	0	18	16	52	0	38	776	109	886	1442
10:00 PM	n/a	n/a	122	428	551	25	130	0	0	0	0	0	10	9	27	0	7	752	140	892	1442
11:00 PM	n/a	n/a	122	428	551	0	91	0	0	0	0	0	8	7	0	0	0	656	156	812	1442
12:00 AM	n/a	n/a	122	428	551	0	78	0	0	0	0	0	0	0	0	0	0	629	156	785	1442

Summer Adjusted & Shared Hourly Peak Parking

Table P-8

Winter Weekday

Winter Weekday	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	102	357	459	253	137	130	0	0	0	130	56	50	134	90	274	1309	156	n/a	1465
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	0	27	63	371	156	527	1465
7:00 AM	n/a	n/a	66	232	298	0	0	0	0	0	0	0	28	25	7	32	87	390	156	546	1465
8:00 AM	n/a	n/a	51	179	230	38	0	13	0	0	0	0	48	43	13	32	94	403	156	559	1465
9:00 AM	n/a	n/a	41	143	184	63	0	13	0	0	0	0	45	40	27	27	83	386	140	526	1465
10:00 AM	n/a	n/a	36	125	161	76	0	39	0	0	0	0	20	18	47	18	106	339	125	464	1465
11:00 AM	n/a	n/a	26	89	115	101	0	52	0	0	0	0	11	10	60	36	149	334	125	459	1465
12:00 PM	n/a	n/a	26	89	115	101	0	65	0	0	0	0	31	28	67	54	158	396	125	520	1465
1:00 PM	n/a	n/a	26	89	115	101	0	65	0	0	0	0	34	30	74	54	128	408	125	532	1465
2:00 PM	n/a	n/a	26	89	115	89	0	72	0	0	0	0	28	25	87	36	109	360	125	484	1465
3:00 PM	n/a	n/a	26	89	115	63	14	72	0	0	0	0	17	15	67	27	115	318	140	458	1465
4:00 PM	n/a	n/a	36	125	161	38	61	65	0	0	0	0	11	10	60	45	143	387	140	527	1465
5:00 PM	n/a	n/a	46	161	207	38	61	65	0	0	0	0	14	13	54	77	175	463	140	603	1465
6:00 PM	n/a	n/a	56	196	252	51	68	65	0	0	0	0	28	25	60	90	182	575	125	700	1465
7:00 PM	n/a	n/a	56	196	252	51	82	65	0	0	0	0	28	25	67	90	148	595	125	720	1465
8:00 PM	n/a	n/a	66	232	298	38	82	52	0	0	0	0	28	25	60	63	94	596	109	704	1465
9:00 PM	n/a	n/a	71	250	321	38	75	26	0	0	0	0	20	18	40	36	46	548	109	657	1465
10:00 PM	n/a	n/a	77	268	344	25	55	7	0	0	0	0	11	10	20	18	8	484	140	624	1465
11:00 PM	n/a	n/a	77	268	344	0	41	0	0	0	0	0	8	8	0	0	0	401	156	557	1465
12:00 AM	n/a	n/a	77	268	344	0	27	0	0	0	0	0	0	0	0	0	0	372	156	528	1465

Winter Weekend

Winter Weekend	Condominiums		Hotel Guest Rooms		Lodging Totals	Convention	Movie Theater	Resort Activities				Activity Totals	Resort Amenities				Amenities Sub-Totals	Total of Guest Spaces	Employees w/ Onsite Housing	Total Shared Spaces	Max Adjusted Non Shared Spaces Req
	Existing/ Approved	Proposed	Existing	New				Ski Area & Other	Miniature Golf	Horseback Rides	Alpine Slide		Restaurant	Bar	Retail & Commercial	Health Club					
Peak Parking	n/a	n/a	102	357	459	253	137	130	0	0	0	130	56	50	134	90	274	1309	156	n/a	1465
6:00 AM	n/a	n/a	77	268	344	0	0	0	0	0	0	0	0	0	0	0	45	344	156	500	1465
7:00 AM	n/a	n/a	66	232	298	0	0	0	0	0	0	0	28	25	7	14	82	372	156	528	1465
8:00 AM	n/a	n/a	51	179	230	25	0	0	0	0	0	0	48	43	22	18	110	385	156	541	1465
9:00 AM	n/a	n/a	41	143	184	38	0	39	0	0	0	0	45	40	43	27	112	376	140	517	1465
10:00 AM	n/a	n/a	36	125	161	38	0	65	0	0	0	0	20	18	67	27	124	330	125	455	1465
11:00 AM	n/a	n/a	26	89	115	51	0	85	0	0	0	0	11	10	87	27	162	301	125	426	1465
12:00 PM	n/a	n/a	26	89	115	51	48	85	0	0	0	0	31	28	98	36	167	406	125	531	1465
1:00 PM	n/a	n/a	26	89	115	51	48	85	0	0	0	0	34	30	101	36	150	414	125	538	1465
2:00 PM	n/a	n/a	26	89	115	51	48	91	0	0	0	0	28	25	98	27	130	391	125	516	1465
3:00 PM	n/a	n/a	26	89	115	38	48	78	0	0	0	0	17	15	97	18	126	347	140	488	1465
4:00 PM	n/a	n/a	36	125	161	13	75	65	0	0	0	0	11	10	89	27	138	385	140	526	1465
5:00 PM	n/a	n/a	46	161	207	13	75	52	0	0	0	0	14	13	81	45	143	447	140	587	1465
6:00 PM	n/a	n/a	56	196	252	25	102	52	0	0	0	0	28	25	82	36	143	551	140	692	1465
7:00 PM	n/a	n/a	56	196	252	25	109	52	0	0	0	0	28	25	91	27	130	559	125	683	1465
8:00 PM	n/a	n/a	66	232	298	13	109	52	0	0	0	0	28	25	87	18	75	579	109	688	1465
9:00 PM	n/a	n/a	71	250	321	13	109	39	0	0	0	0	20	18	58	0	40	536	109	647	1465
10:00 PM	n/a	n/a	77	268	344	13	96	13	0	0	0	0	11	10	30	0	8	503	140	644	1465
11:00 PM	n/a	n/a	77	268	344	0	89	0	0	0	0	0	8	8	0	0	0	449	156	605	1465
12:00 AM	n/a	n/a	77	268	344	0	82	0	0	0	0	0	0	0	0	0	0	426	156	582	1465

Winter Adjusted & Shared Hourly Peak Parking

Table P-9

Summer	Winter	
2256	2321	Town of Jackson Parking Requirement (Total Parking) [a]
n/a [c]	n/a [c]	Urban Land Institute Parking Requirement (Total Parking) [a]
2932	2989	Composite Parking Requirement (Total Parking) [a]
1292	1376	Town of Jackson Parking Requirement with Transportation Factor and Non-Resort User Factor [b]
n/a [c]	n/a [c]	Urban Land Institute with Transportation Factor and Non-Resort User Factor [b]
1442	1465	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor [b]
947	720	Estimated Composite Parking Required with Transportation Factor and Non-Resort User Factor and shared parking
1415	1275	Proposed Shared Parking
1783	1643	Proposed Total Parking

[a] Required parking numbers represent the parking required for each use separately with no credit given for combined trips or alternative transportation

[b] Parking numbers represent the required parking based on parking ratios with credit given for combined trips and alternative transportation

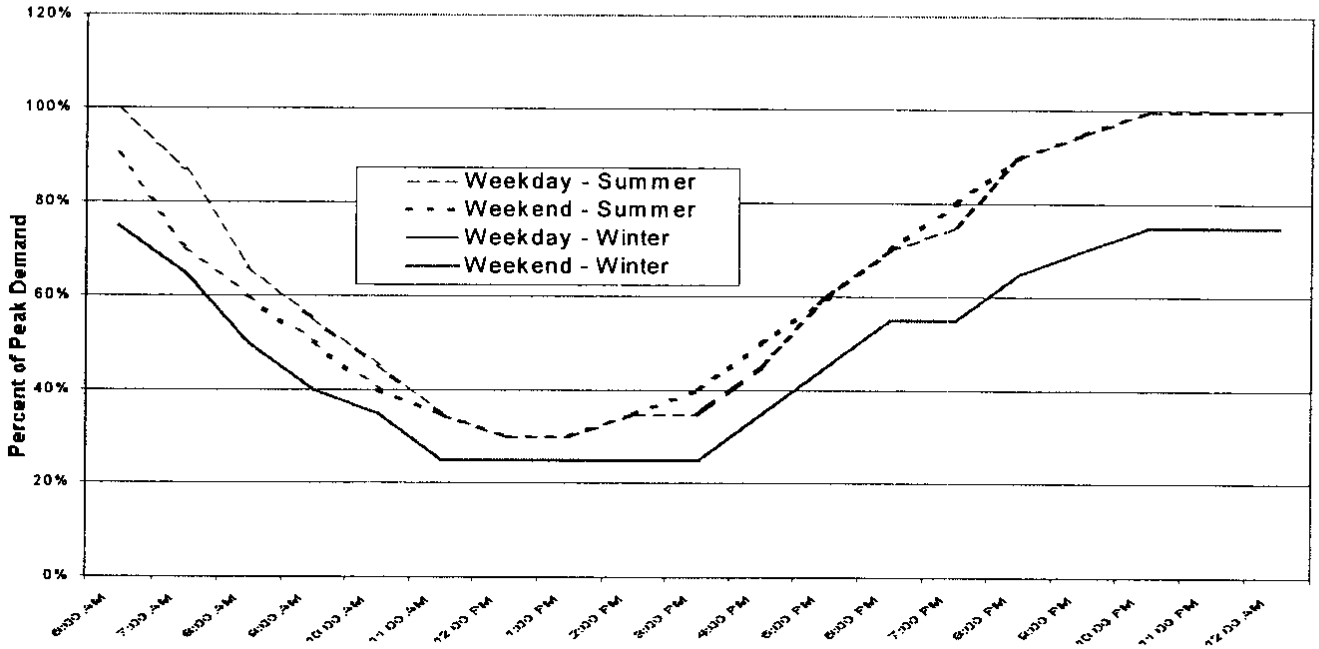
[c] Complete parking demands can not be computed since several land uses exist in Jackson which are not included in the ULI parking ratios

Required Parking Summary
Table P-10

Appendix A
Parking Accumulation Curves

Parking accumulation represents the percent of peak parking utilized and is a function of how busy a land use is. Parking accumulation curves are based on those available in the ULI Shared Parking handbook. Some curves were modified to more accurately reflect the Jackson community by considering factors such as the hours of operation and pattern of use. Parking accumulation curves were created for the conference facilities, entertainment activities, ski area, health club, and resort staffing since no values for these activities were available in the Urban Land Institute literature.

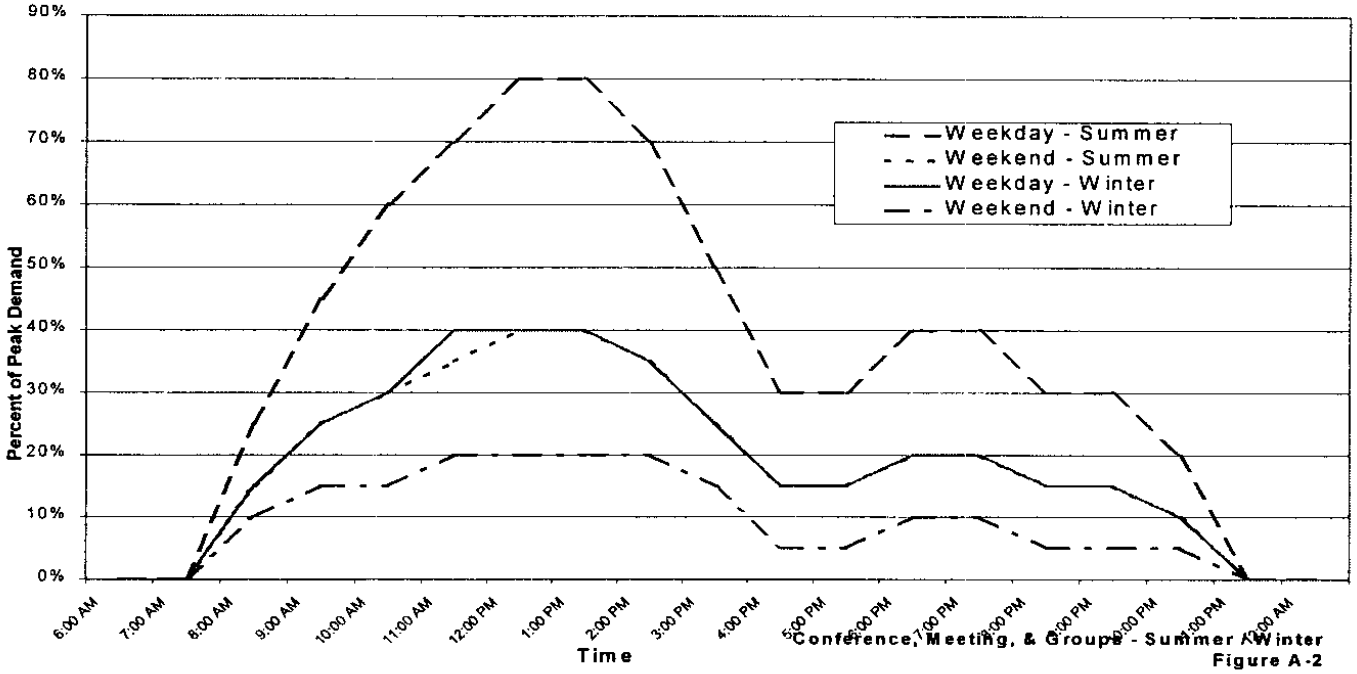
Hotel:
Parking accumulation for hotel guests is based on the Urban Land Institute parking accumulation curves. These curves represent the scenario that parking accumulation increases as guests check-in causing a peak in parking after guests have checked-in that remains high during the night until the morning when the accumulation drops due to guests leaving during the day. The summer parking accumulation was taken directly from ULI information. Based on past experience, the winter accumulation represents approximately 75% of the summer figures.



Hotel - Summer / Winter
Figure A-1

Conference, Meetings, & Groups:

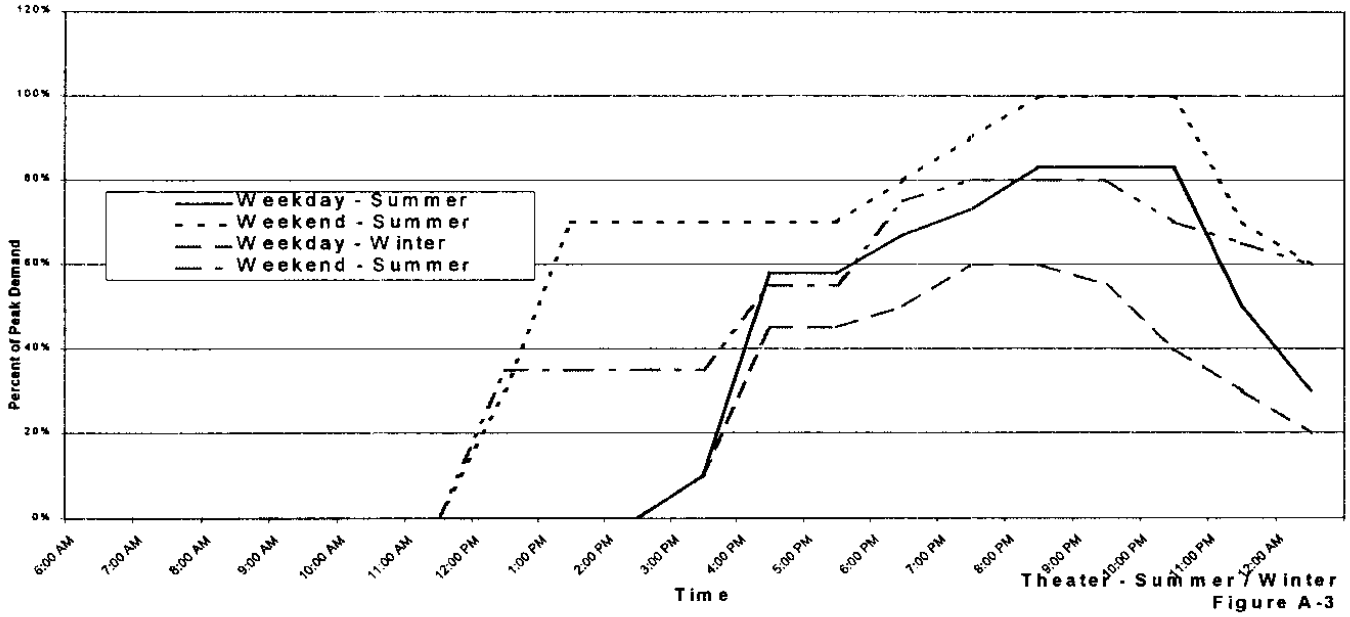
No parking accumulation curves were available from the Urban Land Institute for hotel conference space. Parking accumulation curves were generated based on past and projected use. Summer weekday provided the heaviest use of the facilities peaking between 12:00 p.m. and 1:00 p.m. with an additional peak in the evening hours between 6:00 p.m. and 7:00 p.m. summer weekend use is approximately half of the weekday use. Winter use is approximately half of the summer use.



Conference, Meeting, & Groups - Summer / Winter
Figure A-2

Theater:

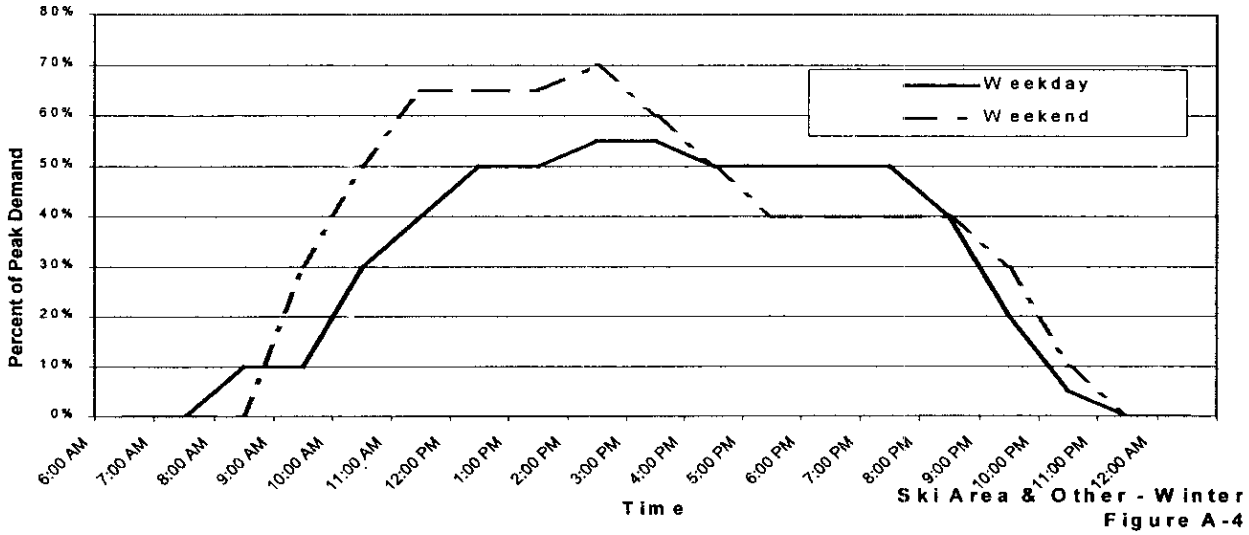
Parking accumulation curves come directly from the ULI recommendations. Summer months represent the busiest season because of the summer releases. Additionally, increased visitor traffic also increases demand on theater parking. Heaviest use occurs during the summer weekend evenings, with summer weekdays having slightly less use. Winter is represented with less use than the summer months.



Theater - Summer / Winter
Figure A-3

Ski Area & Other:

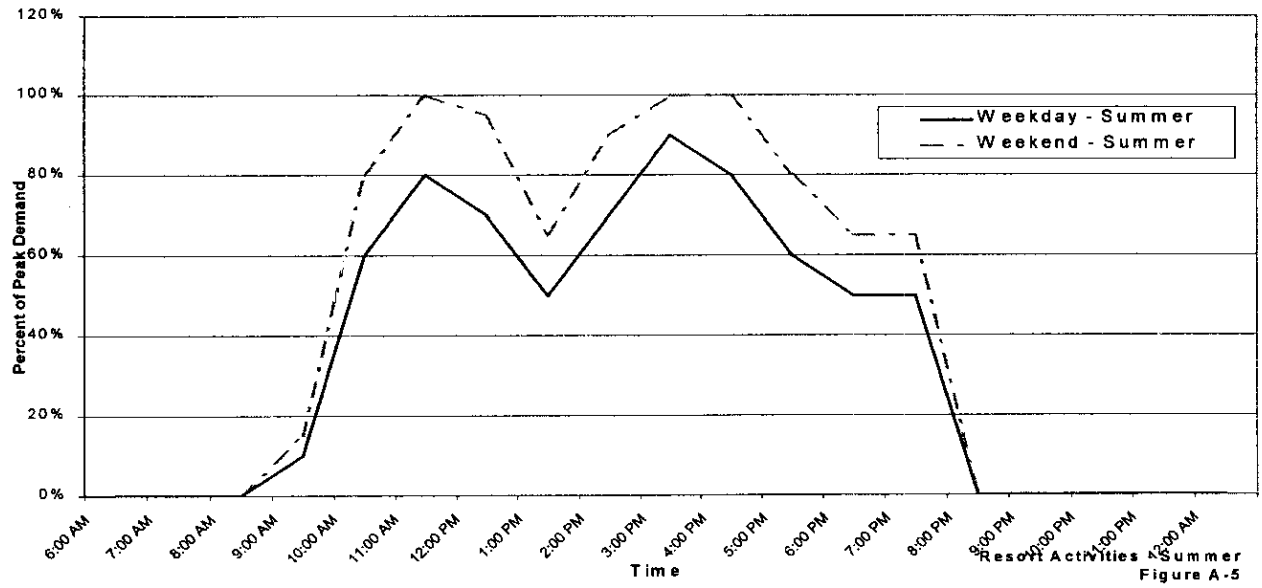
No parking accumulation curves were available from the ULI to represent demand on ski areas. Parking accumulation curves were generated based on experience with past use. Snow King typically sees two daily peaks corresponding to use during lunch as well as after school. The later peak generally continues into the evening hours. Weekends have a higher peak use with lower use in the evening.



Ski Area & Other - Winter
Figure A-4

Resort Activities:

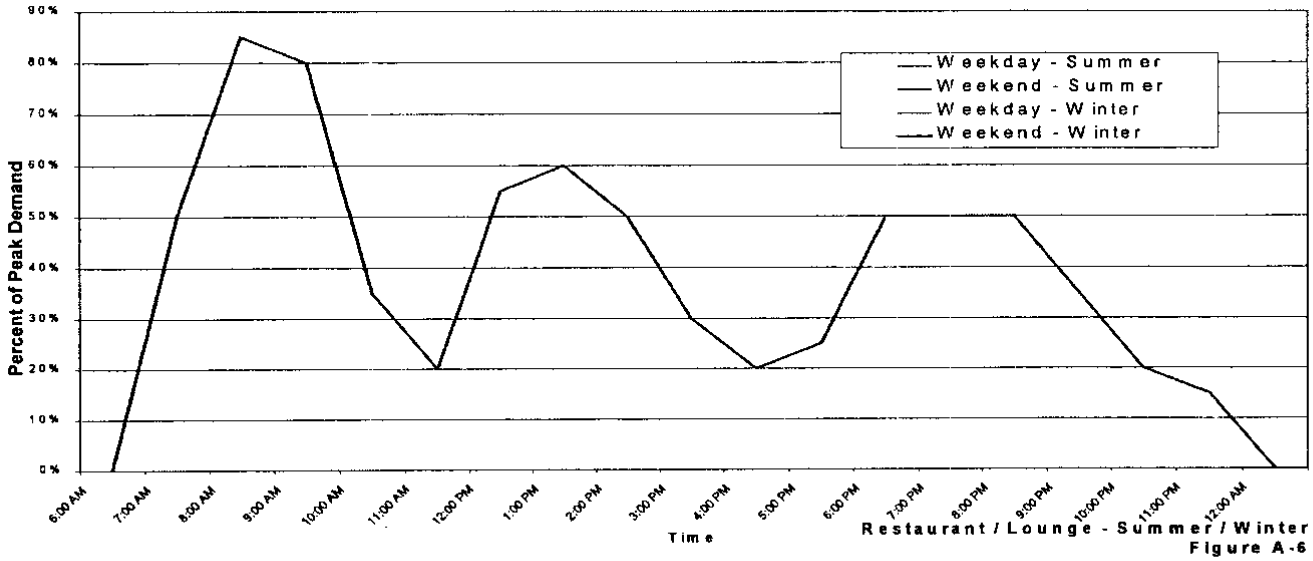
No parking accumulation curves were available from the ULI to represent demand on resort activities. Parking accumulation curves were generated based on experience with past use. The ski area typically sees two daily peaks corresponding to use before lunch as well as before dinner. Weekends have a higher use than weekdays.



Resort Activities - Summer
Figure A-5

Restaurant & Lounge:

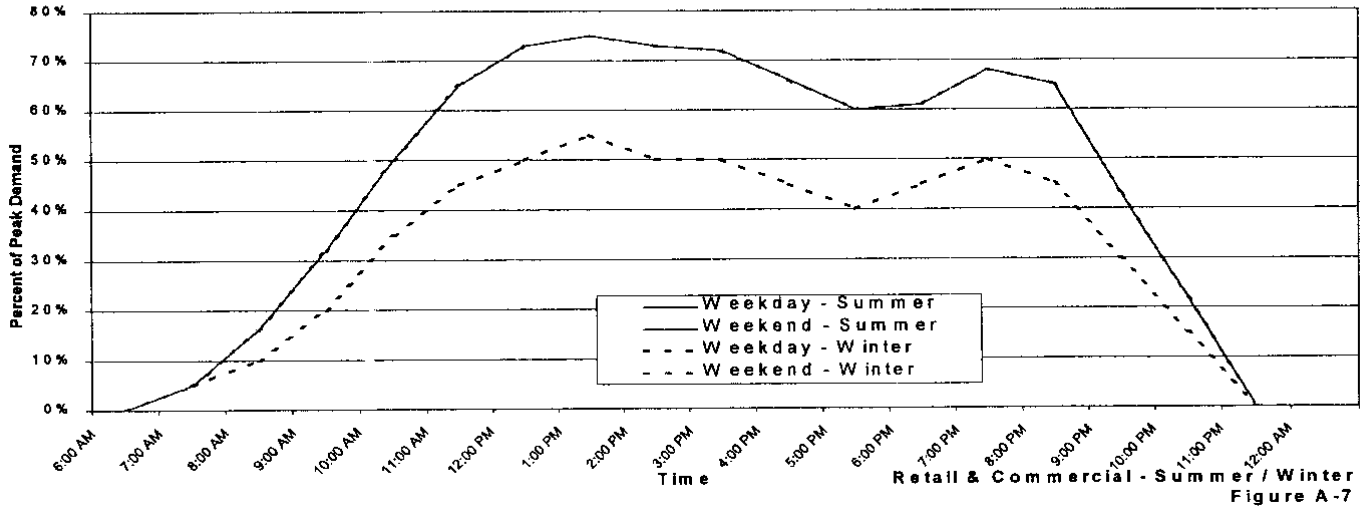
ULI hotel restaurant and lounge parking accumulation curves were consulted, however, the different hours of Snow King's restaurant and lounge required a new curve. The new parking accumulation curve was generated based on past experience and represented composite use of both the restaurant and the bar. The curve shows three peaks corresponding to meal times. Breakfast is the largest of the peaks followed by lunch and dinner. The dinner peak extends until approximately 9:00 p.m. to compensate for evening use of the bar.



Restaurant / Lounge - Summer / Winter
Figure A-6

Retail & Commercial:

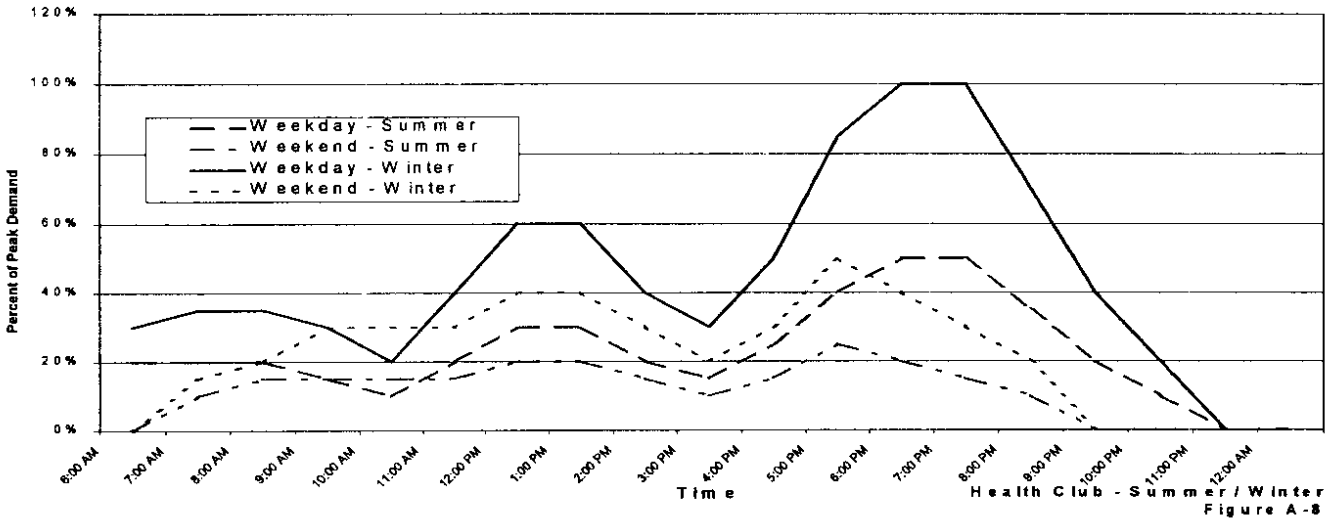
Parking accumulation curves come from the ULI recommendations with an increase in evening use to correspond with visitor shopping patterns. Summer represents the highest demand during the midday with a second peak in the evening. Winter demand is reduced from the summer demand.



Retail & Commercial - Summer / Winter
Figure A-7

Health Club:

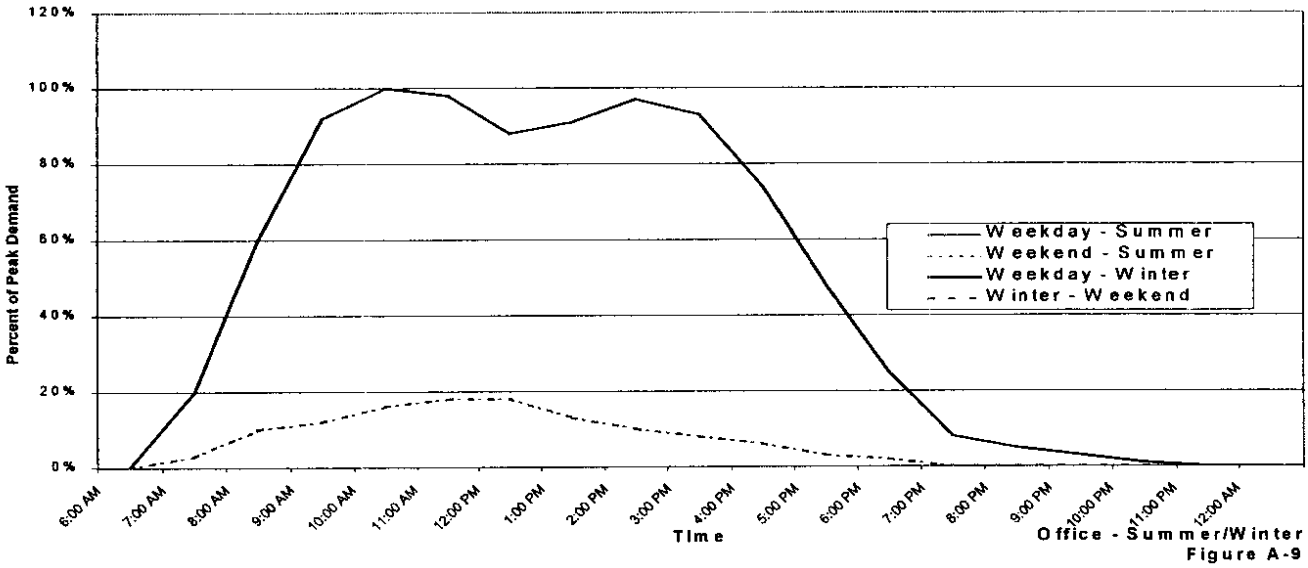
No parking accumulation curves were available from the ULI to represent demand on health clubs. Seasonal demand varied significantly. The largest demand occurs during winter weekdays after work. Weekends and summer weekdays have significantly smaller peaks. Peaks during the weekdays represent times before and after work as well as during lunch.



Health Club - Summer / Winter
Figure A-8

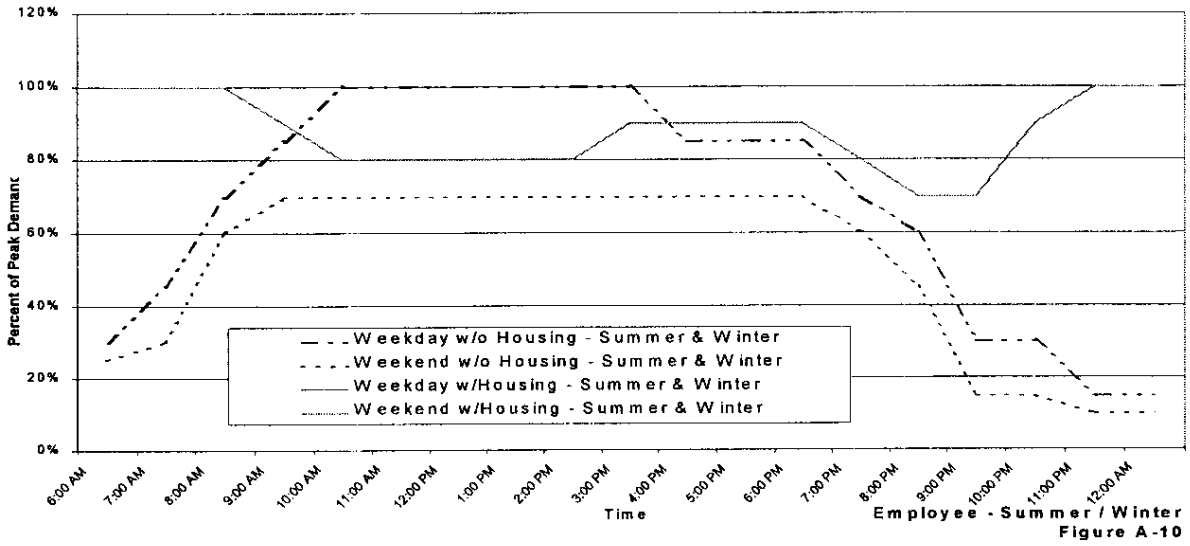
Office:

Parking accumulation for office use is based on the Urban Land Institute parking accumulation curves. This category of use has little influence on the overall parking because there are no offices located within the proposed use.



Office - Summer/Winter
Figure A-9

Employee:
No parking accumulation curves were available from the ULI to represent parking demand created by hotel employee use. Additionally, there are two types of employees to be considered, those housed on site and those coming from offsite. For the employees housed on site, the parking accumulation was about 80% for most of the day with a slight drop in the evening which increases again starting at 9:00p.m. For the employees with offsite housing, parking accumulation was created using the staffing schedule. Offsite employees parking showed an accumulation of 100% by 10:00a.m. which remained high until about 3:00 p.m. when employees began leaving.



Employee - Summer / Winter
Figure A-10

Appendix 8
A Discussion of Assumptions in Table P-4: Required Parking Spaces

Each land use and corresponding parking ratio is examined to determine the required number of parking spaces for both the summer and winter season. It is proposed that some of these parking spaces are available for a shared parking system. The parking quantities are split into shared parking and non-shared parking. These quantities are adjusted further to compensate for alternative transportation use and multi-stop auto trips. The computations produce the "adjusted number of spaces required" which represents the number of spaces that would be required if each land had to provide its own separate parking lot.

Parking ratios (Table P-4, Column D):
The parking ratio relates the required number of parking spaces to units of a land use (i.e. the number of hotel rooms or number of theater seats). The parking ratios utilize the Jackson Comprehensive Plan parking standards except as noted.

The exceptions include parking ratios for lodging, miniature golf, and the alpine slide. Other ratios including the Snow King Ski Area and the health club are based on a maximum number of users likely to be using the facilities at a given time.

The lodging ratio was revised upward from 0.75 parking spaces per unit to 1.0 parking spaces per unit to compensate for employees not housed on site. This increase improves parking capacity since the comprehensive plan appears to already include employees in the parking ratio.

The comprehensive plan does not include a miniature golf parking ratio. This analysis utilized 0.7 spaces per miniature golf hole. This ratio assumes that the golf course is frequented by larger groups who typically carpool and that the course can accommodate slightly less than one group per hole.

The alpine slide ratio assumes a similar ratio to a theater, which requires a ratio of 0.33 spaces per user. The number of users is based on revenue from the slide, which is converted to users per hour. The number calculated is likely to be conservative since it cannot account for users who typically ride the slide more than once.

The Snow King Ski Area and skating rink parking spaces are based on past use. The ski area has excess capacity to serve its users, a pattern, which is likely to continue. The anticipated parking requirement is 130 parking spaces. Most large functions such as the fireman's ball and the ski club ball occur during the off- season when excess parking is available.

The health club parking is based on the number of users expected. It is expected that a large percentage of locals will use the club with most driving independently. The health club will require 100 parking spaces.

Number of spaces required (unadjusted) (Table P-4, Columns E & K):
This number represents the parking required for each land use if it were standing alone. The amount of parking is generated by applying the parking ratio to the appropriate number of units. This number is larger than what will ultimately be required since many of the land uses will share the parking area allowing users to park once and use several facilities.

Number of spaces available/not available for sharing (Table P-4, Columns F/G & UM):
A portion of the proposed parking will be available for shared use. In order for shared use to work, it is best if there is a central, easily accessed parking area. Since the periphery buildings have parking lots in various locations and sizes, these will not be included in the available shared parking space number. Furthermore, existing condos or approved condos with their own parking will not be included in any of the shared parking.

Transportation mode factor (Table P-4, Columns **H** & **N):**
Snow King Resort's use of shuttle busses and its proximity to the START bus system allow guests travel around the town and county without depending on automobiles. In fact a large percentage of guests do not impact the parking facilities since they fly or are bused to Jackson. The TMF enables the parking to be

adjusted for the low use of cars by guests visiting the resort. This factor can also be applied to any land use where alternative transportation modes are used. A factor of 1.0 indicates that every user is driving a car, while the summer lodging factor of 0.60 indicates 60% of the guests drive. A justification of the lodging's transportation mode factor based on existing use is available in **Figure 8 -1.**

Typical Summer Day

Number of Rooms Occupied	Type of Guest	Mode of Transport	Percent	Number of Parking Spaces Occupied
30	Bus Tour	Bus	100%	6
145	Convention	Fly & Bus	**49%**	
		Fly & Drive	21%	30
		Drive	30%	**44**
25	independent Traveler	Drive	100%	25
200	Total Rooms		Total Spaces =	105

Transportation Mode Factor = total Occupied Car Spaces / Total Occupied Rooms

= 105 / 200

= 52%

Therefore, **60% appears a reasonable Transportation mode Facto**

Typical Winter Day

Number of Rooms Occupied	Type of Guest	Mode of Transport -	Percent	Number of Parking Spaces Occupied
5	Bus Tour	Bus	100%	3
35	Convention	Fly & Van	56%	
		Fly & Drive	**24%**	8
		Drive	20%	7
60	independent	Fly & Van	56%	
	Traveler	Fly & Drive	14%	8
		Drive	30%	18
100	Total Rooms		Total Spaces =	45

Transportation Mode Factor = total Occupied Car Spaces / Total Occupied Rooms

= 45 / 100

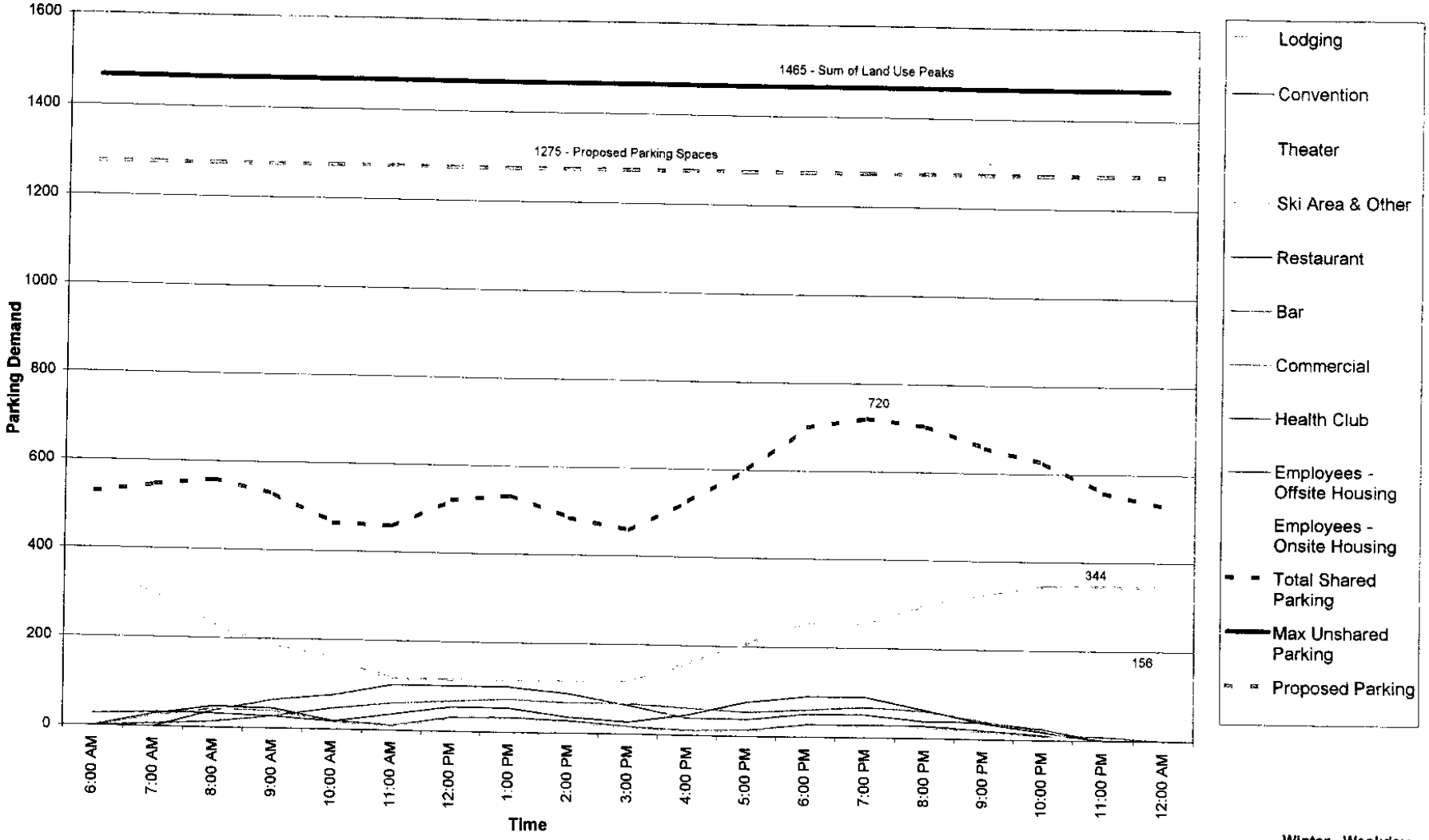
= 45%

Therefore, 50% appears a reasonable Transportation mode Facto

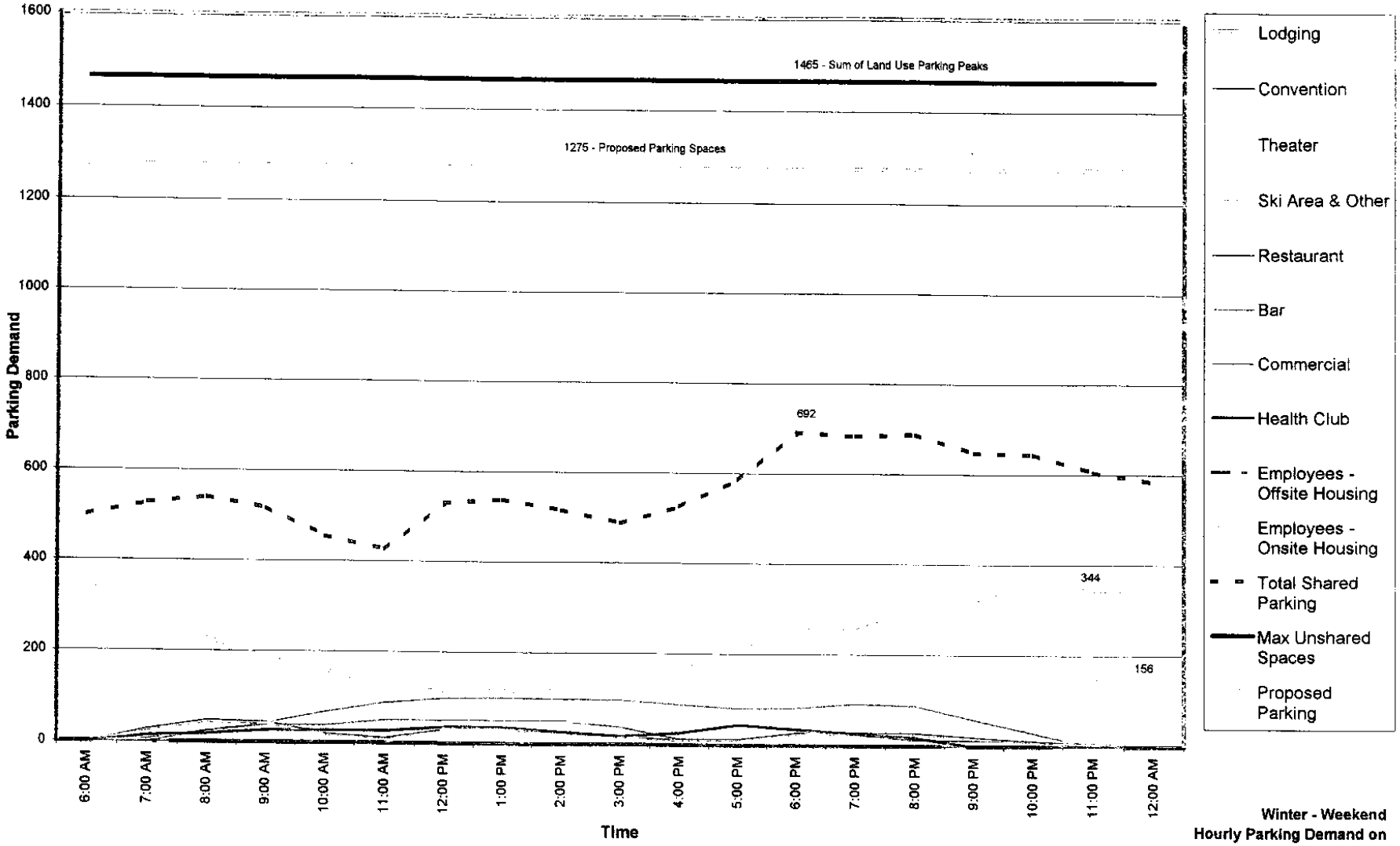
Lodging Transportation Mode Factor
Snow King Resort: Present Situation
Table 8-1

Offsite user factor (Table P-4, Columns I & 0): This factor indicates how many users come from offsite to use a facility. It is likely that many of the conference participants or restaurant and bar patrons will also be hotel guests, so the OUF will allow the required parking to be adjusted for this internal trip. An OUF of 1.0 indicates that 100% of the users come from offsite, while the summer conference factor of 0.50 indicates that 50% of conference attendees come from offsite. This factor allows the required parking to be adjusted so that guests are not counted twice in the parking demand.

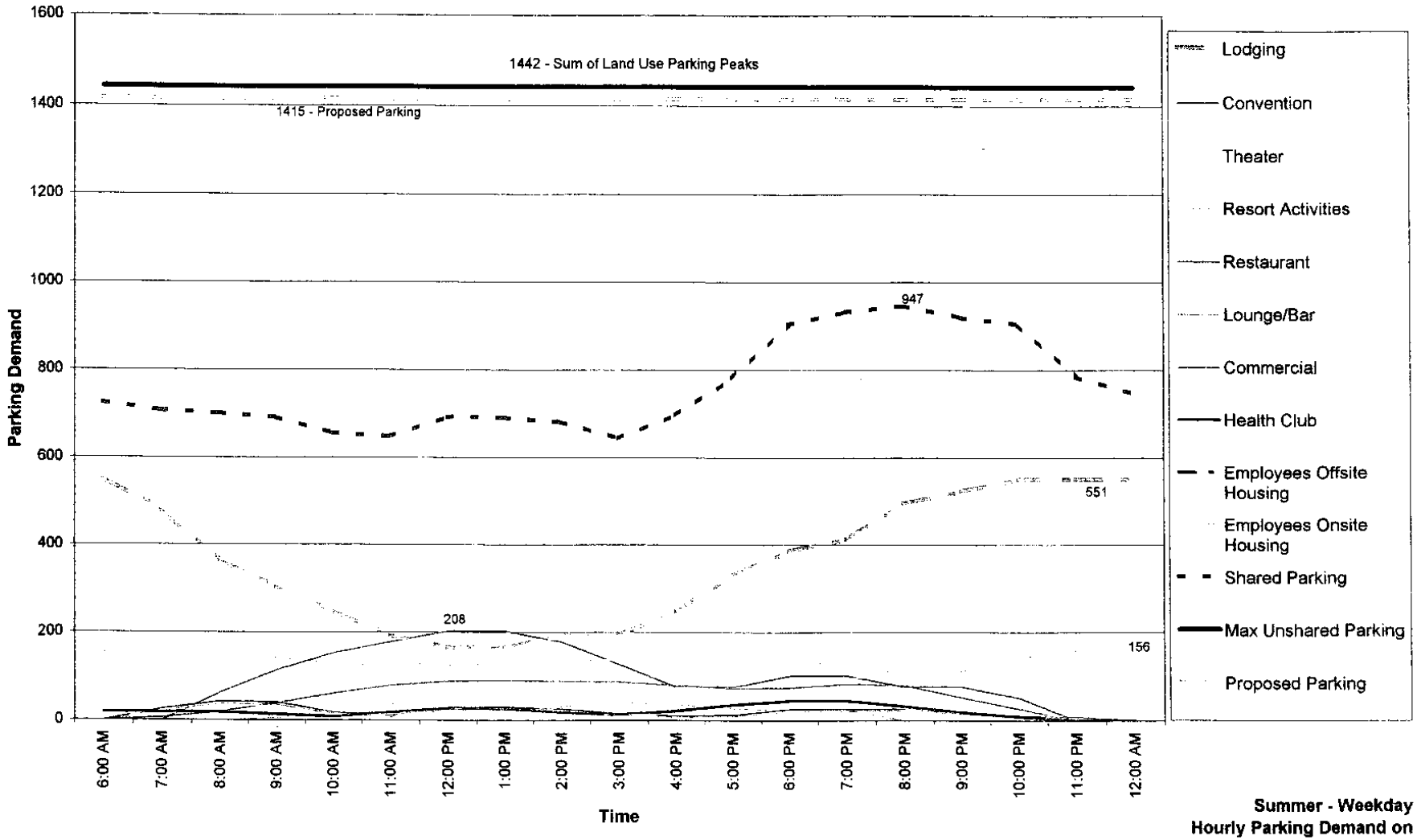
Adjusted number of spaces (Columns J & P):
This number represents a reduction in required parking after the TMF and the OUF are applied. This number is a more accurate estimate of the required parking since it avoids counting users more than once and considers users who use alternative transportation. This number does not yet include any sharing of parking spaces



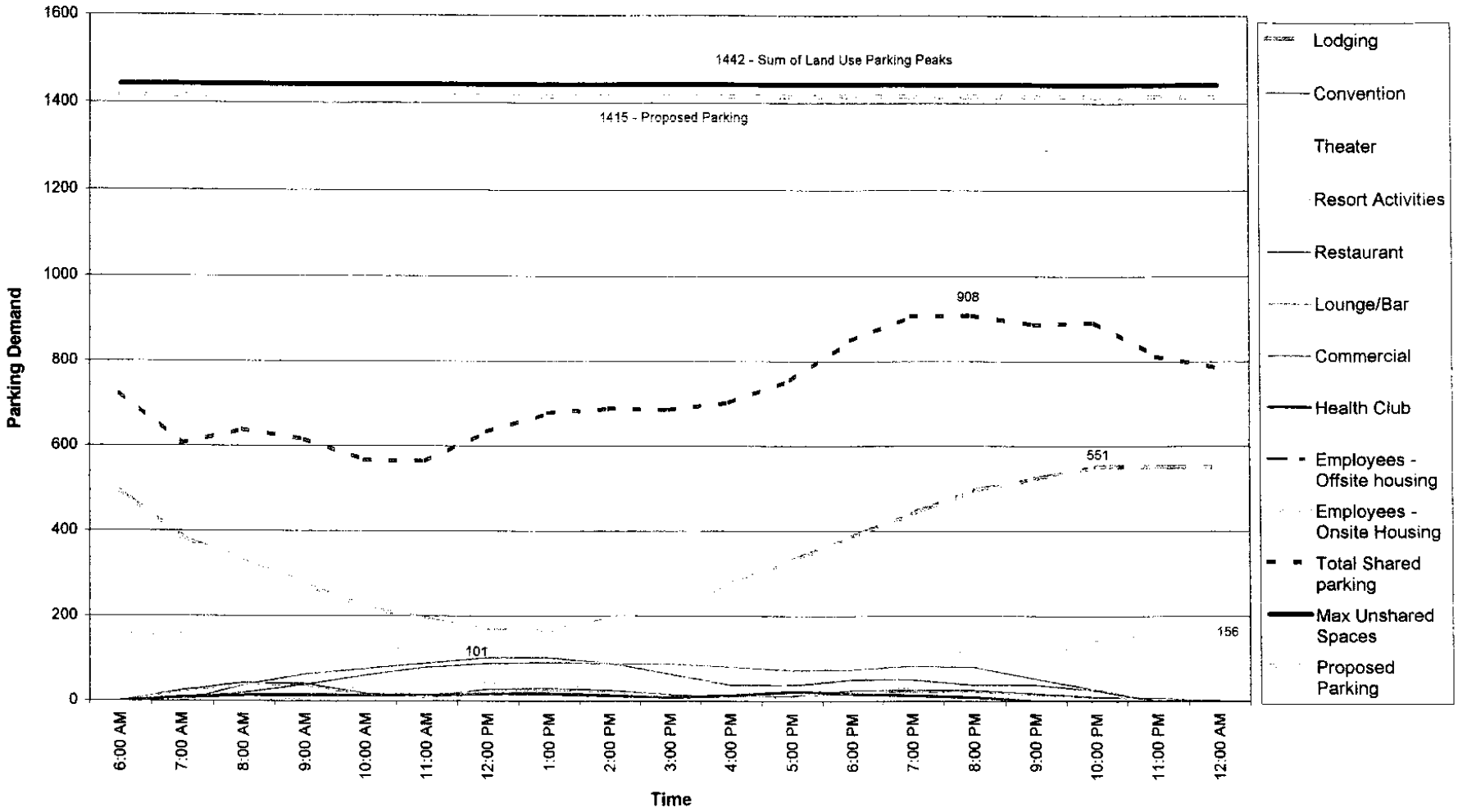
Winter - Weekday Hourly Parking Demand on Snow King Resort Parking Graph P-1



Winter - Weekend
Hourly Parking Demand on Snow King Resort Parking
Graph P-2



Summer - Weekday Hourly Parking Demand on Snow King Resort Parking
Graph P-3



Summer - Weekend
Hourly Parking Demand on
Snow King Resort Parking
Graph P-4

IX. CAPITAL IMPROVEMENTS PLAN

A. Introduction and Summary

The Snow King Water Supply, Wastewater Management and Storm Water Discharge Systems are designed and developed to meet the critical requirements associated with the function of such a vital gathering center. The Snow King Resort Master Plan represents urban planning that incorporates both destination vacationers and local commerce. Due to the difficulty of consistently servicing such a varying utility demand, peak design considerations were used in the design.

In establishing flow characteristics for the Resort, quantities of water consumption and wastewater production were calculated utilizing historical prediction charts for each service type and then applying this rate to the square footage of the service area. The square footage and water volume values have been summarized in the enclosed "Water and Waste Water Usage Table." It is necessary to keep in mind that this table reflects both the amount of water usage and the amount of water discharged, and has no allocation for water consumption use. The additional consumption use refers to the volume of water lost, evaporated, transpired, or otherwise utilized through leakage, washing, lawn irrigation or utility use. This quantity has been accounted for in the water service design considerations.

Total water usage is based on domestic needs, fire sprinkler suppression, (fire sprinkler suppression and fire hydrant demands are based upon minimum regulatory fire flow and flow duration requirements per Uniform Fire Code [UFC]), irrigation needs and fire hydrant flow requirements. The domestic water demand takes into account both the existing probable peak usage in addition to the proposed Master Plan peak flow rate of 223 gpm. Total peak demand is then calculated by uses expected from such resort facilities. This peak demand is 2,300 gpm. It is essential to understand that a flow of 2,300 gpm includes fire suppression of 1750 gpm, which is not a normal daily system demand. Thus, when removing the fire suppression, normal peak-operating demand is found. The resulting normal peak operating demand is approximately 550 gpm.

The existing and future water usage predictions previously noted do not consider water required for snow making. The Town of Jackson has been concerned about utilizing potable supplies for snowmaking. Snow King has additionally been concerned that the Town of Jackson water is warmer than ideal for snowmaking. To address these concerns, snowmaking water capacity will be expanded this summer (2000) in a joint project with the Town of Jackson to bring cooler water from Flat Creek to the Summit Lift pump house.

The wastewater sanitary system considers the existing Town of Jackson infrastructure capacity, potential wastewater produced by the current land use plan, and the potential flow created by this Snow King Master Plan. The current peak flow is 106 gpm. The proposed Master Plan creates an additional 305 gpm. Existing upstream land use has the potential to produce an additional peak flow of 35 gpm. These peak flows are calculated from average day flows that are increased based on a peak flow multiplier. This peak flow multiplier has been produced from previous Town of Jackson maximum day vs. average day wastewater studies. The result is a total potential peak wastewater flow of 796 gpm. Maximum development of the Master Plan exceeds the existing Town of Jackson West Karns Avenue infrastructure by 245 gpm. The additional peak hour flows require the existing 8-inch diameter line located on West Karns, north of the rodeo grounds be increased to a 10-inch diameter line. The capacity of the existing 8-inch diameter interceptor is 593 gpm. This Town of

Jackson interceptor should be upgraded when the percentage of wastewater produced by the Master Plan exceeds eighty percent of the 593 gpm, or 475 gpm. Planning for these costs should be a consideration in the Master Plan phases of construction. (See supporting water and sewerage design consideration calculations.)

Storm water runoff considerations are calculated in a similar manner. Design considerations give respect to existing Resort usage and Master Plan development.

Runoff calculations are based on the Jackson Rainfall Intensity Duration data for 10-year and 100-year event frequencies. Detention basins of natural appearance have been designed and designated to accommodate the 10-year storm event. Discharge leaving detention areas will not exceed the predevelopment rate for a 10-year storm. Storm water runoff generated from 1-year to 10-year events release the highest concentration of pollutants and settleable solids. These storms will pass through treatment facilities located at the catch basin receptacles. These storm water catch basins will remove the pollutants without possible re-suspension by future runoffevents.

The Storm Water Runoff from the developed site will proceed directly to a Town of Jackson collection facility, but shall not discharge at a rate greater than the 10-year and 100-year predevelopment rate. Storm water runoff from the Forest Service property will be naturally diverted around the Resort. The 100-year storm event will bypass the detention areas and be handled by the proposed storm water facilities that connect to the Town of Jackson system.

Consideration has also been given to other utilities. Electricity, gas, cable TV and telephone are all available at the site and will be expanded as needed. Private in-resort telephone and broadband capabilities will also be expanded as needed. Two-way radio, telephone and internet capabilities at our mountain-top (Snow King West) site is also used by the Resort to provide broadband connectivity.

The Town of Jackson retains updated information related to all capital improvements within the Snow King Resort District for public reference.

B. Water Supply System Plan

The Snow King Resort Water Supply System Plan was developed to meet the critical requirements associated with public water distribution. The first requirement was to determine the quantity of water need for domestic supply to accommodate the proposed facilities. The second objective is to provide fire flow suppression through fire sprinkler and fire hydrant supply.

Design Consideration - Water Service

l) Potential Flow Required by Master Plan

The practice for predicting water consumption was to develop a system capable of meeting maximum day demand

Existing and Master Plan Combined

Max Daily Flow	=	319,800 gpd
(See Waste Water Calcs.)	=	223 gpm *

* Total pre and post development Max. Day Waste Water Flow

Total peak demand is based upon the demand required for domestic flow, fire sprinkler flow, lawn sprinkler flow, and fire hydrant flow. Fire flow shall provide 1,500 gpm for a minimum to w-hour duration. Fire hydrant flow shall provide a minimum 250 gpm flow.

QT = QDomestic + QFire Sprinkler + QL Sprinkler + Q Fire Hydrant

QDomestic = 450 gpm *

QFire Sprinkler = Fire Sprinkler Flow = QFS

QL Sprinkler = Lawn Sprinkler Flow = QLS
QFire Hydrant= Fire Hydrant Flow = QFH

* Use Multiplier factor of 2 x Max Day Waste Water flow. Accounts for additional water usage not recorded as Waste Water flow.

UNIFORM FIRE CODE

Classification Group A Occupancy

Division I (UFC-91, Sect. 9117)

Group R Occupancy

Division I & 3

Minimum Reg. Fire Flow & Flow Duration

Table No. A-111 - A-I UFC-91 pg. 496
Type 111 One-hr@ 6,000 gpm

75% Fire Flow Reduction

Assuming FS Installation = 1,500 gpm
For 2-hr duration

QL. Sprinkler = QLS 100 gpm (Assumed)

QFire Hydrant = **QF.H.** 250 gpm

OT= 2,300 gpm = Peak Hour Demand

QT = QFS - QFH = 548 gpm = Normal Max Operating Demand

2) Existing Infrastructure Capacity

The fact that maximum day water demand may occur several days consecutively led us to consider checking for a water supply that would provide the maximum day demands, 548 gpm, and a source that could provide the peak hour demand, 2,300 gpm.

The expanded Snow King system will tie into the existing Town of Jackson 6-inch diameter high pressure line that parallels the Resort's northern property boundary. The new Snow King water main would complete a high-pressure water main loop creating a system more efficient that the existing dead-end main. The existing source is a system comprised of six-inch diameter service nourished from a twelve-inch diameter line located in East Kelly Avenue.

The Town of Jackson water system has sufficient water supply and storage to meet the maximum day demands, 548 gpm, and the peak fire and domestic demand of 2,300 gpm. Snow King will need to provide the additional water mains to complete the high-pressure zone and deliver the water to proposed Resort facilities.

C. Sanitary Sewer

Design Consideration

The Snow King Resort Sanitary Sewer Management Plan was developed to meet two crucial objectives. The first, to determine the infrastructure required on-site to handle the capacity of the proposed facilities. The second, to convey sanitary sewer flows away from the Resort and distribute these discharges into the Town of Jackson sanitary system. The following design considerations are incorporated into the design and shall be considered during construction phases of the Master Plan

I) Existing Town of Jackson Collector Capacity - Upstream of MH CI 0-16
- Alley parallel and between E. Kelly and E. Karns MH Cl0-30 to MH CI0-16
- Existing 1O" PE pipe / minimum slope downstream = 1.47%
- Land use currently designated: residential
- Existing 1O" will handle 1,550 gpm maximum

2) Existing Collector System and Land Use Flow Potential - Upstream of Resort

The Snow King Collector sewer objective is to collect wastewater from various Resort service lines and carry it by gravity to the Town of Jackson Interceptor Sewers.

Current Snow King Resort Flow Potential

204 Hotel Units at 225 gpd/room	45,900 gpd
40 Condominium Units at 2 Units Each at 225 gpd/unit	18,000 gpd
Motel Restaurant Services - 200 seats at 80 gpd	1 6,000 gpd
Pitchfork Townhomes - 19 units at 450 gpm	13,500 gpd
Clark's Knoll Townhomes - 19 units at 450 gpd	8,550 gpd
Existing Max. Day Waste Water Flow Total (I)	101,950 gpd
Total (I)	71 gpm
Existing Peak Hour Flow	106 gpm

3) Dwelling Units Representing Potential Upstream Flows:

Zone	Area	Max Density	No. of Units	Flow Max Day (gpd)
AR	34.7 Acre	4.6/Acre	160	70,400
NC-2	25 Lots	2/Lot	50	22,000
NC/SF	144 Lots	1/Lot	144	63,360
SR	139.1 Acre	2.9/Acre	403	77,320
R	80 Acre	I /Acre	80	35,200
PRD	Pitchfork	30 Units	30	13,200
PRD	Snow King	See Table		88.450
			867	470,230

Average Day Flow (Max Day/2)	=	235,115 Gpd
Max Day Flow	=	470,230
		328 Gpm
Peak Hour Flow (Avg Day *3)	=	490 Gpm
Potential Upstream Max Day		
Flow Minus Snow King Resort	=	368,280 Gpd
Potential Upstream Avg. Day		
Flow minus Snow King Resort	=	184,140 Gpd
Potential Upstream Peak Hour		
Flow Minus Snow King Resort	=	552,420 Gpd
	=	385 Gpm

Existingl0"P.E./n = 0.010/S=l.47%

Q = 1.49 AR2/3 S1/2 ***/ n***

0 = 1,550 gpm: Capacity of Existing Collector

Storm water runoff generated by the 1 -year to 10-year storm events on roads.

4) Potential Flows for Snow King Master Plan

The collector sewers have been designed for peak flows that include a factor applied at four times the expected average daily flow. The collector sewers were then sized using the peak flows and Manning's equation. Manning's equation is utilized to predict the adequate pipe diameter required for full flow design based on pipe diameter, pipe slope and peak flow, a minimum slope of 0.75 percent was used to represent a minimum pipe slope scenario. The pipe is then checked for a minimum scouring velocity of 2.5 ft/s applied with a lower average daily flow rate.

Proposed Master Plan Flow Potential-2000

494 Hotel Units at 225 gpd/room	=	111,150 gpd
120 Hotel Units at 225 gpd/room		27,000 gpd
100 Hotel Units at 225 gpd/room		22,500 gpd

Commercial Space and Assembly at 146,000 SF Assume .05 gpd / ft2 (5000 SF at 225 gpd per)	7,300 gpd
Commercial Theaters/Health Club/Daycare/ Pool at 37,000 SF. Assume 0.11 gpd/ft2 (2000 SF at 225 gpd per)	4,200 gpd
Restaurant/Services - 200 seats at 80 gpd each	16,000 gpd

Employee Housing at 18 units at 450 gpd each	=	8,100 gpd
Condominiums at Love Ridge at 40 units at 450 gpd each	=	1 8,000 gpd
Cottages at 8 units at 450 gpd each	=	3,600 gpd
Proposed Max. Day Flow Total (2)	=	217,850gpd
Proposed Max. Waste Water Flow (2)	=	152 gpm
(See Water and Waste Predicted Usage Table for additional breakdown)	=	223 gpm
Max Daily Waste Water Flow (1 & 2)	=	319,800 gpd
Avg Day Flow (Day/2)	=	108,925 gpd 76 gpm
Peak Hour Flow (Avg Day* 4)	=	305 gpm

5) Total Flow - Existing and Proposed

Existing Peak Hour Flow (Reflects potential flow upstream from Resort		385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan		305 gpm
Existing Max. Day Waste Water Flow (1)		106 gpm
Total Flow (QT= 385+305+71)	=	796 gpm

6) Existing Collector Capacity at the Resort Discharge

10" PE / n = 0.010 / S = 1.47%
Q = 1.49 AR 2/3 S 1/2 n Full Flow = Manning's Equation
QE.C . = 1,550 gpm Capacity of Existing Pipe = QE.C.
QT= 796 gpm
QE.C. = 1,500 fpm > QT = 796 gpm

7) Existing Town of Jackson Collector Capacity - Downstream ofResort

- Line parallel with West Karns Avenue between Mateosky Park and Flat Creek Drive MH Cl0-10
- Existing 8" clay / minimum slope downstream = 1.2 %
- Current land use designated: residential

The existing Town of Jackson Interceptor Sewers were checked for the capacity of three times the future maximum expected average daily flow, the maximum future flows are representative of the maximum possible build-out potential of all upstream sewers in accordance with the current land use plan.

Dwelling Units Representing Potential Downstream Flows Influencing Existing Collector Capacity on West Karns Avenue.

Zone	Area	Max Density	No. of Units	Flow- May Day (gpd)
AR	12 Acre	4.6/Acre	55	24,200
NC *I* MHP	6 Lots	2 / Lot	12	5,280
PI SP	24 Acre			l0,560

Existing Downstream Max Day Flow Potential		40,040
Existing Downstream Max. Day Flow Potential	=	30 gpm
Existing Downstream Peak Hour Flow		42 gpm
* (Reflects max build-out of existing land use upstream of Park and Snow King Resort)		385 gpm
Proposed Peak Hour Flow (Reflects 2000 Snow King Master Plan)		305 gpm
Existing Peak Hour Flow (1)		106 gpm
Potential Total Peak Hour Flow at MH CI 0-10		838 gpm

Existing Collector Capacity

8" Clay / n == 0.013 *I S* = 1.2 %
Manning's equation for Full Flow
0 = 1.49 A R2/3 S I/ 2 n = 593 gpm
593 gpm < 830 gpm

Therefore, 8" existing TOJ sewer main must be replaced with new 1O" main, approximately 1,200 LF

The peak hour flows for maximum build-out and the proposed Snow King facilities exceed the downstream Town of Jackson 8-inch diameter collector by 245 gpm. Expansion in accordance with the Master Plan beyond a potential flow of 593 gpm will require approximately I 200 linear feet of existing Town of Jackson interceptor to be replaced with a l0-inch diameter interceptor. The interceptor could be replaced upon reaching 80 percent of the 593 gpm that exceeds the 8-inc h interceptor's capacity. This would allow the Town of Jackson and Snow King Resort to plan and acquire the funding required to replace this line. The Town may be interested in creating a joint investment account that both parties could contribute to annually, raising and sharing the cost. of the infrastructure replacement. It would be of great benefit for the Master Plan to indicate rate of development, so that a proper fund could be established that would accrue at a rate equal to the anticipated replacement occurrence.

Note :

Town of Jackson WWTF Flows Indicate

- Max day = 2 * Avg day
- Max hour = 2.7 * Avg day

Snow King Master Plans Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 4 * Avg hour

TOJ Line Capacity Calculations Utilize

- Max day = 2 * Avg day
- Max hour = 3 * Avg day

D. Storm water Management Plan

A complete storm water management program contains many elements including on-site infiltration and detention, collection, and transport systems. The Snow King Resort Storm water Management Plan was developed to meet several major objectives associated with post-development storm water runoff. The most critical is to convey storm water away from developments, thus diminishing the water buildup from minor storms and damage that can be associated with major storms.

Storm water Runoff Design Conditions

The methodology for calculating peak rate of runoff from undeveloped and developed areas and runoff storage is "Rational Method." Runoff calculations are based on the Jackson Intensity Duration Frequency data CIA "RATIONAL METHOD"

Find: Rainfall intensities for 10-year and 100-year events.
Find: Max allowable pre-development release for 100-year storm event.

The rational method assumes that the maximum flow will occur at the time when all of the runoff flows from the contributing watersheds reach the outlet.

Existing Site Conditions (In Acres)

Sub- Area	Total Area	Pervious Area	Impervious Area
l	4.51	13.50	1.03 (Roof &Asphalt)
2	4.96	4.52	0.044 (Dirt)
3	5.28	5.28	0.00
4	13.09	12.09	1.00
5	13.55	10.27	3.28 (Roof &Asphalt)
6	17.70	16.70	1.00 (Dirt)

Pre-Development Runoff Summary

Sub-Area	Time of Concentration (min)	10-Year Event (CFS)	100-Year Event (CFS)
1	20.3	3.88	6.09
2	24.9	1.23	1.93
3	22.2	1.08	1.69
4	28.4	2.82	4.51
5	22.3	5.11	8.02
6	29.8	3.48	5.52

Pre-Development Runoff and Conditions

Assume 100% pervious surface conditions
C= 0.3 for undeveloped with sparse grass

Time of concentration

$$Tc = \frac{1.8\,(1.1-C)\,VL}{(S)\,\wedge\,1/3} = \frac{1.8\,(1.1-0.3)\,V2200}{(15)\,\wedge 1/3} = 27.4 \text{ min}$$

Rainfall Intensity: 10-Year 0.89 in / hr
100-Year 1.40 in / hr

QIO = 0.3 (0.89) 69 18.45 CFS
QIOO = 0.3 (1.40) 69 28.98 CFS

Post-Development Runoff and Conditions

No development shall cause adjacent landowners, water courses or conduits to receive storm water runoff from the proposed development at a higher peak flow rate than would result from the same storm event occurring over the site if the land was in its undeveloped condition. The storm events considered will be for a 10-year and 100-year event.

Post-Development Site Conditions

Sub-Area	Total Area	Pervious Area	Impervious Area
1	14.51	6.22	8.29
2	4.96	1.06	3.90
3	5.28	2.72	2.56
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Post-Development Runoff Summary

Sub-Area	Total Area	Pervious Area	Impervious Area
1	20.31	9.32	14.63
2	31.71	2.98	4.72
3	28.1	2.45	3.92
4	13.09	9.29	3.80
5	13.55	11.13	2.42
6	17.70	16.07	1.63

Storm water Runoff Summary

Sub-Area	Acres	Post-Dev. Runoff (CFS)	Minimum Diameter Storm Pipe (3 CFS)	Design Release	(CFS)
I	14.51	14.63	24"	9.67	6.09
2	4.96	4.72	15 "	3.12	1.93
3	5.28	3.92	15"	2.59	1.69
4	13.09	7.23	18"	4.78	4.51
5	13.55	7.15	1 8"	4.71	8.02
6	29.80	5.99	15 "	4.10	5.52
		43.65	Mass Cale. -	28.98	
				Ind. Cale.	27.76

27.76 Max allowable release- 100-year event base

Storm water subsurface facilities are required to carry the runoff from a 25-year storm event as minimum design criterion. Storm water surface facilities shall be sized to handle additional runoff from the 100-year storm event as a minimum.

Non-contaminated storm water from roofs and landscaped areas shall be designed to flow into natural detention areas. These designed detention areas shall be sized to accommodate the 100-year storm event. The rate of flow leaving these detention areas shall not exceed the pre-development rate for the 10-year to 100-year storm.

Sub-Area Release and Storage Summary - 100-Year event

Sub-Area	Acres	Re lease (CFP)	Storage Volume (CF)
1	14.51	6.09	5,987
2	4.96	1.93	3,135
3	5.28	1.69	2,085
4	13.09	4.51	1,545
5	13.55	4.71	966
6	29.80	5.52	50

Previous calculations show that a 36" pipe in a 4' x 5' percolation trench provides 10.05 CF/LF storage. 24"provides 7.43 CF/F: storage.

Sub-Area	Volume	Length 36"	24"
1	5,987 CF	596 LF	806
2	3,135	312	422
3	2,085	208	281
4	1,545	153	208
5	966	96	130

Storm water runoff generated by the 1 -year to 10-year storm events on roads and parking areas shall pass through treatment facilities to remove and trap settleable solids and floating petroleum products from the storm water as practical without resuspension of contaminants by runoff from subsequent storm events. Storm water runoff generated by the 10-year to 100-year storm evens shall bypass the treatment facilities and proceed directly to the Town of Jackson collection facilities, but shall not discharge at a rate greater than the pre-development rate for the 10-year to 100-year storm event.

Storm water runoff from the Forest service property shall be naturally diverted around Snow King Resort utilizing resort facilities to handle mountain runoff for the 100-year storm event.

The Resort Master Plan should incorporate detention basins of volume as shown in the 100-year storage summary table. Additional infrastructure will then carry overland flow not detained on site. The Storm Water infrastructure shall be sized to accommodate 100-year event storms and be incorporated with the existing Town of Jackson Storm Water Infrastructure.

E. Other Utilities

The Site is supplied with sufficient capacity of electrical, gas, telephone and cable television lines. Expansion of these utilities will be available as expansion occurs. Within the site, the Snow King Resort Master Association will administer private telephone, internet, broadband satellite /cable TV lines and construct additions as needed. In cooperation with the Town of Jackson, the Applicant is undertaking an expansion of the snowmaking water capabilities during the summer of 2000. The mountaintop west electronic site was expanded during the 1999 summer to allow for additional wireless telephone and high-speed internet equipment. Additional room is available at this site for future expansion to serve the Resort and the community at large.

F. Additional Conditions

At the time of approval of this Master Plan, the following conditions were included as part of the approval:

The applicant shall be responsible to complete offsite storm drainage improvements necessary to convey storm water flows from the site to the Kelly Avenue drainage system and, if warranted based on the provided engineering analysis, complete improvements to the Kelly Avenue drainage system that are a consequence of the development within the Snow King Master Plan.

To facilitate the conveyance of storm water flows between the Kelly Avenue storm drainage system and Snow King Estates, the applicant shall provide the Town with a storm drainage easement in the easterly area of the site. The easement location and language shall be mutually agreed to by the Town and the applicant.

An additional water system analysis and information shall be provided and approved by the Town Engineer. The additional information shall be provided with and without the Town's system supplying snow making water and shall include but not be limited to: a comprehensive Town water system hydraulic model which indicates the adequacy of the existing Town system at the estimated build out date of the development, a review of available fire flow capacities in the area of the resort at build out, a review of the water velocities produced in transmission pipes which are 8 inches in diameter and less, an analysis of the existing Town storage capacity, a summary of the installation of the proposed high pressure zone, calculations indicating the size of the proposed storage tank preliminary pump sizing calculations and an implementation plan for onsite systems.

The applicant shall be responsible to ensure that under, the additional water demands created from the developments build out, the Town's system shall remain in compliance with DEQ water system regulations and Town ordinances.

The applicant shall insure that the Town's right to inspect onsite water systems is maintained.

Sanitary sewer systems completed shall be constructed, tested and maintained in accordance with DEQ and Town standards.

The applicant shall insure that the Town's right to inspect onsite sewer systems is maintained

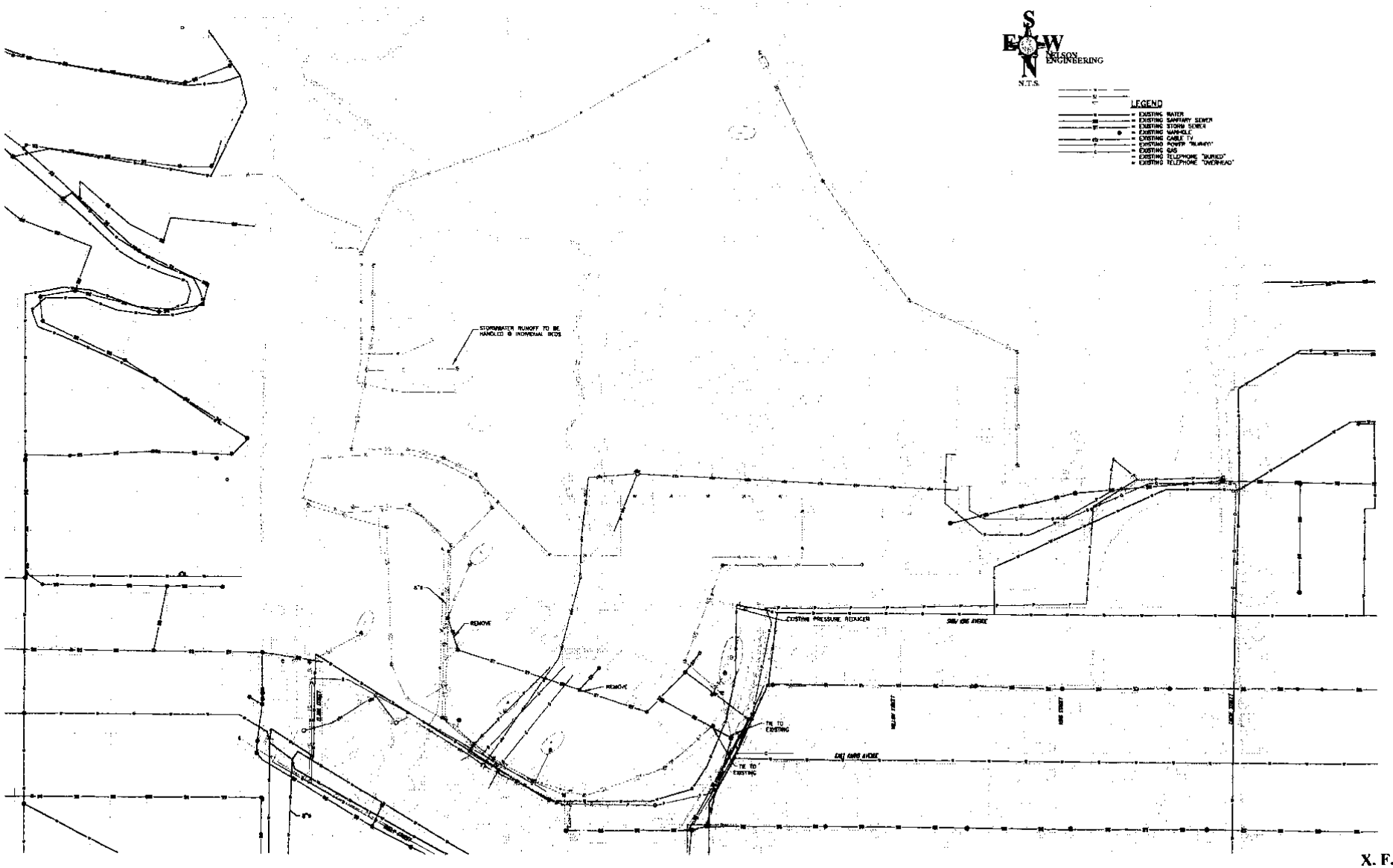
The applicant shall be required to provide the Town with financial mitigation fees for the completion of the Willow Street corridor (from Snow King Avenue to Broadway Avenue) and the intersection of Snow King/Willow.

The amount collected shall be based on the calculated increased levels of traffic and pedestrian impacts created from the development together with the estimated project completion costs for roadway, curb, pedestrian and landscaping improvements. The improvements required shall be based on the preliminary design as completed in the year 2000 charette process. The mitigation fee to be provided to the Town shall be based on the estimated project costs required to complete the corridor work at the time the fee is due. Any improvements to the Willow Street corridor that are completed by others prior to reaching the levels of new development described below are not to be included in the calculations of mitigation fees. The mitigation fees shall be provided to the Town in cash at the time the levels of development are reached and prior to issuance of building permits.

The total new square footage allowed under the original master plan is estimated to be approximately 700,000 SF. This new square footage does not include the existing hotel building or the Love Ridge development. As such the mitigation fees shall be forwarded to the Town as follows:

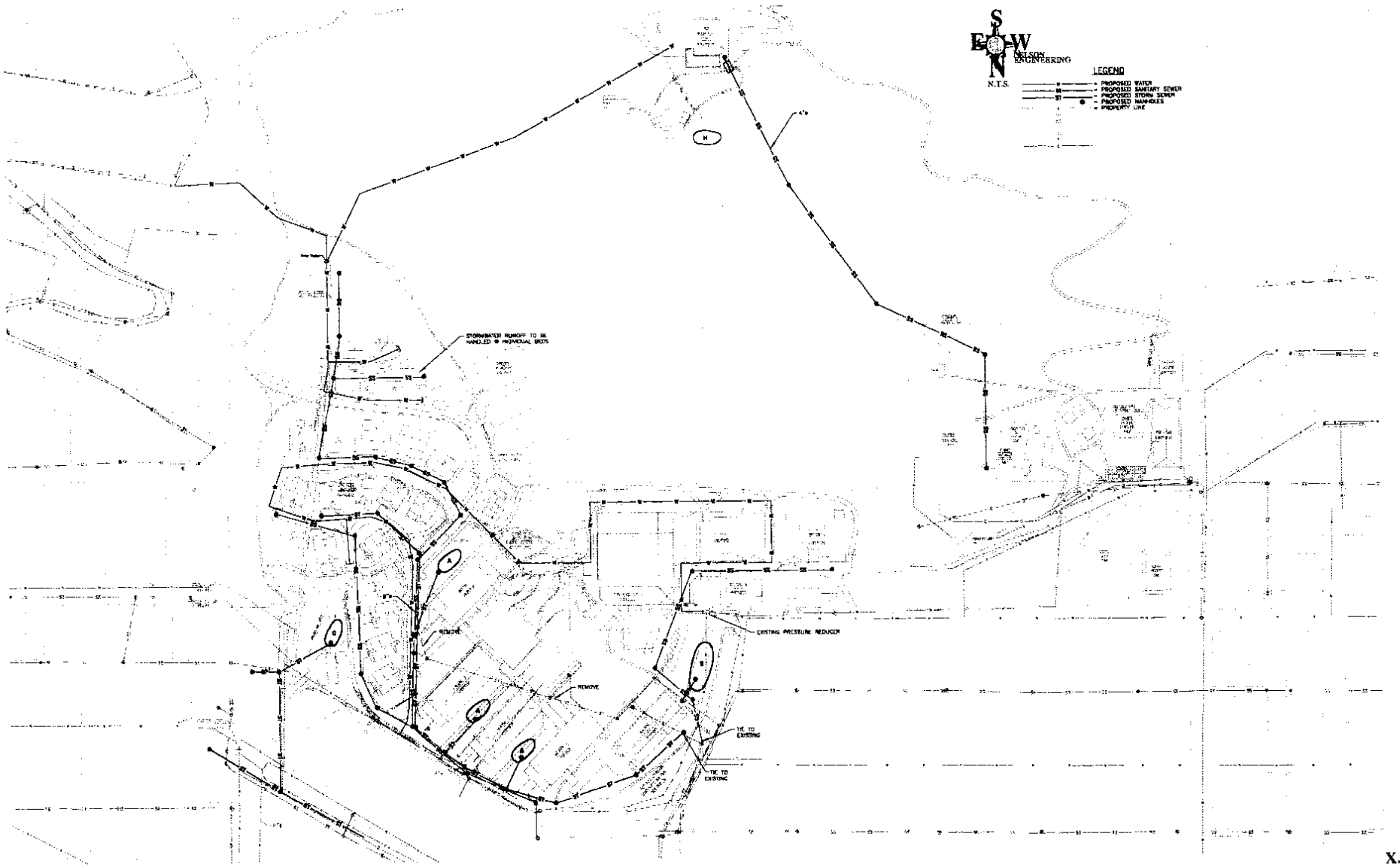
At 400,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow Street corridor.

At 600,000 SF of new development: The applicant shall provide an additional mitigation fee in the amount of 15% of the total estimated project cost required to complete the Willow Street corridor.



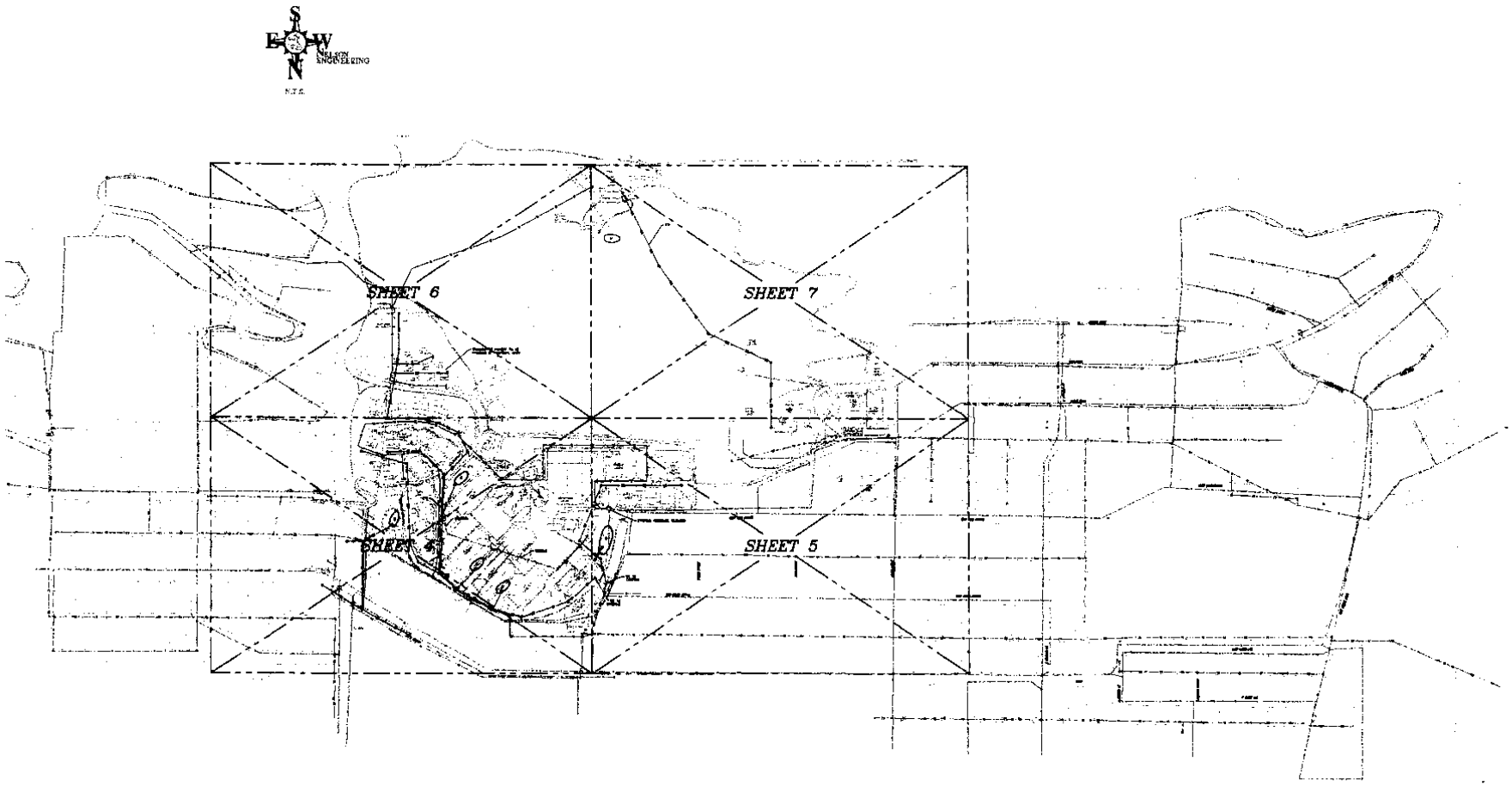
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EXISTING UTILITY PLAN



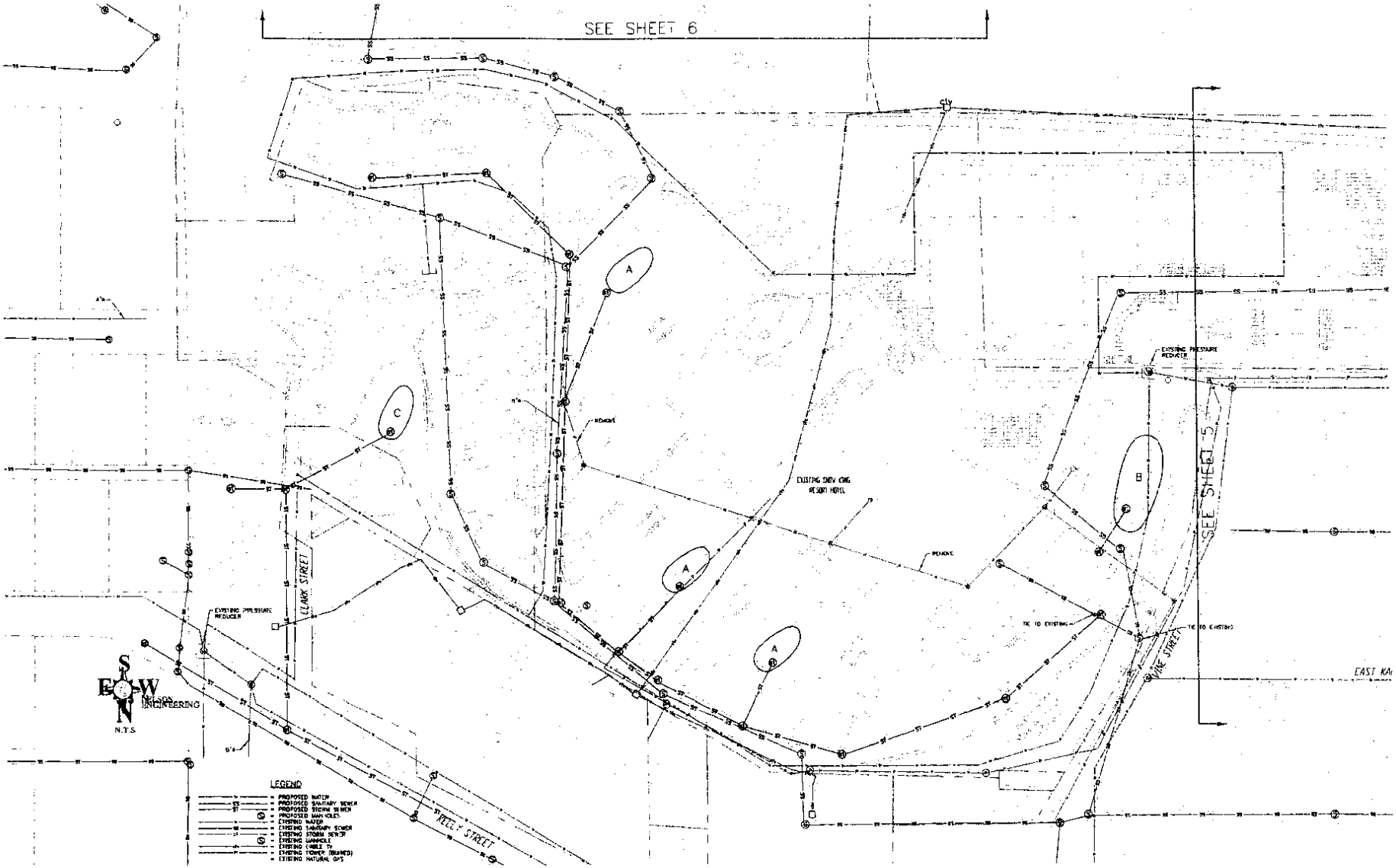
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PROPOSED UTILITY PLAN



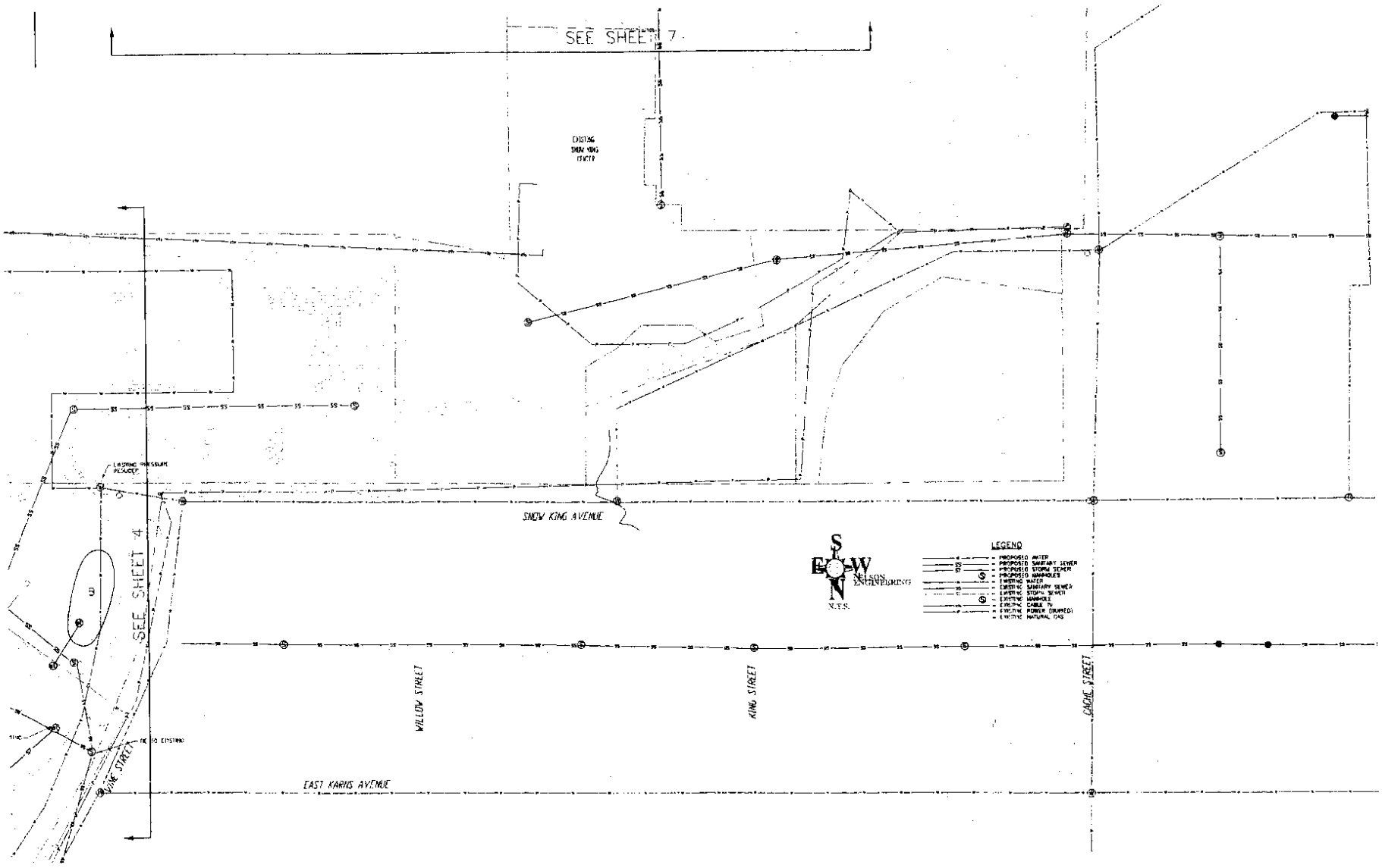
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ENLARGED PLAN INDEX



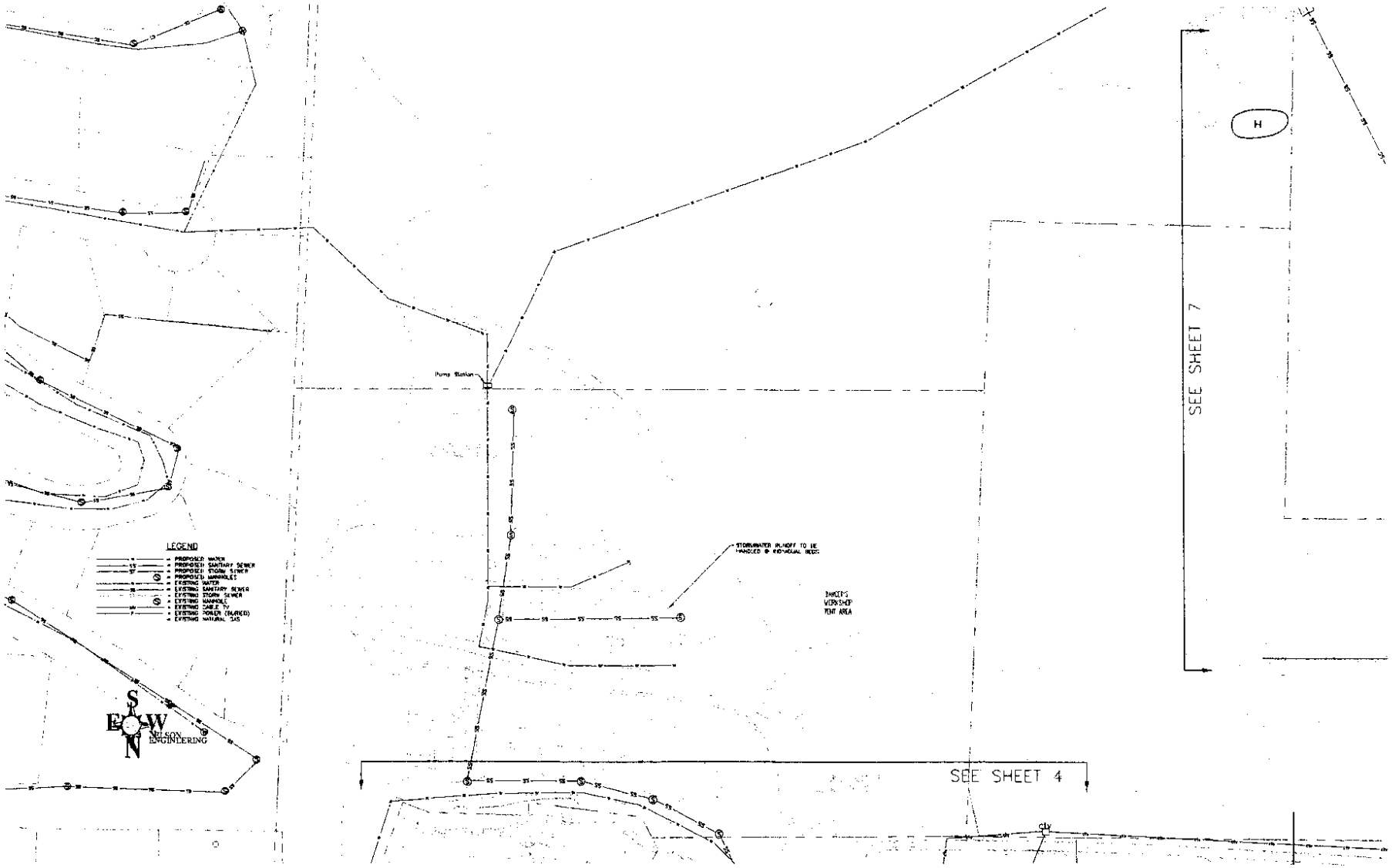
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ENLARGED PLAN – SHEET 4



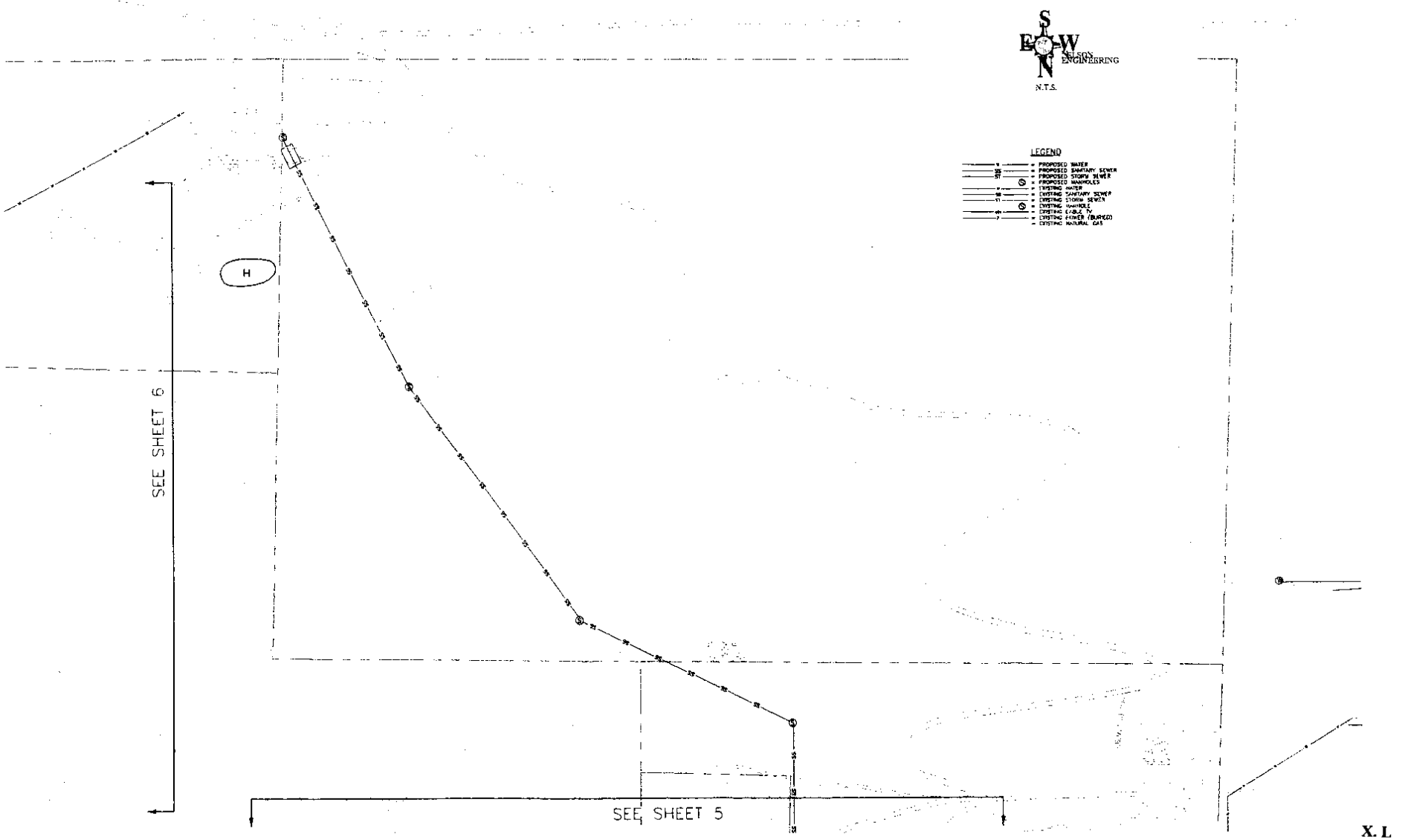
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ENLARGED PLAN – SHEET 5



X. K

ENLARGED PLAN – SHEET 6



X. L

ENLARGED PLAN – SHEET 7

XI. PHASING AND THE SNOW KING RESORT MASTER ASSOCIATION

The PRD regulations require a phasing plan and an explanation of relevant management policies and procedures that will guide the implementation of the master plan. The phasing plan must include performance objectives and must be sufficient to assure that development will take place in a logical sequence and that an adequate monitoring program is in place to determine the accomplishment of proposed remedies and mitigation measures for projected impacts.

Snow King will develop the property in phases and in a well-balanced manner. While there is no specific timeline and individual phases will be constructed according to market demand, Snow King will ensure that all facilities required for the convenience of guests, public safety and mitigation of any negative impacts are constructed in a timely and concurrent fashion and follow a logical sequence. As additions are completed, the entire infrastructure and other required performance components for each phase will be in place and performance standards will be adhered to. These components include utilities, parking, housing and transportation elements that will be developed in increments in tune with commercial, lodging and other development. When any of these components are built in excess of the required needs of a particular phase, and in excess of the cumulative needs to date, this excess will be credited towards the requirements of future phases. Final Development Plans for each building or phase will address the specific impacts and required mitigation associated with it.

The Snow King Resort Master Association (SKRMA) will oversee the proper phasing and administration of all development within the Resort District. The intent of this organization is to have one voice represent the Resort District, to ensure that adequate monitoring programs are established for development within the district and for the required SKRMA fee assessment, collection and expenditure.

SKRMA will be controlled by the landowners in the District and will ensure that development occurs in groups, or bundles, that ensure a well-balanced development. SKRMA is managed by a Board of Directors consisting of up to seven members elected by the District property owners, with voting based on assessed valuation as described in the Board bylaws. SKRMA will assign responsibilities and cost-sharing among entities other than the applicants. SKRMA will provide an annual report to the Town of Jackson that includes, but is not limited to, current membership and contact information, phasing plan compliance, and financial information.

The responsibilities of SKRMA include, but are not limited to the following:

- Serving as the conduit for all major development applications within the Resort District.
- Assessing dues and fees for landscaping, snowplowing, and common area road repairs within the district.
- SKRMA is tasked with the responsibility of carrying out the Transportation Demand Monitoring plan associated with this Master Plan and submitting results as required to the Town of Jackson.
- The organization will have one primary point of contact for all inquiries, billing, and organizational requests. SKRMA will exist in perpetuity to oversee the administration and development plans of the Resort District and to ensure that resort commitments within this Master Plan are transferable to all future owners of property within the District.
- SKRMA is ultimately responsible for ensuring all parties within the Resort District install, maintain, and operate all private infrastructure including water, sewer, stormwater, and roads within the district.
- SKRMA members will pay dues on an annual basis to cover costs associated with the management and operation of the organization. In July, 2019 SKRMA adopted a required minimum District-wide fee as set forth in the conditions of approval ("SKRMA Fee"). This minimum required SKRMA Fee shall be assessed as set forth in the conditions of approval. This minimum required SKRMA Fee will not be assessed on Uses that solely take place on United States Forest Service property irrespective of where a ticket for that Use is purchased as described in the conditions of approval. All property owners within the Planned Resort District

shall contribute the required minimum SKRMA fee to SKRMA via this District-wide fee structure.

- Implementation and monitoring of the Transportation Demand Management Plan, Housing Mitigation Plan, adherence to Design and Dimensional Limitation Plans and will act as the Architectural Review Board for the Snow King Planned Resort District. The Snow King Resort Master Association will be responsible for building or providing all required improvements or services as needed according to the phased development commensurate and coincidental with phases of the resort's development.
- SKRMA will be empowered to either own or have others build and own, as well as to maintain, employee housing, parking areas and structures and other infrastructure. All roads, pathways and utilities within the extent of this Master Plan will remain private.
- SKRMA will act as a Master Association for all the property owners within the district with respect to common utilities, safety, transportation, employee housing and parking.
- SKRMA will coordinate members to manage snow removal, lighting, signing, construction and maintenance of common roads.
- SKRMA shall ensure that private shuttle service continues to be offered from the Resort District to downtown Jackson, the Jackson Hole Airport and to Teton Village. If SKRMA is unable or elects not to provide private shuttle service as provided herein, SKRMA must provide a reasonable and equitable contribution to START as determined by the START Board, Town Council and SKRMA and based upon a defined metric of ridership by Resort District guests.
- SKRMA will serve as the vehicle for pre-screening any final development applications prior to presentation to the Town of Jackson for final development approval. All Final Development plans submitted for review by the Town shall be first reviewed and approved by the Snow King Resort Master Association.
- Ultimately, SKRMA will act as a pseudo improvement district and be entitled to assess and collect dues and assessments from all property owners, renters, resort guests and from any entities performing management functions, owning property or obtaining revenues within this Planned Resort District. These dues are intended to cover all of SKRMA's costs including various mitigation plans, constructing and maintaining any improvements that are its responsibility.

All areas and developments within the resort district will be encouraged to participate as members of SKRMA. This SKRMA fee funding mechanism will serve to maintain the minimum resources required for the maintenance of the Resort District. The SKRMA Fee will be used at the discretion of the SKRMA board for communal improvements, repairs, and maintenance, marketing, events, or other Resort District obligations. It is to be noted that these funds are not to be construed solely as a funding mechanism for the ski area only, but rather as a reserve to ensure that the District can maintain compliance with all obligations of the Master Plan.

Upon the Jackson Town Council's approval of this Master Plan area Amendment, SKRMA shall assess a minimum of a 1% fee ("**SKRMA Fee**") on the following uses identified in the Master Plan area (collectively, "Uses"):

a. Non-residential uses as defined in the Master Plan except for Institutional Uses in LDR, Section 6.1.8;
b. Commercial Amusement;
c. Indoor Recreation;
d. Home and Temporary uses;
e. Outdoor Amusement/Recreation;
f. Agricultural Uses;
g. Tour Operators/Outfitters;
h. Temporary Uses; and
i. Special Events.

Uses that occur exclusively within the Master Plan area or Uses that occur both within the Master Plan area and on adjacent United States Forest Service property must be assessed the SKRMA Fee. The SKRMA Fee is not required to be assessed on Uses that solely take place on United States Forest Service property irrespective of where a ticket for that Use is purchased (by way of example only, if someone takes the Rafferty lift to access the ropes course, the Rafferty lift ticket is subject to the SKRMA Fee, but the ropes course ticket is not). The SKRMA Fee shall be used at the discretion of the SKRMA Board as a funding mechanism to maintain the Resort District and satisfy SKRMA's obligations under the Master Plan.

To ensure the ski lifts operate as provided herein, SKRMA shall maintain a $500,000 reserved fund generated by the SKRMA Fee ("**Reserved Fund**"). The Reserved Fund shall only be used by SKRMA to ensure the ski lifts operate as provided herein. The Reserved Fund shall be adjusted for inflation every 3 years in accordance with a Denver-based, or other more specific, Consumer-Price Index as approved by the Town. The Reserved Fund shall be established within 3 years of the date the SKRMA Fee is first collected and the SKRMA Fee shall exclusively be used to achieve the $500,000 balance until the Reserved Fund is fully funded. At all times when the Reserved Fund is fully funded, the SKRMA Fee is unrestricted for SKRMA use. If the SKRMA Fee is unable to generate sufficient income to replenish the Reserved Fund by the next required annual report, SKRMA must designate a line of credit to guarantee the $500,000 in the Reserved Fund or add funds from any other source within 3 months.

Summary of Snow King Resort Master Association Commitments:

Conditions of Approval

(Snow King Planned Resort District Master Plan)

1. If Snow King Resort Master Association (SKRMA) fails to comply with any of the conditions listed in these conditions of approval, in addition to any other enforcement powers granted to the Town of Jackson through the Land Development Regulations ("LDRs") and Jackson Municipal Code, the Town of Jackson may withhold pending building permits (including permits for remodels and maintenance) for any development within the Master Plan area.

2. Upon the Jackson Town Council's approval of this Master Plan area Amendment, SKRMA shall assess a minimum of a 1% fee ("**SKRMA Fee**") on the following uses identified in the Master Plan area (collectively, "Uses"):

a. Non-residential uses as defined in the Master Plan except for Institutional Uses in LDR, Section 6.1.8;
b. Commercial Amusement;
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i. Special Events.

Uses that occur exclusively within the Master Plan area or Uses that occur both within the Master Plan area and on adjacent United States Forest Service property must be assessed the SKRMA Fee. The SKRMA Fee is not required to be assessed on Uses that solely take place on United States Forest Service property irrespective of where a ticket for that Use is purchased (by way of example only, if someone takes the Rafferty lift to access the ropes course, the Rafferty lift ticket is subject to the SKRMA Fee, but the ropes course ticket is not). The SKRMA Fee shall be used at the discretion of the SKRMA Board as a funding mechanism to maintain the Resort District and satisfy SKRMA's obligations under the Master Plan.

3. SKRMA shall provide an annual report to the Town of Jackson by June 15 of each year, for the prior April 15 to April 15 year period, which shall include the following information:
a. Phasing plan compliance;
b. Confirmation that the SKRMA Fee (as defined herein) has been collected;
c. The current balance of the SKRMA Fee fund,
d. The current balance of the Reserved SKRMA Fund (as defined herein);
e. A list of the categories of expenditures that over the previous April 15 to April 15 year period the SKRMA Fee has been spent on within the Resort District (not including specific dollar amounts);
f. SKRMA Board composition and contact information;
g. Status of the SKRMA organization with the Secretary of State;
h. The current SKRMA membership and contact information;
i. Any irregular avalanche control the previous ski season;
j. Confirmation of whether the ski lifts operated an average of 49/hours a week for the previous ski season;
k. Information regarding the private shuttle service, if provided, and if not, the financial contribution SKRMA made to START the previous year; and
l. Information on special events with the Resort District which have more than 200 guests including, but not limited to, the number of events, the location of each event, any complaints received from neighbors outside the Resort District, and the type of event.

4. SKRMA shall ensure that private shuttle service continues to be offered from the Resort District to downtown Jackson, the Jackson Hole Airport and to Teton Village. If SKRMA is unable or elects not to provide private shuttle service as provided herein, SKRMA must provide a reasonable and equitable contribution to START as

determined by the START Board, Town Council and SKRMA and based upon a defined metric of ridership by Resort District guests.

5. SKRMA shall provide a Transportation Demand Management (TDM) report to the Town of Jackson every 3 years, starting 3 years from the date the Master Plan Amendment is approved by Jackson Town Council.

6. SKRMA shall ensure the ski lifts operate an average of 49 hours per week between December and March, barring unforeseen weather conditions; mechanical failures; acts of God; operational challenges outside the control of SKRMA or the ski mountain operator that necessitate deviation. The hours of operation shall include accommodation of key user groups including, but not limited to, the Doug Coombs Foundation and the Jackson Hole Ski and Snow Board Club.

7. To ensure the ski lifts operate as provided herein, SKRMA shall maintain a $500,000 reserved fund generated by the SKRMA Fee ("**Reserved Fund**"). The Reserved Fund shall only be used by SKRMA to ensure the ski lifts operate as provided herein. The Reserved Fund shall be adjusted for inflation every 3 years in accordance with a Denver-based, or other more specific, Consumer-Price Index as approved by the Town. The Reserved Fund shall be established within 3 years of the date the SKRMA Fee is first collected and the SKRMA Fee shall exclusively be used to achieve the $500,000 balance until the Reserved Fund is fully funded. At all times when the Reserved Fund is fully funded, the SKRMA Fee is unrestricted for SKRMA use. If the SKRMA Fee is unable to generate sufficient income to replenish the Reserved Fund by the next required annual report, SKRMA must designate a line of credit to guarantee the $500,000 in the Reserved Fund or add funds from any other source within 3 months.

8. Snow King Mountain Resort, LLC ("Snow King Mountain") is the current owner of all recreational improvements. Snow King Mountain shall not sell off individual recreational improvements to different owners. This condition shall not prevent Snow King Mountain from selling all of Snow King Mountain's recreational improvements to a different owner.

9. Building permits within Sub-Area #2 shall not be issued until construction has commenced on an aerial tramway (i.e. gondola). Nor shall the proposed zip-line in sub area #4 be allowed to open until construction of the gondola has commenced. Notwithstanding the foregoing, if SKRMA proceeds with its application and construction of a gondola in good faith, this condition shall not take effect if a regulatory or judicial circumstance prevents SKRMA from building the gondola. Further, this condition shall be void if the Town and SKRMA fail to come to agreement on a lease for the landing of the gondola by August 1, 2020.

10. SKRMA shall continue to engage in discussions with the Town and property owners in Sub-Area #2 on a shared parking arrangement between Sub-Area #2 and the Town's Phil Baux park property. SKRMA must enter into a shared parking agreement with the Town of Jackson by December 31, 2020 so long as both parties are continuing to negotiate in good faith. The shared parking agreement shall include, at least but not limited to, provisions regarding construction and maintenance of the shared parking areas, snow removal from said areas and storm water system installation and maintenance.

11. SKRMA shall continue to engage in discussions with the Town regarding a Mountain Sports Center and second sheet of ice within the Master Plan area but shall not be obligated to construct or provide land for a Mountain Sports Center or second sheet of ice. The conceptual maps included in the Master Plan currently show a proposed location for the Mountain Sports Center in Sub-Area #5, though this location may change. A Mountain Sports Center, ice rink, affordable or workforce housing, and a maintenance facility shall be permitted by right within Sub-Area #5. All other uses within Sub-Area #5 shall require a conditional use permit.

12. SKRMA shall provide updated information for Chapter 10 of the Master Plan, by December 31, 2020, specifically with respect to the current conditions within the resort district, including updated maps, and discuss the current capacity utilization compared to the potential buildout capacity. This information shall be kept on file at the Town and may incorporated into the Master Plan at a later date.

IX. COMMUNITY SERVICES ELEMENT

Introduction

The PRD regulations include an optional Community Services element to describe the interrelationship between the district and the community. It is recognized that community services are an important part of maintaining the balance between visitors and residents and can contribute significantly to the quality of life of the community.

Community involvement is of paramount interest to Snow King. Community service attributes are woven throughout this Master Plan and are an integral and foremost part of Snow King's vision and philosophy. Since 1939 Snow King has been a proud community partner. Being a "Community Resort" is in fact part of Snow King's Mission Statement. For over 60 years Snow King and the Jackson Hole community have had a very close and symbiotic relationship. Snow King's services to the community are well known and indisputable. Snow King hosts, assists and supports practically all of the local non-profit organizations and service clubs. Our doors are always open and our record of community assistance, involvement, dedication and good will is impeccable. Snow King is very proud of its continuous contributions to this community as a partner. This Master Plan is one more step in continuing and expanding upon this tradition.

Snow King as a Community Partner

A stated purpose and intent of the Resort District is to provide recreational opportunities that rely on indigenous natural attributes of the area. These opportunities are provided to both the community and the visitor through the development of district facilities. The unique in-town nature of these recreational amenities makes them a very important asset to town residents and visitors.

The Snow King Mountain provides a venue for the junior ski racing programs, adult ski racing as well as recreational skiing and snowboarding, both day and night. In addition, the ski area contributes to community integration through supporting efforts of the Doug Coombs Foundation to give low-income students and families the opportunity to learn to ski. On the mountain, improved snowmaking provides early season training opportunities for foreign, regional and local ski racing programs as well as for recreational skiers. The tubing park has become an extremely popular winter outdoor family activity for both locals and visitors. The ski area also accommodates many other special events such as the Town Downhill, regional and national races, and snowmobile events such as the annual World Championship Hill Climb.. As a very unique and special service, Snow King presently provides is after school ski programs with access via the activity bus to Town and Wilson schools in cooperation with the Teton County School District. Snow King has embraced the spectacular growth of uphill skiing in the wintertime through progressive policies to allow this activity and ultimately charge affordable season-long and day ticket prices. This activity will continue to be permitted into the future and where possible distinct trails and routes will be further improved for this user group.

Snow King Mountain supports Jackson/Teton County Parks and Recreation Department programs such as the annual Snow King Hill Climb Run, as well as offers reduced rates for community events and non-profit organizations such as the Teton County School District Winter Sports Program, the Doug Coombs Foundation ski programs, the Jackson Hole Ski and Snowboard Club, and Teton Youth and Family Service programs.

As part of the 2019 update to this Master Plan, Snow King Mountain may build a mountain sports center adjacent to the Snow King Center but is not mandated to do so. This sports center is envisioned to include indoor rock climbing and athletic training facilities available to the public. Snow King intends to work with and support the Jackson Hole Ski and Snowboard Club to expand and improve the existing lodge room and administrative facilities above. SKRMA is committed to working with the Town of Jackson and other partners in planning for a second sheet of ice and for the construction of a Mountain

Sports Training Facility. As part of proposed improvements at the summit of the mountain, Snow King Mountain seeks to build a planetarium and observatory that can be used for educational and scientific purposes as well as making the world of astronomy more accessible to the community. These multi-million-dollar investments into infrastructure that directly benefit the community are another direct way of demonstrating Snow King's commitment to Jackson Hole.

During both summer and winter, Snow King Mountain hosts a wide variety of athletic events and competitions for the community including uphill ski races, obstacle course races, bike races, running races, scavenger hunts, snowmobile races, and downhill ski races.

The Hagen trail connection to Cache Creek, the tubing hill and snowboard terrain park diversify and improve the winter activities while annual events, such as the Hill Climb, continue to draw large numbers of visitors. The figure skating and hockey programs have blossomed since the opening of the Snow King Center. An excellent example of public-private partnership, the Snow King Center has been successfully providing recreation and many other services to the community for over 20 years.

During the summer, Snow King provides a trail system that has become a much-used hiking, running, biking and horseback riding area for residents and visitors alike. Summer mountain improvements envision trail upgrades, pathways, outdoor pools, climbing walls, a planetarium and observatory, on-mountain dining, and additional outdoor activities. . Unlike winter uphill travel, where there are high costs associated with snowmaking, grooming, and ski patrol, summer use of the trail system for hiking on Snow King will be free to the public in perpetuity. Ultimately, Snow King desires to serve as the primary jumping off point for access to USFS trails in the greater Snow King trail system with improved trails for hikers, bikers, uphill skiers, and outdoor recreationalists of all kinds.

It must be noted that many of our community partnership activities mentioned above often come at a high cost to Snow King Resort and the operation of lodging, conference space, and on-mountain activities provide the financial and operational platform, as well as the resources necessary to support these and other community-oriented activities.

Snow King Resort has provided the largest year-round meeting and conference facilities in the county since 1976. These facilities are regularly used by virtually every community organization in Jackson Hole. In many cases, Snow King has provided the only appropriate facilities available for community events and programs.

Within the larger Wyoming community, Snow King has, over the years, hosted practically all of Wyoming's professional and trade associations as well as many statewide events, political conventions and innumerable meetings. Larger facilities will attract other Wyoming and regional gatherings that have outgrown our facilities.

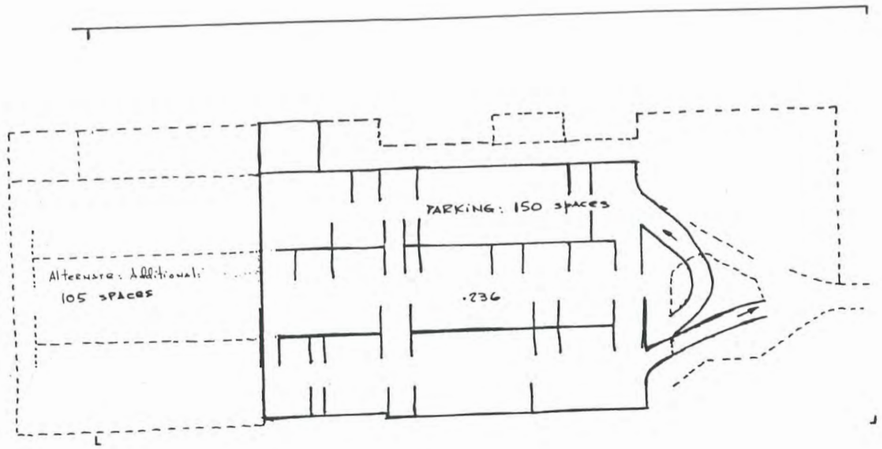
Snow King has, for many years, been one of the largest employers in Teton County. Among the large employers, we pride ourselves in maintaining a very high rate of year-round, stable and level employment. This is a valuable contribution to the stability of our local workforce.

Since the hotel opened in 1976, we have always had our doors open to a great variety of community meetings and events. We have also pioneered innovative relationships with the U.S. Forest Service, the Town of Jackson and many community organizations, such as the Jackson Hole Ski Club. Virtually every non-profit organization in Teton County uses Snow King facilities to bring people together.

Although it would frankly be tedious to list all the community groups that Snow King has assisted and cooperated with over the years, we would like to highlight some specific examples. Snow King provides discounted, and sometimes complimentary, rates for meeting and lodging rooms to a wide variety of governmental and non-profit organizations. Snow King assists arts organizations, the Jackson Hole Ski and Snowboard Club, the Doug Coombs Foundation, St. John's Hospital, the school district and many others with programs. Providing rooms for visiting speakers or artists and nameless other acts of community involvement are the norm for Snow King. Each year Snow King donates over fifty thousand dollars in complementary rooms, activities, and services to community non-profits and will continue to support these organizations into the future. Community Service is an integral part of the Snow King culture.

Every season for the past 5 years Snow King Mountain has offered locals appreciation days with free or discounted activities that are affordable to the permanent population and Snow King will continue this practice into the future as a means of supporting our community.

Since its construction, Snow King Resort has contributed to the community a lively, multi-purpose facility. Summer and winter, Snow King's facilities have encouraged visitors to step out of their rooms and into the mountains. Indoors and outdoors, Snow King has enhanced the daily life of the community from youth skiing and skating to Rotary lunches and Chamber of Commerce banquets. From catering to the desires of visitors to fulfilling community needs, Snow King's dual roles exemplify the "town as heart of the region" and our own "community resort" goals. This Master Plan intends to improve upon this dual function in the future and presents a next-generation vision of Snow King's partnership with the Jackson Hole community.



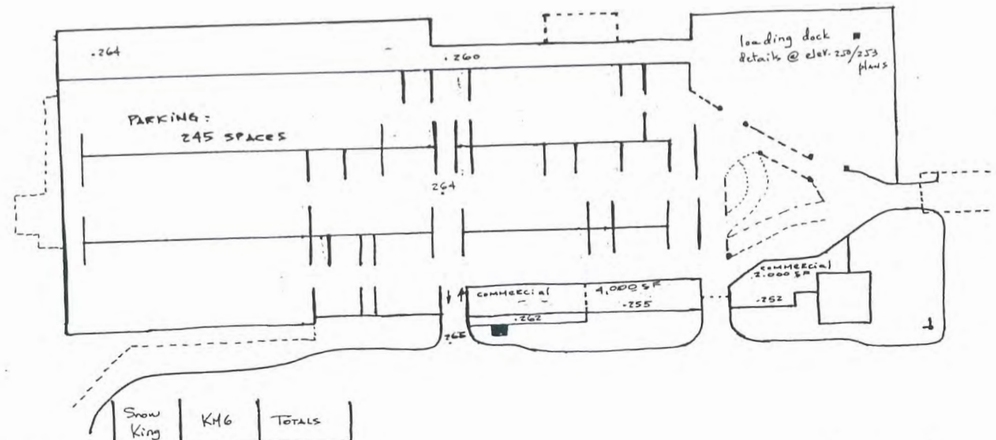
ALTERNATE - ADD

	SNOW KING	KMG	TOTALS
PARKING SPACES	28	77	105 EA
PARKING & CIRCULATION SF	14,000	28,000	42,000 SF
Mech. & SUPPORT	2,000	2,000	4,000 SF

BASE BUILDING

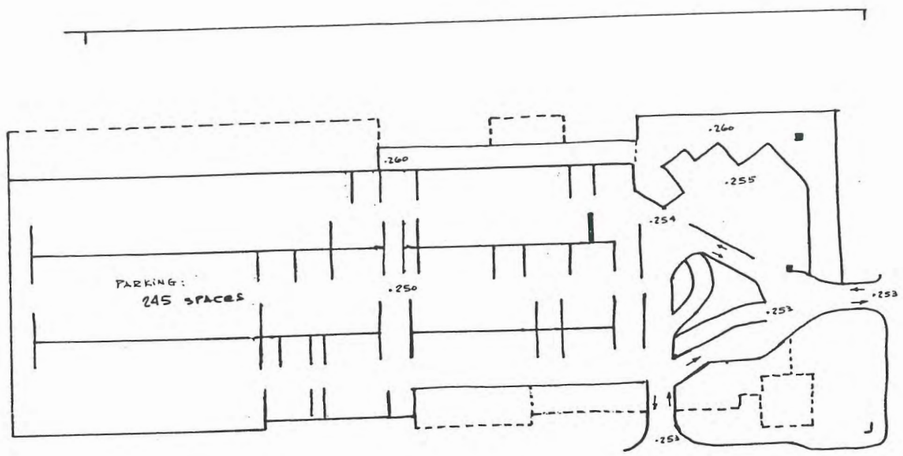
KMG: 150 parking spaces
64,000 SF PARKING & circul.
4,000 SF Mechanical & support (underg.)

Elev. 236



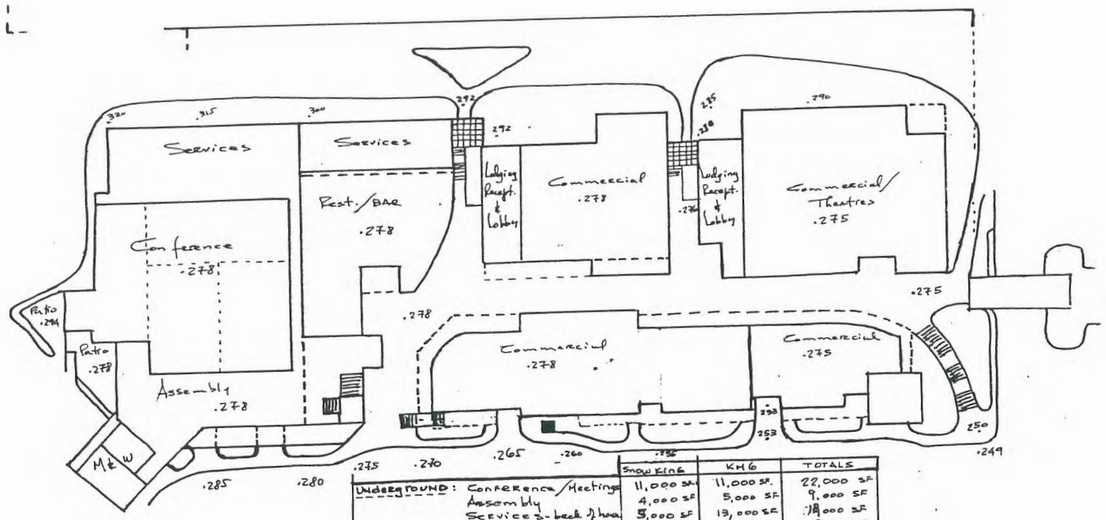
	Snow King	KMG	TOTALS
Parking Spaces	25	220	245
Parking & Circ. SF	13,000 SF	89,000 SF	102,000 SF
Undarg. Support & Mech	3,000 SF	13,000 SF	16,000 SF
Commercial	–	6,000 SF	6,000 SF

Elev. 260/264



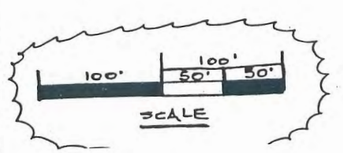
	SNOW KING	KMG	TOTALS
PARKING SPACES	25	220	245
PARKING & CIRC. SF	13,000 SF	89,000 SF	102,000 SF
UNDERG. SUPPORT & MECH.	2,000 SF	6,000 SF	8,000 SF
UNDERG. LOADING DOCK	–	22,000 SF	22,000 SF

Elev. 250/253

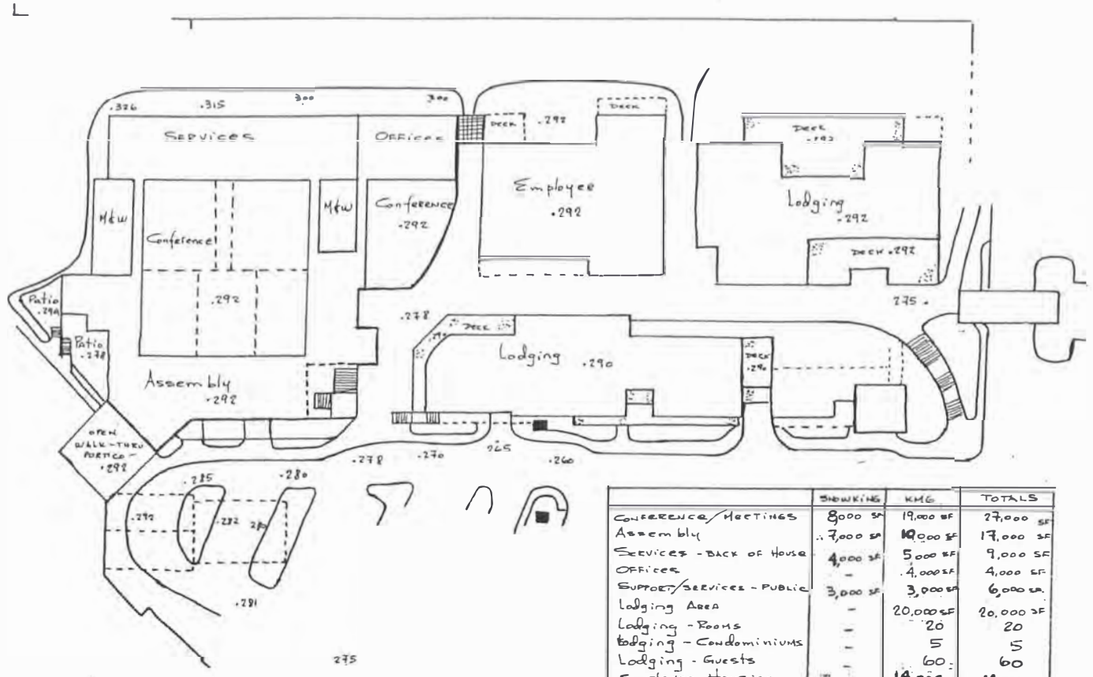


		SNOW KING	KMG	TOTALS
UNDERGROUND:	Conference/Meetings	11,000 SF	11,000 SF	22,000 SF
	Assembly	4,000 SF	5,000 SF	9,000 SF
	Services - back of house	5,000 SF	13,000 SF	18,000 SF
	Support & Service - public	2,000 SF	–	2,000 SF
ABOVE GROUND:	Commercial (F&B)	–	11,000 SF	11,000 SF
	Commercial (Luxury)	–	34,000 SF	34,000 SF
	Assembly	–	3,000 SF	3,000 SF
	Lodging lobby & Recept.	–	6,000 SF	6,000 SF
	Theatres or Commercial	–	9,000 SF	9,000 SF
GROUND COVERAGE:	Buildings	22,000 SF	111,000 SF	133,000 SF
	Landscaped Plaza	–	37,000 SF	37,000 SF
	Pathways, Sidewalks	2,000 SF	15,000 SF	17,000 SF

Elev. 275/278

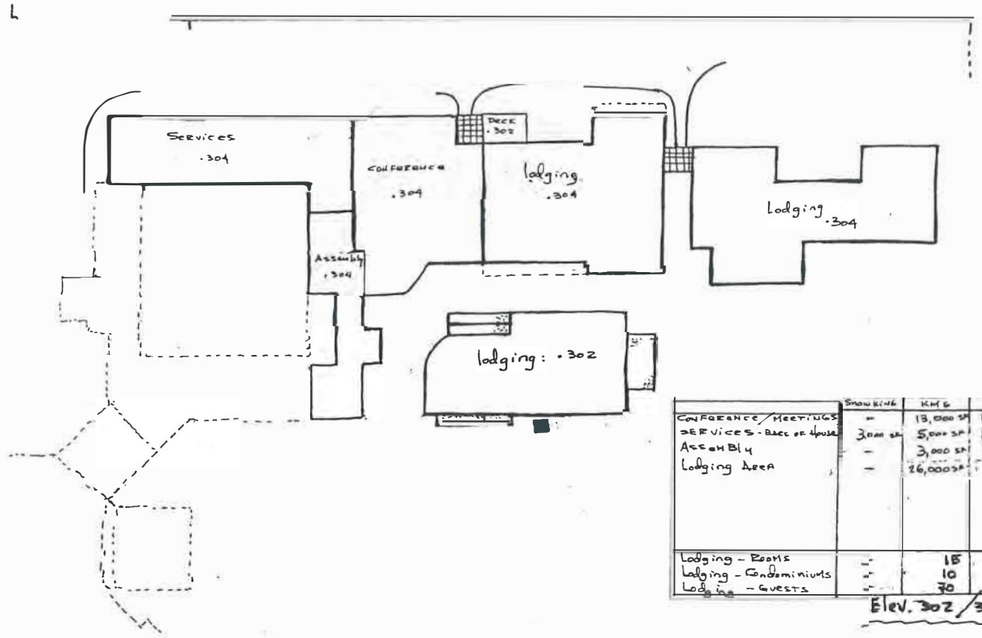


CONCEPTUAL BUILDING DESIGNS - SUB AREA 2



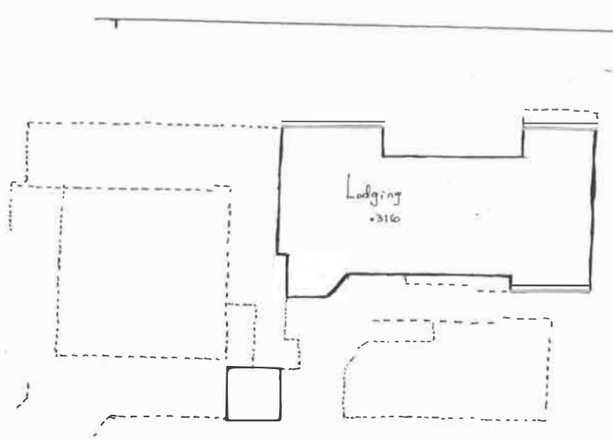
	SHOWKING	KMG	TOTALS
CONFERENCE/MEETINGS	8,000 SF	19,000 SF	27,000 SF
Assembly	7,000 SF	10,000 SF	17,000 SF
SERVICES - BACK OF HOUSE	4,000 SF	5,000 SF	9,000 SF
OFFICES	-	4,000 SF	4,000 SF
SUPPORT/SERVICES - PUBLIC	3,000 SF	3,000 SF	6,000 SF
Lodging Area	-	20,000 SF	20,000 SF
Lodging - Rooms	-	20	20
Lodging - Condominiums	-	5	5
Lodging - Guests	-	60	60
Employee Housing	-	19,000 SF	19,000 SF
	-		

Elev. 290/292



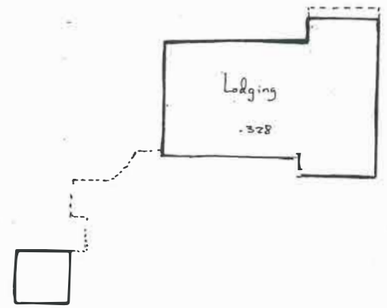
	SHOWKING	KMG	TOTALS
CONFERENCE/MEETINGS	-	13,000 SF	13,000 SF
SERVICES - BACK OF HOUSE	3,000 SF	5,000 SF	8,000 SF
ASSEMBLY	-	3,000 SF	3,000 SF
Lodging Area	-	26,000 SF	26,000 SF
Lodging - Rooms	-	15	15
Lodging - Condominiums	-	10	10
Lodging - Guests	-	30	30

Elev. 302/304



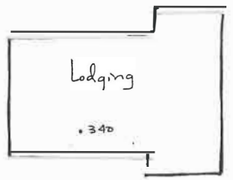
Lodging Area	KMG 16,000 SF	TOTALS 16,000 SF
Lodging - Rooms	30	30
Lodging - guests	60	60

Elev. 316



	KMG	TOTALS
Lodging Area	12,000 SF	12,000 SF
Lodging - Rooms	18	18
Lodging - guests	36	36

Elev. 328



	KMG	TOTALS
Lodging Area	12,000 SF	12,000 SF
Lodging - Rooms	17	17
Lodging - guests	34	34

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

December 20, 2023

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOTS 53 AND 58, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling seven (7) boreholes and excavating four (4) exploratory test pits throughout Lots 53 and 58. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is underlain primarily by landslide debris, a chaotic mixture lean clay (CL), clayey gravel (GC), and clayey sands (SC). The site sits on a mapped landslide which likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. We also observed weathered sandstone bedrock during the subsurface exploration. The weathered bedrock was only observed in one borehole, BH-02, at 67.5-ft below ground surface (bgs), and is assumed to be part of the Cretaceous-age Bacon Ridge Formation (Kb).

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023. As the design progresses, we will be able to make site-specific recommendations.

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

Respectfully submitted,
JORGENSEN GEOTECHNICAL







Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lots 53 and 58 | Teton County, Wyoming



43.471263°N, -110.753274°W

December 20, 2023

PREPARED FOR

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

PREPARED BY

Jorgensen Geotechnical, LLC
PO Box 9550
1315 HIGHWAY 89 S., Ste. 201
Jackson, WY 83002

PROFESSIONAL GEOLOGIST
DOMINIQUE KIMBERLY BROUGH
PG-4010
12/20/23
WYOMING

Professional Engineer
HARRISON CARTER
17289
Date: 12/20/2023
WYOMING

CONTENTS

1.0 INTRODUCTION 1

2.0 PROJECT DESCRIPTION 1

3.0 GEOTECHNICAL EXPLORATION 2

3.1 DESCRIPTION 2
3.2 SUBSURFACE SOIL CONDITIONS 4
3.3 GROUNDWATER 7
3.4 EARTHQUAKES AND GROUND SHAKING 8
3.5 GEOLOGIC AND GEOTECHNICAL HAZARDS 9
3.5.1 Potential Settlement/Compressible Clays 9
3.5.2 Seismic and Fault Related Hazards 9
3.5.3 Slope-Related Hazards 9

4.0 GEOTECHNICAL ENGINEERING ANALYSES 9

4.1 SLOPE STABILITY ANALYSES 9
4.1.1 Results 10
4.2 SETTLEMENT 11
4.3 LATERAL EARTH PRESSURES 11
4.3.1 Active Pressures 12
4.3.2 At-Rest Pressures 12
4.3.3 Passive Pressures 12

5.0 GEOTECHNICAL RECOMMENDATIONS 13

5.1 RECOMMENDATIONS OVERVIEW 13
5.2 REINFORCED FILLS 13
5.3 ENGINEERED AGGREGATE PIERS 13
5.4 DEEP FOUNDATION ELEMENTS 14
5.5 EARTHWORK 14
5.5.1 Site Preparation 14
5.5.2 Excavation and Cut Slope Stability 14
5.5.3 Final Backfilling and Grading 14
5.5.4 Compaction 15
5.5.5 Compaction Requirements 15
5.5.6 Observation during Construction 16

6.0 LIMITATIONS 16

7.0 REFERENCES 17

Note: Clicking on a desired section in the table of contents will direct the reader to that section and clicking on the Jorgensen logo in the upper left of the page will bring you back to this page.

FIGURES

Figure 1: Site Location and Geologic Map 2
Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map 4
Figure 3: Geologic Cross Section A-A' 5
Figure 4: Geologic Cross Section B-B' 5
Figure 5: Geologic Cross Section C-C' 6

TABLES

Table 3-1: U.S. Seismic Design Maps Summary 8
Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B' 10
Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C' 10
Table 4-4: Summary of Stability Analyses Results 10
Table 4-5: Lateral Pressure Parameters for Landslide Debris 11
Table 5-1: Compaction Parameters for Stony Fill 15

APPENDICES

Appendix A: Site Exploration Procedures and Subsurface Exploration Logs
Appendix B: Figures
Appendix C: Lab Testing Results
Appendix D: Soil Engineering Parameters
Appendix E: Calculations
Appendix F: Slope Stability Analyses

1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering and analyses for the proposed development for Lots 53 and 58 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated at the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lots 53 and 58 will include two housing units: each with a first-floor parking garage area with three floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

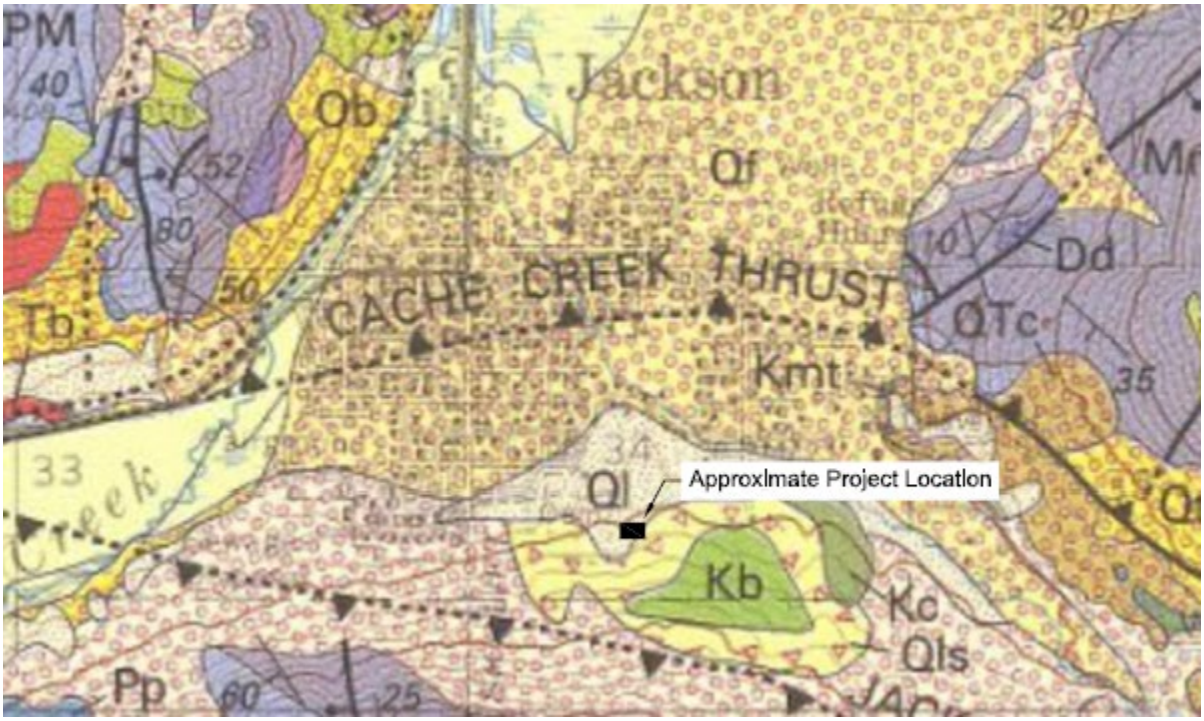


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lots 53 and 58 are located at the base of Snow King Resort and are accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471263°N, -110.753274°W.
Existing Conditions	• The project location slopes from the north upwards to the south and ranges in elevation from approximately 6,400-ft Above Mean Sea Level (AMSL) on the northern boundary of Lot 53, to approximately 6,530-ft AMSL on the southern property boundary of Lot 58. The lots are bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 53 is currently being used for storage by Snow King Resort. • A retaining wall approximately 20-ft tall is present on Lot 53 between the storage area and the access road. This Retaining wall comprises H-piles, lagging, and tie-backs and was built based on construction drawing dated August 13, 2007. • Slopes at the project site range from 10 to 35%.

	• Current utilities at the site include power, gas and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology. • The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated(WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit. • Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

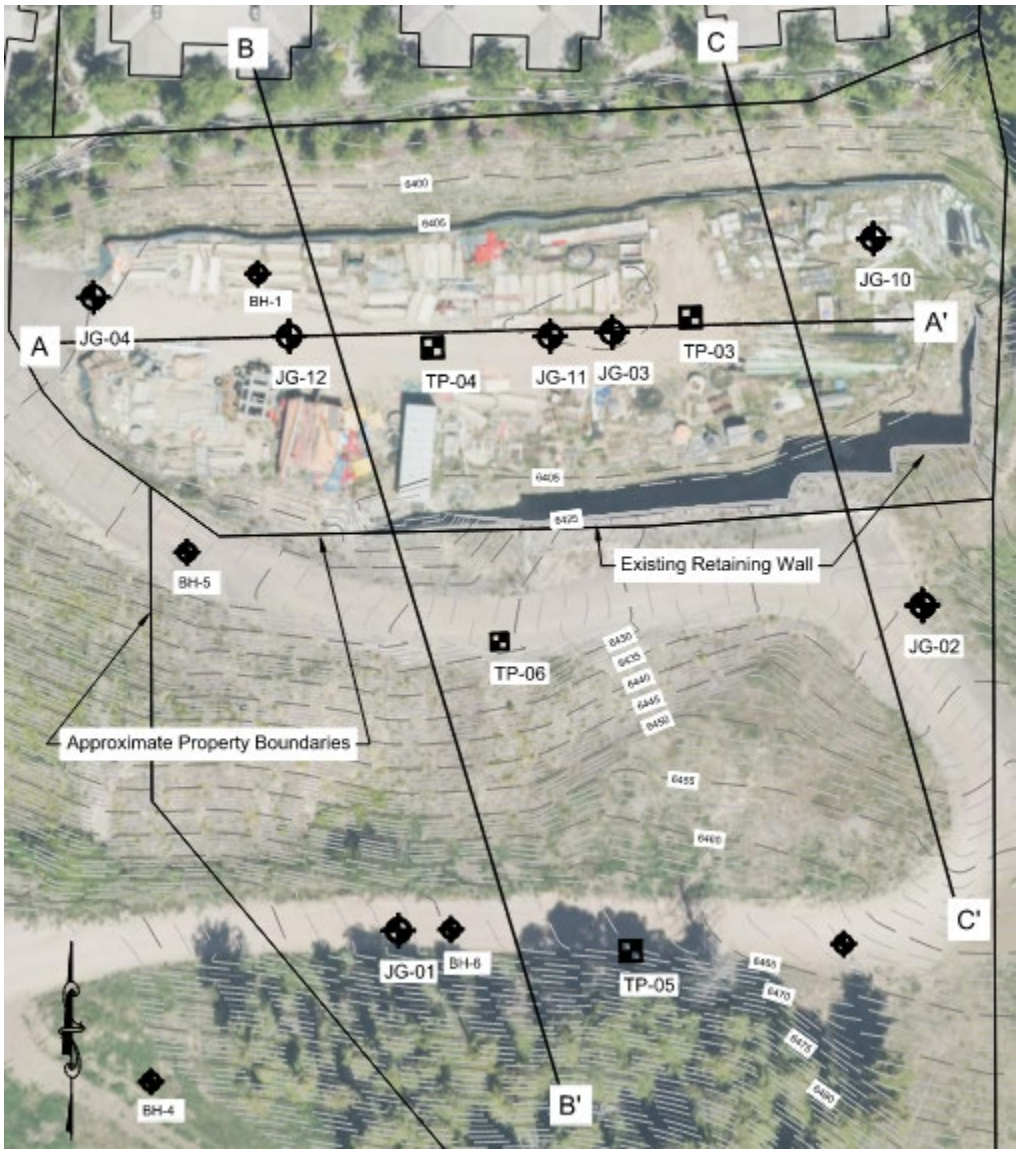


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, three soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC), lean clays (CL), and clayey sands (SC). The landslide debris soils are assumed to be derived from native colluvium soils prior to mobilization. These landslide debris soils exhibited chaotic deposition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of lean clay with sand (CL).
- **Weathered Bedrock** – consisting of soft weathered sandstone of the Bacon Ridge Formation (SC).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions and approximate foundation elevations for the buildings on Lots 53 and 58. Cross-section alignments can be found in Figure 2 and complete figures can be found in Appendix B.

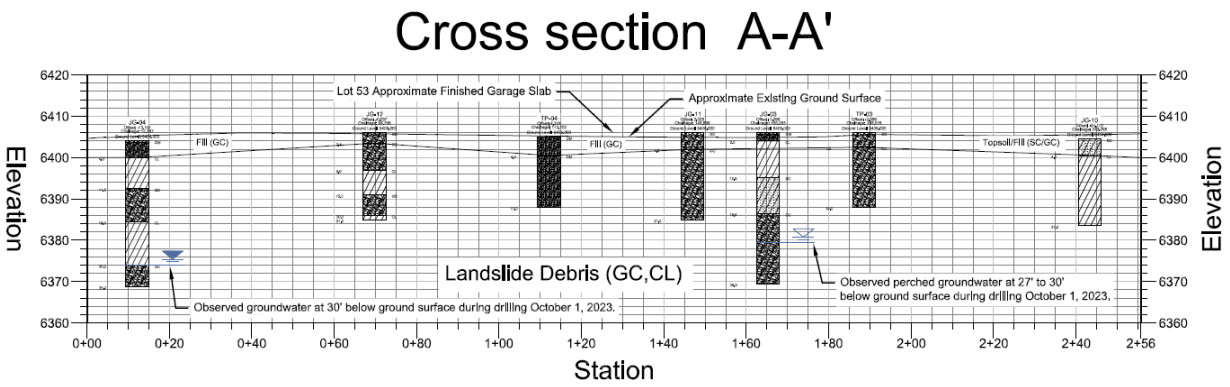


Figure 3: Geologic Cross Section A-A'

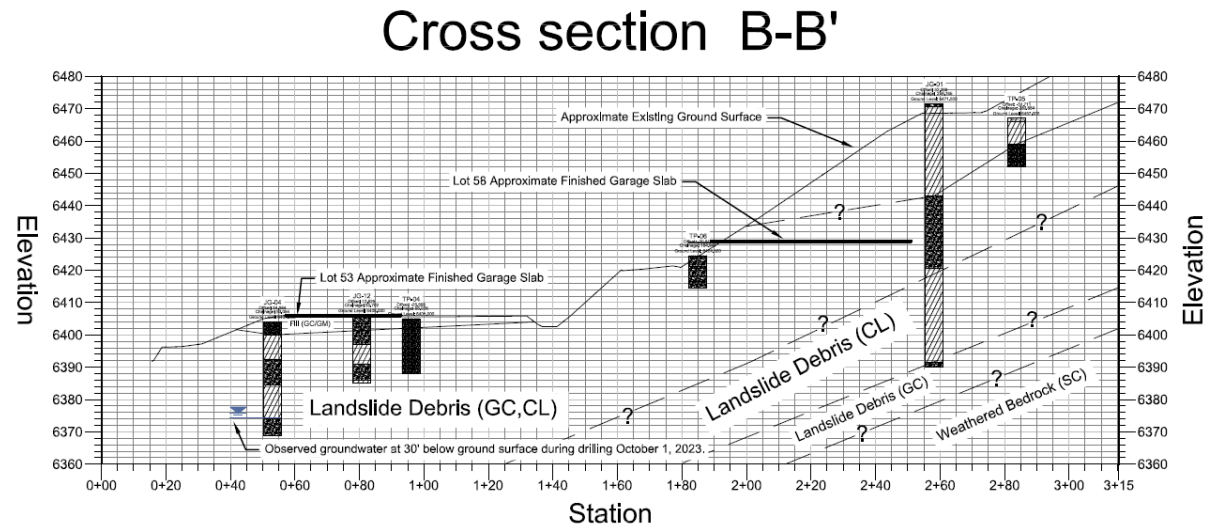


Figure 4: Geologic Cross Section B-B'

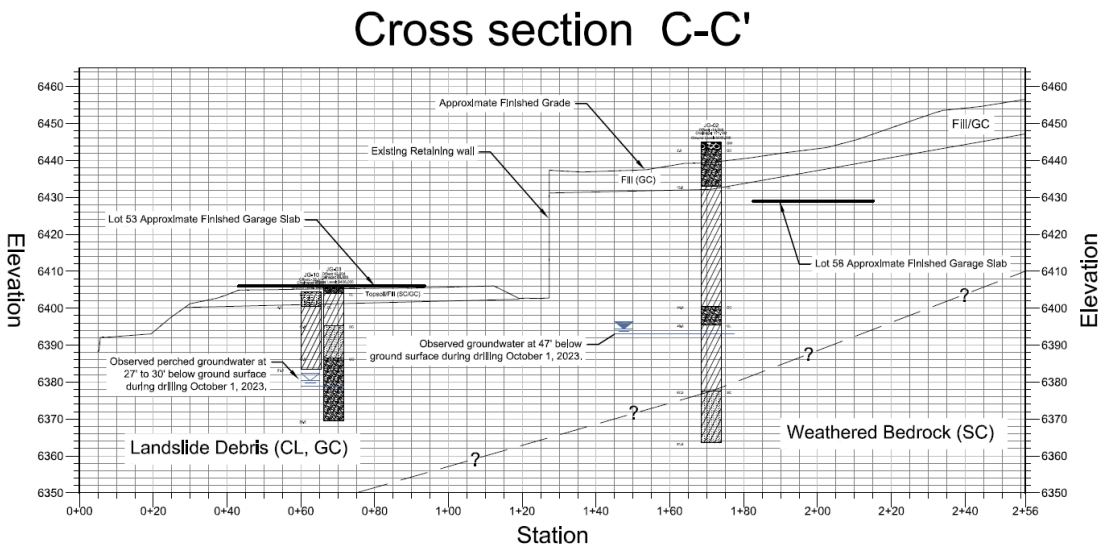


Figure 5: Geologic Cross Section C-C'

The table below describes each soil and rock layer, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles 3.0-inches are present but were unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Topsoil/Fill (GC/GM/SC)**	• Observed in all boreholes and test pits • Depths ranging from 1- to 4.5-ft bgs • Classified as a Clayey **Gravel** with Sand, Silty **Gravel** with sand, or a Clayey **Sand** with Gravel. • Both the topsoil and fill are assumed to be derived from native soils • Brown to dark brown • Contains construction debris, including rebar, wood and concrete.	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Landslide Debris (GC/CL)**	• Observed in all boreholes and test pits	• Acceptable bearing layer with appropriate subgrade

		• Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff • **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	improvement methods • Settlement concerns • Structural applications • Non-structural applications
3	**Weathered Bedrock (SC)**	• Observed in BH-02 at 67.5-ft bgs • Classified as Clayey **Sand** • Grayish brown to reddish gray • Very dense • 55% sand • 45% fines	• Unlikely to be reached during construction

3.3 Groundwater

Groundwater was encountered in three boreholes during the subsurface exploration. Groundwater was observed in JG-02 at a depth of 47-ft bgs, JG-04 at a depth of 30-ft bgs, and a region of perched groundwater was encountered in JG-03 ranging from 27- to 30-ft bgs. These groundwater levels were incorporated into our slope stability analysis modeling and are discussed further in Appendix E.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred, therefore the groundwater levels encountered during the drilling effort are *not* expected to represent peak groundwater levels. Groundwater levels fluctuate in response to seasonal snowmelt, runoff and flow levels in nearby rivers and streams, and is likely most heavily influenced by spring runoff and natural springs uphill. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. Two groundwater standpipes were installed on Lot 53 as part of the subsurface exploration. These standpipes were installed in JG-10 and JG-12, to total depths of 20 and 21-ft bgs, respectively.

Groundwater data was also presented in the previous Site Investigation Report published by Nelson Engineering, which was dated July, 2021. In this Report, they describe their encounters with perched groundwater to be in relatively thin (<1-ft in thickness) saturated zones. Groundwater measurements taken between 2005 and 2021 typically coincided with these saturated zones. We assume the measured groundwater levels at the site to be heavily influenced by spring runoff and natural springs uphill of the site.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,200 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C ("Very dense soil and soft rock"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
	Short Period (S_s) =	1.024	
	1-Second Period (S_1) =	0.336	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.229
*F_v =	1.5	*S_{M1} =	0.504
Design Spectral Response Parameters			
	S_{DS} =	0.819	
	*S_{D1} =	0.336	

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

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

function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable by the Design team.

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide deposits. Based on the borehole logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils are *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the cross section Lot 53 and 58. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross sections B-B’ and C-C’. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates, as well as proposed design data provided by Jon Althschuld of Chinook Landscape Architecture, LLC.

Soil-strength parameters were determined using direct testing methods, as well as correlations based on index tests and SPT N-Values. A detailed discussion on soil-strength parameters can be found in Appendix D. The parameters used in the stability analysis are shown in Table 4-2 and Table 4-3. We incorporated a phreatic surface into model based on observed water conditions during the drilling effort. We included surcharge loads to account for future building loads and evaluated seismic conditions using a pseudo-static approach.

Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4.1.1 Results

Results of the stability analyses are summarized in Table 4-4. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-4: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
B-B'	Pre-construction	1.646	-1.03%
	Post-construction	1.629	
	Post-Construction Seismic	1.173	N/A
C-C'	Pre-construction	2.281	+12.93%
	Post-construction	2.576	
	Post-Construction Seismic	1.753	N/A

1. Negative indicates a reduction in FS from pre-construction to post-construction, while positive indicates an increase in FS from pre-construction to post-construction.

Discussion regarding accepted FS can be found in Appendix F. Changes in Factors of Safety (FS) from pre-construction to post-construction conditions range from -1.03 to 12.93%, though all of the post-construction conditions indicate static FS's above the 1.5 threshold for residential construction ranging from 1.629 to 2.576. Post-construction seismic conditions indicate factors of safety from 1.173 to 1.753, both of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softening behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior

consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease, and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.**

4.2 Settlement

As described is Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay, and the potentially compressible clayey sands. Because the stony soils contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Slopewash	
	Scenario 1	**Scenario 2**
Bearing Layer	**Clay** – Foundation system is placed in direct contact with the clay soils	**Colluvium** - Foundation placed in direct contact with clayey sand soils
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	3.38-inches	1.67 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section **Error! Reference source not found.**.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-5. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-5: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions	K_{ae} = 0.38	49 pcf

Level Backfill	K_{pe} = 3.46	449 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Section **Error! Reference source not found.**, below.

Due to the need for a construction shoring system, if mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller, Geotech Foundation Company, and Montana Helical Piers. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

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

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

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

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

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

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

7.0 REFERENCES

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JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit locations were estimated based on relative proximity to landmarks identifiable on aerial photography. Approximate GPS coordinates for each borehole were also collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs were collected during the drilling effort as well as bulk disturbed grab samples during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at GCI in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 1 and 2, 2023, JG directed and oversaw the drilling of four sonic boreholes; two to 80-feet below the ground surface (bgs) and two to 35-feet bgs using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes were completed each to 20-feet bgs on October 25, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of four open test pits. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation. The test pits ranged in depth from 10 to 18-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole Logs

Field data were collected in the field digitally using the application pLog on a tablet. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen Geotechnical staff.

Detailed borehole logs are attached. Site conditions may vary and actual soil conditions may differ from those presented in the borehole logs. The final logs represent JG's interpretation of the subsurface soil conditions. Actual soil conditions may differ from those observed in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to determined subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line and one MASW line were performed at the specific project site (Lots 53 and 58), while the other ReMi and MASW lines were performed on Lot 57.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-2 performed at lots 53 and 58 produced a shear wave velocity of 1,201 ft/s, classifying the site as a Site Class C per ASCE 7-16

The MASW line ML-2 performed at the project site indicates the upper approximately 20-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30-feet below the ground surface. Though the soils appear to become denser at 30-feet, the upper 20-feet appear to be chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full Report from Atlas is attached.



Photo 1: Typical sonic drilling setup/JG--01



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical hollow stem auger drilling setup/JG-12



Photo 4: Typical SPT sample/JG-10 D3



Photo 5: Typical test pit excavation setup/TP-07



Photo 6: Landslide Debris (GC)/TP-03



Photo 7: Chaotic sorting in Landslide Debris (GC)/TP-03



Photo 8: Charcoal present within landslide debris/TP-03



Photo 9: Large angular cobbles ~'1 to 2' diameter/TP-04 spoils pile

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0			D1				Gravel (GW): Slightly moist to moist, brown, medium dense, clast supported, sub-rounded clasts approximately 50% sand and 50% sub-rounded gravel [FILL]					
1												
2			D2				Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]					
3												
4												
5			D3									
6												
7			D4									
8			D5									
9												
10												
11												
12												
13												
14			D6									
15												
16												
17			D7									
18			D8					12		31	16	15
19												
			D9									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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21							Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]						
22			D10										
23													
24													
25			D11										
26													
27													
28			D12	67	11-16-21 38			11		28	16	12	
29							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
30			D13										
31			D14										
32													
33			D15										
34													
35			D16										
36													
37			D17	56	46-50/5" 94								
38			D18										
39			D19										

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41			D20				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
42			D21										
43			D22										
44			D23										
45			D24										
46			D25										
47		⧗	D26	200	19-50/1" 84								
48													
49													
50													
51							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
52													
53													
54													
55													
56			D27					13		33	15	18	●⊢
57													
58													
59			D28										

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61							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
62			D29										
63			D30										
64													
65			D31										
66													
67													
68			D32	115	19-31-50/4" 56			10		26	16	10	● ⊢
69			D33										
70			D34										
71			D35										
72													
73			D36					12		38	17	21	● ⊢
74													
75			D37										
76													
77													
78			D38										
79													

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81			D39	100	9-23-35 35		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish gray, dense, angular 55% gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						▲
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
1			D1				GRAVEL (GW): slightly moist to moist, brown, medium dense, clast supported, approximately 50% sand and 50% sub-rounded gravel [FILL]						
2													
3			D2				CLAYEY GRAVEL with Sand (GC): slightly moist, medium dense, brownish tan, 55% angular gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						
4													
5			D3										
6													
7			D4							20	15	5	H
8													
9			D5										
10			D6										
11													
12			D7				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
13													
14													
15			D8					12		31	15	16	●⊣
16													
17													
18			D9	0	4-3-3 6								▲
19													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D10				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
22													
23			D11					13		29	15	14	● ⊢
24													
25													
26			D12										
27													
28			D13	100	7-12-13 24	2.50							▲
29			D14										
30													
31			D15										
32													
33			D16					15		21	16	5	●
34													
35													
36			D17										
37													
38			D18	93	16-12-15 24								▲
39			D19					16		29	17	12	● ⊢

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
41			D20				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
42												
43			D21									
44												
45			D22				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown to grayish tan, dense, homogeneous, 40-50% angular gravel, 20-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
46												
47							▽					
48			D23	100	14-25-31 45							
49			D24									
50							LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]					
51			D25									
52												
53			D26					12		26	14	12
54												
55												
56			D27									
57												
58			D28	100	14-26-36 45							
59			D29									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) 8 16 24 32 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80
61			D30				LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]	14		37	14	23	
62													
63			D31										
64													
65			D32					13		31	17	14	
66													
67		⧗	D33	400	50/4" 66								
68			D34				CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
69													
70			D35							21	16	5	
71													
72			D36										
73													
74													
75			D37										
76			D38										
77													
78			D39										
79													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D40	0	50/2" 59		CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded to rounded gravel, 25% sand, 30% fines [FILL]					
2							GRAVELLY LEAN CLAY with Sand (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 15-20% sand, 50% fines [LANDSLIDE DEBRIS]					
3			D2									
4												
5			D3					10		33	14	19
6												
7			D4	93	4-3-4 7							
8												
9			D5									
10			D6									
11							CLAYEY SAND with Gravel (SC): slightly moist, very light brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 25-30% angular gravel, 30-35% sand, 40-45% fines [LANDSLIDE DEBRIS]					
12												
13			D7									
14												
15			D8					8		30	15	15
16												
17			D9	100	10-17-20 33							
18							CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
22												
23			D12					12		35	15	20
24												
25			D13									
26												
27			D14	87	10-11-14 22							
28												
29			D15									
30			D16									
31			D17					11		29	15	14
32												
33												
34			D18									
35			D19	80	20-25-10 17							
36												
37												
38												
39												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded gravel, 25% sand, 30% fines [FILL]					
2												
3			D2									
4							LEAN CLAY with Gravel (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 15-20% angular gravel, 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
5			D3									
6												
7			D4	93	2-2-7			12		34	16	18
8			D5		8							
9												
10			D6									
11												
12							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 35-55% angular gravel, 15-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
13			D7									
14												
15			D8					7		19	14	5
16												
17			D9	53	18-27-30							
18					49		LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]	17				
22												
23			D12							31	17	14
24												
25												
26			D13									
27												
28			D14	87	25-32-12 21							
29			D15									
30			D16									
31			D17				CLAYEY GRAVEL with Sand (GC): wet, grayish brown to reddish gray, very dense, approximately 15-25% angular cobbles by volume, matrix supported, 40-45% angular gravel, 15-20% sand, 40-45% fines [WEATHERED ROCK/LANDSLIDE DEBRIS]	10		33	15	18
32												
33												
34			D18									
35			~~D19~~	400	50/1" 83							
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4							CLAYEY SAND with Gravel (SC): slightly moist, very loose, brown, 20% angular gravel, 55% sand, 20% fines [TOPSOIL/FILL]					
3			D-1	40	1-1-4 4							
4–5							GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]					
6			D-2	67	5-8-7 11							
8			D-3	60	5-5-6 9					25	16	9
10–11			D-4	67	9-17-12 18							
13			U-1					14		39	15	24
15–16			D-5	83	4-6-8 11			16		38	21	17
18			U-2					14		32	14	18
19												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80
21			D-6	100	5-9-8 14		GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	11-11-19 26		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, medium dense, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
5–7			D-2	79	5-11-50/5" 50		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
8–9			D-3	90	8-12-14 20			7		22	15	7
10–12			D-4	83	4-9-12 16							
13–15			D-5	100	6-17-23 33							
16–17			D-6	73	10-18-20 31							
18			~~D-7~~	0	50/1" 79							
19			D-8	125	50/5" 77							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	60	4-4-3 5		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 25-30% sand, 40-45% fines [LANDSLIDE DEBRIS]					
5			D-2	93	9-19-50/5" 55			10		27	15	12
7			D-3	75	50/5" 78							
9							LEAN CLAY with Sand (CL): dry, tan, medium stiff, 10% angular gravel, 30-40% sand, 50-60% fines, [LANDSLIDE DEBRIS]					
10			D-4	100	6-6-14 15			13		27	17	10
13			D-5	93	4-6-15 17							
15			D-6	100	6-23-29 41		CLAYEY GRAVEL WITH SAND (GC): dry to slightly moist, brown, dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 50% angular gravel, 15% sand, 35% fines [LANDSLIDE DEBRIS]					
18			D-7	73	19-16-42 45							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D-8	100	6-9-15 20		SANDLY LEAN CLAY with Gravel (CL): dry to slightly moist, brown, medium stiff, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 20-30% angular gravel, 20-30% sand, 50% fines [LANDSLIDE DEBRIS]	11		26	14	12

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-03

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471762
Longitude: -110.752954
Elevation: 6406.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavtator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-angular gravel, 30% sand, 25% fines, [FILL]						
4						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, brown, clast supported, 25% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. Layer of CL (-0.5") at 6.5' and 8' [LANDSLIDE DEBRIS]						

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-04

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471736
Longitude: -110.753241
Elevation: 6405.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160
Notes: No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-rounded gravel, 30% sand, 25% fines, Chunks of asphalt present, rebar [FILL]						
2												
3												
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12			D-1									
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-05

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471248
Longitude: -110.753015
Elevation: 6467.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Notes:
Contractor: FCE
Equipment: Hitachi Zaxis 160

No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY SAND (SC): dry, brown, loose, 15% gravel, 55% sand, 30% fines, [TOPSOIL]						
2						LEAN CLAY with Sand (CL): dry, light whitish tan, pinholed, 5% angular gravel, 15% sand, 80% fines, medium plasticity, Some gravels and cobbles present. Lime stringers present [LOESS]						
3												
4												
5												
6												
7			D-1									
8						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 35% angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

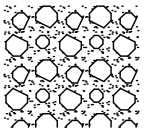
Test Pit ID: TP-06

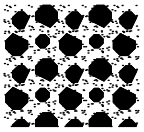
Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471498
Longitude: -110.753164
Elevation: 6424.50
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

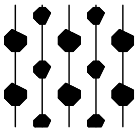
Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

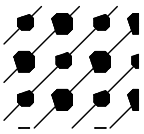
Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders [LANDSLIDE DEBRIS]						
4						CLAYEY GRAVEL with Sand (GC): slightly moist, dark reddish brown, dense, clast supported, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders. Increased to very dense at bottom of pit. [LANDSLIDE DEBRIS]						
8						CLAYEY GRAVEL with Sand (GC): Dry, reddish brown, very dense, 80% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, Appears to be layer of scree/ loose bedrock [LANDSLIDE DEBRIS/WEATHERED BEDROCK]						

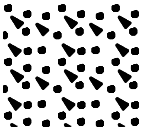
SOIL GRAPHICS

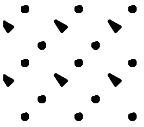
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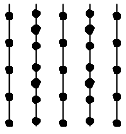
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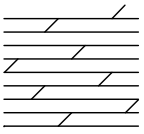
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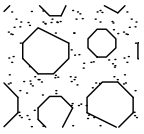
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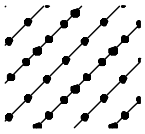
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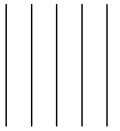
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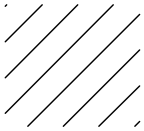
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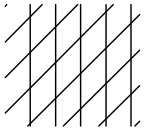
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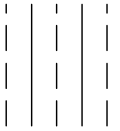
COBBLES/BOULDERS 

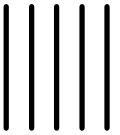
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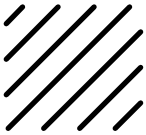
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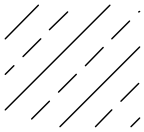
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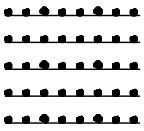
ML–CL 

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PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No. BH-1**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/11/05 10/12/05**		DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**		DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6408.5**		HOLE DIAMETER: **4"**	
		HAMMER TYPE: **140#**	

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ALUVIAN GRAVEL, COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON EXCAVATED CUT SLOPE. SURFICIAL SOILS AT BORING SITE AND IN ADJACENT CUT SLOPES ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-5' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		4												
		5						*DRILLING THROUGH ROCK 4.8-6'*						
		6												
		7												
		8												
		9						*CUTTINGS 0-10.1' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		10	X			BH1-1 2" SS	87	*DRY GREY GRAVEL, GP, FILGC, LIMESTONE FRAGMENTS IN MOIST BROWN SILTY SAND MATRIX*			>50			
		11	X											
		12												
		13												*10-20' DR REPORTS INTERVALS OF 1-4" SOFTER MATERIAL. PRIMARILY DRILLING THROUGH ROCK MATERIAL CUTTINGS ARE LIMESTONE FRAGMENTS IN SILTY SAND*
		14												
		15												
		16												
		17												
		18												
		19												
		20	X			BH1-2 2" SS	46	*MOIST BROWN GRAVEL W/ SILT AND SAND, GP-GM, GRAVELS ANGULAR, SILT STIFF. MULTICOLORED GRAVELS HIGHLY WEATHERED*			35			
		21	X											

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												DR MOD. TO EASY DRILLING IN 20–22' INTERVAL 8" ROCK 22.3–23'
		23												
		24												
		25				BH1-3 3"CS	25	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, PP=2.5 TSF, STIFF TO V. STIFF. FRAG. IN SHOE			8			
		26												DR 1–3" INTERVALS BETWEEN CLASTS
		27												
		28						SOME HIGHER PLASTICITY LEAN CLAYS IN CUTTINGS						
		29												
		30				BH1-4 2.5" SS	21	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, V. STIFF TO HARD, PP=4.0TSF	27	16	10		10	DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION
		31												
		32						HOLE CAVED TO 20' AFTER 30' SAMPLE						DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION FREQ. HAMMER PLUGGING 32–40'
		33												
		34												
		35												
		36												
		37												
		38												
		39												
		40						NO SLUFF IN HOLE @40' DIFFICULTY CLEANING HOLE TO REMOVE ROD INDICATES SOME CAVING IN 30–40' INTERVAL.						
		41				BH1-5 2" SS	70	MOIST BROWN CLAYEY SAND, SC, VERY STIFF TO HARD, FINE ANGULAR GRAVELS IN A SANDY CLAY MATRIX. UPPER 2" HIGHER MOISTURE CONTENT, MAY INDICATE SEEPAGE ZONE 40–41'	19	4	30		12	DR GRAVEL AND COBBLE ZONE 42–43' WATER LEVEL 11/3/05
		42												
		43												
		44												

S:\STANDARD\BORDERS\NE_BOREHOLE.DWG (BOREHOLE PG1) JUN 20 2002 08:53:53 AM PLOTTED BY: GREEN

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*CUTTINGS ARE MOIST TO WET OLIVE GREEN CLAYEY SAND*						*DR CONT. HAMMER CLOGGING FROM 42'*
		45	X			*BH1-6 2" SS*	*83*	*MOIST OLIVE GREEN CLAYEY SAND, SC, MED. STIFF TO STIFF, SLIGHTLY SANDY LENS WITHIN. SOME CALCIUM CARBONATE STRINGERS.*	*30*	*6*	*16*		*20*	
		46	X											
		47	X											
		48												
		49												
		50												
		51												
		52	X											*AT 52' DR APPROX. 12' OF WATER IN HOLE OVERNIGHT*
		53	X			*BH1-7 2" SS*	*40*	*AS ABOVE BUT GREY BROWN, SOME COAL/ORGANICS, PP=3.5-4.0 TSF.*			*22*			
		54	X					*BOH =52.0'*						
		55						*SET PIEZO (1"PVC) BOTTOM AT 51.1 SLOTTED BOTTOM 10' FILLED ANNULUS WITH SAND TO 38' 1' STICKUP*						
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

NELSON ENGINEERING
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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\PROJECTS\06-12 GRAND VIEW LODGES\DRILLING\BHBORINGLOG.DWG (BH-1 (2)) FEB 13 2006 10:56:01 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-2**	PAGE: **1 OF 5**
DATE STARTED / FINISHED: **10/11/05 10/12/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6550.3**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	FREQ. GRAVEL, COBBLE. AND BOULDER SIZE CLASTS	1–6						*BORING LOCATED ON GRASSY AREA. SURFICIAL SOILS IN ADJACENT ROAD CUT ARE GENERALLY STIFF TO HARD GRAVEL AND SILT MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE. SEVERAL LARGE BOULDERS EXCAVATED FROM NEARBY WATER TANK EXCAVATION.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		3–5						*CUTTINGS 0–5' ARE MOIST LT BROWN GRAVEL WITH WITH SILT, GP–GM*						*DR FREQ. COBBLES. HAMMER ACTION IS NEARLY CONTINUOUS*
		6												*DR NO GRAVEL/COBBLES FROM 6'±*
	WET TO SATURATED SOILS IN INTERVALS FROM 7'–18'	7–9						*DR VERY SOFT DRILLING 7–9.5' CUTTINGS ARE WET CLAY/SANDY CLAY. APPEARS TO BE A SATURATED ZONE*						
		10–11				BH2-1 2.5" CS	75	*FROM 9.5' SAND CONTENT OF CUTTINGS INCREASING MOIST GREY BROWN CLAY, CL, STIFF TO VERY STIFF, NONUNIFORM PLASTICITY IN SAMPLE.*			15			
		12–14												*DR GRAVELLY DRILLING 12'–13'*
		15–16				BH2-2 2" SS	75	*MOIST TO WET GREY CLAYEY SAND W/GRAVEL, SC, GRAVELS FINE TO MED. SANDS FINE. V. STIFF TO HARD, MEDIUM PLASTICITY*			16			
		17												
		18						*HAMMER PLUGGING FREQ. TO 17' CUTTINGS ARE MOIST CLAYS*						
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	19–21						*ROCKY DRILLING FROM 18' FREQ. HAMMER ACTION ON COBBLE AND GRAVELS. CUTTINGS SLIGHTLY MOIST*						

MATERIAL DESCRIPTION

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	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												*DR ROCKY DRILLING FROM 20'*
		23						*CUTTINGS TO 25' ARE GRAVEL/COBBLE FRAGMENTS IN SILT/SILTY CLAY WITH SAND MATRIX*						
		24												
		25	X			BH2-3 2.5"	25	*MOIST GREY SANDY SILT/SANDY CLAY, SC, V. STIFF*			18			
		26	X											*DR WET PLASTIC SOILS CONT. PLUG HAMMER. BORING ADVANCED WITH 1.875" ø NQ CORE FROM 30'*
		27	X											
		28												
		29												
		30						*CORING FROM 30' RETURN LOGGED AS IN"/IN"*						
		31		X				*30-30.8' WET SAT GREY CLAY, CL, WET FROM DRILLING FLUID. WITH 2 3" GRAVEL PARTICLES*						
		32		X			33/36	*30.8-33' MOIST GREY GREEN SANDY SILT, ML, V. STIFF TO HARD. GRADES TO SILTY SAND W RED COLORING SOME INTERVALS. TRACE CLAY. THROUGHOUT. 1 2" SEAM OF V.STIFF MED. PLASTICTY CH 31.0'*						
		33		X										
		34												
		35					2/60	*MOIST GREY SAND W/SILT, SP/SM, SANDS FINE, DENSE, WEAKLY CEMENTED*						
		36												
		37												
		38												
		39												
		40					35/60	*MOIST DENSE GRAY GREEN SAND W/SILT, SP-SM, DENSE, CONTAINS 1/4" THICK STRATA OF DK BROWN SILT W/SAND IN LOWER HALF*						
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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S:\STANDARD\REFERENCE\BOREHOLE\BOREHOLE.PGU JUN 20 2002 09:53:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *3 OF 5*

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		44					43/60	*MOIST DENSE GRAY GREEN SILTY SAND, SM, SANDS FINE, SILT % INCREASING WITH DEPTH, LOWER 1.5' OF SAMPLE MAY BE SANDY SILT. 3–5 DARKER FINE GRAINED STRATA <1" THICKNESS IN INTERVAL*						
		45												
		46												
		47												
		48												
		49												*48–53 DR VARIABLE RATE OF ADVANCE IND. 6"± STRATA*
		50					60/60	*4" INTERVAL 48.2–48.6 SAT V. SOFT SILTY SAND (DRILLING FLUID). MOIST GRAY GREEN SILT, ML, V. STIFF, OCCASIONAL BLACK ANGULAR FINE GRAVELS.*						
		51						*SAND % INCREASING FROM 51' MOIST GREY GREEN SILTY SAND, SM, SANDS FINE, DENSE*						
		52												
		53												
		54					48/48	*MOIST GREY GREEN SILT, SILTY SAND, ML/SM, WEAKLY CEMENTED SILTSTONE UPPER 6"*						
		55												
		56												
		57					12/12	*AS ABOVE*						
		58												
		59												
		60					12/60	*DR COBBLE AND GRAVEL DRILLING AND LOSS OF DRILLING FLUID FROM APPROX. 58'. POOR RETURN, 2" MINUS SANDTONE GRAVELS AND SILTY SAND. APPEARS TO BE COBBLES IN SILTY SAND MATRIX.*						
		61												
		62												
		63												
		64												
		65					12/20	*BLOCKED OF AT 64.7 BY COBBLE. MED. COARSE GRAVEL SIZE FRAGMENTS QUARTZITE NO WATER RETURN 65.5–66'*						
		66												

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S:\STANDARD REFERENCE FILES\LOGGING GRIDDLE.PGU JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *4 OF 5*

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		67					14/40	*AS ABOVE.* *CONT. LOSS OF FLUID TO FORMATION*						
		68												
		69					18/30	*GRAVEL SIZE LIMEYSANDSTONE FRAGMENTS, SOME SAND ADHEREING TO GRAVEL SURFACES*						
		70						*BLOCKED OFF BY COBBLE @70.5*						
		71					15/30	*DR HARDER COMPETENT ROCK WITH THIN (<2") SOFTER INTERVALS THROUGHOUT. CONT. WATER LOSS.* *MOIST GREEN SILT W/SAND, ML, HARD, TRACE CLAYS.*						
		72												
		73												
		74					54/60	*UPPER 1' IS SILT W SAND, ML, SAT. SOFT (DRILLING FLUID)* *REMAINDER IS MOIST GREEN SANDY SILT, ML, GRADES TO SILTY SAND IN SOME INTERVALS, SANDS FINE. VERY STIFF TO HARD*						
		75												
		76												
		77												
		78												
		79												
		80					44/60	*UPPER 10" MOIST GREEN SAND W/SILT, SP-SM,* *9" INTERVAL MOIST GREEN THEN BLACK CLAY, CH, MED. TO HIGH PLASTICITY, V. STIFF TO HARD* *16" SAND W SILT AS ABOVE* *GRADES TO MOIST GREEN CLAY, CH, HARD, BOTTOM 4"*						*DR REPORTS RED SEDIMENT IN RETURN FLOW 80-81 NO RED MATERIAL IN CORE*
		81												
		82												
		83												
		84					21/51	*14" MOIST GREEN TAN SILTY SAND/SANDY SILT, DENSE/HARD SANDS FINE* *2" MOIST GREEN CLAY, CH/CL, MED. HIGH PLASTICITY , WITH FINE SAND. V. STIFF TO HARD* *5" COBBLES LARGE GRAVELS IN SILT W SAND MATRIX*						*DR REPORTS LITTLE WATER LOSS 83-88*
		85												
		86												*BIT BLOCKED@87.25 NO RETURN FROM 87.5 DR COBBLE DRILLING*
		87												
		88					18/30							
		89												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLG) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *5 OF 5*

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		90						*FRACTURED BLUE GREY LIMESTONE, 1" MD*						*DR COBBLES NO RETURN 89.8–93*
		91					14/38	*FRACTURED LIMESTONE AS ABOVE*						
		92												
		93												
		94												
		95					23/30	*LIMESTONE, 7" CONT. CORE, REMAINDER FRACTURED GRAVEL SIZE*						
		96					20/30	*BLACK TO GREY FRACTURED LIMESTONE, 1.5" M.D. SOME SANDY CALY MATRIX. APPEARS TO HAVE WEATHERED SURFACES*						*BLOCKED@96.5*
		97												
		98												*NO REUTRN 98–103 COBBLES WITH SMOOTH INTERVALS (CORING THROUGH LARGER COBBLE)*
		99												
		100					27/60	*CONT. FRACTURED LIMESTON, WITH SANDY CLAY INTERVALS. FRAGS UP TO 3" CORE LENGTH. WEATHERED SURFACES*						
		101												
		102												
		103												
		104												*NO REUTRN 103–108 CONT. COBBLE DRILLING*
		105					40/60	*AS ABOVE TO BOH*						
		106												
		107												
		108						*SET PIEZOMETER 1" ø PVC.* *BOTTOM AT 107.7* *SLOTTED 97.7–107.7* *NO WATER MEASURED ON 11/3/05*						
		109												
		110												
		111												
		112												

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S:\PROJECTS\2006\126-02 GRAND VIEW GEOTECH\DRAWINGS\LOGS\DWG GBH-2(5).DWG FEB 13 2006 11:06:21 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-3** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/20/05 10/20/05**	DRILLER: **PIEDMONT**
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6445.8**	HOLE DIAMETER: **4"**
	HAMMER TYPE: **140#**

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED UNDISTURBED GROUND. SOILS EXPOSED IN WATERLINE TRENCH TO WEST TO DEPTH OF APPROX. 15' ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE ROCK CHIPS AND SILTY CLAYEY SAND*						
		4												*10-9.5' DR COBBLES AND GRAVELS WITH MATRIX INTERVALS OF 1" OR LESS THICKNESS*
		5												
		6												
		7												
		8												
		9												
		10	X			BH3-1 2" SS	46	*MOIST LT BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM, GRAVELS FINE ANGULAR, WITH CALCEROUS STRINGERS. SANDS FINE. GRADES TO SILTY CLAY WITH GRAVEL, STIFF*			34			
		11												
		12												*COBBLES LESS FREQ. FROM 9.5'*
		13												
		14						*DR ROCK, 14.1-16.8'*						
		15												
		16												
		17												
		18												
		19												
		20	X			2" SS	NS				30/0			*DR GRAVEL AND COBBLES FREQ. FROM 20.5'*
		21												

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S:\PROJ\2005\129-12 GRAND VIEW GEOTECH\ENGINEERING\DRIVE (ENGR)\ FEB 13 2006 11:46:48 AM PLOTTED BY: GYR

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *2 OF 3*

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		22						*CUTTINGS ARE GRAVEL FRAGS AND RED SAND FROM 20'*						
		23												
		24												*WATER LEVEL 11/3/05*
		25												
		26				BH3-2 2"SS	33	*MOIST LT BROWN SILTY CLAY W GRAVEL , CL-ML, FILGC, GRAVELS FINE TO MED. LIMESTONE. STIFF TO VERY STIFF. DRILLING INDICATES HIGHER ROCK % THAN SAMPLE CONTENTS.*			30			*DR FREQ. PLUGGING 25-30' GRAVELLY*
		27												
		28												
		29												
		30												
		31				BH3-3 2.5" SS	100	*MOIST GREY BROWN SILTY SAND W.GRAVEL, SM, SANDS FINE, VERY STIFF*			17			
		32												*DR FREQ. HAMMER PLUGGING 30-35' DUE TO WET SILTY CLAY.*
		33												
		34						*CUTTINGS 35-40' ARE SILTY CLAY, GRAVEL, SILT, AND SAND MIXTURE*						
		35												
		36												
		37												
		38												
		39				BH3-4 2.5" SS	50	*MOIST GREY CLAY, CL HARD. SUSPECT WATER ABOVE IMPERMEABLE CLAY LAYER.*			>50			
		40												
		41				BH3-5 2" SS	58	*MOIST BROWN TO YELLOWBROWN SILTY CLAY W/GRAVEL, CL-ML, SOME COAL, STIFF TO VERY STIFF.*			12			*DR GRAVEL AND COBBLE ZONE 42-43'*
		42				BH3-6 2" SS	100	*MOIST GREY SILT W GRAVEL, ML, FRAGS UP TO 2", V. STIFF TO HARD.*			>50			
		43												
		44												

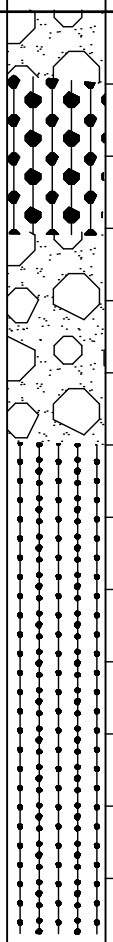
DRILLED BH3A TO 40' WITH DOWNHOLE HAMMER. SET PIEZO BOTTOM AT 33.25 SLOTTED TO 23.25. SAND 33.25-22.0' DRILLED BH3B APPROX. 7' EAST OF BH3A, 3B DRILLED WITH HAMMER TO 42' CASED 3.75"ø TRICONE WITH WATER FROM 42'

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\STANDARD\BORINGS\NE_BOREHOLE.PGU JUN 26 2002 09:35:3 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *3 OF 3*



DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
44						This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.						*DR SOFT EASY DRILLING FROM 44–45'*
45												
46												*DR COBBLES 3–6" WITH SOFT INTERVALS 46–49'*
47												
48												
49												*DR SMOOTH DRILLING FROM 49'–BOH*
50												
51	✕			*BH3-7 2" SS*	*100*	*MOIST GREY FINE SILTY SAND, SM, INCLUDES 4" OF CLAY WITH BLACK PEAT/COAL INCLUSIONS, V. STIFF*			*23*			
52	✕											
53												
54												
55												
56	✕			*BH3-8 2" SS*	*100*	*AS ABOVE. V. STIFF, DENSE.*			*20*			
57	✕					*BOH=–55.75'*						
58												
59												
60												
61												
62												
63												
64												
65												
66												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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S:\STANDARDS\BOREHOLE\NE_BOREHOLES.DVG (BOREHOLE.PGL) JUN 28 2002 08:13:53 AM PLOTTED BY: GREEN

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

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S:\PROJECTS\06-07\TRANSFER STATION GEOTECH\TRANSFER MAIN BUILDING BORING LOGS.DWG GINT-D MAR 14 2005 01:31:31 PM PLOTTED BY:

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

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		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLT) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

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		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-7**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6459.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
0						*BORING LOCATED ON UPHILL/SOUTH EDGE OF MOUNTAIN ACCESS ROAD. EXCAVATED CUT SLOPES ABOVE, MINOR FILLS DOWNSLOPE SIDE. GRAVEL WITH SAND ROADWAY G.S. STEEP GRASSY SLOPES BOTH UP AND DOWN SLOPES. EXPOSED SOILS IN CUTS ARE DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 1'–9'*
4	6			BH7-1 2" SS	89	*4.0'–5.5' MOIST, BROWN AND DK BROWN CLAYEY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR GRAVELS, FILGC, MEDIUM DENSE TO DENSE, 4" FRACTURED LIMESTONE COBBLE AT BOS. WATERLINE FILL OF NATIVE SOILS*			30			
5	5											*GRINDING ON COBBLE/BOULDER FROM 5.5'–6.5'*
	11											
9	4			BH7-2 2" SS	78	*9.0'–10.5' MOIST BROWN SILTY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC, MEDIUM DENSE, MINOR ORANGE OXIDATION STAINING THROUGHOUT, PULVERIZED LIMESTONE GRAVEL/COBBLE IN TOP 2"*			29			*15 MINUTES TO DRILL 4'–9'*
10	8											
	11											*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 9'–19'*
14	5			BH7-3 2" SS	67	*14.0'–15.5' SAME AS ABOVE*			29			*3 MINUTES TO DRILL 9'–14'*
15	9											
	12											*3 MINUTES TO DRILL 14'–19'*
19	7			BH7-4 3" DM	100	*19.0'–20.5' CHAOTICALLY MIXED BROWN/DK BROWN SANDY LEAN CLAY AND GRAY SILTY CLAY WITH MINOR GRAVEL, VERY STIFF, ORANGE OXIDATION STAINING THROUGHOUT, PP>4.0 TSF*	25	14	18	117	14	
20	14	X										
21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 19'–23'*
		23												*GRINDING ON COBBLE FROM 22'–23'*
		24	4											
			7			BH7-5 2" SS	117	*24.0'–25.5' MOIST, BROWN/DK BROWN LEAN CLAY WITH SAND, MINOR GRAVELS, VERY STIFF, MINOR WHITE CALCAREOUS STRINGERS THROUGHOUT, PP=2–3 TSF*			19			*10 MINUTES TO DRILL 19'–24'*
		25	9											
			10											*SMOOTH EASY DRILLING FROM 23'–28'*
		26	17	X		BH7-6 3" DM	100	*25.5'–26.5' MOIST BROWN LEAN CLAY WITH SAND, PP=3–4 TSF, COARSE GRAVEL FRAGMENTS COMPLETELY WEATHERED INTO SAND TO FINE GRAVEL SIZED FRAGMENTS*	35	17	21	101	22	
		27												
		28												
		29	19											*EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING FROM 28'–44'*
			28			BH7-7 2" SS	67	*29.0'–30.5' MOIST, BROWN SILTY GRAVEL WITH TRACE SAND, ABUNDANT FRACTURED GRAY LIMESTONE AND SANDSTONE GRAVELS, FILGC, VERY DENSE, ORANGE OXIDATION STAINING IN BOTTOM 6", GRAVEL LODGED IN TIP OF SS*			59			
		30	26											*5 MINUTES TO DRILL 29'–34'*
		31												
		32												
		33												
		34	15											
			23			BH7-8 2" SS	89	*34.0'–35.5' SAME AS ABOVE, NO OXIDATION STAINING, GRAY SANDY SILT LENS FROM 5"–7", GRAVEL LODGED IN TIP OF SS*			63			
		35	39											*4 MINUTES TO DRILL 34'–39'*
		36												
		37												
		38												
		39	17											
			50/5"			BH7-9 2" SS	91	*39.0'–39.9' SAME AS ABOVE, GRAY SANDSTONE GRAVEL LODGED IN TIP OF SS*			>50			
		40												*6 MINUTES TO DRILL 39'–44'*
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *3 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44	16					*44.0'–45.3' SAME AS ABOVE*						
		45	17			BH7-10 2" SS	69				>50			*HARD DRILLING WITH CONSTANT BIT GRINDING FROM 44'–56.5'*
			50/4"											
		46						*GROUNDWATER MEASURED AT 46.35' ON 6/28/2021*						
		47												*GRINDING ON COBBLE/BOULDER FROM 47'–48'*
		48												*20 MINUTES TO DRILL 44'–49'*
		49	17					*49.0'–50.3' SATURATED FROM 0"–4", MOIST FROM 4"–12", BROWN*						
			36			BH7-11 2" SS	75	*CLAYEY GRAVEL, VERY DENSE, PULVERIZED GRAY SANDSTONE COBBLE*			>50			
		50	50/4"					*FROM 5"–11", FILGC*						*GRINDING ON BOULDER FROM 50'–51.5'*
		51												*24 MINTUES TO DRILL 49'–54'*
		52												
		53												
		54	17					*54.0'–55.5' 0"–3" SATURATED SAND AND GRAVEL HEAVE*						
			36			BH7-12 2" SS	78	*3"–14" CHAOTICALLY MIXED MOIST, GRAY AND BROWN SILTY CLAYEY*			61			
		55	39					*GRAVEL, FRACTURED AND ANGULAR GRAVELS, VERY DENSE, FILGC, TIP OF SS IS SATURATED*						
		56												
		57												*MODERATE SMOOTH DRILLING FROM 56.5'–59'*
		58												
		59	11					*59.0'–60.0' SATURATED TO MOIST, GRAY/DK GRAY SANDY LEAN CLAY,*						
			30			BH7-13 3" DM	75	*VERY STIFF, MOIST CLAY PP>4.0 TSF, CHAOTIC BLACK COAL FRAGMENTS IN BOS*	29	15	21	114	18	
		60						*BOH = 60.0'*						
		61						*MONITORING WELL CONSTRUCTION*						
								PIPE						
		62						*59.4 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–39.5', 20–SLOT SCREEN FROM 39.5'–59.5'*						
								BACKFILL						
		63						*BENTONITE– 0.5'–1.5', SPOILS– 1.5'–34.5', BENTONITE– 34.5'–37', SILICA SAND– 37'–59.5', BENTONITE– 59.5'–60'*						
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

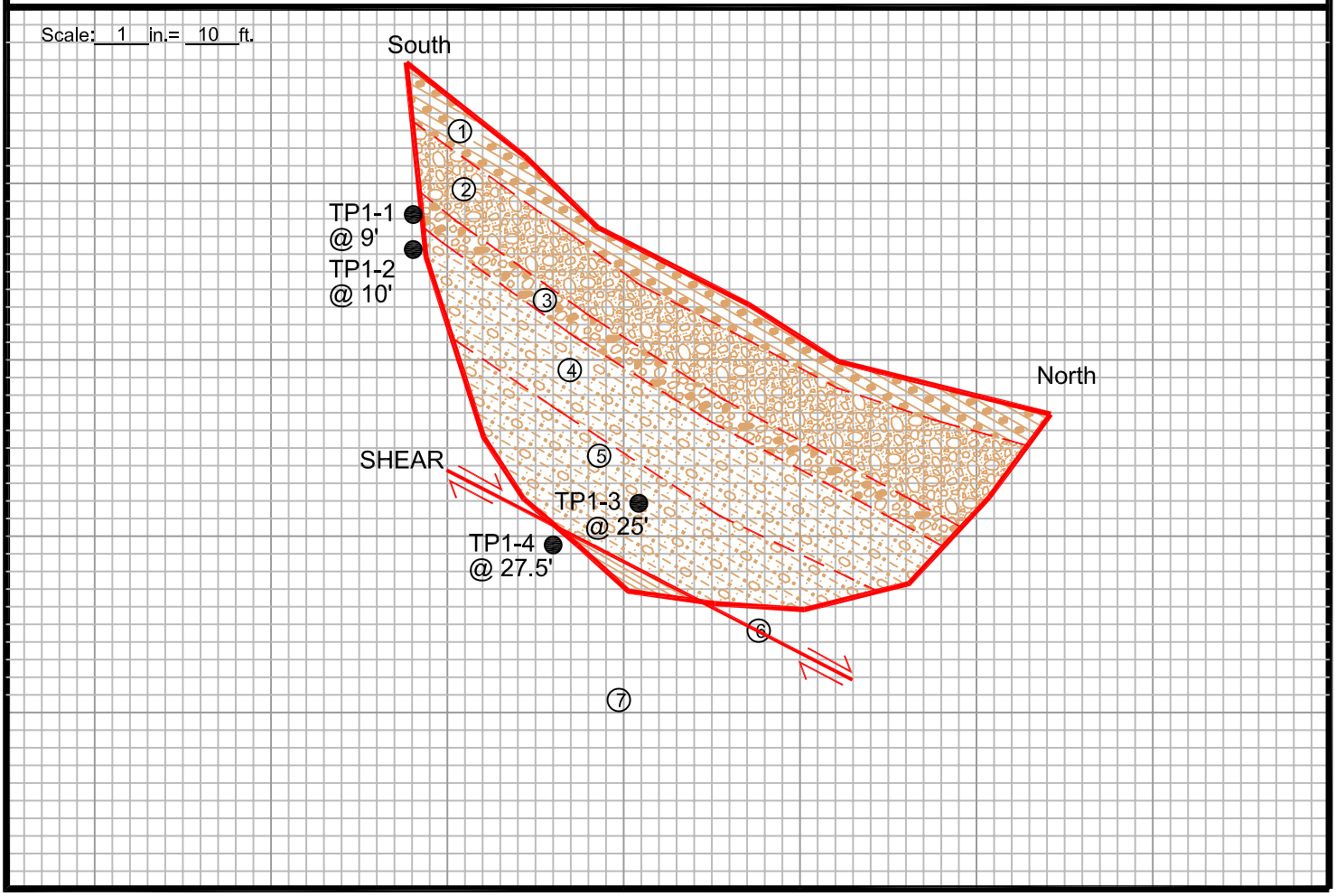
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

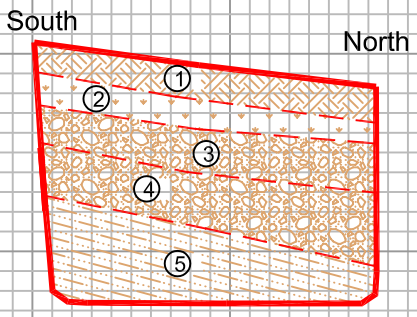
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

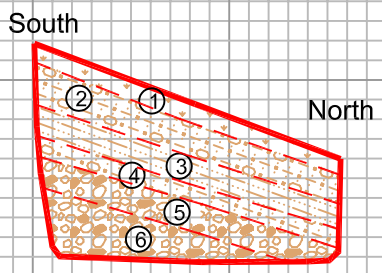
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

Atlas Technical Consultants LLC
358 South 700 East, Suite B518
Salt Lake City, Utah 84102

January 2, 2024

358 South 700 East
Salt Lake City, UT 84102
(310) 951-1993 | OneAtlas.com

January 2, 2024

Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

CONTENTS

1. INTRODUCTION 1
2. SCOPE OF SERVICES 1
3. SITE AND PROJECT DESCRIPTION 1
4. STUDY METHODOLOGY 1
   - 4.1 ReMi 1
   - 4.2 MASW 2
5. RESULTS AND CONCLUSIONS 3
   - 5.1 ReMi 3
   - 5.2 MASW 4
6. LIMITATIONS 4
7. SELECTED REFERENCES 5

FIGURES

Figure 1 Site Location Map
Figure 2 Line Location Map
Figure 3 Site Photographs
Figure 4a ReMi Results (RL-1)
Figure 4b ReMi Results (RL-2)
Figure 5a MASW Profile (ML-1)
Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

7. SELECTED REFERENCES

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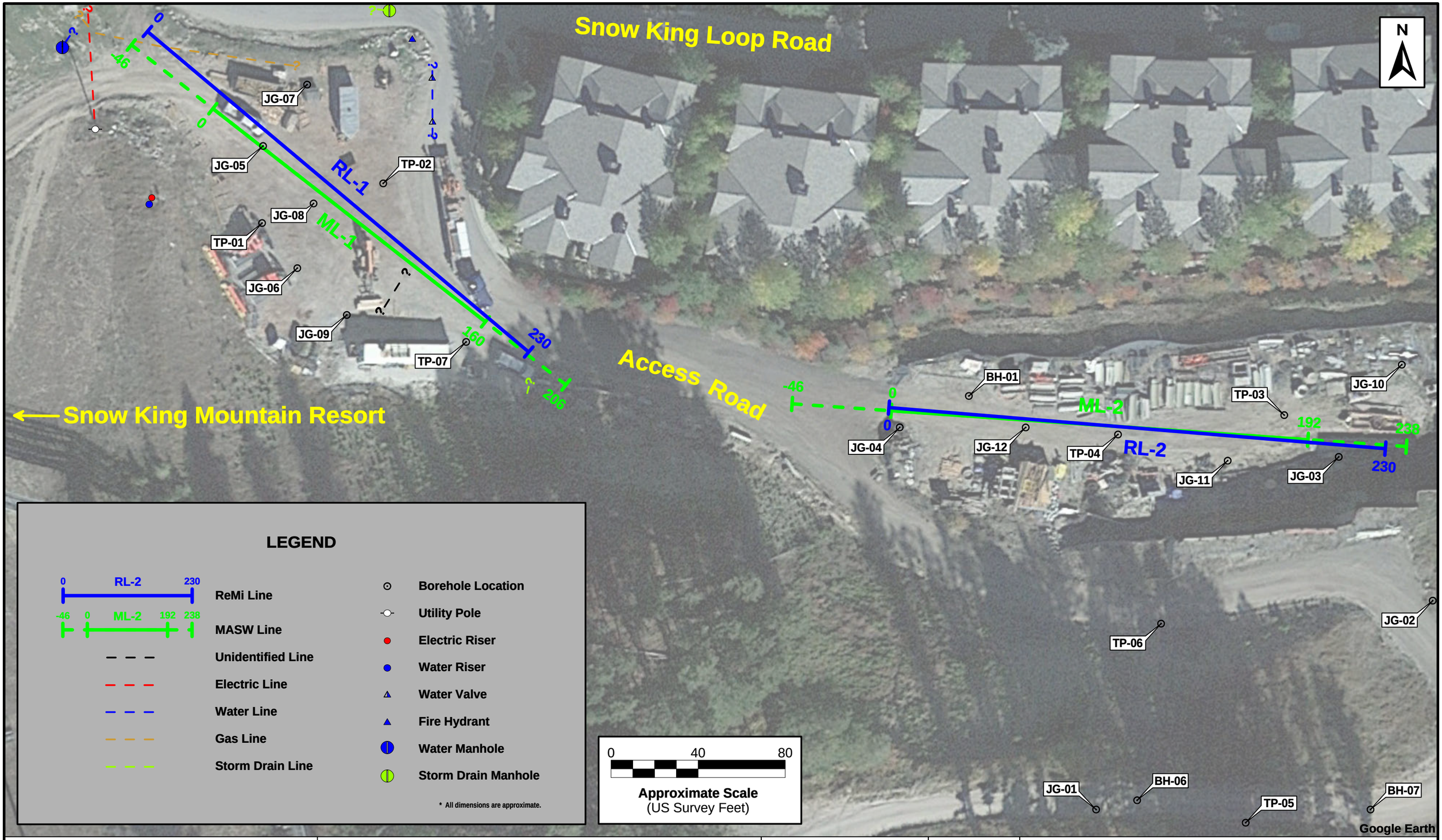
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

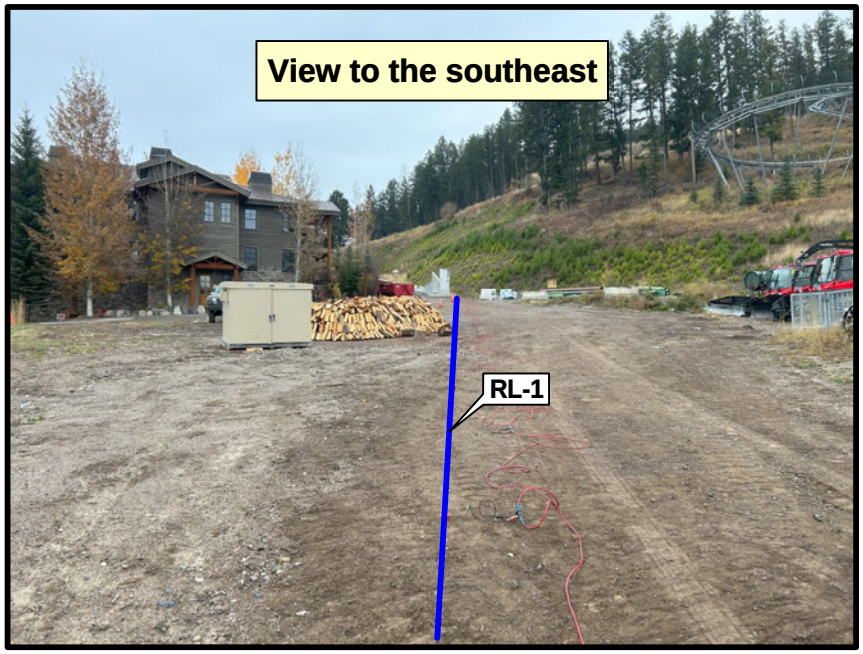
Snow King
Jackson, Wyoming

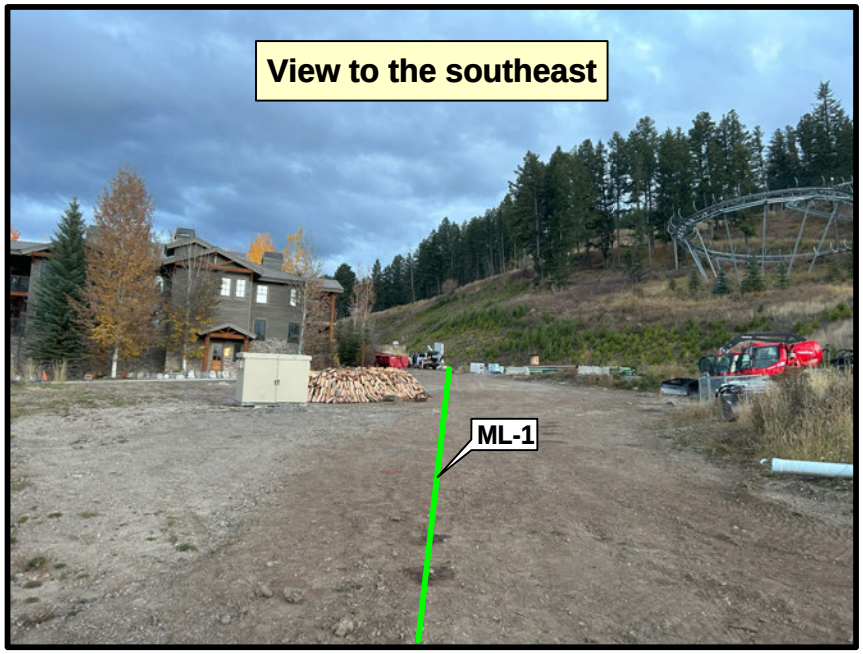
Project No.: 11143

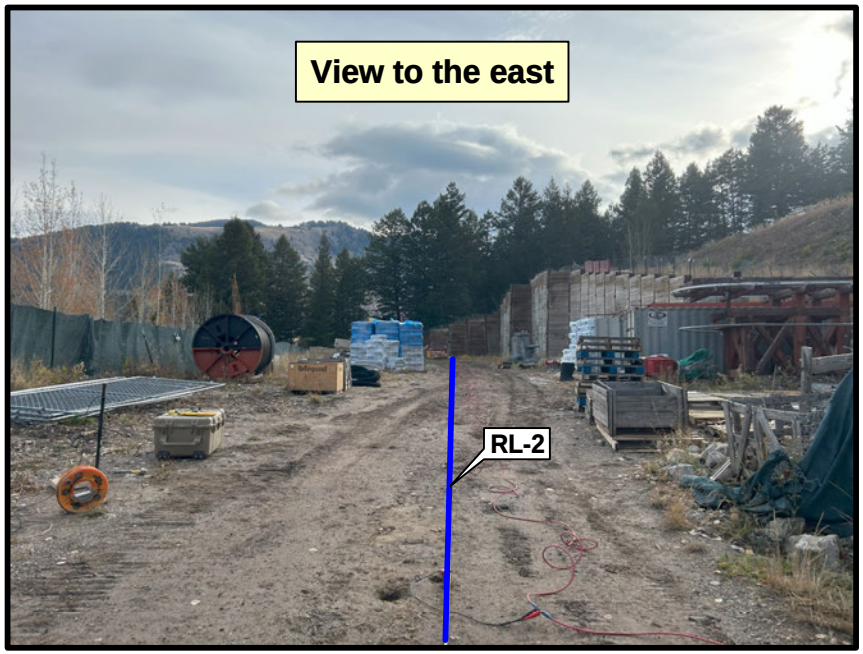
Date: 01/23

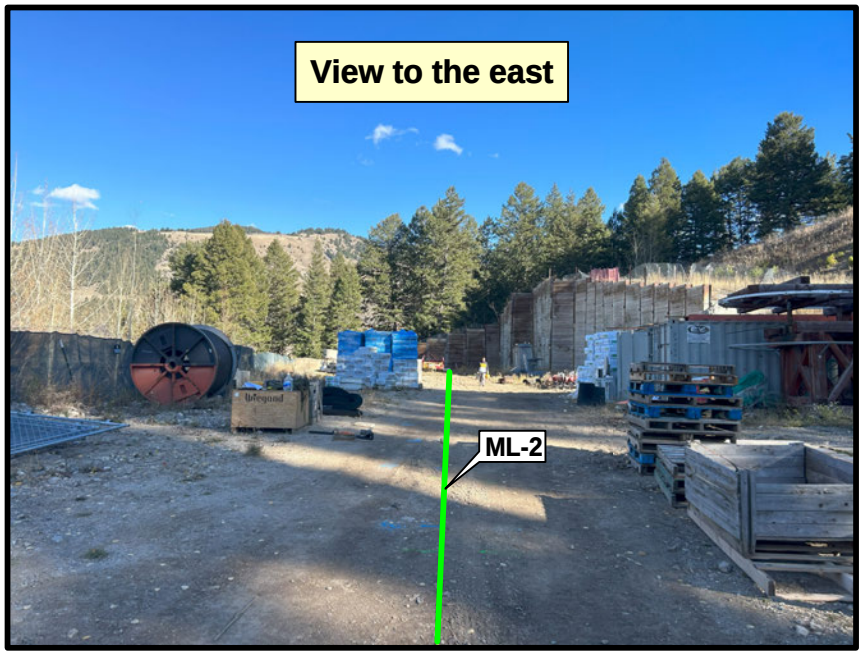
Figure 2

LINE LOCATION MAP



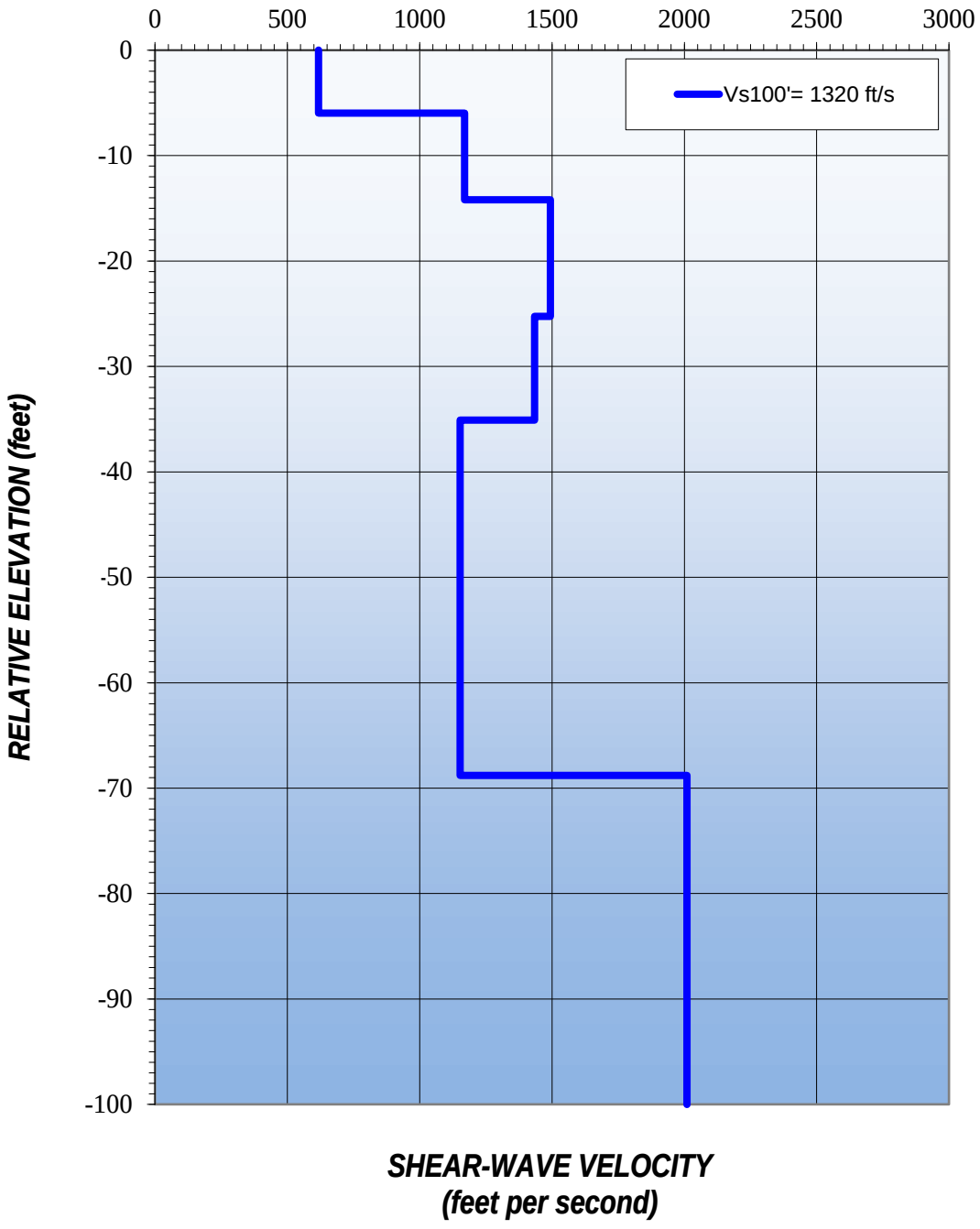




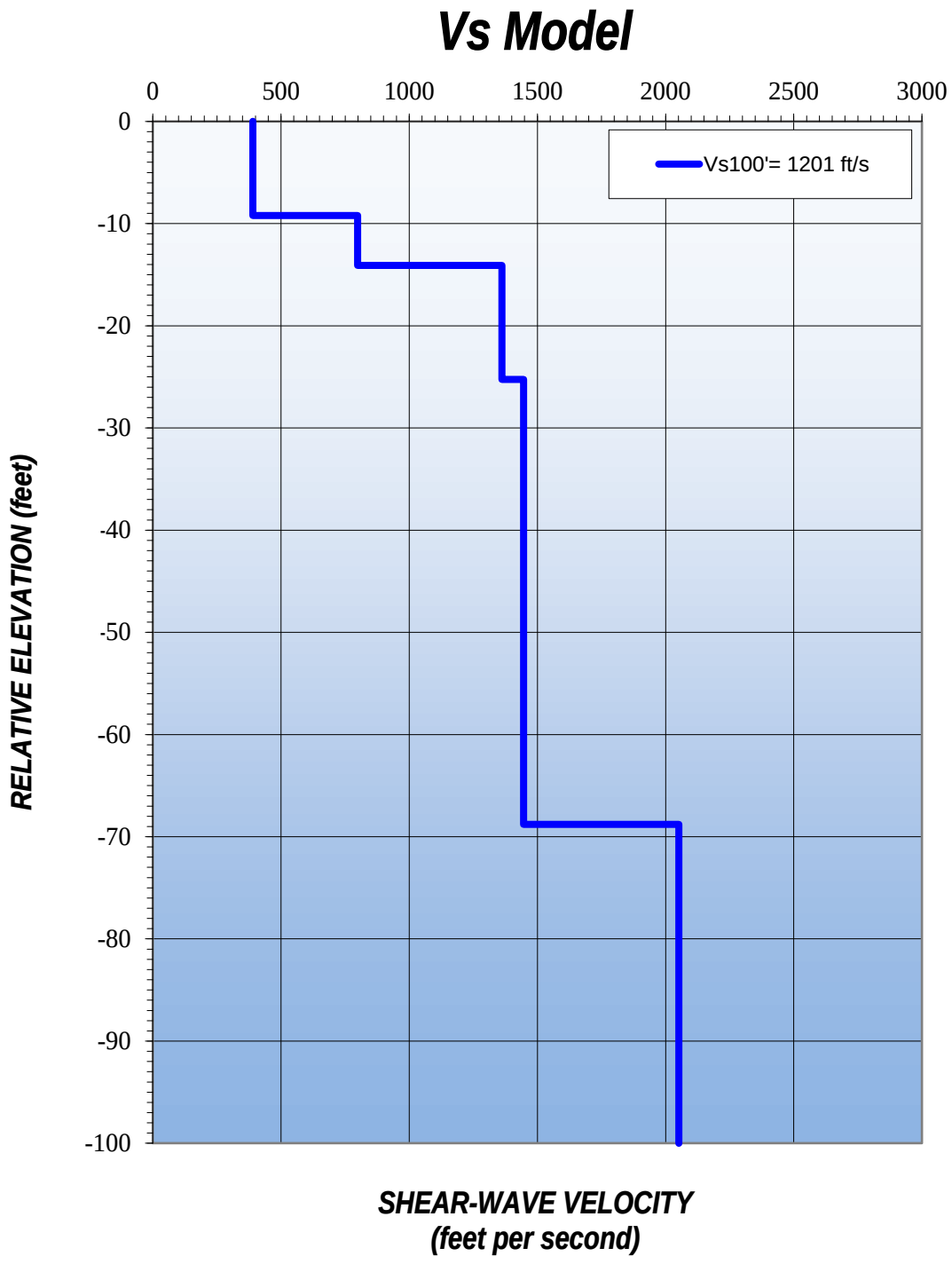


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



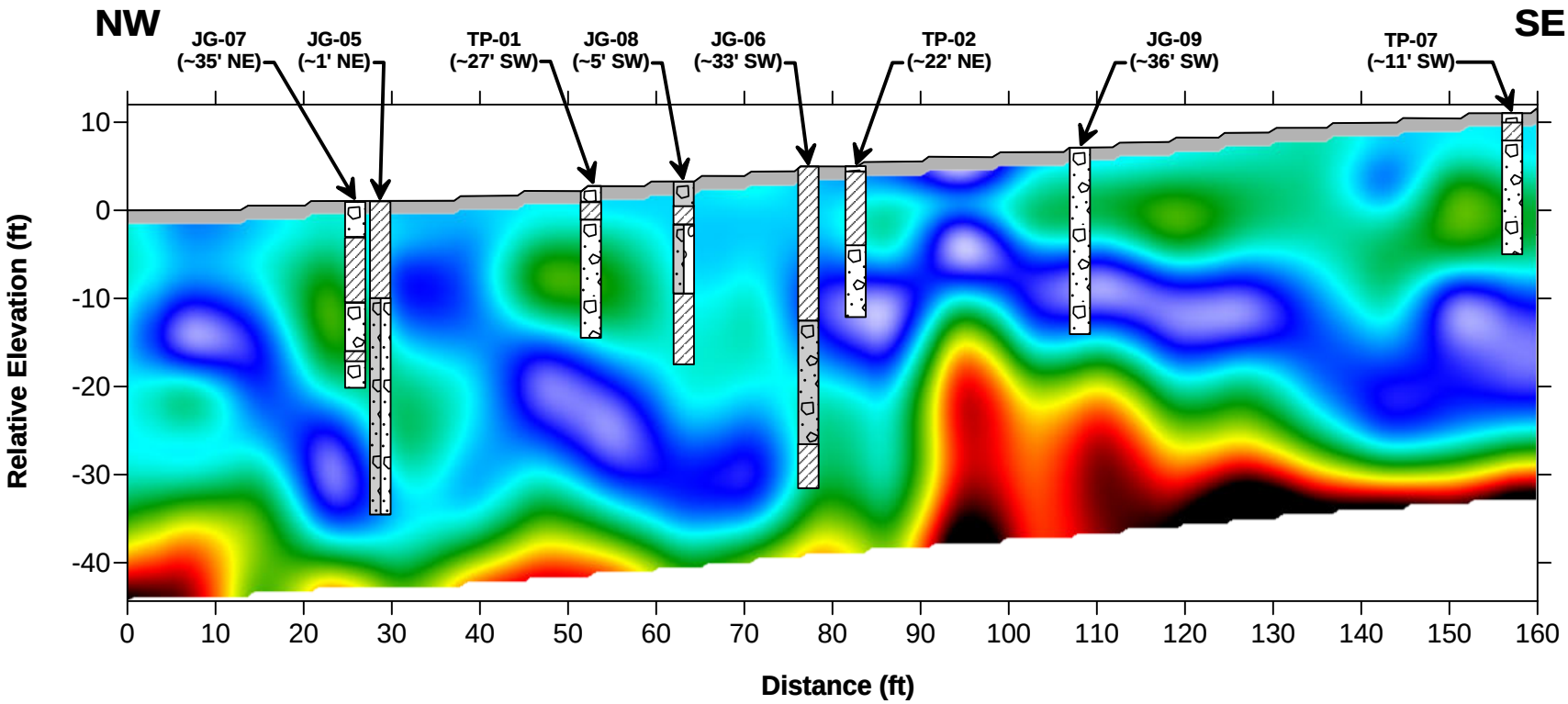
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

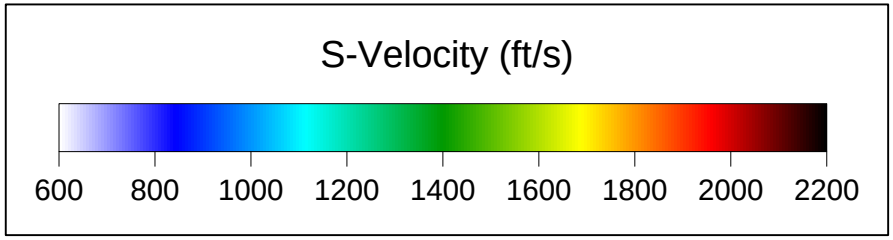
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

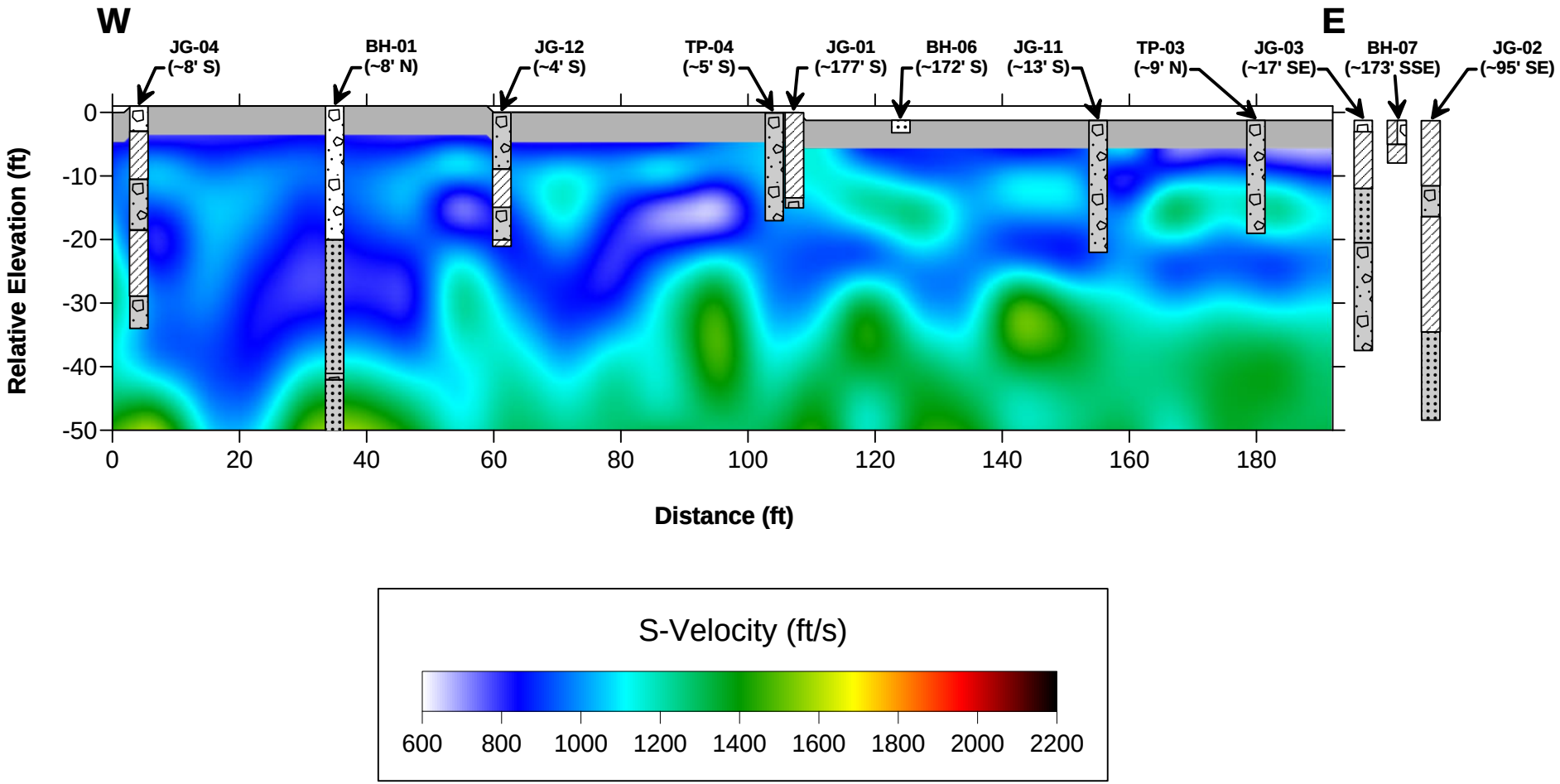
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



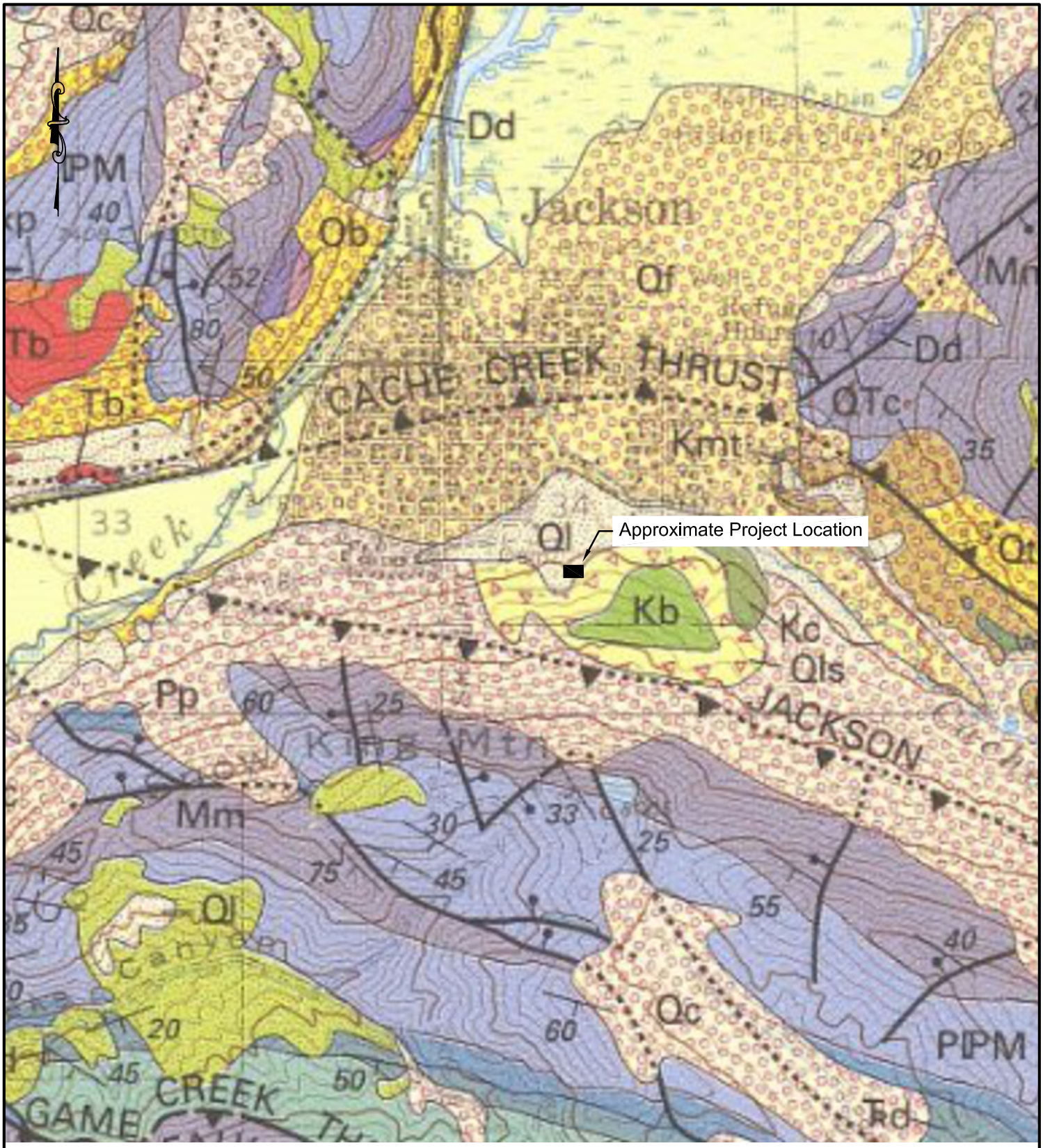
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 2000 4000

SCALE: 1 INCH = 2000 FEET

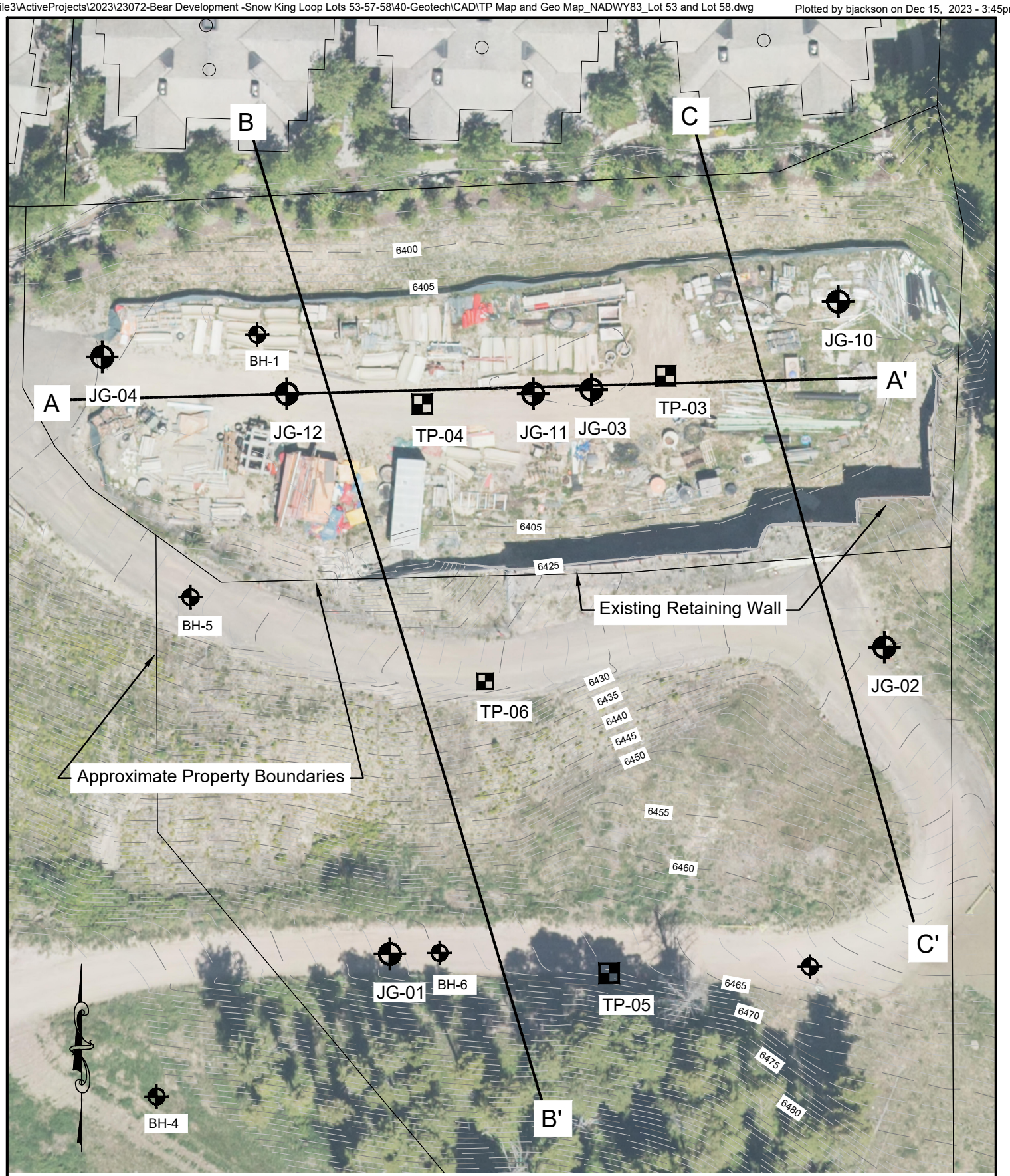
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:

Ql - Loess
Qls - Landslide Debris
Kb - Bacon Ridge Sandstone (Upper Cretaceous)

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY: JBJ REVIEWED BY: HC PROJECT NUMBER 23072	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechincal-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com



0 40 80

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (JG-XX), Historic Nelson Engineering Borehole (BH-X), and test pit (TP-XX) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographiuc survey completed November 1, 2023. Aerial imagery provided by Teton County, 2019.

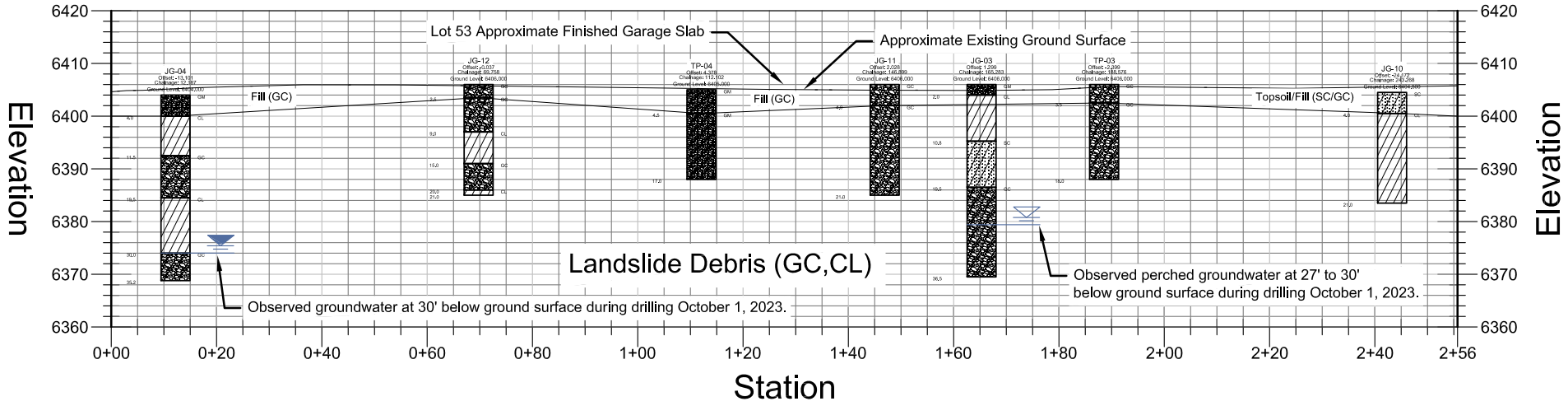
DRAFTED BY:	JBJ
REVIEWED BY:	HC
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section A-A'

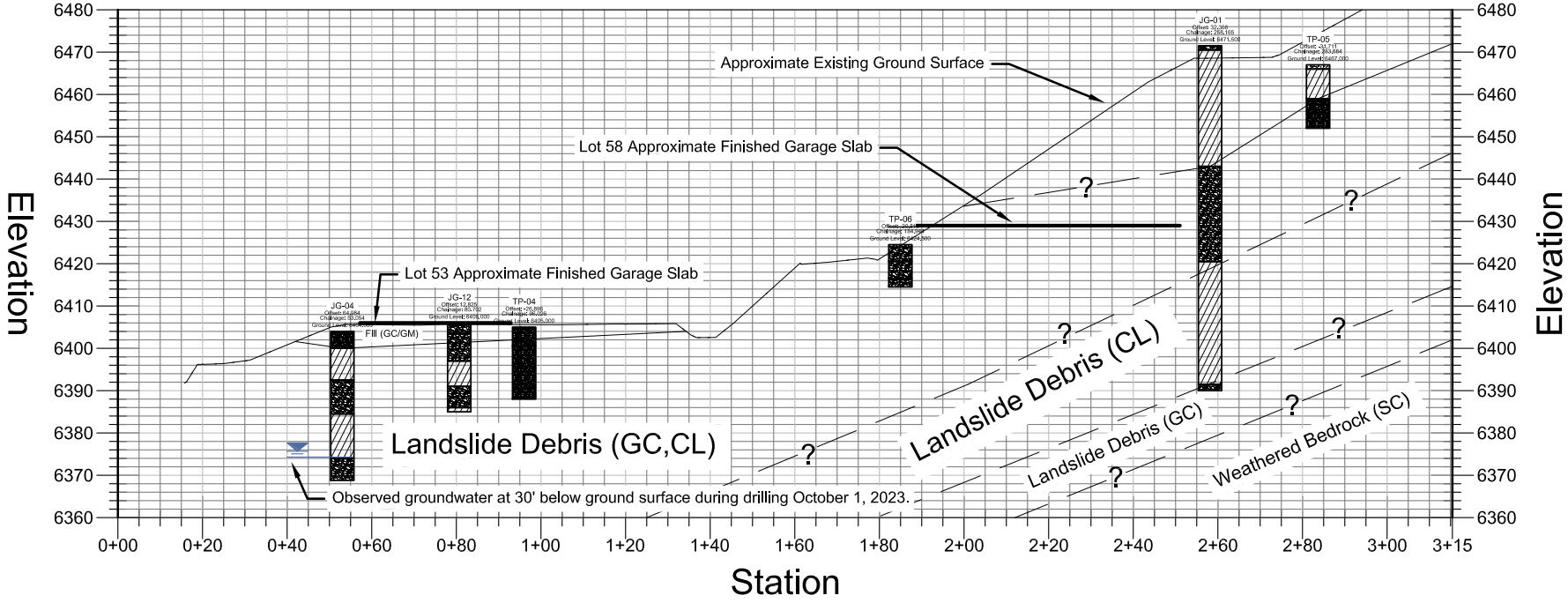


Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: JBJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 3 Geologic Cross Section A-A'	PROJECT TITLE: Geotechnical-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com

Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

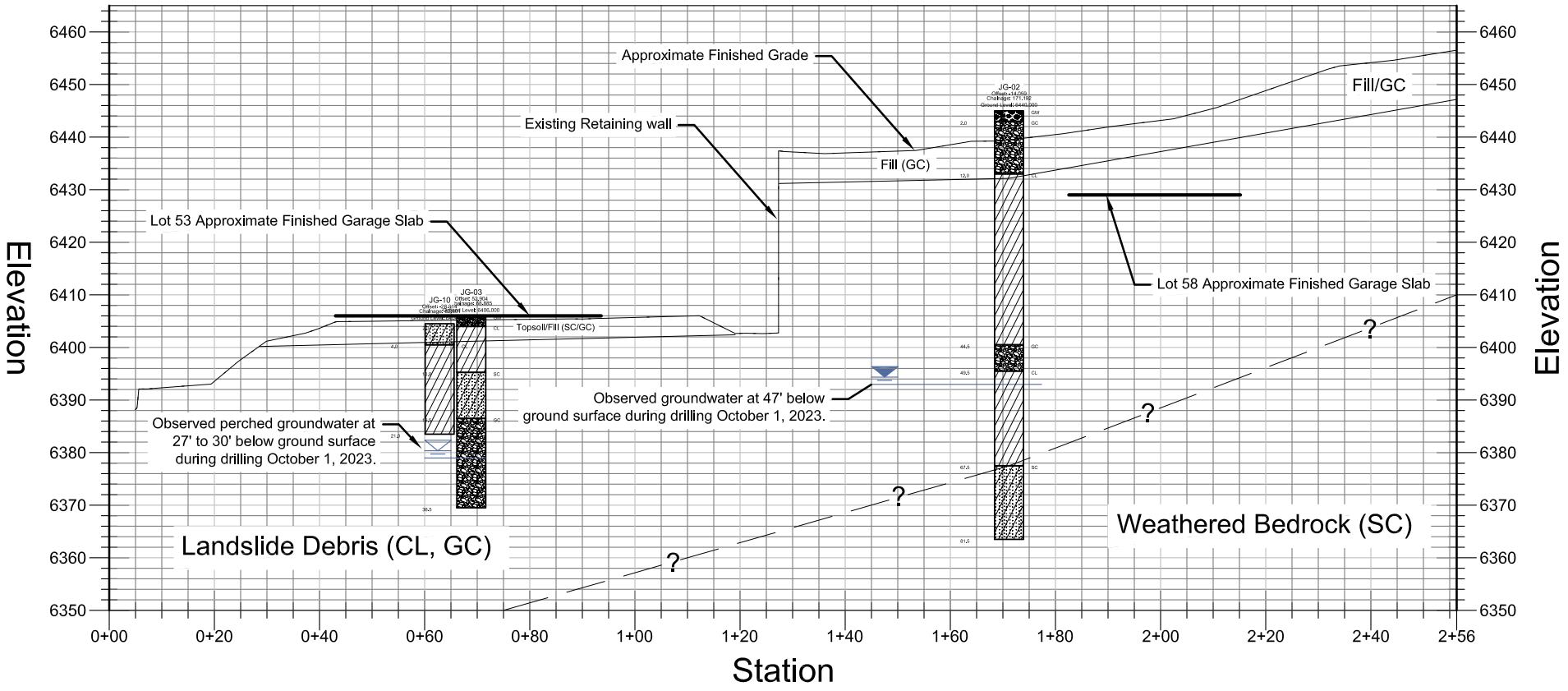
DRAFTED BY:	JBJ
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PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY:	JBJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 5
Geologic Cross Section C-C'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-01, JG-02, JG-03, JG-04, JG-10, JG-11, and JG-12.

During the October 2023 site exploration for the Development at Lots 53 and 58, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples and sonic drilling grab samples). Of the samples collected, 31 disturbed samples and two relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Twenty Seven (27) Moisture Contents (ASTM D2937/D2216)
- Thirty (30) Atterberg Limits (ASTM D4318)
- Twenty Seven (27) Grain Size Analysis (ASTM D422)
- Four (4) Hydrometer (ASTM D422a)
- Two (2) One Dimension Consolidation (ASTM D2435)

Results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS and indirect correlation with engineering parameters, and direct testing of strength. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with hydrometer tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-01	D8	18-19	CL	19.0	18.2	62.8	12.3	31	15
JG-01	D12	27-29	CL	27.7	17.1	55.2	11.0	28	12
JG-01	D17	37-38	GC	51.6	22.7	25.7	--	--	--
JG-01	D27	54.5-57	CL	11.9	20.2	67.9	12.6	33	18
JG-01	D32	67-69	CL	20.1	28.0	51.9	10.0	26	10
JG-01	D36	72.5-75	CL	4.5	10.0	85.5	20.7	38	21
JG-02	D4	7-10	GC	--	--	--	--	20	5
JG-02	D8	14.5-16	CL	12.4	20.8	66.8	11.9	31	16
JG-02	D11	22-25	CL	15.6	18.7	65.7	13.3	29	14
JG-02	D16	32-35	CL	13.2	18.2	68.6	14.5	21	5
JG-02	D18	38.5-40	CL	0.0	12.9	87.1	15.5	29	12
JG-02	D22	44.5-47	GC	41.6	27.3	31.1	--	--	--
JG-02	D26	52-55	CL	6.4	31.1	62.5	11.6	16	12
JG-02	D30	60-62	CL	0.2	5.3	94.5	13.7	37	14
JG-02	D32	64.5-67	CL	2.2	94.4	3.4	12.8	31	14
JG-02	D35	69.5-72	SC	--	--	--	--	21	5
JG-03	D3	4.5-7	CL	30.3	19.6	50.1	10.1	33	19
JG-03	D8	14.5-17	SC	28.2	31.4	40.4	8.4	30	15
JG-03	D12	22-25	GC	26.8	26.3	46.9	12.4	35	20
JG-03	D18	30-33	GC	32.7	22.1	45.2	10.8	29	14
JG-04	D4	7-10	CL	15.8	14.6	69.6	21.8	34	18
JG-04	D8	14.5-17	GC	37.4	30.1	32.5	6.8	19	5
JG-04	D12	22-25	CL	3.3	26.8	69.9	16.5	31	14
JG-04	D17	30-33	GC	43.1	15.3	41.6	10.1	33	18
JG-10	D3	7.5-9	CL	--	--	--	--	25	9
JG-10	U1	12.5-14	CL	27.6	21.7	50.7	13.7	39	24
JG-10	D5	15-17	CL	4.7	11.8	83.5	16.1	38	17
JG-10	U2	17.5-19	CL	13.9	19.4	66.7	13.8	32	18
JG-11	D3	7.5-9	GC	33.4	28.0	38.6	7.1	22	7
JG-12	D2	5-6.5	GC	33.9	25.3	40.8	10.2	27	12
JG-12	D4	10-11.5	CL	13.5	32.5	54.0	12.8	27	10
JG-12	D8	20-21.5	CL	23.9	25.5	50.6	10.6	26	12

Table 4-2: Hydrometer Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Silt Fraction (%)	Clay Fraction (%)
JG-01	D17	37-38	GC	18	7
JG-02	D22	44.5-47	GC	23	8
JG-10	D5	15-17	CL	55	36
JG-11	D4	10-11.5	GC	33	17

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-10	U1	12.5-14	CL	0.171
JG-10	U2	17.5-19	CL	0.130

Supplemental Laboratory Data

Select laboratory results presented in a Site Investigation Report for Lots 53 and 58produced by Nelson Engineering dated July 28, 2021, and results presented in a Geotechnical Investigation Report for a project in close proximity to the site produced by Womack and Associates, Inc., dated June 4, 2010 are presented below.

GERHART COLE

PO Box 880
Midvale, Utah 84047
801.849.0055
gerhartcole.com

To:	Mr. Bruce Jackson Jorgensen Engineering 58 South Tyler, PO Box 1519 Pinedale, Wyoming 82941
Project:	Bear Development Snow King Lots 53 and 58
Gerhart Cole Project Number:	23-1725
Client Project Number	23072
Report Date:	November 30, 2023

Attached are the requested laboratory test results. These laboratory results are for the addressee and must be presented in their entirety without alteration, except with permission.

Gerhart Cole's Laboratory is accredited through the AASHTO Accreditation Program. The results provided were tested in general accordance with the referenced standards. Any test methods reported in this document outside the scope of this accreditation are marked with an asterisk in the header of the individual test report.

Gerhart Cole will dispose of samples two (2) weeks after the date above. Please contact us for storage pricing.

Approved By:_____
Zach Gibbs, PE (UT, MI) Laboratory Director

AASHTO ACCREDITED

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot53,58_MC.xlsx]1

Sample Info.	Sample:	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-02**
	Depth:	**18-19 ft**	**27-29 ft**	**54.5-57 ft**	**67-69 ft**	**72.5-75 ft**	**14.5-16 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**gy - bn clay**	**bn - gy clay**	**gy - dk gy clay**	**dk by - lt bn clay**	**gy - dk gy clay**	**bn - ol bn clay**
Moisture	Wet soil + tare (g)	806.82	1190.54	953.45	847.34	688.39	2264.09
	Dry soil + tare (g)	739.68	1074.24	869.05	788.12	590.77	2068.51
	Tare (g)	195.78	13.84	196.69	195.42	118.16	422.19
	Moisture content, w (%)	12.3	11.0	12.6	10.0	20.7	11.9
Comments							
QC/QA	Tested By:	AT	AT	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**
	Depth:	**22-25 ft**	**32-35 ft**	**38.5-40 ft**	**52-55 ft**	**60-62 ft**	**64.5-67 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**bn - ol bn clay**	**bn - dk yl bn clay**	**lt ol bn - ol bn clay**	**gy - ol bn clay**	**lt bn - bn clay**	**lt ol bn - ol bn clay**
Moisture	Wet soil + tare (g)	2104.69	2453.36	448.30	460.49	656.13	566.47
	Dry soil + tare (g)	1908.65	2210.32	405.33	433.20	600.68	516.43
	Tare (g)	438.53	539.41	127.25	197.51	195.80	126.68
	Moisture content, w (%)	13.3	14.5	15.5	11.6	13.7	12.8
Comments							
QC/QA	Tested By:	CML	CML	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	JG-03	JG-03	JG-03	JG-03	JG-04	JG-04
	Depth:	4.5-7 ft	14.5-17 ft	22-25 ft	30-33 ft	7-10 ft	14.5-17 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23
	Laboratory sample description:	lt bn - bn clay	pl ol bn - bn clay	lt ol bn - bn clay	bn - dk bn clay	lt ol bn - bn clay	pl ol bn - lt bn silt
Moisture	Wet soil + tare (g)	1630.20	872.07	1046.88	943.07	653.16	601.88
	Dry soil + tare (g)	1521.39	813.63	947.50	865.02	571.20	571.25
	Tare (g)	440.15	119.03	144.65	144.19	195.92	118.32
	Moisture content, w (%)	10.1	8.4	12.4	10.8	21.8	6.8
Comments							
QC/QA	Tested By:	JCC	JCC	JCC	JCC	JCC	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-04**	**JG-04**	**JG-10**	**JG-10**	**JG-10**	**JG-11**
	Depth:	**22-25 ft**	**30-33 ft**	**12.5-14 ft**	**15-17 ft**	**17.5-19 ft**	**7.5-9 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**
	Laboratory sample description:	**ol bn - bn silt**	**lt bn - bn clay**	**ol bn - lt bn clay**	**ol bn - y bn clay**	**ol bn - lt bn clay**	**bn - dk bn clay**
Moisture	Wet soil + tare (g)	555.20	1543.36	1129.47	377.19	860.87	758.29
	Dry soil + tare (g)	493.76	1440.63	1044.36	352.11	758.40	721.07
	Tare (g)	120.66	421.65	422.15	196.80	13.83	194.35
	Moisture content, w (%)	16.5	10.1	13.7	16.1	13.8	7.1
Comments							
QC/QA	Tested By:	JCC	JCC	AT	JCC	AT	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-12**	**JG-12**	**JG-12**			
	Depth:	**5-7 ft**	**10-12 ft**	**20-21 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**14-Nov-23**	**14-Nov-23**	**14-Nov-23**			
	Laboratory sample description:	**lt ol bn - lt bn clay**	**lt ol bn - lt bn silt**	**lt ol bn - lt bn clay**			
Moisture	Wet soil + tare (g)	902.19	566.12	742.99			
	Dry soil + tare (g)	836.69	514.93	683.22			
	Tare (g)	193.61	116.09	117.11			
	Moisture content, w (%)	10.2	12.8	10.6			
Comments							
QC/QA	Tested By:	AT	AT	AT			
	Reduced By:	CML	CML	CML			
	Reviewed By:	AT	AT	AT			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - bn clay
As-received water content(%):	12.3	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

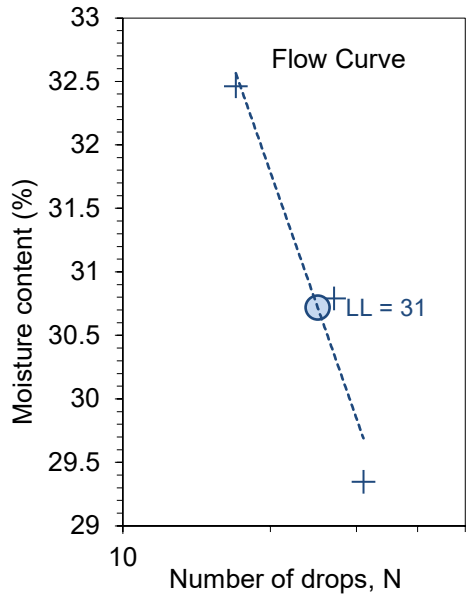
Determination No:	1	2
Wet Soil + Tare (g):	20.94	20.87
Dry Soil + Tare (g):	19.90	19.81
Moisture Loss (g):	1.04	1.06
Tare (g):	13.53	13.42
Dry Soil (g):	6.37	6.39
Moisture Content, w (%):	16.33	16.59

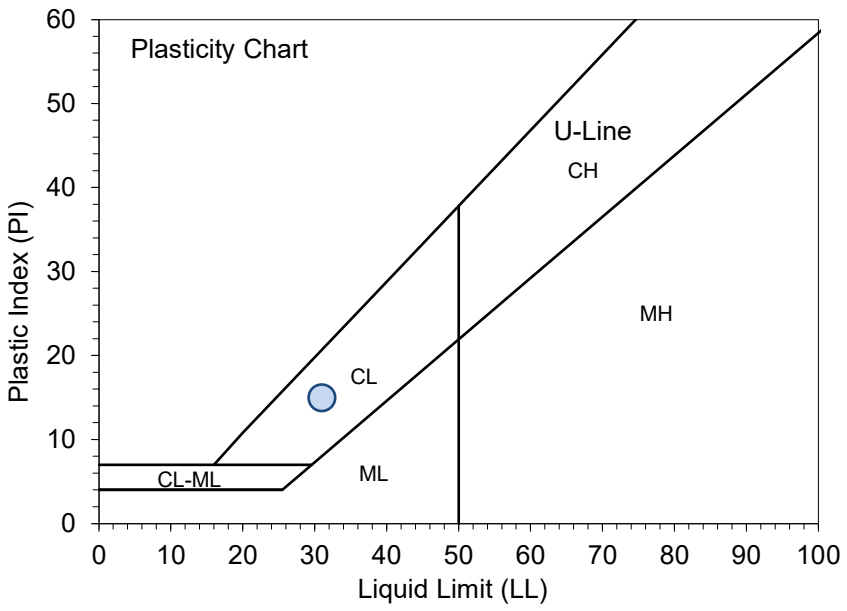
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	17
Wet Soil + Tare (g):	23.85	25.34	24.74
Dry Soil + Tare (g):	21.37	22.51	21.75
Moisture Loss (g):	2.48	2.83	2.99
Tare (g):	12.92	13.32	12.54
Dry Soil (g):	8.45	9.19	9.21
Moisture Content, w (%):	29.35	30.79	32.46
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	16
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - gy clay
As-received water content(%):	11.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

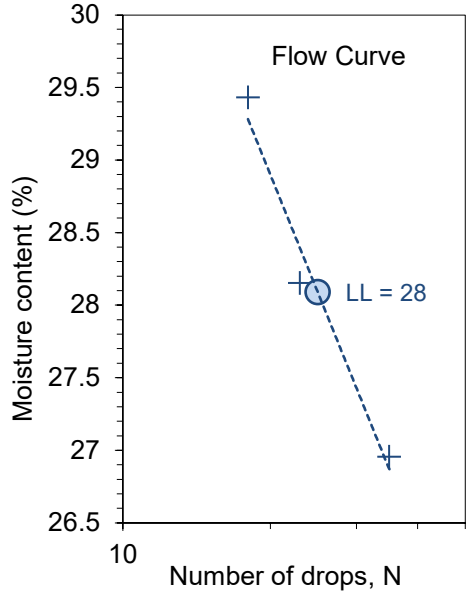
Determination No:	1	2
Wet Soil + Tare (g):	20.76	21.17
Dry Soil + Tare (g):	19.72	20.13
Moisture Loss (g):	1.04	1.04
Tare (g):	13.35	13.69
Dry Soil (g):	6.37	6.44
Moisture Content, w (%):	16.33	16.15

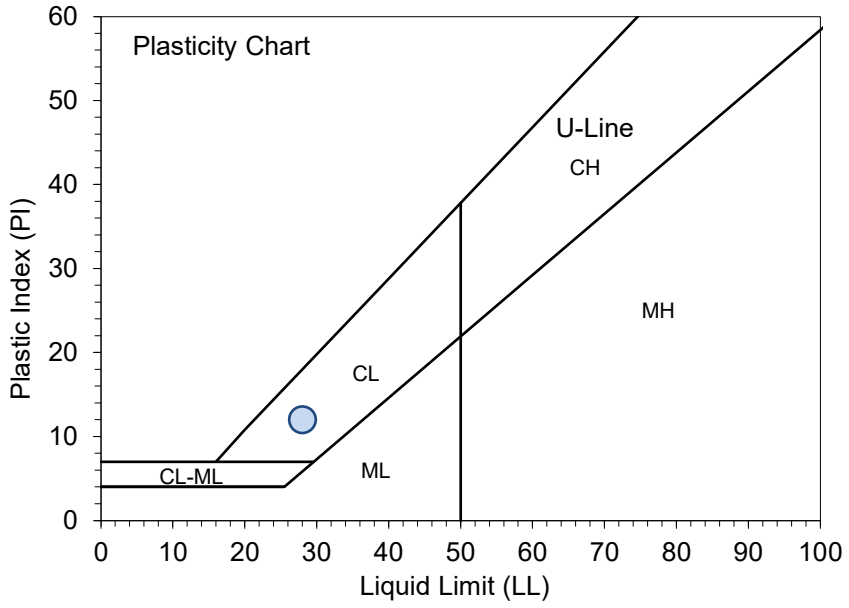
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	23	18
Wet Soil + Tare (g):	25.98	24.87	27.33
Dry Soil + Tare (g):	23.33	22.17	24.16
Moisture Loss (g):	2.65	2.70	3.17
Tare (g):	13.50	12.58	13.39
Dry Soil (g):	9.83	9.59	10.77
Moisture Content, w (%):	26.96	28.15	29.43
One-Point LL:		28	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	16
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk gy clay
As-received water content(%):	12.5	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

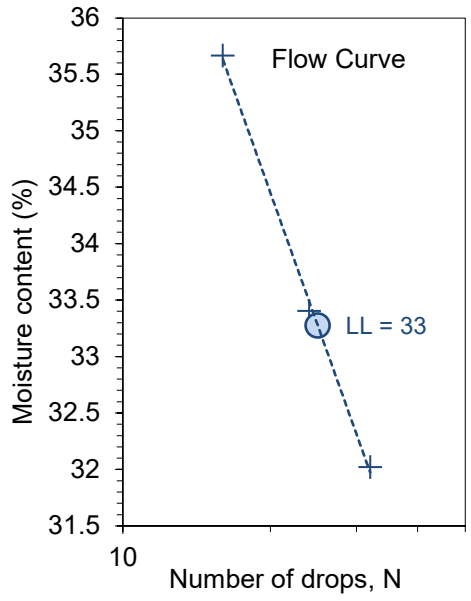
Determination No:	1	2
Wet Soil + Tare (g):	20.65	21.09
Dry Soil + Tare (g):	19.68	20.10
Moisture Loss (g):	0.97	0.99
Tare (g):	13.25	13.55
Dry Soil (g):	6.43	6.55
Moisture Content, w (%):	15.09	15.11

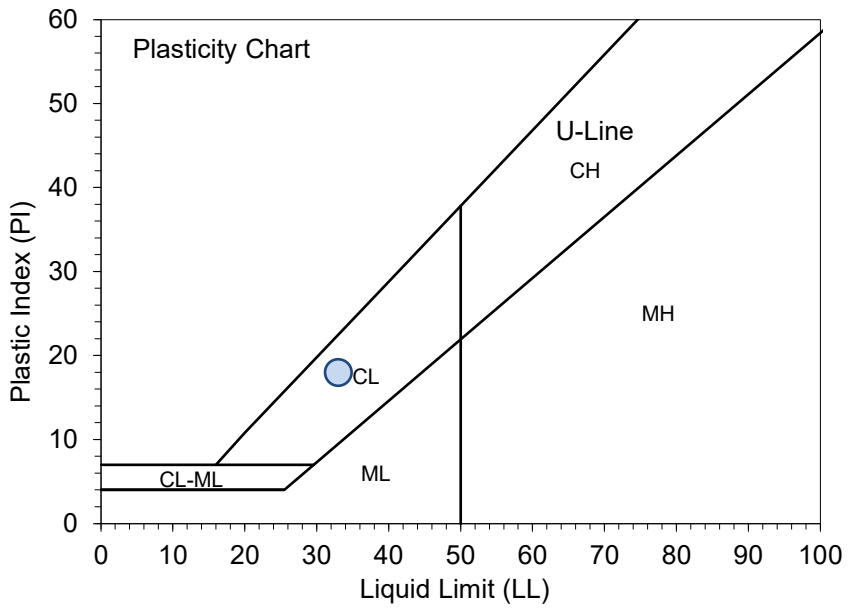
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	24	16
Wet Soil + Tare (g):	24.69	24.36	24.92
Dry Soil + Tare (g):	22.00	21.31	21.61
Moisture Loss (g):	2.69	3.05	3.31
Tare (g):	13.60	12.18	12.33
Dry Soil (g):	8.40	9.13	9.28
Moisture Content, w (%):	32.02	33.41	35.67
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk gy - lt bn clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

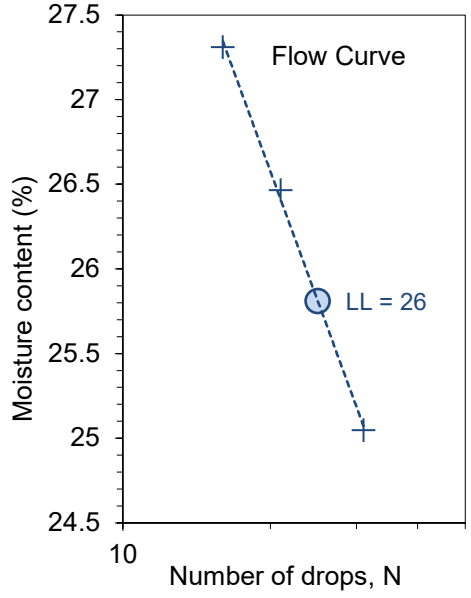
Determination No:	1	2
Wet Soil + Tare (g):	21.01	20.67
Dry Soil + Tare (g):	19.96	19.64
Moisture Loss (g):	1.05	1.03
Tare (g):	13.49	13.07
Dry Soil (g):	6.47	6.57
Moisture Content, w (%):	16.23	15.68

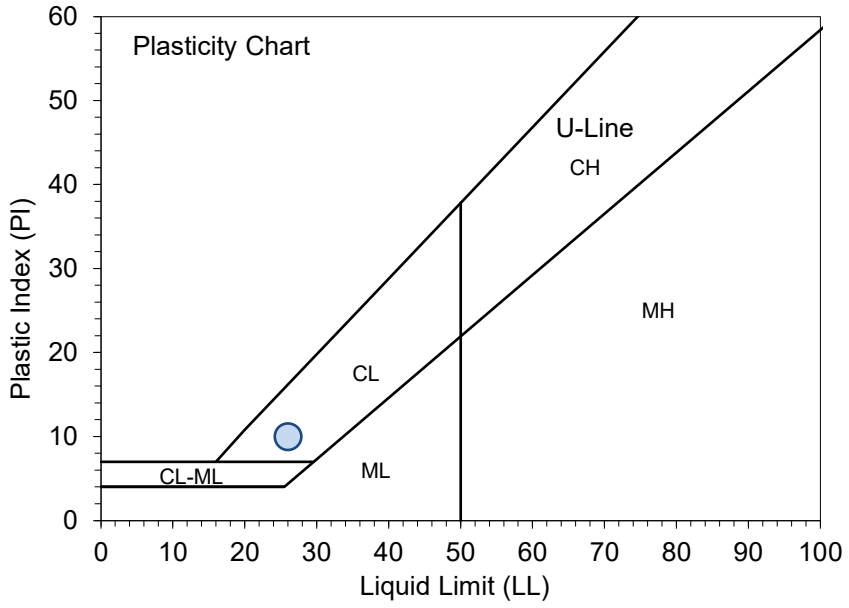
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	21	16
Wet Soil + Tare (g):	26.26	25.37	25.82
Dry Soil + Tare (g):	23.73	22.89	23.22
Moisture Loss (g):	2.53	2.48	2.60
Tare (g):	13.63	13.52	13.70
Dry Soil (g):	10.10	9.37	9.52
Moisture Content, w (%):	25.05	26.47	27.31
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	16
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk by clay
As-received water content(%):	20.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

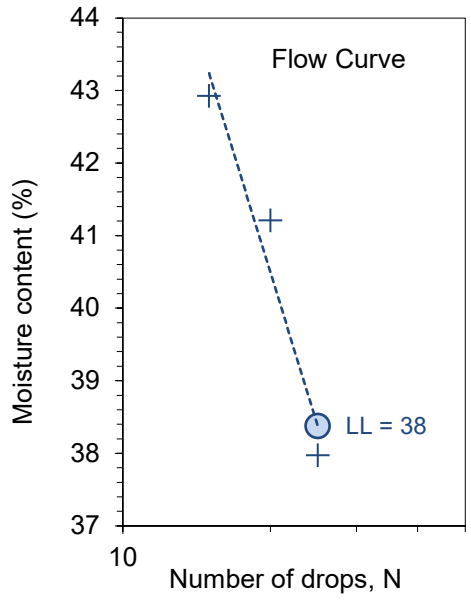
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.02
Dry Soil + Tare (g):	20.06	19.89
Moisture Loss (g):	1.13	1.13
Tare (g):	13.47	13.48
Dry Soil (g):	6.59	6.41
Moisture Content, w (%):	17.15	17.63

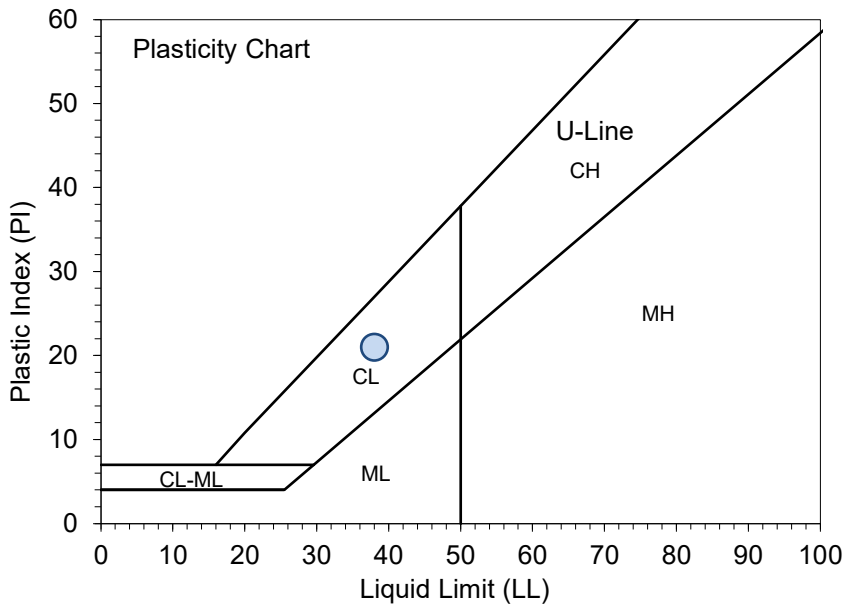
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	22.90	24.32	25.41
Dry Soil + Tare (g):	20.31	21.13	21.89
Moisture Loss (g):	2.59	3.19	3.52
Tare (g):	13.49	13.39	13.69
Dry Soil (g):	6.82	7.74	8.20
Moisture Content, w (%):	37.98	41.21	42.93
One-Point LL:	38	40	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	17
Plasticity Index, PI:	21





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

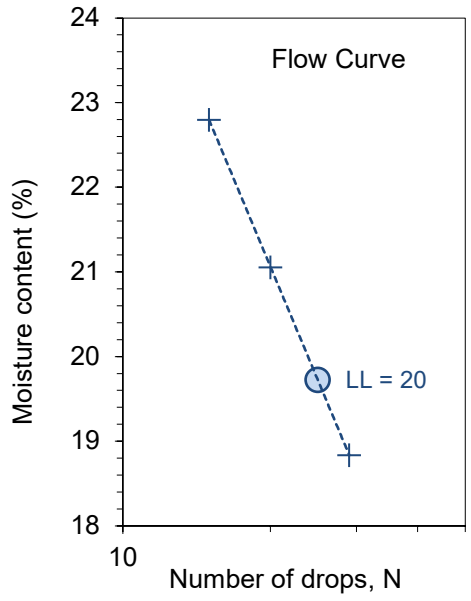
Determination No:	1	2
Wet Soil + Tare (g):	20.22	21.14
Dry Soil + Tare (g):	19.22	20.11
Moisture Loss (g):	1.00	1.03
Tare (g):	12.57	13.32
Dry Soil (g):	6.65	6.79
Moisture Content, w (%):	15.04	15.17

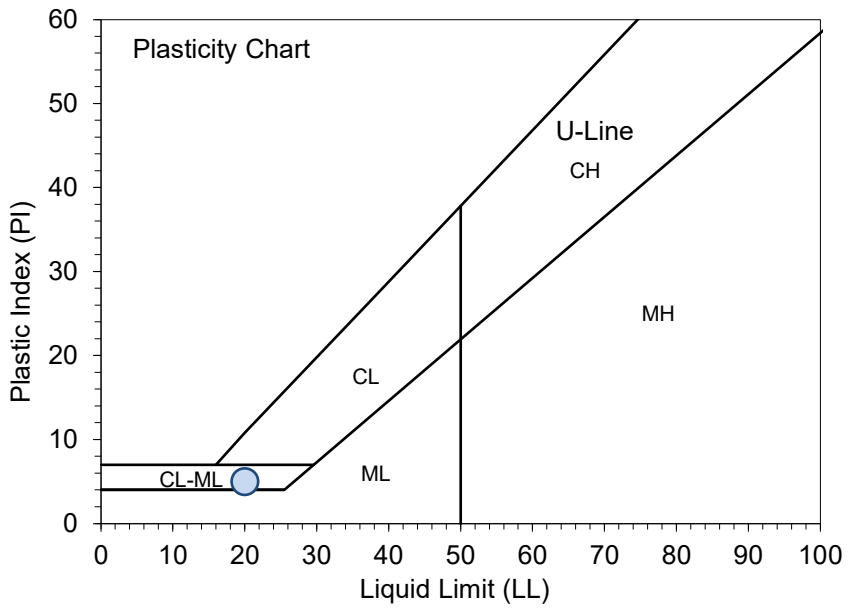
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.87	25.20	24.44
Dry Soil + Tare (g):	24.76	23.17	22.29
Moisture Loss (g):	2.11	2.03	2.15
Tare (g):	13.56	13.53	12.86
Dry Soil (g):	11.20	9.64	9.43
Moisture Content, w (%):	18.84	21.06	22.80
One-Point LL:	19	20	

Results

Liquid Limit, LL:	20
Plastic Limit, PL:	15
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	11.9	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

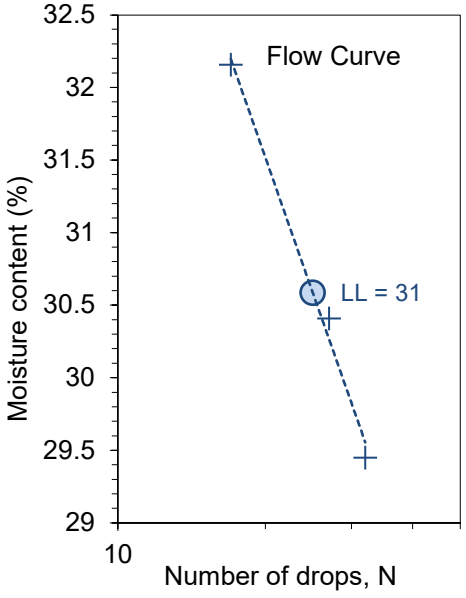
Determination No:	1	2
Wet Soil + Tare (g):	20.91	19.95
Dry Soil + Tare (g):	19.95	19.00
Moisture Loss (g):	0.96	0.95
Tare (g):	13.46	12.46
Dry Soil (g):	6.49	6.54
Moisture Content, w (%):	14.79	14.53

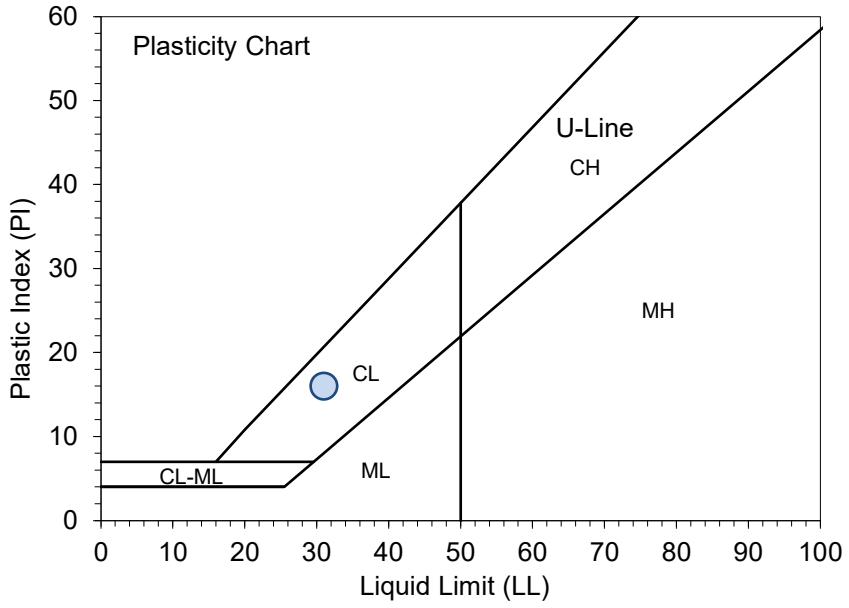
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	27	17
Wet Soil + Tare (g):	27.13	25.25	23.71
Dry Soil + Tare (g):	24.02	22.51	20.88
Moisture Loss (g):	3.11	2.74	2.83
Tare (g):	13.46	13.50	12.08
Dry Soil (g):	10.56	9.01	8.80
Moisture Content, w (%):	29.45	30.41	32.16
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	15
Plasticity Index, PI:	16





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	13.3	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

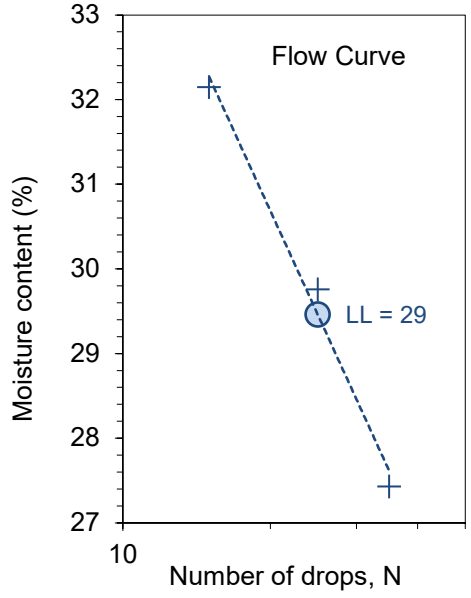
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.87
Dry Soil + Tare (g):	20.39	18.85
Moisture Loss (g):	1.04	1.02
Tare (g):	13.57	12.08
Dry Soil (g):	6.82	6.77
Moisture Content, w (%):	15.25	15.07

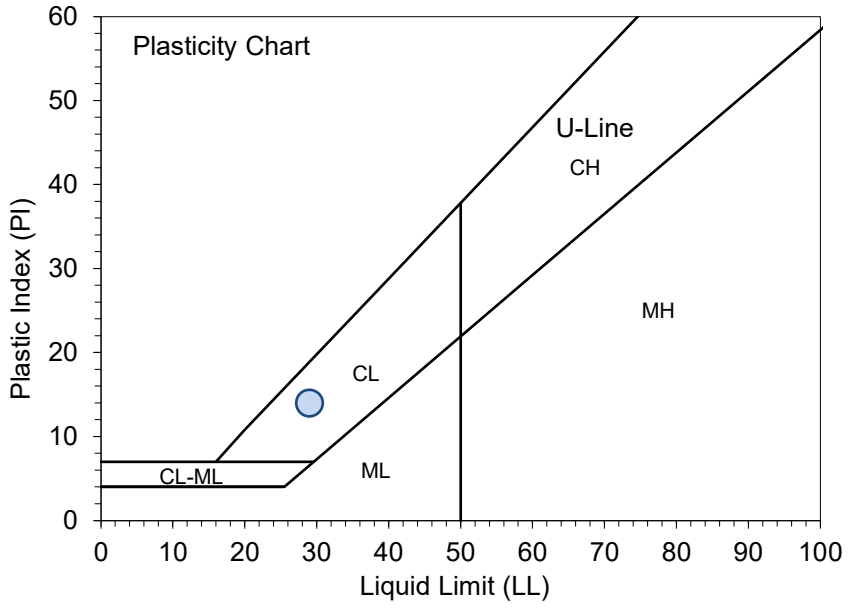
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	15
Wet Soil + Tare (g):	22.22	20.57	25.21
Dry Soil + Tare (g):	20.36	18.71	22.22
Moisture Loss (g):	1.86	1.86	2.99
Tare (g):	13.58	12.46	12.92
Dry Soil (g):	6.78	6.25	9.30
Moisture Content, w (%):	27.43	29.76	32.15
One-Point LL:		30	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk yl bn clay
As-received water content(%):	14.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

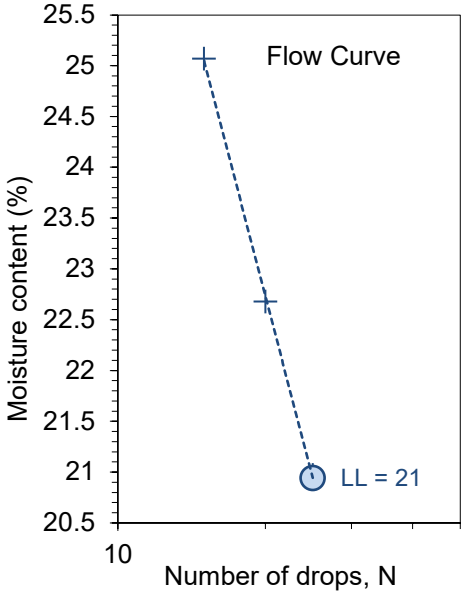
Determination No:	1	2
Wet Soil + Tare (g):	21.05	21.32
Dry Soil + Tare (g):	19.97	20.22
Moisture Loss (g):	1.08	1.10
Tare (g):	13.42	13.54
Dry Soil (g):	6.55	6.68
Moisture Content, w (%):	16.49	16.47

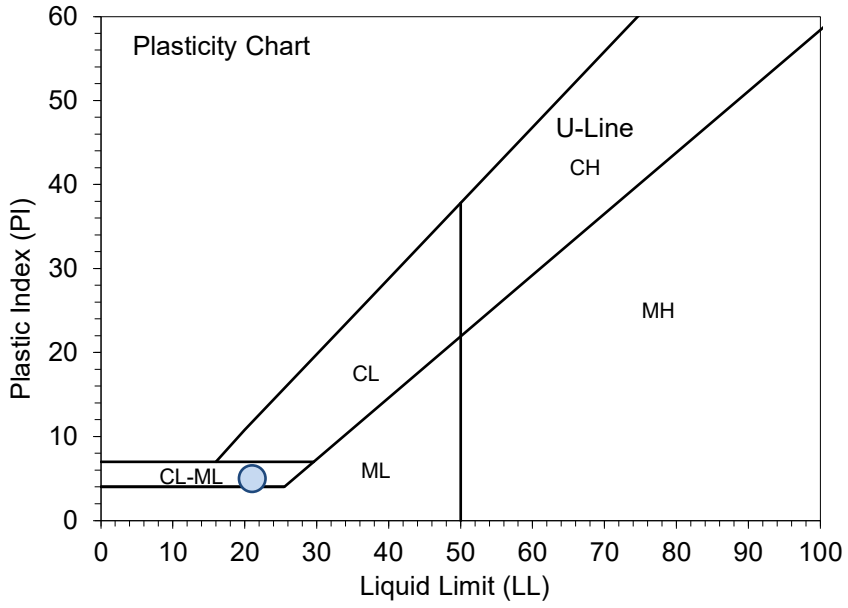
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	25.91	24.58	25.44
Dry Soil + Tare (g):	23.76	22.50	22.86
Moisture Loss (g):	2.15	2.08	2.58
Tare (g):	13.51	13.33	12.57
Dry Soil (g):	10.25	9.17	10.29
Moisture Content, w (%):	20.98	22.68	25.07
One-Point LL:	21	22	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	15.5	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

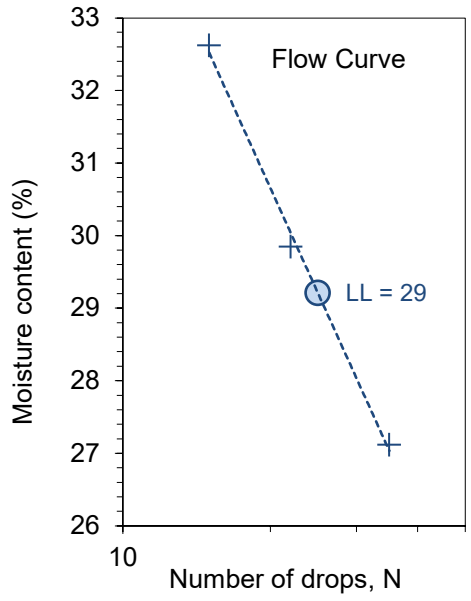
Determination No:	1	2
Wet Soil + Tare (g):	20.84	21.16
Dry Soil + Tare (g):	19.75	20.04
Moisture Loss (g):	1.09	1.12
Tare (g):	13.53	13.60
Dry Soil (g):	6.22	6.44
Moisture Content, w (%):	17.52	17.39

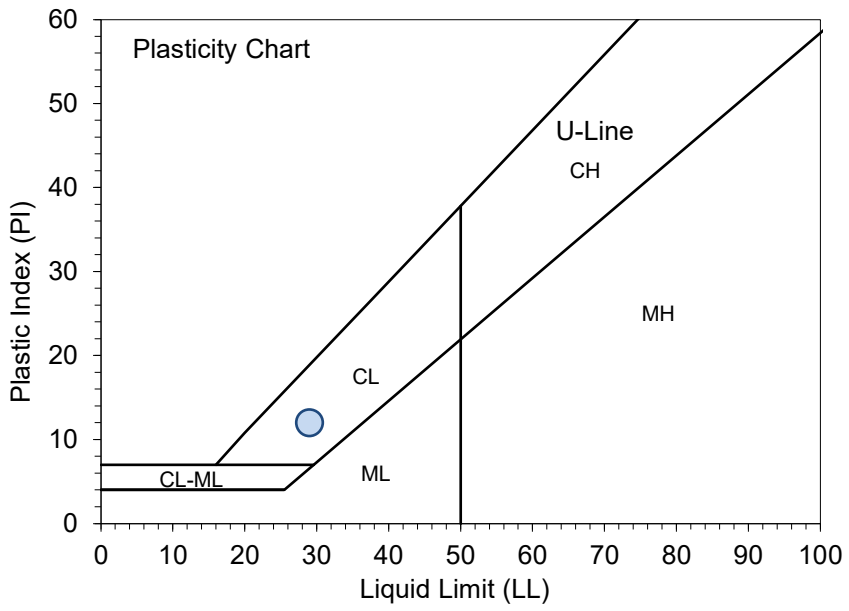
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	22	15
Wet Soil + Tare (g):	24.37	21.89	23.34
Dry Soil + Tare (g):	22.04	19.69	20.88
Moisture Loss (g):	2.33	2.20	2.46
Tare (g):	13.45	12.32	13.34
Dry Soil (g):	8.59	7.37	7.54
Moisture Content, w (%):	27.12	29.85	32.63
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	17
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - ol bn clay
As-received water content(%):	11.6	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

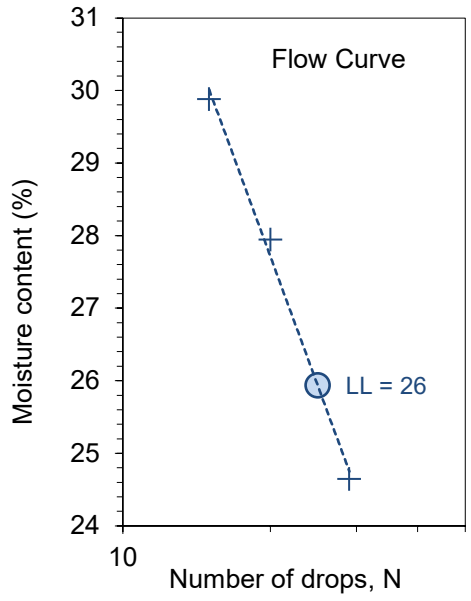
Determination No:	1	2
Wet Soil + Tare (g):	20.78	20.39
Dry Soil + Tare (g):	19.86	19.48
Moisture Loss (g):	0.92	0.91
Tare (g):	13.07	12.86
Dry Soil (g):	6.79	6.62
Moisture Content, w (%):	13.55	13.75

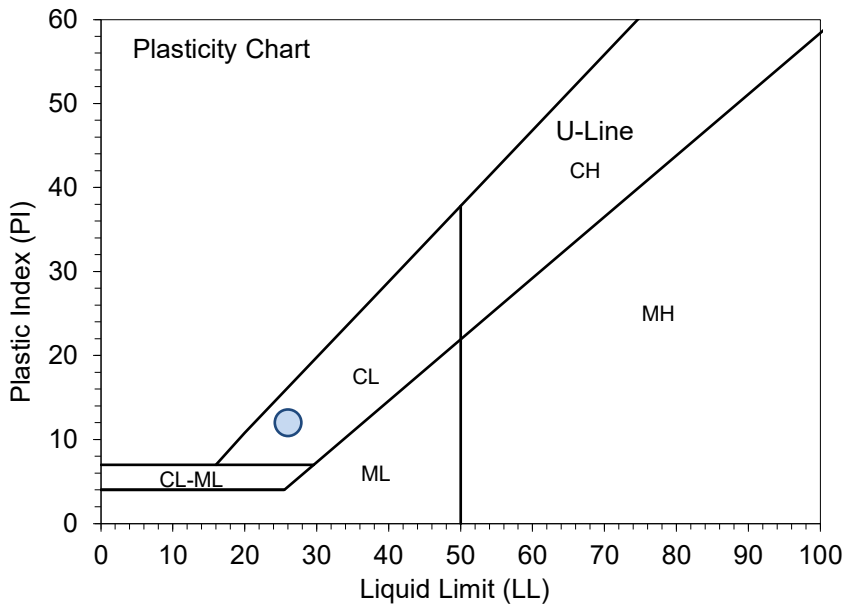
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.18	26.47	25.64
Dry Soil + Tare (g):	23.71	23.51	22.84
Moisture Loss (g):	2.47	2.96	2.80
Tare (g):	13.69	12.92	13.47
Dry Soil (g):	10.02	10.59	9.37
Moisture Content, w (%):	24.65	27.95	29.88
One-Point LL:	25	27	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

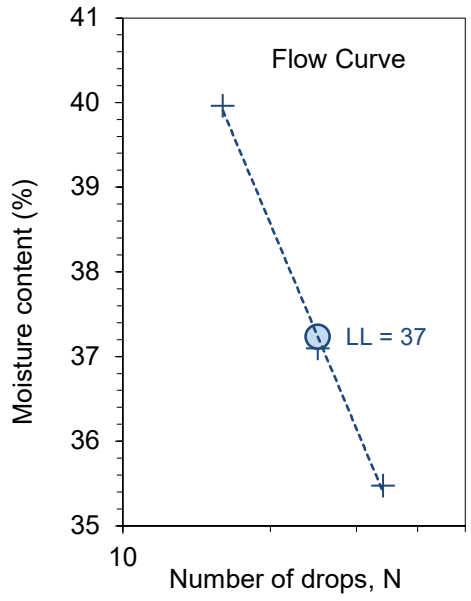
Determination No:	1	2
Wet Soil + Tare (g):	19.85	20.09
Dry Soil + Tare (g):	19.04	19.23
Moisture Loss (g):	0.81	0.86
Tare (g):	13.24	13.20
Dry Soil (g):	5.80	6.03
Moisture Content, w (%):	13.97	14.26

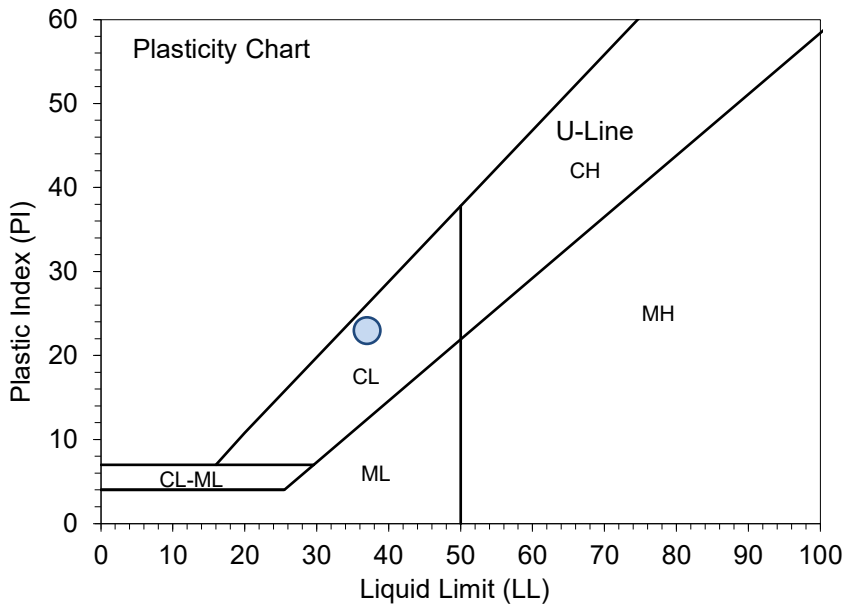
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	25	16
Wet Soil + Tare (g):	25.78	25.64	28.95
Dry Soil + Tare (g):	22.31	22.39	24.57
Moisture Loss (g):	3.47	3.25	4.38
Tare (g):	12.53	13.63	13.61
Dry Soil (g):	9.78	8.76	10.96
Moisture Content, w (%):	35.48	37.10	39.96
One-Point LL:		37	

Results

Liquid Limit, LL:	37
Plastic Limit, PL:	14
Plasticity Index, PI:	23





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	12.8	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

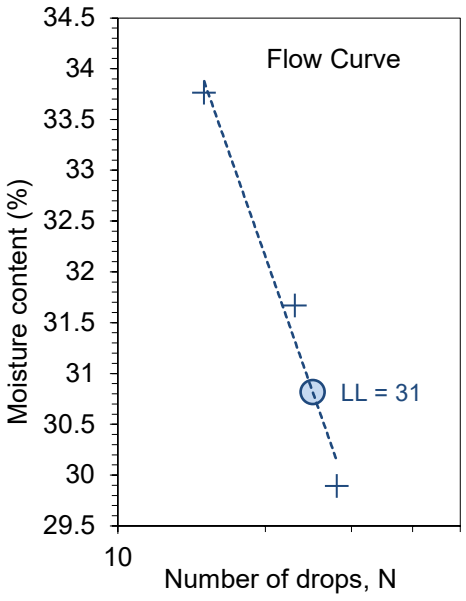
Determination No:	1	2
Wet Soil + Tare (g):	19.92	19.13
Dry Soil + Tare (g):	18.91	18.09
Moisture Loss (g):	1.01	1.04
Tare (g):	12.97	12.20
Dry Soil (g):	5.94	5.89
Moisture Content, w (%):	17.00	17.66

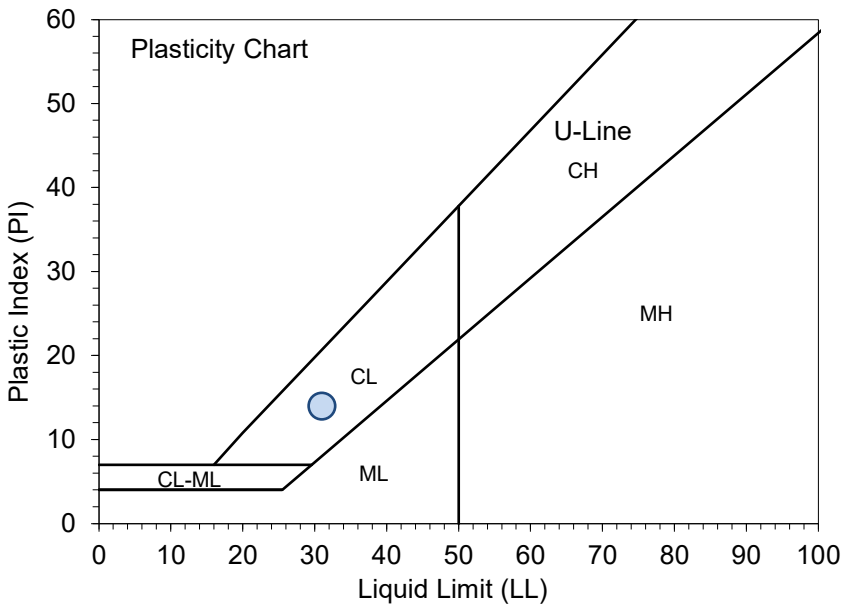
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	23	15
Wet Soil + Tare (g):	26.11	26.31	25.75
Dry Soil + Tare (g):	23.21	23.13	22.62
Moisture Loss (g):	2.90	3.18	3.13
Tare (g):	13.51	13.09	13.35
Dry Soil (g):	9.70	10.04	9.27
Moisture Content, w (%):	29.90	31.67	33.76
One-Point LL:	30	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 69.5-72 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	75
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

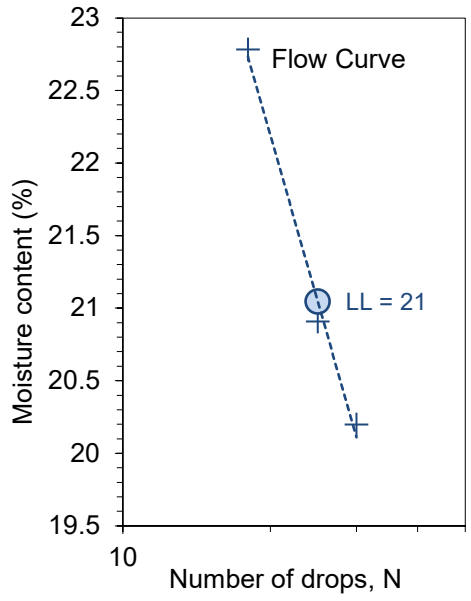
Determination No:	1	2
Wet Soil + Tare (g):	20.46	21.09
Dry Soil + Tare (g):	19.45	20.08
Moisture Loss (g):	1.01	1.01
Tare (g):	12.96	13.57
Dry Soil (g):	6.49	6.51
Moisture Content, w (%):	15.56	15.51

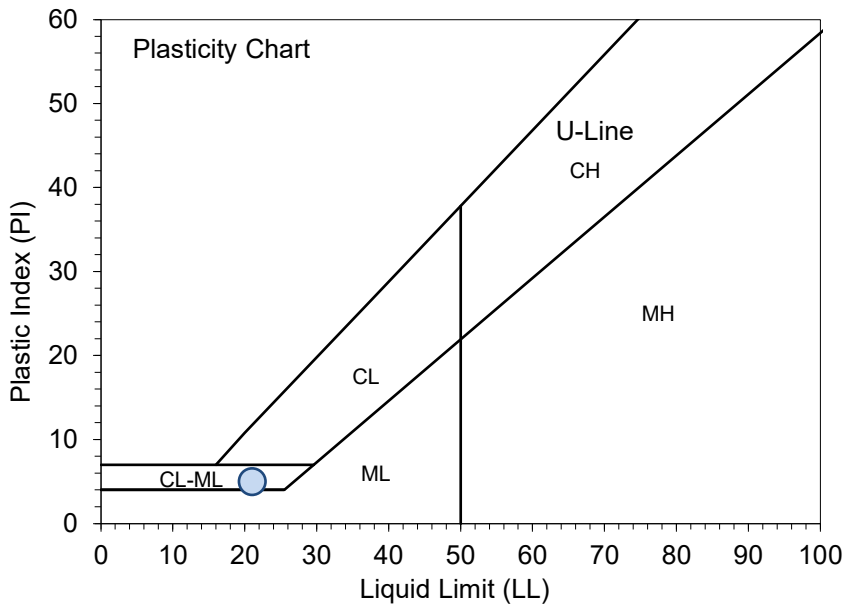
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	25	18
Wet Soil + Tare (g):	24.18	25.29	22.55
Dry Soil + Tare (g):	22.36	23.27	20.75
Moisture Loss (g):	1.82	2.02	1.80
Tare (g):	13.35	13.61	12.85
Dry Soil (g):	9.01	9.66	7.90
Moisture Content, w (%):	20.20	20.91	22.78
One-Point LL:	21	21	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

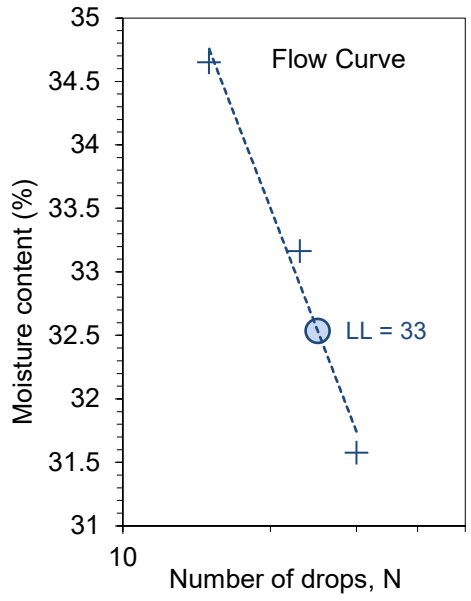
Determination No:	1	2
Wet Soil + Tare (g):	20.63	19.09
Dry Soil + Tare (g):	19.78	18.29
Moisture Loss (g):	0.85	0.80
Tare (g):	13.55	12.54
Dry Soil (g):	6.23	5.75
Moisture Content, w (%):	13.64	13.91

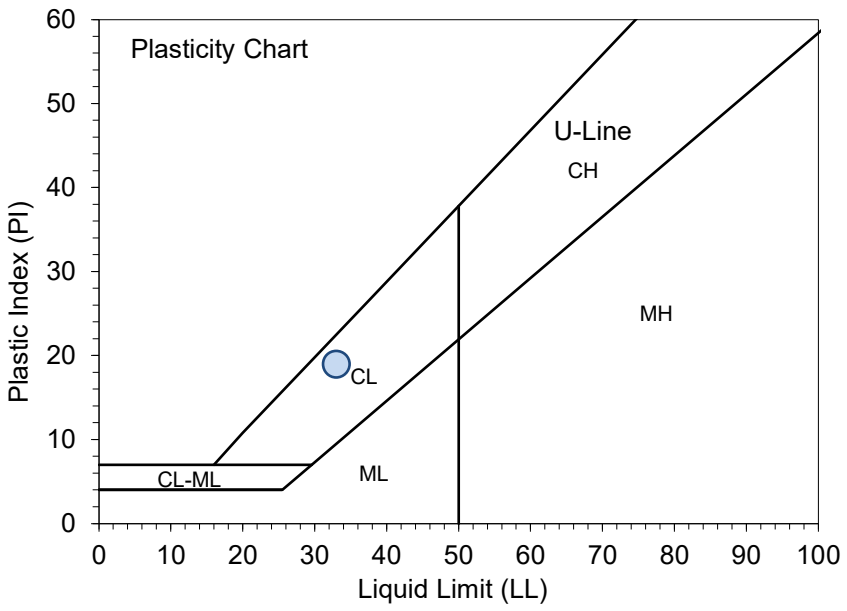
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	23	15
Wet Soil + Tare (g):	27.01	26.81	27.14
Dry Soil + Tare (g):	23.77	23.50	23.64
Moisture Loss (g):	3.24	3.31	3.50
Tare (g):	13.51	13.52	13.54
Dry Soil (g):	10.26	9.98	10.10
Moisture Content, w (%):	31.58	33.17	34.65
One-Point LL:	32	33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	14
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - bn clay
As-received water content(%):	8.4	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

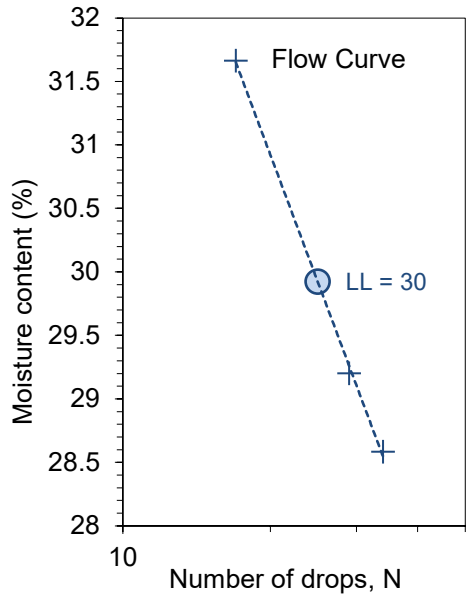
Determination No:	1	2
Wet Soil + Tare (g):	20.68	20.84
Dry Soil + Tare (g):	19.73	19.88
Moisture Loss (g):	0.95	0.96
Tare (g):	13.45	13.56
Dry Soil (g):	6.28	6.32
Moisture Content, w (%):	15.13	15.19

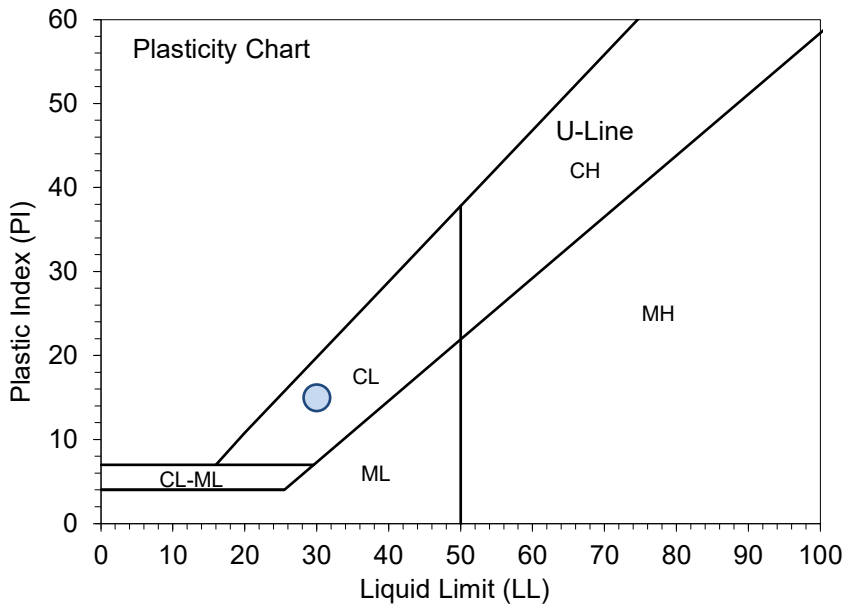
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	29	17
Wet Soil + Tare (g):	25.21	28.96	24.78
Dry Soil + Tare (g):	22.32	25.47	22.06
Moisture Loss (g):	2.89	3.49	2.72
Tare (g):	12.21	13.52	13.47
Dry Soil (g):	10.11	11.95	8.59
Moisture Content, w (%):	28.59	29.21	31.66
One-Point LL:		30	

Results

Liquid Limit, LL:	30
Plastic Limit, PL:	15
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - bn clay
As-received water content(%):	12.4	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

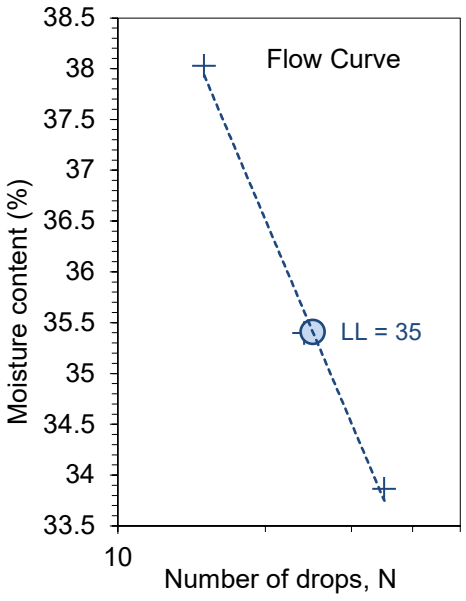
Determination No:	1	2
Wet Soil + Tare (g):	19.21	19.75
Dry Soil + Tare (g):	18.30	18.89
Moisture Loss (g):	0.91	0.86
Tare (g):	12.28	13.22
Dry Soil (g):	6.02	5.67
Moisture Content, w (%):	15.12	15.17

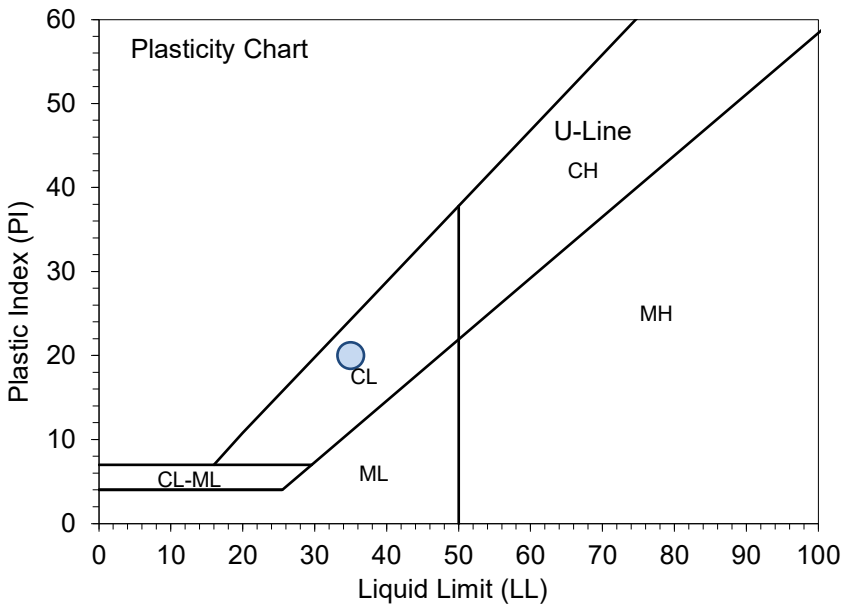
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	26.18	26.09	25.03
Dry Soil + Tare (g):	23.01	22.78	21.90
Moisture Loss (g):	3.17	3.31	3.13
Tare (g):	13.65	13.43	13.67
Dry Soil (g):	9.36	9.35	8.23
Moisture Content, w (%):	33.87	35.40	38.03
One-Point LL:		35	

Results

Liquid Limit, LL:	35
Plastic Limit, PL:	15
Plasticity Index, PI:	20





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	10.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

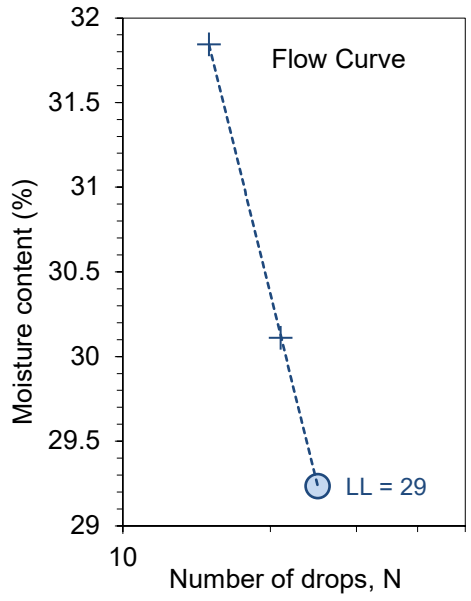
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.23
Dry Soil + Tare (g):	19.46	19.37
Moisture Loss (g):	0.94	0.86
Tare (g):	13.35	13.51
Dry Soil (g):	6.11	5.86
Moisture Content, w (%):	15.38	14.68

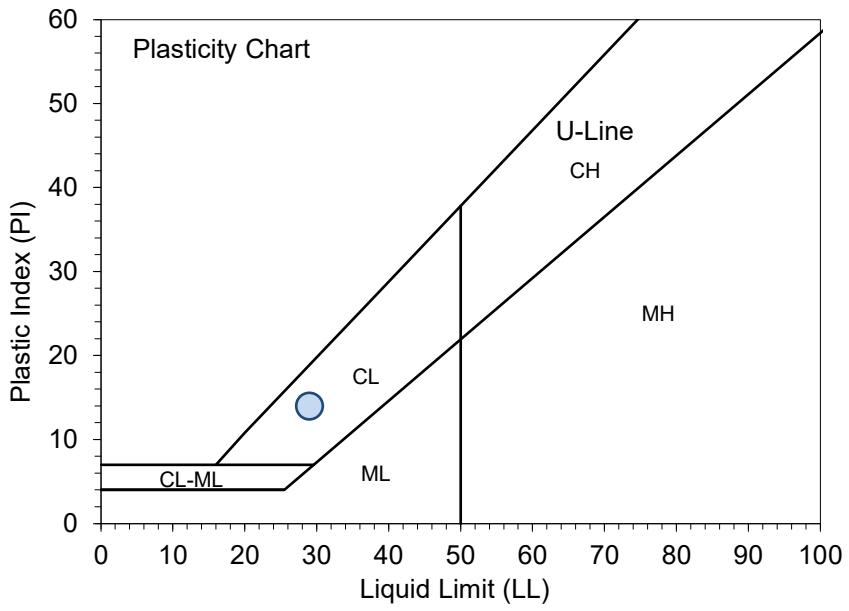
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	21	15
Wet Soil + Tare (g):	25.41	25.35	28.60
Dry Soil + Tare (g):	22.55	22.42	24.96
Moisture Loss (g):	2.86	2.93	3.64
Tare (g):	12.77	12.69	13.53
Dry Soil (g):	9.78	9.73	11.43
Moisture Content, w (%):	29.24	30.11	31.85
One-Point LL:	29	29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It ol bn - bn clay
As-received water content(%):	21.8	Approximate maximum particle size:	No. 4
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

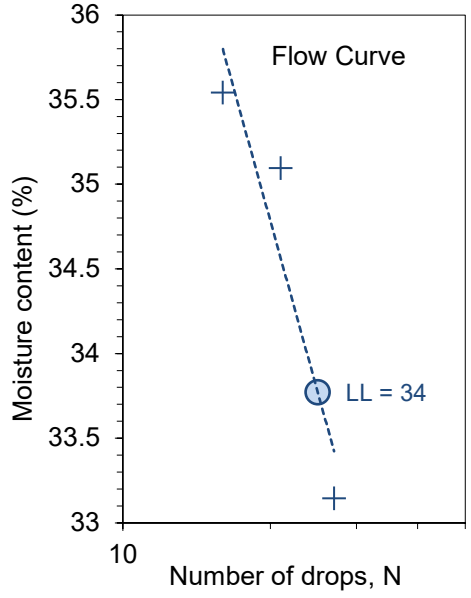
Determination No:	1	2
Wet Soil + Tare (g):	20.44	20.46
Dry Soil + Tare (g):	19.50	19.48
Moisture Loss (g):	0.94	0.98
Tare (g):	13.42	13.24
Dry Soil (g):	6.08	6.24
Moisture Content, w (%):	15.46	15.71

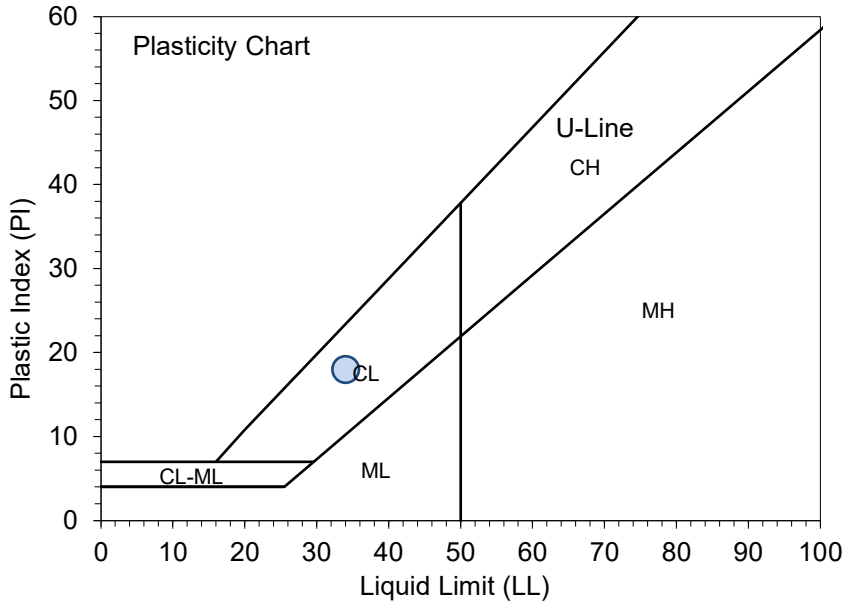
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	21	16
Wet Soil + Tare (g):	24.27	26.14	25.99
Dry Soil + Tare (g):	21.30	22.49	22.72
Moisture Loss (g):	2.97	3.65	3.27
Tare (g):	12.34	12.09	13.52
Dry Soil (g):	8.96	10.40	9.20
Moisture Content, w (%):	33.15	35.10	35.54
One-Point LL:	33	34	

Results

Liquid Limit, LL:	34
Plastic Limit, PL:	16
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - lt bn silt
As-received water content(%):	6.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

Determination No:	1	2
Wet Soil + Tare (g):	21.13	20.64
Dry Soil + Tare (g):	20.21	19.72
Moisture Loss (g):	0.92	0.92
Tare (g):	13.54	12.92
Dry Soil (g):	6.67	6.80
Moisture Content, w (%):	13.79	13.53

Liquid Limit

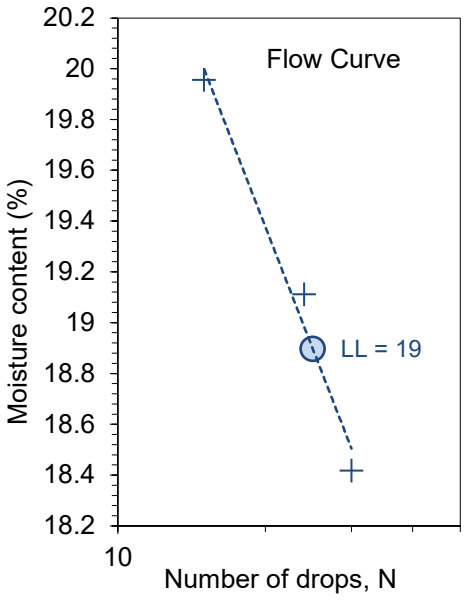
Determination No:	1	2	3
Number of Drops, N:	30	24	15
Wet Soil + Tare (g):	24.37	26.22	24.48
Dry Soil + Tare (g):	22.53	24.15	22.61
Moisture Loss (g):	1.84	2.07	1.87
Tare (g):	12.54	13.32	13.24
Dry Soil (g):	9.99	10.83	9.37
Moisture Content, w (%):	18.42	19.11	19.96
One-Point LL:	19	19	

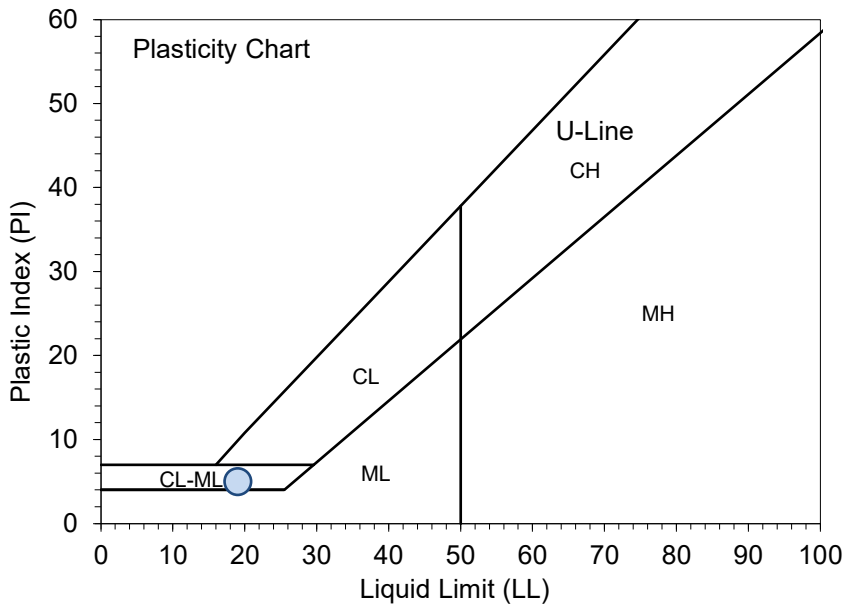
Results

Liquid Limit, LL: 19

Plastic Limit, PL: 14

Plasticity Index, PI: 5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - bn silt
As-received water content(%):	16.5	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

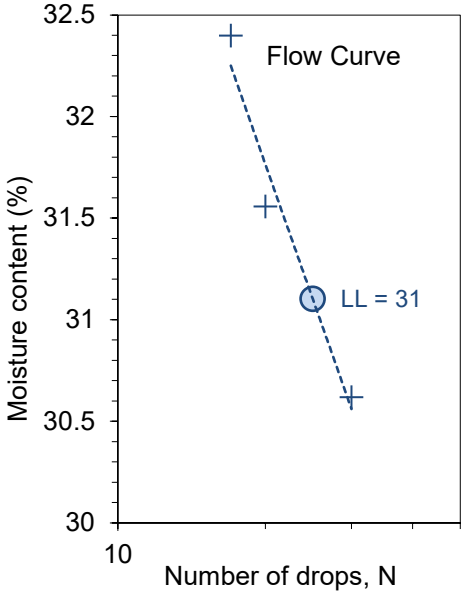
Determination No:	1	2
Wet Soil + Tare (g):	20.25	19.87
Dry Soil + Tare (g):	19.28	18.88
Moisture Loss (g):	0.97	0.99
Tare (g):	13.52	12.94
Dry Soil (g):	5.76	5.94
Moisture Content, w (%):	16.84	16.67

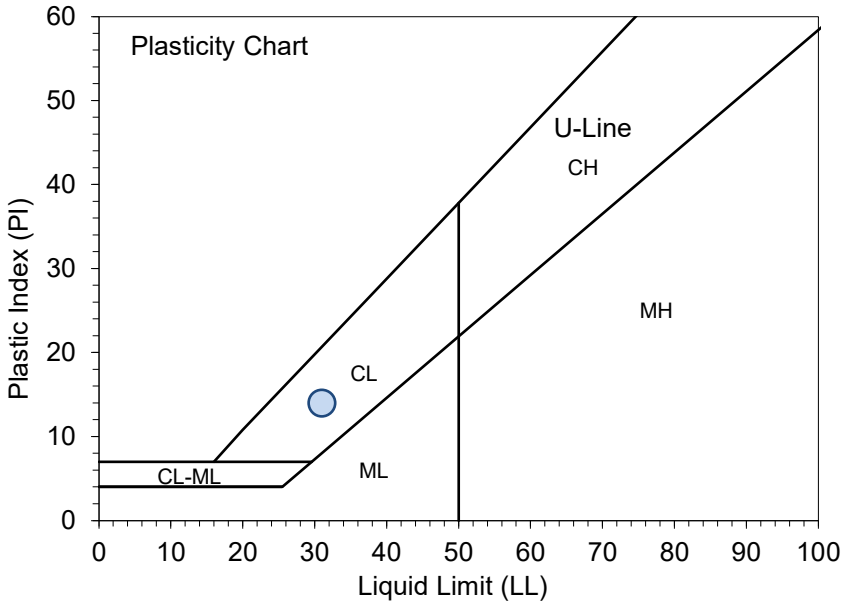
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	26.21	26.45	25.37
Dry Soil + Tare (g):	23.20	23.31	22.48
Moisture Loss (g):	3.01	3.14	2.89
Tare (g):	13.37	13.36	13.56
Dry Soil (g):	9.83	9.95	8.92
Moisture Content, w (%):	30.62	31.56	32.40
One-Point LL:	31	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	25
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

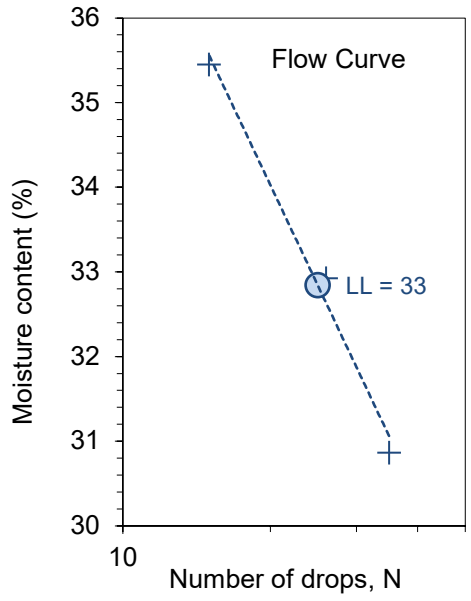
Determination No:	1	2
Wet Soil + Tare (g):	20.99	21.04
Dry Soil + Tare (g):	19.96	20.03
Moisture Loss (g):	1.03	1.01
Tare (g):	13.34	13.41
Dry Soil (g):	6.62	6.62
Moisture Content, w (%):	15.56	15.26

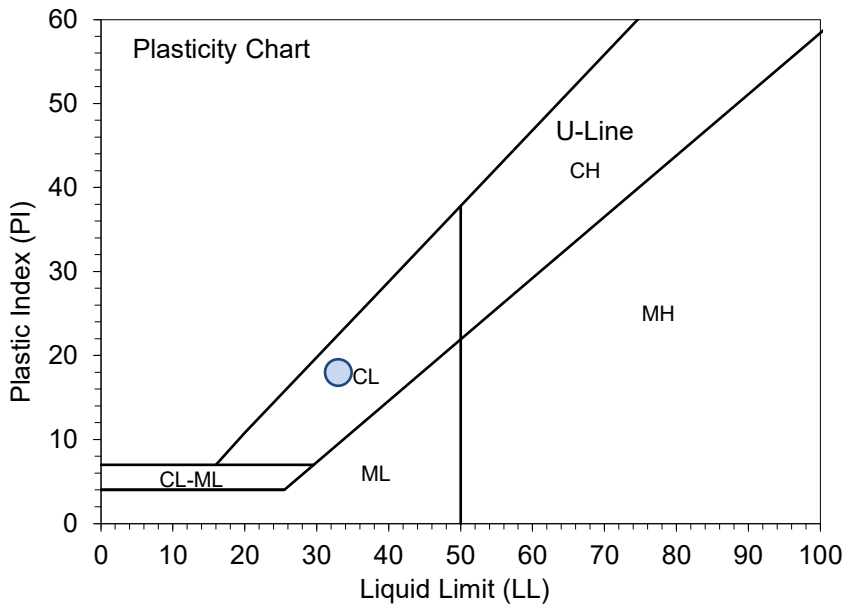
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	26	15
Wet Soil + Tare (g):	25.03	25.76	27.92
Dry Soil + Tare (g):	22.36	22.52	24.13
Moisture Loss (g):	2.67	3.24	3.79
Tare (g):	13.71	12.68	13.44
Dry Soil (g):	8.65	9.84	10.69
Moisture Content, w (%):	30.87	32.93	35.45
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

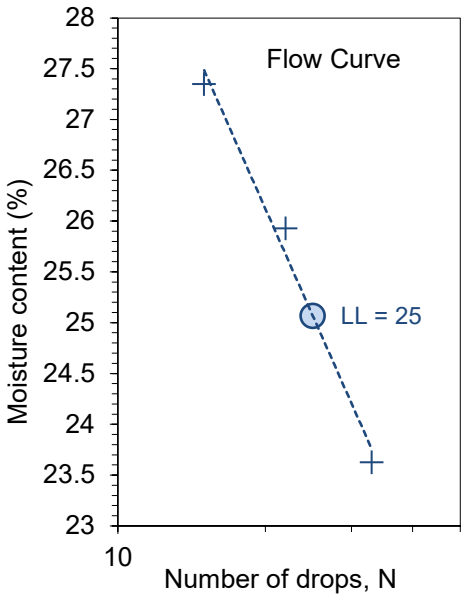
Determination No:	1	2
Wet Soil + Tare (g):	21.15	20.86
Dry Soil + Tare (g):	20.10	19.82
Moisture Loss (g):	1.05	1.04
Tare (g):	13.54	13.35
Dry Soil (g):	6.56	6.47
Moisture Content, w (%):	16.01	16.07

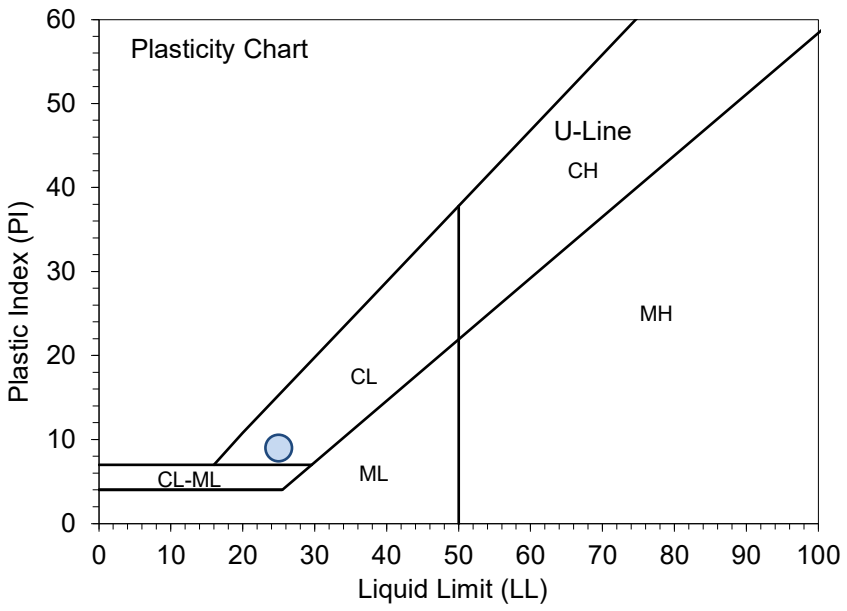
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	22	15
Wet Soil + Tare (g):	25.36	27.77	26.44
Dry Soil + Tare (g):	23.03	24.92	23.62
Moisture Loss (g):	2.33	2.85	2.82
Tare (g):	13.17	13.93	13.31
Dry Soil (g):	9.86	10.99	10.31
Moisture Content, w (%):	23.63	25.93	27.35
One-Point LL:		26	

Results

Liquid Limit, LL:	25
Plastic Limit, PL:	16
Plasticity Index, PI:	9





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Oven Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

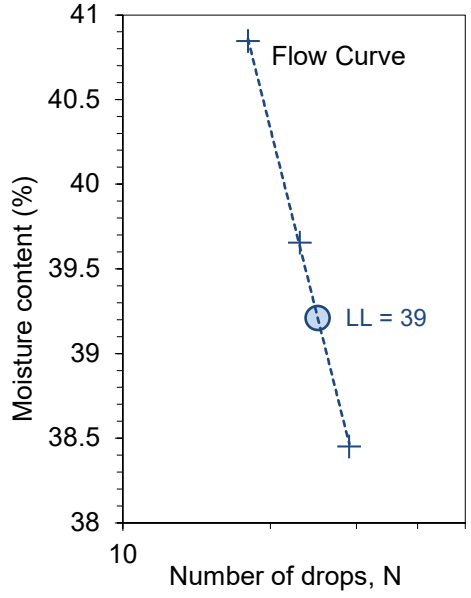
Determination No:	1	2
Wet Soil + Tare (g):	20.12	19.90
Dry Soil + Tare (g):	19.24	19.05
Moisture Loss (g):	0.88	0.85
Tare (g):	13.41	13.55
Dry Soil (g):	5.83	5.50
Moisture Content, w (%):	15.09	15.45

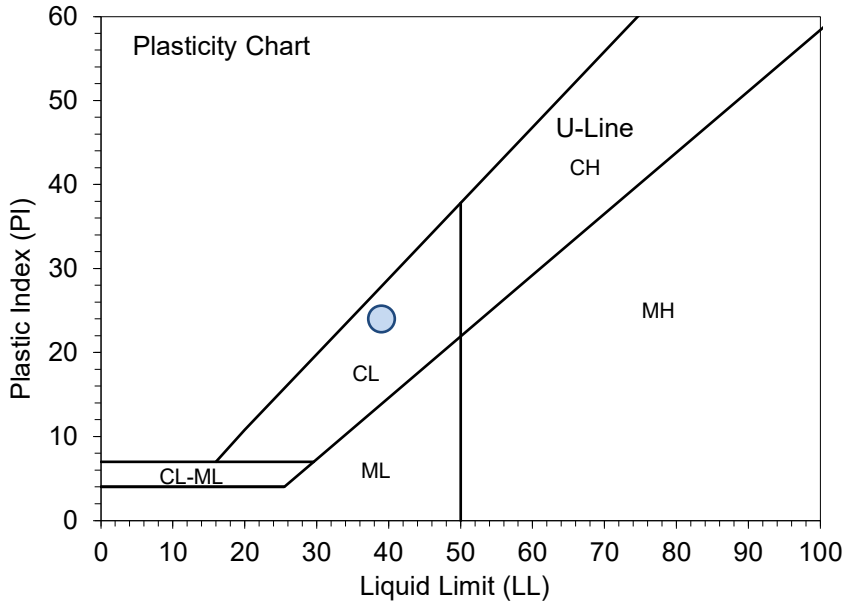
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	23	18
Wet Soil + Tare (g):	25.53	23.25	24.89
Dry Soil + Tare (g):	22.20	20.47	21.61
Moisture Loss (g):	3.33	2.78	3.28
Tare (g):	13.54	13.46	13.58
Dry Soil (g):	8.66	7.01	8.03
Moisture Content, w (%):	38.45	39.66	40.85
One-Point LL:	39	39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	15
Plasticity Index, PI:	24





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: AT Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - yl bn clay
As-received water content(%):	16.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

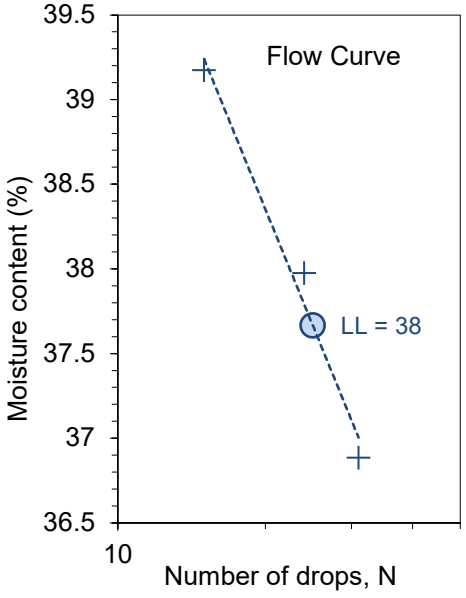
Determination No:	1	2
Wet Soil + Tare (g):	19.43	20.15
Dry Soil + Tare (g):	18.38	18.97
Moisture Loss (g):	1.05	1.18
Tare (g):	13.17	13.33
Dry Soil (g):	5.21	5.64
Moisture Content, w (%):	20.15	20.92

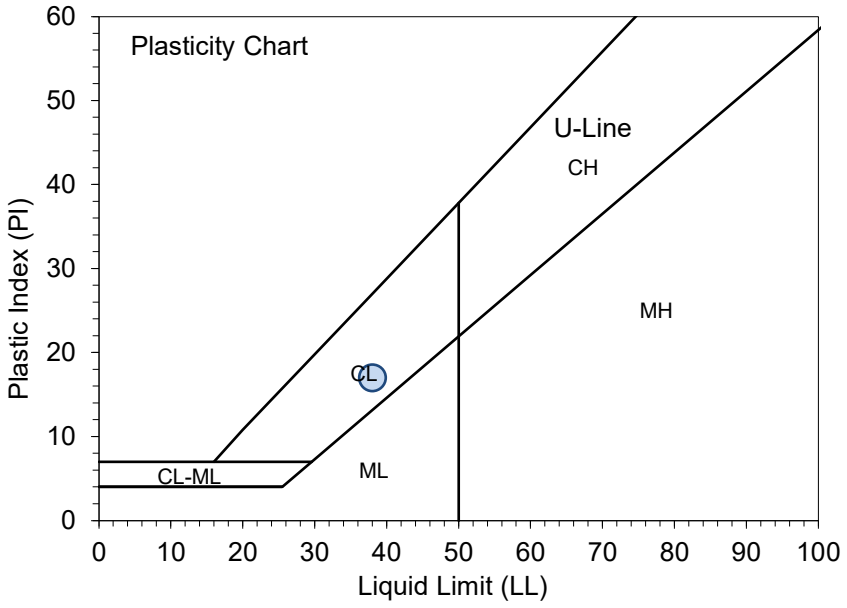
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	24	15
Wet Soil + Tare (g):	24.39	24.09	24.32
Dry Soil + Tare (g):	21.38	21.20	21.28
Moisture Loss (g):	3.01	2.89	3.04
Tare (g):	13.22	13.59	13.52
Dry Soil (g):	8.16	7.61	7.76
Moisture Content, w (%):	36.89	37.98	39.18
One-Point LL:		38	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	21
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

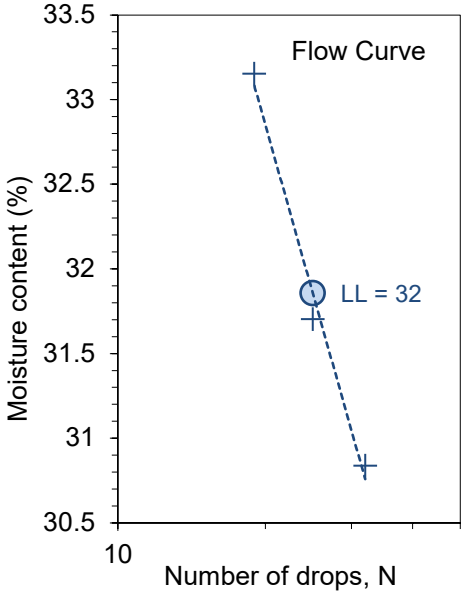
Determination No:	1	2
Wet Soil + Tare (g):	19.95	20.16
Dry Soil + Tare (g):	19.14	19.35
Moisture Loss (g):	0.81	0.81
Tare (g):	13.37	13.72
Dry Soil (g):	5.77	5.63
Moisture Content, w (%):	14.04	14.39

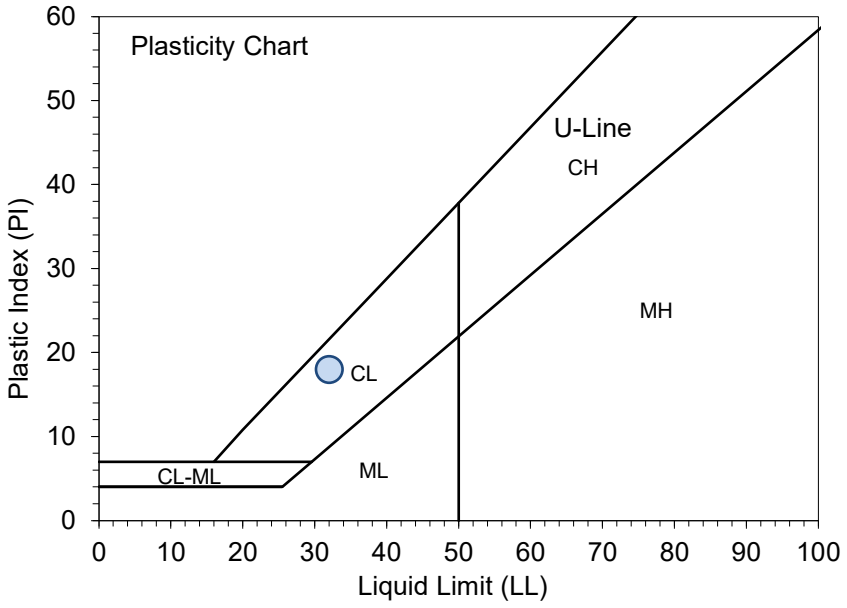
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	25	19
Wet Soil + Tare (g):	24.78	24.96	26.04
Dry Soil + Tare (g):	22.10	22.17	22.95
Moisture Loss (g):	2.68	2.79	3.09
Tare (g):	13.41	13.37	13.63
Dry Soil (g):	8.69	8.80	9.32
Moisture Content, w (%):	30.84	31.70	33.15
One-Point LL:		32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	14
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	7.1	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

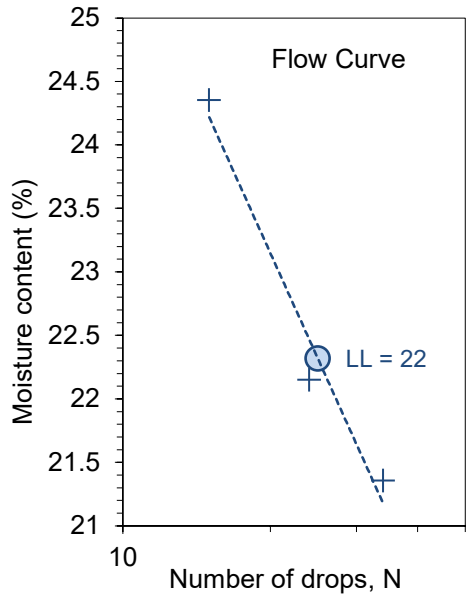
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.07
Dry Soil + Tare (g):	20.16	20.08
Moisture Loss (g):	1.03	0.99
Tare (g):	13.51	13.52
Dry Soil (g):	6.65	6.56
Moisture Content, w (%):	15.49	15.09

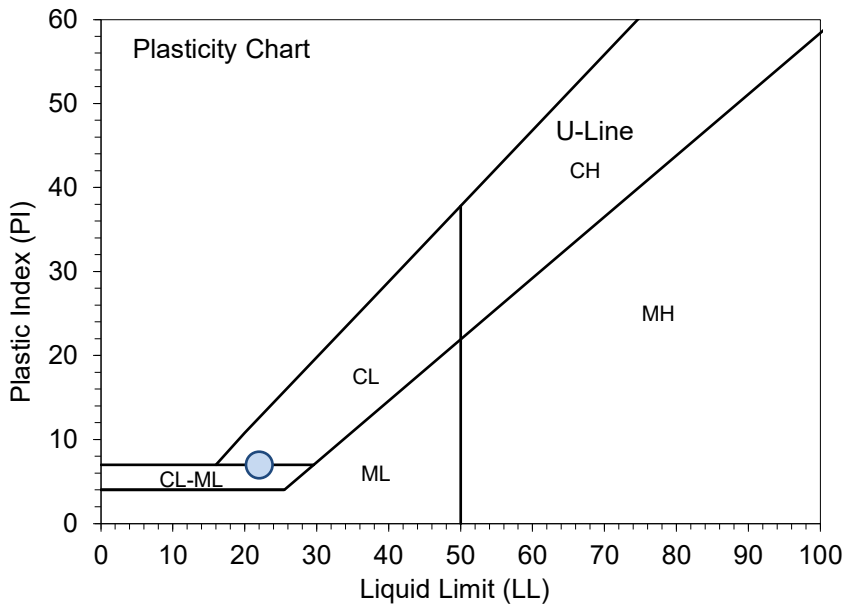
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	24	15
Wet Soil + Tare (g):	26.21	23.44	27.01
Dry Soil + Tare (g):	23.95	21.63	24.37
Moisture Loss (g):	2.26	1.81	2.64
Tare (g):	13.37	13.46	13.53
Dry Soil (g):	10.58	8.17	10.84
Moisture Content, w (%):	21.36	22.15	24.35
One-Point LL:		22	

Results

Liquid Limit, LL:	22
Plastic Limit, PL:	15
Plasticity Index, PI:	7





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Tested by: AT Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.2	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

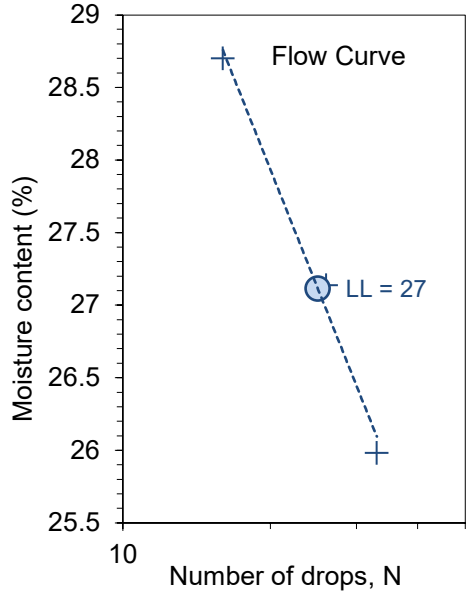
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.90
Dry Soil + Tare (g):	20.42	18.89
Moisture Loss (g):	1.01	1.01
Tare (g):	13.70	12.28
Dry Soil (g):	6.72	6.61
Moisture Content, w (%):	15.03	15.28

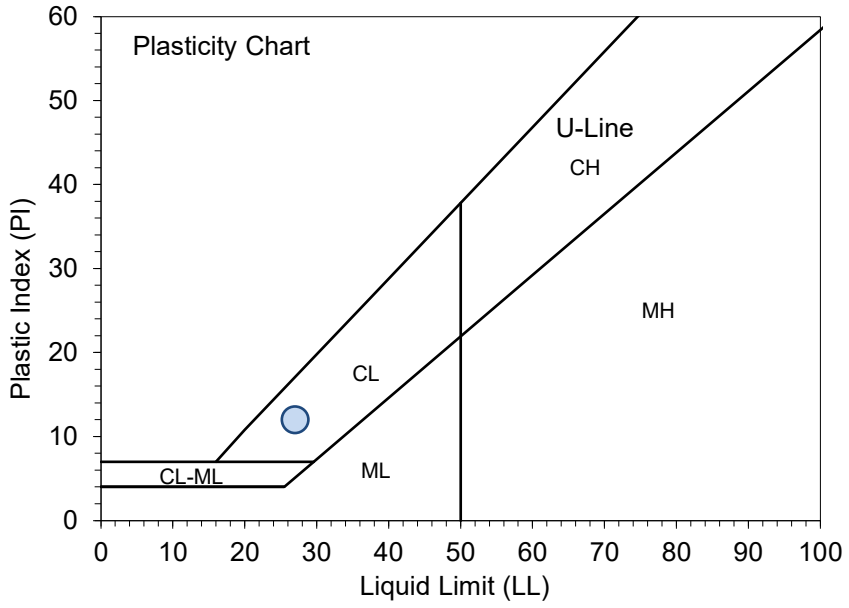
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	26	16
Wet Soil + Tare (g):	27.08	27.26	26.22
Dry Soil + Tare (g):	24.24	24.31	23.41
Moisture Loss (g):	2.84	2.95	2.81
Tare (g):	13.31	13.44	13.62
Dry Soil (g):	10.93	10.87	9.79
Moisture Content, w (%):	25.98	27.14	28.70
One-Point LL:		27	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	15
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn silt
As-received water content(%):	12.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

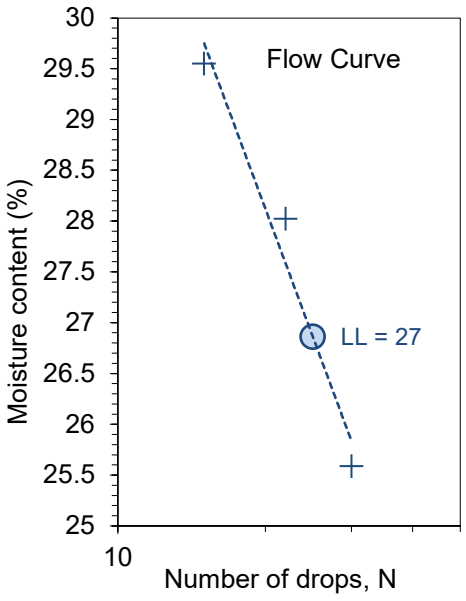
Determination No:	1	2
Wet Soil + Tare (g):	21.25	21.25
Dry Soil + Tare (g):	20.12	20.16
Moisture Loss (g):	1.13	1.09
Tare (g):	13.48	13.69
Dry Soil (g):	6.64	6.47
Moisture Content, w (%):	17.02	16.85

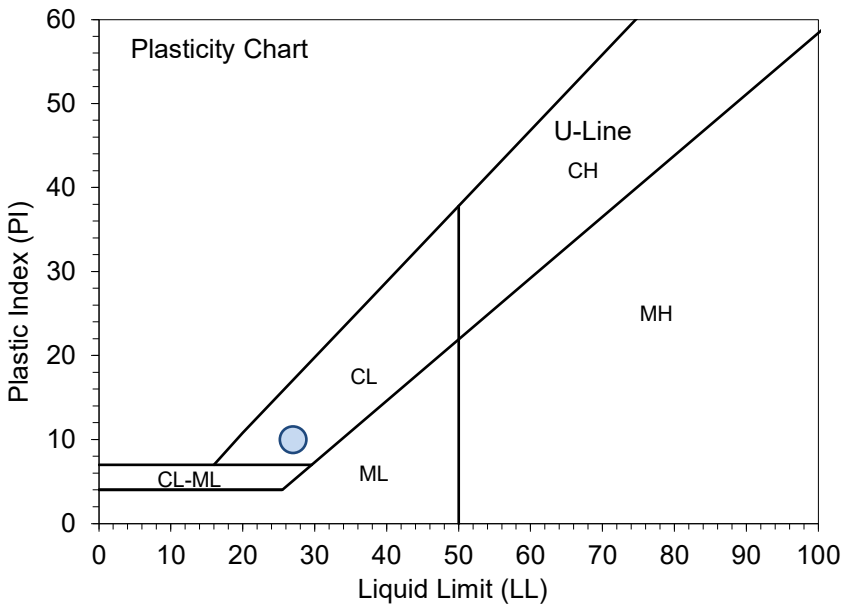
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	22	15
Wet Soil + Tare (g):	26.06	25.37	26.24
Dry Soil + Tare (g):	23.47	22.80	23.27
Moisture Loss (g):	2.59	2.57	2.97
Tare (g):	13.35	13.63	13.22
Dry Soil (g):	10.12	9.17	10.05
Moisture Content, w (%):	25.59	28.03	29.55
One-Point LL:	26	28	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	17
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Tested by: PJF Date: 14-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

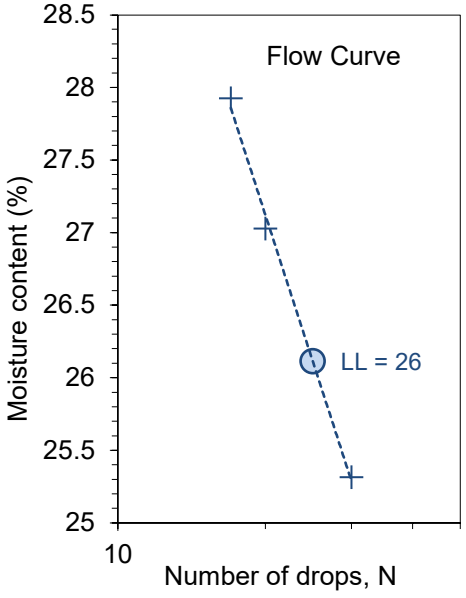
Determination No:	1	2
Wet Soil + Tare (g):	20.36	20.51
Dry Soil + Tare (g):	19.50	19.65
Moisture Loss (g):	0.86	0.86
Tare (g):	13.51	13.56
Dry Soil (g):	5.99	6.09
Moisture Content, w (%):	14.36	14.12

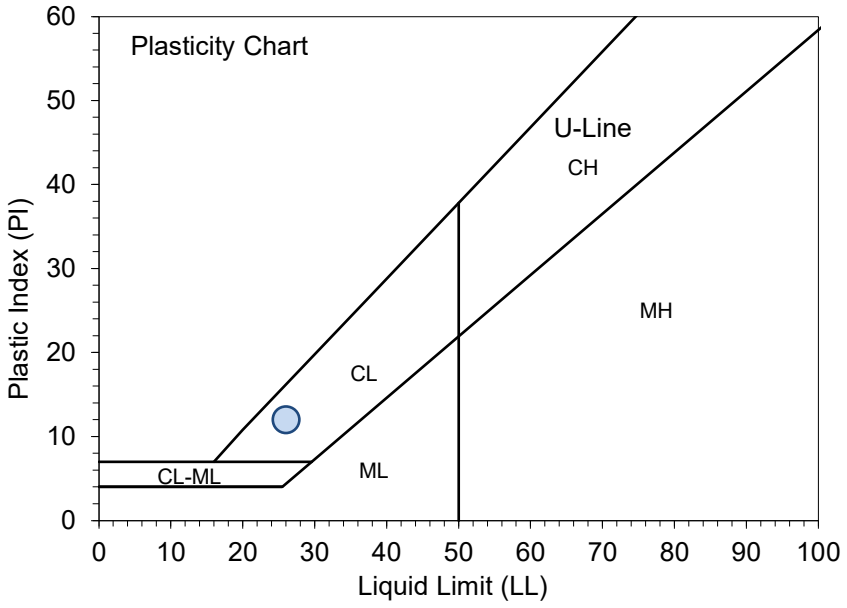
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	27.36	25.95	26.13
Dry Soil + Tare (g):	24.56	23.02	23.34
Moisture Loss (g):	2.80	2.93	2.79
Tare (g):	13.50	12.18	13.35
Dry Soil (g):	11.06	10.84	9.99
Moisture Content, w (%):	25.32	27.03	27.93
One-Point LL:	26	26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - bn clay

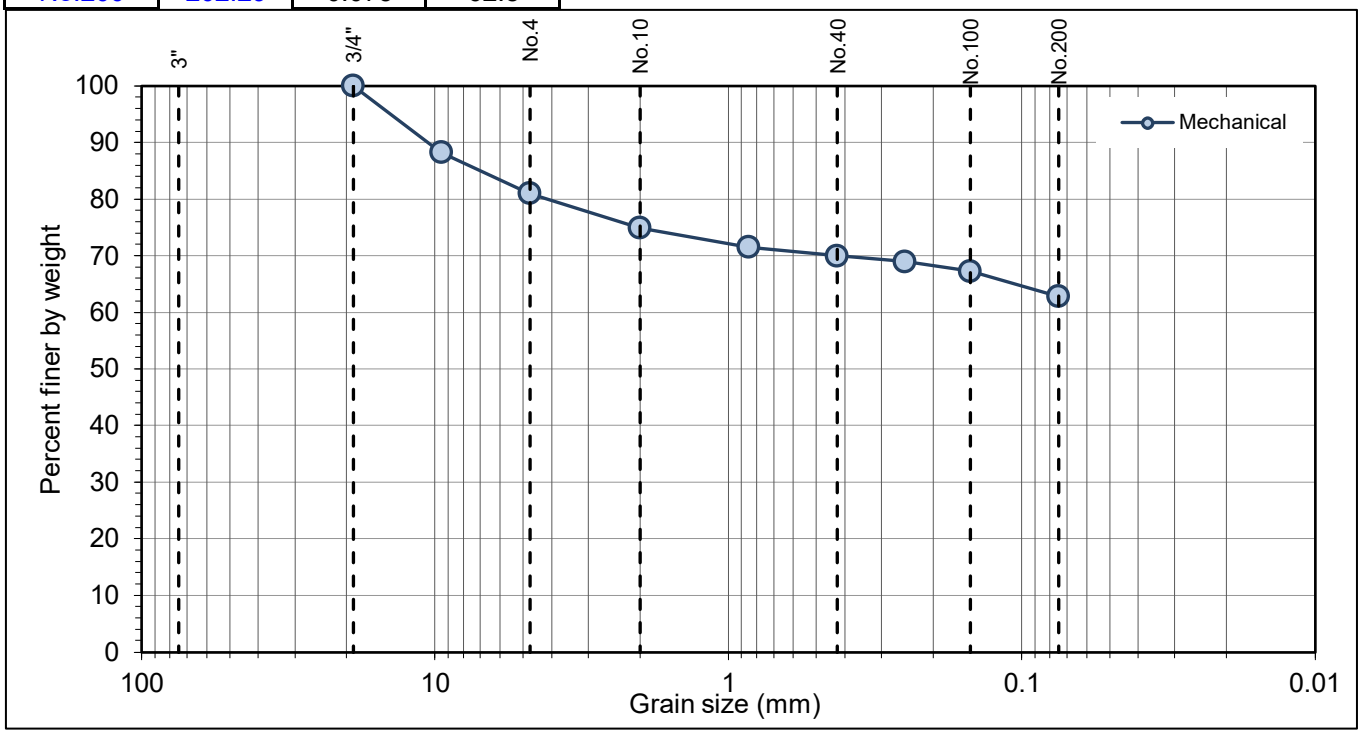
Reduced by: AT Comments: 1.5" rock not included in curve (274.56 g).

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	611.04	543.90
	-	
	611.04	543.90
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	806.82
Dry soil + tare (g):	-	739.68
Tare (g):	-	195.78
Moisture content (%):	0.0	12.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	63.83	9.5	88.3
No.4	103.44	4.75	81.0
No.10	136.66	2	74.9
No.20	154.83	0.85	71.5
No.40	163.20	0.425	70.0
No.60	168.87	0.25	69.0
No.100	177.88	0.15	67.3
No.200	202.29	0.075	62.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - gy clay

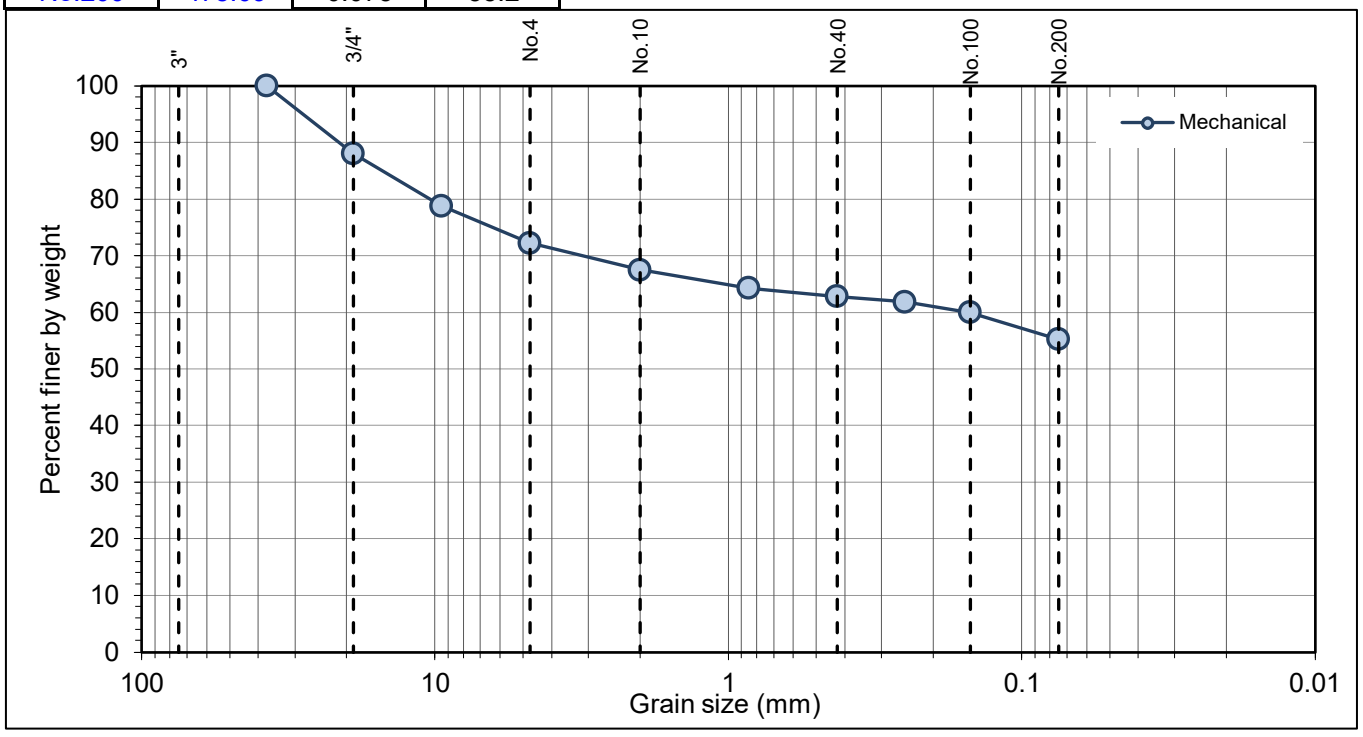
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1176.70	1060.40
	-	
	1176.70	1060.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1190.54
Dry soil + tare (g):	-	1074.24
Tare (g):	-	13.84
Moisture content (%):	0.0	11.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	126.52	19	88.1
3/8"	224.74	9.5	78.8
No.4	294.18	4.75	72.3
No.10	344.98	2	67.5
No.20	378.88	0.85	64.3
No.40	394.65	0.425	62.8
No.60	404.46	0.25	61.9
No.100	424.49	0.15	60.0
No.200	475.09	0.075	55.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

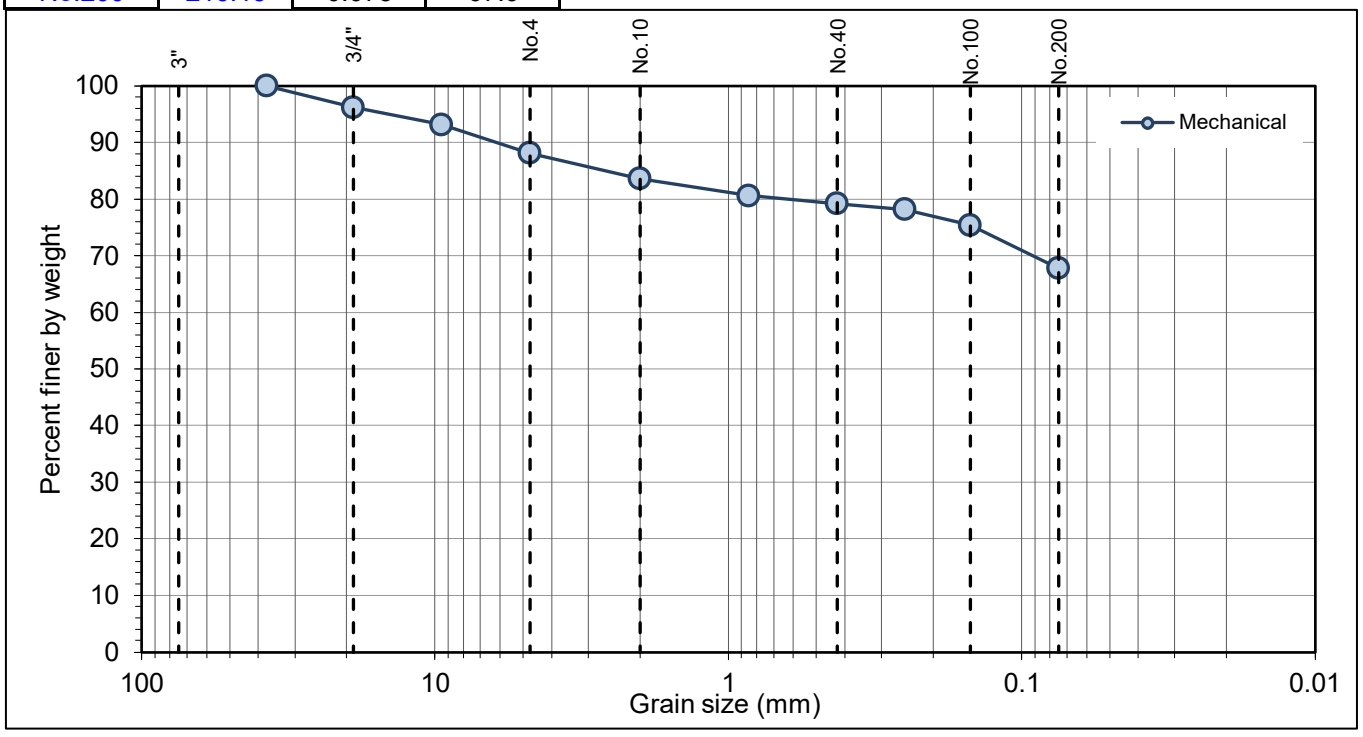
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	756.76	672.36
	-	
	756.76	672.36
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	953.45
Dry soil + tare (g):	-	869.05
Tare (g):	-	196.69
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	25.43	19	96.2
3/8"	45.79	9.5	93.2
No.4	79.85	4.75	88.1
No.10	110.12	2	83.6
No.20	130.27	0.85	80.6
No.40	139.92	0.425	79.2
No.60	146.52	0.25	78.2
No.100	165.51	0.15	75.4
No.200	216.13	0.075	67.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: dk gy - lt bn clay

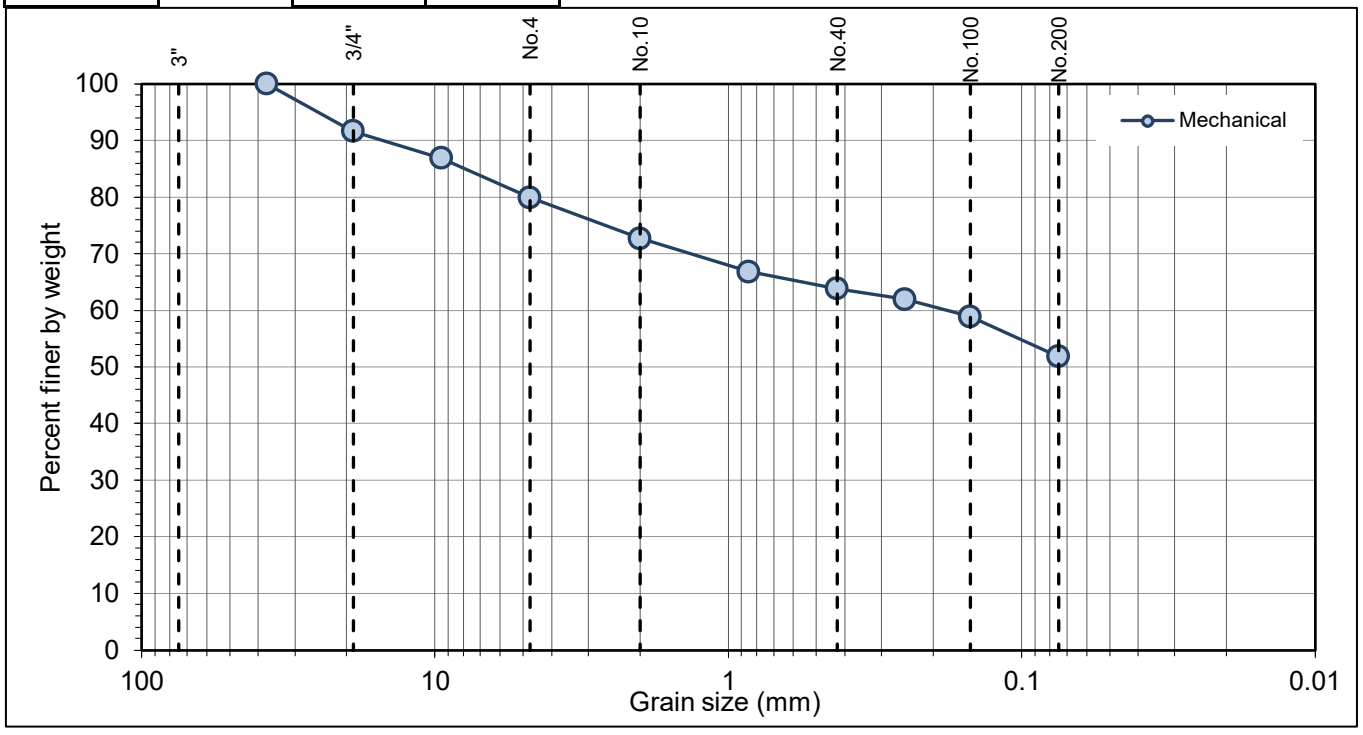
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	651.92	592.70
	-	
	651.92	592.70
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	847.34
Dry soil + tare (g):	-	788.12
Tare (g):	-	195.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	49.64	19	91.6
3/8"	77.83	9.5	86.9
No.4	119.04	4.75	79.9
No.10	161.80	2	72.7
No.20	196.75	0.85	66.8
No.40	214.54	0.425	63.8
No.60	225.55	0.25	61.9
No.100	243.72	0.15	58.9
No.200	285.30	0.075	51.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

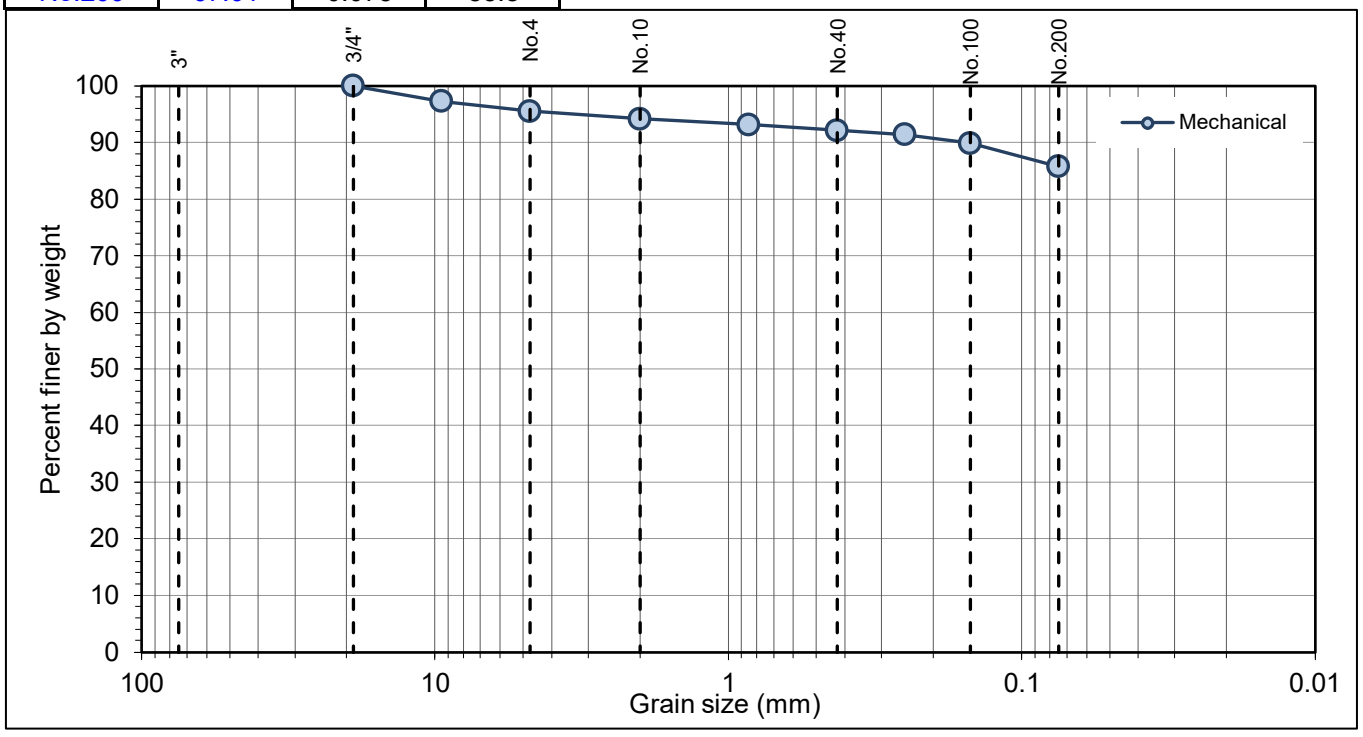
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	570.23	472.61
	-	
	570.23	472.61
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	688.39
Dry soil + tare (g):	-	590.77
Tare (g):	-	118.16
Moisture content (%):	0.0	20.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	12.74	9.5	97.3
No.4	21.18	4.75	95.5
No.10	27.46	2	94.2
No.20	32.38	0.85	93.1
No.40	36.99	0.425	92.2
No.60	40.67	0.25	91.4
No.100	47.81	0.15	89.9
No.200	67.01	0.075	85.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

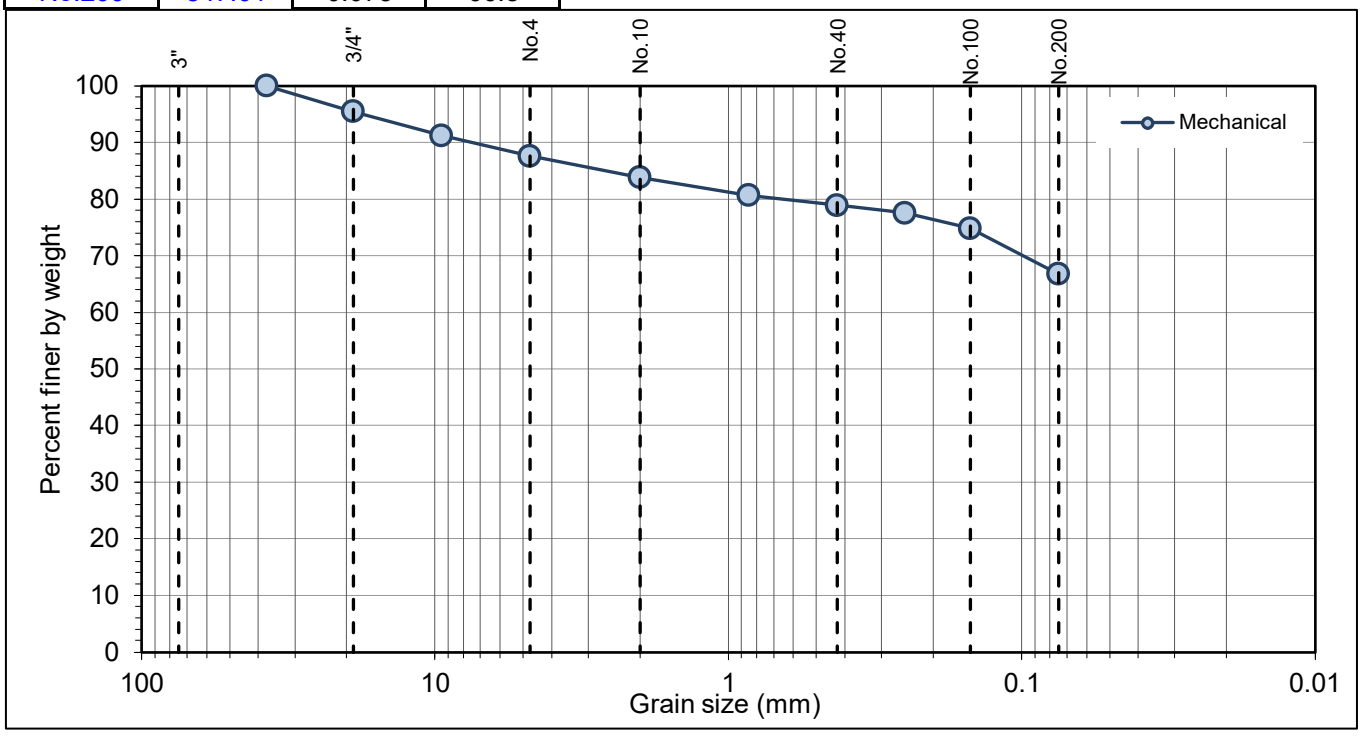
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1841.90	1646.32
	-	
	1841.90	1646.32
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2264.09
Dry soil + tare (g):	-	2068.51
Tare (g):	-	422.19
Moisture content (%):	0.0	11.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	74.19	19	95.5
3/8"	144.60	9.5	91.2
No.4	203.84	4.75	87.6
No.10	266.51	2	83.8
No.20	318.13	0.85	80.7
No.40	347.49	0.425	78.9
No.60	369.50	0.25	77.6
No.100	413.96	0.15	74.9
No.200	547.01	0.075	66.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

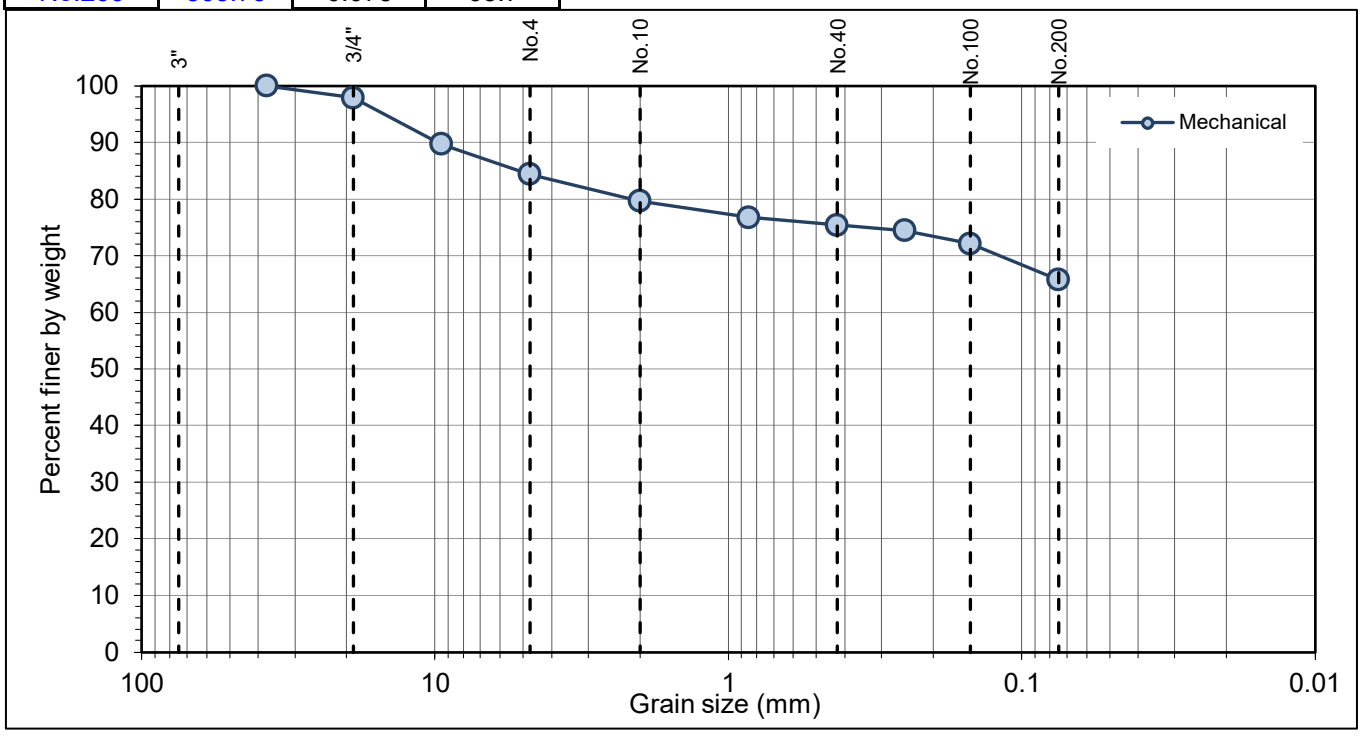
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1666.16	1470.26
	-	
	1666.16	1470.26
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2104.69
Dry soil + tare (g):	-	1908.79
Tare (g):	-	438.53
Moisture content (%):	0.0	13.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.28	19	97.9
3/8"	150.96	9.5	89.7
No.4	229.44	4.75	84.4
No.10	298.96	2	79.7
No.20	341.90	0.85	76.7
No.40	361.85	0.425	75.4
No.60	375.86	0.25	74.4
No.100	409.90	0.15	72.1
No.200	503.73	0.075	65.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - dk yl bn clay

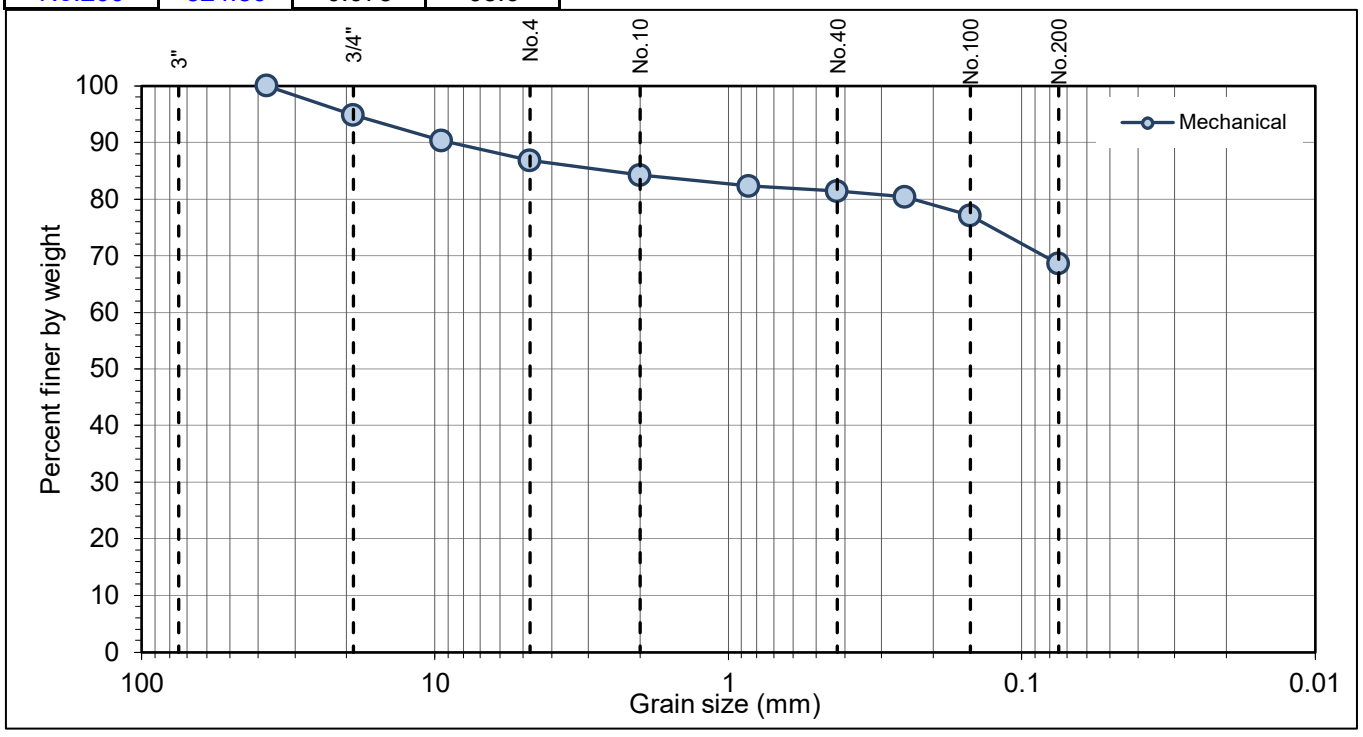
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1913.95	1670.91
	-	
	1913.95	1670.91
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2453.36
Dry soil + tare (g):	-	2210.32
Tare (g):	-	539.41
Moisture content (%):	0.0	14.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	85.48	19	94.9
3/8"	161.21	9.5	90.4
No.4	219.81	4.75	86.8
No.10	263.64	2	84.2
No.20	295.15	0.85	82.3
No.40	311.17	0.425	81.4
No.60	327.50	0.25	80.4
No.100	382.33	0.15	77.1
No.200	524.86	0.075	68.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

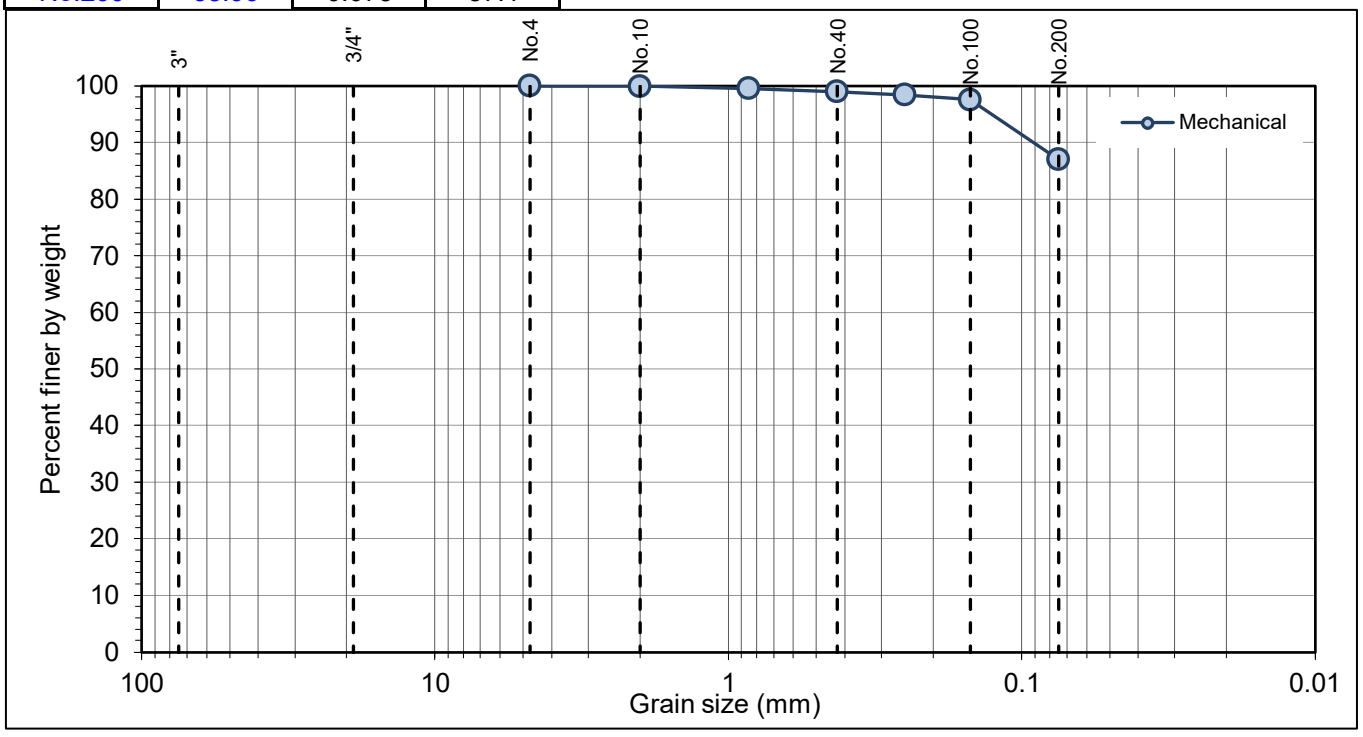
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	321.05	278.08
	-	
	321.05	278.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	448.30
Dry soil + tare (g):	-	405.33
Tare (g):	-	127.25
Moisture content (%):	0.0	15.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.15	2	99.9
No.20	1.17	0.85	99.6
No.40	2.85	0.425	99.0
No.60	4.46	0.25	98.4
No.100	6.75	0.15	97.6
No.200	35.96	0.075	87.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: gy - ol bn clay

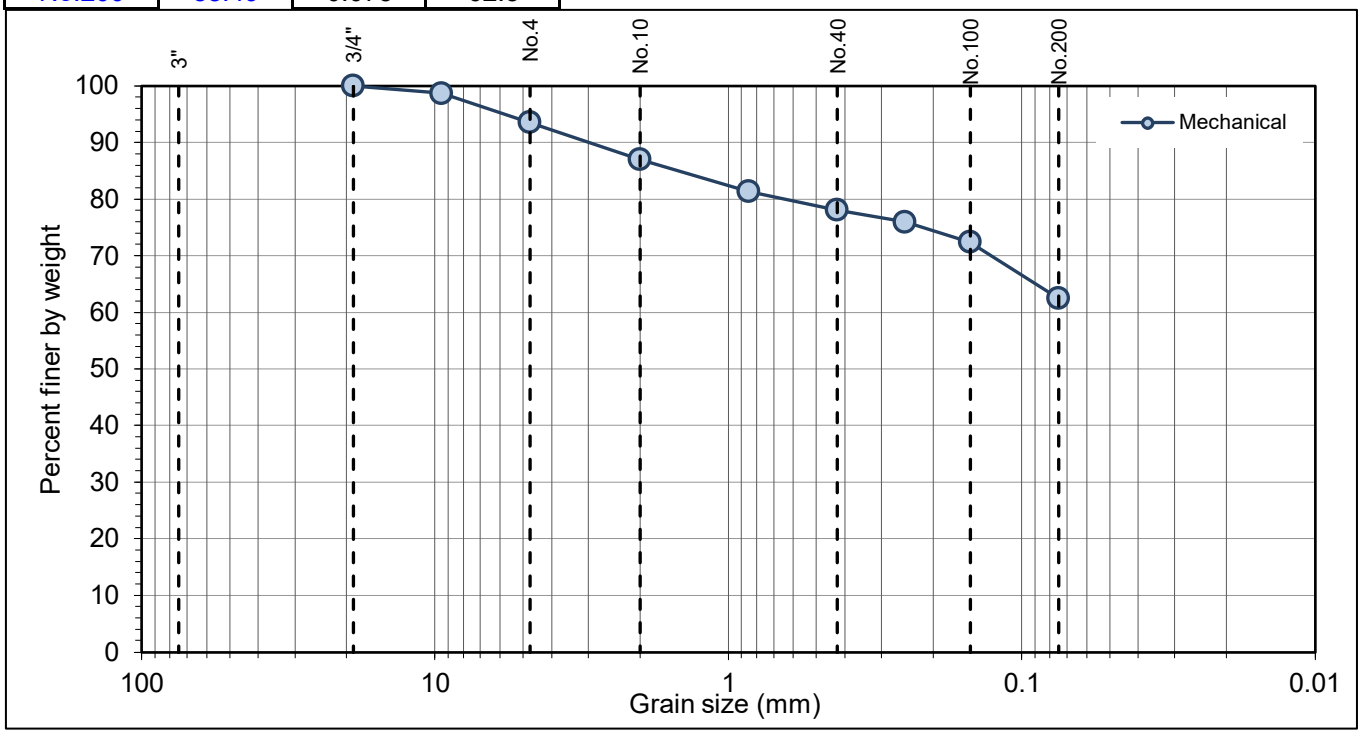
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	262.98	235.69
	-	
	262.98	235.69
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	460.49
Dry soil + tare (g):	-	433.20
Tare (g):	-	197.51
Moisture content (%):	0.0	11.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	3.09	9.5	98.7
No.4	15.18	4.75	93.6
No.10	30.60	2	87.0
No.20	44.01	0.85	81.3
No.40	51.69	0.425	78.1
No.60	56.57	0.25	76.0
No.100	65.04	0.15	72.4
No.200	88.49	0.075	62.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt bn - bn clay

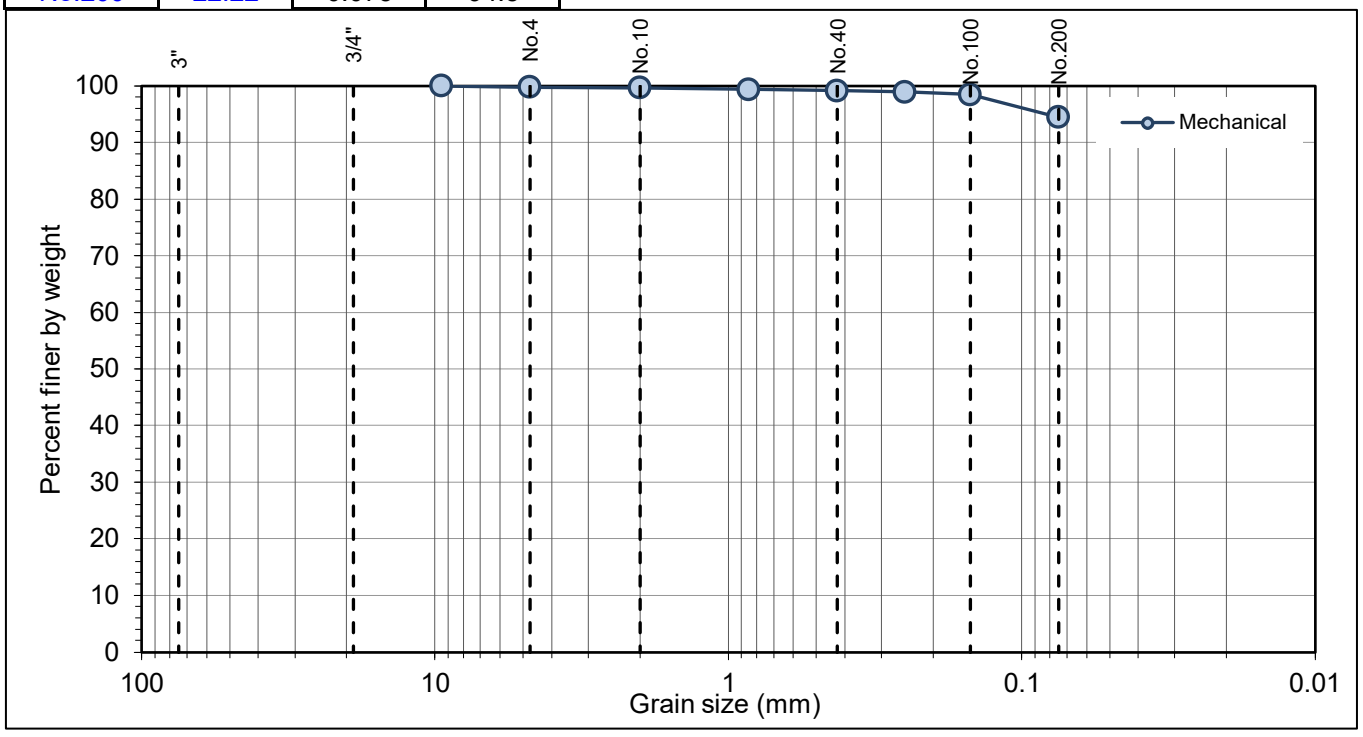
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	460.33	404.88
	-	
	460.33	404.88
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	656.13
Dry soil + tare (g):	-	600.68
Tare (g):	-	195.80
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	0.93	4.75	99.8
No.10	1.29	2	99.7
No.20	2.54	0.85	99.4
No.40	3.42	0.425	99.2
No.60	4.29	0.25	98.9
No.100	6.05	0.15	98.5
No.200	22.22	0.075	94.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

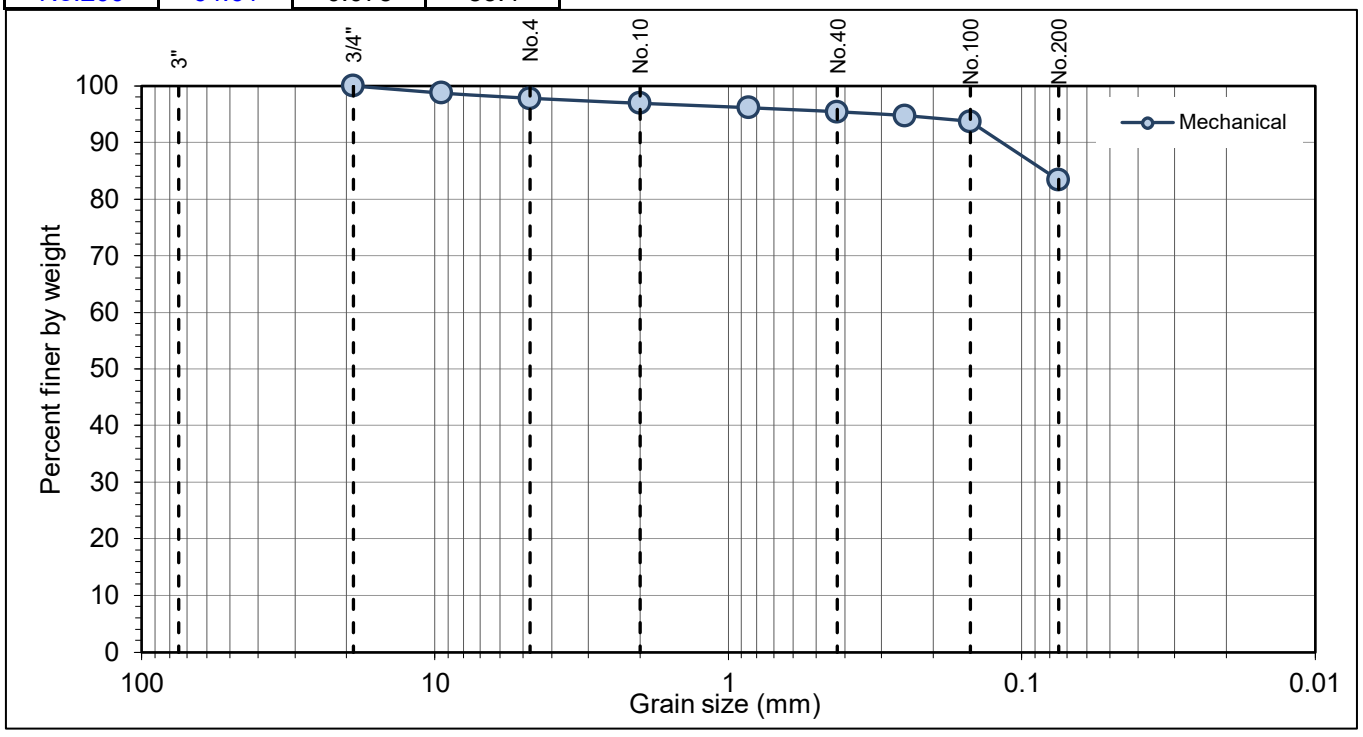
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	439.79	389.75
	-	
	439.79	389.75
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.47
Dry soil + tare (g):	-	516.43
Tare (g):	-	126.68
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	4.88	9.5	98.7
No.4	8.54	4.75	97.8
No.10	11.97	2	96.9
No.20	14.92	0.85	96.2
No.40	17.72	0.425	95.5
No.60	20.42	0.25	94.8
No.100	24.38	0.15	93.7
No.200	64.61	0.075	83.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

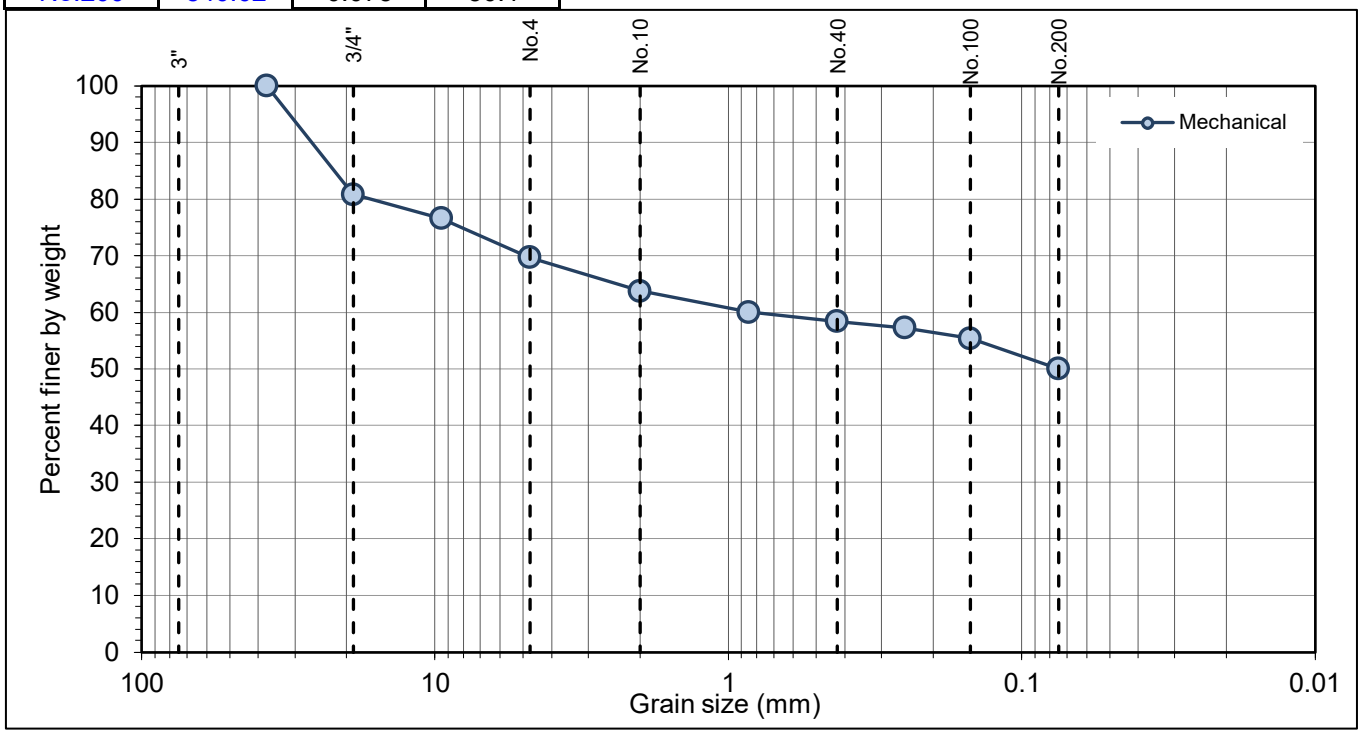
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1190.05	1081.24
	-	
	1190.05	1081.24
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1630.20
Dry soil + tare (g):	-	1521.39
Tare (g):	-	440.15
Moisture content (%):	0.0	10.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	207.44	19	80.8
3/8"	253.12	9.5	76.6
No.4	327.87	4.75	69.7
No.10	391.94	2	63.8
No.20	432.35	0.85	60.0
No.40	450.20	0.425	58.4
No.60	461.91	0.25	57.3
No.100	482.07	0.15	55.4
No.200	540.02	0.075	50.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: pl ol bn - bn clay

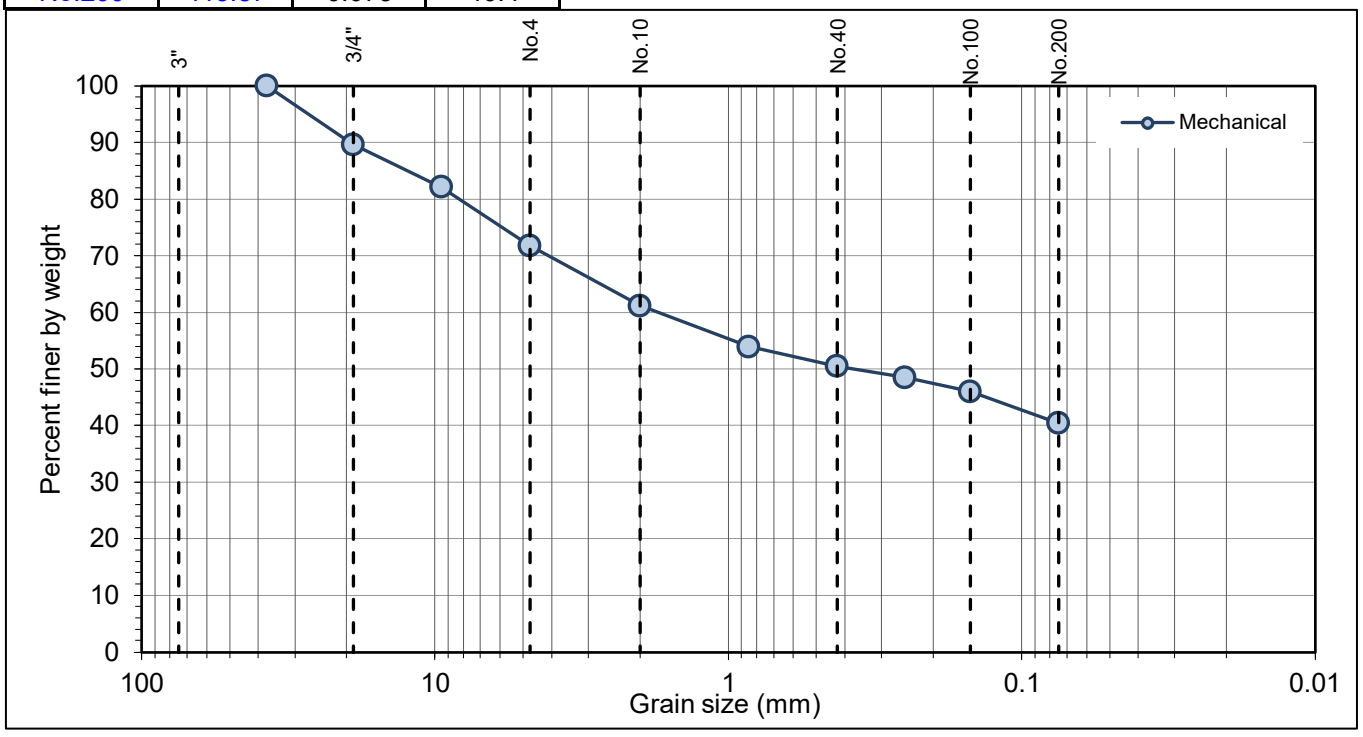
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	753.04	694.60
	-	
	753.04	694.60
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	872.07
Dry soil + tare (g):	-	813.63
Tare (g):	-	119.03
Moisture content (%):	0.0	8.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	71.73	19	89.7
3/8"	124.07	9.5	82.1
No.4	195.76	4.75	71.8
No.10	269.78	2	61.2
No.20	320.16	0.85	53.9
No.40	343.81	0.425	50.5
No.60	357.58	0.25	48.5
No.100	374.88	0.15	46.0
No.200	413.87	0.075	40.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - bn clay

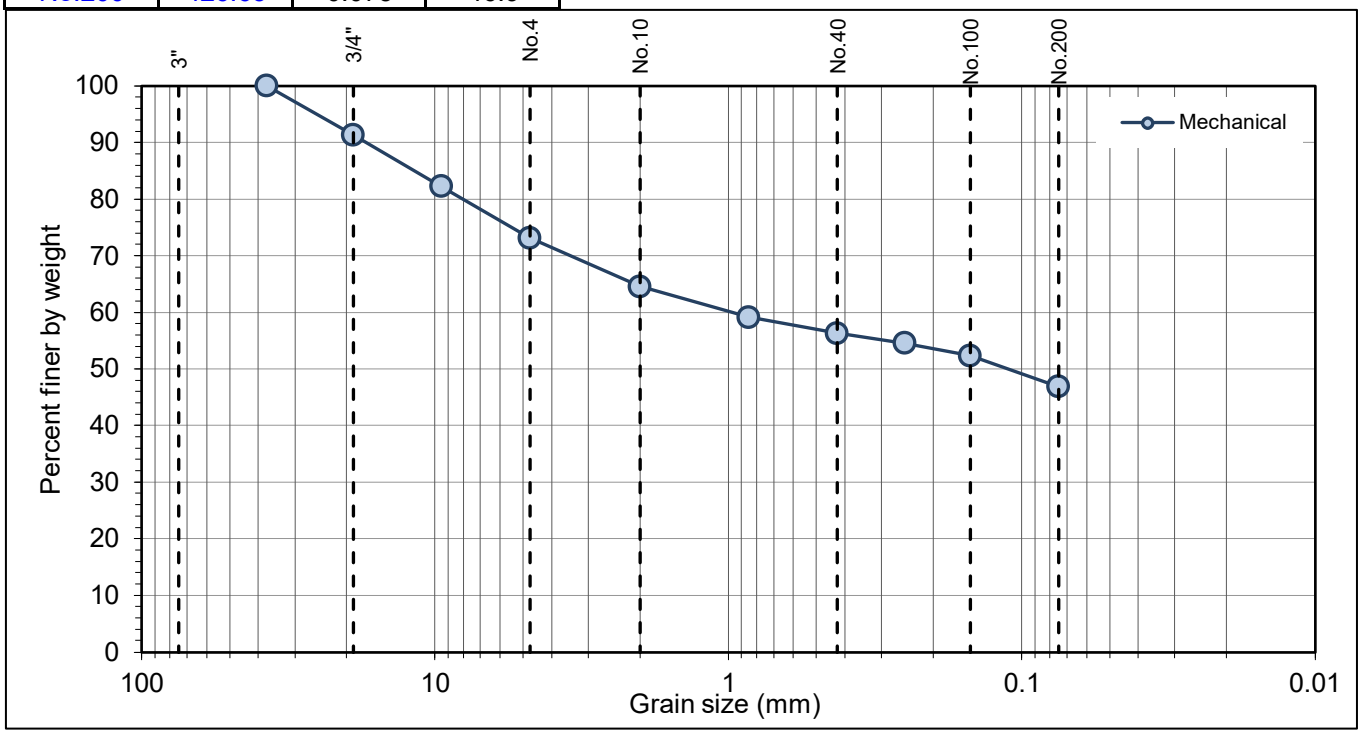
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	902.23	802.85
	-	
	902.23	802.85
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1046.88
Dry soil + tare (g):	-	947.50
Tare (g):	-	144.65
Moisture content (%):	0.0	12.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	69.23	19	91.4
3/8"	142.35	9.5	82.3
No.4	215.38	4.75	73.2
No.10	284.76	2	64.5
No.20	328.36	0.85	59.1
No.40	350.76	0.425	56.3
No.60	364.76	0.25	54.6
No.100	382.68	0.15	52.3
No.200	426.63	0.075	46.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: bn - dk bn clay

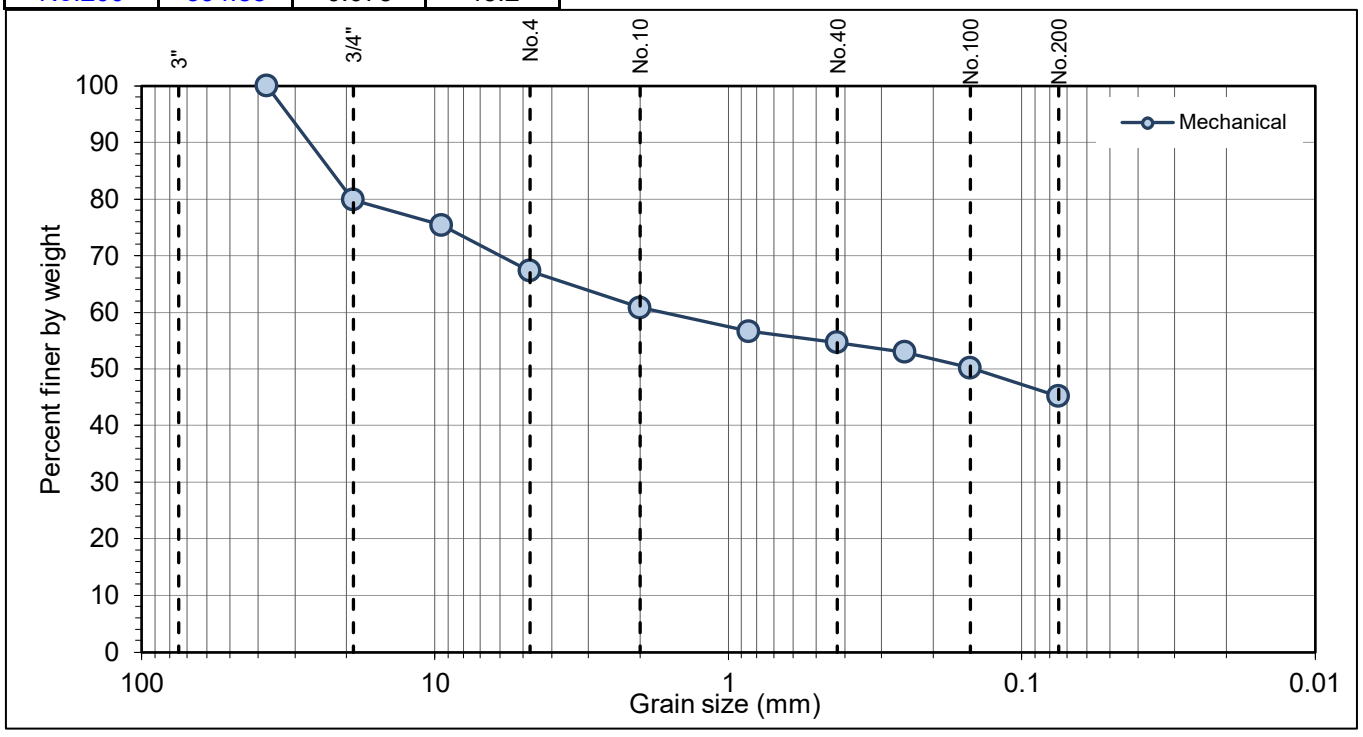
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	798.88	720.83
	-	-
	798.88	720.83
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	943.07
Dry soil + tare (g):	-	865.02
Tare (g):	-	144.19
Moisture content (%):	0.0	10.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	144.91	19	79.9
3/8"	177.22	9.5	75.4
No.4	235.48	4.75	67.3
No.10	282.48	2	60.8
No.20	312.47	0.85	56.7
No.40	326.73	0.425	54.7
No.60	339.06	0.25	53.0
No.100	359.09	0.15	50.2
No.200	394.88	0.075	45.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Date: 13-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - bn clay

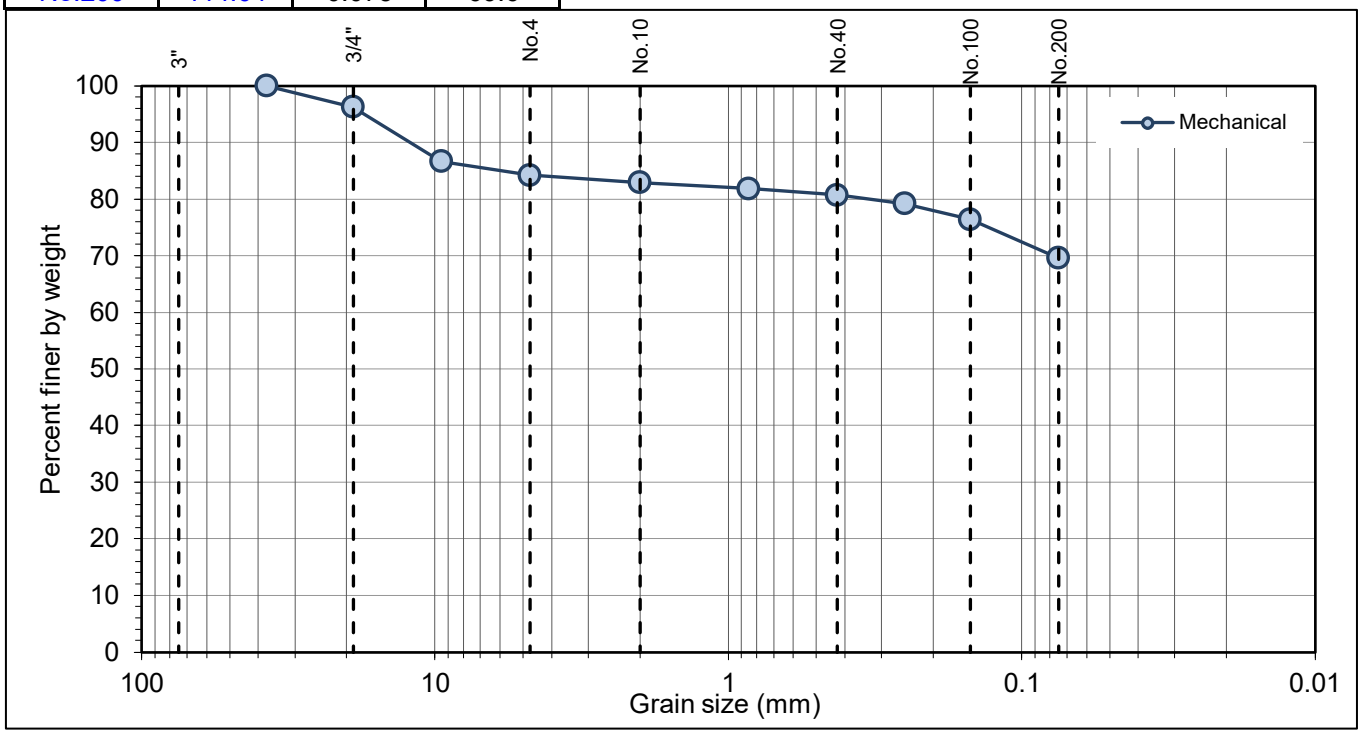
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	457.24	375.28
	-	
	457.24	375.28
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	653.16
Dry soil + tare (g):	-	571.20
Tare (g):	-	195.92
Moisture content (%):	0.0	21.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.96	19	96.3
3/8"	50.13	9.5	86.6
No.4	59.19	4.75	84.2
No.10	64.15	2	82.9
No.20	68.10	0.85	81.9
No.40	72.24	0.425	80.8
No.60	78.10	0.25	79.2
No.100	88.55	0.15	76.4
No.200	114.04	0.075	69.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: pl ol bn - lt bn silt

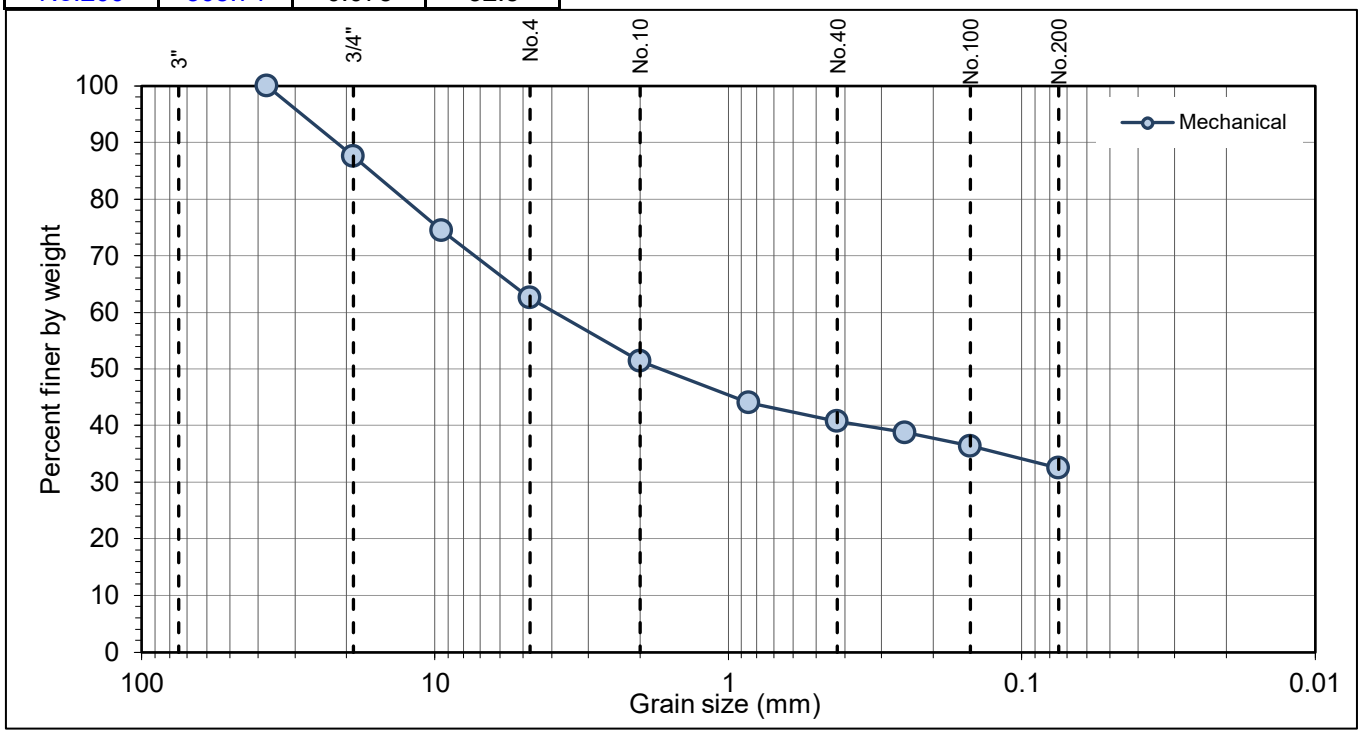
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	483.56	452.93
	-	
	483.56	452.93
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	601.88
Dry soil + tare (g):	-	571.25
Tare (g):	-	118.32
Moisture content (%):	0.0	6.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	56.10	19	87.6
3/8"	115.44	9.5	74.5
No.4	169.54	4.75	62.6
No.10	220.10	2	51.4
No.20	253.53	0.85	44.0
No.40	268.38	0.425	40.7
No.60	277.44	0.25	38.7
No.100	288.21	0.15	36.4
No.200	305.71	0.075	32.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - bn silt

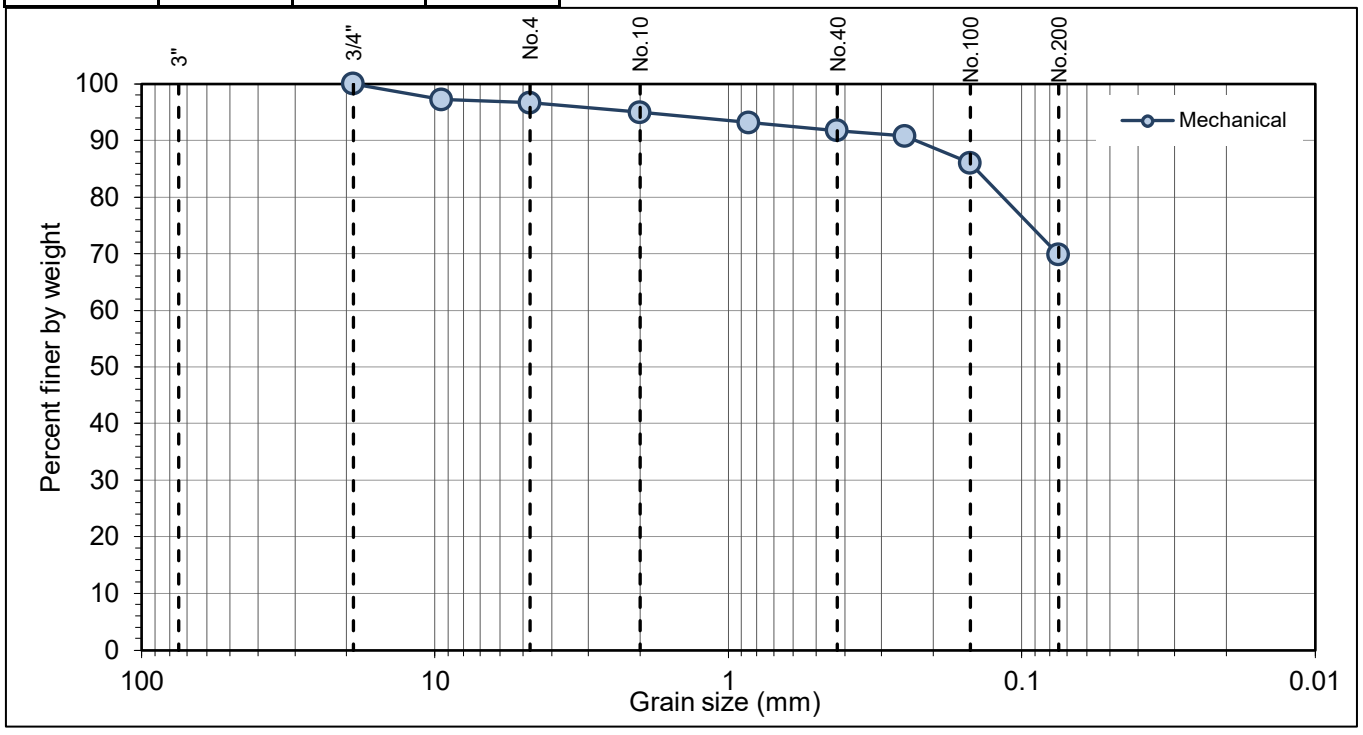
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	434.54	373.10
		-
	434.54	373.10
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	555.20
Dry soil + tare (g):	-	493.76
Tare (g):	-	120.66
Moisture content (%):	0.0	16.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	10.30	9.5	97.2
No.4	12.34	4.75	96.7
No.10	18.72	2	95.0
No.20	25.54	0.85	93.2
No.40	30.76	0.425	91.8
No.60	34.37	0.25	90.8
No.100	52.13	0.15	86.0
No.200	112.39	0.075	69.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

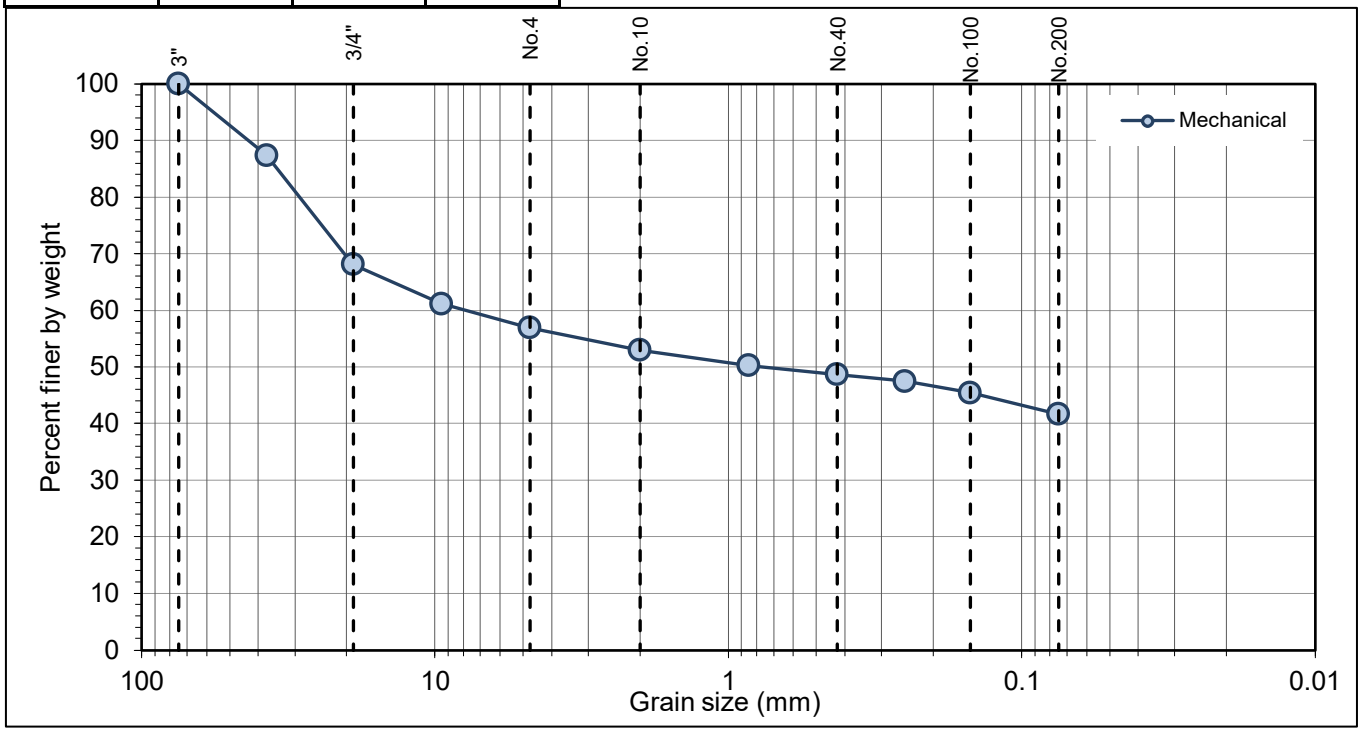
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1120.71	1018.98
	-	
	1120.71	1018.98
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1542.36
Dry soil + tare (g):	-	1440.63
Tare (g):	-	421.65
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	128.32	37.5	87.4
3/4"	325.14	19	68.1
3/8"	396.01	9.5	61.1
No.4	438.75	4.75	56.9
No.10	479.25	2	53.0
No.20	507.10	0.85	50.2
No.40	523.12	0.425	48.7
No.60	535.09	0.25	47.5
No.100	555.98	0.15	45.4
No.200	594.76	0.075	41.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 14-Nov-23 Location: -

Tested by: MGS Lab soil description: ol bn - lt bn clay

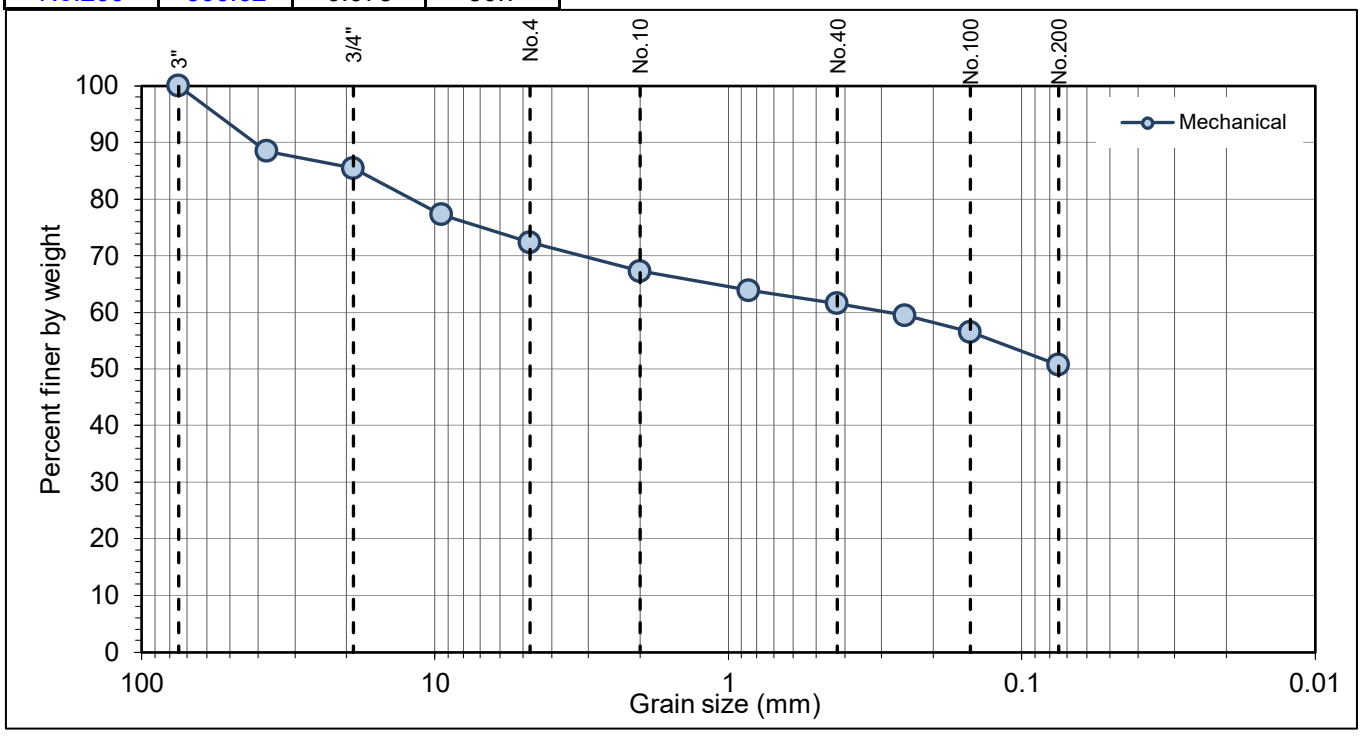
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	707.32	622.21
	-	
	707.32	622.21
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1129.47
Dry soil + tare (g):	-	1044.36
Tare (g):	-	422.15
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	71.56	37.5	88.5
3/4"	90.43	19	85.5
3/8"	141.32	9.5	77.3
No.4	172.00	4.75	72.4
No.10	203.64	2	67.3
No.20	224.65	0.85	63.9
No.40	239.11	0.425	61.6
No.60	252.04	0.25	59.5
No.100	270.48	0.15	56.5
No.200	306.62	0.075	50.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - yl bn clay

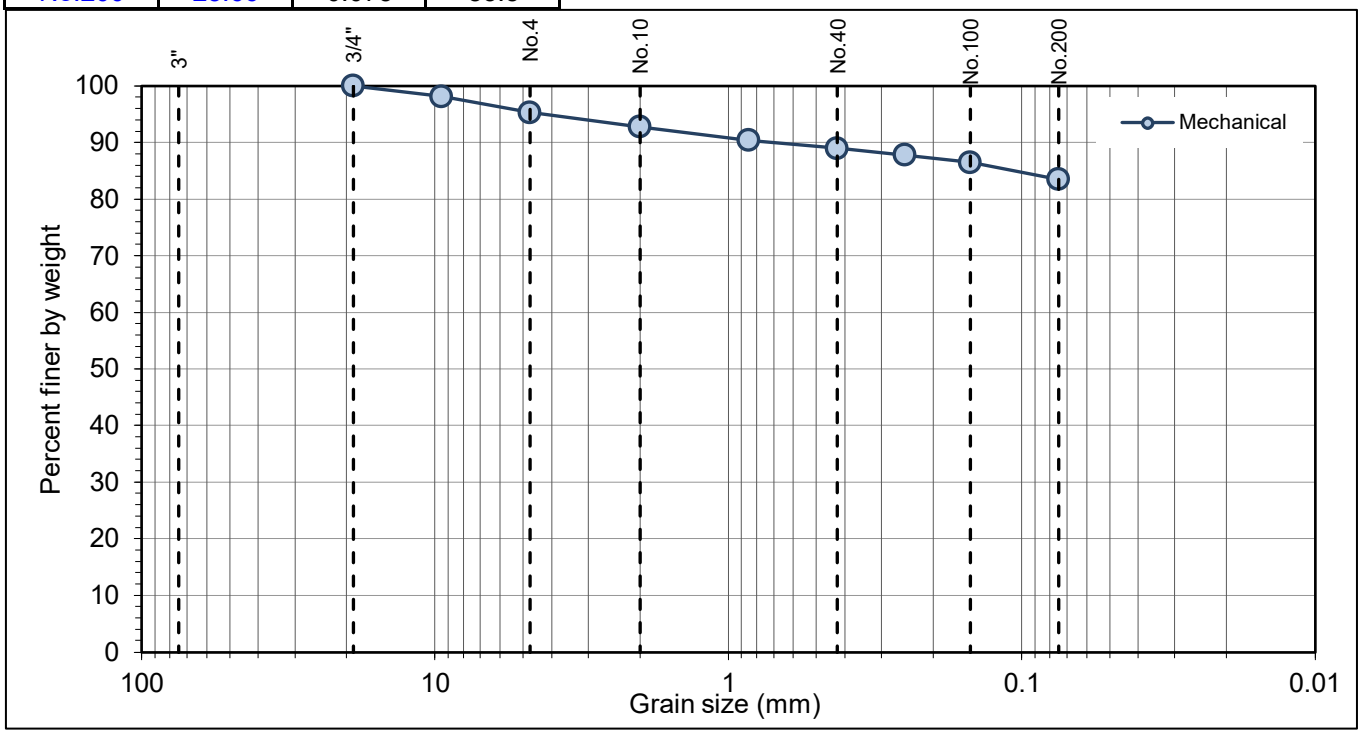
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	180.39	155.31
	-	
	180.39	155.31
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	377.19
Dry soil + tare (g):	-	352.11
Tare (g):	-	196.80
Moisture content (%):	0.0	16.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	2.89	9.5	98.1
No.4	7.30	4.75	95.3
No.10	11.23	2	92.8
No.20	14.96	0.85	90.4
No.40	17.13	0.425	89.0
No.60	18.94	0.25	87.8
No.100	20.99	0.15	86.5
No.200	25.66	0.075	83.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: ol bn - lt bn clay

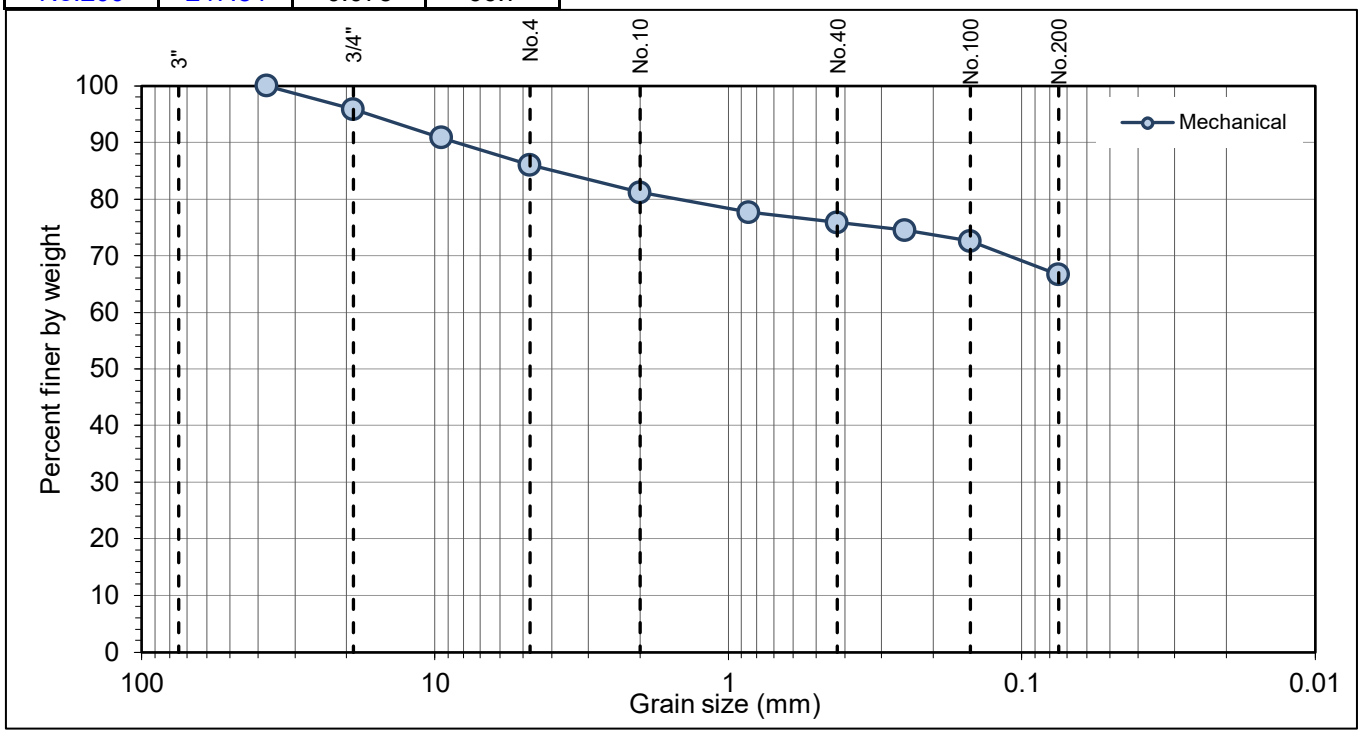
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	847.04	744.57
	-	
	847.04	744.57
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	860.87
Dry soil + tare (g):	-	758.40
Tare (g):	-	13.83
Moisture content (%):	0.0	13.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.57	19	95.9
3/8"	68.26	9.5	90.8
No.4	103.76	4.75	86.1
No.10	140.26	2	81.2
No.20	166.43	0.85	77.6
No.40	179.81	0.425	75.9
No.60	189.87	0.25	74.5
No.100	204.29	0.15	72.6
No.200	247.84	0.075	66.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - dk bn clay

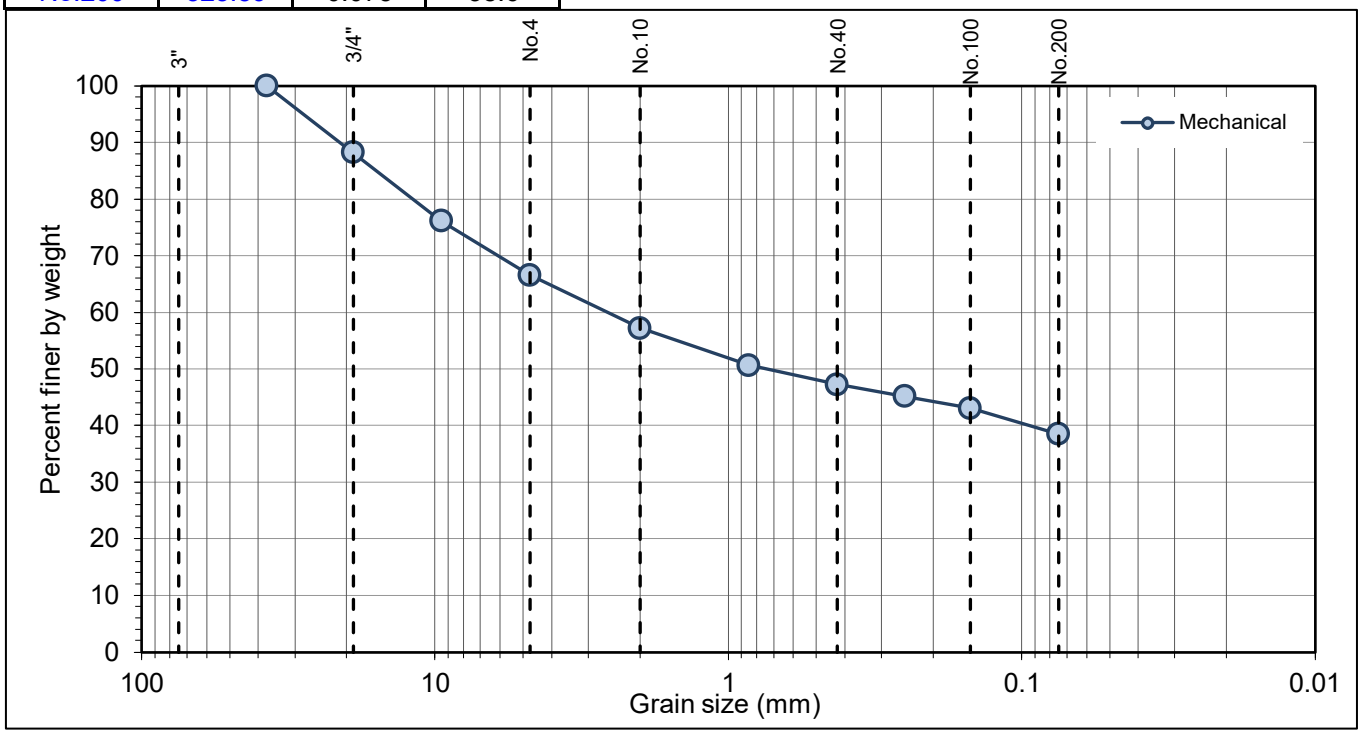
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	563.94	526.72
	-	
	563.94	526.72
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	758.29
Dry soil + tare (g):	-	721.07
Tare (g):	-	194.35
Moisture content (%):	0.0	7.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	61.88	19	88.3
3/8"	125.78	9.5	76.1
No.4	175.93	4.75	66.6
No.10	225.46	2	57.2
No.20	259.93	0.85	50.7
No.40	277.80	0.425	47.3
No.60	288.84	0.25	45.2
No.100	299.98	0.15	43.0
No.200	323.59	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

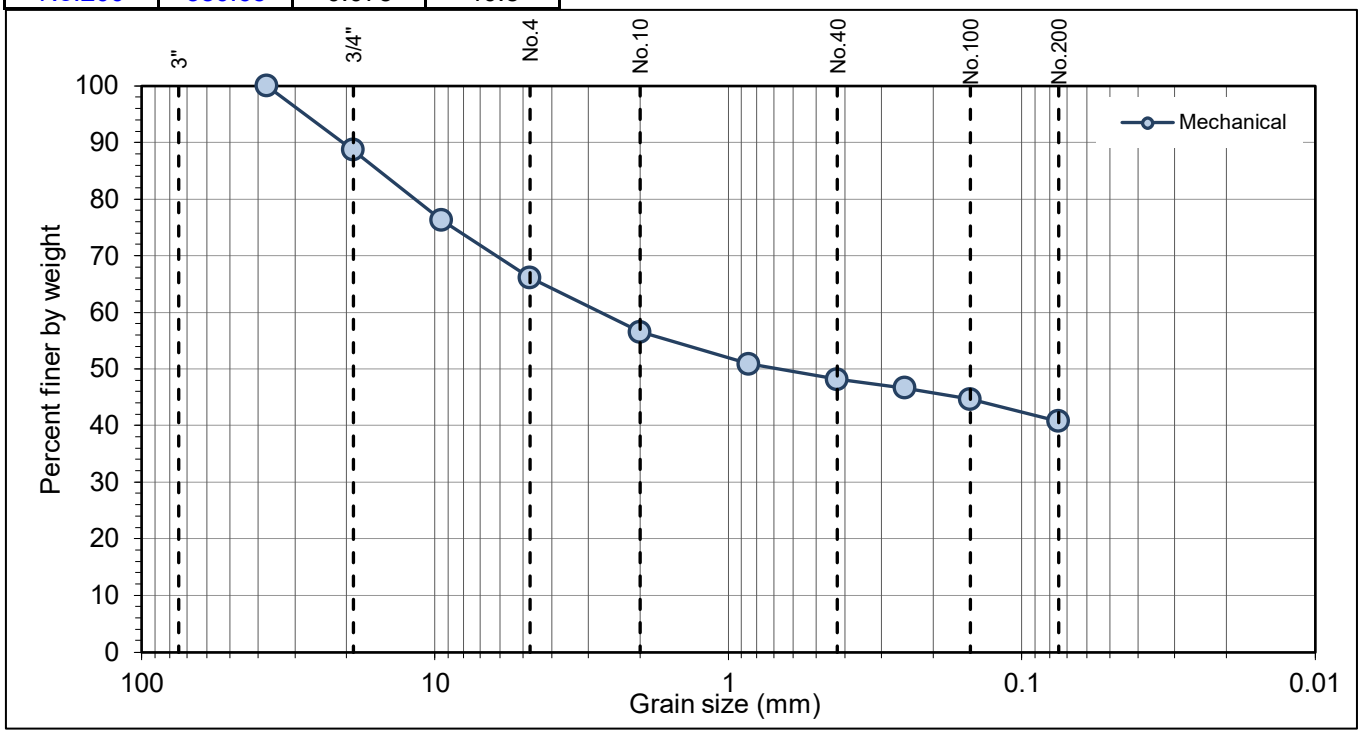
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	708.58	643.08
	-	
	708.58	643.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	902.19
Dry soil + tare (g):	-	836.69
Tare (g):	-	193.61
Moisture content (%):	0.0	10.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	72.52	19	88.7
3/8"	152.37	9.5	76.3
No.4	217.84	4.75	66.1
No.10	279.58	2	56.5
No.20	316.07	0.85	50.9
No.40	333.42	0.425	48.2
No.60	343.28	0.25	46.6
No.100	355.83	0.15	44.7
No.200	380.65	0.075	40.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn silt

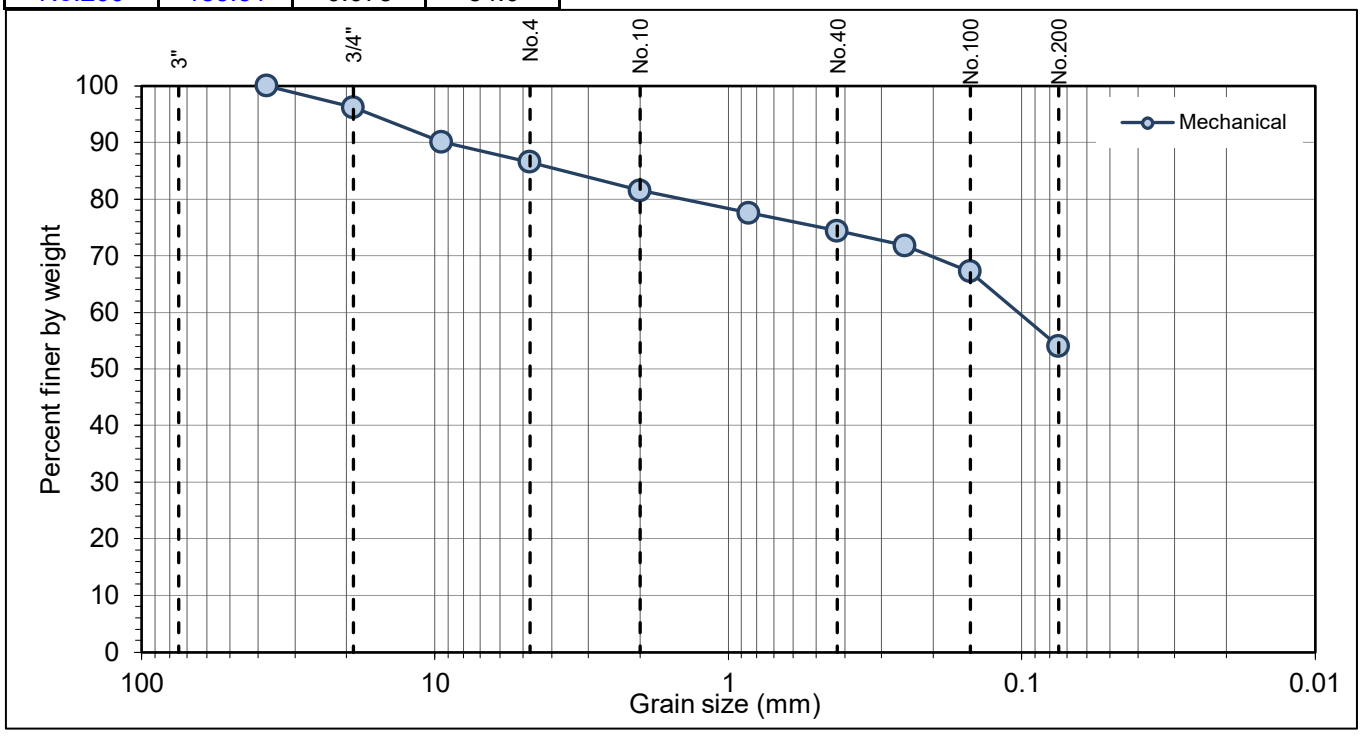
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	450.03	398.84
	-	
	450.03	398.84
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.12
Dry soil + tare (g):	-	514.93
Tare (g):	-	116.09
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	15.06	19	96.2
3/8"	39.46	9.5	90.1
No.4	53.76	4.75	86.5
No.10	73.83	2	81.5
No.20	89.44	0.85	77.6
No.40	102.08	0.425	74.4
No.60	112.55	0.25	71.8
No.100	130.86	0.15	67.2
No.200	183.31	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

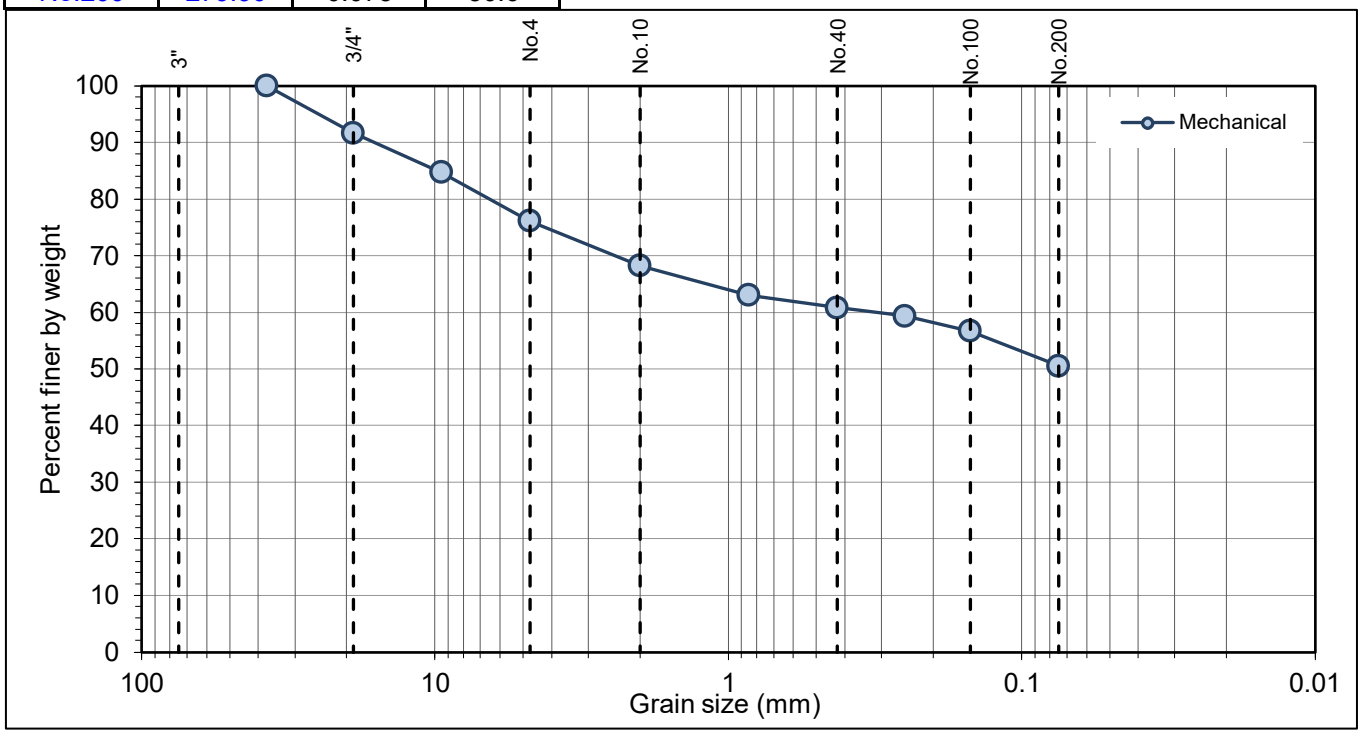
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	625.88	566.11
	-	
	625.88	566.11
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	742.99
Dry soil + tare (g):	-	683.22
Tare (g):	-	117.11
Moisture content (%):	0.0	10.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	47.10	19	91.7
3/8"	86.55	9.5	84.7
No.4	135.05	4.75	76.1
No.10	179.77	2	68.2
No.20	209.38	0.85	63.0
No.40	221.94	0.425	60.8
No.60	230.21	0.25	59.3
No.100	245.14	0.15	56.7
No.200	279.90	0.075	50.6



Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 37-39 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: gy - lt gy gravel

Reduced by: AT Comments:

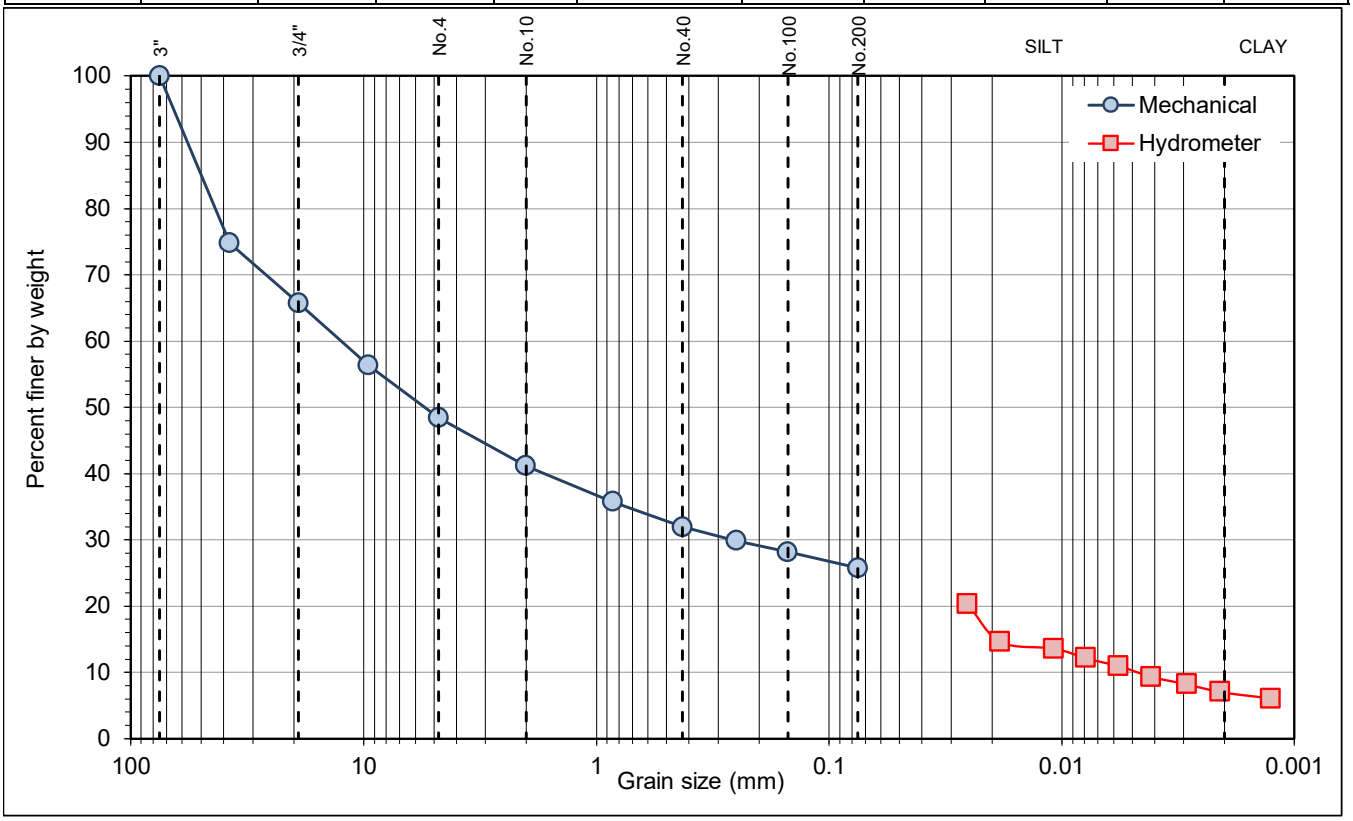
Reviewed by: JC

Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	1237.63	1179.38
+3" Coarse fraction (g):		
-3" Split fraction (g):	1237.63	1179.38
Hydrometer fraction (g):	100.02	99.95
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	1382.61	224.79
Dry soil + tare (g):	-	1324.36	224.77
Tare (g):	-	144.98	196.59
Moisture content (%):	0.00	4.94	0.07

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	41.14
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer		Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
12"	300	-	-		2	21.0	55	5.2	0.02534	20.28
8"	200	-	-		5	21.0	41	5.2	0.01838	14.58
6"	150	-	-		15	21.0	38.5	5.2	0.01084	13.57
4"	100	-	-		30	20.9	35	5.2	0.00789	12.13
3"	75	-	100.0	<=Split	60	21.0	32	5.2	0.00570	10.92
1.5"	37.5	298.03	74.7		120	21.2	28	5.1	0.00414	9.32
3/4"	19	404.72	65.7		250	22.0	25	4.9	0.00290	8.19
3/8"	9.5	515.59	56.3		500	22.5	22	4.7	0.00208	7.02
No.4	4.75	608.62	48.4		1440	20.9	20	5.2	0.00126	6.02
No.10	2	694.22	41.1	<=Split hyd.						
No.20	0.85	13.07	35.8							
No.40	0.425	22.42	31.9							
No.60	0.25	27.41	29.9							
No.100	0.15	31.53	28.2							
No.200	0.075	37.39	25.7							



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 44.5-47 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt bn - bn gravel

Reduced by: AT Comments:

Reviewed by: JC

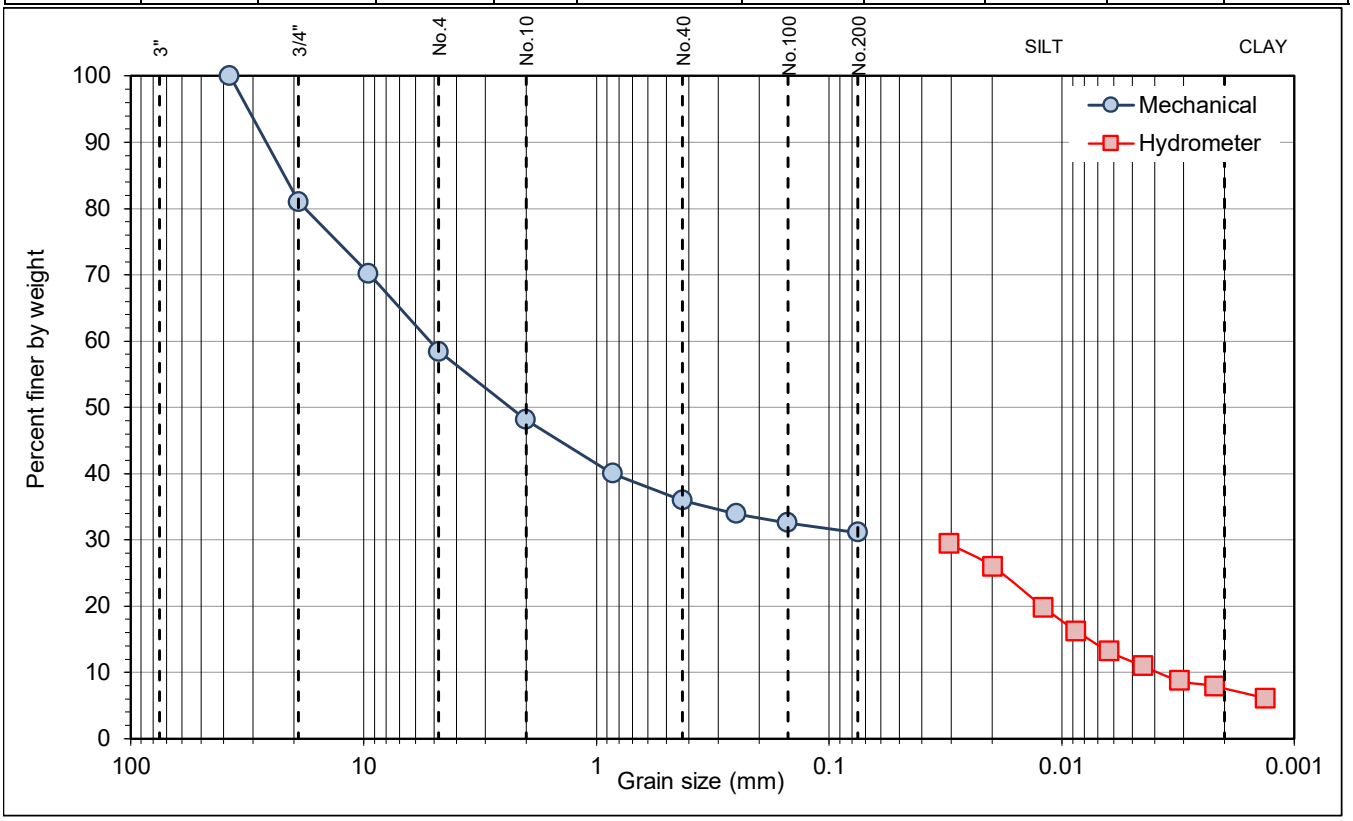
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	446.03	423.48
+3" Coarse fraction (g):		
-3" Split fraction (g):	446.03	423.48
Hydrometer fraction (g):	50.04	50.01
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	572.96	229.12
Dry soil + tare (g):	-	550.41	229.10
Tare (g):	-	126.93	195.70
Moisture content (%):	0.00	5.32	0.06

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	48.08
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	80.60	81.0
3/8"	9.5	126.26	70.2
No.4	4.75	176.21	58.4
No.10	2	219.86	48.1
No.20	0.85	8.39	40.0
No.40	0.425	12.64	35.9
No.60	0.25	14.77	33.9
No.100	0.15	16.16	32.5
No.200	0.075	17.67	31.1

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	36.1	5.2	0.03034	29.35
	5	20.8	32.5	5.2	0.01973	25.93
	15	20.8	26	5.2	0.01193	19.75
	30	20.8	22.25	5.2	0.00865	16.19
<=Split	60	20.9	19	5.2	0.00623	13.12
	120	21.4	16.5	5.1	0.00445	10.88
	250	22.1	14	4.9	0.00310	8.69
	500	22.6	13	4.7	0.00219	7.88
	1448	20.9	11.5	5.2	0.00133	5.99
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: ol bn - yl bn clay

Reduced by: AT Comments:

Reviewed by: JC

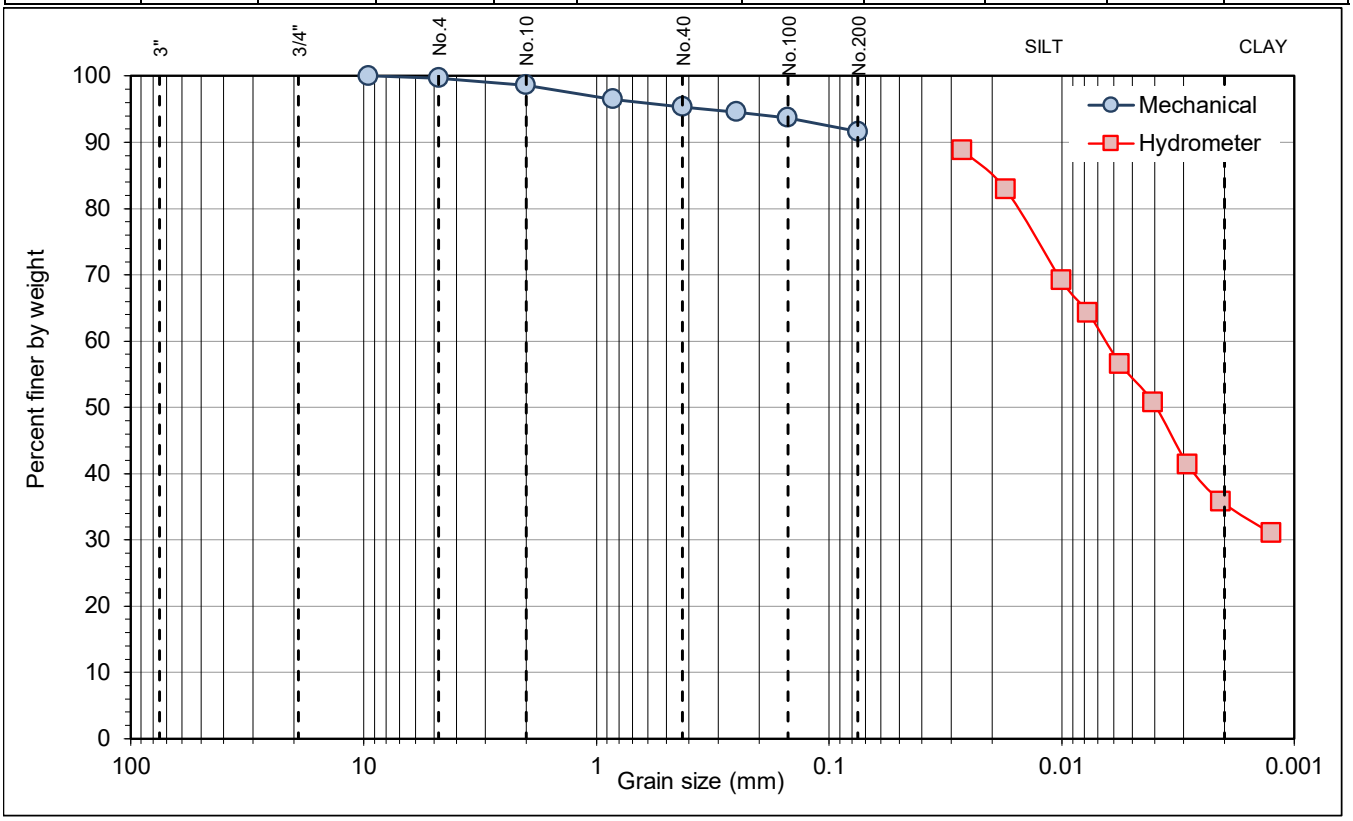
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	133.83	114.98
+3" Coarse fraction (g):		
-3" Split fraction (g):	133.83	114.98
Hydrometer fraction (g):	50.01	49.74
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	250.79	239.17
Dry soil + tare (g):	-	231.94	238.94
Tare (g):	-	116.96	196.69
Moisture content (%):	0.00	16.39	0.54

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	98.62
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	-
3/4"	19	-	-
3/8"	9.5	-	100.0
No.4	4.75	0.38	99.7
No.10	2	1.59	98.6
No.20	0.85	1.06	96.5
No.40	0.425	1.66	95.3
No.60	0.25	2.04	94.6
No.100	0.15	2.49	93.7
No.200	0.075	3.54	91.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	50.5	5.2	0.02667	88.77
	5	20.8	47.5	5.2	0.01737	82.88
	17	20.8	40.5	5.2	0.01004	69.16
	30	20.8	38	5.2	0.00772	64.26
<=Split	60	21.0	34	5.2	0.00562	56.53
	120	21.2	31	5.1	0.00405	50.76
	250	22.0	26	4.9	0.00288	41.40
	500	22.5	23	4.7	0.00206	35.79
	1444	20.9	21	5.2	0.00125	30.98
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt ol bn - ol bn clay

Reduced by: AT Comments:

Reviewed by: JC

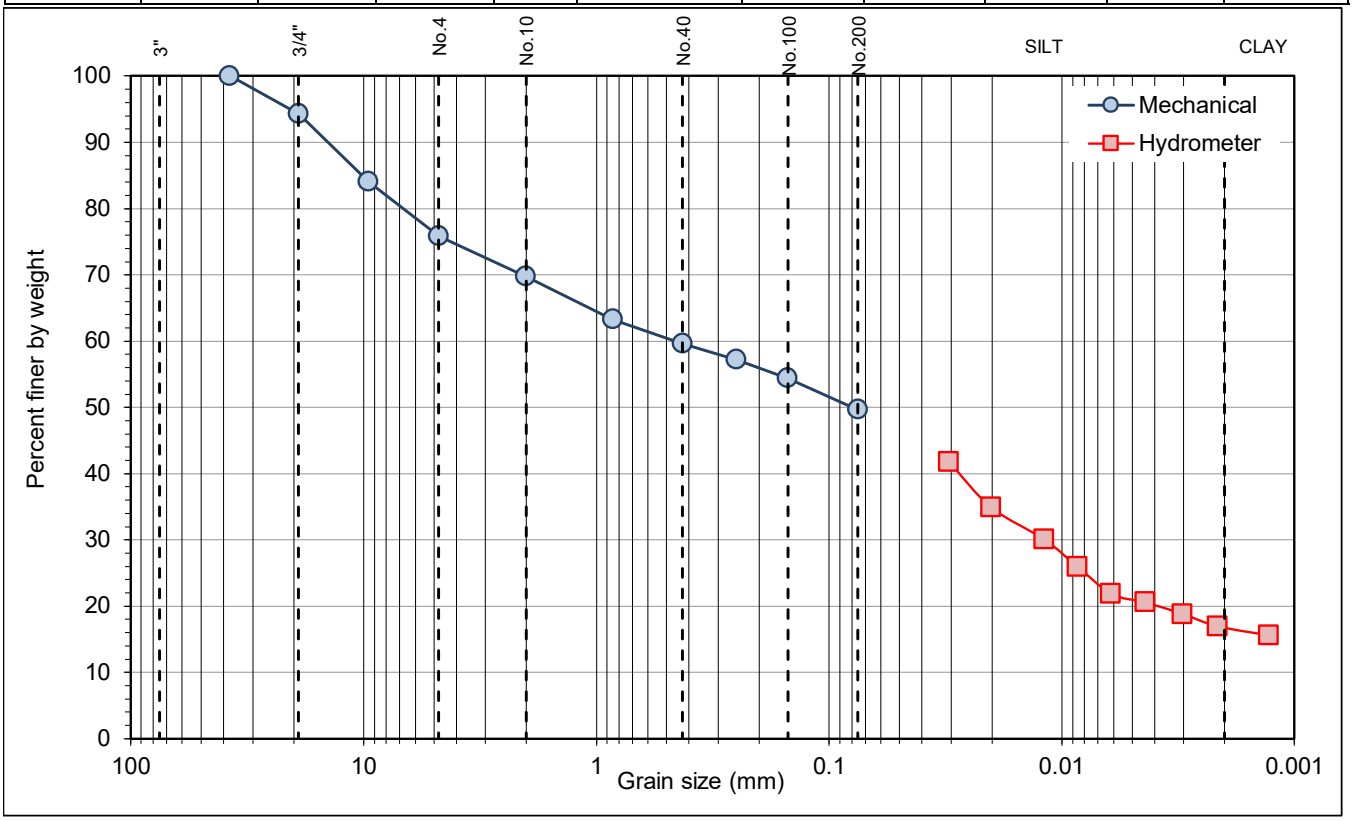
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	621.27	566.27
+3" Coarse fraction (g):		
-3" Split fraction (g):	621.27	566.27
Hydrometer fraction (g):	50.09	50.00
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	766.77	150.52
Dry soil + tare (g):	-	711.77	150.46
Tare (g):	-	145.50	117.79
Moisture content (%):	0.00	9.71	0.18

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	69.77
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	32.39	94.3
3/8"	9.5	90.42	84.0
No.4	4.75	136.85	75.8
No.10	2	171.18	69.8
No.20	0.85	4.67	63.3
No.40	0.425	7.27	59.6
No.60	0.25	9.04	57.2
No.100	0.15	11.05	54.4
No.200	0.075	14.44	49.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.7	35.5	5.3	0.03051	41.74
	5	20.7	30.5	5.3	0.02004	34.84
	15	20.7	27	5.3	0.01186	30.01
	30	20.8	24	5.2	0.00855	25.91
<=Split	60	21.0	21	5.2	0.00615	21.85
	120	21.2	20	5.1	0.00436	20.54
	250	22.0	18.5	4.9	0.00302	18.79
	500	22.6	17	4.7	0.00214	16.95
	1446	20.9	16.5	5.2	0.00129	15.60
<=Split hyd.						



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One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 53 and 58**	**TH/TP/Sample:**	**JG-10**
No:	**23072 (23-1725)**	**Depth:**	**12.5-14 ft**
Location:	-	Laboratory sample description:	ol bn - lt bn clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	JC	Swell pressure (psf):	408
Comments:	Gravel up to 1.5" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.995	-
	90°	1.002	-
	180°	0.999	-
	270°	1.003	-
Avg Height, Havg (in)		1.000	0.887
Height, H (cm)		2.539	2.253
Dia., D (in)	0°	2.494	-
	90°	2.495	-
Avg Dia., Davg (in)		2.495	2.495
Dia., D (cm)		6.336	6.336
Wt. rings + wet soil (g)		373.54	369.19
Wt. rings (g)		216.21	216.21
Wet soil + tare (g)		1129.47	350.66
Dry soil + tare (g)		1044.36	324.68
Tare (g)		422.15	198.47
Moisture cont., w (%)		13.7	20.6
Gs, assumed		2.70	2.70
Mass total (g)		157.3	153.0
Mass of solids (g)		138.4	138.4
Volume (cm^3)		80.1	71.0
Vol. of water (cm^3)		18.9	14.6
Vol. of solids (cm^3)		51.3	51.3
Vol. of voids (cm^3)		28.8	19.8
Vol. of air (cm^3)		9.9	5.2
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.626	1.626
Void ratio, e		0.562	0.386
Porosity, n		0.360	0.278
Vol.moisture, T		0.236	0.205
Saturation, S (%)		66	74
Dry density (gm/cm^3)		1.729	1.949
Wet unit wt., gm (pcf)		122.7	146.7
Dry unit wt., gd (pcf)		107.9	121.6

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9998	0.0000	0.5620	0
408	0.0000	0.9997	0.0000	0.5620	120
800	0.0034	0.9964	0.0034	0.5568	131
1,600	0.0108	0.9890	0.0108	0.5452	207
3,200	0.0278	0.9719	0.0278	0.5185	480
6,400	0.0528	0.9470	0.0528	0.4796	369
12,800	0.0843	0.9154	0.0843	0.4303	269
25,600	0.1173	0.8825	0.1173	0.3787	334
51,200	0.1513	0.8484	0.1514	0.3255	480
25,600	0.1474	0.8523	0.1475	0.3316	120
6,400	0.1325	0.8672	0.1326	0.3550	240
1,600	0.1129	0.8869	0.1129	0.3856	343

C'c

(0.1514-0.0528)/[Log(51200)-Log(6400)]

0.0986/(4.71-3.81)

C'c= 0.1096

C'c = Cc/(1+e0)

0.1096 = Cc/(1+0.562)

Cc = 0.171

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

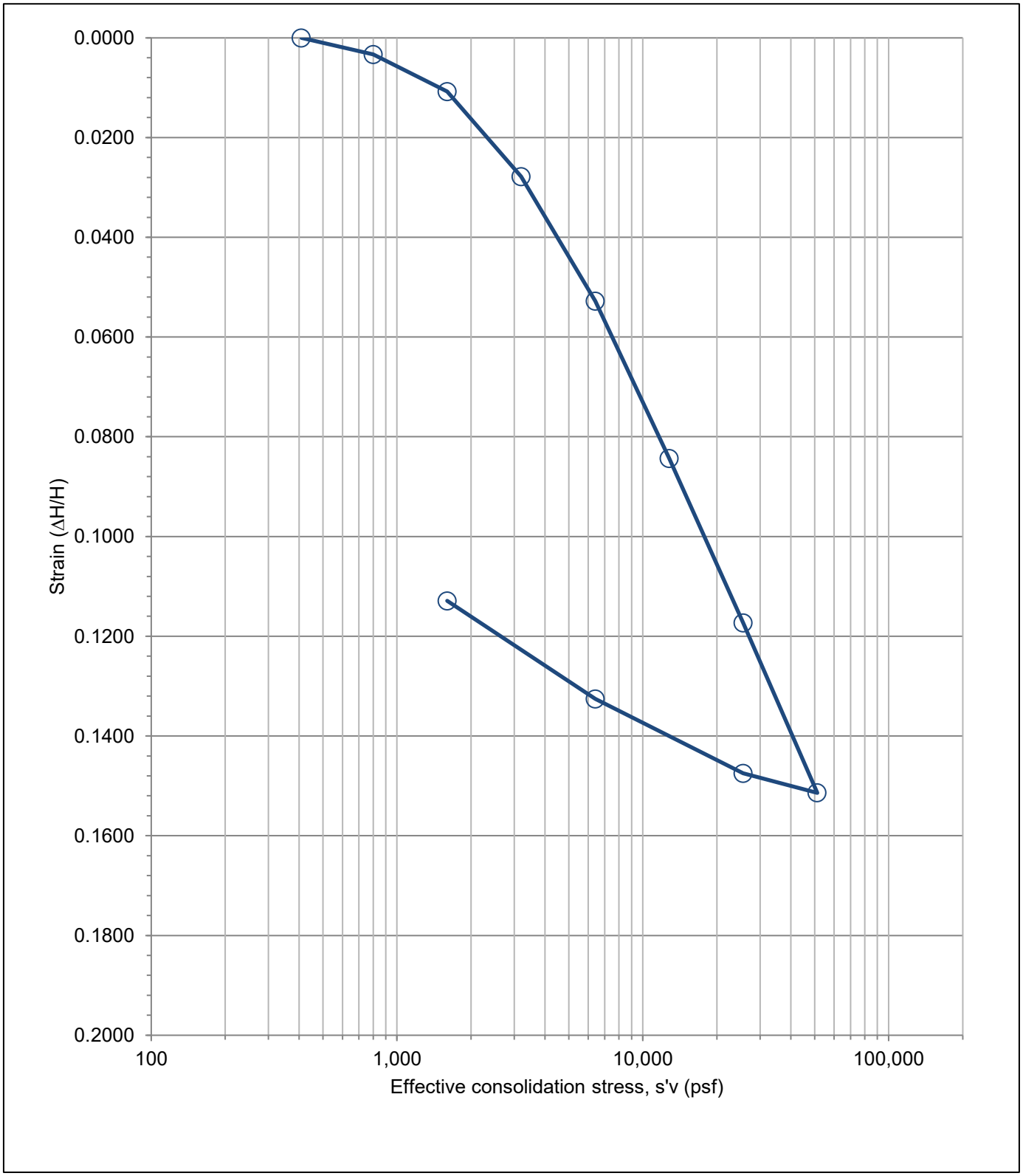
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 12.5-14 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 | **TH/TP/Sample:** JG-10
No: 23072 (23-1725) | **Depth:** 17.5-19 ft
Location: - | Laboratory sample description: ol bn - lt bn clay
Date: 14-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: JC | Swell pressure (psf): <100
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.985	-
	90°	0.987	-
	180°	0.988	-
	270°	0.989	-
Avg Height, Havg (in)		0.987	0.884
Height, H (cm)		2.508	2.245
Dia., D (in)	0°	2.487	-
	90°	2.496	-
Avg Dia., Davg (in)		2.492	2.492
Dia., D (cm)		6.328	6.328
Wt. rings + wet soil (g)		384.09	380.81
Wt. rings (g)		214.28	214.28
Wet soil + tare (g)		860.87	285.37
Dry soil + tare (g)		758.40	266.49
Tare (g)		13.83	119.06
Moisture cont., w (%)		13.8	12.8
Gs, assumed		2.70	2.70
Mass total (g)		169.8	166.5
Mass of solids (g)		149.3	149.3
Volume (cm^3)		78.9	70.6
Vol. of water (cm^3)		20.5	17.3
Vol. of solids (cm^3)		55.3	55.3
Vol. of voids (cm^3)		23.6	15.3
Vol. of air (cm^3)		3.0	-1.9
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.758	1.758
Void ratio, e		0.427	0.278
Porosity, n		0.299	0.217
Vol.moisture, T		0.260	0.244
Saturation, S (%)		87	113
Dry density (gm/cm^3)		1.892	2.113
Wet unit wt., gm (pcf)		134.4	148.8
Dry unit wt., gd (pcf)		118.1	131.9

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9873	0.0000	0.4267	0
100	0.0000	0.9872	0.0000	0.4267	108
200	0.0029	0.9844	0.0029	0.4225	123
400	0.0060	0.9813	0.0061	0.4181	210
800	0.0111	0.9761	0.0113	0.4106	96
1,600	0.0185	0.9687	0.0188	0.3999	176
3,200	0.0296	0.9576	0.0300	0.3839	480
6,400	0.0512	0.9360	0.0519	0.3527	89
12,800	0.0722	0.9150	0.0732	0.3223	123
25,600	0.0998	0.8875	0.1010	0.2826	155
51,200	0.1267	0.8605	0.1284	0.2436	315
25,600	0.1236	0.8637	0.1251	0.2482	120
6,400	0.1163	0.8709	0.1178	0.2586	210
1,600	0.1032	0.8840	0.1046	0.2775	980

C'c

(0.1284-0.0732)/[Log(51200)-Log(12800)]

0.0552/(4.71-4.1072)

C'c= 0.091

C'c = Cc/(1+e0)

0.091 = Cc/(1+0.427)

Cc = 0.13

Check:

Cc=(change in void ratio)/(Log change in pressure)

Cc=(0.2436-0.3223)/[Log(51200)-Log(12800)]

Cc=-0.0787/0.6028

Cc=-0.13

~~WHY DOES IT CALCULATE A NEGATIVE VALUE?~~

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

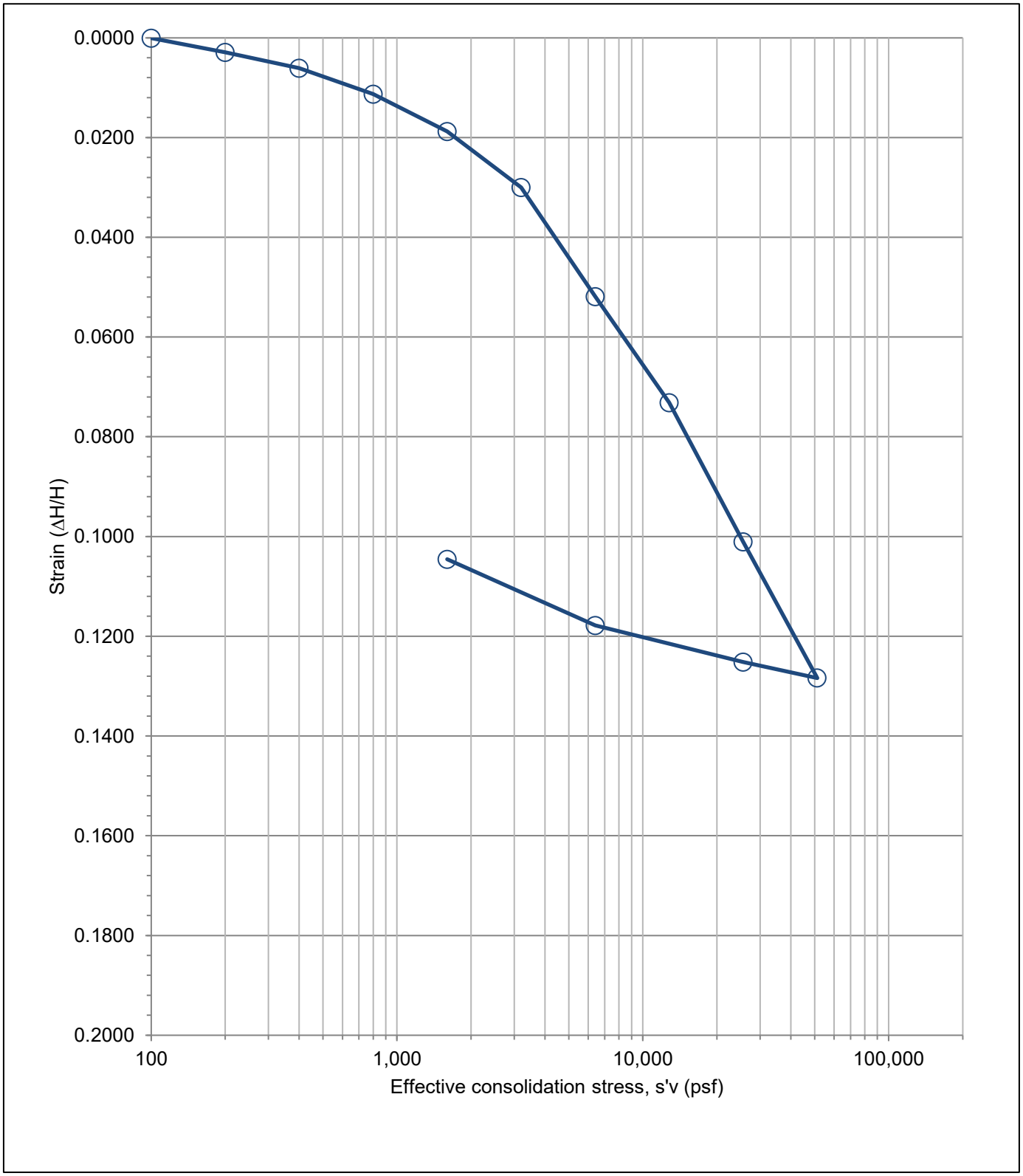
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 17.5-19 ft



Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

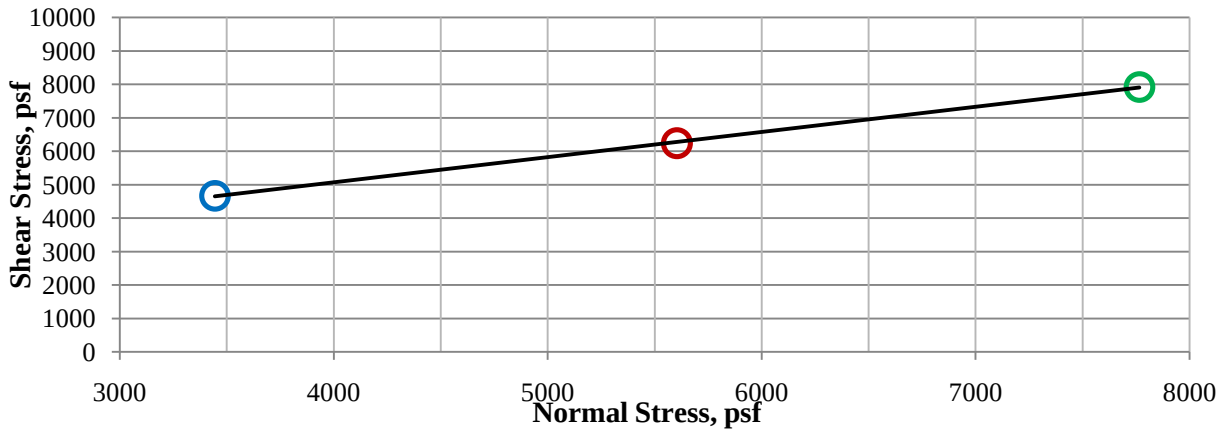
Sample Data:

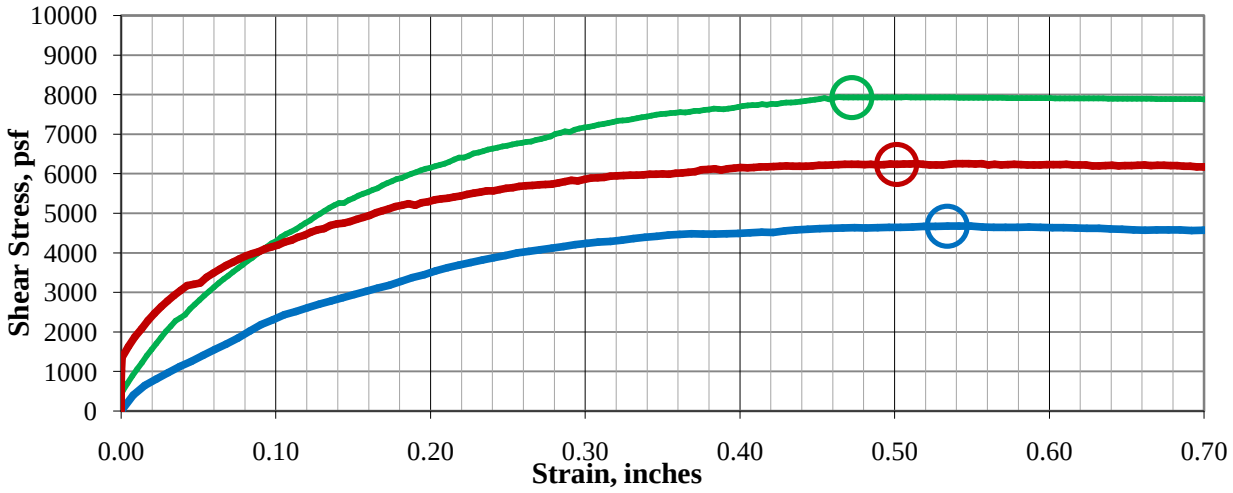
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

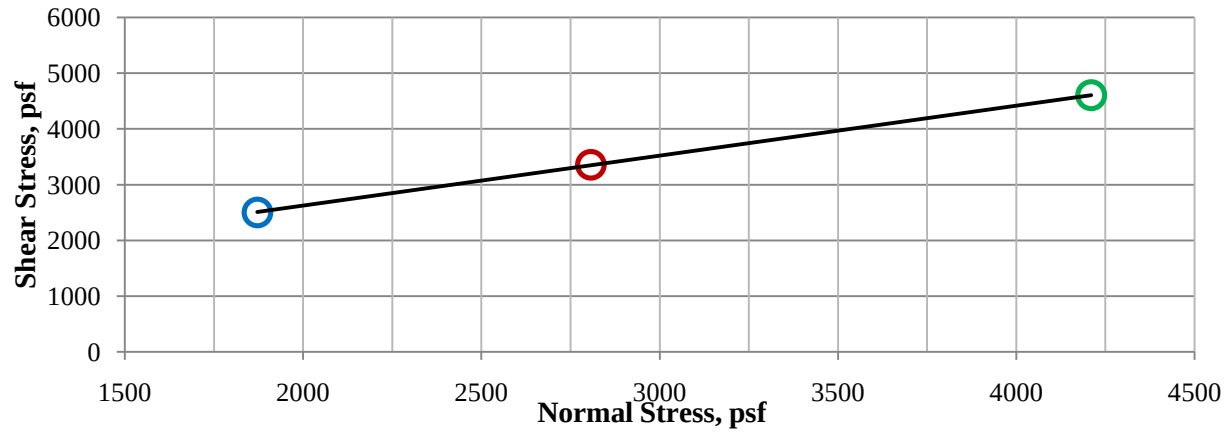
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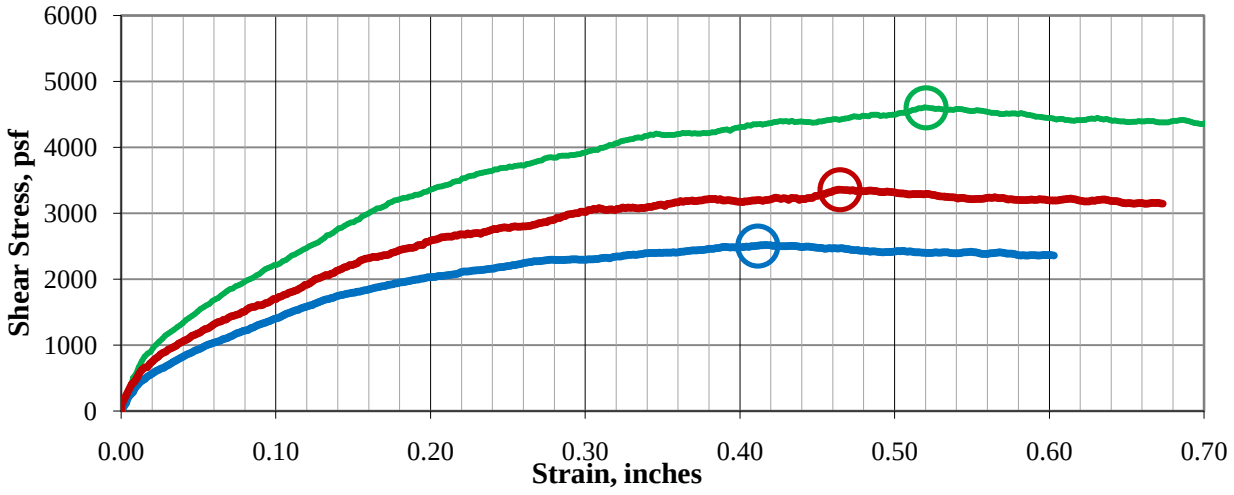
Boring: BH7-4 **Depth:** 19.5'-20' **Density:** 135.1 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
1871	15.5	19.5	1.5	141.9	118.7	**2505**	**17.0**
2806	15.5	17.6	2.6	141.2	120.1	**3358**	**19.2**
4210	15.5	15.8	3.6	140.5	121.3	**4602**	**21.5**

Peak Angle, ϕ° **41.9** Peak Cohesion, C, psf **835** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

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P. O. Box 80190
Billings, Montana 59108-0190
p: 406.652.3930; f: 406.652.3944
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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

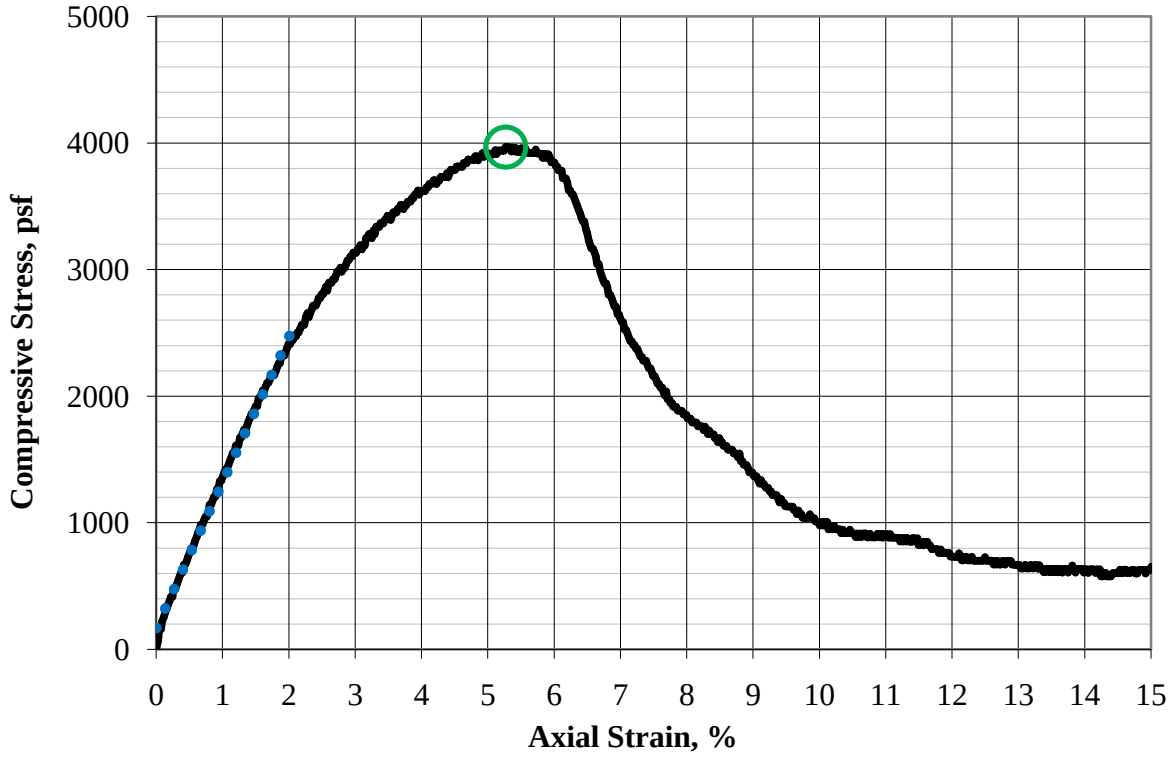
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
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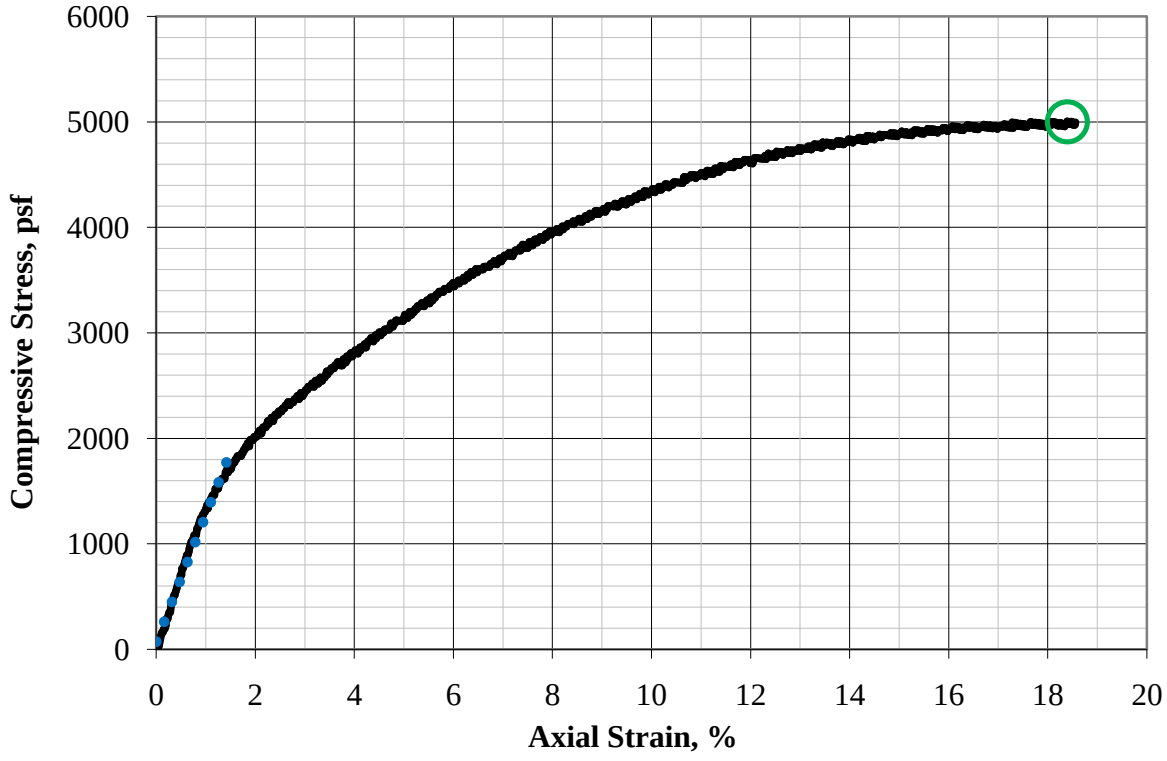
Sample Data:

Boring: BH7-6 Depth: 26' - 26.5'

Description: Lean Clay w/Sand, CL

Specimen Properties:	
Average Diameter, in.	2.389
Average Height, in.	6.044
Height/Diameter (L/D)	2.53
Moisture, %	25.6
Wet density, pcf	126.6
Dry density, pcf	100.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	5002
Shear strength, psf	2501
Axial elastic modulus, psi	834
Failure strain, %	18.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

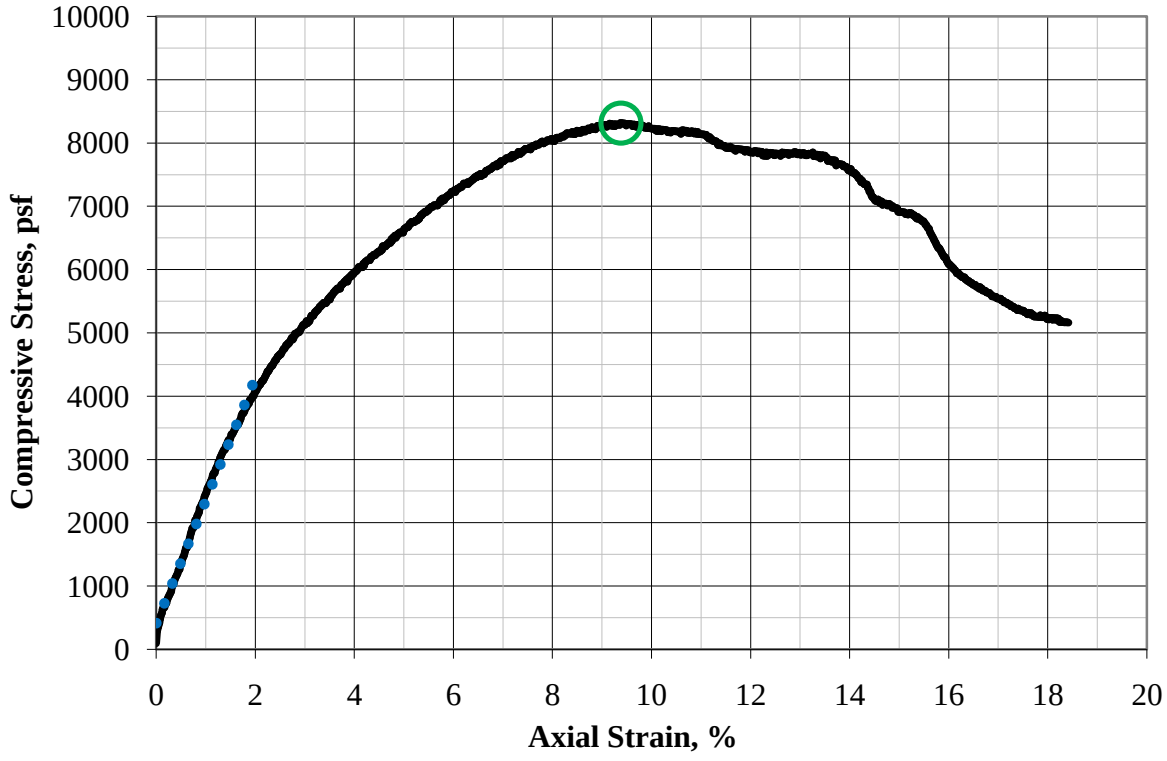
Sample Data:

Boring: BH7-13 Depth: 59.5' - 60'

Description: Sandy Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.407
Average Height, in.	5.987
Height/Diameter (L/D)	2.49
Moisture, %	17.1
Wet density, pcf	133.3
Dry density, pcf	113.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	8315
Shear strength, psf	4158
Axial elastic modulus, psi	1346
Failure strain, %	9.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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USCS CLASSIFICATION

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Sample ID: BH1-4 Depth (ft): 29.75'-31.75'

Unified Soils Classification
SC (Clayey Sand with Gravel)

Gravel	22%
Sand	56%
Fines	23%

Liquid Limit:	27
Plastic Limit:	12
Plasticity Index:	15

In-Situ Moisture Content	10.2%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	143.7	28.6	7%	93%
#4	4.75	115.1	174.2	59.1	22%	78%
#10	2.00	115.1	130.4	15.3	25%	75%
#40	0.425	115.1	131.8	16.7	29%	71%
#200	0.075	115.1	310.1	195.0	77%	23%
Pan	0	115.1	208.2	93.1	100%	0%
		Total Weight of Sample (g)		407.8		

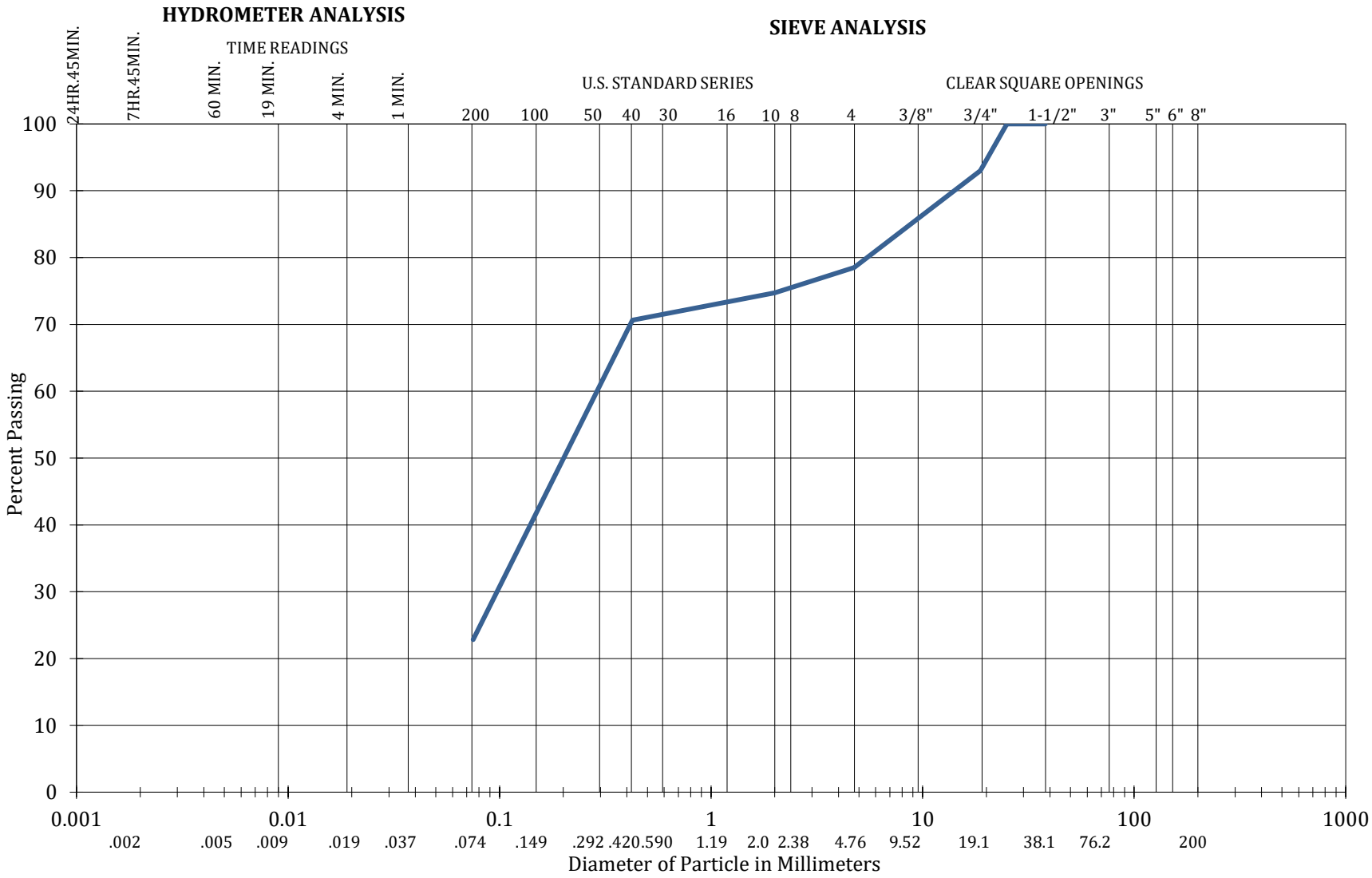
Moisture Content	
Wet Wt + Tare (g)	563.0
Dry Wt. + Tare (g)	521.6
Wt of Water (g)	41.4
Tare Wt. (g)	113.8
Dry Wt. (g)	407.8
Moisture Content	10.2%
Wash	
Wet Wt. + Tare (g)	563.0
Pre Wash Dry (g)	407.8
Post Wash Dry (g)	314.7
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	93.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand w/Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-4

Lot 58 Grand View Lodges

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Sample ID: BH1-5 Depth (ft): 40'-42'

Unified Soils Classification
SC (Clayey Sand)

Gravel	14%
Sand	57%
Fines	28%

Liquid Limit:	19
Plastic Limit:	4
Plasticity Index:	15

In-Situ Moisture Content	11.6%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	127.5	12.4	2%	98%
#4	4.75	115.1	186.5	71.4	14%	86%
#10	2.00	115.1	144.7	29.6	19%	81%
#40	0.425	115.1	127.2	12.1	21%	79%
#200	0.075	115.1	411.2	296.1	72%	28%
Pan	0	115.1	282.0	166.9	100%	0%
		Total Weight of Sample (g)		588.5		

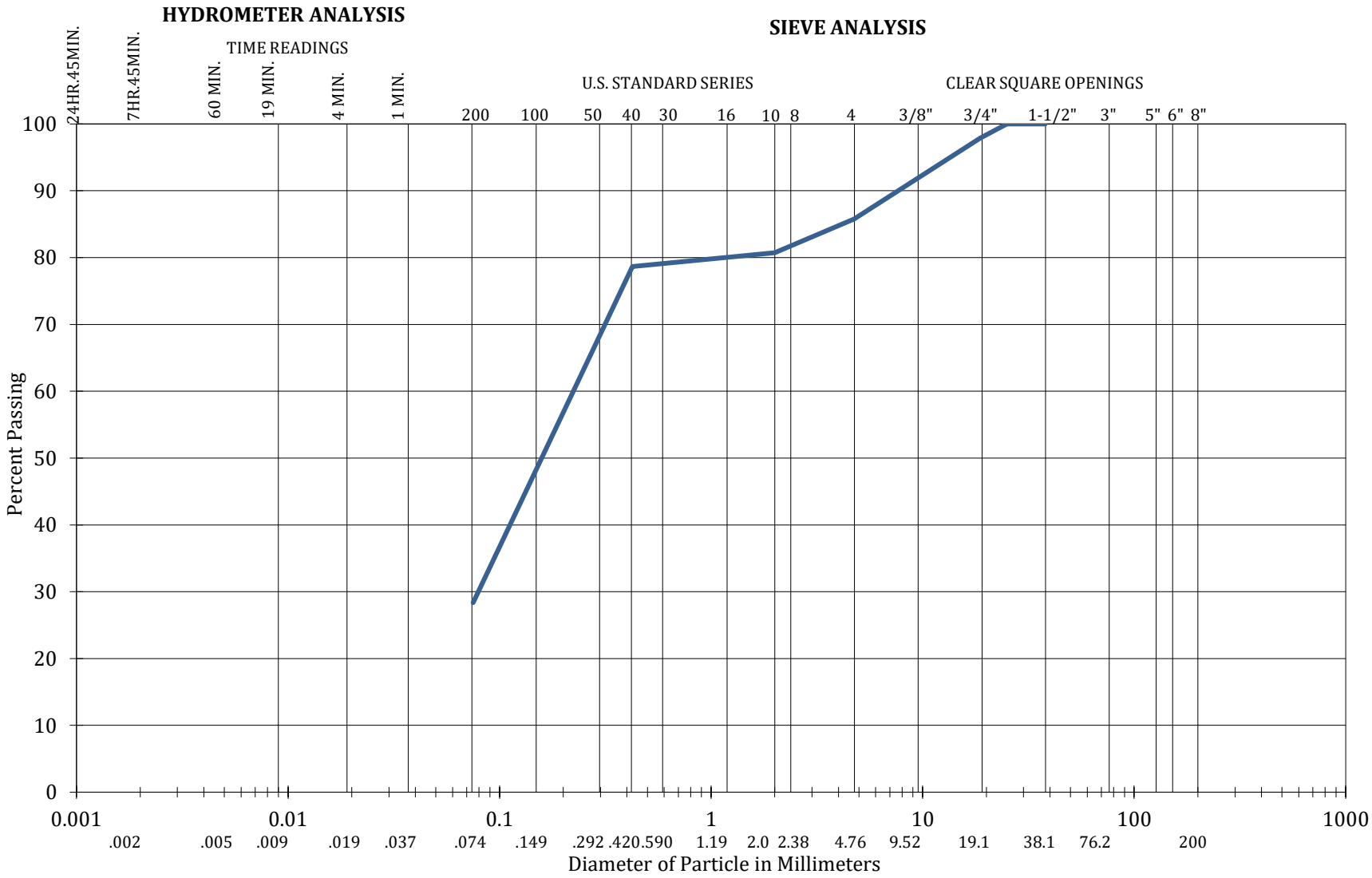
Moisture Content	
Wet Wt + Tare (g)	770.5
Dry Wt. + Tare (g)	702.3
Wt of Water (g)	68.2
Tare Wt. (g)	113.8
Dry Wt. (g)	588.5
Moisture Content	11.6%
Wash	
Wet Wt. + Tare (g)	770.5
Pre Wash Dry (g)	588.5
Post Wash Dry (g)	421.6
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	166.9

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Sandy Clay

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-5

Lot 58 Grand View Lodges

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Sample ID: BH1-6 Depth (ft): 45'-47'

Unified Soils Classification
SC (Clayey Sand)

Gravel	0%
Sand	66%
Fines	34%

Liquid Limit:	30
Plastic Limit:	6
Plasticity Index:	24

In-Situ Moisture Content	19.3%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.7	110.7	0.0	0%	100%
1"	25	110.7	110.7	0.0	0%	100%
3/4"	18.75	110.7	110.7	0.0	0%	100%
#4	4.75	110.7	110.7	0.0	0%	100%
#10	2.00	110.7	110.7	0.0	0%	100%
#40	0.425	110.7	129.9	19.2	2%	98%
#200	0.075	110.7	622.1	511.4	66%	34%
Pan	0	110.7	382.8	272.1	100%	0%
		Total Weight of Sample (g)		802.7		

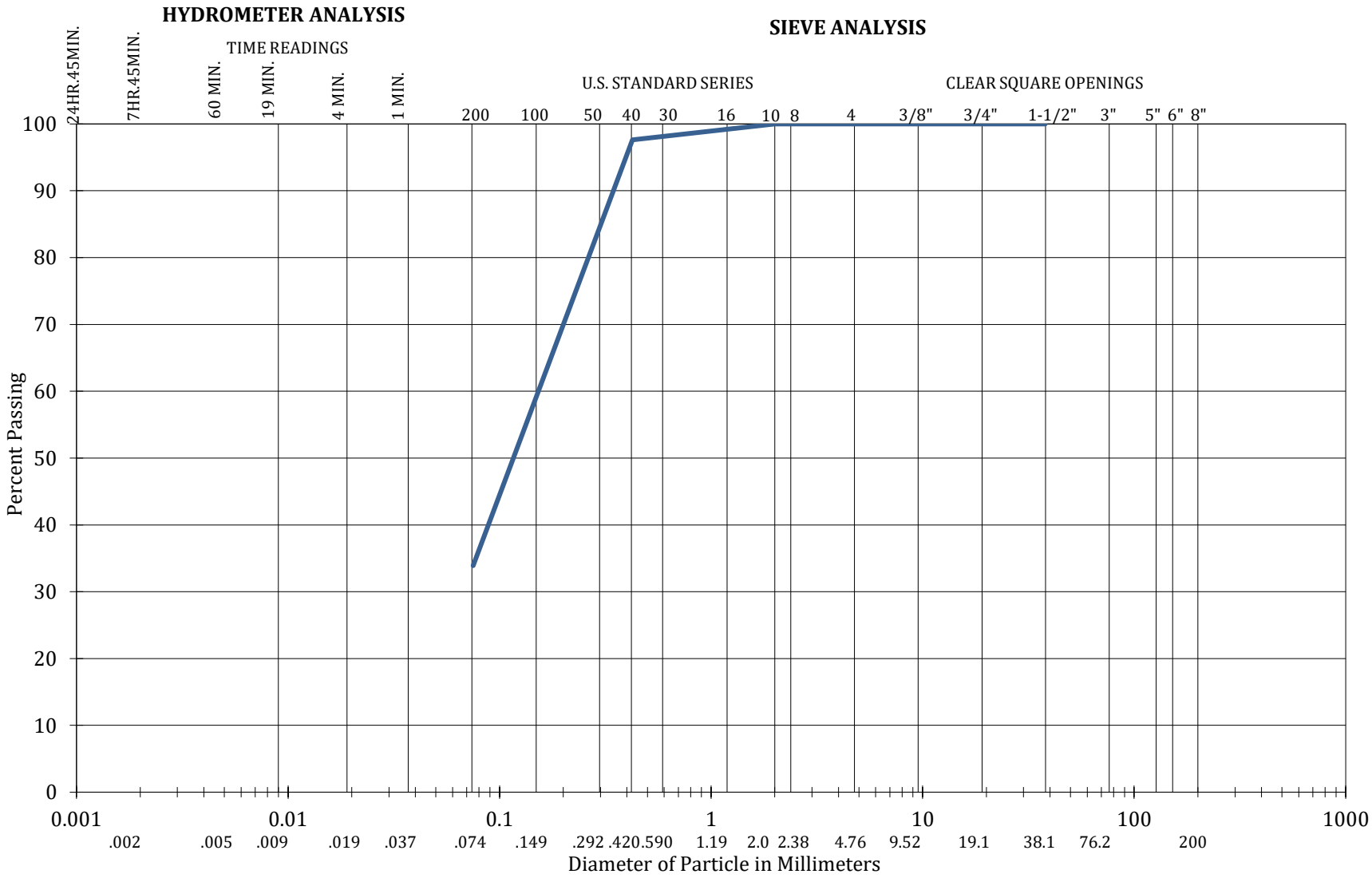
Moisture Content	
Wet Wt + Tare (g)	1067.4
Dry Wt. + Tare (g)	912.6
Wt of Water (g)	154.8
Tare Wt. (g)	109.9
Dry Wt. (g)	802.7
Moisture Content	19.3%
Wash	
Wet Wt. + Tare (g)	1067.4
Pre Wash Dry (g)	802.7
Post Wash Dry (g)	530.6
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	272.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-6

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

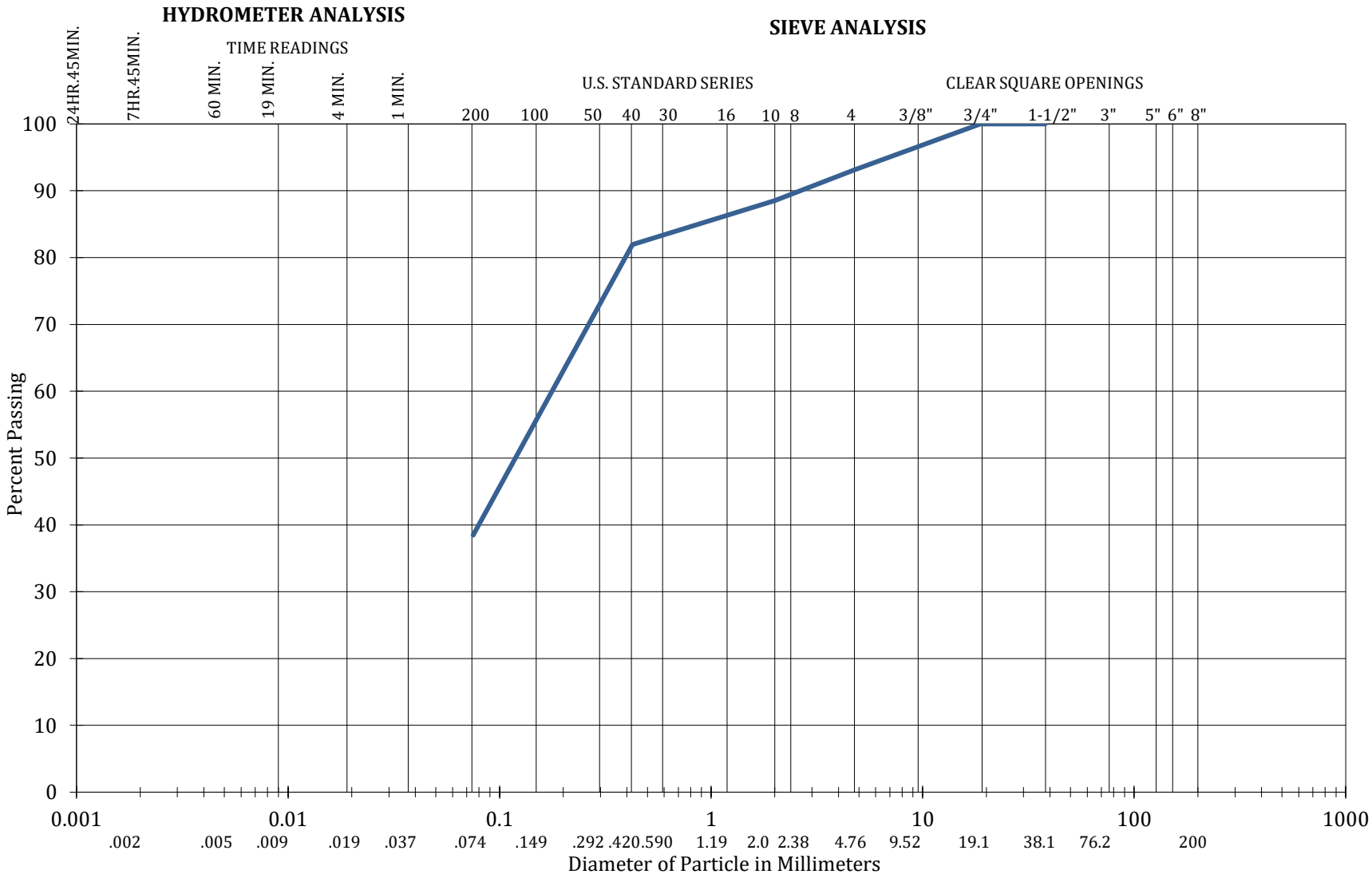
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

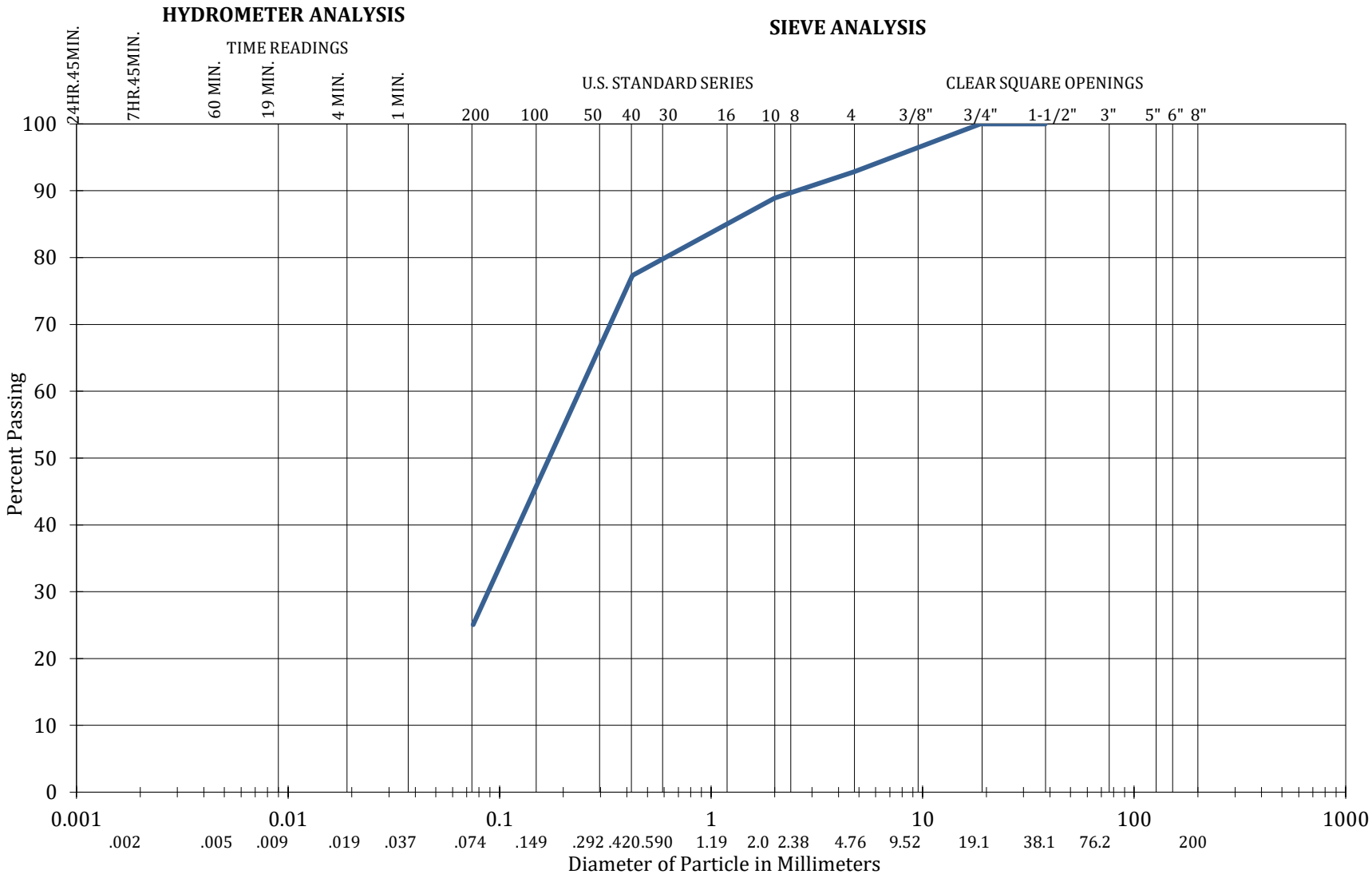
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

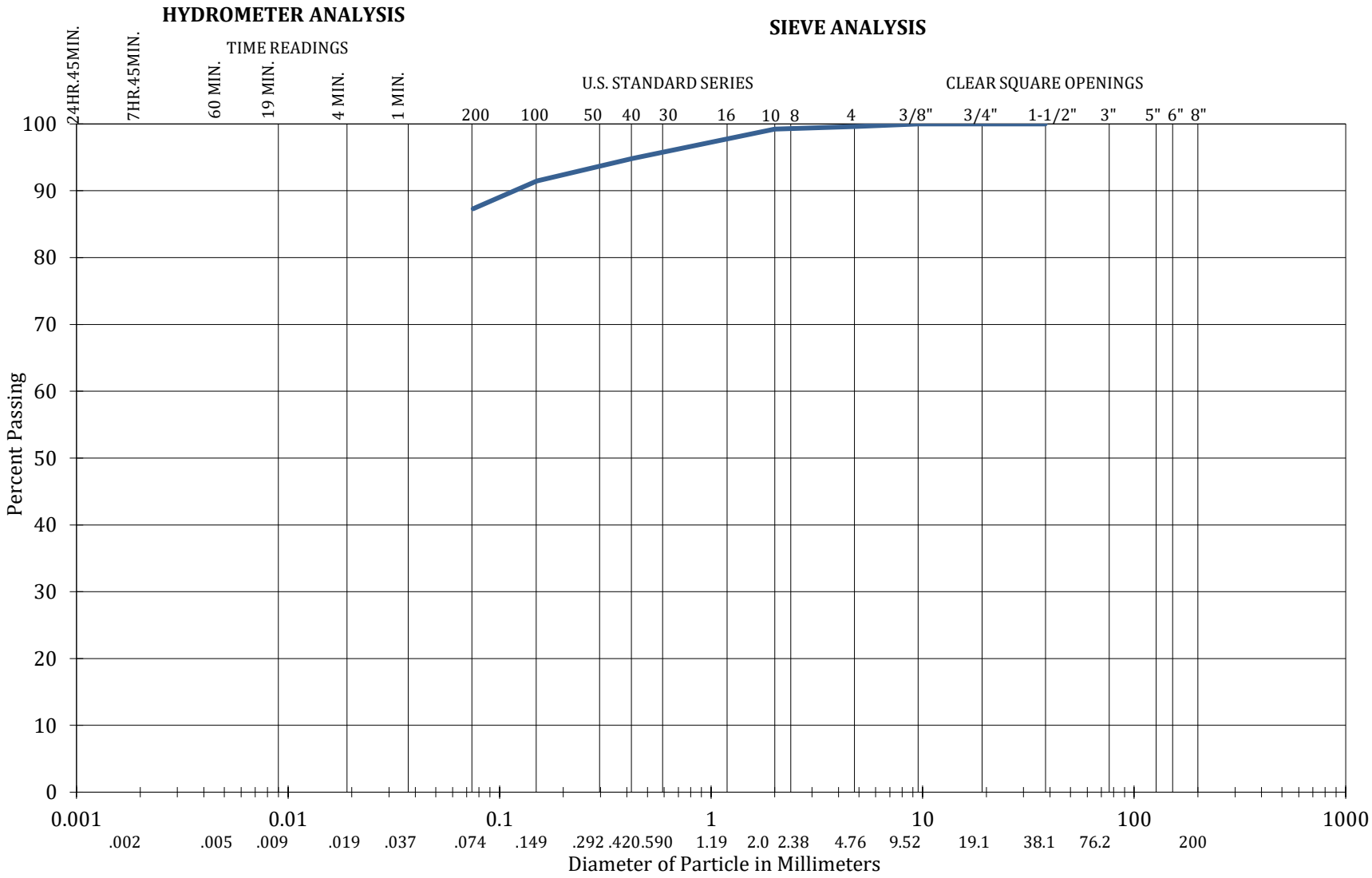
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

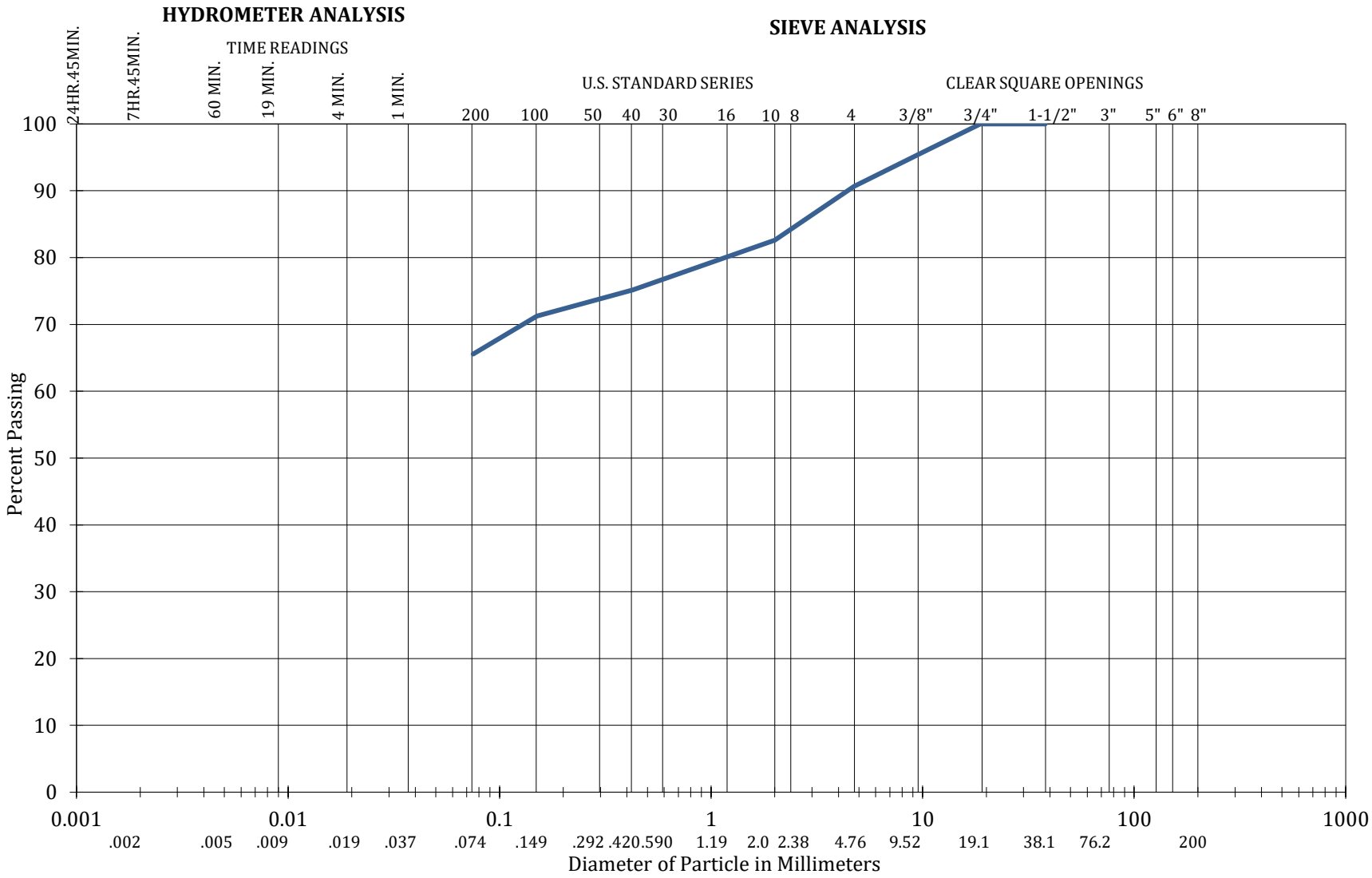
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-4 Depth (ft): 19'-20'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**27%**
Fines	**64%**

Liquid Limit:	**25**
Plastic Limit:	**14**
Plasticity Index:	**11**

In-Situ Moisture Content	**13.2%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	301.7	9.5	3%	97%
#4	4.75	292.3	307.6	15.4	9%	91%
#10	2.00	292.3	310.8	18.5	16%	84%
#40	0.425	292.3	311.2	18.9	23%	77%
#100	0.15	292.3	306.4	14.1	28%	72%
#200	0.075	292.3	313.4	21.1	36%	64%
Pan	0	292.3	467.0	174.8	100%	0%
		Total Weight of Sample (g)		**272.2**		

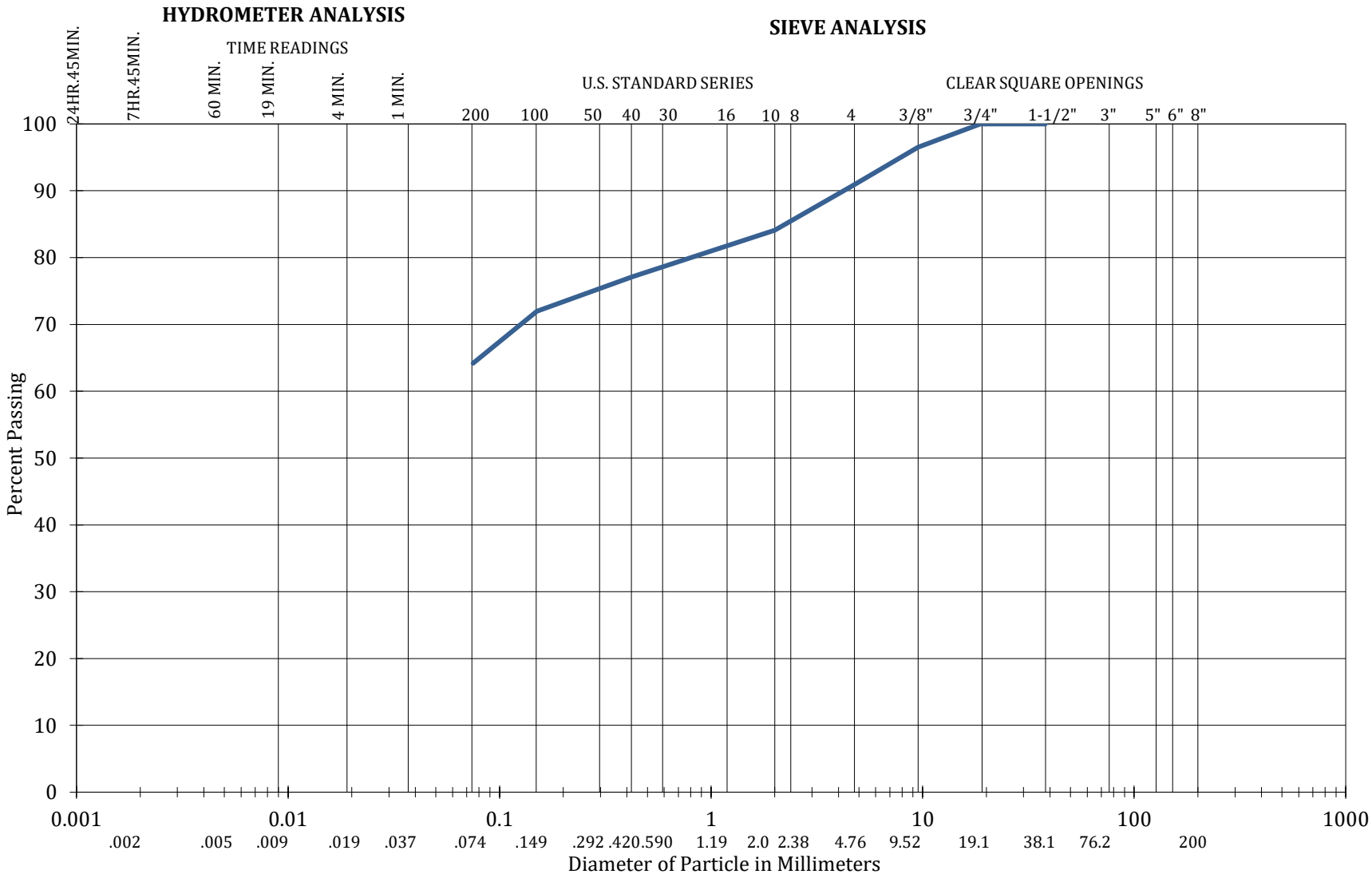
Moisture Content	
Wet Wt + Tare (g)	1193.5
Dry Wt. + Tare (g)	1074.5
Wt of Water (g)	118.9
Tare Wt. (g)	170.9
Dry Wt. (g)	903.7
Moisture Content	13.2%
Wash	
Wet Wt. + Tare (g)	1193.5
Pre Wash Dry (g)	272.2
Post Wash Dry (g)	97.5
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	174.8

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-4

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-6 Depth (ft): 25.5'-26.5'

Unified Soils Classification

Lean Clay with Sand, CL

Gravel	**4%**
Sand	**15%**
Fines	**81%**

Liquid Limit:	**35**
Plastic Limit:	**17**
Plasticity Index:	**18**

In-Situ Moisture Content	**20.6%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	298.7	6.4	2%	98%
#4	4.75	292.3	297.1	4.8	4%	96%
#10	2.00	292.3	296.7	4.4	5%	95%
#40	0.425	292.3	300.0	7.7	8%	92%
#100	0.15	292.3	302.7	10.4	12%	88%
#200	0.075	292.3	312.9	20.6	19%	81%
Pan	0	292.3	531.7	239.4	100%	0%
		Total Weight of Sample (g)		**293.8**		

Moisture Content	
Wet Wt + Tare (g)	1304.2
Dry Wt. + Tare (g)	1110.3
Wt of Water (g)	193.9
Tare Wt. (g)	170.6
Dry Wt. (g)	939.7
Moisture Content	20.6%
Wash	
Wet Wt. + Tare (g)	1304.2
Pre Wash Dry (g)	293.8
Post Wash Dry (g)	54.4
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	239.4

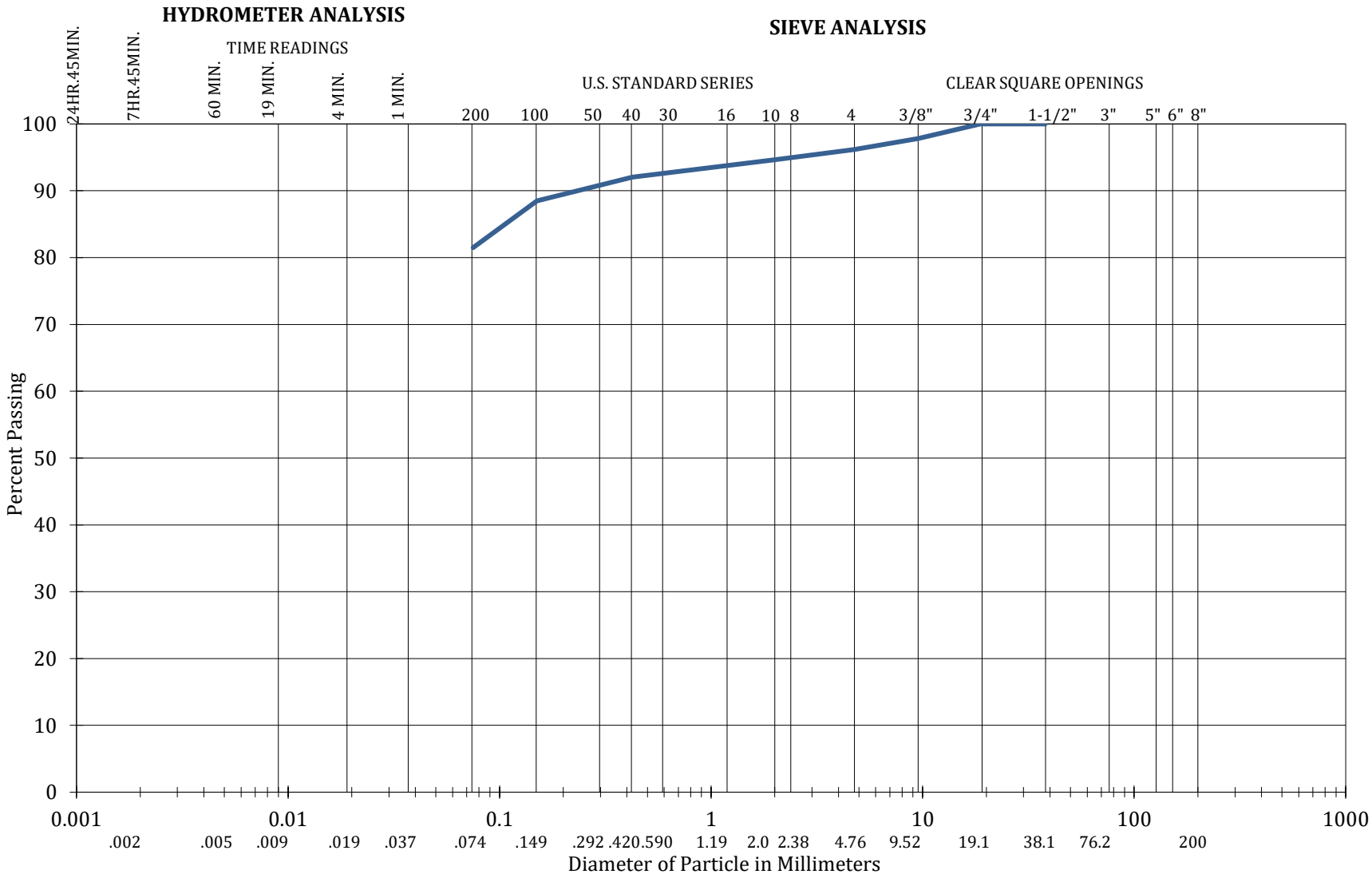
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/1/2021

NELSON ENGINEERING since 1964
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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-6

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-13 Depth (ft): 59'-60'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**11%**
Sand	**22%**
Fines	**67%**

Liquid Limit:	**29**
Plastic Limit:	**15**
Plasticity Index:	**14**

In-Situ Moisture Content	**17.9%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	332.0	39.8	6%	94%
3/4"	18.75	292.2	292.2	0.0	6%	94%
3/8"	9.5	292.2	306.5	14.2	8%	92%
#4	4.75	292.2	311.7	19.4	11%	89%
#10	2.00	292.2	325.3	33.1	16%	84%
#40	0.425	292.2	327.0	34.8	21%	79%
#100	0.15	292.2	319.8	27.6	25%	75%
#200	0.075	292.2	344.3	52.0	33%	67%
Pan	0	292.2	748.9	456.6	100%	0%
		Total Weight of Sample (g)		**677.5**		

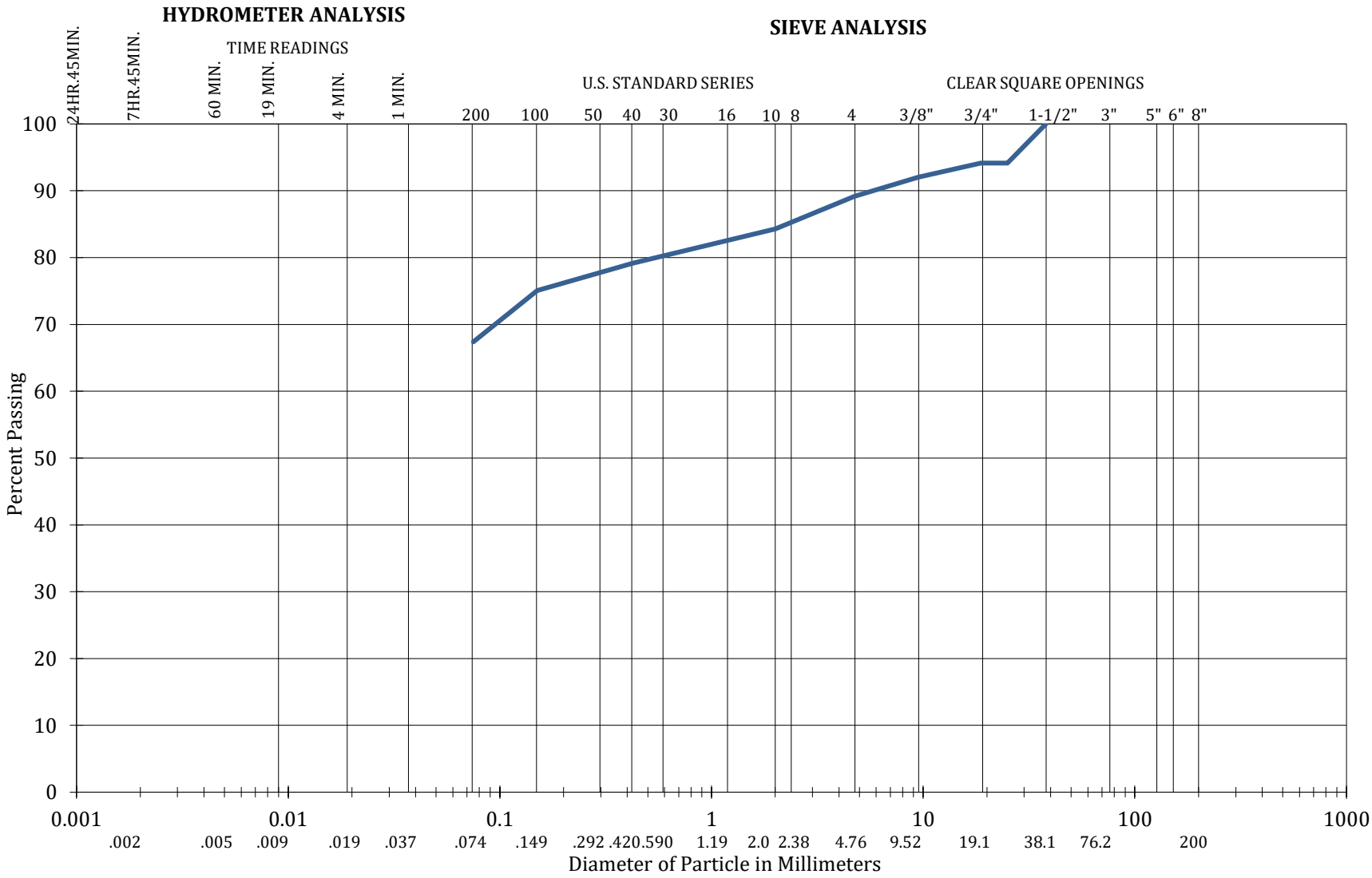
Moisture Content	
Wet Wt + Tare (g)	1000.2
Dry Wt. + Tare (g)	873.8
Wt of Water (g)	126.4
Tare Wt. (g)	169.7
Dry Wt. (g)	704.2
Moisture Content	17.9%
Wash	
Wet Wt. + Tare (g)	1000.2
Pre Wash Dry (g)	677.5
Post Wash Dry (g)	220.9
Tare Wt. (g)	169.7
Wt.Of Minus #200 =	456.6

Project:	Lot 58 Gand View Lodges
Job Number	21-222-02
Visual ID:	Gray Lean Clay with Sand

Sampled By:	AP
Date:	6/25/2021
Tested By:	AE
Date:	7/1/2021

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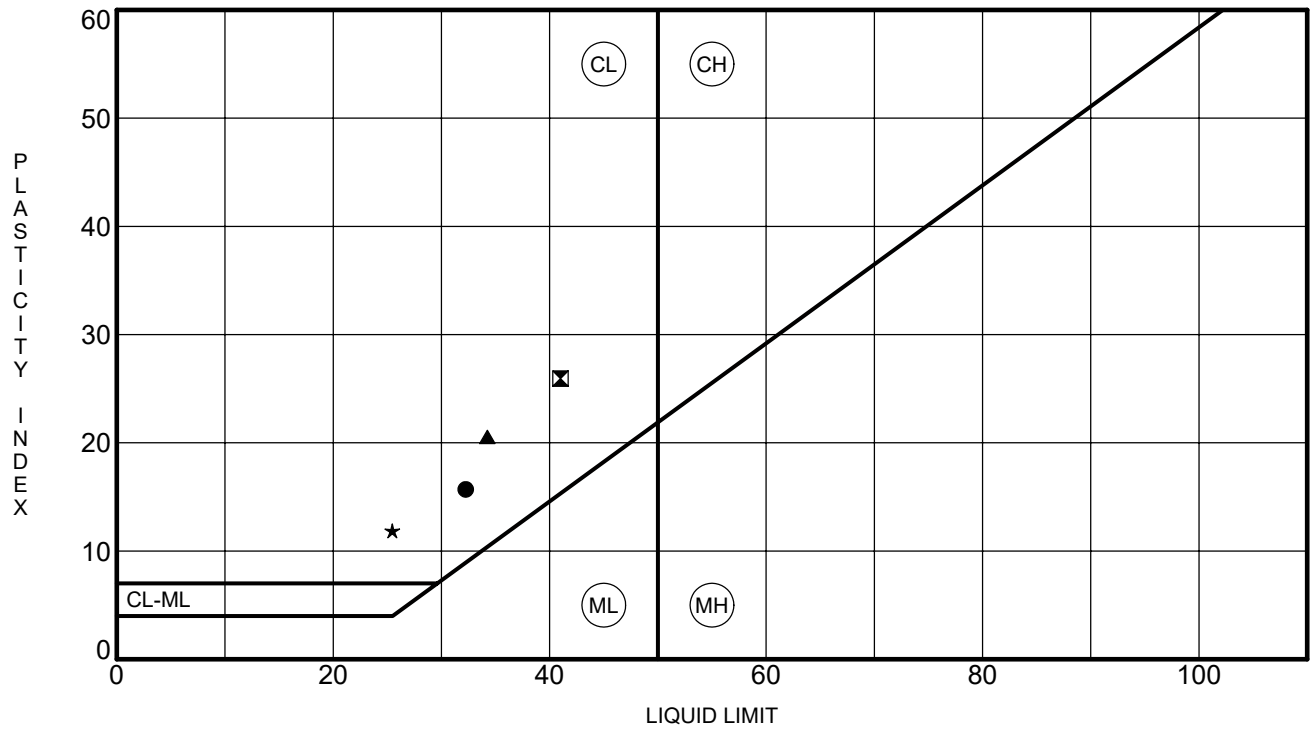
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-13

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
Telephone: (307)733-7209
Fax:

ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed shelby tube samples of fine-grained soil layers during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling and sonic drilling, of which their results were used to estimate the soil parameters based on correlations. Jorgensen Geotechnical (JG) was able to submit two relatively undisturbed Shelby tube samples to undergo consolidation testing, while the 2021 Nelson Engineering Report presented shear testing results from five relatively undisturbed Shelby tube samples, which were reviewed.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Two consolidation tests were performed which produced dry unit weights, while five shear test results presented in the Nelson Engineering report produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Unit Weight (Pounds per cubic foot)
CL – Lean Clay	115
SC – Clayey Sand	120
GC – Clayey Gravel	125
SC – Weathered Bedrock	140

Consolidation Parameters

Two consolidation tests were performed on samples collected during the drilling effort performed by JG. No consolidation tests were presented in the Nelson Engineering or Womack and Associates, reports. Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL – Clay	0.20
SC – Clayey Sand	0.18
GC – Clayey Gravel	0.16

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi[1]
CL – Clay	30.0	56.3	37.3	7.2	35
SC – Clayey Sand	27.5	54.2	37.9	9.4	37
GC – Clayey Gravel	29.0	63.3	47.5	9.7	40
SC – Weathered Bedrock	--	--	--	--	60

1. Dashes indicate a refusal condition was met during SPT samples, therefore phi value was estimated

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

							Skempton	*Nagaraj*	*Wroth*	*Kulhawy*				
Project	**BH**	**Depth**	**LL**	**PL**	**PI**	**Consol Results**	**Compression Index (Cc)**				**Average**	**Median**	**Std Dev**	**Classification**
Bear Development - Snow King Loop Lots 53 and 58	JG-10	12.5-14.0	39	15	24	0.17	*0.26*	*0.24*	*0.32*	*0.32*	0.29	0.29	0.04	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	17.5-19.0	32	14	18	0.13	*0.20*	*0.20*	*0.24*	*0.24*	0.22	0.22	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		*0.19*	*0.19*	*0.20*	*0.20*	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		*0.16*	*0.18*	*0.16*	*0.16*	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		*0.14*	*0.16*	*0.14*	*0.14*	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		*0.25*	*0.24*	*0.28*	*0.28*	0.26	0.27	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	7-8.5	20	15	5		*0.09*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-02	14.5-16	31	15	16		*0.19*	*0.19*	*0.22*	*0.22*	0.20	0.21	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	22-25	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	32-35	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	38.5-40	29	17	12		*0.17*	*0.18*	*0.16*	*0.16*	0.17	0.17	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	52-55	16	4	12		*0.05*	*0.10*	*0.16*	*0.16*	0.12	0.13	0.05	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	60-62	37	23	14		*0.24*	*0.23*	*0.19*	*0.19*	0.21	0.21	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	64.5-67	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	69.5-72	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	4.5-7	33	14	19		*0.21*	*0.21*	*0.26*	*0.26*	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-03	14.5-17	30	15	15		*0.18*	*0.19*	*0.20*	*0.20*	0.19	0.20	0.01	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	22-25	35	15	20		*0.23*	*0.22*	*0.27*	*0.27*	0.25	0.25	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	30-33	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	7-8.5	34	16	18		*0.22*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	14.5-17	19	14	5		*0.08*	*0.12*	*0.07*	*0.07*	0.08	0.07	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	22-25	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	30-33	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-10	7.5-9	25	16	9		*0.14*	*0.16*	*0.12*	*0.12*	0.13	0.13	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	15-17	38	21	17		*0.25*	*0.24*	*0.23*	*0.23*	0.24	0.23	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-11	7.5-9	22	15	7		*0.11*	*0.14*	*0.09*	*0.09*	0.11	0.10	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	5-6.5	27	15	12		*0.15*	*0.17*	*0.16*	*0.16*	0.16	0.16	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	10-11.5	27	17	10		*0.15*	*0.17*	*0.14*	*0.14*	0.15	0.14	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-12	20-21.5	26	14	12		*0.14*	*0.16*	*0.16*	*0.16*	0.16	0.16	0.01	SC
Nelson 53&58	BH1	29.75	27	12	15		*0.15*	*0.17*	*0.20*	*0.20*	0.18	0.19	0.02	SC
Nelson 53&58	BH1	40	19	4	15		*0.08*	*0.12*	*0.20*	*0.20*	0.15	0.16	0.06	SC
Nelson 53&58	BH1	45	30	6	24		*0.18*	*0.19*	*0.32*	*0.32*	0.25	0.26	0.08	SC
Nelson 53&58	BH5	23	29	4	25		*0.17*	*0.18*	*0.34*	*0.34*	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37	18	2	16		*0.07*	*0.11*	*0.22*	*0.22*	0.15	0.16	0.07	SC
Nelson 53&58	BH6	22	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52	25	11	14		*0.14*	*0.16*	*0.19*	*0.19*	0.17	0.17	0.03	CL
Nelson 53&58	BH7	19	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL
Nelson 53&58	BH7	25.5	35	17	18		*0.23*	*0.22*	*0.24*	*0.24*	0.23	0.23	0.01	CL
Nelson 53&58	BH7	59	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Womack Water Tank	TP-1	9	32	17	15		*0.20*	*0.20*	*0.20*	*0.20*	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		*0.28*	*0.26*	*0.35*	*0.35*	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		*0.22*	*0.21*	*0.27*	*0.27*	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	*Schmertmann (1975)*							Duncan, 1989							
Project	**BH**	**Sample**	**Depth (ft)**	**(N1)60**	**Peak Phi (N160)**	**Peak Phi (N160)**	**Phi (Direct Shear)**	**LL**	**PI**	**Overburden**	**% Clay**	**Peak Phi**	**Classification**	**Unit Weight (pcf)**	**Cohesion**	**Min**	**Max**	**Average**	**Std Dev**
Bear Dev - 53&58	JG-01	D-8	18	--	--	--		31	15			34	CL	115	0	24.0	26.0	25.0	1.4
Bear Dev - 53&58	JG-01	D-12	27	38	47	53		28	12			35	CL	115	0				
Bear Dev - 53&58	JG-01	D-17	37	94	63	60				4300	7		GC	120	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	JG-01	D-26	47	84	61	59							GC	120	0				
Bear Dev - 53&58	JG-01	D-27	54.5	--	-	-		33	18			32	CL	115	0				
Bear Dev - 53&58	JG-01	D-31	67	56	53	54							CL	115	0	21.0	27.0	23.7	3.1
Bear Dev - 53&58	JG-01	D-32	67	--	-	-		26	10			36	CL	115	0				
Bear Dev - 53&58	JG-01	D-36	72.5	--	-	-		38	21			31	CL	115	0				
Bear Dev - 53&58	JG-01	D-39	80	35	47	48							GC	120	0				
Bear Dev - 53&58	JG-02	D4	7	-	-	-		20	5			37	GC	120	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-02	D8	14.5	-	-	-		31	16			32	CL	115	0				
Bear Dev - 53&58	JG-02	D9	17	6	31	31							CL	110	0				
Bear Dev - 53&58	JG-02	D11	22	-	-	-		29	14			30	CL	110	0	23.0	31.0	26.0	3.6
Bear Dev - 53&58	JG-02	D13	27	24	42	47							CL	110	0				
Bear Dev - 53&58	JG-02	D16	32	-	-	-		21	5			37	CL	110	0				
Bear Dev - 53&58	JG-02	D18	37	24	42	46		29	12			35	CL	110	0				
Bear Dev - 53&58	JG-02	D22	44.5	-	-	-				5500	8		GC	125	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	JG-02	D23	47	45	50	52							GC	125	0				
Bear Dev - 53&58	JG-02	D26	52	-	-	-		16	12			35	CL	110	0				
Bear Dev - 53&58	JG-02	D28	57	45	50	52							CL	125	0				
Bear Dev - 53&58	JG-02	D30	60	-	-	-		37	14			30	CL	125	0	23.0	26.0	24.0	1.7
Bear Dev - 53&58	JG-02	D32	64.5	-	-	-		31	14			30	CL	125	0				
Bear Dev - 53&58	JG-02	D33	67	66	56	56							CL	125	0				
Bear Dev - 53&58	JG-02	D35	69.5	-	-	-		21	5			37	SC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-02	D40	80	59	54	54							SC	125	0				
Bear Dev - 53&58	JG-03	D3	4.5	-	-	-		33	19				CL	110	0	21.0	21.0	21.0	
Bear Dev - 53&58	JG-03	D4	7	7	31	33							CL	110	0				
Bear Dev - 53&58	JG-03	D8	14.5	-	-	-		30	15			34	SC	120	0	24.0	24.0	24.0	
Bear Dev - 53&58	JG-03	D9	17	33	46	51							SC	120	0				
Bear Dev - 53&58	JG-03	D12	22	-	-	-		35	20			31	GC	120	0				
Bear Dev - 53&58	JG-03	D14	27	22	41	45							GC	120	0	23.0	21.0	22.0	1.4
Bear Dev - 53&58	JG-03	D19	35	17	38	40		29	14			30	GC	120	0				
Bear Dev - 53&58	JG-04	D4	7	8	33	35		34	18			32	CL	110	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D8	14.5	-	-	-		19	5			37	GC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	JG-04	D9	17	49	51	55							GC	125	0				
Bear Dev - 53&58	JG-04	D12	2	-	-	-		31	14			30	CL	115	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D14	27	21	40	44							CL	115	0				
Bear Dev - 53&58	JG-04	D17	30	-	-	-		33	18			32	GC	125	0	23.0	23.0	23.0	
Bear Dev - 53&58	JG-04	D19	35	83	61	59							GC	125	0				
Bear Dev - 53&58	JG-10	D-1	2.5	4	29	28		25	9			36	SC	110	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-10	D-2	5	11	35	38							CL	110	0				
Bear Dev - 53&58	JG-10	D-3	7.5	9	33	34							CL	110	0				
Bear Dev - 53&58	JG-10	D-4	10	18	39	43							CL	115	0				
Bear Dev - 53&58	JG-10	U1	12.5	-	-	-		39	24			31	CL	110	0	18.0	24.5	21.8	2.4
Bear Dev - 53&58	JG-10	D-5	15	11	35	37		38	17	4200	36	33	CL	110	0				
Bear Dev - 53&58	JG-10	U2	17.5	-	-	-		32	18			32	CL	110	0				
Bear Dev - 53&58	JG-10	D-6	20	14	37	38							CL	110	0				
Bear Dev - 53&58	JG-11	D-1	2.5	16	43	49							GC	115	0				
Bear Dev - 53&58	JG-11	D-2	5	50	52	56							GC	125	0				
Bear Dev - 53&58	JG-11	D-3	7.5	20	40	45		22	7			37	GC	115	0				
Bear Dev - 53&58	JG-11	D-4	10	16	38	41				3600	17		GC	115	0	31.0	27.0	29.7	2.3
Bear Dev - 53&58	JG-11	D-5	12.5	33	46	50							GC	125	0				
Bear Dev - 53&58	JG-11	D-6	15	31	45	49							GC	120	0				
Bear Dev - 53&58	JG-11	D-7	17.5	79	60	59							GC	125	0				
Bear Dev - 53&58	JG-11	D-8	19	77	59	59							GC	125	0				
Bear Dev - 53&58	JG-12	D-1	2.5	5	30	29							GC	110	0				
Bear Dev - 53&58	JG-12	D-2	5	55	53	57		27	12			35	GC	125	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-12	D-3	7.5	78	59	59							GC	125	0				
Bear Dev - 53&58	JG-12	D-4	10	15	37	40		27	10			36	CL	115	0	27.0	27.0	27.0	
Bear Dev - 53&58	JG-12	D-5	12.5	17	39	42							CL	115	0				
Bear Dev - 53&58	JG-12	D-6	15	41	49	53							GC	120	0	26.0	26.0	26.0	
Bear Dev - 53&58	JG-12	D-7	17.5	45	50	53							GC	120	0				
Bear Dev - 53&58	JG-12	D-8	20	20	40	43		26	12			35	GC	120	0				
Nelson 53&58	BH1	4	29.75	10	32			27	15			34	SC	115					
Nelson 53&58	BH1	5	40	30	38			19	15			34	SC	125					
Nelson 53&58	BH1	6	45	16	33			30	24			31	SC	120		20	32	26.8333	
Nelson 53&58	BH5	-	23	-	-			29	25			30	SC	120					
Nelson 53&58	BH5	-	37	-	-			18	16			32	SC	120		20	32	26.5	
Nelson 53&58	BH6	4	22	15	32			33	18			32	CL	108.3					
Nelson 53&58	BH6	11	52	-	-		37	25	14			30	CL	115		22	30	26.5	
Nelson 53&58	BH7	4	19	-	-		41.9	25	11			36	CL	100					
Nelson 53&58	BH7	6	25.5	21	35			35	18			32	CL	100.8					
Nelson 53&58	BH7	13	59	21	35			29	14			30	CL	113.8		23	31	27.3333	
Womack Water Tank	TP-1		9					32	15			34	CL	110					
Womack Water Tank	TP-1		10					41	26			30	CL	110					
Womack Water Tank	TP-1		25					34	20			31	CL	110					
Womack Water Tank	TP-1		27.5					25	11			36	CL	110		20	30	25.625	

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PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey sand soils contain a maximum of 45% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 55%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 55%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 “Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments” and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculations, we used an average wall height of 30’ to account for the retaining wall at the site, and since the retaining wall is considered a brittle system with negligible allowable displacement, we used an r value of 1 (FHWA, 2011). In summary, the seismic coefficient (ks) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm).

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

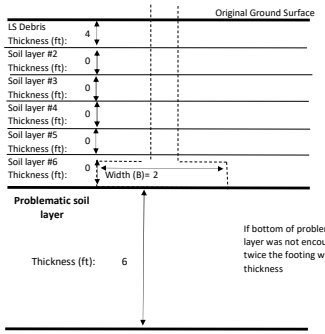
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.2	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.38	inches

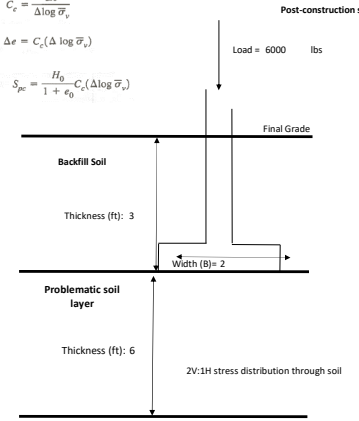
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value SC
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

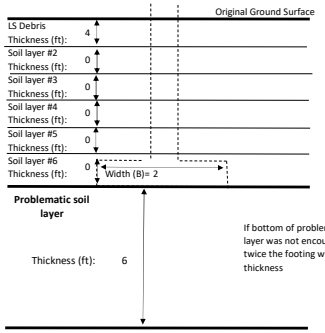
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.18	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.04	inches

Note: Maximum % fines by mass 45%. Scaling factor of 1.25 used to assume volume of fines, resulting in 55%.

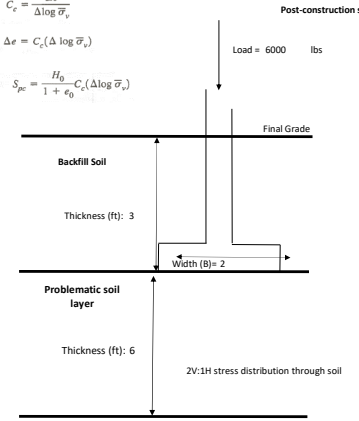
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \bar{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \bar{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \bar{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \bar{\sigma}_{v_f} - \log \bar{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log\left(\bar{\sigma}_{v_f}/\bar{\sigma}_{v_o}\right)$$

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Project Bear Dev | Project No. 23072
Calculated By JBJ | Date 12/20/2023
Sheet 1 of 1

Known:
$F_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$
$H = 30'$
$PGA = 0.454$
$r = 1.0$
$f_a = 1.2$

$\beta = (F_v S_1) / k_{max}$

$\alpha = 1 + 0.01 H [(0.5\beta) - 1]$

$k_s = r PGA \alpha$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

$\alpha = 1 + 0.01(30)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.838}$

$k_s = (1.0)(0.454)(0.838)$

$k_s = 0.38$

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Jackson, WY 83002
PH: 307.733.5150
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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated each cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** Two cross-sections for the project were analyzed: Cross sections B-B' and C-C' (Figure 4 and Figure 5). Cross section locations are shown in Figure 2. The Cross Section B-B' Proposed Conditions model includes foundation loads for each housing unit because the applied loads from the buildings foundation elements and the change in geometry were identified as potential items that can affect the factor of safety (FS). The Cross Section C-C' Proposed Conditions also includes foundation loads for each housing unit, as well as the existing retaining wall on Lot 53. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc., proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey Gravels (GC) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC/CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figures 4 and 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was selected.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table F-2: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was encountered during the subsurface exploration in borehole JG-02, JG-03, and JG-04 during the subsurface exploration and are summarized below in Table F-2. Groundwater conditions encountered in the field were used in the slope stability model. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

Table F-3: Groundwater Conditions

Borehole	Date	Depth BGS (ft)	Approximate Elevation (ft)
JG-02	October 1 and 2, 2023	47	6,393
JG-03	October 2, 2023	27 to 30	6379 to 6376
JG-04	October 2, 2023	30	6374

5. **Seismicity:** Each post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for each post construction cross section, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.163 was applied to cross section B-B' and a seismic coefficient of 0.169 was applied to cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGA_m). Additionally, a seismic FS of 1.1 was used because it is assumed the system is ductile and an allowable total permanent seismic deformation of 2.0-inches is acceptable.

$$\beta=F_v \cdot S_1/PGA_m$$

$$\alpha=1+0.01H[(0.5\beta)-1]$$

$$k_s = r^* PGA_m * \alpha$$

Where:

- β = 0.92
- F_v = 1.5
- S_1 = 0.336
- PGA_m = 0.545
- α is equal to 0.595 for the B-B' seismic model, and α is equal to 0.623 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used conservative values of 75' for the B-B' seismic model, and 70' for the C-C' seismic model
- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches.
- PGA is equal to 0.454, taken from ASCE 7-16 seismic design tool.

Our calculations can be found attached to this Appendix.

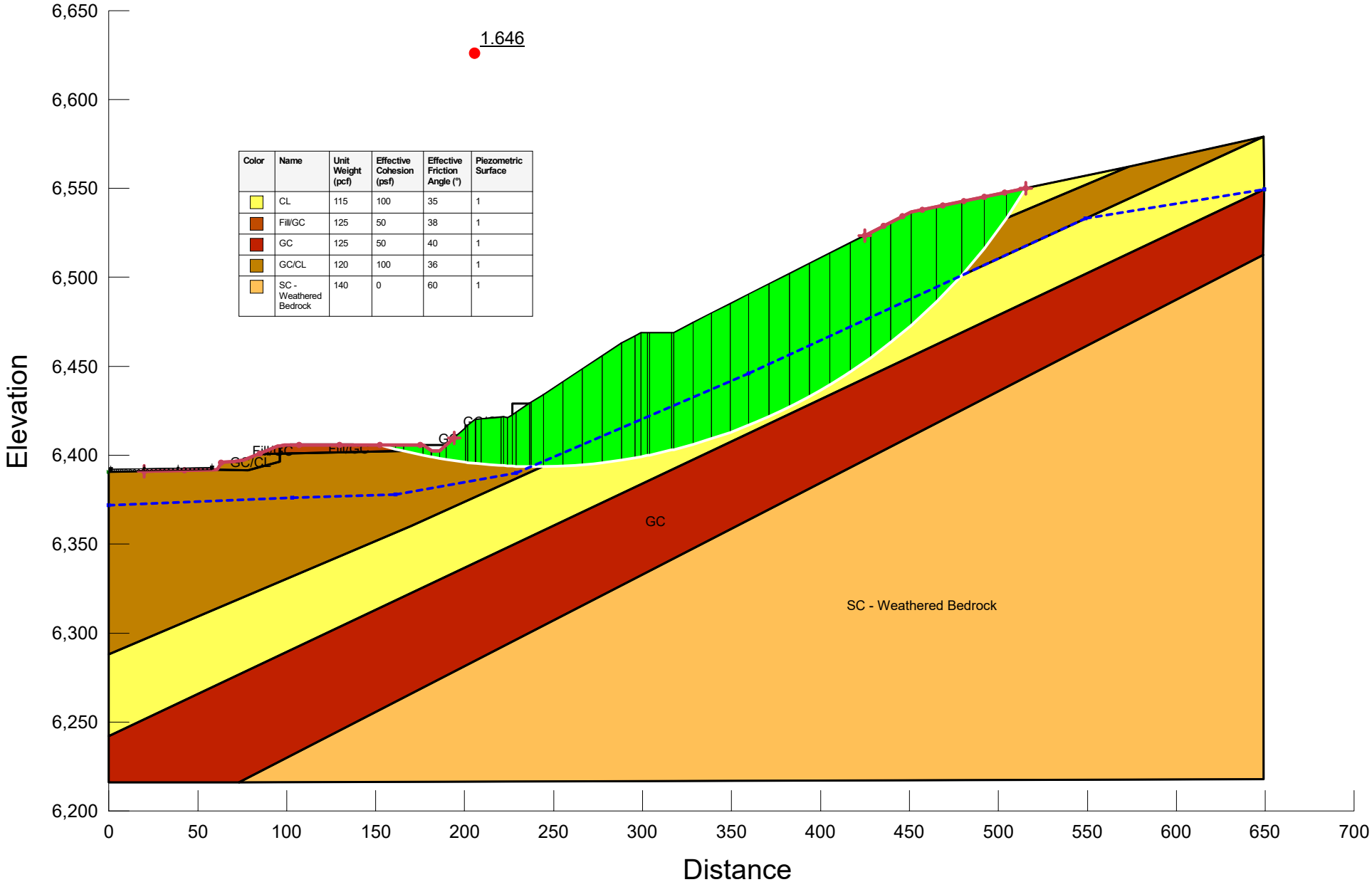
Surcharge Loads and Retaining Wall: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2000 psf to account for the weight of any structures within the model.

The retaining wall on Lot 53 was also included in the geometry of the models. For the length of the soil nails, spacing and batter we used the Grand View, Building 53 Jackson, Wyoming Permanent Soldier Pile Wall and Temporary Soil Nail Wall Construction Drawings. Although the construction drawings show a slight variation in soil nail lengths, spacing and batter, we used the values applicable to the highest number of soil nails. In our model we used 48' soil nails, vertically spaced 9 feet, and battered -15 degrees.

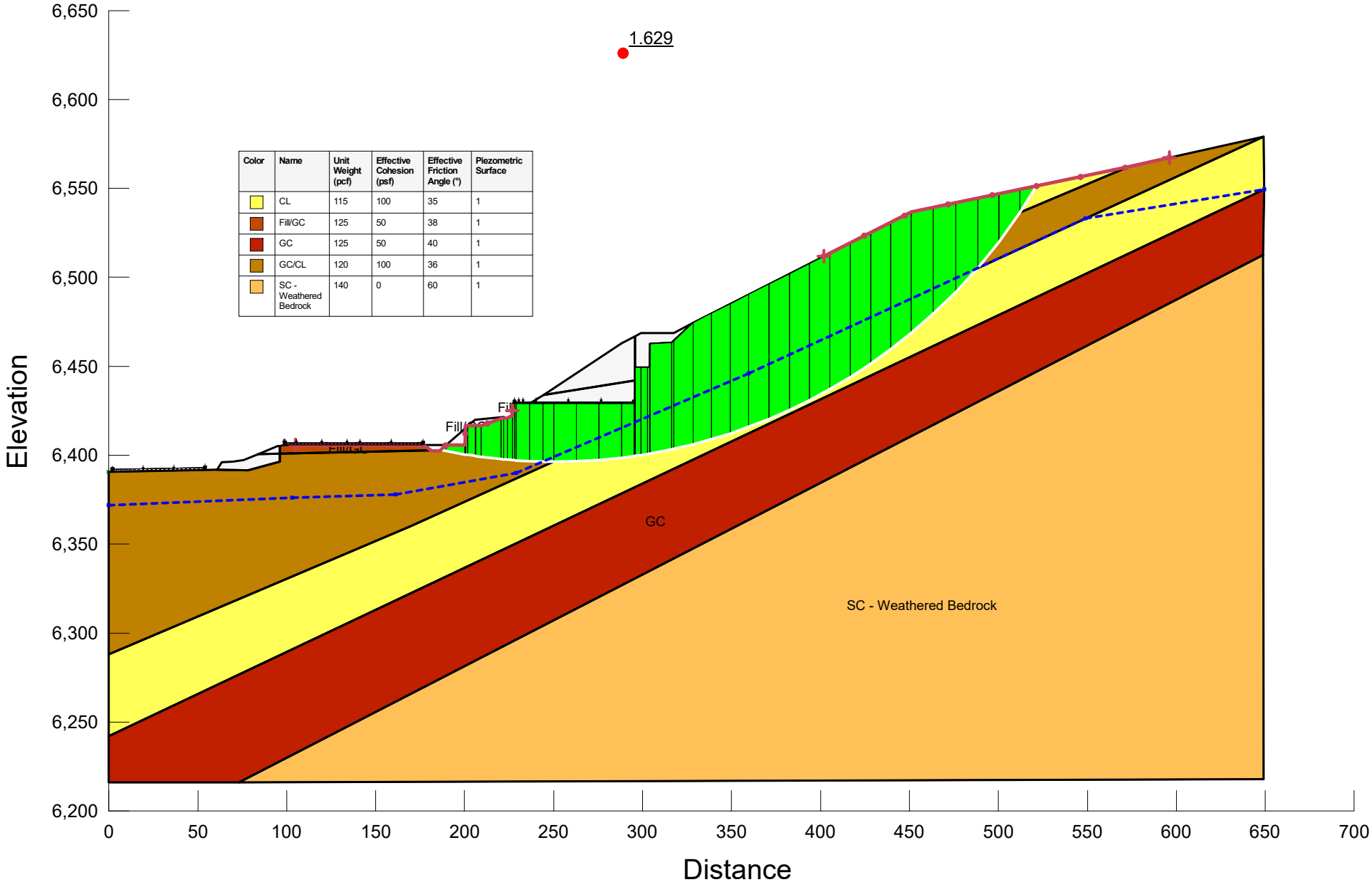
Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 5.1.2 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.

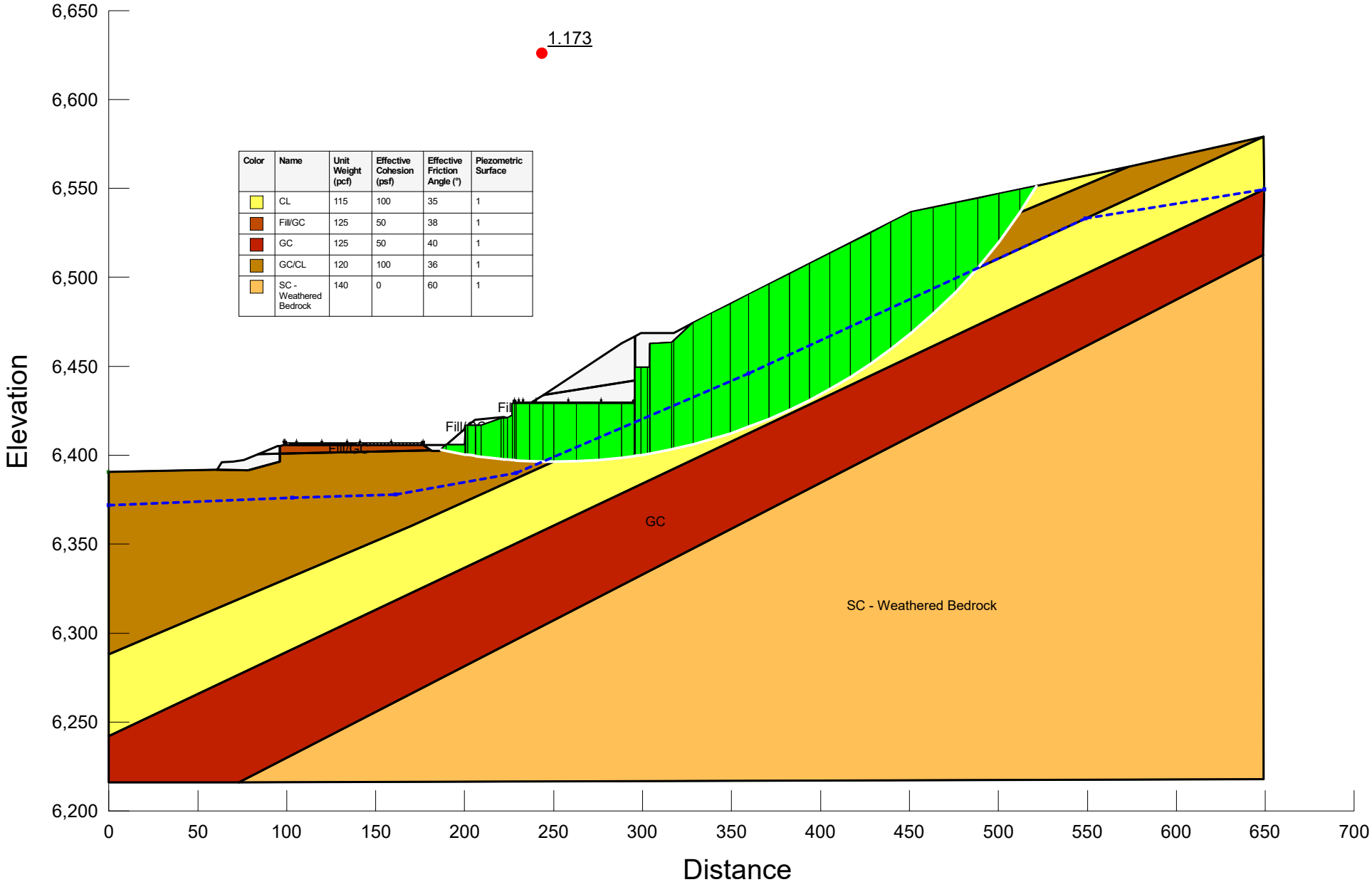
Lot 53 and 58 B-B' Existing Conditions



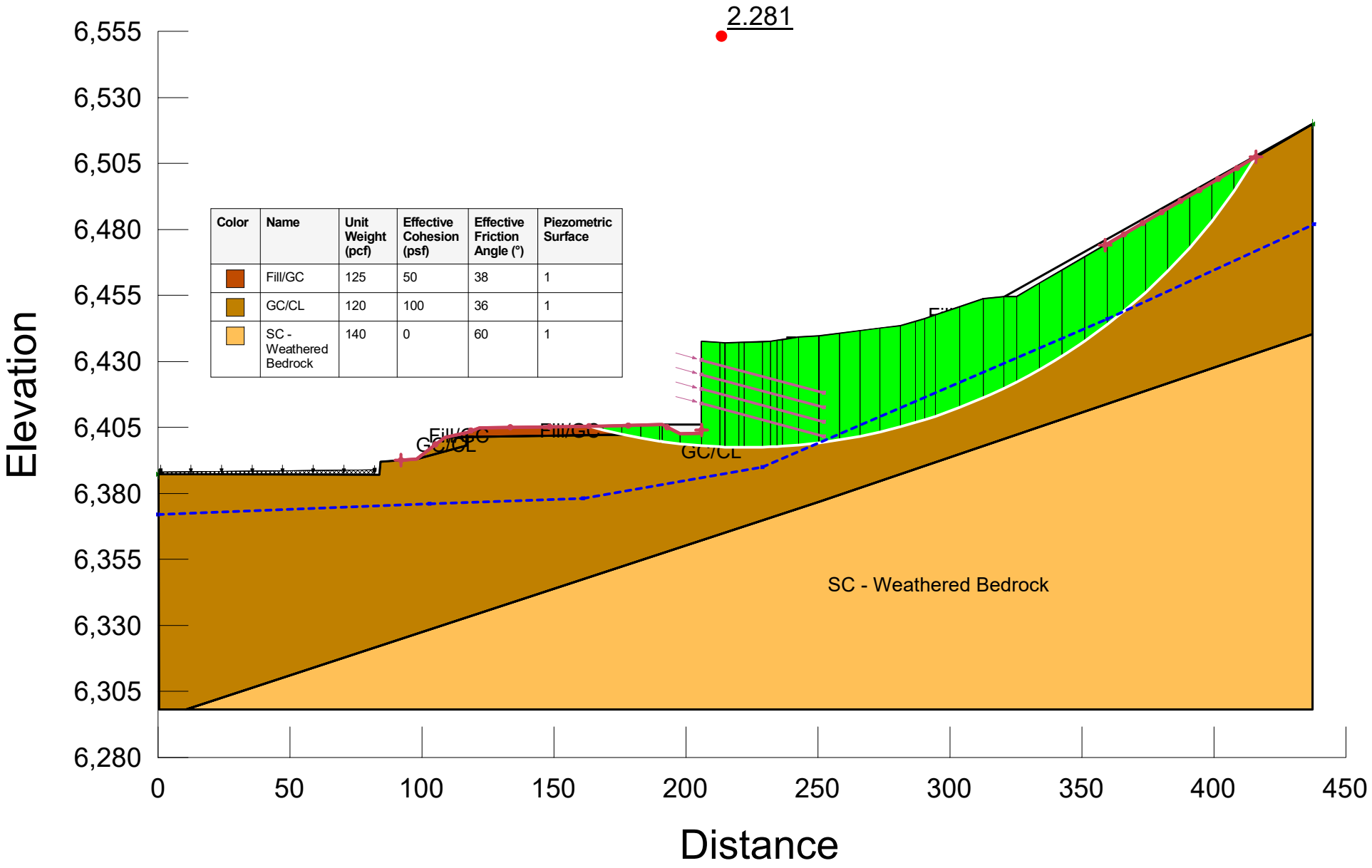
Lot 53 and 58 B-B' Proposed Conditions



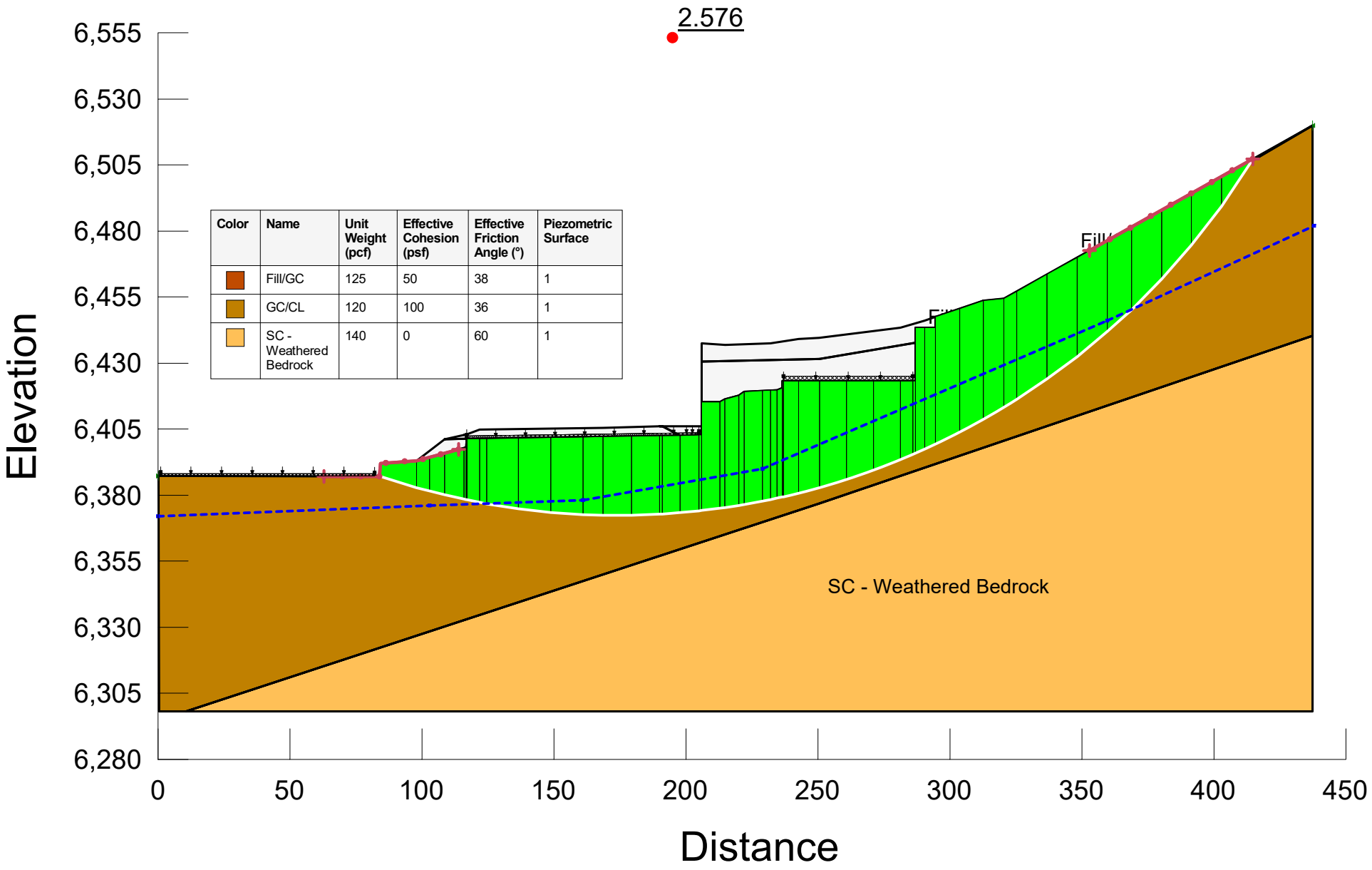
Lot 53 and 58 B-B' Proposed Conditions Siesmic



Lot 53 and 58 C-C' Existing Conditions

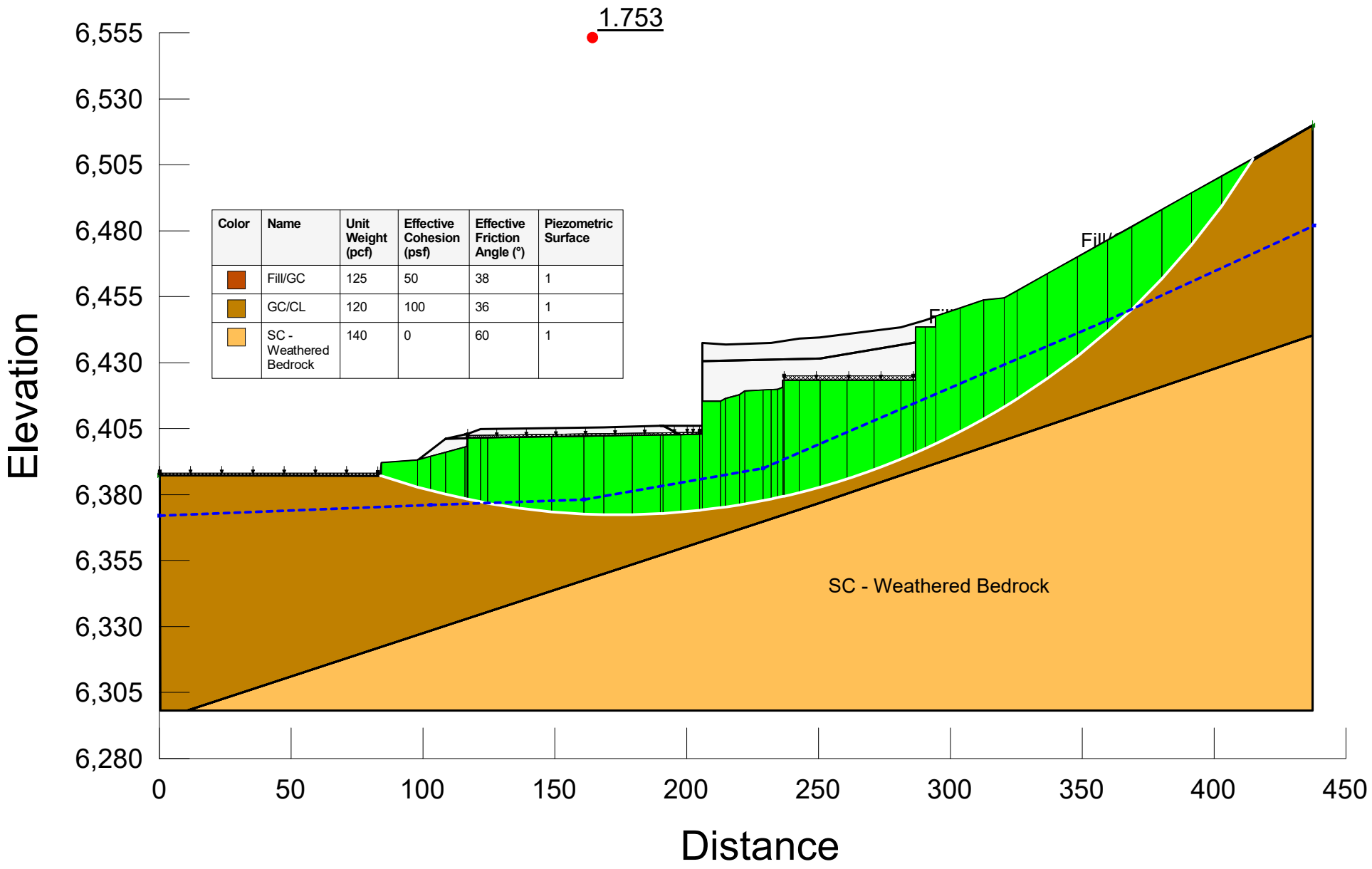


Lot 53 and 58 C-C' Proposed Conditions



Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

Lot 53 and 58 C-C' Proposed Conditions Siesmic

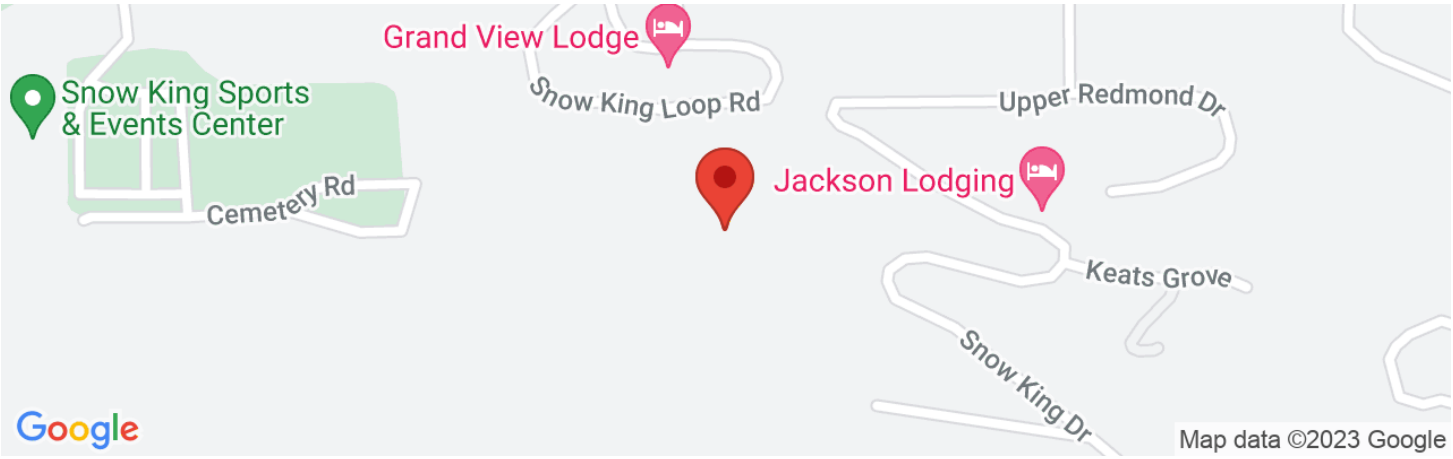


Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47138391, -110.75322571



Date	20/12/2023, 15:51:56
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.024	MCE_R ground motion. (for 0.2 second period)
S_1	0.336	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.229	Site-modified spectral acceleration value
S_{M1}	0.505	Site-modified spectral acceleration value
S_{DS}	0.819	Numeric seismic design value at 0.2 second SA
S_{D1}	0.336	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.024	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.145	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.894	Factored deterministic acceleration value. (0.2 second)
S1RT	0.336	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.374	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.721	Factored deterministic acceleration value. (1.0 second)
PGAd	0.66	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

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Project BEAR Dev - Lots 53+56 Project No. 23272
Calculated By HC Date 12/20/2023
Sheet 1/2

K_s Determination

U.S. Seismic Design Maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site Class C - Very Dense Soil & Soft Rock

FHWA (2011)

$$K_{MAX} = F_{PGA} \cdot PGA \qquad (6-1)$$

PGA = 0.454
F_{PGA} = 1.20

K_{MAX} or PGA_m = 1.2(0.454) = **0.545**

K_{AV} or MHA (Maximum Average Horizontal Acceleration) = $\alpha \cdot K_{MAX}$ (6-2)

Where $\alpha = 1 + 0.01(H)[(0.5B)-1]$ (6-3)

Where $B = f_v \cdot S_1 / K_{MAX}$ (6-4)

- B Cross Section B-B'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

- B Cross Section C-C'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

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Project BEAR DEN - LOTS 53+58 Project No. 23072
Calculated By HC Date 12/20/2023
Sheet 2/2

- α Cross Section B-B'

$\beta = 0.924$
$H = 75'$

$\alpha = 1 + 0.01(75)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.597$

- α Cross Section C-C'

$\beta = 0.924$
$H = 70'$

$\alpha = 1 + 0.01(70)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.623$

- k_{AV} Cross Section B-B'

$\alpha = 0.597$
$k_{MAX} = 0.545$

$k_{AV} = 0.597\ (0.545)$ (6-2)

$k_{AV} = 0.325$

- k_{AV} Cross Section C-C'

$\alpha = 0.623$
$k_{MAX} = 0.545$

$k_{AV} = 0.623\ (0.545)$ (6-2)

$k_{AV} = 0.339$

- k_S Cross Section B-B'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.325)$

$k_S = 0.163$

- k_S Cross Section C-C'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.339)$

$k_S = 0.169$

MINIMUM FACTOR OF SAFETY OF 1.1 USING r OF 0.5 AND ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

December 28, 2023

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOTS 53 AND 58, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling seven (7) boreholes and excavating four (4) exploratory test pits throughout Lots 53 and 58. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is underlain primarily by landslide debris, a chaotic mixture lean clay (CL), clayey gravel (GC), and clayey sands (SC). The site sits on a mapped landslide which likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. We also observed weathered sandstone bedrock during the subsurface exploration. The weathered bedrock was only observed in one borehole, BH-02, at 67.5-ft below ground surface (bgs), and is assumed to be part of the Cretaceous-age Bacon Ridge Formation (Kb).

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023. As the design progresses, we will be able to make site-specific recommendations.

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

Respectfully submitted,
JORGENSEN GEOTECHNICAL







Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lots 53 and 58 | Teton County, Wyoming



43.471263°N, -110.753274°W

December 28, 2023

PREPARED FOR

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

PREPARED BY

Jorgensen Geotechnical, LLC
PO Box 9550
1315 HIGHWAY 89 S., Ste. 201
Jackson, WY 83002

CONTENTS

1.0 INTRODUCTION 1

2.0 PROJECT DESCRIPTION 1

3.0 GEOTECHNICAL EXPLORATION 2

3.1 DESCRIPTION 2
3.2 SUBSURFACE SOIL CONDITIONS 4
3.3 GROUNDWATER 7
3.4 EARTHQUAKES AND GROUND SHAKING 8
3.5 GEOLOGIC AND GEOTECHNICAL HAZARDS 9
3.5.1 Potential Settlement/Compressible Clays 9
3.5.2 Seismic and Fault Related Hazards 9
3.5.3 Slope-Related Hazards 9

4.0 GEOTECHNICAL ENGINEERING ANALYSES 9

4.1 SLOPE STABILITY ANALYSES 9
4.1.1 Results 10
4.2 SETTLEMENT 11
4.3 LATERAL EARTH PRESSURES 11
4.3.1 Active Pressures 12
4.3.2 At-Rest Pressures 12
4.3.3 Passive Pressures 12

5.0 GEOTECHNICAL RECOMMENDATIONS 13

5.1 RECOMMENDATIONS OVERVIEW 13
5.2 REINFORCED FILLS 13
5.3 ENGINEERED AGGREGATE PIERS 13
5.4 DEEP FOUNDATION ELEMENTS 14
5.5 EARTHWORK 14
5.5.1 Site Preparation 14
5.5.2 Excavation and Cut Slope Stability 14
5.5.3 Final Backfilling and Grading 14
5.5.4 Compaction 15
5.5.5 Compaction Requirements 15
5.5.6 Observation during Construction 16

6.0 LIMITATIONS 16

7.0 REFERENCES 17

Note: Clicking on a desired section in the table of contents will direct the reader to that section and clicking on the Jorgensen logo in the upper left of the page will bring you back to this page.

FIGURES

Figure 1: Site Location and Geologic Map 2
Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map 4
Figure 3: Geologic Cross Section A-A' 5
Figure 4: Geologic Cross Section B-B' 5
Figure 5: Geologic Cross Section C-C' 6

TABLES

Table 3-1: U.S. Seismic Design Maps Summary 8
Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B' 10
Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C' 10
Table 4-4: Summary of Stability Analyses Results 10
Table 4-5: Lateral Pressure Parameters for Landslide Debris 11
Table 5-1: Compaction Parameters for Stony Fill 15

APPENDICES

Appendix A: Site Exploration Procedures and Subsurface Exploration Logs
Appendix B: Figures
Appendix C: Lab Testing Results
Appendix D: Soil Engineering Parameters
Appendix E: Calculations
Appendix F: Slope Stability Analyses

1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering and analyses for the proposed development for Lots 53 and 58 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated at the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lots 53 and 58 will include two housing units: each with a first-floor parking garage area with three floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

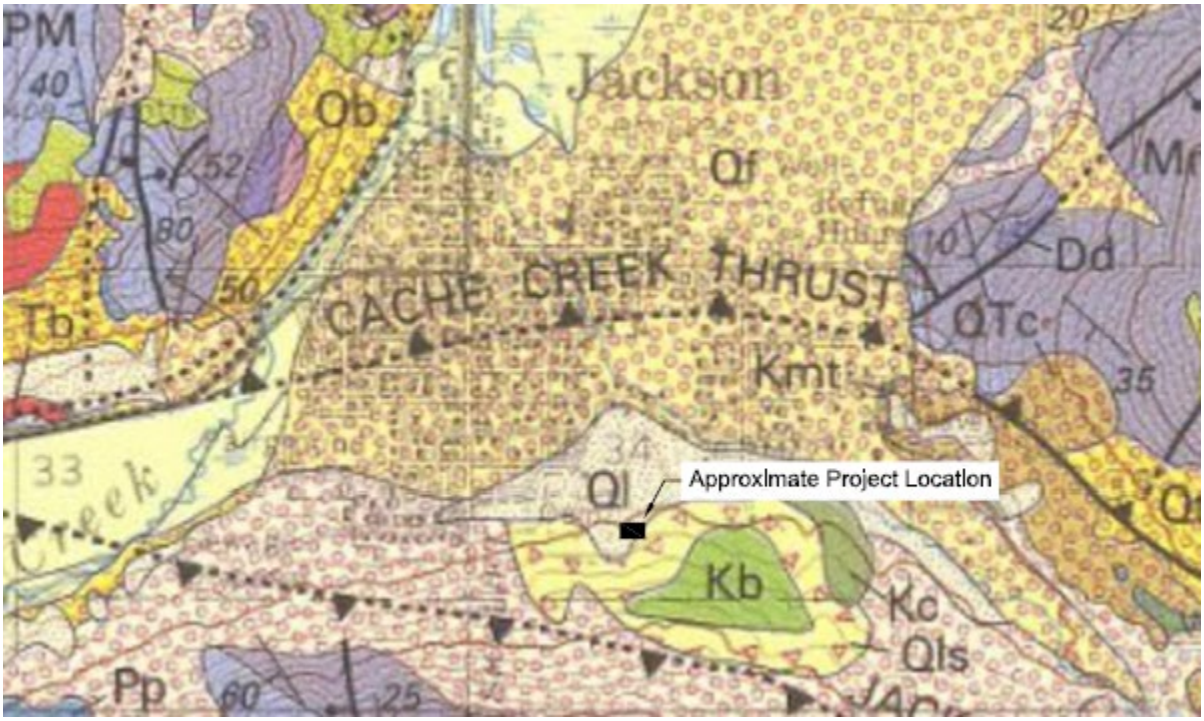


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lots 53 and 58 are located at the base of Snow King Resort and are accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471263°N, -110.753274°W.
Existing Conditions	• The project location slopes from the north upwards to the south and ranges in elevation from approximately 6,400-ft Above Mean Sea Level (AMSL) on the northern boundary of Lot 53, to approximately 6,530-ft AMSL on the southern property boundary of Lot 58. The lots are bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 53 is currently being used for storage by Snow King Resort. • A retaining wall approximately 20-ft tall is present on Lot 53 between the storage area and the access road. This Retaining wall comprises H-piles, lagging, and tie-backs and was built based on construction drawing dated August 13, 2007. • Slopes at the project site range from 10 to 35%.

	• Current utilities at the site include power, gas and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology. • The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated(WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit. • Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

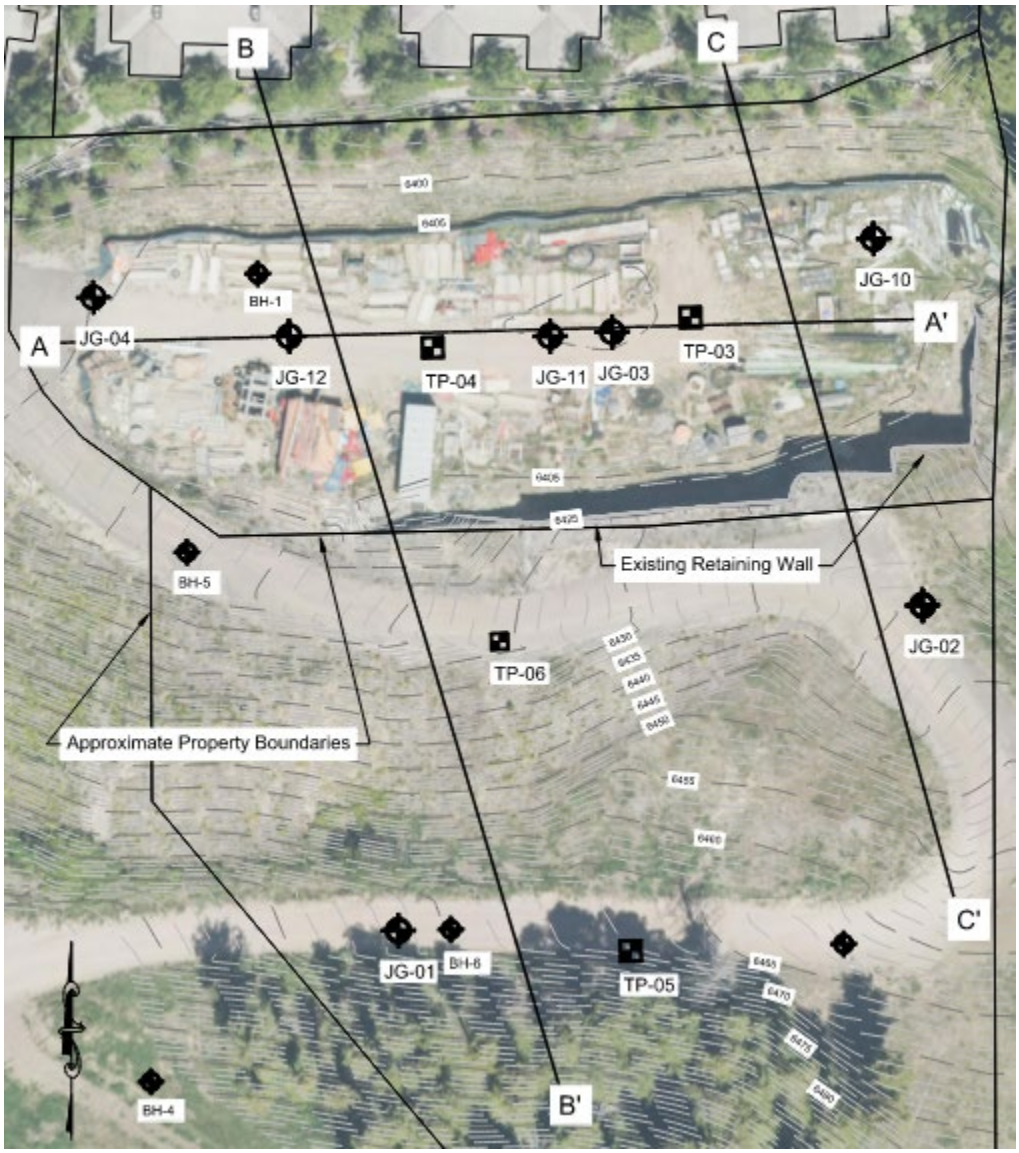


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, three soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC), lean clays (CL), and clayey sands (SC). The landslide debris soils are assumed to be derived from native colluvium soils prior to mobilization. These landslide debris soils exhibited chaotic deposition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of lean clay with sand (CL).
- **Weathered Bedrock** – consisting of soft weathered sandstone of the Bacon Ridge Formation (SC).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions and approximate foundation elevations for the buildings on Lots 53 and 58. Cross-section alignments can be found in Figure 2 and complete figures can be found in Appendix B.

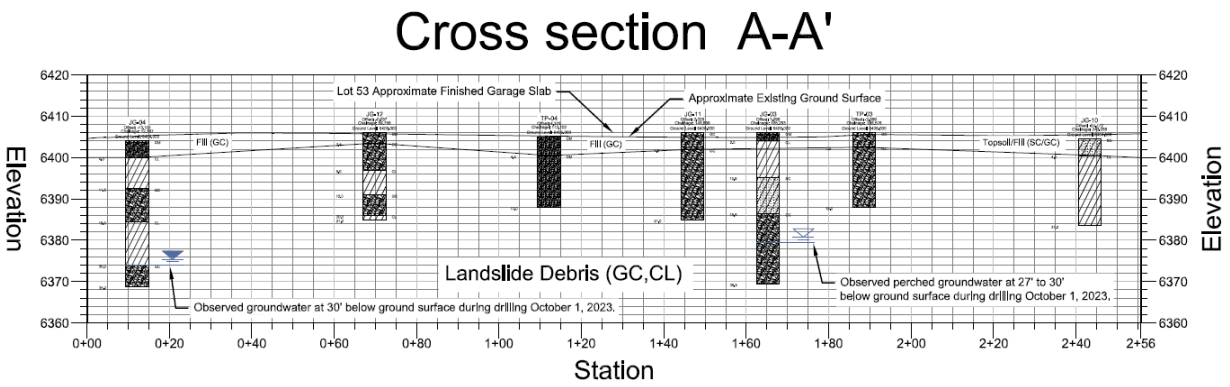


Figure 3: Geologic Cross Section A-A'

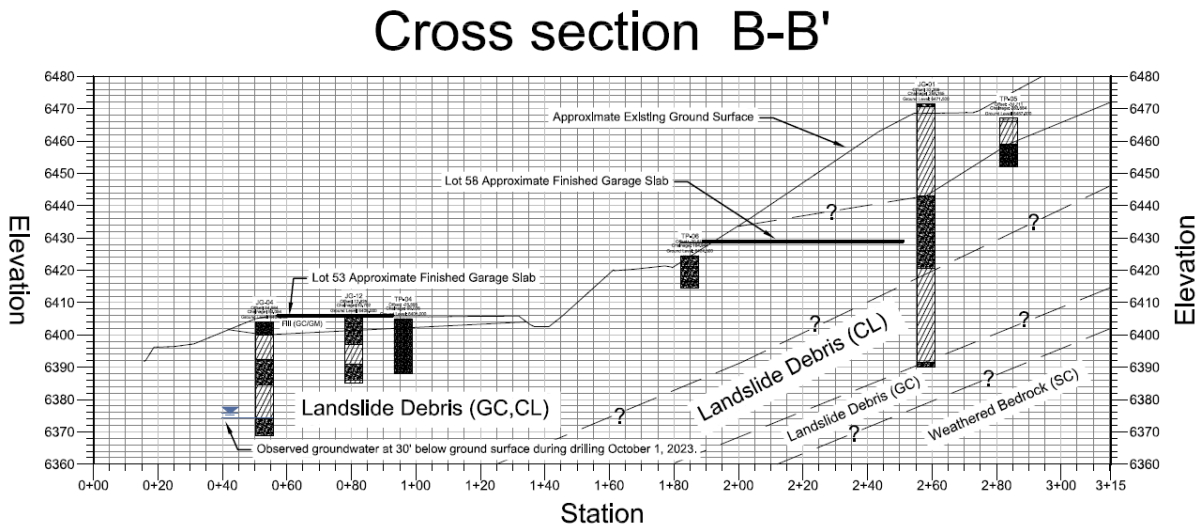


Figure 4: Geologic Cross Section B-B'

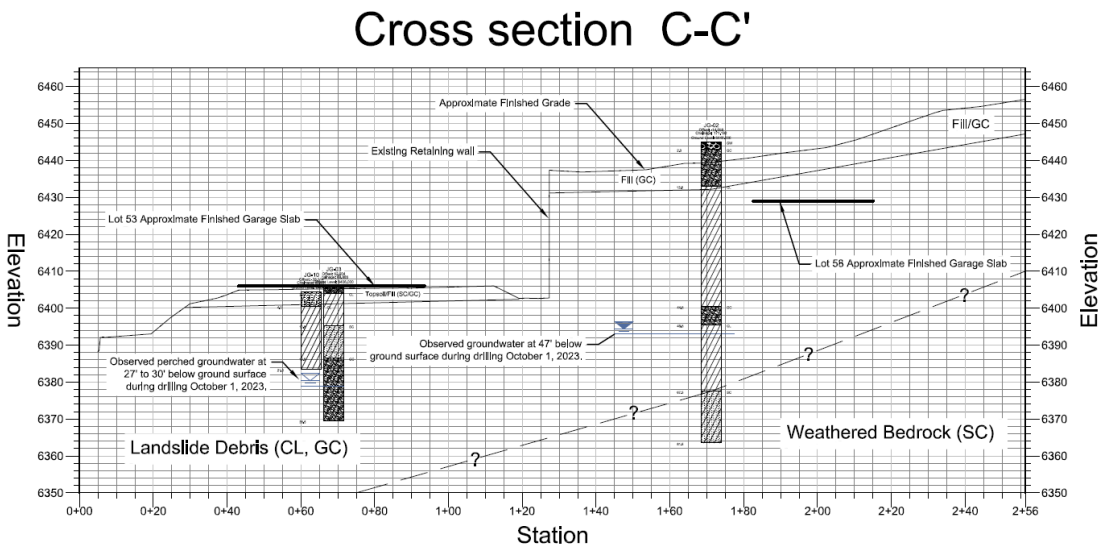


Figure 5: Geologic Cross Section C-C'

The table below describes each soil and rock layer, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles 3.0-inches are present but were unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Topsoil/Fill (GC/GM/SC)**	• Observed in all boreholes and test pits • Depths ranging from 1- to 4.5-ft bgs • Classified as a Clayey **Gravel** with Sand, Silty **Gravel** with sand, or a Clayey **Sand** with Gravel. • Both the topsoil and fill are assumed to be derived from native soils • Brown to dark brown • Contains construction debris, including rebar, wood and concrete.	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Landslide Debris (GC/CL)**	• Observed in all boreholes and test pits	• Acceptable bearing layer with appropriate subgrade

		• Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff • **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	improvement methods • Settlement concerns • Structural applications • Non-structural applications
3	**Weathered Bedrock (SC)**	• Observed in BH-02 at 67.5-ft bgs • Classified as Clayey **Sand** • Grayish brown to reddish gray • Very dense • 55% sand • 45% fines	• Unlikely to be reached during construction

3.3 Groundwater

Groundwater was encountered in three boreholes during the subsurface exploration. Groundwater was observed in JG-02 at a depth of 47-ft bgs, JG-04 at a depth of 30-ft bgs, and a region of perched groundwater was encountered in JG-03 ranging from 27- to 30-ft bgs. These groundwater levels were incorporated into our slope stability analysis modeling and are discussed further in Appendix E.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred, therefore the groundwater levels encountered during the drilling effort are *not* expected to represent peak groundwater levels. Groundwater levels fluctuate in response to seasonal snowmelt, runoff and flow levels in nearby rivers and streams, and is likely most heavily influenced by spring runoff and natural springs uphill. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. Two groundwater standpipes were installed on Lot 53 as part of the subsurface exploration. These standpipes were installed in JG-10 and JG-12, to total depths of 20 and 21-ft bgs, respectively.

Groundwater data was also presented in the previous Site Investigation Report published by Nelson Engineering, which was dated July, 2021. In this Report, they describe their encounters with perched groundwater to be in relatively thin (<1-ft in thickness) saturated zones. Groundwater measurements taken between 2005 and 2021 typically coincided with these saturated zones. We assume the measured groundwater levels at the site to be heavily influenced by spring runoff and natural springs uphill of the site.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, liquefaction, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,200 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C ("Very dense soil and soft rock"). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
	Short Period (S_s) =	1.024	
	1-Second Period (S_1) =	0.336	
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.229
*F_v =	1.5	*S_{M1} =	0.504
Design Spectral Response Parameters			
	S_{DS} =	0.819	
	*S_{D1} =	0.336	

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

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

function during a major earthquake; it is intended to reduce the risk of loss of life. Structural design should follow the level of risk tolerable by the Design team.

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide deposits. Based on the borehole logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils are *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the cross section Lot 53 and 58. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross sections B-B’ and C-C’. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates, as well as proposed design data provided by Jon Althschuld of Chinook Landscape Architecture, LLC.

Soil-strength parameters were determined using direct testing methods, as well as correlations based on index tests and SPT N-Values. A detailed discussion on soil-strength parameters can be found in Appendix D. The parameters used in the stability analysis are shown in Table 4-2 and Table 4-3. We incorporated a phreatic surface into model based on observed water conditions during the drilling effort. We included surcharge loads to account for future building loads and evaluated seismic conditions using a pseudo-static approach.

Table 4-2: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table 4-3: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4.1.1 Results

Results of the stability analyses are summarized in Table 4-4. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-4: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
B-B'	Pre-construction	1.646	-1.03%
	Post-construction	1.629	
	Post-Construction Seismic	1.173	N/A
C-C'	Pre-construction	2.281	+12.93%
	Post-construction	2.576	
	Post-Construction Seismic	1.753	N/A

1. Negative indicates a reduction in FS from pre-construction to post-construction, while positive indicates an increase in FS from pre-construction to post-construction.

Discussion regarding accepted FS can be found in Appendix F. Changes in Factors of Safety (FS) from pre-construction to post-construction conditions range from -1.03 to 12.93%, though all of the post-construction conditions indicate static FS's above the 1.5 threshold for residential construction ranging from 1.629 to 2.576. Post-construction seismic conditions indicate factors of safety from 1.173 to 1.753, both of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softening behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior

consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease, and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.**

4.2 Settlement

As described is Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay, and the potentially compressible clayey sands. Because the stony soils contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Slopewash	
	Scenario 1	**Scenario 2**
Bearing Layer	**Clay** – Foundation system is placed in direct contact with the clay soils	**Colluvium** - Foundation placed in direct contact with clayey sand soils
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	3.38-inches	1.67 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section 5.0.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-5. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-5: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions	K_{ae} = 0.38	49 pcf

Level Backfill	K_{pe} = 3.46	449 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.338g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Sections 5.2, 5.3, and 5.4, below.

Due to the need for a construction shoring system, if mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller, Geotech Foundation Company, and Montana Helical Piers. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

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

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

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

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

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

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

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JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit locations were estimated based on relative proximity to landmarks identifiable on aerial photography. Approximate GPS coordinates for each borehole were also collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs were collected during the drilling effort as well as bulk disturbed grab samples during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at GCI in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 1 and 2, 2023, JG directed and oversaw the drilling of four sonic boreholes; two to 80-feet below the ground surface (bgs) and two to 35-feet bgs using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes were completed each to 20-feet bgs on October 25, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of four open test pits. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation. The test pits ranged in depth from 10 to 18-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole Logs

Field data were collected in the field digitally using the application pLog on a tablet. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen Geotechnical staff.

Detailed borehole logs are attached. Site conditions may vary and actual soil conditions may differ from those presented in the borehole logs. The final logs represent JG's interpretation of the subsurface soil conditions. Actual soil conditions may differ from those observed in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to determined subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line and one MASW line were performed at the specific project site (Lots 53 and 58), while the other ReMi and MASW lines were performed on Lot 57.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-2 performed at lots 53 and 58 produced a shear wave velocity of 1,201 ft/s, classifying the site as a Site Class C per ASCE 7-16

The MASW line ML-2 performed at the project site indicates the upper approximately 20-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30-feet below the ground surface. Though the soils appear to become denser at 30-feet, the upper 20-feet appear to be chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full Report from Atlas is attached.



Photo 1: Typical sonic drilling setup/JG--01



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical hollow stem auger drilling setup/JG-12



Photo 4: Typical SPT sample/JG-10 D3



Photo 5: Typical test pit excavation setup/TP-07



Photo 6: Landslide Debris (GC)/TP-03



Photo 7: Chaotic sorting in Landslide Debris (GC)/TP-03



Photo 8: Charcoal present within landslide debris/TP-03



Photo 9: Large angular cobbles ~'1 to 2' diameter/TP-04 spoils pile

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0			D1				Gravel (GW): Slightly moist to moist, brown, medium dense, clast supported, sub-rounded clasts approximately 50% sand and 50% sub-rounded gravel [FILL]					
1												
2			D2				Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]					
3												
4												
5			D3									
6												
7			D4									
8			D5									
9												
10												
11												
12												
13												
14			D6									
15												
16												
17			D7									
18			D8					12		31	16	15
19												
			D9									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

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Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
21							Gravelly LEAN CLAY with Sand (CL): slightly moist, brownish tan, stiff, 25-30% angular gravel, 15-20% sand, 55-65% fines, [LANDSLIDE DEBRIS]						
22			D10										
23													
24													
25			D11										
26													
27													
28			D12	67	11-16-21 38			11		28	16	12	
29							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
30			D13										
31			D14										
32													
33			D15										
34													
35			D16										
36													
37			D17	56	46-50/5" 94								
38			D18										
39			D19										

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Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) / □ Fines Content (%) 20 40 60 80
41			D20				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, very dense, 50-55% angular gravel, 15-25% sand, 25-30% fines [LANDSLIDE DEBRIS]						
42			D21										
43			D22										
44			D23										
45			D24										
46			D25										
47		⧗	D26	200	19-50/1" 84								
48													
49													
50													
51							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
52													
53													
54													
55													
56			D27					13		33	15	18	●⊢
57													
58													
59			D28										

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
61							LEAN CLAY, Sandy LEAN CLAY with Gravel, LEAN CLAY with Sand (CL): slightly moist, brownish tan, very stiff, 10-20% gravel, 20-30% sand, 50-90% fines, [LANDSLIDE DEBRIS]						
62			D29										
63			D30										
64													
65			D31										
66													
67													
68			D32	115	19-31-50/4" 56			10		26	16	10	● ⊢
69			D33										
70			D34										
71			D35										
72													
73			D36					12		38	17	21	● ⊢
74													
75			D37										
76													
77													
78			D38										
79													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-01

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Diedrich D120
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471263 **Longitude:** -110.753274 **Elevation:** 6471.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D39	100	9-23-35 35		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish gray, dense, angular 55% gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						▲
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
1			D1				GRAVEL (GW): slightly moist to moist, brown, medium dense, clast supported, approximately 50% sand and 50% sub-rounded gravel [FILL]						
2													
3			D2				CLAYEY GRAVEL with Sand (GC): slightly moist, medium dense, brownish tan, 55% angular gravel, 15% sand, 30% fines [LANDSLIDE DEBRIS]						
4													
5			D3										
6													
7			D4							20	15	5	H
8													
9			D5										
10			D6										
11													
12			D7				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
13													
14													
15			D8					12		31	15	16	●⊣
16													
17													
18			D9	0	4-3-3 6								▲
19													

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1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D10				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]						
22													
23			D11					13		29	15	14	● ⊢
24													
25													
26			D12										
27													
28			D13	100	7-12-13 24	2.50							▲
29			D14										
30													
31			D15										
32													
33			D16					15		21	16	5	●
34													
35													
36			D17										
37													
38			D18	93	16-12-15 24								▲
39			D19					16		29	17	12	● ⊢

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
41			D20				LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel, (CL): Slightly moist, reddish brown, soft to medium stiff, homogeneous, 10-20% sub-angular to angular gravel , 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
42												
43			D21									
44												
45			D22				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown to grayish tan, dense, homogeneous, 40-50% angular gravel, 20-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
46												
47							▽					
48			D23	100	14-25-31 45							
49			D24									
50							LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]					
51			D25									
52												
53			D26					12		26	14	12
54												
55												
56			D27									
57												
58			D28	100	14-26-36 45							
59			D29									

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) 8 16 24 32 / MC (%) / PL & LL (%) 20 40 60 80 / Fines Content (%) 20 40 60 80
61			D30				LEAN CLAY, LEAN CLAY with Sand (CL): wet, tan to reddish tan, stiff to very stiff, homogeneous, 0-10% angular gravel, 5-35% sand, 60-95% fines [LANDSLIDE DEBRIS]	14		37	14	23	
62													
63			D31										
64													
65			D32					13		31	17	14	
66													
67		⧗	D33	400	50/4" 66								
68			D34				CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
69													
70			D35							21	16	5	
71													
72			D36										
73													
74													
75			D37										
76			D38										
77													
78			D39										
79													

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Telephone: 307.733.5150

Borehole ID: JG-02

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 01 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 47.00 on Oct 01 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 81.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471530 **Longitude:** -110.752693 **Elevation:** 6440.00
Notes: Groundwater encountered at 47' bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
81			D40	0	50/2" 59		CLAYEY SAND (SC): wet, grayish brown to reddish gray, very dense, 55% sand, 45% fines, ironoxide staining, organic odor [WEATHERED ROCK]						
82													
83													
84													
85													
86													
87													
88													
89													
90													
91													
92													
93													
94													
95													
96													
97													
98													
99													

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Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded to rounded gravel, 25% sand, 30% fines [FILL]					
2							GRAVELLY LEAN CLAY with Sand (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 15-20% sand, 50% fines [LANDSLIDE DEBRIS]					
3			D2									
4												
5			D3					10		33	14	19
6												
7			D4	93	4-3-4 7							
8												
9			D5									
10			D6									
11							CLAYEY SAND with Gravel (SC): slightly moist, very light brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 25-30% angular gravel, 30-35% sand, 40-45% fines [LANDSLIDE DEBRIS]					
12												
13			D7									
14												
15			D8					8		30	15	15
16												
17			D9	100	10-17-20 33							
18							CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-03

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471750 **Longitude:** -110.753041 **Elevation:** 6406.00
Notes: Perched groundwater encountered between 27 and 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				CLAYEY GRAVEL with Sand (GC): moist to wet, reddish brown, medium dense, homogenous, approximately 15-25% angular cobbles by volume, matrix supported, 30-55% angular gravel, 20-30% sand, 30-50% fines [LANDSLIDE DEBRIS]					
22												
23			D12					12		35	15	20
24												
25			D13									
26												
27			D14	87	10-11-14 22							
28												
29			D15									
30			D16									
31			D17					11		29	15	14
32												
33												
34			D18									
35			D19	80	20-25-10 17							
36												
37												
38												
39												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				SILTY GRAVEL with Sand (GM): slightly moist, dark brown, medium dense, 45% sub-rounded gravel, 25% sand, 30% fines [FILL]					
2												
3			D2									
4							LEAN CLAY with Gravel (CL): slightly moist, brownish tan, soft, approximately 15-25% angular cobbles by volume, matrix supported, 15-20% angular gravel, 15-20% sand, 60-70% fines [LANDSLIDE DEBRIS]					
5			D3									
6												
7			D4	93	2-2-7			12		34	16	18
8			D5		8							
9												
10			D6									
11												
12							CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, dense, approximately 15-25% angular cobbles by volume, matrix supported, 35-55% angular gravel, 15-30% sand, 30-35% fines [LANDSLIDE DEBRIS]					
13			D7									
14												
15			D8					7		19	14	5
16												
17			D9	53	18-27-30							
18					49		LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]					
19			D10									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-04

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic
▽ At time of drilling 30.00 on Oct 02 2023

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 35.2 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471774 **Longitude:** -110.753619 **Elevation:** 6404.00
Notes: Groundwater encountered at 30-ft bgs. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D11				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-5% angular gravel, 25-30% sand, 65-70% fines [LANDSLIDE DEBRIS]	17				
22												
23			D12							31	17	14
24												
25												
26			D13									
27												
28			D14	87	25-32-12 21							
29			D15									
30			D16									
31			D17				CLAYEY GRAVEL with Sand (GC): wet, grayish brown to reddish gray, very dense, approximately 15-25% angular cobbles by volume, matrix supported, 40-45% angular gravel, 15-20% sand, 40-45% fines [WEATHERED ROCK/LANDSLIDE DEBRIS]	10		33	15	18
32												
33												
34			D18									
35			~~D19~~	400	50/1" 83							
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4							CLAYEY SAND with Gravel (SC): slightly moist, very loose, brown, 20% angular gravel, 55% sand, 20% fines [TOPSOIL/FILL]					
3			D-1	40	1-1-4 4							
4–5							GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]					
6			D-2	67	5-8-7 11							
8			D-3	60	5-5-6 9					25	16	9
10–11			D-4	67	9-17-12 18							
13			U-1					14		39	15	24
15–16			D-5	83	4-6-8 11			16		38	21	17
18			U-2					14		32	14	18
19												

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-10

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471827 **Longitude:** -110.752751 **Elevation:** 6404.50
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-2 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / ☐ Fines Content (%) 20 40 60 80
21			D-6	100	5-9-8 14		GRAVELLY LEAN CLAY with Sand. LEAN CLAY with Sand, LEAN CLAY (CL): dry, reddish tan, soft to medium stiff, approximately 15-25% angular cobbles by volume, matrix supported, 0-30% angular gravel, 10-20% sand, 50-90% fines, [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	11-11-19 26		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, medium dense, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
5–7			D-2	79	5-11-50/5" 50		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
8–9			D-3	90	8-12-14 20			7		22	15	7
10–12			D-4	83	4-9-12 16							
13–15			D-5	100	6-17-23 33							
16–17			D-6	73	10-18-20 31							
18			~~D-7~~	0	50/1" 79							
19			D-8	125	50/5" 77							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-11

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471746 **Longitude:** -110.753110 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, medium dense to very dense, chaotic sorting, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-50% angular gravel, 15-30% sand, 35-40% fines, Charcoal present [LANDSLIDE DEBRIS					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	60	4-4-3 5		CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 30-35% angular gravel, 25-30% sand, 40-45% fines [LANDSLIDE DEBRIS]					
5			D-2	93	9-19-50/5" 55			10		27	15	12
7			D-3	75	50/5" 78							
9							LEAN CLAY with Sand (CL): dry, tan, medium stiff, 10% angular gravel, 30-40% sand, 50-60% fines, [LANDSLIDE DEBRIS]					
10			D-4	100	6-6-14 15			13		27	17	10
13			D-5	93	4-6-15 17							
15			D-6	100	6-23-29 41		CLAYEY GRAVEL WITH SAND (GC): dry to slightly moist, brown, dense, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 50% angular gravel, 15% sand, 35% fines [LANDSLIDE DEBRIS]					
18			D-7	73	19-16-42 45							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-12

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 25 2023 **Completed:** Oct 25 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Total Depth: 21.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471744 **Longitude:** -110.753401 **Elevation:** 6406.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-3 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D-8	100	6-9-15 20		SANDLY LEAN CLAY with Gravel (CL): dry to slightly moist, brown, medium stiff, homogeneous, approximately 15-25% angular cobbles by volume, matrix supported, 20-30% angular gravel, 20-30% sand, 50% fines [LANDSLIDE DEBRIS]	11		26	14	12

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
□ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
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Telephone: 307.733.5150

Test Pit ID: TP-03

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471762
Longitude: -110.752954
Elevation: 6406.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavtator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-angular gravel, 30% sand, 25% fines, [FILL]						
4						CLAYEY GRAVEL with Sand(GC): dry to slightly moist, brown, clast supported, 25% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. Layer of CL (-0.5") at 6.5' and 8' [LANDSLIDE DEBRIS]						

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-04

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471736
Longitude: -110.753241
Elevation: 6405.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160
Notes: No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, blackish brown, homogeneous, 45% sub-rounded gravel, 30% sand, 25% fines, Chunks of asphalt present, rebar [FILL]						
2												
3												
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15% sub-angular to angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, Large amounts of charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12			D-1									
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-05

Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471248
Longitude: -110.753015
Elevation: 6467.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Notes:
Contractor: FCE
Equipment: Hitachi Zaxis 160

No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY SAND (SC): dry, brown, loose, 15% gravel, 55% sand, 30% fines, [TOPSOIL]						
2						LEAN CLAY with Sand (CL): dry, light whitish tan, pinholed, 5% angular gravel, 15% sand, 80% fines, medium plasticity, Some gravels and cobbles present. Lime stringers present [LOESS]						
3												
4												
5												
6												
7			D-1									
8						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 35% angular cobbles by volume, remaining 50% angular gravel, 15% sand, 35% fines by mass, charcoal. Chaotic sorting. [LANDSLIDE DEBRIS]						
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

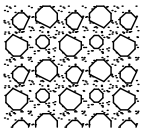
Test Pit ID: TP-06

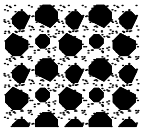
Project Name: Bear Development - Snow King Loop Lots 53 and 58
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
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Elevation: 6424.50
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

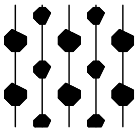
Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

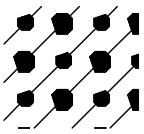
Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders [LANDSLIDE DEBRIS]						
4						CLAYEY GRAVEL with Sand (GC): slightly moist, dark reddish brown, dense, clast supported, 40% angular cobbles by volume, remaining 55% angular gravel, 15% sand, 30% fines by mass, 2-4' cobbles and boulders. Increased to very dense at bottom of pit. [LANDSLIDE DEBRIS]						
8						CLAYEY GRAVEL with Sand (GC): Dry, reddish brown, very dense, 80% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, Appears to be layer of scree/ loose bedrock [LANDSLIDE DEBRIS/WEATHERED BEDROCK]						

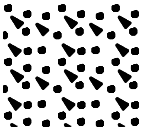
SOIL GRAPHICS

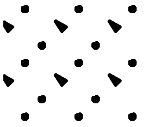
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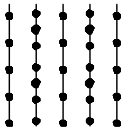
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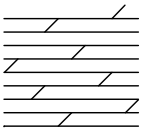
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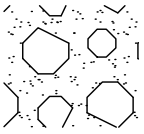
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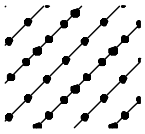
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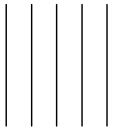
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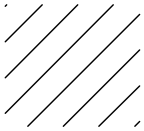
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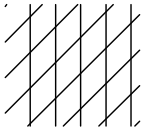
BEDROCK 

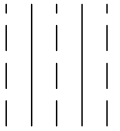
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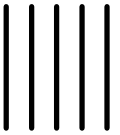
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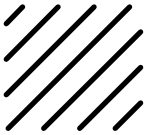
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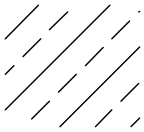
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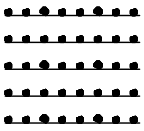
ML–CL 

OL 

MH 

CH 

OH 

PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No. BH-1**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/11/05 10/12/05**		DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**		DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6408.5**		HOLE DIAMETER: **4"**	
		HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ALUVIAN GRAVEL, COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON EXCAVATED CUT SLOPE. SURFICIAL SOILS AT BORING SITE AND IN ADJACENT CUT SLOPES ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-5' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		4												
		5						*DRILLING THROUGH ROCK 4.8-6'*						
		6												
		7												
		8												
		9						*CUTTINGS 0-10.1' ARE ROCK CHIPS AND SILTY CLAY FINES*						
		10	X			BH1-1 2" SS	87	*DRY GREY GRAVEL, GP, FILGC, LIMESTONE FRAGMENTS IN MOIST BROWN SILTY SAND MATRIX*			>50			
		11	X											
		12												
		13												*10-20' DR REPORTS INTERVALS OF 1-4" SOFTER MATERIAL. PRIMARILY DRILLING THROUGH ROCK MATERIAL CUTTINGS ARE LIMESTONE FRAGMENTS IN SILTY SAND*
		14												
		15												
		16												
		17												
		18												
		19												
		20	X			BH1-2 2" SS	46	*MOIST BROWN GRAVEL W/ SILT AND SAND, GP-GM, GRAVELS ANGULAR, SILT STIFF. MULTICOLORED GRAVELS HIGHLY WEATHERED*			35			
		21	X											

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												DR MOD. TO EASY DRILLING IN 20–22' INTERVAL 8" ROCK 22.3–23'
		23												
		24												
		25				BH1-3 3"CS	25	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, PP=2.5 TSF, STIFF TO V. STIFF. FRAG. IN SHOE			8			
		26												DR 1–3" INTERVALS BETWEEN CLASTS
		27												
		28						SOME HIGHER PLASTICITY LEAN CLAYS IN CUTTINGS						
		29												
		30				BH1-4 2.5" SS	21	MOIST BROWN CLAYEY SAND WITH GRAVEL, SC, V. STIFF TO HARD, PP=4.0TSF	27	16	10		10	DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION
		31												
		32						HOLE CAVED TO 20' AFTER 30' SAMPLE						DR EASIER DRILLING FROM 29.5'± WITH LITTLE HAMMER ACTION FREQ. HAMMER PLUGGING 32–40'
		33												
		34												
		35												
		36												
		37												
		38												
		39												
		40						NO SLUFF IN HOLE @40' DIFFICULTY CLEANING HOLE TO REMOVE ROD INDICATES SOME CAVING IN 30–40' INTERVAL.						
		41				BH1-5 2" SS	70	MOIST BROWN CLAYEY SAND, SC, VERY STIFF TO HARD, FINE ANGULAR GRAVELS IN A SANDY CLAY MATRIX. UPPER 2" HIGHER MOISTURE CONTENT, MAY INDICATE SEEPAGE ZONE 40–41'	19	4	30		12	DR GRAVEL AND COBBLE ZONE 42–43' WATER LEVEL 11/3/05
		42												
		43												
		44												

S:\STANDARD\BORDERS\NE_BOREHOLE.DWG (BOREHOLE PG1) JUN 20 2002 08:53:53 AM PLOTTED BY: GREEN

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-1* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*CUTTINGS ARE MOIST TO WET OLIVE GREEN CLAYEY SAND*						*DR CONT. HAMMER CLOGGING FROM 42'*
		45	X			*BH1-6 2" SS*	*83*	*MOIST OLIVE GREEN CLAYEY SAND, SC, MED. STIFF TO STIFF, SLIGHTLY SANDY LENS WITHIN. SOME CALCIUM CARBONATE STRINGERS.*	*30*	*6*	*16*		*20*	
		46	X											
		47	X											
		48												
		49												
		50												
		51												
		52	X											*AT 52' DR APPROX. 12' OF WATER IN HOLE OVERNIGHT*
		53	X			*BH1-7 2" SS*	*40*	*AS ABOVE BUT GREY BROWN, SOME COAL/ORGANICS, PP=3.5-4.0 TSF.*			*22*			
		54	X					*BOH =52.0'*						
		55						*SET PIEZO (1"PVC) BOTTOM AT 51.1 SLOTTED BOTTOM 10' FILLED ANNULUS WITH SAND TO 38' 1' STICKUP*						
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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S:\PROJECTS\06-12 GRAND VIEW LODGES\DRILLING\BHBORINGLOG.DWG (BH-1 (2)) FEB 13 2006 10:56:01 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-2**	PAGE: **1 OF 5**
DATE STARTED / FINISHED: **10/11/05 10/12/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6550.3**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	FREQ. GRAVEL, COBBLE. AND BOULDER SIZE CLASTS	1–6						*BORING LOCATED ON GRASSY AREA. SURFICIAL SOILS IN ADJACENT ROAD CUT ARE GENERALLY STIFF TO HARD GRAVEL AND SILT MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE. SEVERAL LARGE BOULDERS EXCAVATED FROM NEARBY WATER TANK EXCAVATION.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		3–5						*CUTTINGS 0–5' ARE MOIST LT BROWN GRAVEL WITH WITH SILT, GP–GM*						*DR FREQ. COBBLES. HAMMER ACTION IS NEARLY CONTINUOUS*
		6												*DR NO GRAVEL/COBBLES FROM 6'±*
	WET TO SATURATED SOILS IN INTERVALS FROM 7'–18'	7–9						*DR VERY SOFT DRILLING 7–9.5' CUTTINGS ARE WET CLAY/SANDY CLAY. APPEARS TO BE A SATURATED ZONE*						
		10–11				BH2-1 2.5" CS	75	*FROM 9.5' SAND CONTENT OF CUTTINGS INCREASING MOIST GREY BROWN CLAY, CL, STIFF TO VERY STIFF, NONUNIFORM PLASTICITY IN SAMPLE.*			15			
		12–14												*DR GRAVELLY DRILLING 12'–13'*
		15–16				BH2-2 2" SS	75	*MOIST TO WET GREY CLAYEY SAND W/GRAVEL, SC, GRAVELS FINE TO MED. SANDS FINE. V. STIFF TO HARD, MEDIUM PLASTICITY*			16			
		17												
		18						*HAMMER PLUGGING FREQ. TO 17' CUTTINGS ARE MOIST CLAYS*						
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	19–21						*ROCKY DRILLING FROM 18' FREQ. HAMMER ACTION ON COBBLE AND GRAVELS. CUTTINGS SLIGHTLY MOIST*						

MATERIAL DESCRIPTION

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	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	22												*DR ROCKY DRILLING FROM 20'*
		23						*CUTTINGS TO 25' ARE GRAVEL/COBBLE FRAGMENTS IN SILT/SILTY CLAY WITH SAND MATRIX*						
		24												
		25	X			BH2-3 2.5"	25	*MOIST GREY SANDY SILT/SANDY CLAY, SC, V. STIFF*			18			
		26	X											*DR WET PLASTIC SOILS CONT. PLUG HAMMER. BORING ADVANCED WITH 1.875" ø NQ CORE FROM 30'*
		27	X											
		28												
		29												
		30						*CORING FROM 30' RETURN LOGGED AS IN"/IN"*						
		31		X				*30-30.8' WET SAT GREY CLAY, CL, WET FROM DRILLING FLUID. WITH 2 3" GRAVEL PARTICLES*						
		32		X			33/36	*30.8-33' MOIST GREY GREEN SANDY SILT, ML, V. STIFF TO HARD. GRADES TO SILTY SAND W RED COLORING SOME INTERVALS. TRACE CLAY. THROUGHOUT. 1 2" SEAM OF V.STIFF MED. PLASTICTY CH 31.0'*						
		33		X										
		34												
		35					2/60	*MOIST GREY SAND W/SILT, SP/SM, SANDS FINE, DENSE, WEAKLY CEMENTED*						
		36												
		37												
		38												
		39												
		40					35/60	*MOIST DENSE GRAY GREEN SAND W/SILT, SP-SM, DENSE, CONTAINS 1/4" THICK STRATA OF DK BROWN SILT W/SAND IN LOWER HALF*						
		41												
		42												
		43												
		44												

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S:\STANDARD\REFERENCE\BOREHOLE\BOREHOLE.PGU JUN 20 2002 09:53:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *3 OF 5*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44					43/60	*MOIST DENSE GRAY GREEN SILTY SAND, SM, SANDS FINE, SILT % INCREASING WITH DEPTH, LOWER 1.5' OF SAMPLE MAY BE SANDY SILT. 3–5 DARKER FINE GRAINED STRATA <1" THICKNESS IN INTERVAL*						
		45												
		46												
		47												
		48												
		49												*48–53 DR VARIABLE RATE OF ADVANCE IND. 6"± STRATA*
		50					60/60	*4" INTERVAL 48.2–48.6 SAT V. SOFT SILTY SAND (DRILLING FLUID). MOIST GRAY GREEN SILT, ML, V. STIFF, OCCASIONAL BLACK ANGULAR FINE GRAVELS.*						
		51						*SAND % INCREASING FROM 51' MOIST GREY GREEN SILTY SAND, SM, SANDS FINE, DENSE*						
		52												
		53												
		54					48/48	*MOIST GREY GREEN SILT, SILTY SAND, ML/SM, WEAKLY CEMENTED SILTSTONE UPPER 6"*						
		55												
		56												
		57					12/12	*AS ABOVE*						
		58												
		59												
		60					12/60	*DR COBBLE AND GRAVEL DRILLING AND LOSS OF DRILLING FLUID FROM APPROX. 58'. POOR RETURN, 2" MINUS SANDTONE GRAVELS AND SILTY SAND. APPEARS TO BE COBBLES IN SILTY SAND MATRIX.*						
		61												
		62												
		63												
		64												
		65					12/20	*BLOCKED OF AT 64.7 BY COBBLE. MED. COARSE GRAVEL SIZE FRAGMENTS QUARTZITE NO WATER RETURN 65.5–66'*						
		66												

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S:\STANDARD REFERENCE FILES\LOGGING GRIDDLE.PGU JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *4 OF 5*

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		67					14/40	*AS ABOVE.* *CONT. LOSS OF FLUID TO FORMATION*						
		68												
		69					18/30	*GRAVEL SIZE LIMEYSANDSTONE FRAGMENTS, SOME SAND ADHEREING TO GRAVEL SURFACES*						
		70						*BLOCKED OFF BY COBBLE @70.5*						
		71					15/30	*DR HARDER COMPETENT ROCK WITH THIN (<2") SOFTER INTERVALS THROUGHOUT. CONT. WATER LOSS.* *MOIST GREEN SILT W/SAND, ML, HARD, TRACE CLAYS.*						
		72												
		73												
		74					54/60	*UPPER 1' IS SILT W SAND, ML, SAT. SOFT (DRILLING FLUID)* *REMAINDER IS MOIST GREEN SANDY SILT, ML, GRADES TO SILTY SAND IN SOME INTERVALS, SANDS FINE. VERY STIFF TO HARD*						
		75												
		76												
		77												
		78												
		79												
		80					44/60	*UPPER 10" MOIST GREEN SAND W/SILT, SP-SM,* *9" INTERVAL MOIST GREEN THEN BLACK CLAY, CH, MED. TO HIGH PLASTICITY, V. STIFF TO HARD* *16" SAND W SILT AS ABOVE* *GRADES TO MOIST GREEN CLAY, CH, HARD, BOTTOM 4"*						*DR REPORTS RED SEDIMENT IN RETURN FLOW 80-81 NO RED MATERIAL IN CORE*
		81												
		82												
		83												
		84					21/51	*14" MOIST GREEN TAN SILTY SAND/SANDY SILT, DENSE/HARD SANDS FINE* *2" MOIST GREEN CLAY, CH/CL, MED. HIGH PLASTICITY , WITH FINE SAND. V. STIFF TO HARD* *5" COBBLES LARGE GRAVELS IN SILT W SAND MATRIX*						*DR REPORTS LITTLE WATER LOSS 83-88*
		85												
		86												*BIT BLOCKED@87.25 NO RETURN FROM 87.5 DR COBBLE DRILLING*
		87												
		88					18/30							
		89												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLG) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-2* PAGE: *5 OF 5*

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		90						*FRACTURED BLUE GREY LIMESTONE, 1" MD*						*DR COBBLES NO RETURN 89.8–93*
		91					14/38	*FRACTURED LIMESTONE AS ABOVE*						
		92												
		93												
		94												
		95					23/30	*LIMESTONE, 7" CONT. CORE, REMAINDER FRACTURED GRAVEL SIZE*						
		96					20/30	*BLACK TO GREY FRACTURED LIMESTONE, 1.5" M.D. SOME SANDY CALY MATRIX. APPEARS TO HAVE WEATHERED SURFACES*						*BLOCKED@96.5*
		97												
		98												*NO REUTRN 98–103 COBBLES WITH SMOOTH INTERVALS (CORING THROUGH LARGER COBBLE)*
		99												
		100					27/60	*CONT. FRACTURED LIMESTON, WITH SANDY CLAY INTERVALS. FRAGS UP TO 3" CORE LENGTH. WEATHERED SURFACES*						
		101												
		102												
		103												
		104												*NO REUTRN 103–108 CONT. COBBLE DRILLING*
		105					40/60	*AS ABOVE TO BOH*						
		106												
		107												
		108						*SET PIEZOMETER 1" ø PVC.* *BOTTOM AT 107.7* *SLOTTED 97.7–107.7* *NO WATER MEASURED ON 11/3/05*						
		109												
		110												
		111												
		112												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
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S:\PROJECTS\2006\126-02 GRAND VIEW GEOTECH\DRAWINGS\LOGS\DWG GBH-2(5).DWG FEB 13 2006 11:06:21 AM PLOTTED BY: GYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-3** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/20/05 10/20/05**	DRILLER: **PIEDMONT**
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6445.8**	HOLE DIAMETER: **4"**
	HAMMER TYPE: **140#**

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	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED UNDISTURBED GROUND. SOILS EXPOSED IN WATERLINE TRENCH TO WEST TO DEPTH OF APPROX. 15' ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.)*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE ROCK CHIPS AND SILTY CLAYEY SAND*						
		4												*10-9.5' DR COBBLES AND GRAVELS WITH MATRIX INTERVALS OF 1" OR LESS THICKNESS*
		5												
		6												
		7												
		8												
		9												
		10	X			BH3-1 2" SS	46	*MOIST LT BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM, GRAVELS FINE ANGULAR, WITH CALCEROUS STRINGERS. SANDS FINE. GRADES TO SILTY CLAY WITH GRAVEL, STIFF*			34			
		11												
		12												*COBBLES LESS FREQ. FROM 9.5'*
		13												
		14						*DR ROCK, 14.1-16.8'*						
		15												
		16												
		17												
		18												
		19												
		20	X			2" SS	NS				30/0			*DR GRAVEL AND COBBLES FREQ. FROM 20.5'*
		21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

S:\PROJ\2005\129-12 GRAND VIEW GEOTECH\ENGINEERING\DRIVE (ENGR)\ FEB 13 2006 11:46:48 AM PLOTTED BY: GYR

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *2 OF 3*

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		22						*CUTTINGS ARE GRAVEL FRAGS AND RED SAND FROM 20'*						
		23												
		24												*WATER LEVEL 11/3/05*
		25												
		26				BH3-2 2"SS	33	*MOIST LT BROWN SILTY CLAY W GRAVEL , CL-ML, FILGC, GRAVELS FINE TO MED. LIMESTONE. STIFF TO VERY STIFF. DRILLING INDICATES HIGHER ROCK % THAN SAMPLE CONTENTS.*			30			*DR FREQ. PLUGGING 25-30' GRAVELLY*
		27												
		28												
		29												
		30												
		31				BH3-3 2.5" SS	100	*MOIST GREY BROWN SILTY SAND W.GRAVEL, SM, SANDS FINE, VERY STIFF*			17			
		32												*DR FREQ. HAMMER PLUGGING 30-35' DUE TO WET SILTY CLAY.*
		33												
		34						*CUTTINGS 35-40' ARE SILTY CLAY, GRAVEL, SILT, AND SAND MIXTURE*						
		35												
		36												
		37												
		38												
		39				BH3-4 2.5" SS	50	*MOIST GREY CLAY, CL HARD. SUSPECT WATER ABOVE IMPERMEABLE CLAY LAYER.*			>50			
		40												
		41				BH3-5 2" SS	58	*MOIST BROWN TO YELLOWBROWN SILTY CLAY W/GRAVEL, CL-ML, SOME COAL, STIFF TO VERY STIFF.*			12			*DR GRAVEL AND COBBLE ZONE 42-43'*
		42				BH3-6 2" SS	100	*MOIST GREY SILT W GRAVEL, ML, FRAGS UP TO 2", V. STIFF TO HARD.*			>50			
		43												
		44												

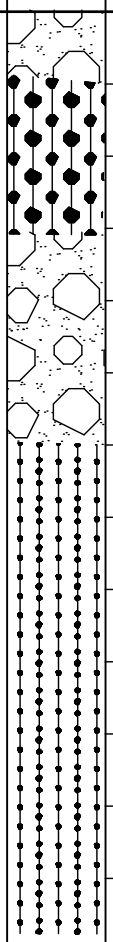
DRILLED BH3A TO 40' WITH DOWNHOLE HAMMER. SET PIEZO BOTTOM AT 33.25 SLOTTED TO 23.25. SAND 33.25-22.0' DRILLED BH3B APPROX. 7' EAST OF BH3A, 3B DRILLED WITH HAMMER TO 42' CASED 3.75"ø TRICONE WITH WATER FROM 42'

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

S:\STANDARD\BORINGS\NE_BOREHOLE.PGU JUN 26 2002 09:35:3 AM PLOTTED BY: GREEN

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-3* PAGE: *3 OF 3*



DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
44						This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.						*DR SOFT EASY DRILLING FROM 44–45'*
45												
46												*DR COBBLES 3–6" WITH SOFT INTERVALS 46–49'*
47												
48												
49												*DR SMOOTH DRILLING FROM 49'–BOH*
50												
51	✕			*BH3-7 2" SS*	*100*	*MOIST GREY FINE SILTY SAND, SM, INCLUDES 4" OF CLAY WITH BLACK PEAT/COAL INCLUSIONS, V. STIFF*			*23*			
52	✕											
53												
54												
55												
56	✕			*BH3-8 2" SS*	*100*	*AS ABOVE. V. STIFF, DENSE.*			*20*			
57	✕					*BOH=–55.75'*						
58												
59												
60												
61												
62												
63												
64												
65												
66												

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S:\STANDARDS\BOREHOLE\NE_BOREHOLES.DVG (BOREHOLE.PGL) JUN 28 2002 08:13:53 AM PLOTTED BY: GREEN

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

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S:\PROJECTS\06-07\TRANSFER STATION GEOTECH\TRANSFER MAIN BUILDING BORING LOGS.DWG GINT-D MAR 14 2005 01:31:31 PM PLOTTED BY:

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLT) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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S:\PROJECTS\2006\126-02 GRAND VIEW LODGES\CAD\BHSBORINGLOG.DWG (BH-5C2) JAN 06 2006 10:56:56 AM PLOTTED BY CYR

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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S:\PROJECTS\2005\05-12 GRAND VIEW LODGES\ENGINEERING\DRAWINGS\BORINGLOGS\BH-5(4).DWG FEB 13 2006 10:07:36 AM PLOTTED BY: CYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-7**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6459.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
0						*BORING LOCATED ON UPHILL/SOUTH EDGE OF MOUNTAIN ACCESS ROAD. EXCAVATED CUT SLOPES ABOVE, MINOR FILLS DOWNSLOPE SIDE. GRAVEL WITH SAND ROADWAY G.S. STEEP GRASSY SLOPES BOTH UP AND DOWN SLOPES. EXPOSED SOILS IN CUTS ARE DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*MODERATE TO HARD DRILLING WITH CONSTANT BIT GRINDING FROM 1'–9'*
4	6			BH7-1 2" SS	89	*4.0'–5.5' MOIST, BROWN AND DK BROWN CLAYEY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR GRAVELS, FILGC, MEDIUM DENSE TO DENSE, 4" FRACTURED LIMESTONE COBBLE AT BOS. WATERLINE FILL OF NATIVE SOILS*			30			
5	5											*GRINDING ON COBBLE/BOULDER FROM 5.5'–6.5'*
	11											
9	4			BH7-2 2" SS	78	*9.0'–10.5' MOIST BROWN SILTY GRAVEL WITH TRACE SAND, FRACTURED AND ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC, MEDIUM DENSE, MINOR ORANGE OXIDATION STAINING THROUGHOUT, PULVERIZED LIMESTONE GRAVEL/COBBLE IN TOP 2"*			29			*15 MINUTES TO DRILL 4'–9'*
10	8											
	11											*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 9'–19'*
14	5			BH7-3 2" SS	67	*14.0'–15.5' SAME AS ABOVE*			29			*3 MINUTES TO DRILL 9'–14'*
15	9											
	12											*3 MINUTES TO DRILL 14'–19'*
19	7			BH7-4 3" DM	100	*19.0'–20.5' CHAOTICALLY MIXED BROWN/DK BROWN SANDY LEAN CLAY AND GRAY SILTY CLAY WITH MINOR GRAVEL, VERY STIFF, ORANGE OXIDATION STAINING THROUGHOUT, PP>4.0 TSF*	25	14	18	117	14	
20	14	X										
21												

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CLIENT: **SNOW KING MOUNTAIN RESORT**
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *2 OF 3*

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 19'–23'*
		23												*GRINDING ON COBBLE FROM 22'–23'*
		24	4											
			7			BH7-5 2" SS	117	*24.0'–25.5' MOIST, BROWN/DK BROWN LEAN CLAY WITH SAND, MINOR GRAVELS, VERY STIFF, MINOR WHITE CALCAREOUS STRINGERS THROUGHOUT, PP=2–3 TSF*			19			*10 MINUTES TO DRILL 19'–24'*
		25	9											
			10											*SMOOTH EASY DRILLING FROM 23'–28'*
		26	17	X		BH7-6 3" DM	100	*25.5'–26.5' MOIST BROWN LEAN CLAY WITH SAND, PP=3–4 TSF, COARSE GRAVEL FRAGMENTS COMPLETELY WEATHERED INTO SAND TO FINE GRAVEL SIZED FRAGMENTS*	35	17	21	101	22	
		27												
		28												
		29	19											*EASY TO MODERATE DRILLING WITH CONSTANT BIT GRINDING FROM 28'–44'*
			28			BH7-7 2" SS	67	*29.0'–30.5' MOIST, BROWN SILTY GRAVEL WITH TRACE SAND, ABUNDANT FRACTURED GRAY LIMESTONE AND SANDSTONE GRAVELS, FILGC, VERY DENSE, ORANGE OXIDATION STAINING IN BOTTOM 6", GRAVEL LODGED IN TIP OF SS*			59			
		30	26											*5 MINUTES TO DRILL 29'–34'*
		31												
		32												
		33												
		34	15											
			23			BH7-8 2" SS	89	*34.0'–35.5' SAME AS ABOVE, NO OXIDATION STAINING, GRAY SANDY SILT LENS FROM 5"–7", GRAVEL LODGED IN TIP OF SS*			63			
		35	39											*4 MINUTES TO DRILL 34'–39'*
		36												
		37												
		38												
		39	17											
			50/5"			BH7-9 2" SS	91	*39.0'–39.9' SAME AS ABOVE, GRAY SANDSTONE GRAVEL LODGED IN TIP OF SS*			>50			
		40												*6 MINUTES TO DRILL 39'–44'*
		41												
		42												
		43												
		44												

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CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-7* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44	16					*44.0'–45.3' SAME AS ABOVE*						
		45	17			BH7-10 2" SS	69				>50			*HARD DRILLING WITH CONSTANT BIT GRINDING FROM 44'–56.5'*
			50/4"											
		46						*GROUNDWATER MEASURED AT 46.35' ON 6/28/2021*						
		47												*GRINDING ON COBBLE/BOULDER FROM 47'–48'*
		48												*20 MINUTES TO DRILL 44'–49'*
		49	17					*49.0'–50.3' SATURATED FROM 0"–4", MOIST FROM 4"–12", BROWN*						
			36			BH7-11 2" SS	75	*CLAYEY GRAVEL, VERY DENSE, PULVERIZED GRAY SANDSTONE COBBLE*			>50			
		50	50/4"					*FROM 5"–11", FILGC*						*GRINDING ON BOULDER FROM 50'–51.5'*
		51												*24 MINTUES TO DRILL 49'–54'*
		52												
		53												
		54	17					*54.0'–55.5' 0"–3" SATURATED SAND AND GRAVEL HEAVE*						
			36			BH7-12 2" SS	78	*3"–14" CHAOTICALLY MIXED MOIST, GRAY AND BROWN SILTY CLAYEY*			61			
		55	39					*GRAVEL, FRACTURED AND ANGULAR GRAVELS, VERY DENSE, FILGC, TIP OF SS IS SATURATED*						
		56												
		57												*MODERATE SMOOTH DRILLING FROM 56.5'–59'*
		58												
		59	11					*59.0'–60.0' SATURATED TO MOIST, GRAY/DK GRAY SANDY LEAN CLAY,*						
			30			BH7-13 3" DM	75	*VERY STIFF, MOIST CLAY PP>4.0 TSF, CHAOTIC BLACK COAL FRAGMENTS IN BOS*	29	15	21	114	18	
		60						*BOH = 60.0'*						
		61						*MONITORING WELL CONSTRUCTION*						
								PIPE						
		62						*59.4 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–39.5', 20–SLOT SCREEN FROM 39.5'–59.5'*						
								BACKFILL						
		63						*BENTONITE– 0.5'–1.5', SPOILS– 1.5'–34.5', BENTONITE– 34.5'–37', SILICA SAND– 37'–59.5', BENTONITE– 59.5'–60'*						
		64												
		65												
		66												

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CLIENT: *SNOW KING MOUNTAIN RESORT JACKSON, WYOMING*

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

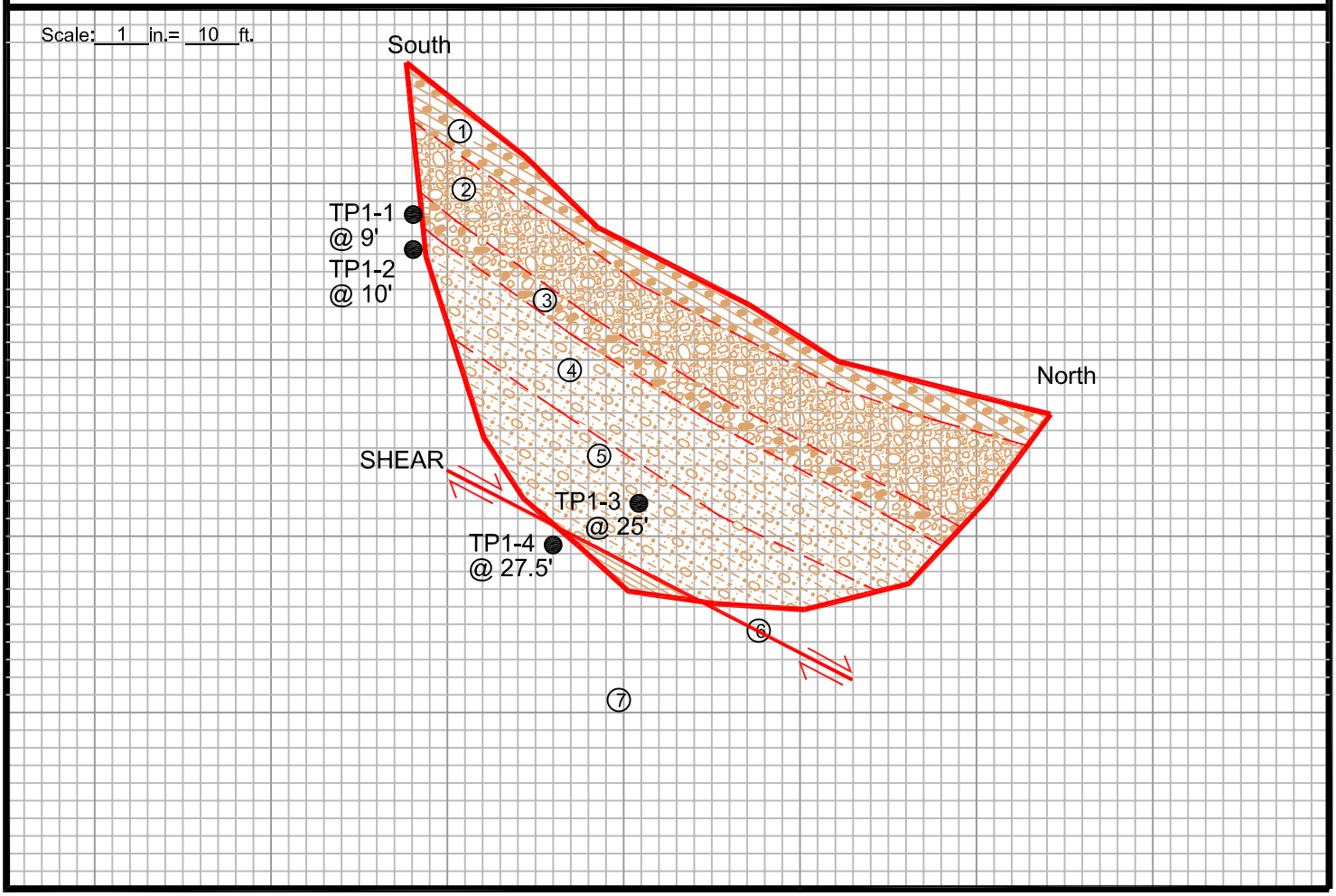
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

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(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

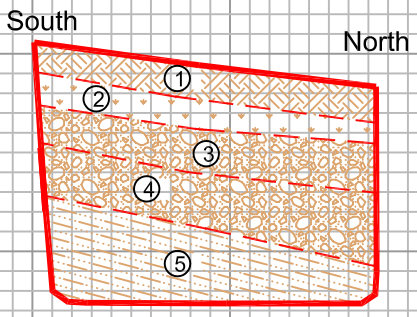
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

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P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

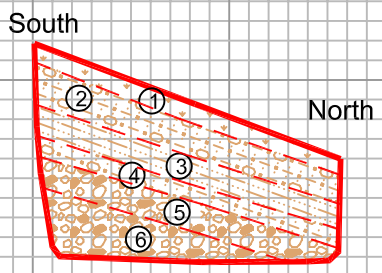
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

Atlas Technical Consultants LLC
358 South 700 East, Suite B518
Salt Lake City, Utah 84102

January 2, 2024

358 South 700 East
Salt Lake City, UT 84102
(310) 951-1993 | OneAtlas.com

January 2, 2024

Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

CONTENTS

1. INTRODUCTION 1
2. SCOPE OF SERVICES 1
3. SITE AND PROJECT DESCRIPTION 1
4. STUDY METHODOLOGY 1
   - 4.1 ReMi 1
   - 4.2 MASW 2
5. RESULTS AND CONCLUSIONS 3
   - 5.1 ReMi 3
   - 5.2 MASW 4
6. LIMITATIONS 4
7. SELECTED REFERENCES 5

FIGURES

Figure 1 Site Location Map
Figure 2 Line Location Map
Figure 3 Site Photographs
Figure 4a ReMi Results (RL-1)
Figure 4b ReMi Results (RL-2)
Figure 5a MASW Profile (ML-1)
Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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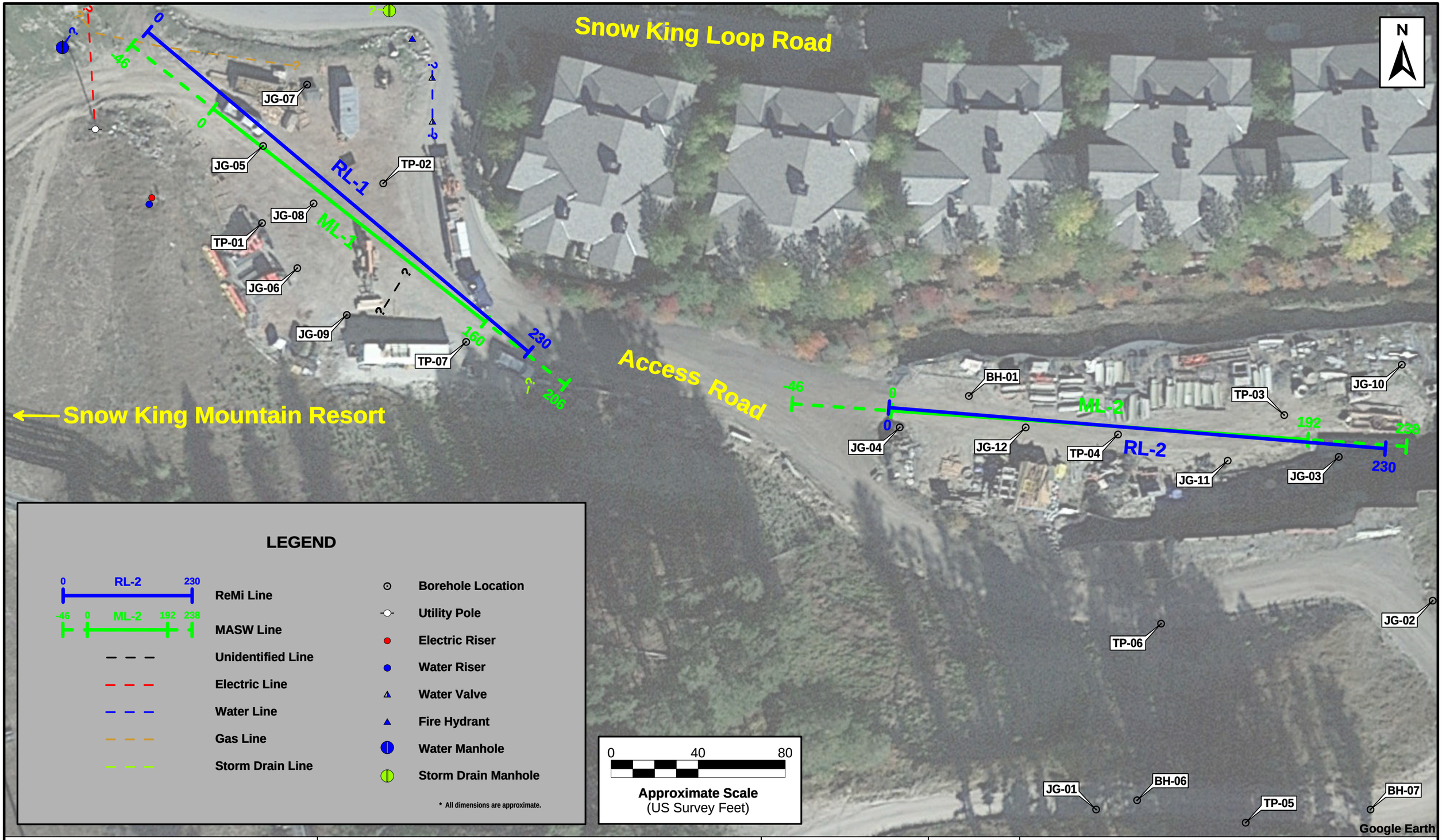
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

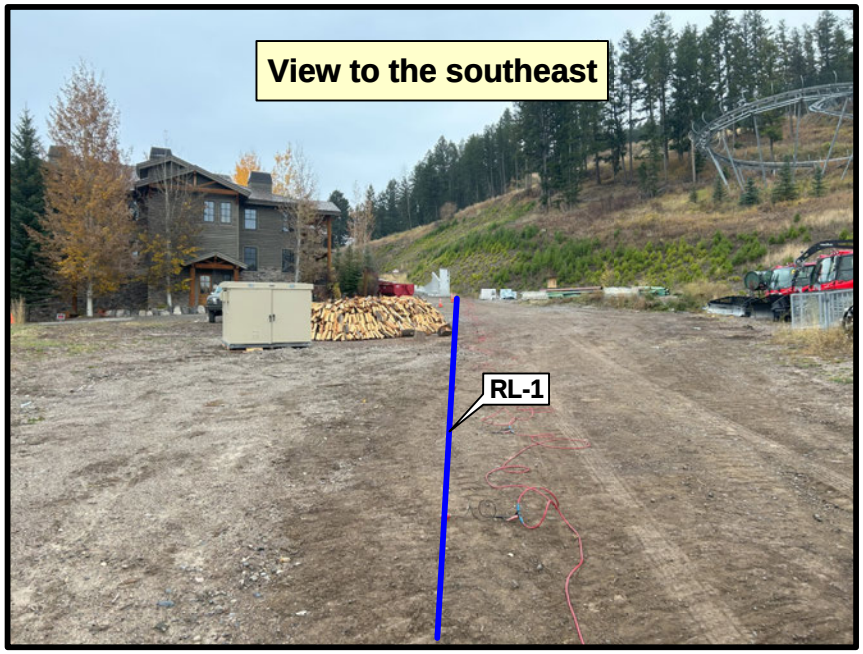
Snow King
Jackson, Wyoming

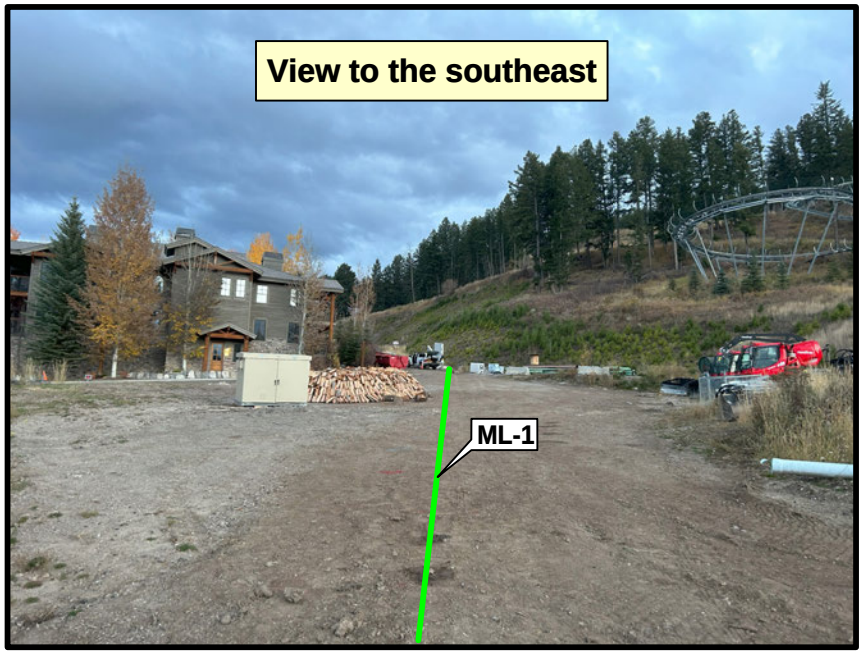
Project No.: 11143

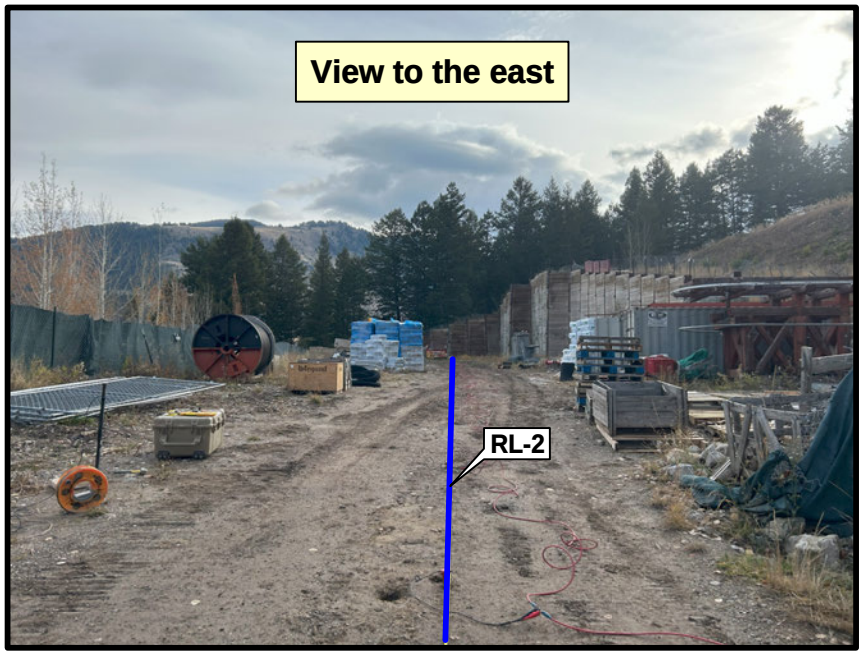
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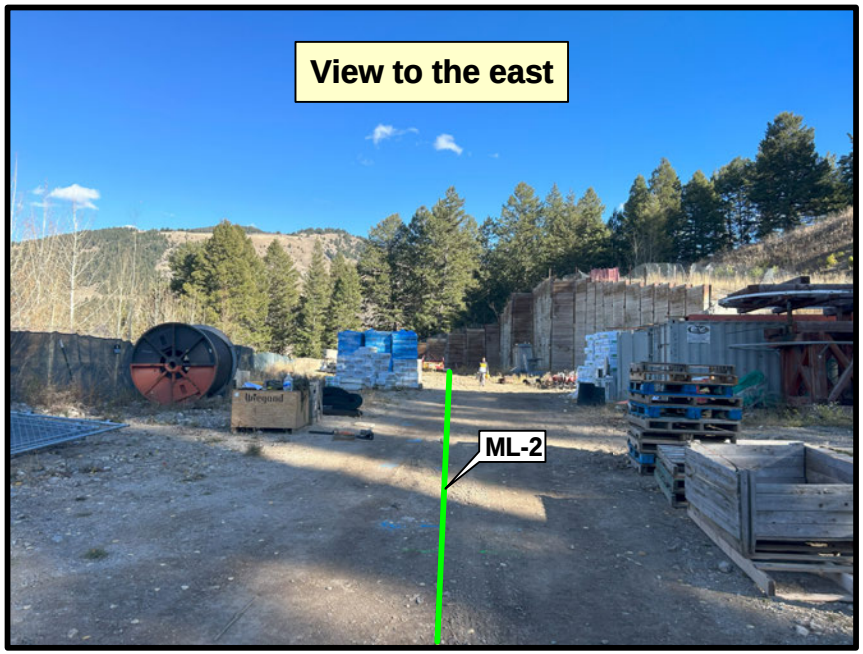
Figure 2

LINE LOCATION MAP



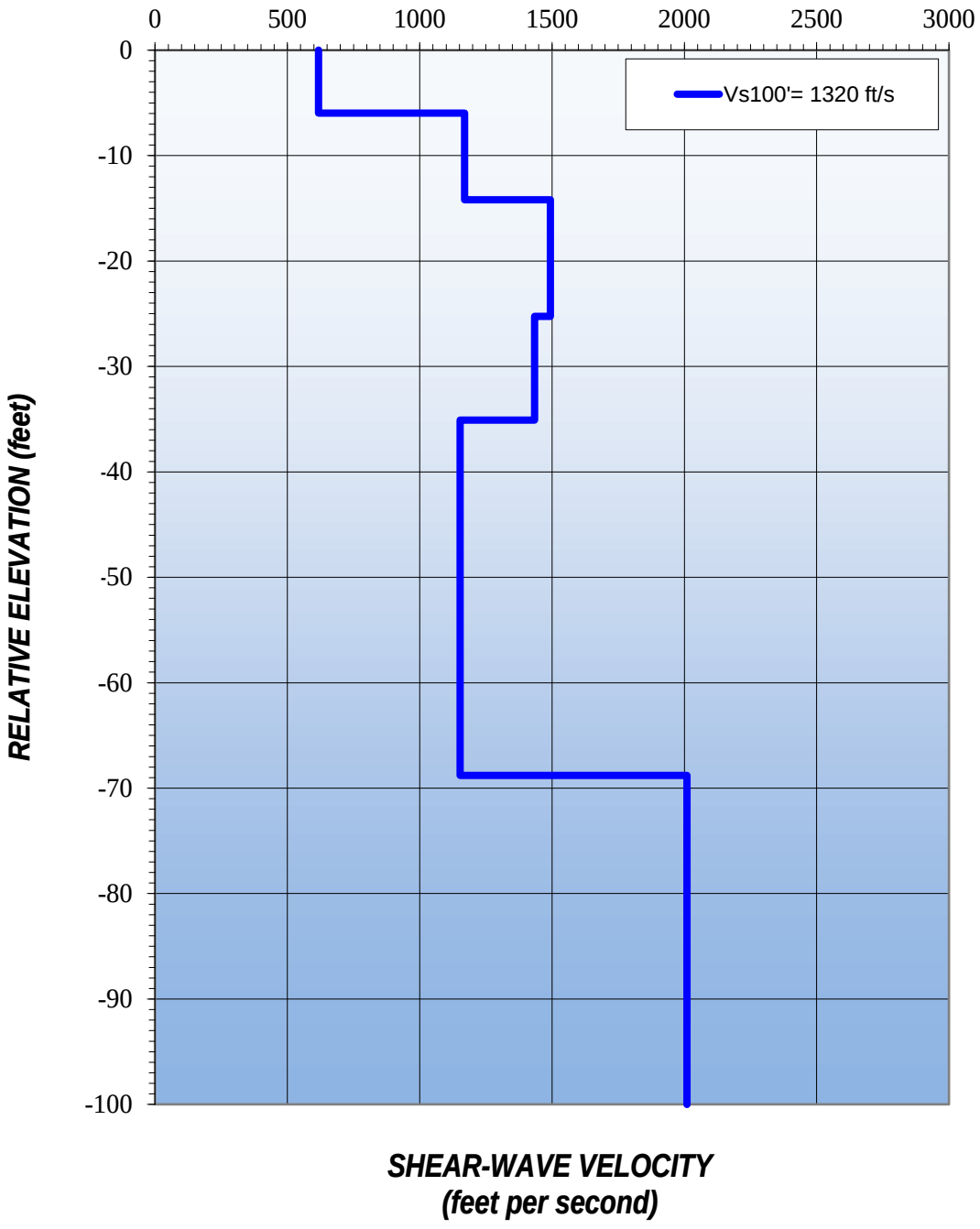




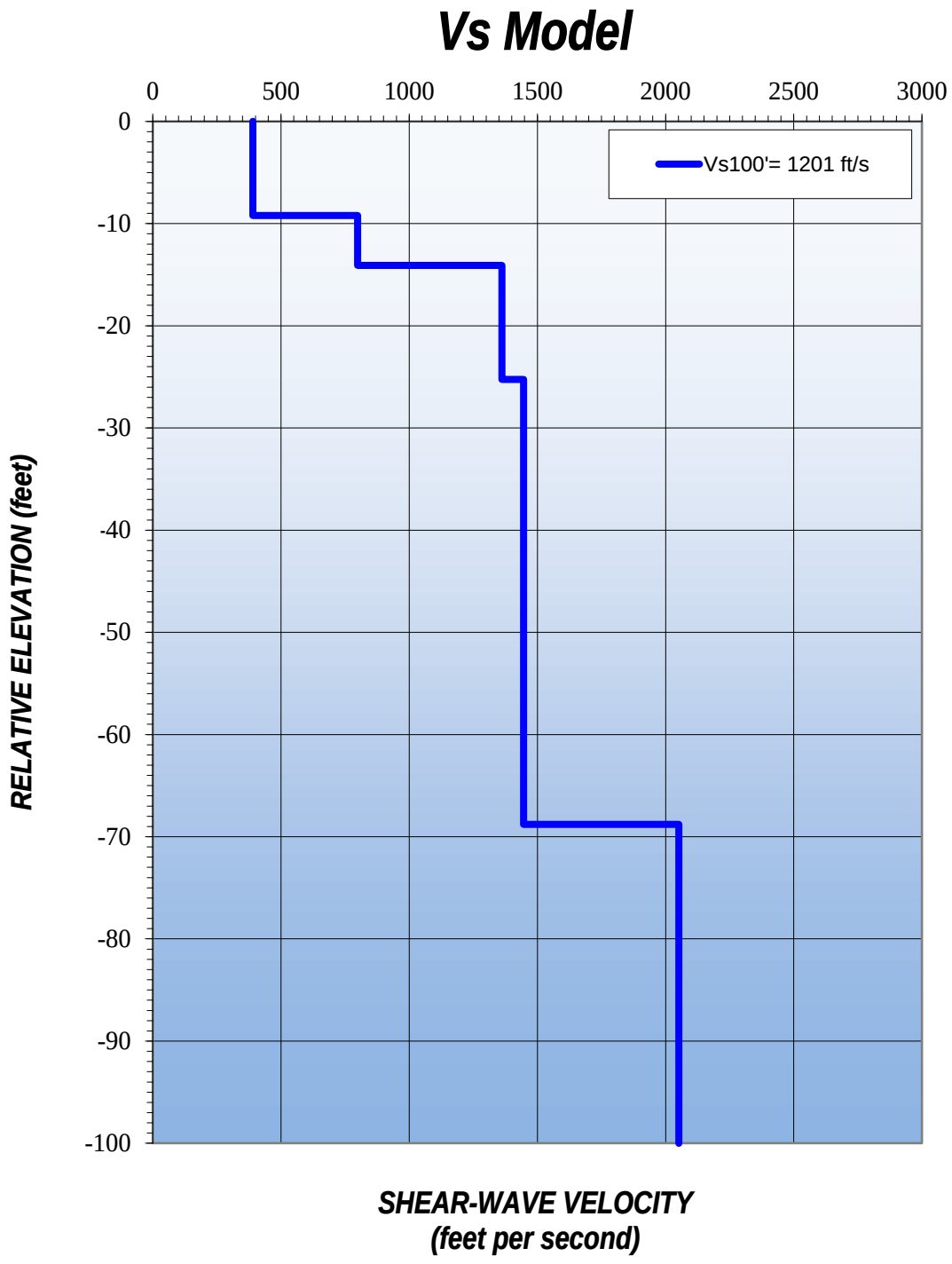


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



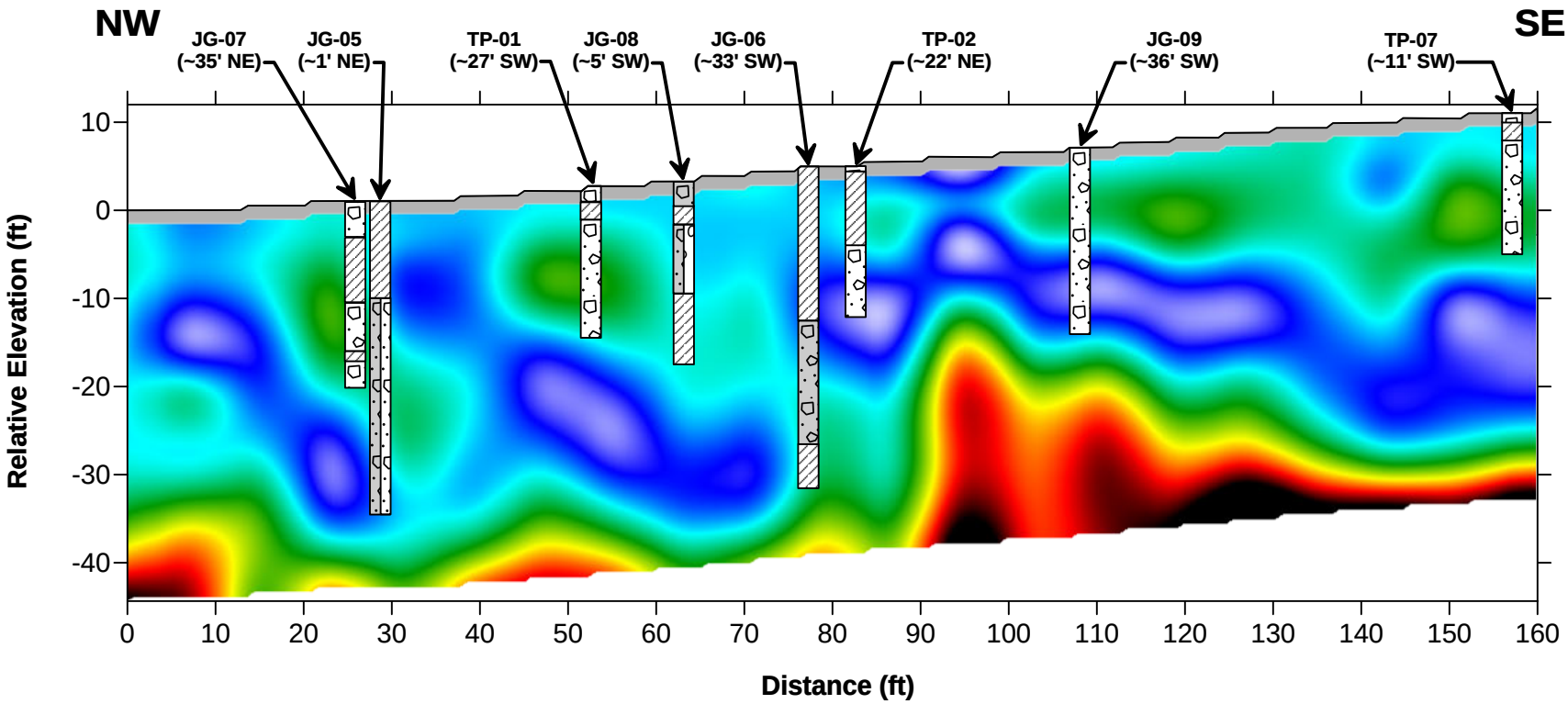
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

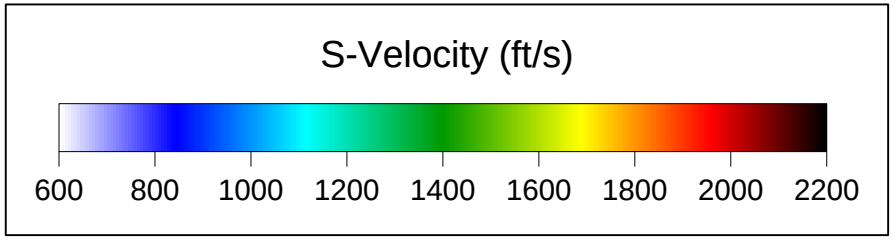
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

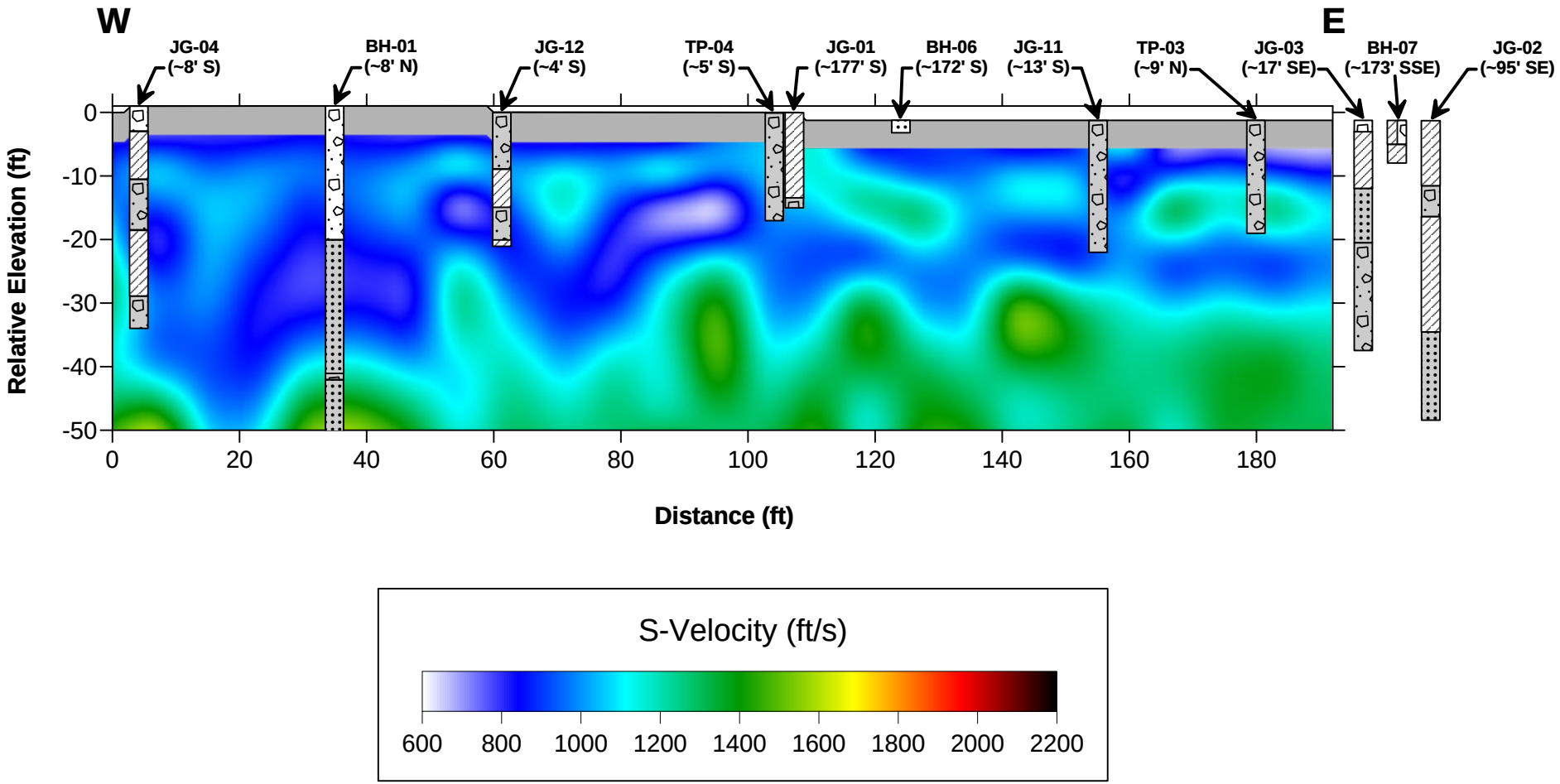
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



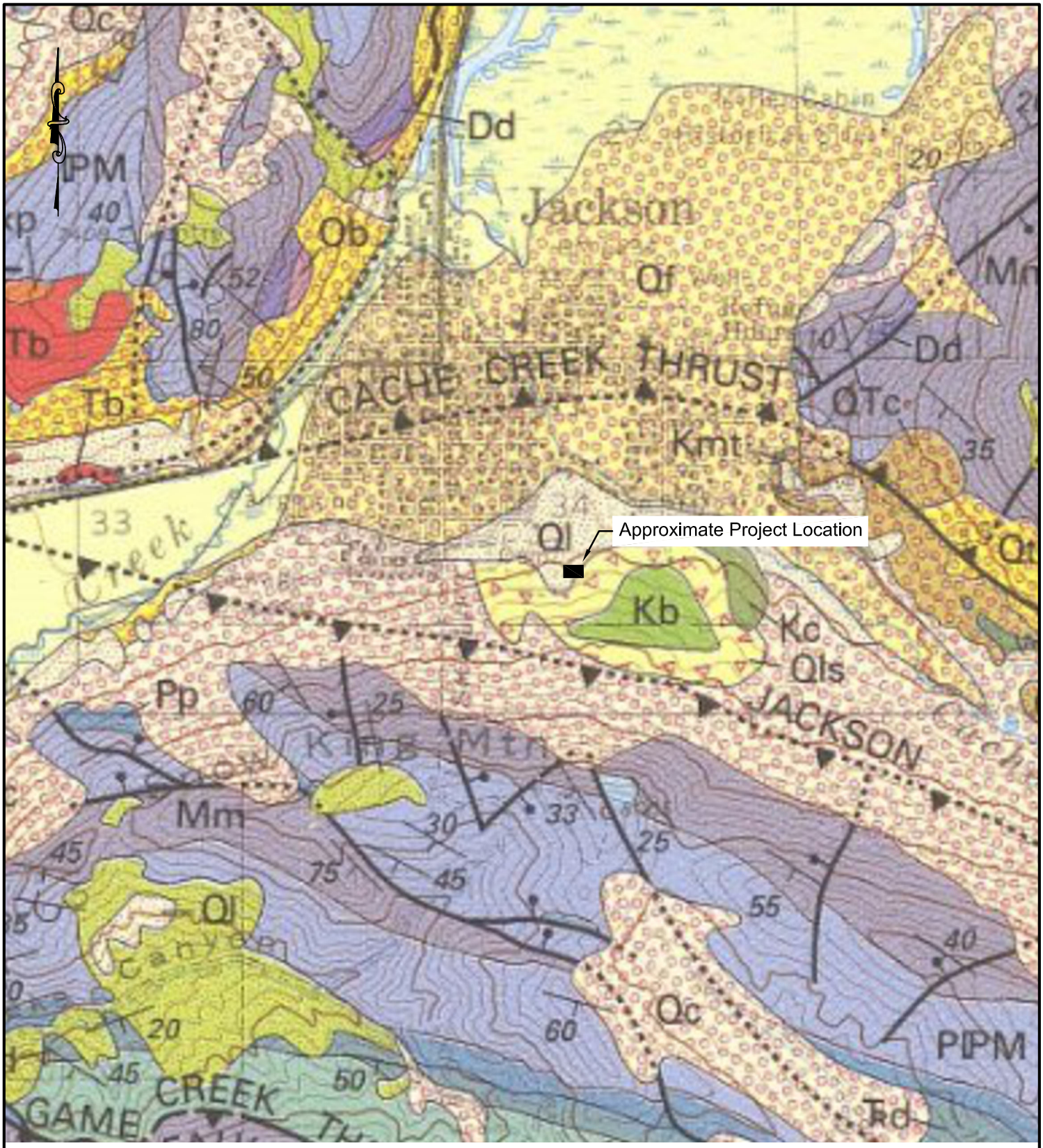
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 2000 4000

SCALE: 1 INCH = 2000 FEET

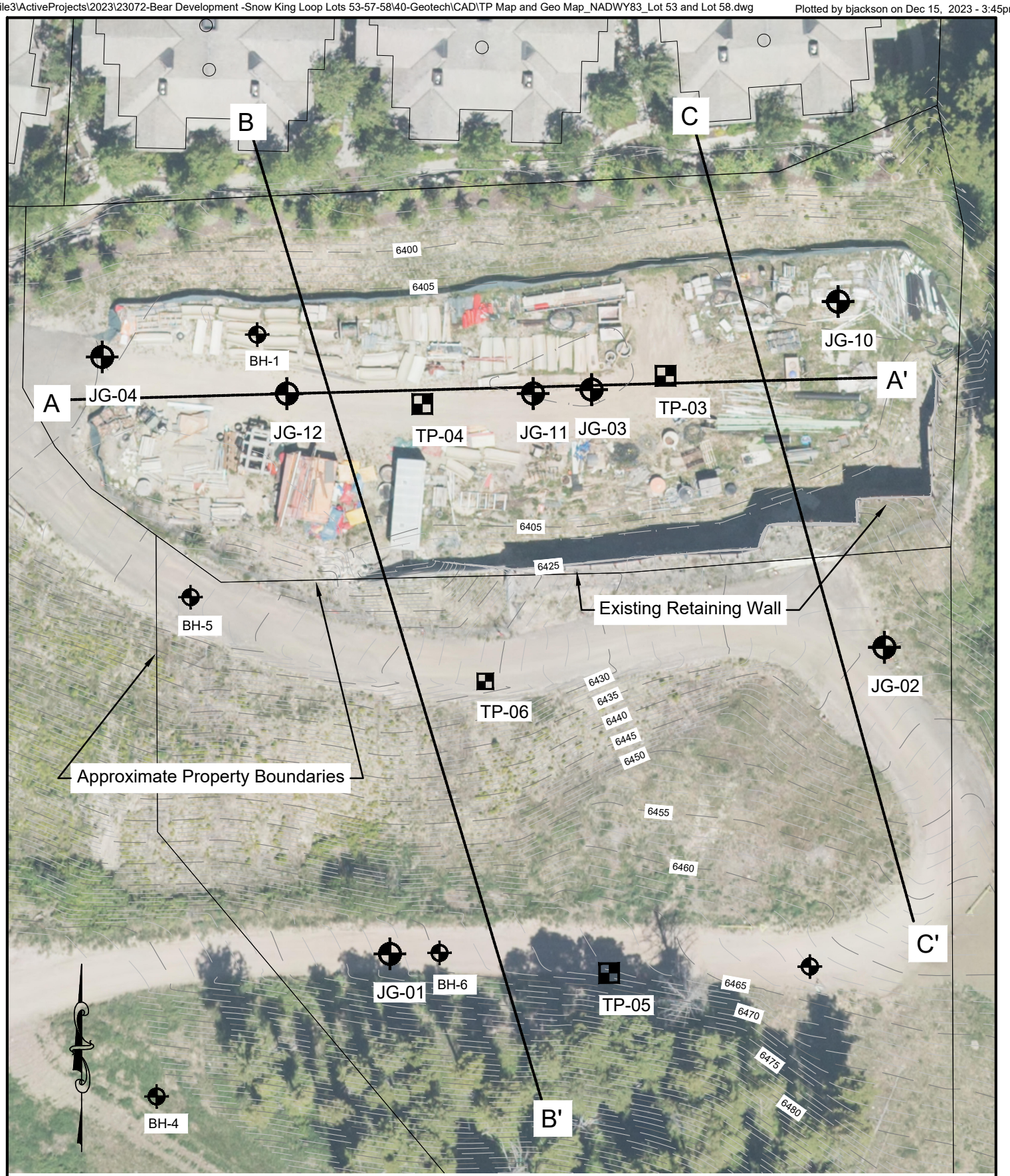
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Map symbols:

Ql - Loess
Qls - Landslide Debris
Kb - Bacon Ridge Sandstone (Upper Cretaceous)

From Love et. al, Geologic Map of Grand Teton National Park, 1992

DRAFTED BY: JBJ REVIEWED BY: HC PROJECT NUMBER 23072	SHEET TITLE: Figure 1 Site Location and Geologic Map	PROJECT TITLE: Geotechincal-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com



0 40 80

SCALE: 1 INCH = 40 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (JG-XX), Historic Nelson Engineering Borehole (BH-X), and test pit (TP-XX) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographiuc survey completed November 1, 2023. Aerial imagery provided by Teton County, 2019.

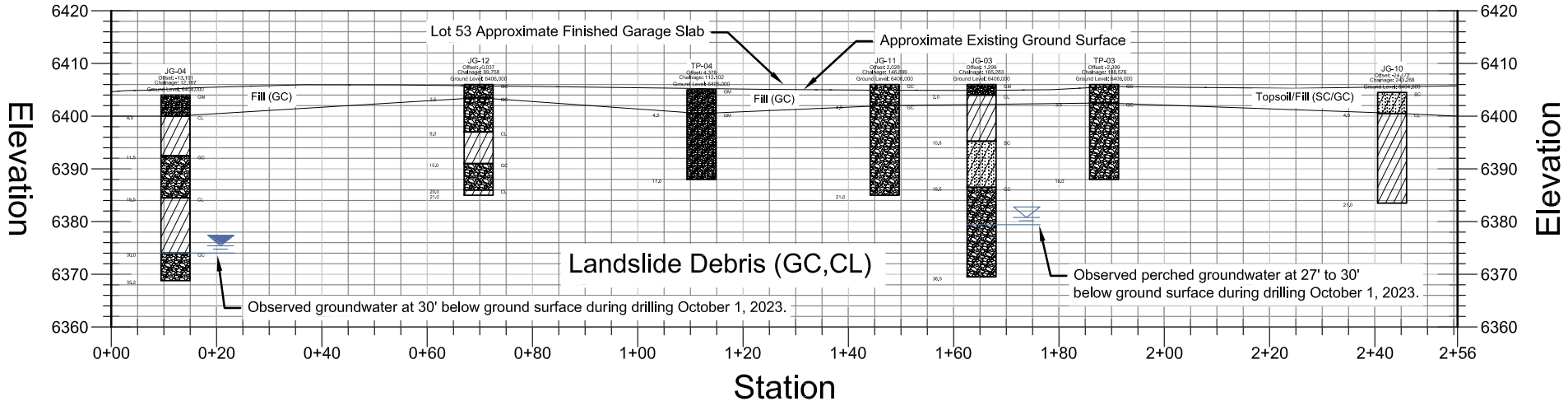
DRAFTED BY:	JBJ
REVIEWED BY:	HC
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 53 and Lot 58
Teton County, Wyoming

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Cross section A-A'

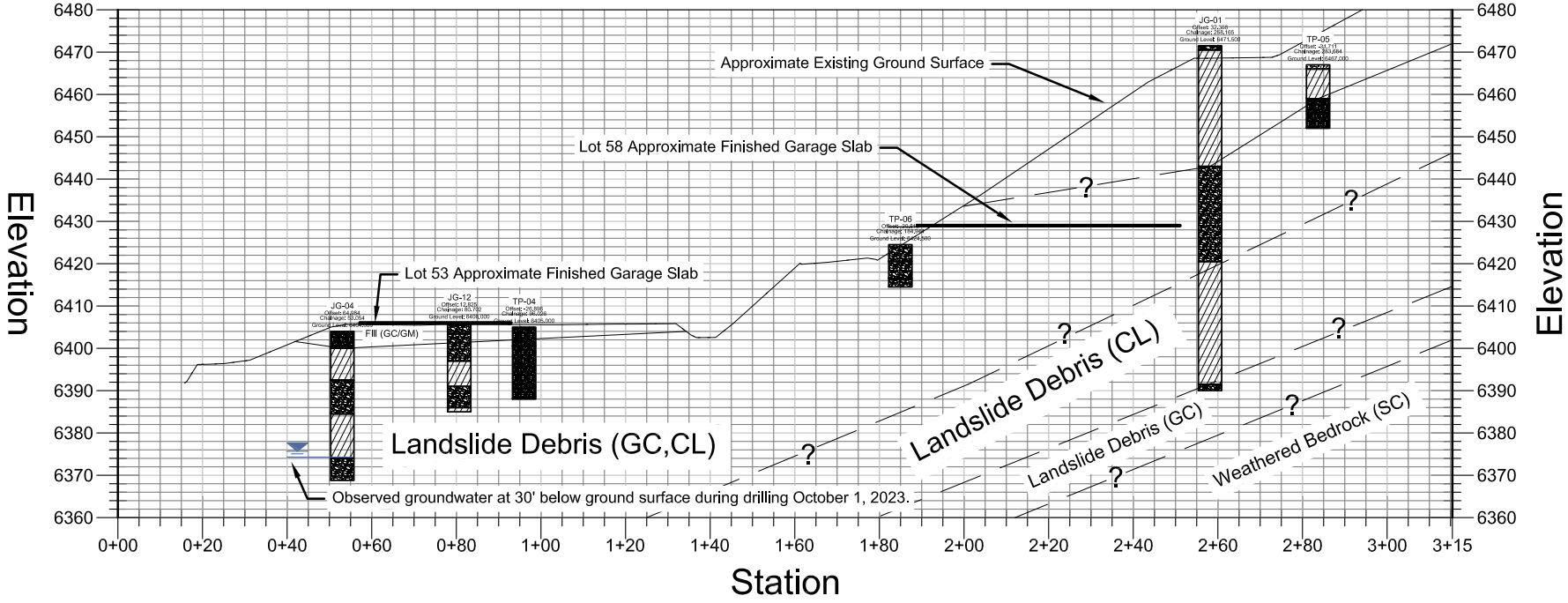


Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: JBJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 3 Geologic Cross Section A-A'	PROJECT TITLE: Geotechnical-Engineering Report Bear Development - Lot 53 and Lot 58 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC PO Box 9550 | 1315 HWY 89 S., Ste. 201 Jackson, WY 83002 PH: 307.733.5150 www.jorgeng.com

Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

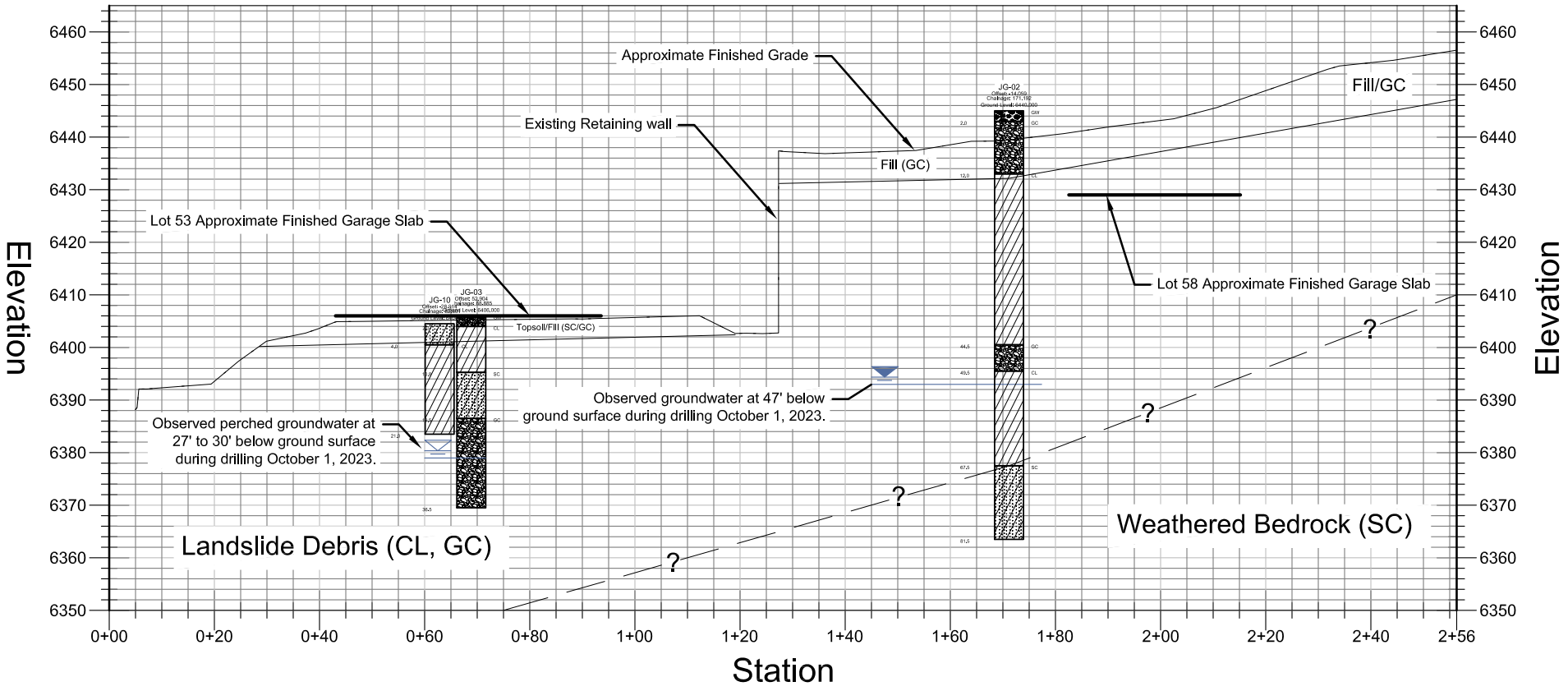
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PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical-Engineering Report
Bear Development - Lot 53 and Lot 58
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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

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REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 5
Geologic Cross Section C-C'

PROJECT TITLE:
Geotechnical-Engineering Report
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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-01, JG-02, JG-03, JG-04, JG-10, JG-11, and JG-12.

During the October 2023 site exploration for the Development at Lots 53 and 58, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples and sonic drilling grab samples). Of the samples collected, 31 disturbed samples and two relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Twenty Seven (27) Moisture Contents (ASTM D2937/D2216)
- Thirty (30) Atterberg Limits (ASTM D4318)
- Twenty Seven (27) Grain Size Analysis (ASTM D422)
- Four (4) Hydrometer (ASTM D422a)
- Two (2) One Dimension Consolidation (ASTM D2435)

Results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS and indirect correlation with engineering parameters, and direct testing of strength. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with hydrometer tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-01	D8	18-19	CL	19.0	18.2	62.8	12.3	31	15
JG-01	D12	27-29	CL	27.7	17.1	55.2	11.0	28	12
JG-01	D17	37-38	GC	51.6	22.7	25.7	--	--	--
JG-01	D27	54.5-57	CL	11.9	20.2	67.9	12.6	33	18
JG-01	D32	67-69	CL	20.1	28.0	51.9	10.0	26	10
JG-01	D36	72.5-75	CL	4.5	10.0	85.5	20.7	38	21
JG-02	D4	7-10	GC	--	--	--	--	20	5
JG-02	D8	14.5-16	CL	12.4	20.8	66.8	11.9	31	16
JG-02	D11	22-25	CL	15.6	18.7	65.7	13.3	29	14
JG-02	D16	32-35	CL	13.2	18.2	68.6	14.5	21	5
JG-02	D18	38.5-40	CL	0.0	12.9	87.1	15.5	29	12
JG-02	D22	44.5-47	GC	41.6	27.3	31.1	--	--	--
JG-02	D26	52-55	CL	6.4	31.1	62.5	11.6	16	12
JG-02	D30	60-62	CL	0.2	5.3	94.5	13.7	37	14
JG-02	D32	64.5-67	CL	2.2	94.4	3.4	12.8	31	14
JG-02	D35	69.5-72	SC	--	--	--	--	21	5
JG-03	D3	4.5-7	CL	30.3	19.6	50.1	10.1	33	19
JG-03	D8	14.5-17	SC	28.2	31.4	40.4	8.4	30	15
JG-03	D12	22-25	GC	26.8	26.3	46.9	12.4	35	20
JG-03	D18	30-33	GC	32.7	22.1	45.2	10.8	29	14
JG-04	D4	7-10	CL	15.8	14.6	69.6	21.8	34	18
JG-04	D8	14.5-17	GC	37.4	30.1	32.5	6.8	19	5
JG-04	D12	22-25	CL	3.3	26.8	69.9	16.5	31	14
JG-04	D17	30-33	GC	43.1	15.3	41.6	10.1	33	18
JG-10	D3	7.5-9	CL	--	--	--	--	25	9
JG-10	U1	12.5-14	CL	27.6	21.7	50.7	13.7	39	24
JG-10	D5	15-17	CL	4.7	11.8	83.5	16.1	38	17
JG-10	U2	17.5-19	CL	13.9	19.4	66.7	13.8	32	18
JG-11	D3	7.5-9	GC	33.4	28.0	38.6	7.1	22	7
JG-12	D2	5-6.5	GC	33.9	25.3	40.8	10.2	27	12
JG-12	D4	10-11.5	CL	13.5	32.5	54.0	12.8	27	10
JG-12	D8	20-21.5	CL	23.9	25.5	50.6	10.6	26	12

Table 4-2: Hydrometer Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Silt Fraction (%)	Clay Fraction (%)
JG-01	D17	37-38	GC	18	7
JG-02	D22	44.5-47	GC	23	8
JG-10	D5	15-17	CL	55	36
JG-11	D4	10-11.5	GC	33	17

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-10	U1	12.5-14	CL	0.171
JG-10	U2	17.5-19	CL	0.130

Supplemental Laboratory Data

Select laboratory results presented in a Site Investigation Report for Lots 53 and 58produced by Nelson Engineering dated July 28, 2021, and results presented in a Geotechnical Investigation Report for a project in close proximity to the site produced by Womack and Associates, Inc., dated June 4, 2010 are presented below.

GERHART COLE

PO Box 880
Midvale, Utah 84047
801.849.0055
gerhartcole.com

To:	Mr. Bruce Jackson Jorgensen Engineering 58 South Tyler, PO Box 1519 Pinedale, Wyoming 82941
Project:	Bear Development Snow King Lots 53 and 58
Gerhart Cole Project Number:	23-1725
Client Project Number	23072
Report Date:	November 30, 2023

Attached are the requested laboratory test results. These laboratory results are for the addressee and must be presented in their entirety without alteration, except with permission.

Gerhart Cole's Laboratory is accredited through the AASHTO Accreditation Program. The results provided were tested in general accordance with the referenced standards. Any test methods reported in this document outside the scope of this accreditation are marked with an asterisk in the header of the individual test report.

Gerhart Cole will dispose of samples two (2) weeks after the date above. Please contact us for storage pricing.

Approved By:_____
Zach Gibbs, PE (UT, MI) Laboratory Director

AASHTO ACCREDITED

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-01**	**JG-02**
	Depth:	**18-19 ft**	**27-29 ft**	**54.5-57 ft**	**67-69 ft**	**72.5-75 ft**	**14.5-16 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**gy - bn clay**	**bn - gy clay**	**gy - dk gy clay**	**dk by - lt bn clay**	**gy - dk gy clay**	**bn - ol bn clay**
Moisture	Wet soil + tare (g)	806.82	1190.54	953.45	847.34	688.39	2264.09
	Dry soil + tare (g)	739.68	1074.24	869.05	788.12	590.77	2068.51
	Tare (g)	195.78	13.84	196.69	195.42	118.16	422.19
	Moisture content, w (%)	12.3	11.0	12.6	10.0	20.7	11.9
Comments							
QC/QA	Tested By:	AT	AT	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**	**JG-02**
	Depth:	**22-25 ft**	**32-35 ft**	**38.5-40 ft**	**52-55 ft**	**60-62 ft**	**64.5-67 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**bn - ol bn clay**	**bn - dk yl bn clay**	**lt ol bn - ol bn clay**	**gy - ol bn clay**	**lt bn - bn clay**	**lt ol bn - ol bn clay**
Moisture	Wet soil + tare (g)	2104.69	2453.36	448.30	460.49	656.13	566.47
	Dry soil + tare (g)	1908.65	2210.32	405.33	433.20	600.68	516.43
	Tare (g)	438.53	539.41	127.25	197.51	195.80	126.68
	Moisture content, w (%)	13.3	14.5	15.5	11.6	13.7	12.8
Comments							
QC/QA	Tested By:	CML	CML	CML	CML	CML	CML
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	JG-03	JG-03	JG-03	JG-03	JG-04	JG-04
	Depth:	4.5-7 ft	14.5-17 ft	22-25 ft	30-33 ft	7-10 ft	14.5-17 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23	13-Nov-23
	Laboratory sample description:	lt bn - bn clay	pl ol bn - bn clay	lt ol bn - bn clay	bn - dk bn clay	lt ol bn - bn clay	pl ol bn - lt bn silt
Moisture	Wet soil + tare (g)	1630.20	872.07	1046.88	943.07	653.16	601.88
	Dry soil + tare (g)	1521.39	813.63	947.50	865.02	571.20	571.25
	Tare (g)	440.15	119.03	144.65	144.19	195.92	118.32
	Moisture content, w (%)	10.1	8.4	12.4	10.8	21.8	6.8
Comments							
QC/QA	Tested By:	JCC	JCC	JCC	JCC	JCC	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-04**	**JG-04**	**JG-10**	**JG-10**	**JG-10**	**JG-11**
	Depth:	**22-25 ft**	**30-33 ft**	**12.5-14 ft**	**15-17 ft**	**17.5-19 ft**	**7.5-9 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**	**13-Nov-23**
	Laboratory sample description:	**ol bn - bn silt**	**lt bn - bn clay**	**ol bn - lt bn clay**	**ol bn - y bn clay**	**ol bn - lt bn clay**	**bn - dk bn clay**
Moisture	Wet soil + tare (g)	555.20	1543.36	1129.47	377.19	860.87	758.29
	Dry soil + tare (g)	493.76	1440.63	1044.36	352.11	758.40	721.07
	Tare (g)	120.66	421.65	422.15	196.80	13.83	194.35
	Moisture content, w (%)	16.5	10.1	13.7	16.1	13.8	7.1
Comments							
QC/QA	Tested By:	JCC	JCC	AT	JCC	AT	JCC
	Reduced By:	CML	CML	CML	CML	CML	CML
	Reviewed By:	AT	AT	AT	AT	AT	AT

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 53 and 58**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-12**	**JG-12**	**JG-12**			
	Depth:	**5-7 ft**	**10-12 ft**	**20-21 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**14-Nov-23**	**14-Nov-23**	**14-Nov-23**			
	Laboratory sample description:	**lt ol bn - lt bn clay**	**lt ol bn - lt bn silt**	**lt ol bn - lt bn clay**			
Moisture	Wet soil + tare (g)	902.19	566.12	742.99			
	Dry soil + tare (g)	836.69	514.93	683.22			
	Tare (g)	193.61	116.09	117.11			
	Moisture content, w (%)	10.2	12.8	10.6			
Comments							
QC/QA	Tested By:	AT	AT	AT			
	Reduced By:	CML	CML	CML			
	Reviewed By:	AT	AT	AT			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - bn clay
As-received water content(%):	12.3	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

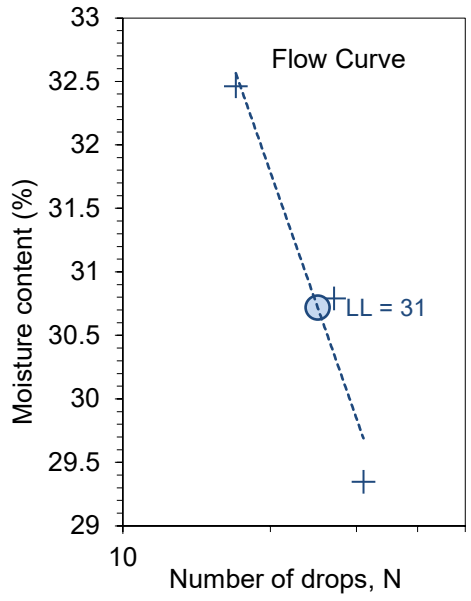
Determination No:	1	2
Wet Soil + Tare (g):	20.94	20.87
Dry Soil + Tare (g):	19.90	19.81
Moisture Loss (g):	1.04	1.06
Tare (g):	13.53	13.42
Dry Soil (g):	6.37	6.39
Moisture Content, w (%):	16.33	16.59

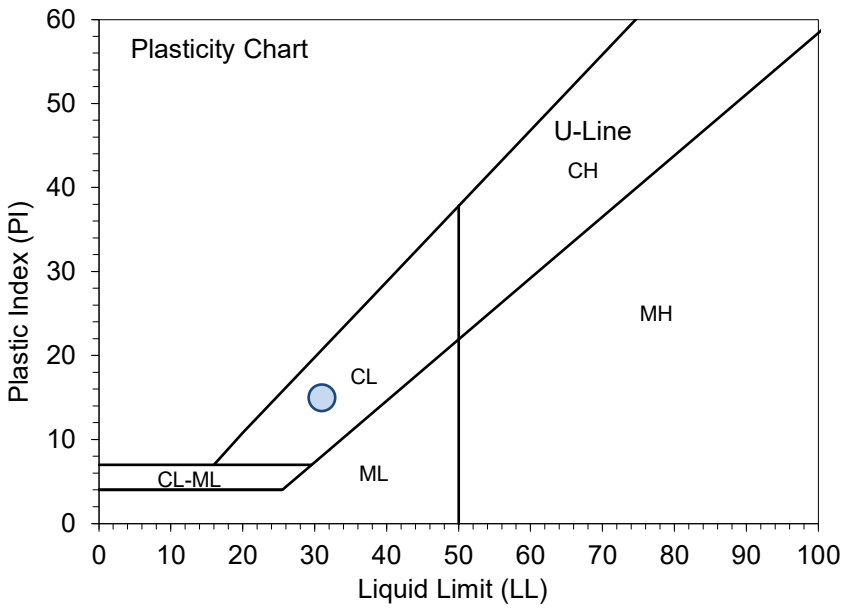
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	17
Wet Soil + Tare (g):	23.85	25.34	24.74
Dry Soil + Tare (g):	21.37	22.51	21.75
Moisture Loss (g):	2.48	2.83	2.99
Tare (g):	12.92	13.32	12.54
Dry Soil (g):	8.45	9.19	9.21
Moisture Content, w (%):	29.35	30.79	32.46
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	16
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Tested by: JC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - gy clay
As-received water content(%):	11.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

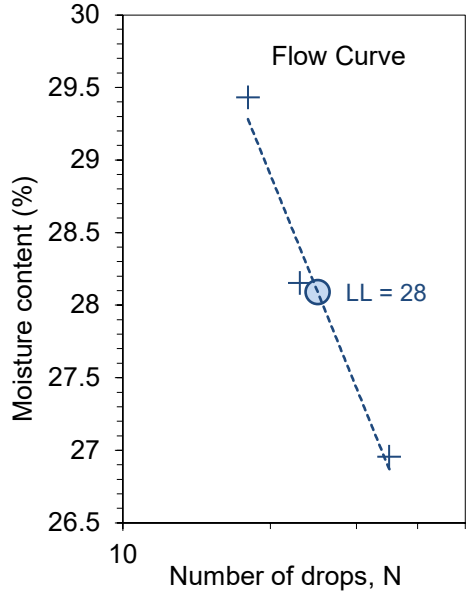
Determination No:	1	2
Wet Soil + Tare (g):	20.76	21.17
Dry Soil + Tare (g):	19.72	20.13
Moisture Loss (g):	1.04	1.04
Tare (g):	13.35	13.69
Dry Soil (g):	6.37	6.44
Moisture Content, w (%):	16.33	16.15

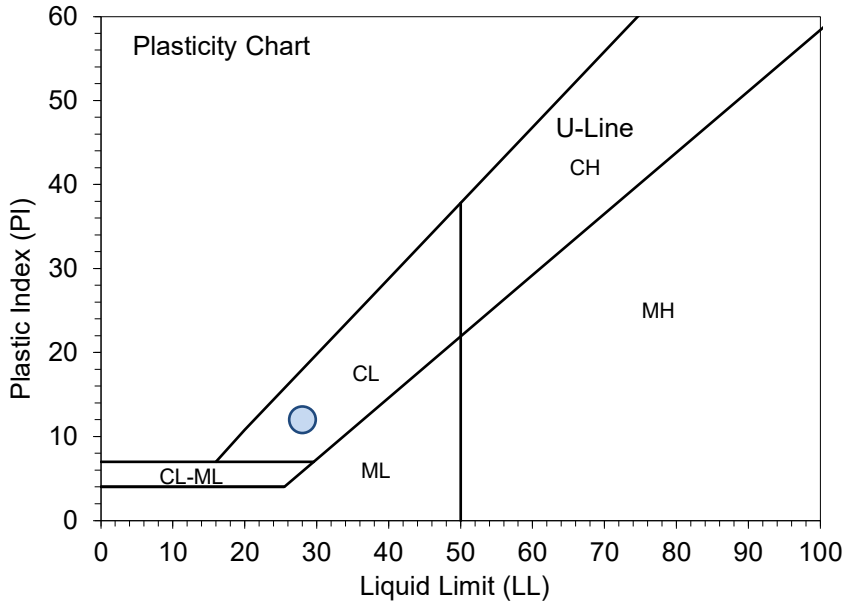
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	23	18
Wet Soil + Tare (g):	25.98	24.87	27.33
Dry Soil + Tare (g):	23.33	22.17	24.16
Moisture Loss (g):	2.65	2.70	3.17
Tare (g):	13.50	12.58	13.39
Dry Soil (g):	9.83	9.59	10.77
Moisture Content, w (%):	26.96	28.15	29.43
One-Point LL:		28	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	16
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk gy clay
As-received water content(%):	12.5	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

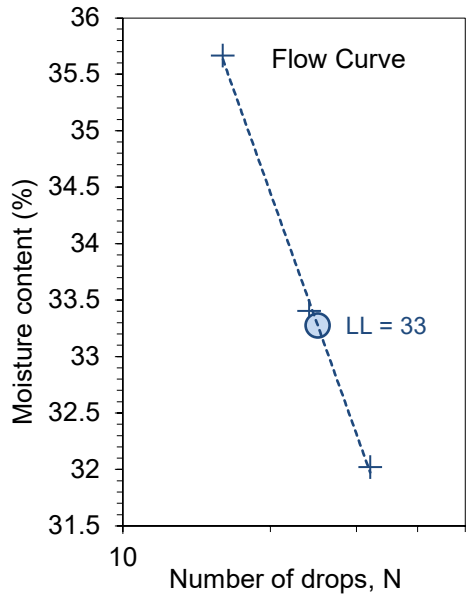
Determination No:	1	2
Wet Soil + Tare (g):	20.65	21.09
Dry Soil + Tare (g):	19.68	20.10
Moisture Loss (g):	0.97	0.99
Tare (g):	13.25	13.55
Dry Soil (g):	6.43	6.55
Moisture Content, w (%):	15.09	15.11

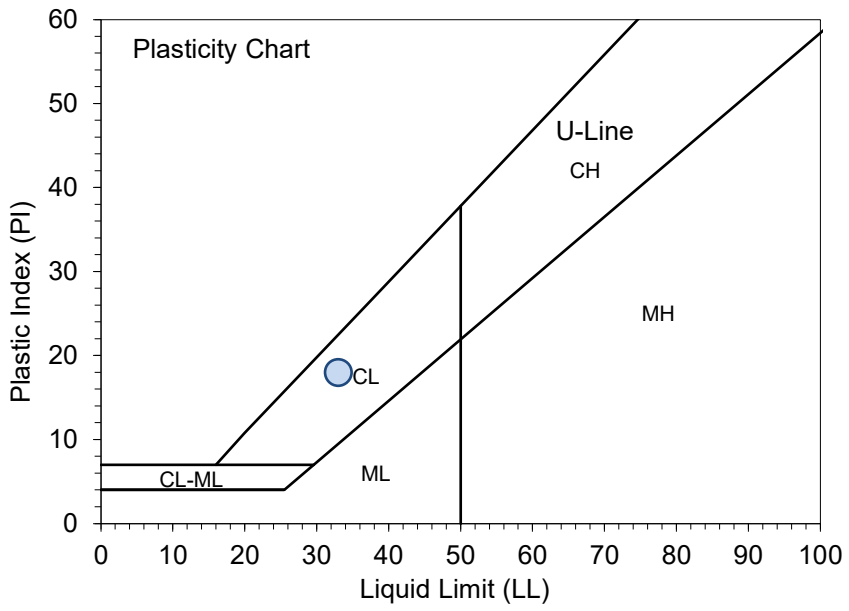
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	24	16
Wet Soil + Tare (g):	24.69	24.36	24.92
Dry Soil + Tare (g):	22.00	21.31	21.61
Moisture Loss (g):	2.69	3.05	3.31
Tare (g):	13.60	12.18	12.33
Dry Soil (g):	8.40	9.13	9.28
Moisture Content, w (%):	32.02	33.41	35.67
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk gy - lt bn clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

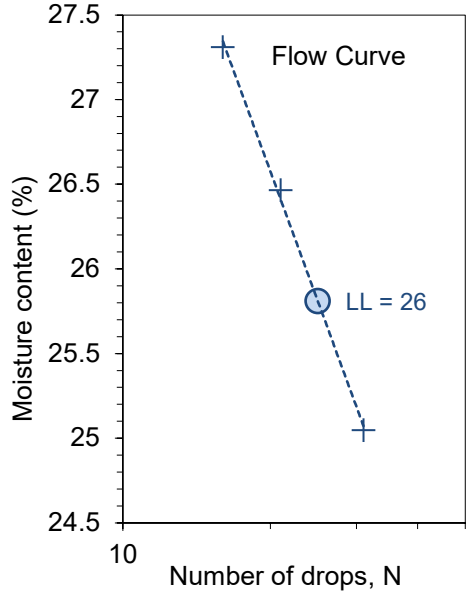
Determination No:	1	2
Wet Soil + Tare (g):	21.01	20.67
Dry Soil + Tare (g):	19.96	19.64
Moisture Loss (g):	1.05	1.03
Tare (g):	13.49	13.07
Dry Soil (g):	6.47	6.57
Moisture Content, w (%):	16.23	15.68

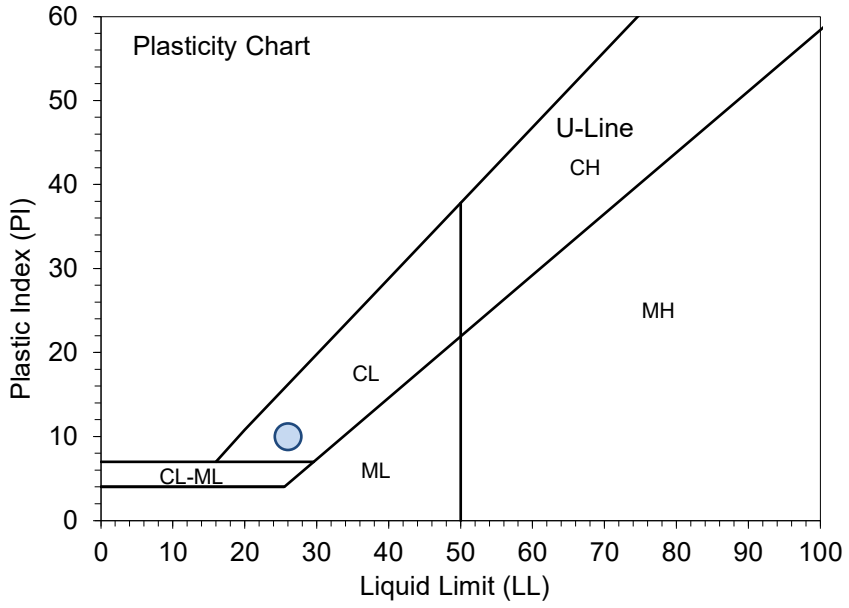
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	21	16
Wet Soil + Tare (g):	26.26	25.37	25.82
Dry Soil + Tare (g):	23.73	22.89	23.22
Moisture Loss (g):	2.53	2.48	2.60
Tare (g):	13.63	13.52	13.70
Dry Soil (g):	10.10	9.37	9.52
Moisture Content, w (%):	25.05	26.47	27.31
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	16
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - dk by clay
As-received water content(%):	20.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

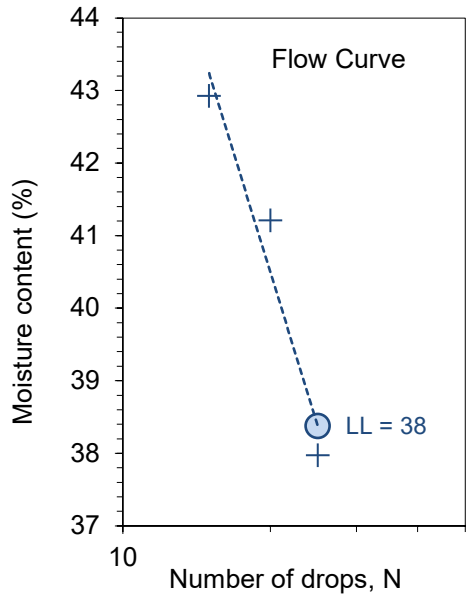
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.02
Dry Soil + Tare (g):	20.06	19.89
Moisture Loss (g):	1.13	1.13
Tare (g):	13.47	13.48
Dry Soil (g):	6.59	6.41
Moisture Content, w (%):	17.15	17.63

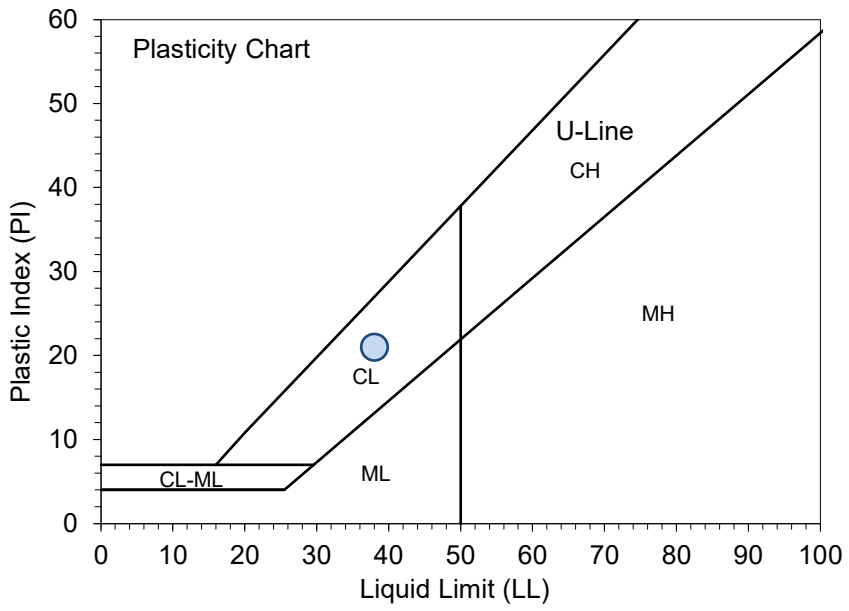
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	22.90	24.32	25.41
Dry Soil + Tare (g):	20.31	21.13	21.89
Moisture Loss (g):	2.59	3.19	3.52
Tare (g):	13.49	13.39	13.69
Dry Soil (g):	6.82	7.74	8.20
Moisture Content, w (%):	37.98	41.21	42.93
One-Point LL:	38	40	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	17
Plasticity Index, PI:	21





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

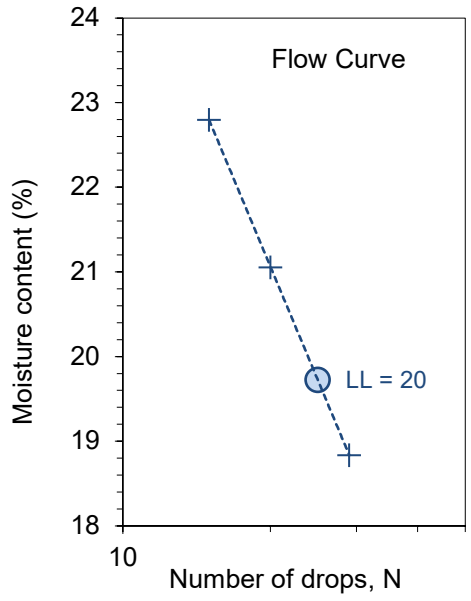
Determination No:	1	2
Wet Soil + Tare (g):	20.22	21.14
Dry Soil + Tare (g):	19.22	20.11
Moisture Loss (g):	1.00	1.03
Tare (g):	12.57	13.32
Dry Soil (g):	6.65	6.79
Moisture Content, w (%):	15.04	15.17

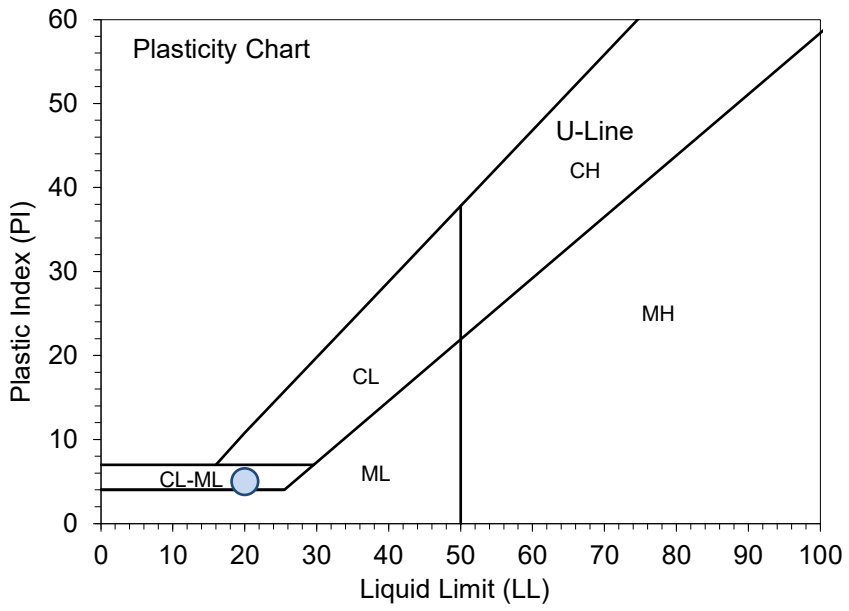
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.87	25.20	24.44
Dry Soil + Tare (g):	24.76	23.17	22.29
Moisture Loss (g):	2.11	2.03	2.15
Tare (g):	13.56	13.53	12.86
Dry Soil (g):	11.20	9.64	9.43
Moisture Content, w (%):	18.84	21.06	22.80
One-Point LL:	19	20	

Results

Liquid Limit, LL:	20
Plastic Limit, PL:	15
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Tested by: JC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	11.9	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

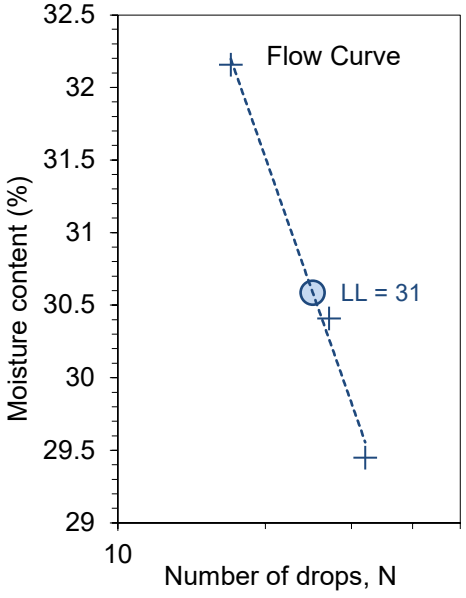
Determination No:	1	2
Wet Soil + Tare (g):	20.91	19.95
Dry Soil + Tare (g):	19.95	19.00
Moisture Loss (g):	0.96	0.95
Tare (g):	13.46	12.46
Dry Soil (g):	6.49	6.54
Moisture Content, w (%):	14.79	14.53

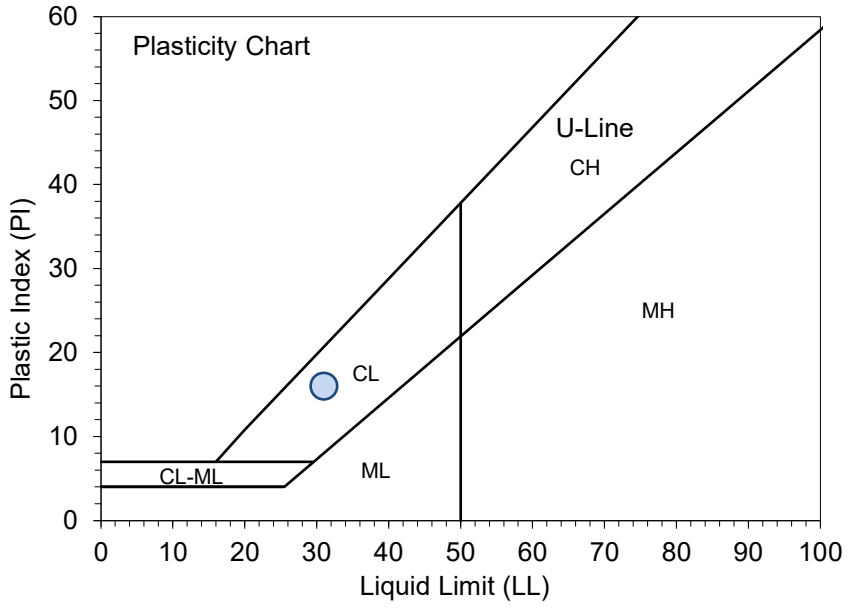
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	27	17
Wet Soil + Tare (g):	27.13	25.25	23.71
Dry Soil + Tare (g):	24.02	22.51	20.88
Moisture Loss (g):	3.11	2.74	2.83
Tare (g):	13.46	13.50	12.08
Dry Soil (g):	10.56	9.01	8.80
Moisture Content, w (%):	29.45	30.41	32.16
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	15
Plasticity Index, PI:	16





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - ol bn clay
As-received water content(%):	13.3	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

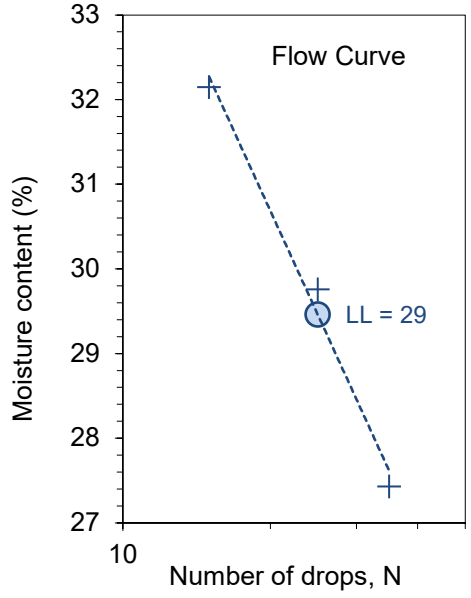
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.87
Dry Soil + Tare (g):	20.39	18.85
Moisture Loss (g):	1.04	1.02
Tare (g):	13.57	12.08
Dry Soil (g):	6.82	6.77
Moisture Content, w (%):	15.25	15.07

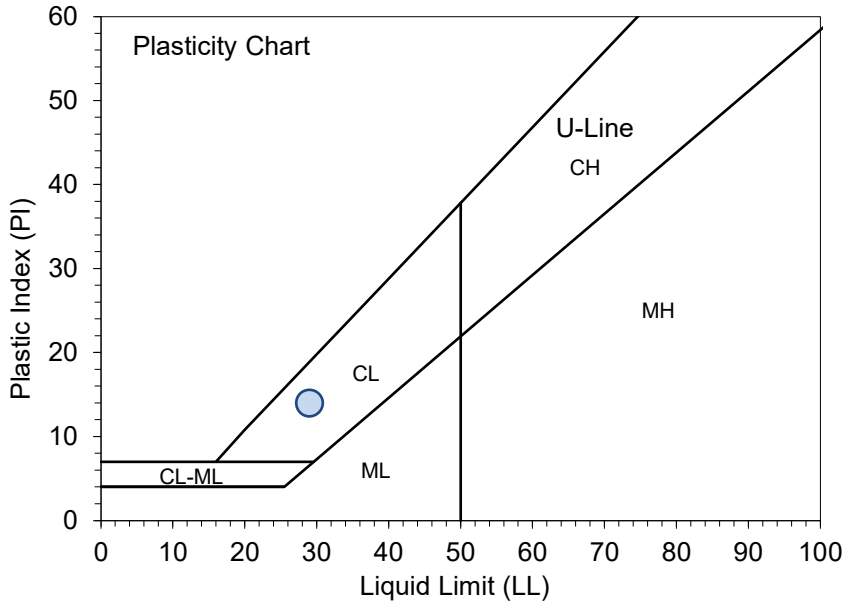
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	15
Wet Soil + Tare (g):	22.22	20.57	25.21
Dry Soil + Tare (g):	20.36	18.71	22.22
Moisture Loss (g):	1.86	1.86	2.99
Tare (g):	13.58	12.46	12.92
Dry Soil (g):	6.78	6.25	9.30
Moisture Content, w (%):	27.43	29.76	32.15
One-Point LL:		30	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk yl bn clay
As-received water content(%):	14.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

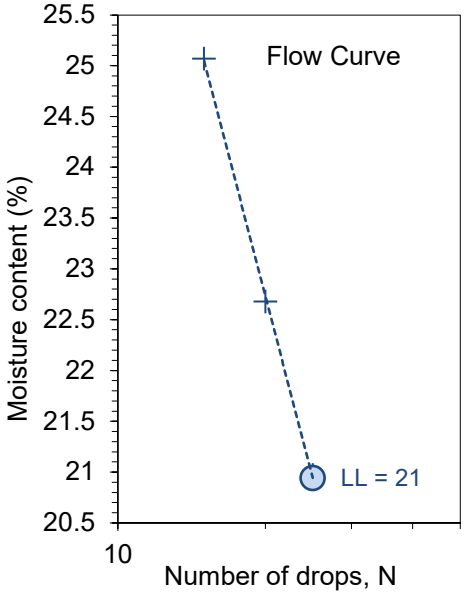
Determination No:	1	2
Wet Soil + Tare (g):	21.05	21.32
Dry Soil + Tare (g):	19.97	20.22
Moisture Loss (g):	1.08	1.10
Tare (g):	13.42	13.54
Dry Soil (g):	6.55	6.68
Moisture Content, w (%):	16.49	16.47

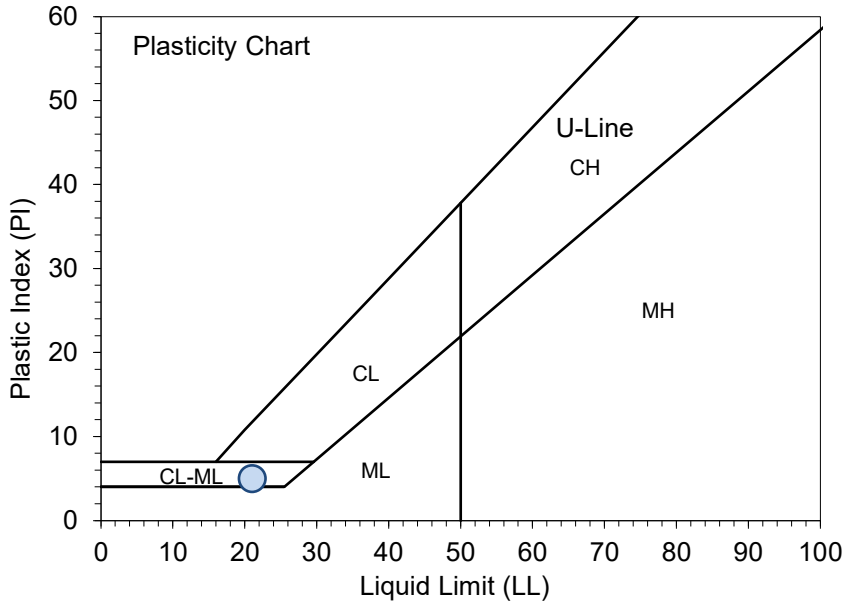
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	20	15
Wet Soil + Tare (g):	25.91	24.58	25.44
Dry Soil + Tare (g):	23.76	22.50	22.86
Moisture Loss (g):	2.15	2.08	2.58
Tare (g):	13.51	13.33	12.57
Dry Soil (g):	10.25	9.17	10.29
Moisture Content, w (%):	20.98	22.68	25.07
One-Point LL:	21	22	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	15.5	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

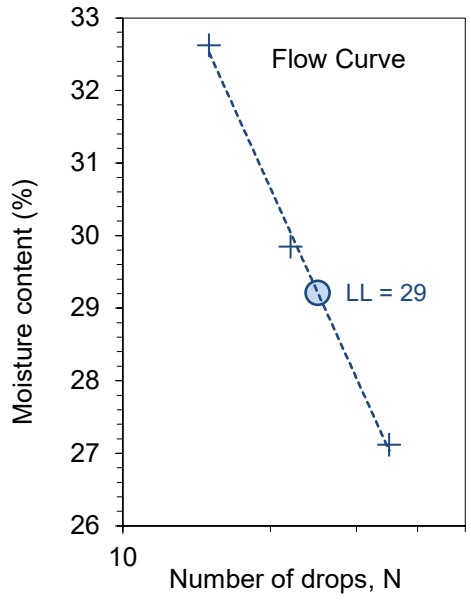
Determination No:	1	2
Wet Soil + Tare (g):	20.84	21.16
Dry Soil + Tare (g):	19.75	20.04
Moisture Loss (g):	1.09	1.12
Tare (g):	13.53	13.60
Dry Soil (g):	6.22	6.44
Moisture Content, w (%):	17.52	17.39

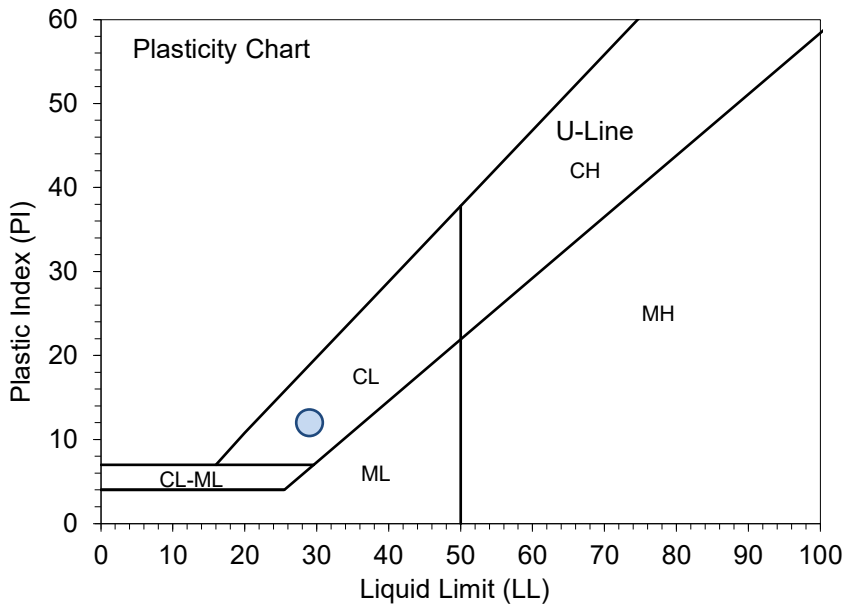
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	22	15
Wet Soil + Tare (g):	24.37	21.89	23.34
Dry Soil + Tare (g):	22.04	19.69	20.88
Moisture Loss (g):	2.33	2.20	2.46
Tare (g):	13.45	12.32	13.34
Dry Soil (g):	8.59	7.37	7.54
Moisture Content, w (%):	27.12	29.85	32.63
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	17
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Tested by: CML Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	gy - ol bn clay
As-received water content(%):	11.6	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

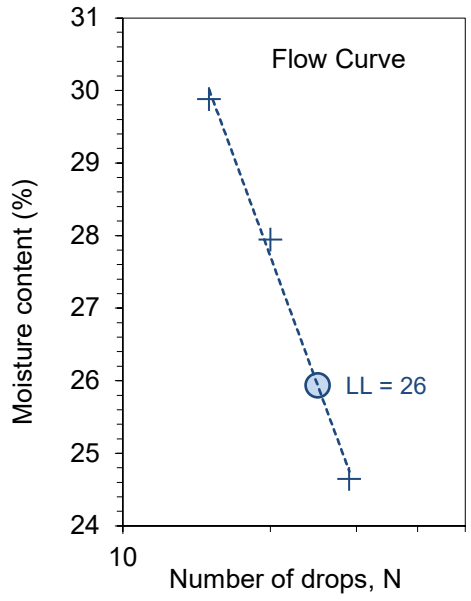
Determination No:	1	2
Wet Soil + Tare (g):	20.78	20.39
Dry Soil + Tare (g):	19.86	19.48
Moisture Loss (g):	0.92	0.91
Tare (g):	13.07	12.86
Dry Soil (g):	6.79	6.62
Moisture Content, w (%):	13.55	13.75

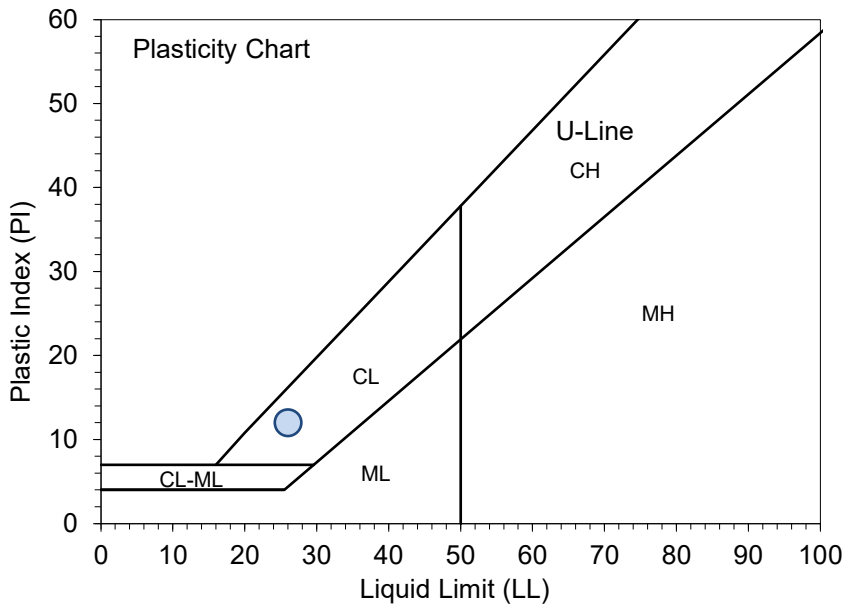
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	26.18	26.47	25.64
Dry Soil + Tare (g):	23.71	23.51	22.84
Moisture Loss (g):	2.47	2.96	2.80
Tare (g):	13.69	12.92	13.47
Dry Soil (g):	10.02	10.59	9.37
Moisture Content, w (%):	24.65	27.95	29.88
One-Point LL:	25	27	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	No. 10
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

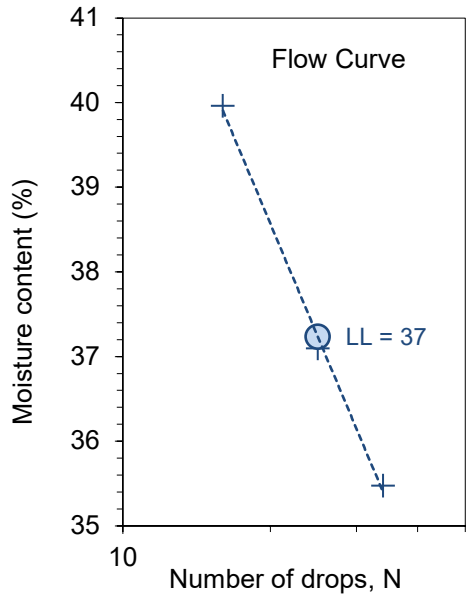
Determination No:	1	2
Wet Soil + Tare (g):	19.85	20.09
Dry Soil + Tare (g):	19.04	19.23
Moisture Loss (g):	0.81	0.86
Tare (g):	13.24	13.20
Dry Soil (g):	5.80	6.03
Moisture Content, w (%):	13.97	14.26

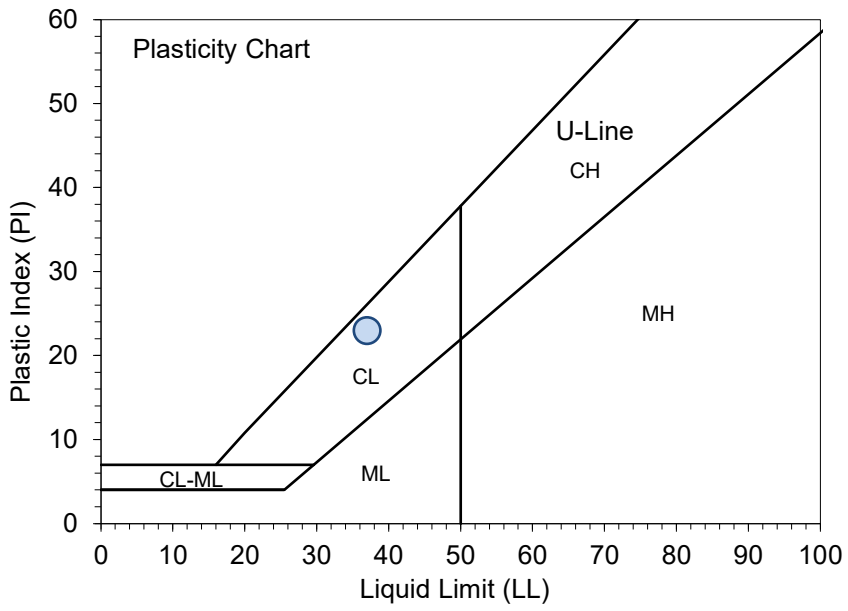
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	25	16
Wet Soil + Tare (g):	25.78	25.64	28.95
Dry Soil + Tare (g):	22.31	22.39	24.57
Moisture Loss (g):	3.47	3.25	4.38
Tare (g):	12.53	13.63	13.61
Dry Soil (g):	9.78	8.76	10.96
Moisture Content, w (%):	35.48	37.10	39.96
One-Point LL:		37	

Results

Liquid Limit, LL:	37
Plastic Limit, PL:	14
Plasticity Index, PI:	23





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Tested by: PJF Date: 16-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - ol bn clay
As-received water content(%):	12.8	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

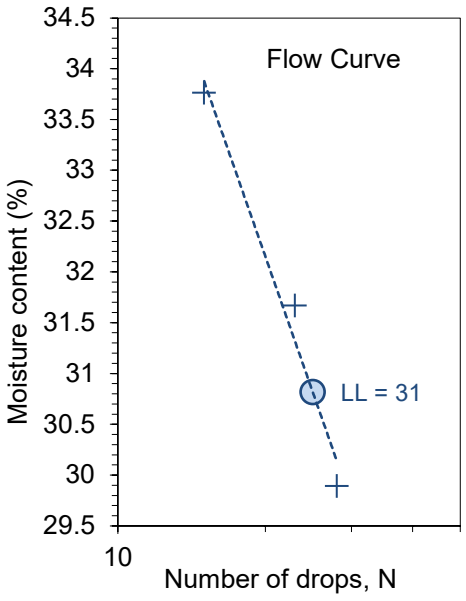
Determination No:	1	2
Wet Soil + Tare (g):	19.92	19.13
Dry Soil + Tare (g):	18.91	18.09
Moisture Loss (g):	1.01	1.04
Tare (g):	12.97	12.20
Dry Soil (g):	5.94	5.89
Moisture Content, w (%):	17.00	17.66

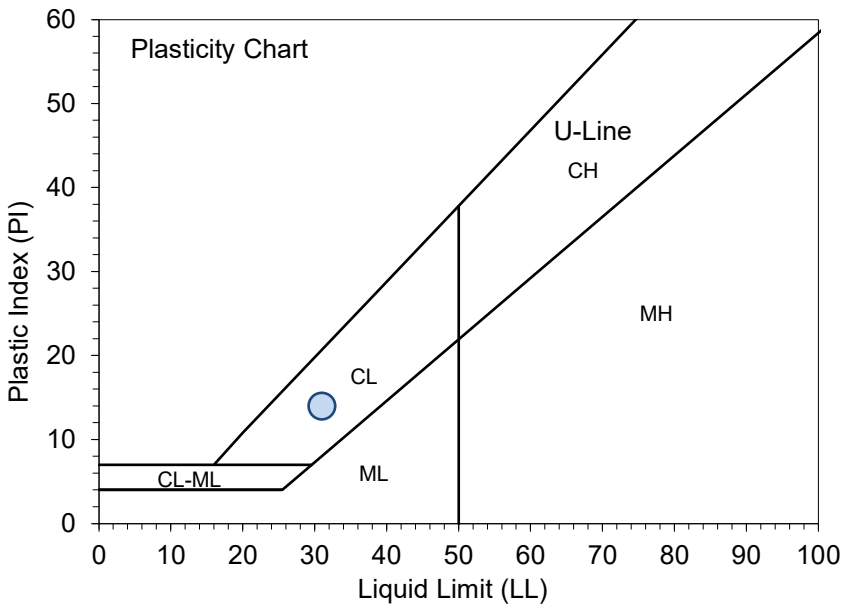
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	23	15
Wet Soil + Tare (g):	26.11	26.31	25.75
Dry Soil + Tare (g):	23.21	23.13	22.62
Moisture Loss (g):	2.90	3.18	3.13
Tare (g):	13.51	13.09	13.35
Dry Soil (g):	9.70	10.04	9.27
Moisture Content, w (%):	29.90	31.67	33.76
One-Point LL:	30	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 69.5-72 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	75
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

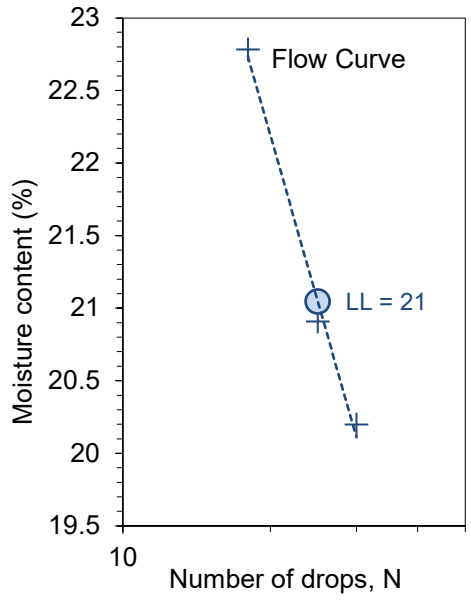
Determination No:	1	2
Wet Soil + Tare (g):	20.46	21.09
Dry Soil + Tare (g):	19.45	20.08
Moisture Loss (g):	1.01	1.01
Tare (g):	12.96	13.57
Dry Soil (g):	6.49	6.51
Moisture Content, w (%):	15.56	15.51

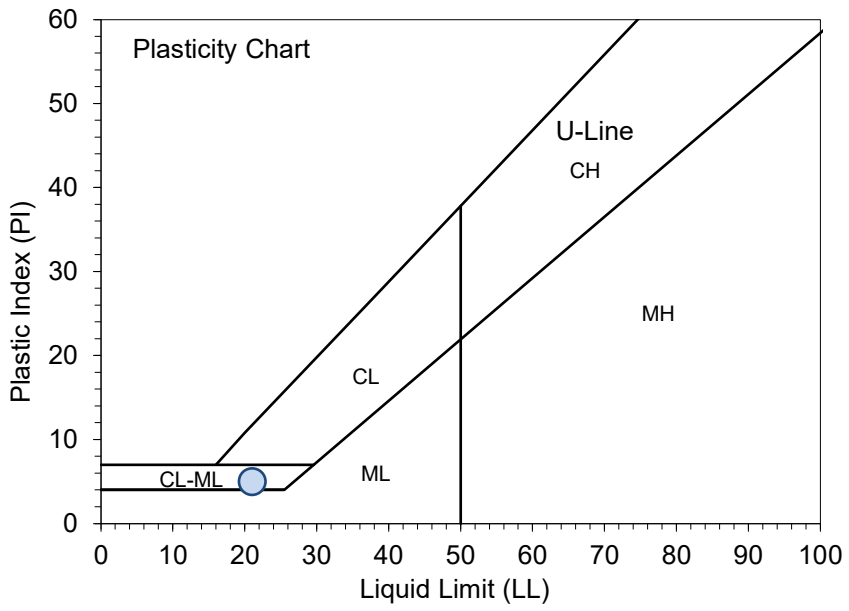
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	25	18
Wet Soil + Tare (g):	24.18	25.29	22.55
Dry Soil + Tare (g):	22.36	23.27	20.75
Moisture Loss (g):	1.82	2.02	1.80
Tare (g):	13.35	13.61	12.85
Dry Soil (g):	9.01	9.66	7.90
Moisture Content, w (%):	20.20	20.91	22.78
One-Point LL:	21	21	

Results

Liquid Limit, LL:	21
Plastic Limit, PL:	16
Plasticity Index, PI:	5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

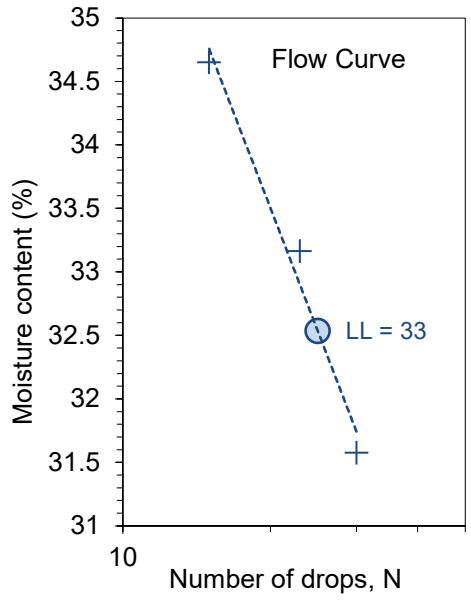
Determination No:	1	2
Wet Soil + Tare (g):	20.63	19.09
Dry Soil + Tare (g):	19.78	18.29
Moisture Loss (g):	0.85	0.80
Tare (g):	13.55	12.54
Dry Soil (g):	6.23	5.75
Moisture Content, w (%):	13.64	13.91

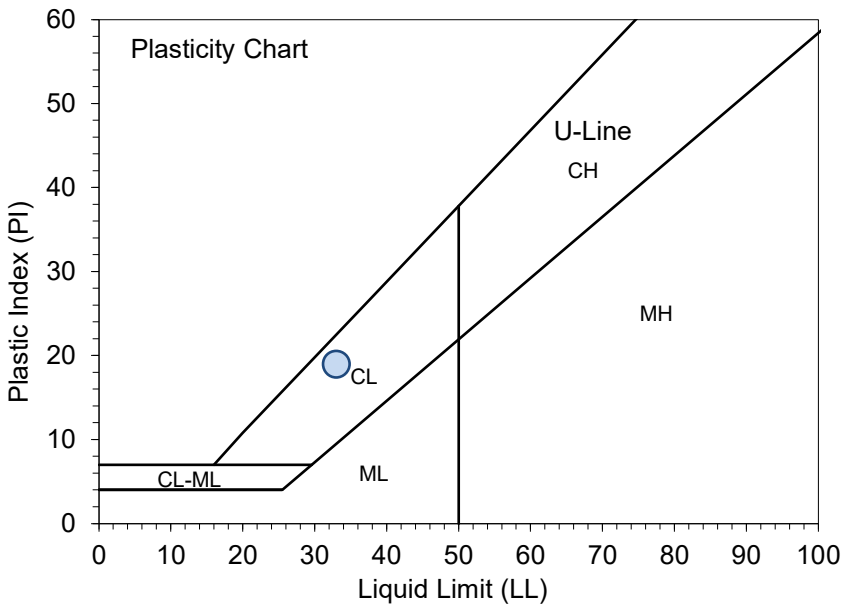
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	23	15
Wet Soil + Tare (g):	27.01	26.81	27.14
Dry Soil + Tare (g):	23.77	23.50	23.64
Moisture Loss (g):	3.24	3.31	3.50
Tare (g):	13.51	13.52	13.54
Dry Soil (g):	10.26	9.98	10.10
Moisture Content, w (%):	31.58	33.17	34.65
One-Point LL:	32	33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	14
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - bn clay
As-received water content(%):	8.4	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

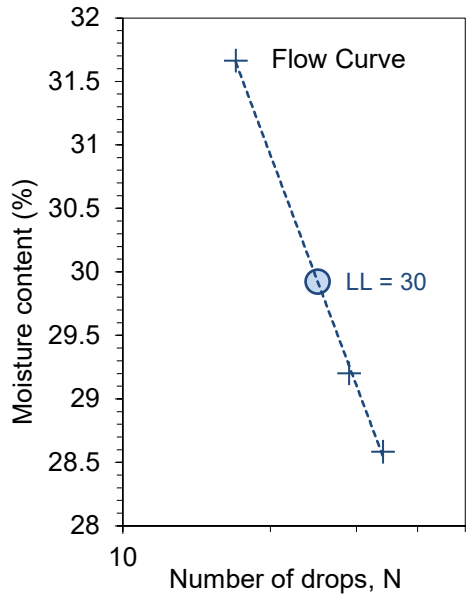
Determination No:	1	2
Wet Soil + Tare (g):	20.68	20.84
Dry Soil + Tare (g):	19.73	19.88
Moisture Loss (g):	0.95	0.96
Tare (g):	13.45	13.56
Dry Soil (g):	6.28	6.32
Moisture Content, w (%):	15.13	15.19

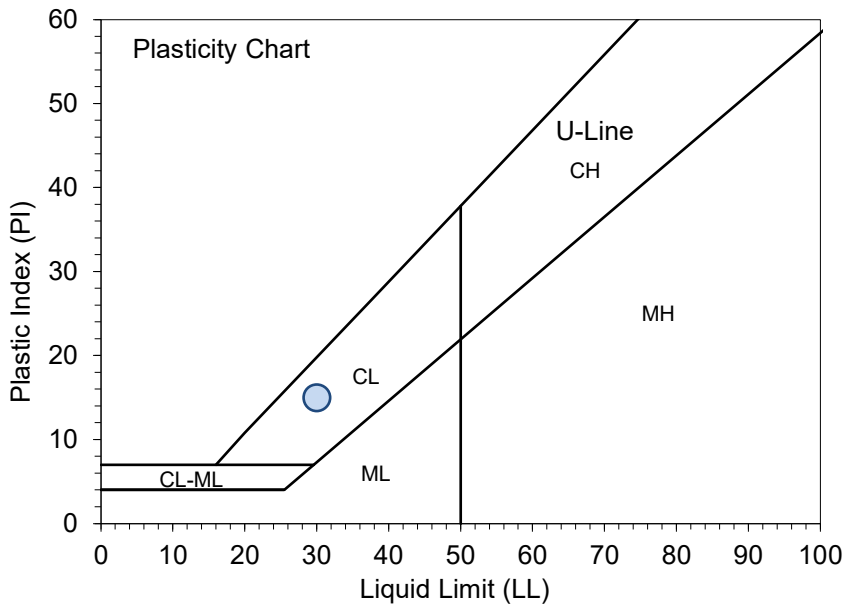
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	29	17
Wet Soil + Tare (g):	25.21	28.96	24.78
Dry Soil + Tare (g):	22.32	25.47	22.06
Moisture Loss (g):	2.89	3.49	2.72
Tare (g):	12.21	13.52	13.47
Dry Soil (g):	10.11	11.95	8.59
Moisture Content, w (%):	28.59	29.21	31.66
One-Point LL:		30	

Results

Liquid Limit, LL:	30
Plastic Limit, PL:	15
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - bn clay
As-received water content(%):	12.4	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

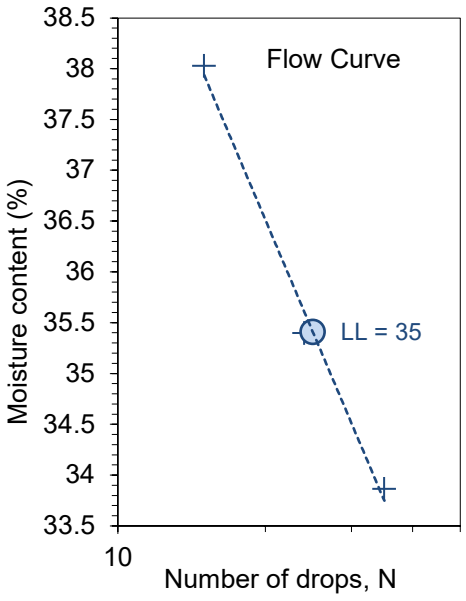
Determination No:	1	2
Wet Soil + Tare (g):	19.21	19.75
Dry Soil + Tare (g):	18.30	18.89
Moisture Loss (g):	0.91	0.86
Tare (g):	12.28	13.22
Dry Soil (g):	6.02	5.67
Moisture Content, w (%):	15.12	15.17

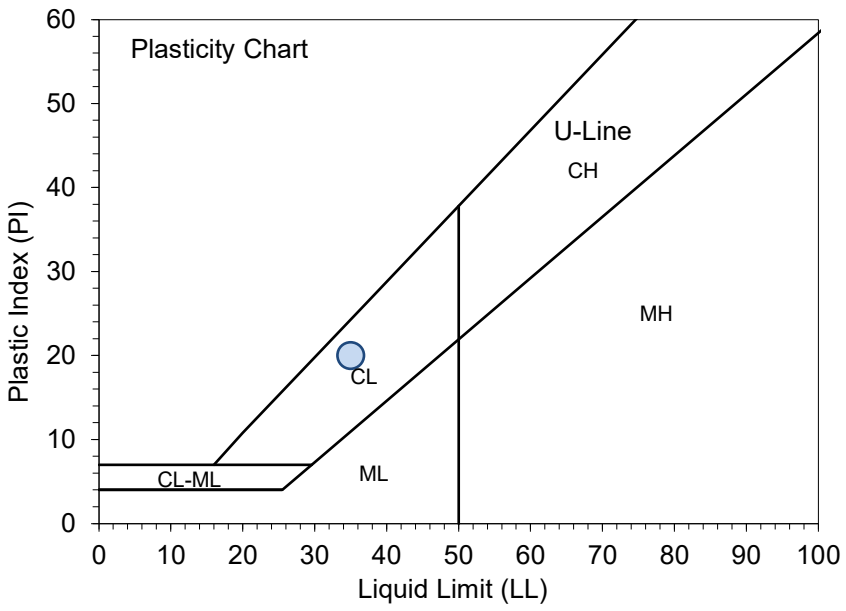
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	26.18	26.09	25.03
Dry Soil + Tare (g):	23.01	22.78	21.90
Moisture Loss (g):	3.17	3.31	3.13
Tare (g):	13.65	13.43	13.67
Dry Soil (g):	9.36	9.35	8.23
Moisture Content, w (%):	33.87	35.40	38.03
One-Point LL:		35	

Results

Liquid Limit, LL:	35
Plastic Limit, PL:	15
Plasticity Index, PI:	20





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	10.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

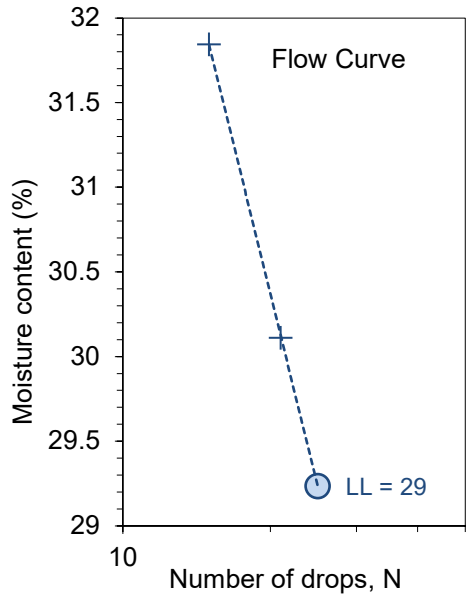
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.23
Dry Soil + Tare (g):	19.46	19.37
Moisture Loss (g):	0.94	0.86
Tare (g):	13.35	13.51
Dry Soil (g):	6.11	5.86
Moisture Content, w (%):	15.38	14.68

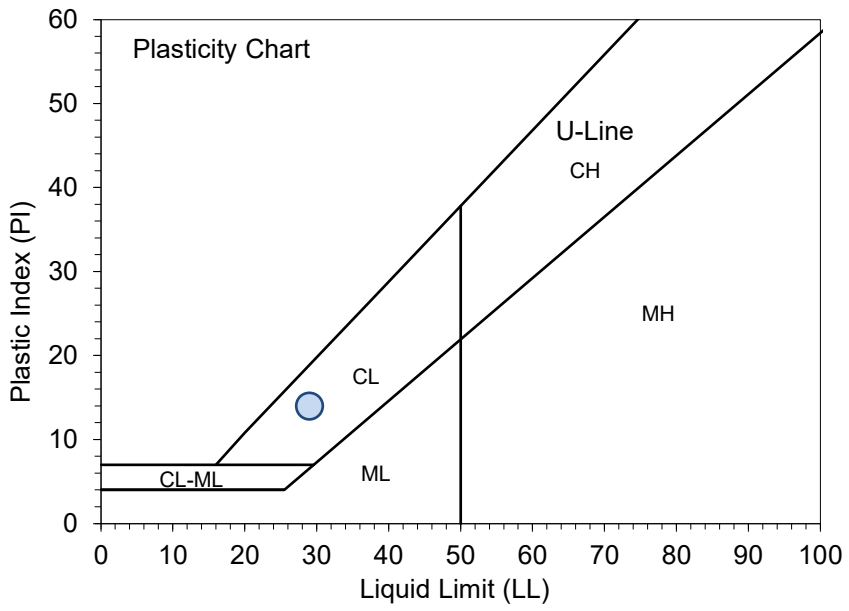
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	25	21	15
Wet Soil + Tare (g):	25.41	25.35	28.60
Dry Soil + Tare (g):	22.55	22.42	24.96
Moisture Loss (g):	2.86	2.93	3.64
Tare (g):	12.77	12.69	13.53
Dry Soil (g):	9.78	9.73	11.43
Moisture Content, w (%):	29.24	30.11	31.85
One-Point LL:	29	29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Tested by: MGS Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It ol bn - bn clay
As-received water content(%):	21.8	Approximate maximum particle size:	No. 4
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

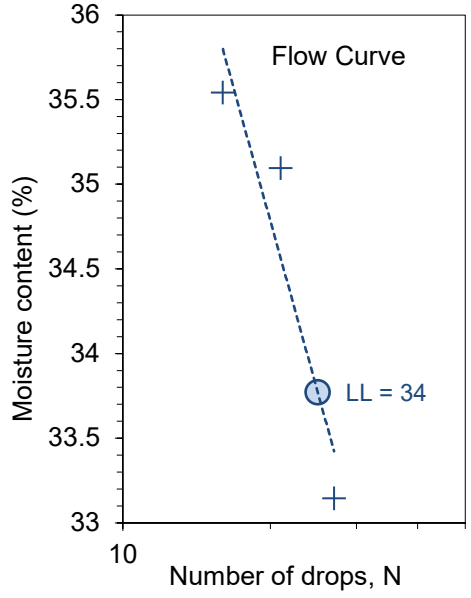
Determination No:	1	2
Wet Soil + Tare (g):	20.44	20.46
Dry Soil + Tare (g):	19.50	19.48
Moisture Loss (g):	0.94	0.98
Tare (g):	13.42	13.24
Dry Soil (g):	6.08	6.24
Moisture Content, w (%):	15.46	15.71

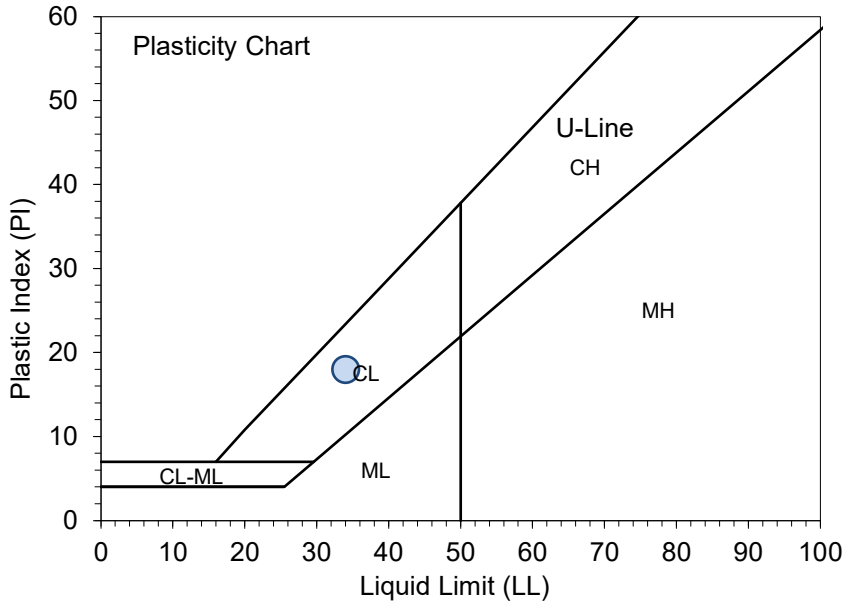
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	21	16
Wet Soil + Tare (g):	24.27	26.14	25.99
Dry Soil + Tare (g):	21.30	22.49	22.72
Moisture Loss (g):	2.97	3.65	3.27
Tare (g):	12.34	12.09	13.52
Dry Soil (g):	8.96	10.40	9.20
Moisture Content, w (%):	33.15	35.10	35.54
One-Point LL:	33	34	

Results

Liquid Limit, LL:	34
Plastic Limit, PL:	16
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	pl ol bn - lt bn silt
As-received water content(%):	6.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

Determination No:	1	2
Wet Soil + Tare (g):	21.13	20.64
Dry Soil + Tare (g):	20.21	19.72
Moisture Loss (g):	0.92	0.92
Tare (g):	13.54	12.92
Dry Soil (g):	6.67	6.80
Moisture Content, w (%):	13.79	13.53

Liquid Limit

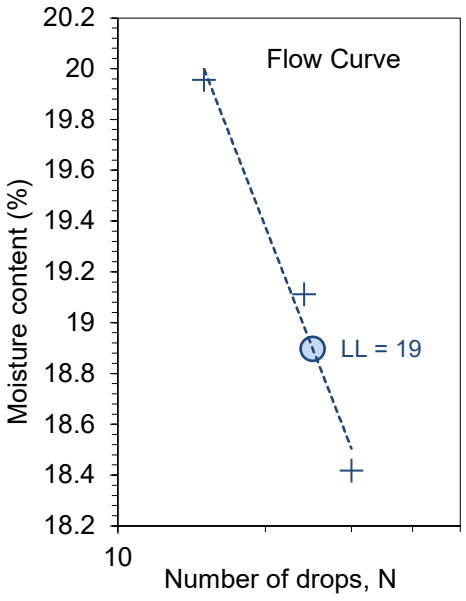
Determination No:	1	2	3
Number of Drops, N:	30	24	15
Wet Soil + Tare (g):	24.37	26.22	24.48
Dry Soil + Tare (g):	22.53	24.15	22.61
Moisture Loss (g):	1.84	2.07	1.87
Tare (g):	12.54	13.32	13.24
Dry Soil (g):	9.99	10.83	9.37
Moisture Content, w (%):	18.42	19.11	19.96
One-Point LL:	19	19	

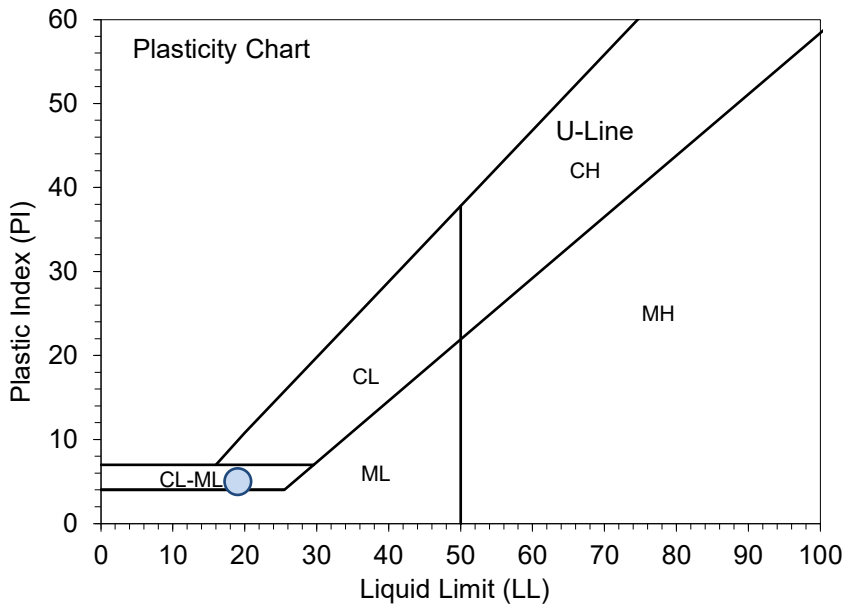
Results

Liquid Limit, LL: 19

Plastic Limit, PL: 14

Plasticity Index, PI: 5





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: PJF Date: 13-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - bn silt
As-received water content(%):	16.5	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

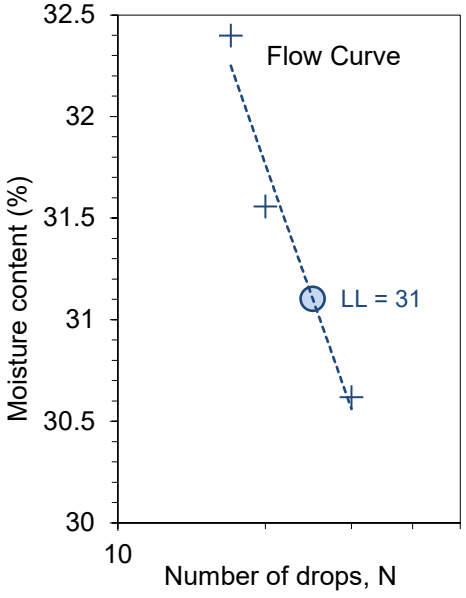
Determination No:	1	2
Wet Soil + Tare (g):	20.25	19.87
Dry Soil + Tare (g):	19.28	18.88
Moisture Loss (g):	0.97	0.99
Tare (g):	13.52	12.94
Dry Soil (g):	5.76	5.94
Moisture Content, w (%):	16.84	16.67

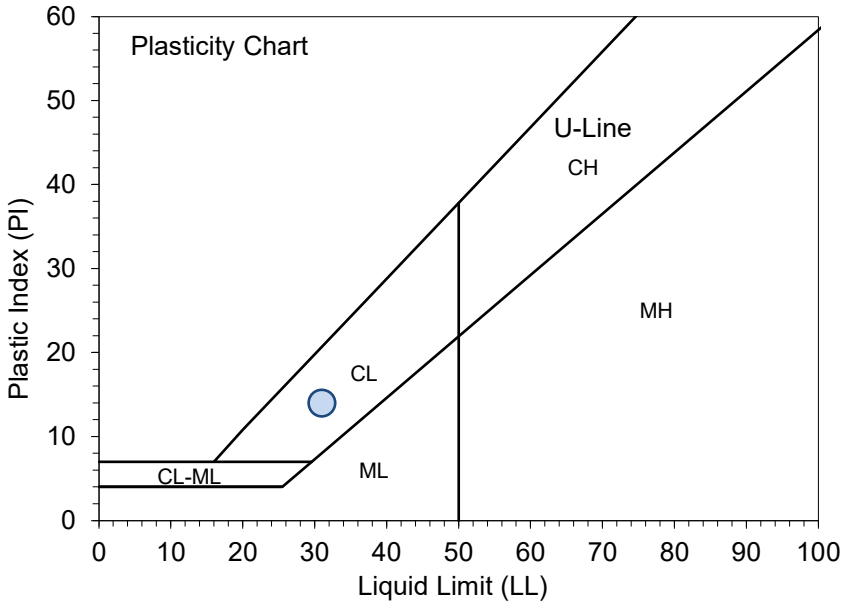
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	26.21	26.45	25.37
Dry Soil + Tare (g):	23.20	23.31	22.48
Moisture Loss (g):	3.01	3.14	2.89
Tare (g):	13.37	13.36	13.56
Dry Soil (g):	9.83	9.95	8.92
Moisture Content, w (%):	30.62	31.56	32.40
One-Point LL:	31	31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	17
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	10.1	Approximate maximum particle size:	2"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	25
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

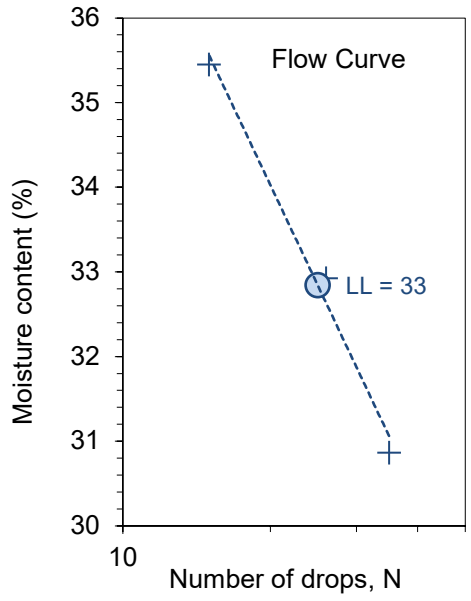
Determination No:	1	2
Wet Soil + Tare (g):	20.99	21.04
Dry Soil + Tare (g):	19.96	20.03
Moisture Loss (g):	1.03	1.01
Tare (g):	13.34	13.41
Dry Soil (g):	6.62	6.62
Moisture Content, w (%):	15.56	15.26

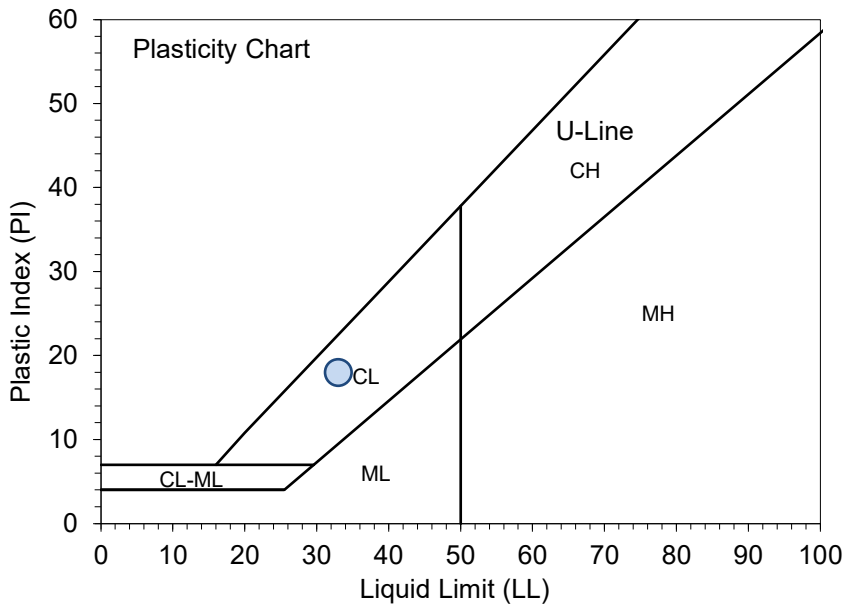
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	26	15
Wet Soil + Tare (g):	25.03	25.76	27.92
Dry Soil + Tare (g):	22.36	22.52	24.13
Moisture Loss (g):	2.67	3.24	3.79
Tare (g):	13.71	12.68	13.44
Dry Soil (g):	8.65	9.84	10.69
Moisture Content, w (%):	30.87	32.93	35.45
One-Point LL:		33	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	15
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn gravel
As-received water content(%):	Not Requested	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

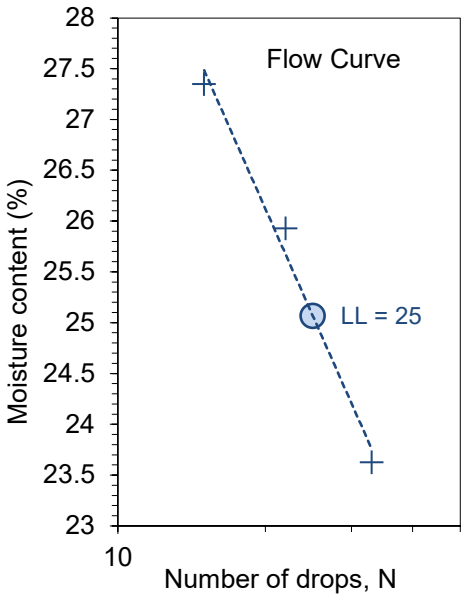
Determination No:	1	2
Wet Soil + Tare (g):	21.15	20.86
Dry Soil + Tare (g):	20.10	19.82
Moisture Loss (g):	1.05	1.04
Tare (g):	13.54	13.35
Dry Soil (g):	6.56	6.47
Moisture Content, w (%):	16.01	16.07

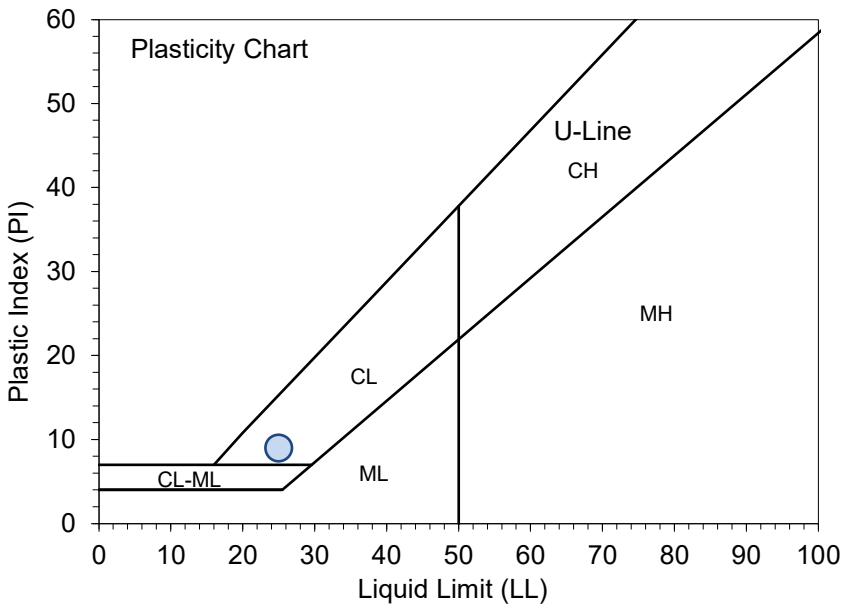
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	22	15
Wet Soil + Tare (g):	25.36	27.77	26.44
Dry Soil + Tare (g):	23.03	24.92	23.62
Moisture Loss (g):	2.33	2.85	2.82
Tare (g):	13.17	13.93	13.31
Dry Soil (g):	9.86	10.99	10.31
Moisture Content, w (%):	23.63	25.93	27.35
One-Point LL:		26	

Results

Liquid Limit, LL:	25
Plastic Limit, PL:	16
Plasticity Index, PI:	9





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Oven Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.7	Approximate maximum particle size:	1.5"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

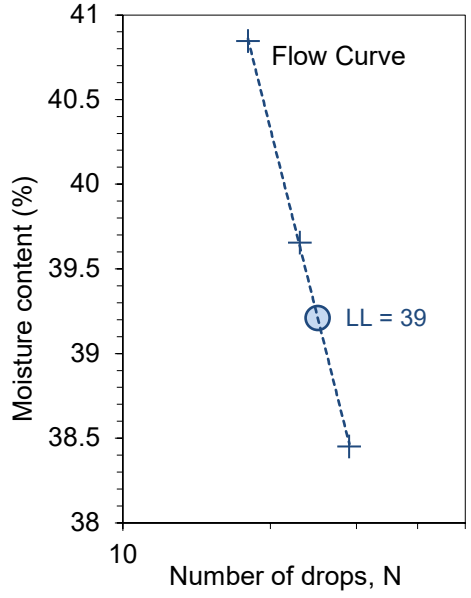
Determination No:	1	2
Wet Soil + Tare (g):	20.12	19.90
Dry Soil + Tare (g):	19.24	19.05
Moisture Loss (g):	0.88	0.85
Tare (g):	13.41	13.55
Dry Soil (g):	5.83	5.50
Moisture Content, w (%):	15.09	15.45

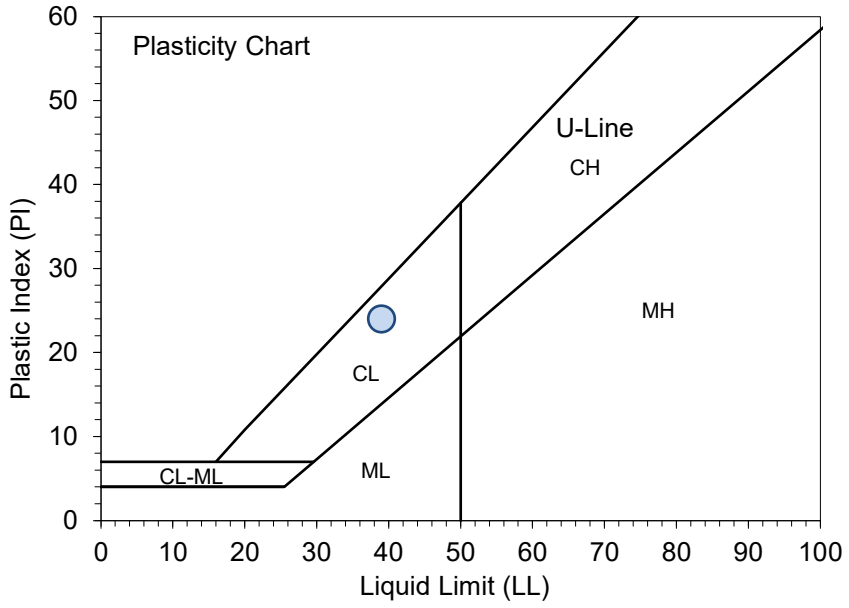
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	23	18
Wet Soil + Tare (g):	25.53	23.25	24.89
Dry Soil + Tare (g):	22.20	20.47	21.61
Moisture Loss (g):	3.33	2.78	3.28
Tare (g):	13.54	13.46	13.58
Dry Soil (g):	8.66	7.01	8.03
Moisture Content, w (%):	38.45	39.66	40.85
One-Point LL:	39	39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	15
Plasticity Index, PI:	24





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: AT Date: 13-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - yl bn clay
As-received water content(%):	16.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

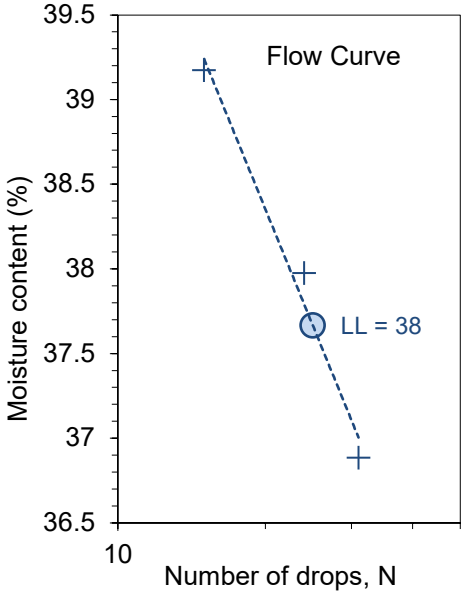
Determination No:	1	2
Wet Soil + Tare (g):	19.43	20.15
Dry Soil + Tare (g):	18.38	18.97
Moisture Loss (g):	1.05	1.18
Tare (g):	13.17	13.33
Dry Soil (g):	5.21	5.64
Moisture Content, w (%):	20.15	20.92

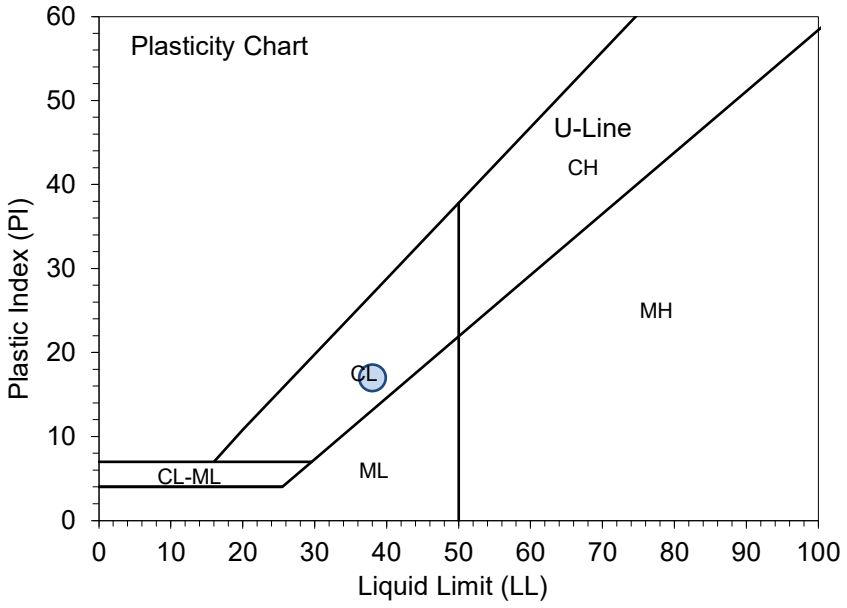
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	24	15
Wet Soil + Tare (g):	24.39	24.09	24.32
Dry Soil + Tare (g):	21.38	21.20	21.28
Moisture Loss (g):	3.01	2.89	3.04
Tare (g):	13.22	13.59	13.52
Dry Soil (g):	8.16	7.61	7.76
Moisture Content, w (%):	36.89	37.98	39.18
One-Point LL:		38	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	21
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Tested by: AT Date: 14-Nov-23

Reduced by: AT Location: -

Reviewed by: CML

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - lt bn clay
As-received water content(%):	13.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

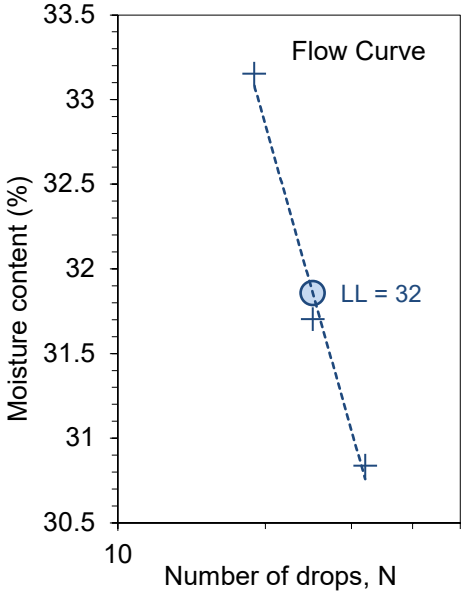
Determination No:	1	2
Wet Soil + Tare (g):	19.95	20.16
Dry Soil + Tare (g):	19.14	19.35
Moisture Loss (g):	0.81	0.81
Tare (g):	13.37	13.72
Dry Soil (g):	5.77	5.63
Moisture Content, w (%):	14.04	14.39

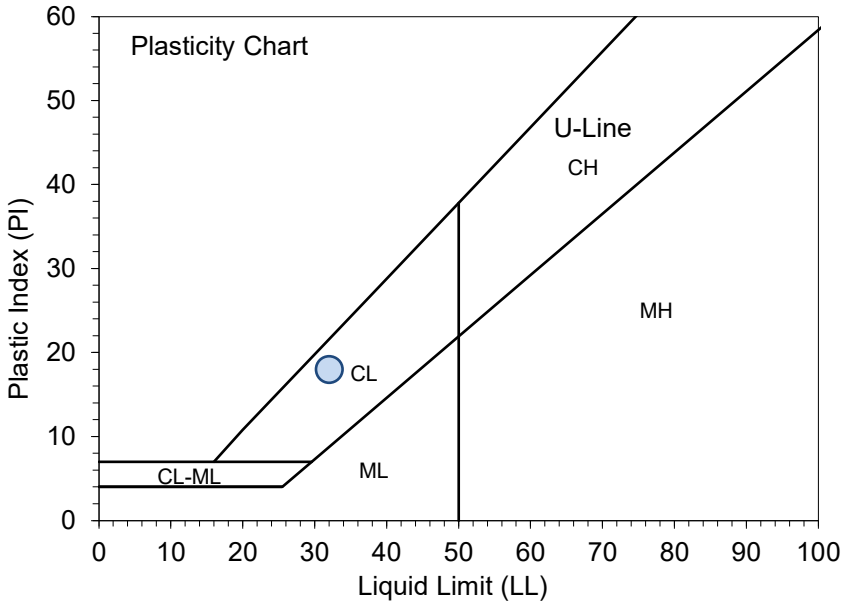
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	32	25	19
Wet Soil + Tare (g):	24.78	24.96	26.04
Dry Soil + Tare (g):	22.10	22.17	22.95
Moisture Loss (g):	2.68	2.79	3.09
Tare (g):	13.41	13.37	13.63
Dry Soil (g):	8.69	8.80	9.32
Moisture Content, w (%):	30.84	31.70	33.15
One-Point LL:		32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	14
Plasticity Index, PI:	18





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 13-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn clay
As-received water content(%):	7.1	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

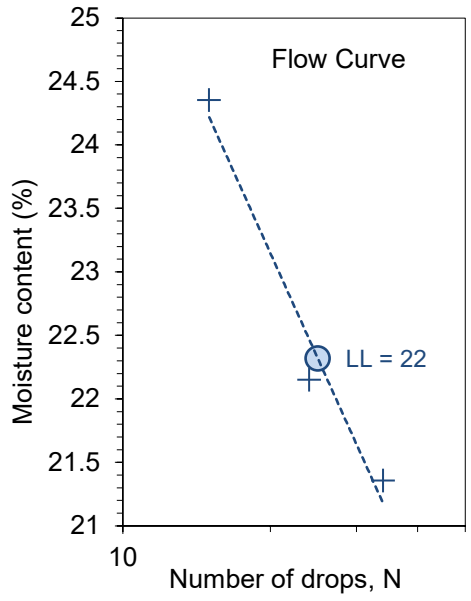
Determination No:	1	2
Wet Soil + Tare (g):	21.19	21.07
Dry Soil + Tare (g):	20.16	20.08
Moisture Loss (g):	1.03	0.99
Tare (g):	13.51	13.52
Dry Soil (g):	6.65	6.56
Moisture Content, w (%):	15.49	15.09

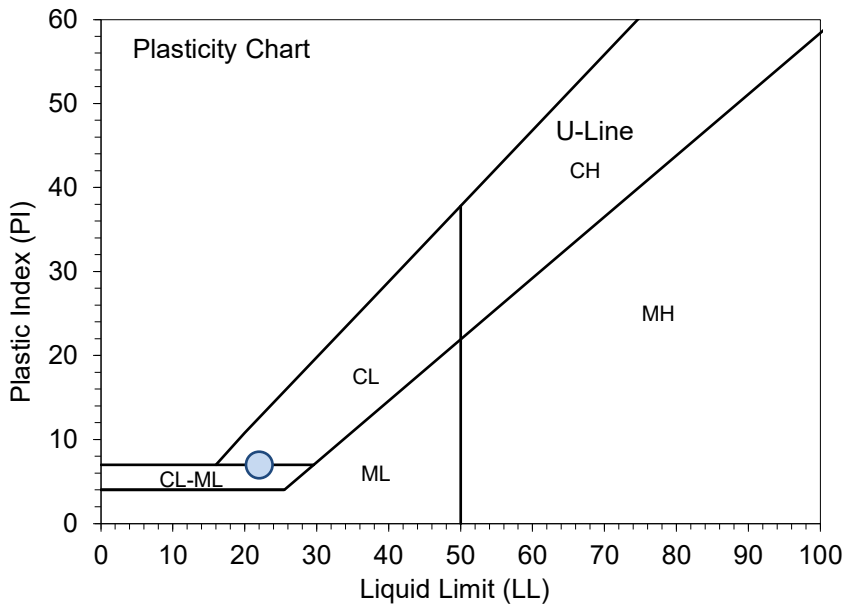
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	34	24	15
Wet Soil + Tare (g):	26.21	23.44	27.01
Dry Soil + Tare (g):	23.95	21.63	24.37
Moisture Loss (g):	2.26	1.81	2.64
Tare (g):	13.37	13.46	13.53
Dry Soil (g):	10.58	8.17	10.84
Moisture Content, w (%):	21.36	22.15	24.35
One-Point LL:		22	

Results

Liquid Limit, LL:	22
Plastic Limit, PL:	15
Plasticity Index, PI:	7





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Tested by: AT Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.2	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	15
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

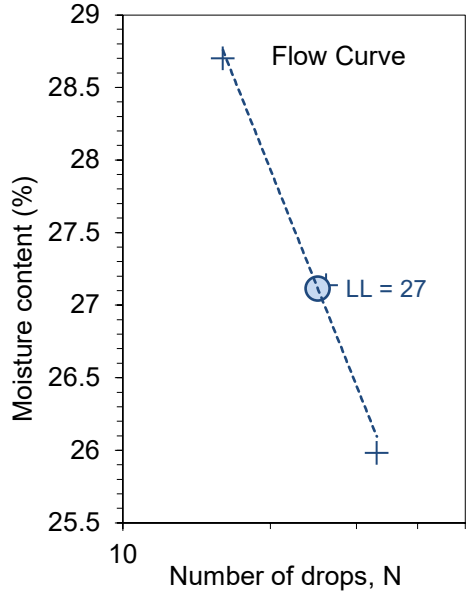
Determination No:	1	2
Wet Soil + Tare (g):	21.43	19.90
Dry Soil + Tare (g):	20.42	18.89
Moisture Loss (g):	1.01	1.01
Tare (g):	13.70	12.28
Dry Soil (g):	6.72	6.61
Moisture Content, w (%):	15.03	15.28

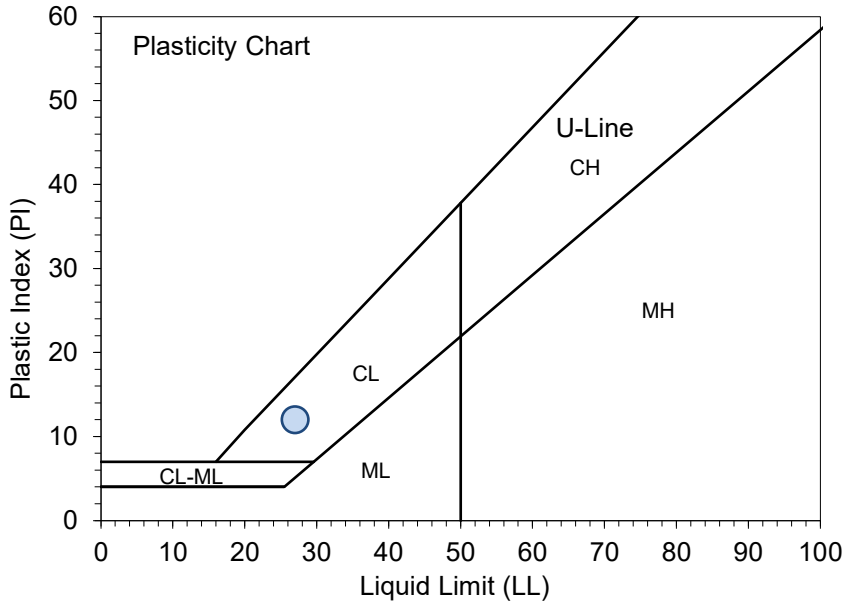
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	33	26	16
Wet Soil + Tare (g):	27.08	27.26	26.22
Dry Soil + Tare (g):	24.24	24.31	23.41
Moisture Loss (g):	2.84	2.95	2.81
Tare (g):	13.31	13.44	13.62
Dry Soil (g):	10.93	10.87	9.79
Moisture Content, w (%):	25.98	27.14	28.70
One-Point LL:		27	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	15
Plasticity Index, PI:	12





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn silt
As-received water content(%):	12.8	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

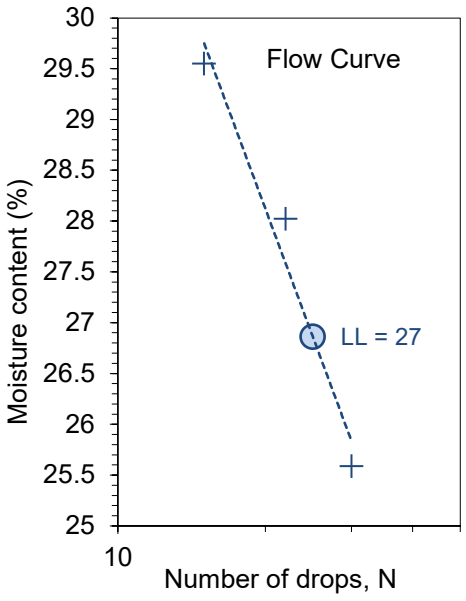
Determination No:	1	2
Wet Soil + Tare (g):	21.25	21.25
Dry Soil + Tare (g):	20.12	20.16
Moisture Loss (g):	1.13	1.09
Tare (g):	13.48	13.69
Dry Soil (g):	6.64	6.47
Moisture Content, w (%):	17.02	16.85

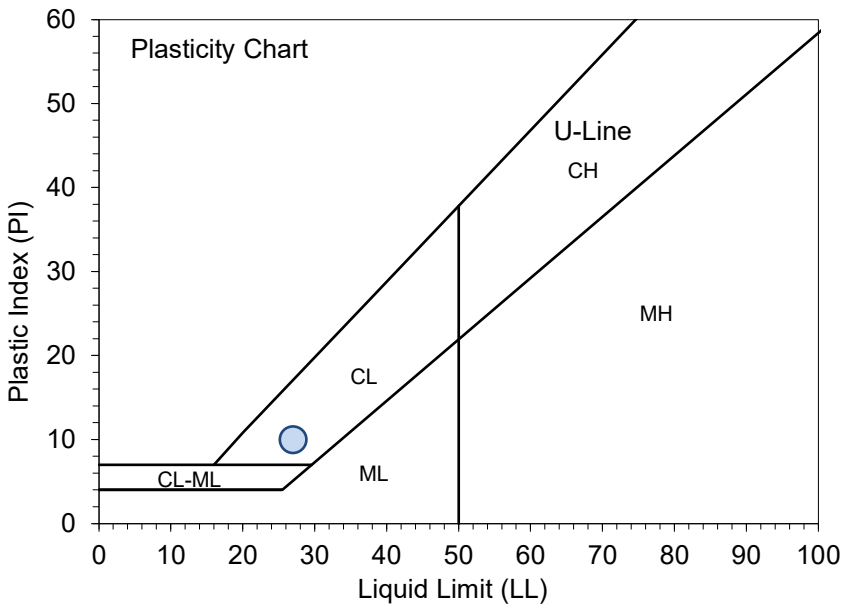
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	22	15
Wet Soil + Tare (g):	26.06	25.37	26.24
Dry Soil + Tare (g):	23.47	22.80	23.27
Moisture Loss (g):	2.59	2.57	2.97
Tare (g):	13.35	13.63	13.22
Dry Soil (g):	10.12	9.17	10.05
Moisture Content, w (%):	25.59	28.03	29.55
One-Point LL:	26	28	

Results

Liquid Limit, LL:	27
Plastic Limit, PL:	17
Plasticity Index, PI:	10





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Tested by: PJF Date: 14-Nov-23

Reduced by: DBW Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt ol bn - lt bn clay
As-received water content(%):	10.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

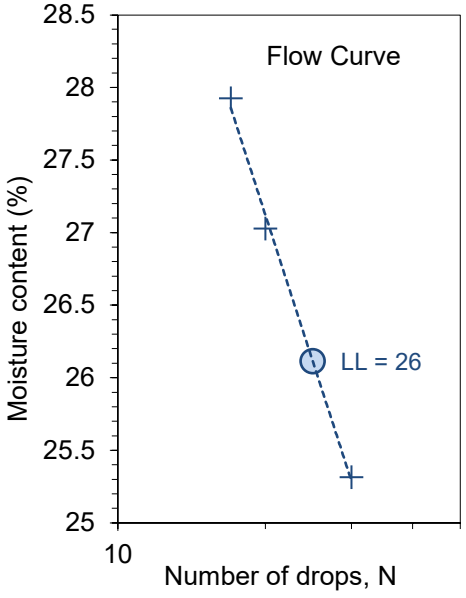
Determination No:	1	2
Wet Soil + Tare (g):	20.36	20.51
Dry Soil + Tare (g):	19.50	19.65
Moisture Loss (g):	0.86	0.86
Tare (g):	13.51	13.56
Dry Soil (g):	5.99	6.09
Moisture Content, w (%):	14.36	14.12

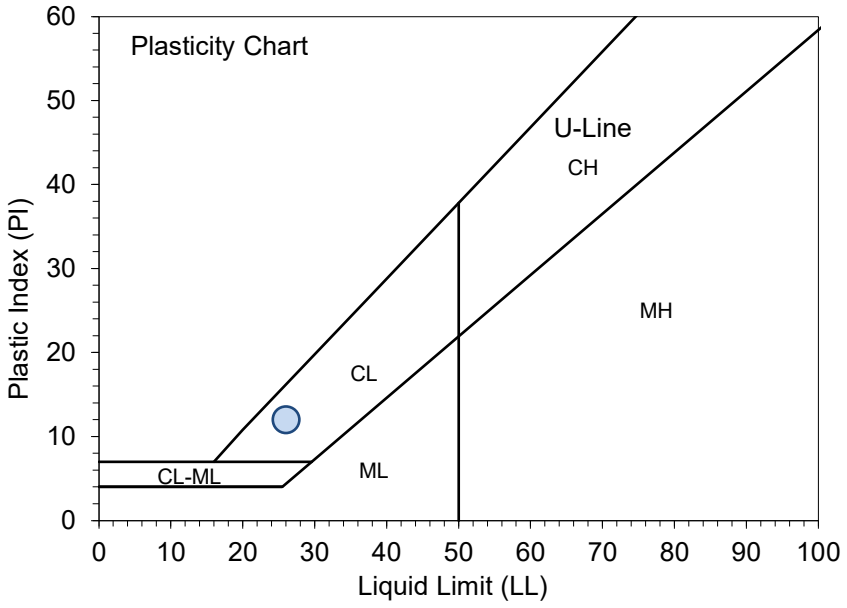
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	30	20	17
Wet Soil + Tare (g):	27.36	25.95	26.13
Dry Soil + Tare (g):	24.56	23.02	23.34
Moisture Loss (g):	2.80	2.93	2.79
Tare (g):	13.50	12.18	13.35
Dry Soil (g):	11.06	10.84	9.99
Moisture Content, w (%):	25.32	27.03	27.93
One-Point LL:	26	26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	14
Plasticity Index, PI:	12





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 18-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - bn clay

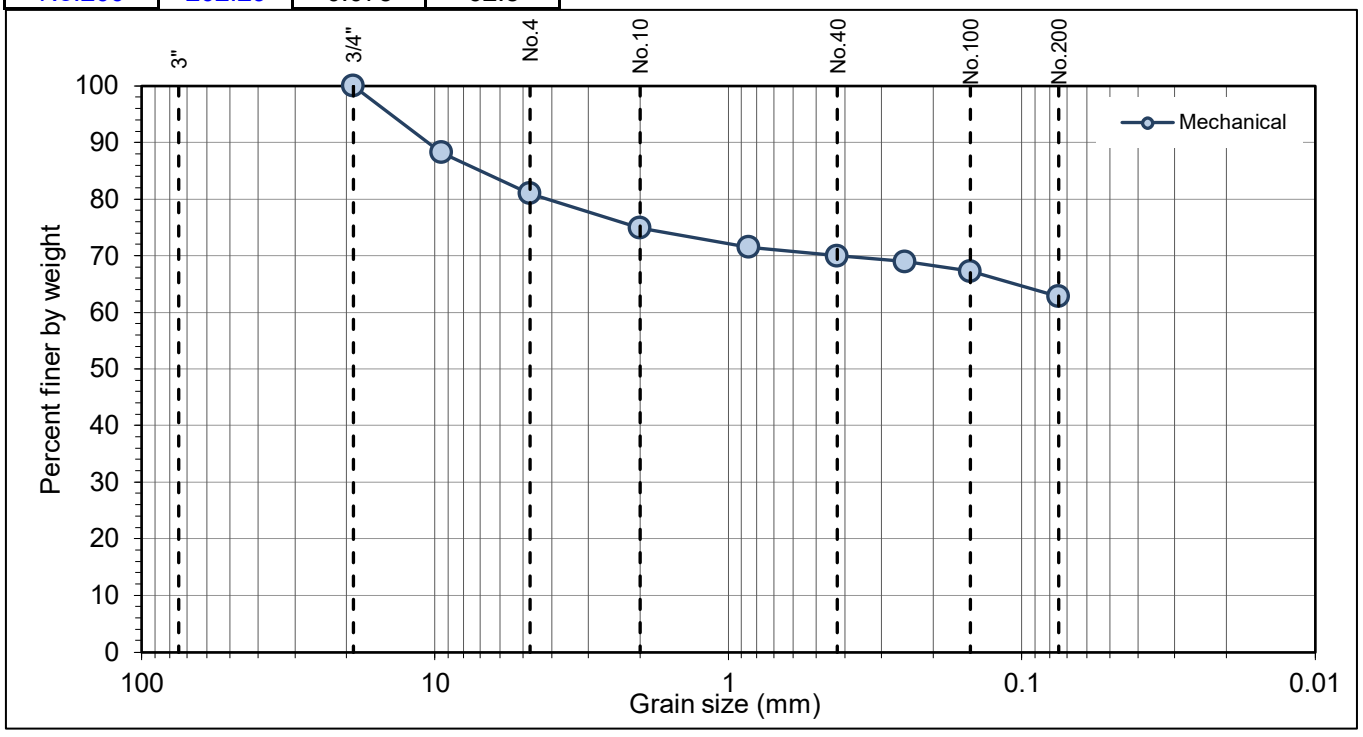
Reduced by: AT Comments: 1.5" rock not included in curve (274.56 g).

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	611.04	543.90
	-	
	611.04	543.90
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	806.82
Dry soil + tare (g):	-	739.68
Tare (g):	-	195.78
Moisture content (%):	0.0	12.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	63.83	9.5	88.3
No.4	103.44	4.75	81.0
No.10	136.66	2	74.9
No.20	154.83	0.85	71.5
No.40	163.20	0.425	70.0
No.60	168.87	0.25	69.0
No.100	177.88	0.15	67.3
No.200	202.29	0.075	62.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 27-29 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - gy clay

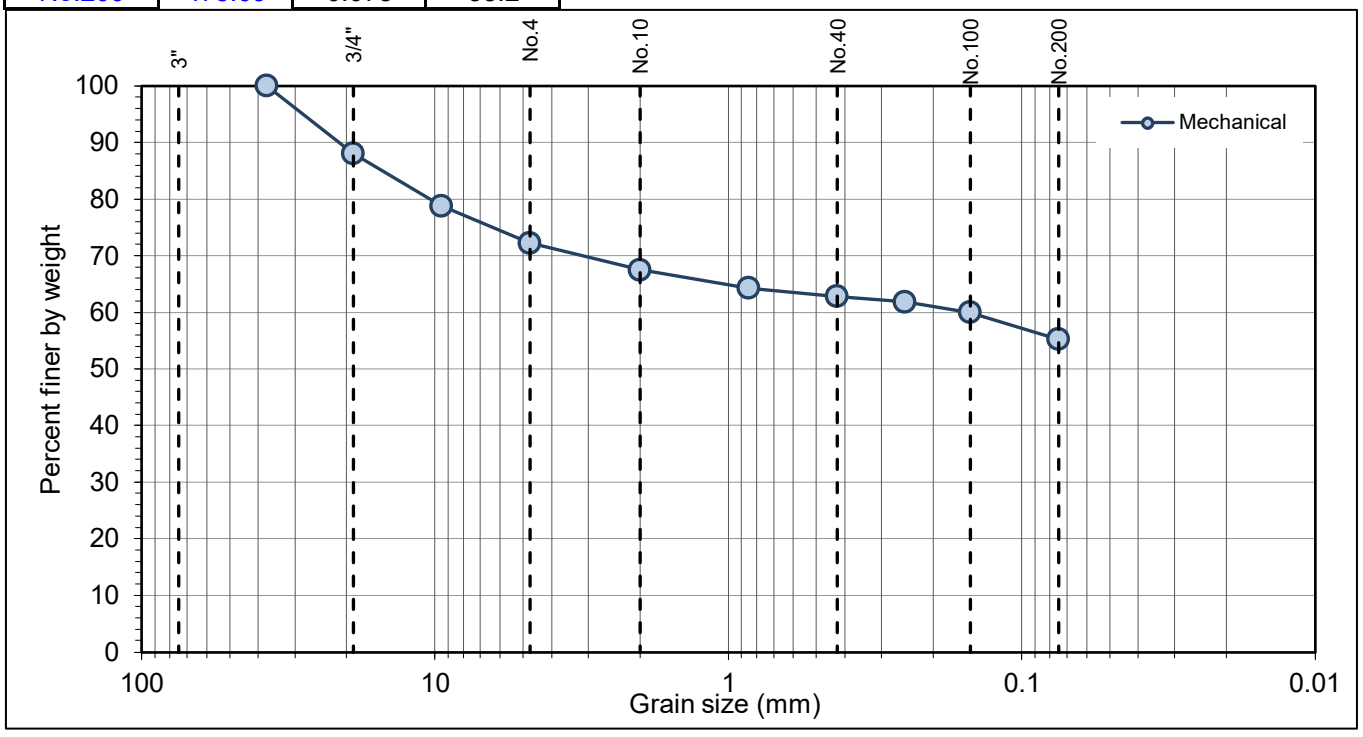
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1176.70	1060.40
	-	
	1176.70	1060.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1190.54
Dry soil + tare (g):	-	1074.24
Tare (g):	-	13.84
Moisture content (%):	0.0	11.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	126.52	19	88.1
3/8"	224.74	9.5	78.8
No.4	294.18	4.75	72.3
No.10	344.98	2	67.5
No.20	378.88	0.85	64.3
No.40	394.65	0.425	62.8
No.60	404.46	0.25	61.9
No.100	424.49	0.15	60.0
No.200	475.09	0.075	55.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 54.5-57 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

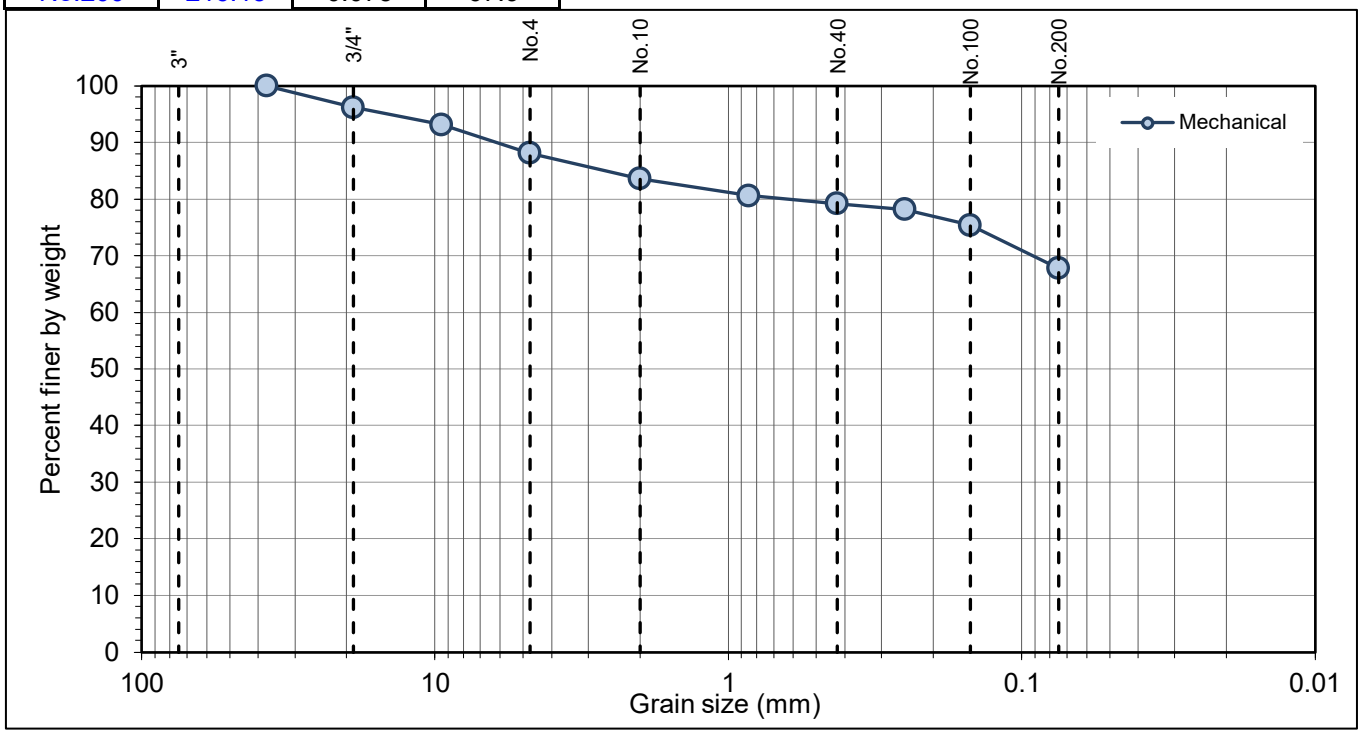
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	756.76	672.36
	-	
	756.76	672.36
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	953.45
Dry soil + tare (g):	-	869.05
Tare (g):	-	196.69
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	25.43	19	96.2
3/8"	45.79	9.5	93.2
No.4	79.85	4.75	88.1
No.10	110.12	2	83.6
No.20	130.27	0.85	80.6
No.40	139.92	0.425	79.2
No.60	146.52	0.25	78.2
No.100	165.51	0.15	75.4
No.200	216.13	0.075	67.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 67-69 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: dk gy - lt bn clay

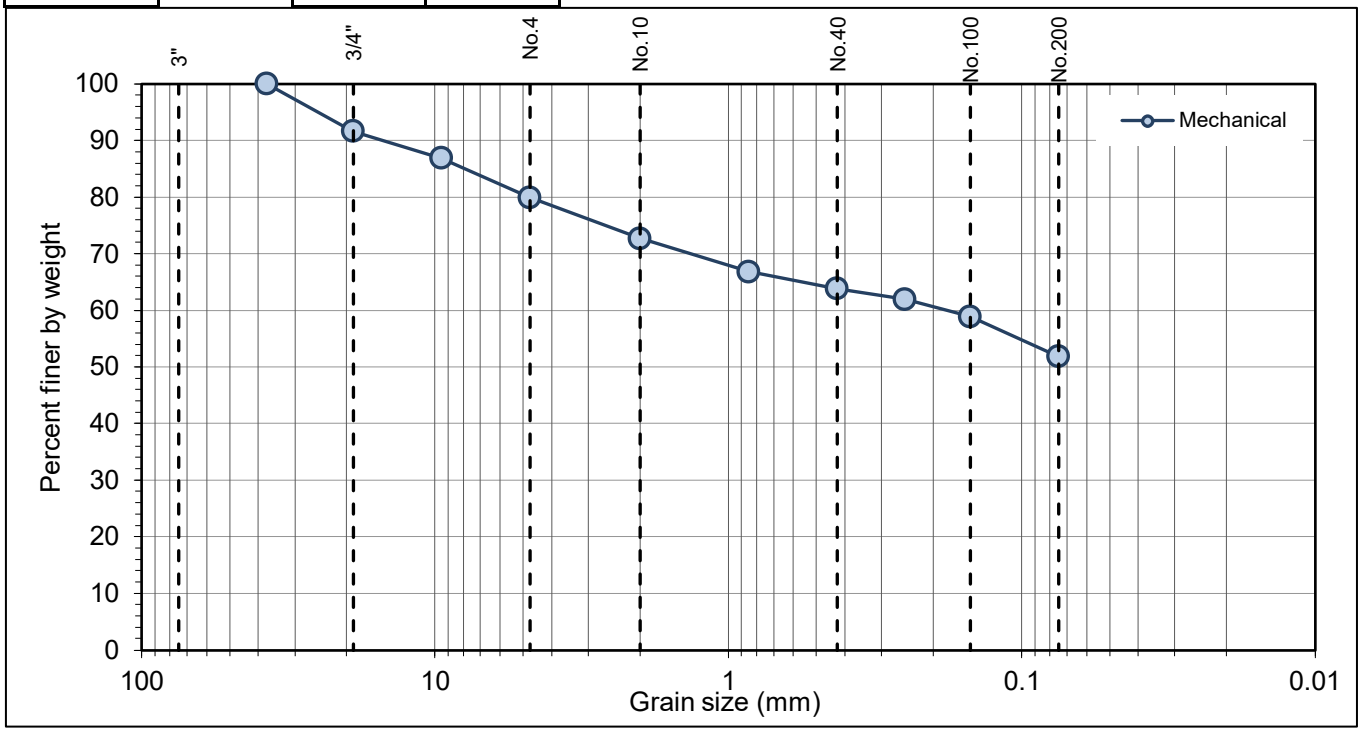
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	651.92	592.70
	-	
	651.92	592.70
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	847.34
Dry soil + tare (g):	-	788.12
Tare (g):	-	195.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	49.64	19	91.6
3/8"	77.83	9.5	86.9
No.4	119.04	4.75	79.9
No.10	161.80	2	72.7
No.20	196.75	0.85	66.8
No.40	214.54	0.425	63.8
No.60	225.55	0.25	61.9
No.100	243.72	0.15	58.9
No.200	285.30	0.075	51.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 72.5-75 ft

Date: 16-Nov-23 Location: -

Tested by: DBW Lab soil description: gy - dk gy clay

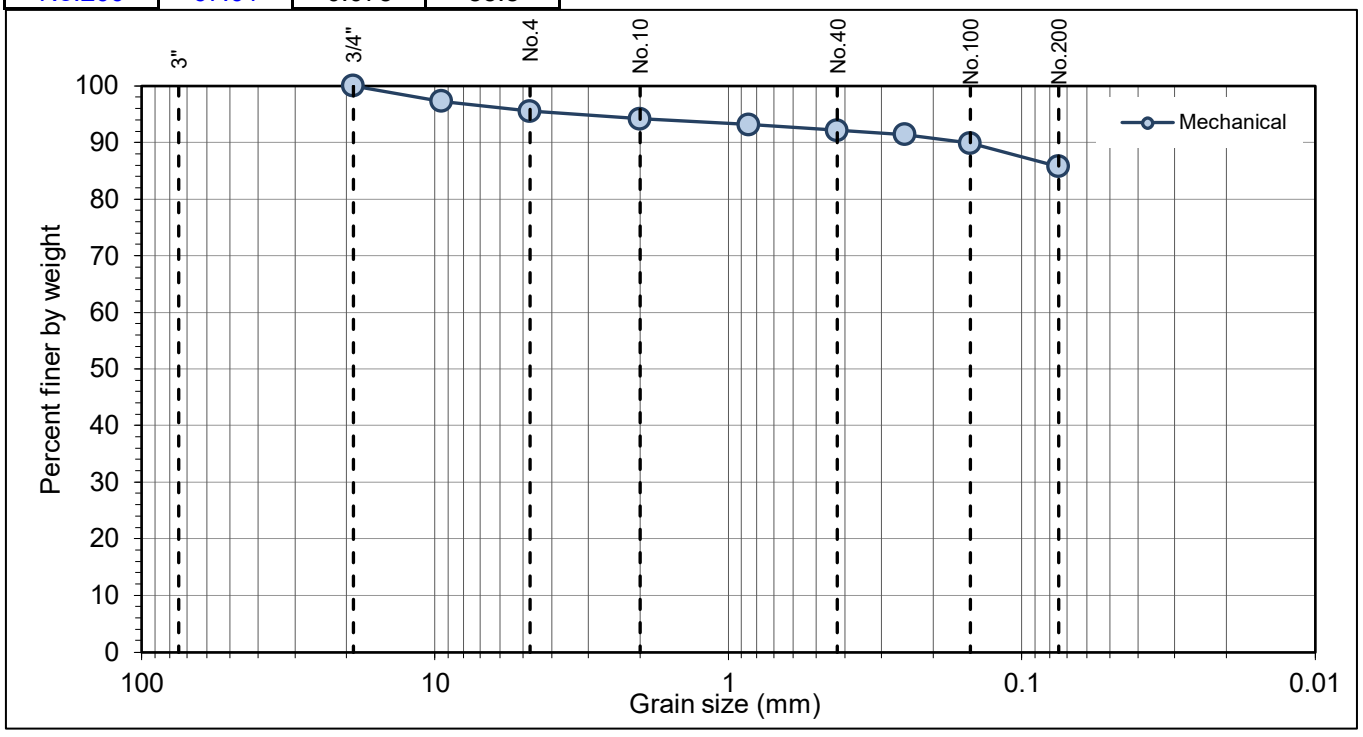
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	570.23	472.61
	-	
	570.23	472.61
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	688.39
Dry soil + tare (g):	-	590.77
Tare (g):	-	118.16
Moisture content (%):	0.0	20.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	12.74	9.5	97.3
No.4	21.18	4.75	95.5
No.10	27.46	2	94.2
No.20	32.38	0.85	93.1
No.40	36.99	0.425	92.2
No.60	40.67	0.25	91.4
No.100	47.81	0.15	89.9
No.200	67.01	0.075	85.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 14.5-16 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

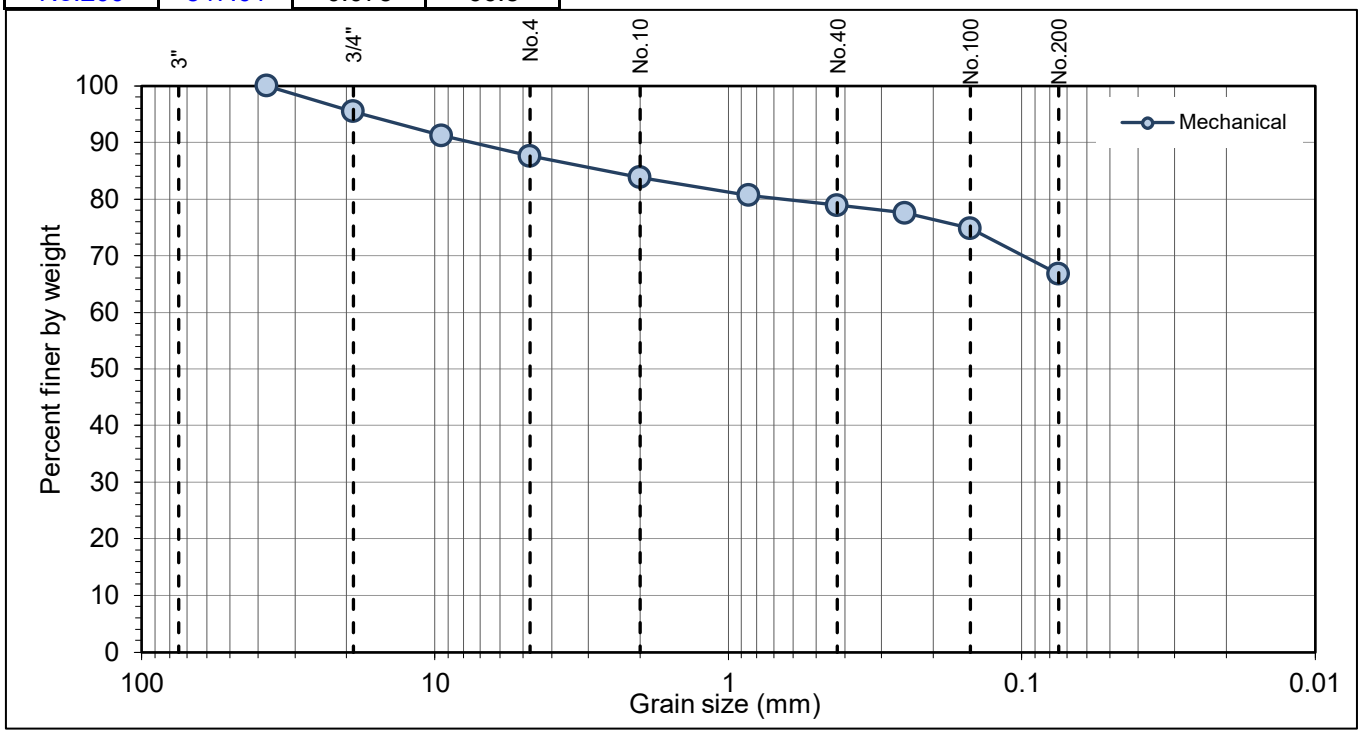
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1841.90	1646.32
	-	
	1841.90	1646.32
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2264.09
Dry soil + tare (g):	-	2068.51
Tare (g):	-	422.19
Moisture content (%):	0.0	11.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	74.19	19	95.5
3/8"	144.60	9.5	91.2
No.4	203.84	4.75	87.6
No.10	266.51	2	83.8
No.20	318.13	0.85	80.7
No.40	347.49	0.425	78.9
No.60	369.50	0.25	77.6
No.100	413.96	0.15	74.9
No.200	547.01	0.075	66.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - ol bn clay

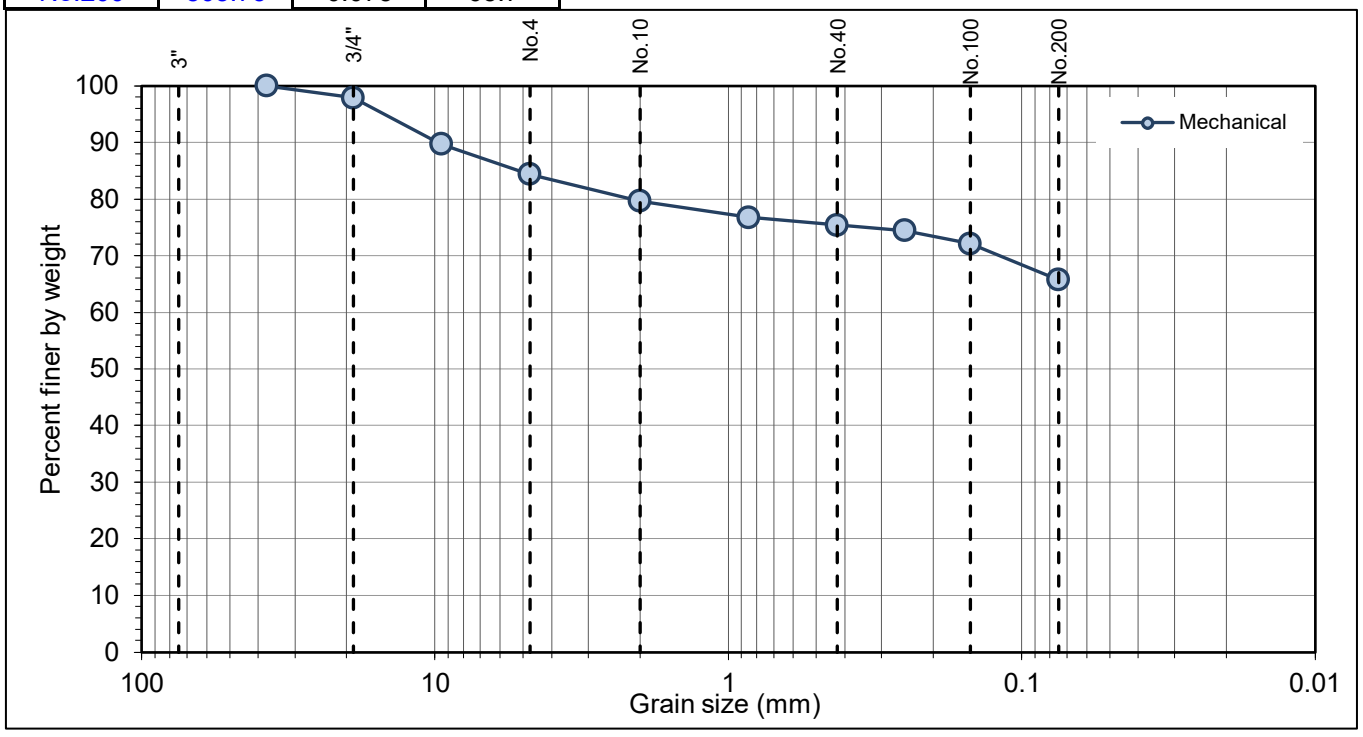
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1666.16	1470.26
	-	
	1666.16	1470.26
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2104.69
Dry soil + tare (g):	-	1908.79
Tare (g):	-	438.53
Moisture content (%):	0.0	13.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.28	19	97.9
3/8"	150.96	9.5	89.7
No.4	229.44	4.75	84.4
No.10	298.96	2	79.7
No.20	341.90	0.85	76.7
No.40	361.85	0.425	75.4
No.60	375.86	0.25	74.4
No.100	409.90	0.15	72.1
No.200	503.73	0.075	65.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 32-35 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: bn - dk yl bn clay

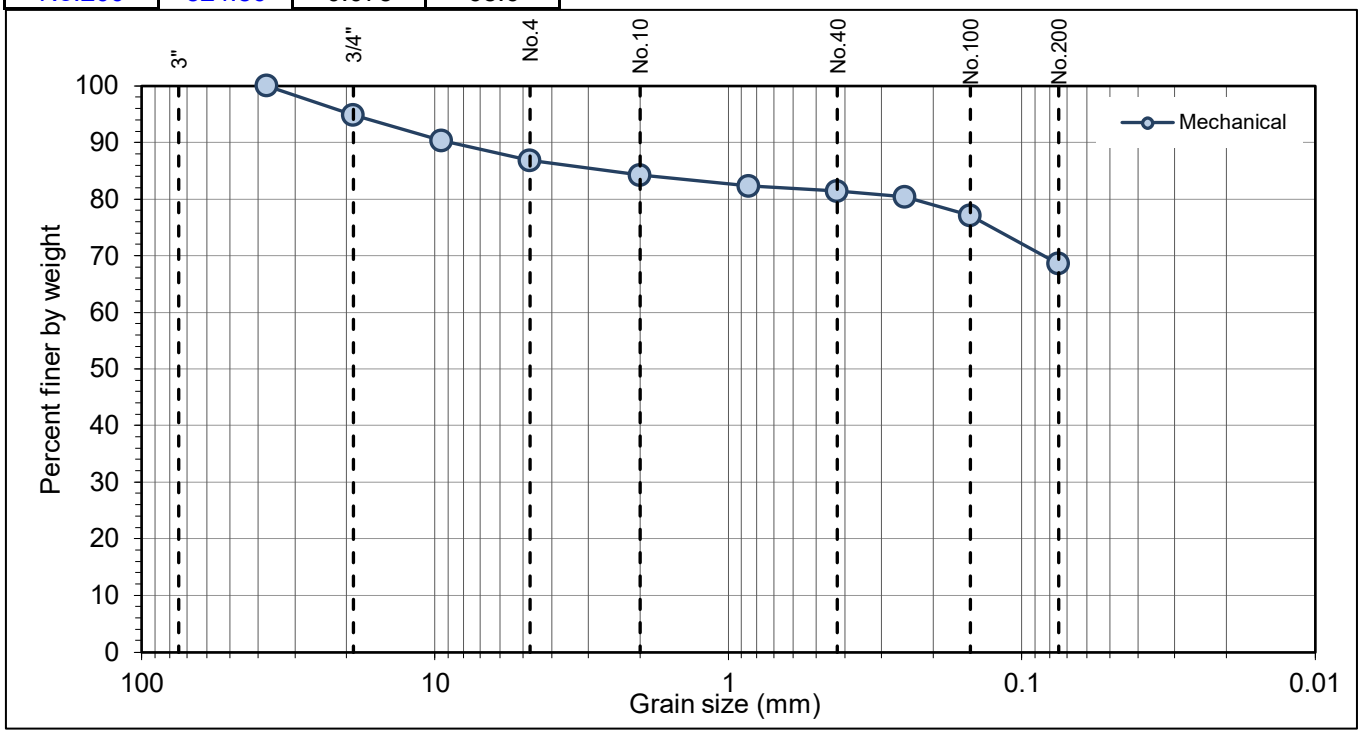
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1913.95	1670.91
	-	
	1913.95	1670.91
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	2453.36
Dry soil + tare (g):	-	2210.32
Tare (g):	-	539.41
Moisture content (%):	0.0	14.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	85.48	19	94.9
3/8"	161.21	9.5	90.4
No.4	219.81	4.75	86.8
No.10	263.64	2	84.2
No.20	295.15	0.85	82.3
No.40	311.17	0.425	81.4
No.60	327.50	0.25	80.4
No.100	382.33	0.15	77.1
No.200	524.86	0.075	68.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 38.5-40 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

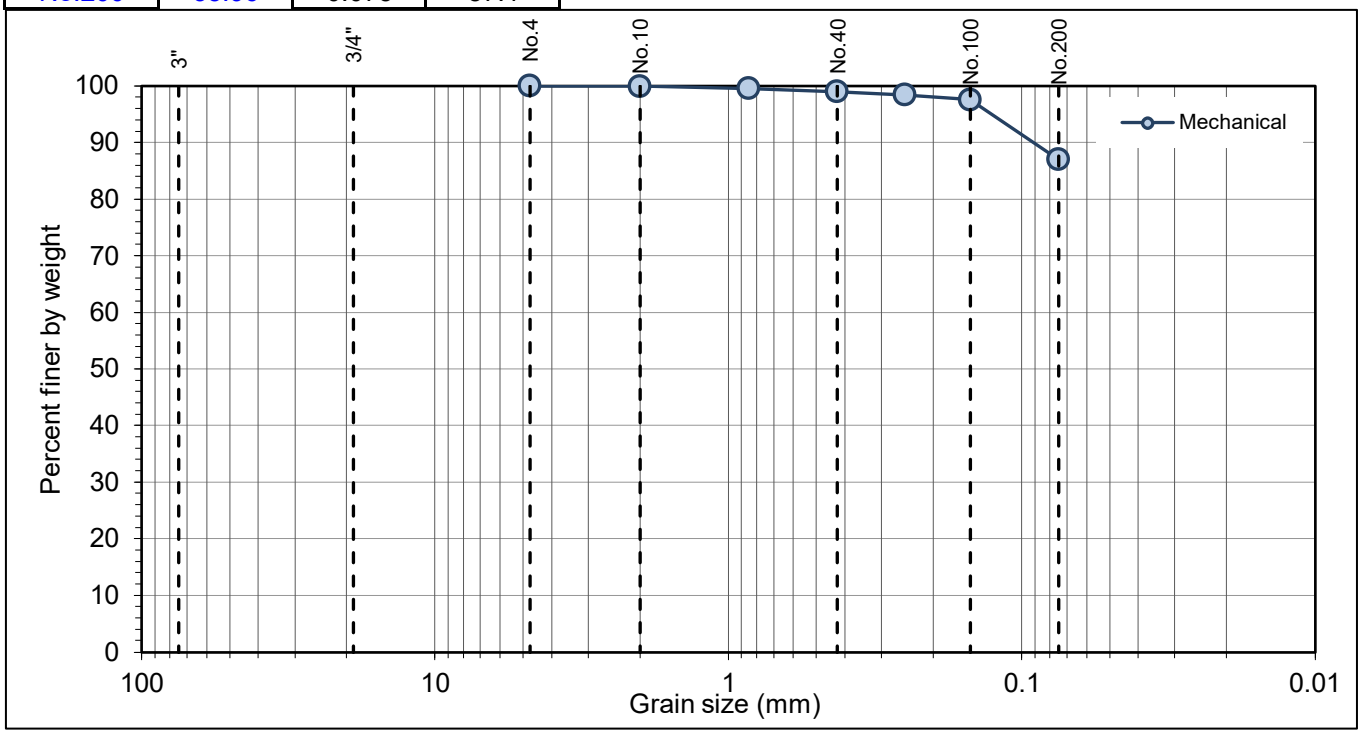
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	321.05	278.08
	-	
	321.05	278.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	448.30
Dry soil + tare (g):	-	405.33
Tare (g):	-	127.25
Moisture content (%):	0.0	15.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.15	2	99.9
No.20	1.17	0.85	99.6
No.40	2.85	0.425	99.0
No.60	4.46	0.25	98.4
No.100	6.75	0.15	97.6
No.200	35.96	0.075	87.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 52-55 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: gy - ol bn clay

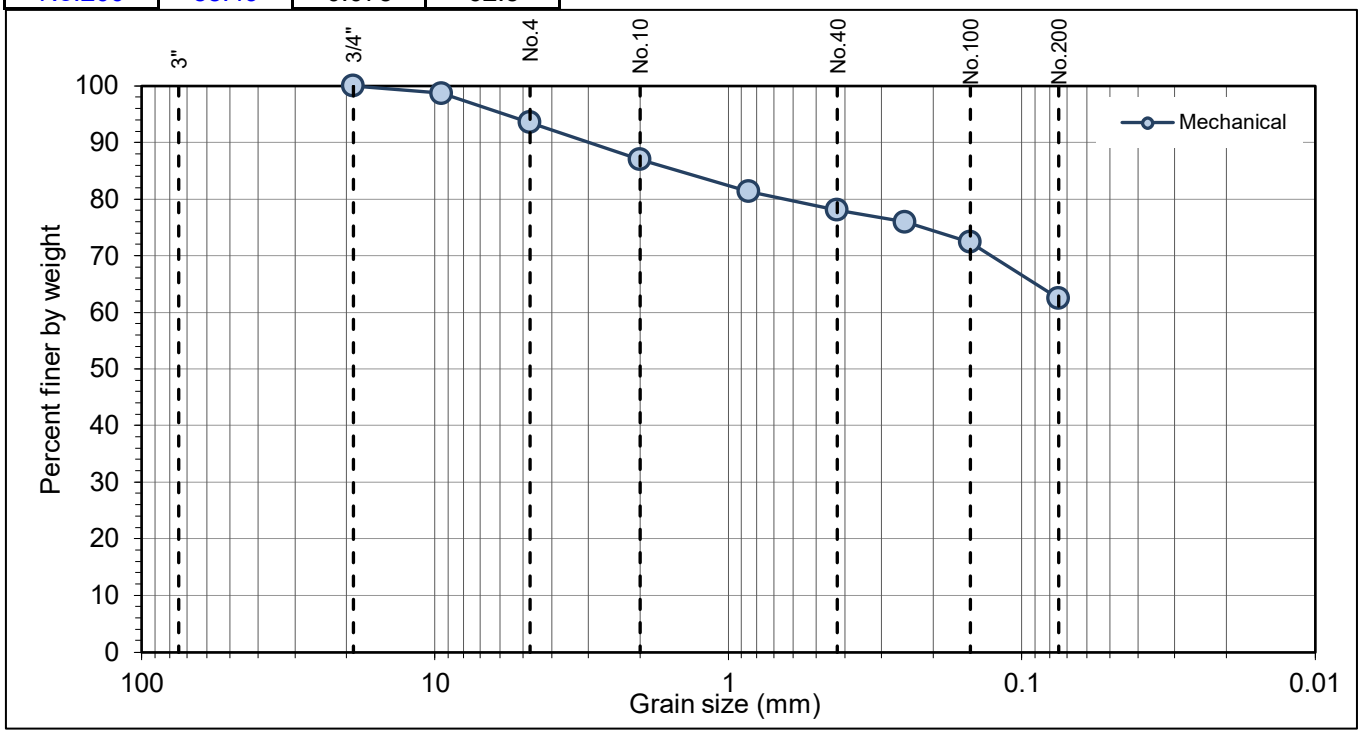
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	262.98	235.69
	-	
	262.98	235.69
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	460.49
Dry soil + tare (g):	-	433.20
Tare (g):	-	197.51
Moisture content (%):	0.0	11.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	3.09	9.5	98.7
No.4	15.18	4.75	93.6
No.10	30.60	2	87.0
No.20	44.01	0.85	81.3
No.40	51.69	0.425	78.1
No.60	56.57	0.25	76.0
No.100	65.04	0.15	72.4
No.200	88.49	0.075	62.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 60-62 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt bn - bn clay

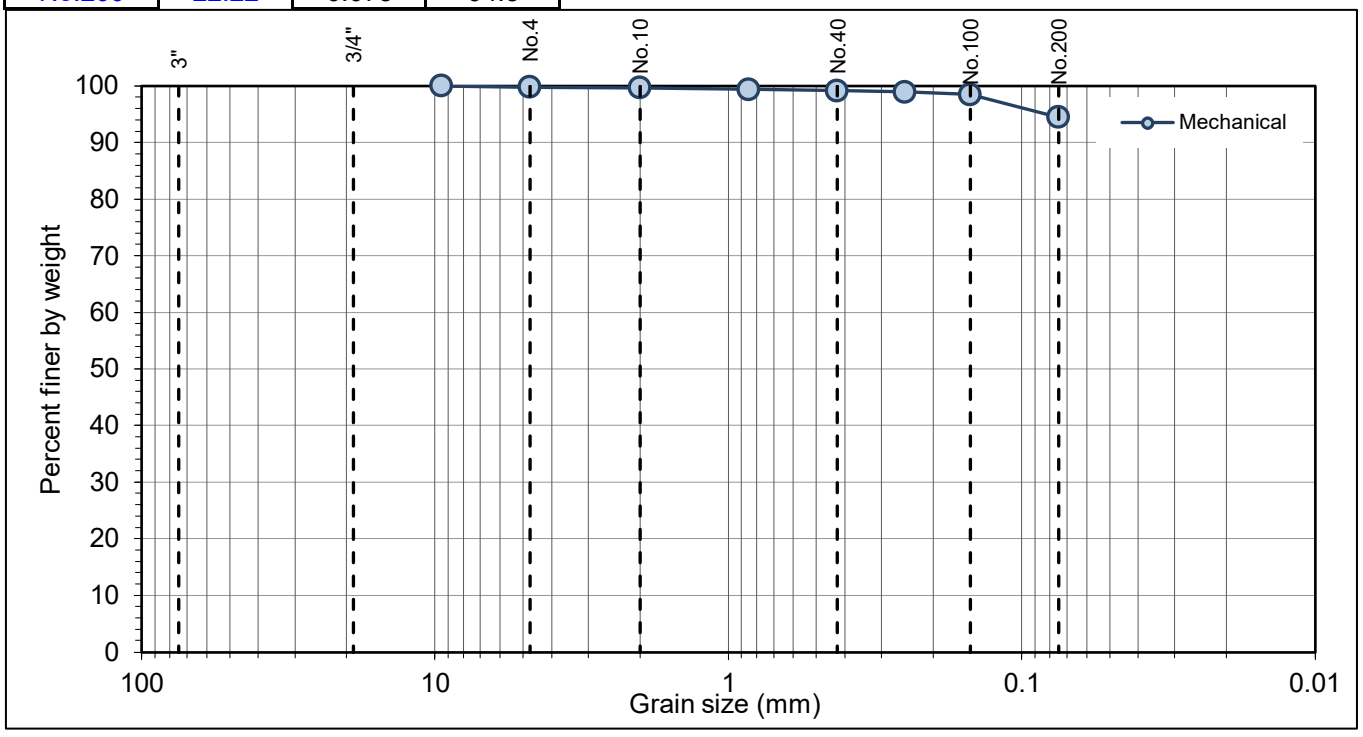
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	460.33	404.88
	-	
	460.33	404.88
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	656.13
Dry soil + tare (g):	-	600.68
Tare (g):	-	195.80
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	0.93	4.75	99.8
No.10	1.29	2	99.7
No.20	2.54	0.85	99.4
No.40	3.42	0.425	99.2
No.60	4.29	0.25	98.9
No.100	6.05	0.15	98.5
No.200	22.22	0.075	94.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 64.5-67 ft

Date: 16-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - ol bn clay

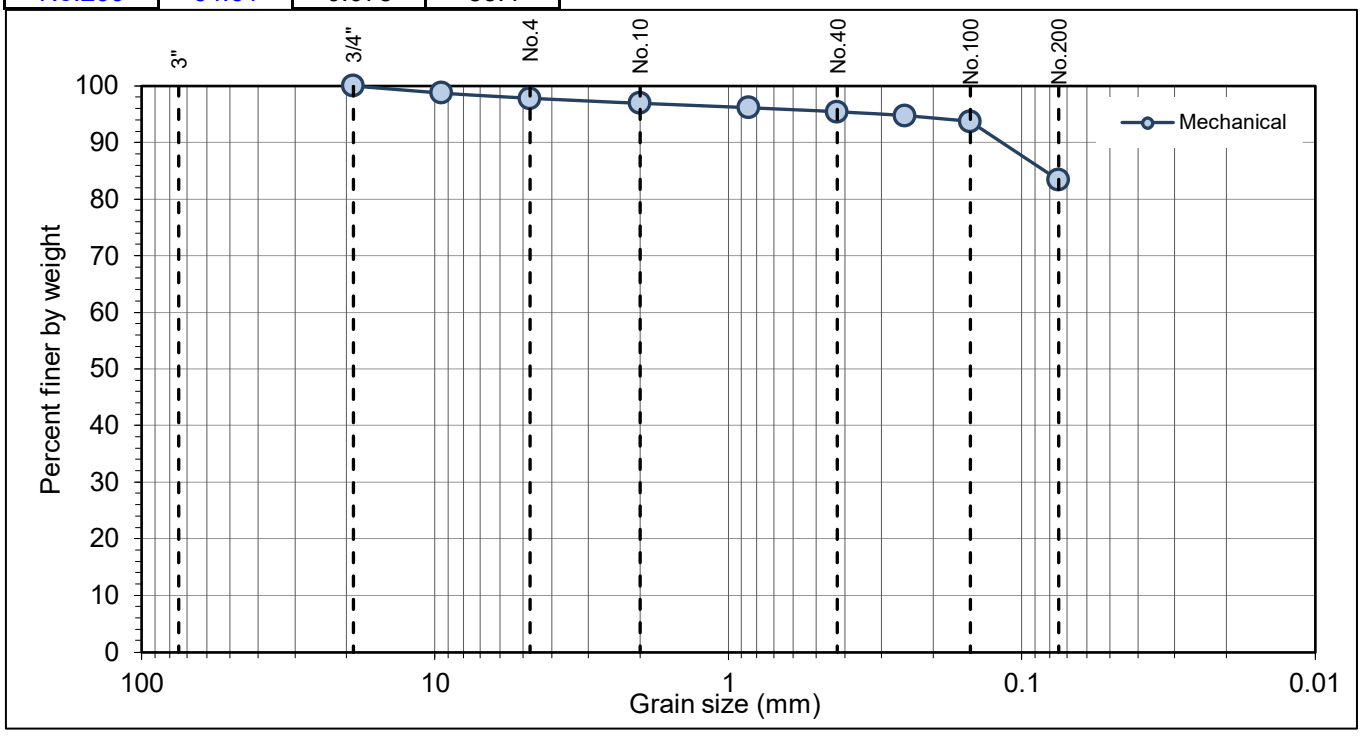
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	439.79	389.75
	-	
	439.79	389.75
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.47
Dry soil + tare (g):	-	516.43
Tare (g):	-	126.68
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	4.88	9.5	98.7
No.4	8.54	4.75	97.8
No.10	11.97	2	96.9
No.20	14.92	0.85	96.2
No.40	17.72	0.425	95.5
No.60	20.42	0.25	94.8
No.100	24.38	0.15	93.7
No.200	64.61	0.075	83.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 4.5-7 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

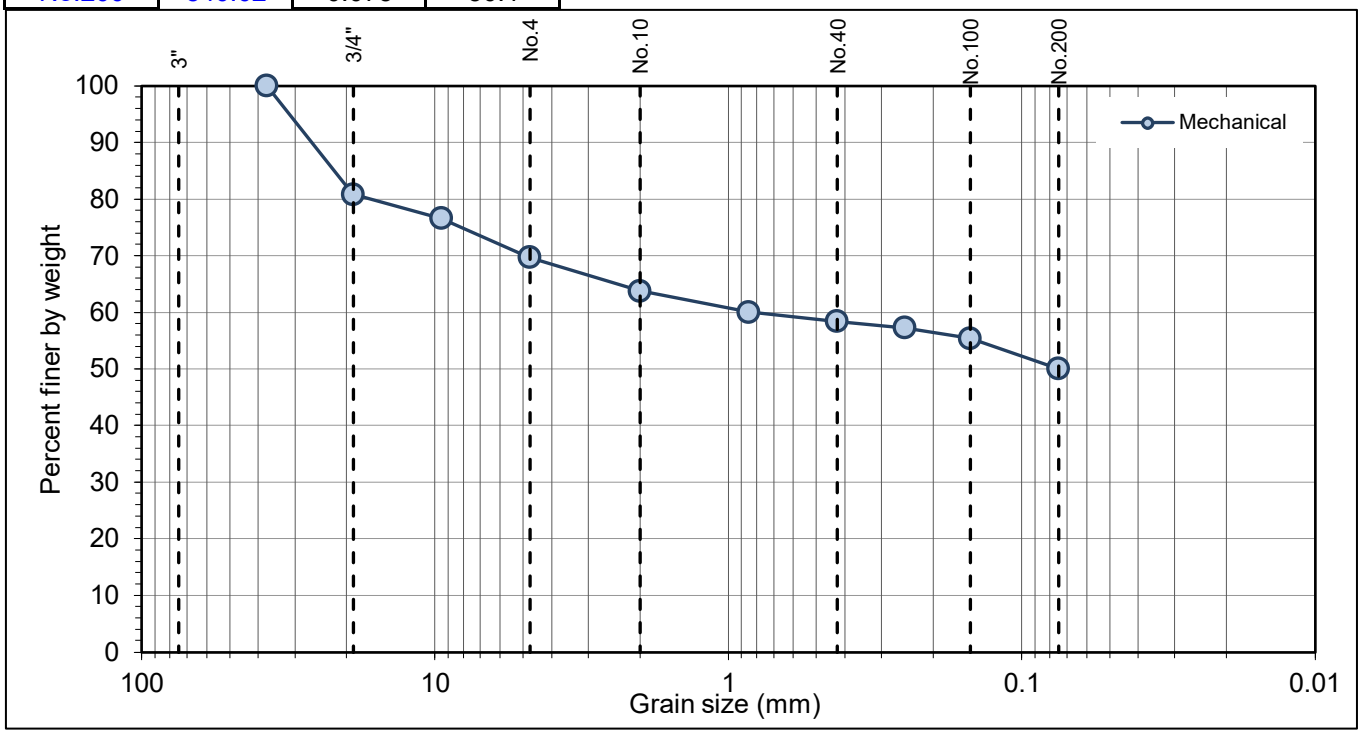
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1190.05	1081.24
	-	
	1190.05	1081.24
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1630.20
Dry soil + tare (g):	-	1521.39
Tare (g):	-	440.15
Moisture content (%):	0.0	10.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	207.44	19	80.8
3/8"	253.12	9.5	76.6
No.4	327.87	4.75	69.7
No.10	391.94	2	63.8
No.20	432.35	0.85	60.0
No.40	450.20	0.425	58.4
No.60	461.91	0.25	57.3
No.100	482.07	0.15	55.4
No.200	540.02	0.075	50.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: pl ol bn - bn clay

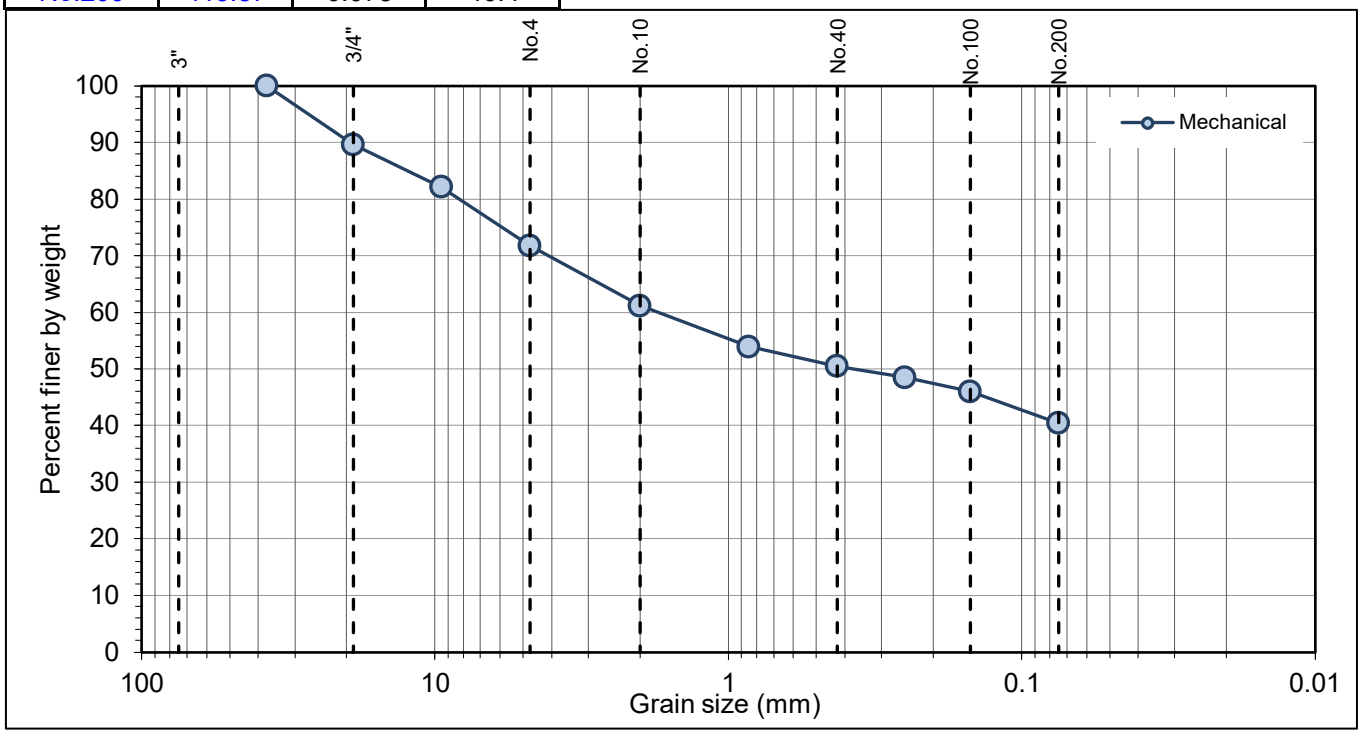
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	753.04	694.60
	-	
	753.04	694.60
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	872.07
Dry soil + tare (g):	-	813.63
Tare (g):	-	119.03
Moisture content (%):	0.0	8.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	71.73	19	89.7
3/8"	124.07	9.5	82.1
No.4	195.76	4.75	71.8
No.10	269.78	2	61.2
No.20	320.16	0.85	53.9
No.40	343.81	0.425	50.5
No.60	357.58	0.25	48.5
No.100	374.88	0.15	46.0
No.200	413.87	0.075	40.4



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - bn clay

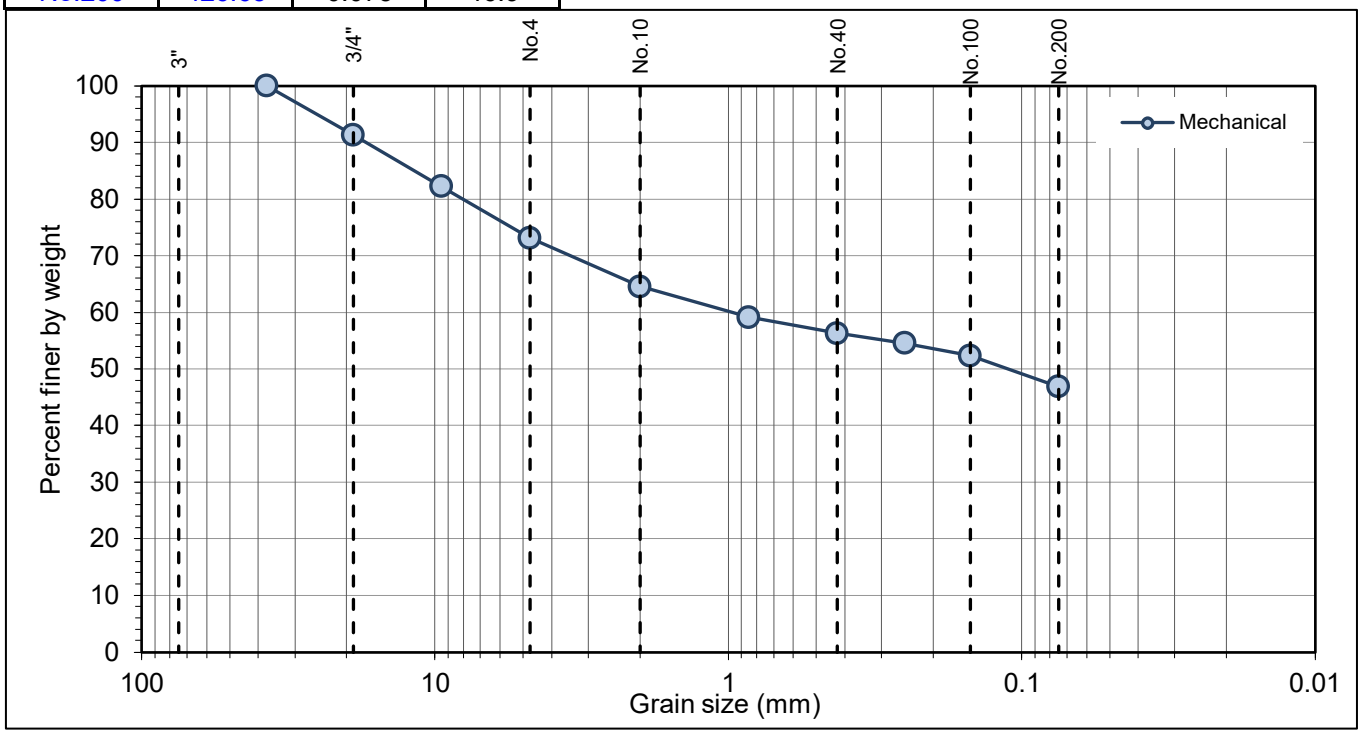
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	902.23	802.85
	-	
	902.23	802.85
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1046.88
Dry soil + tare (g):	-	947.50
Tare (g):	-	144.65
Moisture content (%):	0.0	12.4

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	69.23	19	91.4
3/8"	142.35	9.5	82.3
No.4	215.38	4.75	73.2
No.10	284.76	2	64.5
No.20	328.36	0.85	59.1
No.40	350.76	0.425	56.3
No.60	364.76	0.25	54.6
No.100	382.68	0.15	52.3
No.200	426.63	0.075	46.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-03

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: bn - dk bn clay

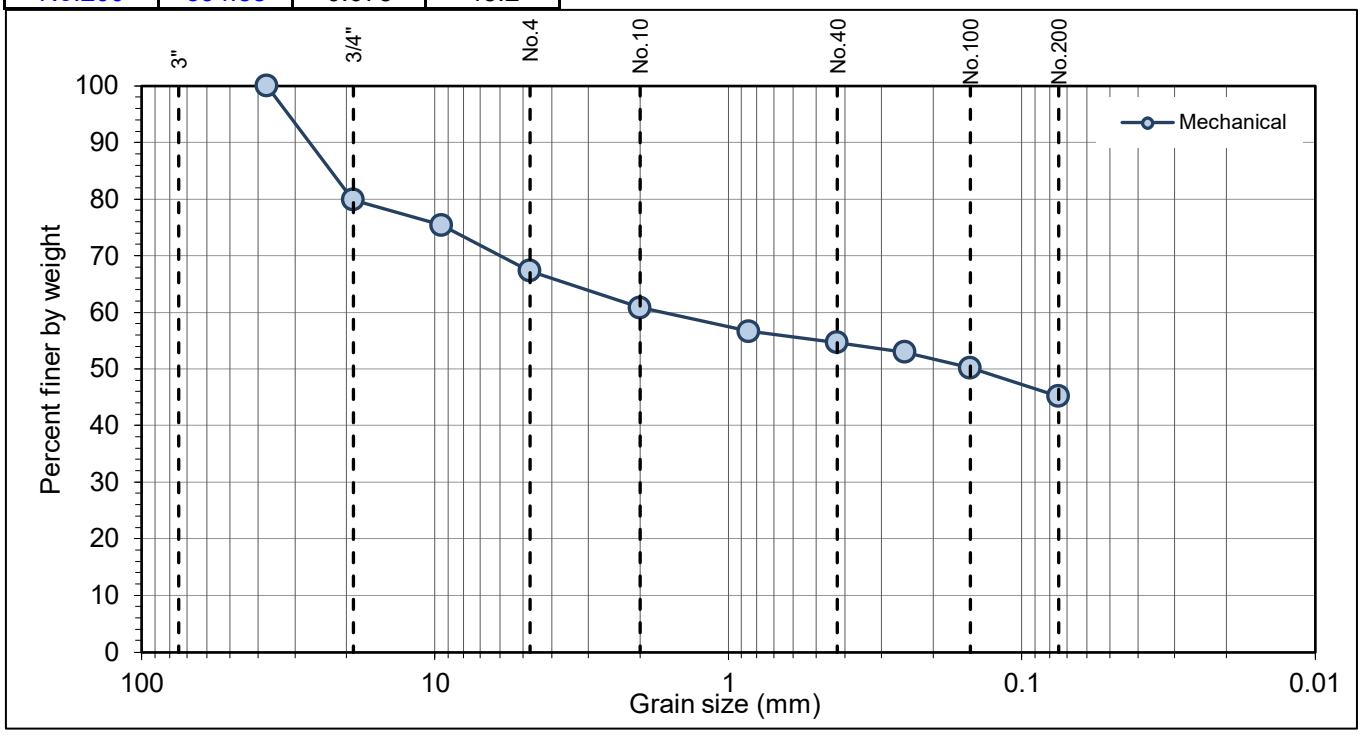
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	798.88	720.83
	-	-
	798.88	720.83
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	943.07
Dry soil + tare (g):	-	865.02
Tare (g):	-	144.19
Moisture content (%):	0.0	10.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	144.91	19	79.9
3/8"	177.22	9.5	75.4
No.4	235.48	4.75	67.3
No.10	282.48	2	60.8
No.20	312.47	0.85	56.7
No.40	326.73	0.425	54.7
No.60	339.06	0.25	53.0
No.100	359.09	0.15	50.2
No.200	394.88	0.075	45.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 7-10 ft

Date: 13-Nov-23 Location: -

Tested by: MGS Lab soil description: lt ol bn - bn clay

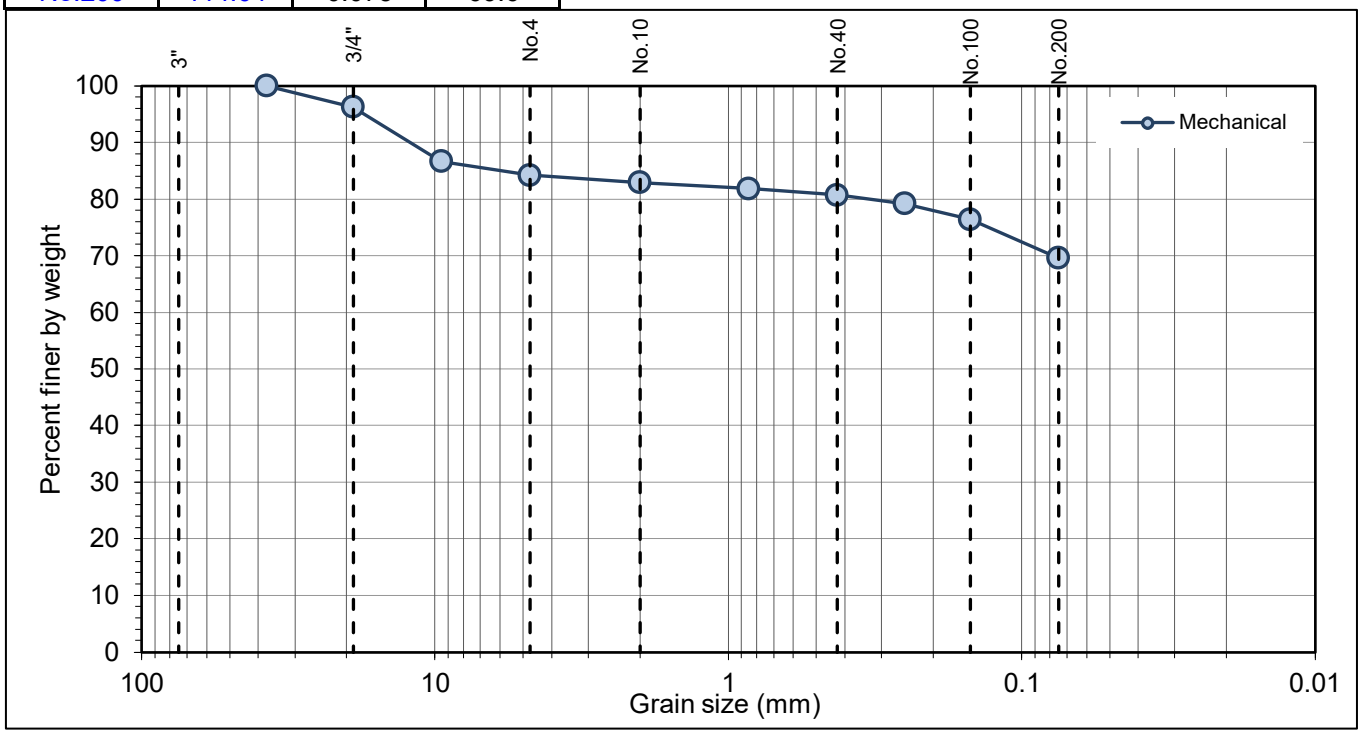
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	457.24	375.28
	-	
	457.24	375.28
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	653.16
Dry soil + tare (g):	-	571.20
Tare (g):	-	195.92
Moisture content (%):	0.0	21.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.96	19	96.3
3/8"	50.13	9.5	86.6
No.4	59.19	4.75	84.2
No.10	64.15	2	82.9
No.20	68.10	0.85	81.9
No.40	72.24	0.425	80.8
No.60	78.10	0.25	79.2
No.100	88.55	0.15	76.4
No.200	114.04	0.075	69.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 14.5-17 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: pl ol bn - lt bn silt

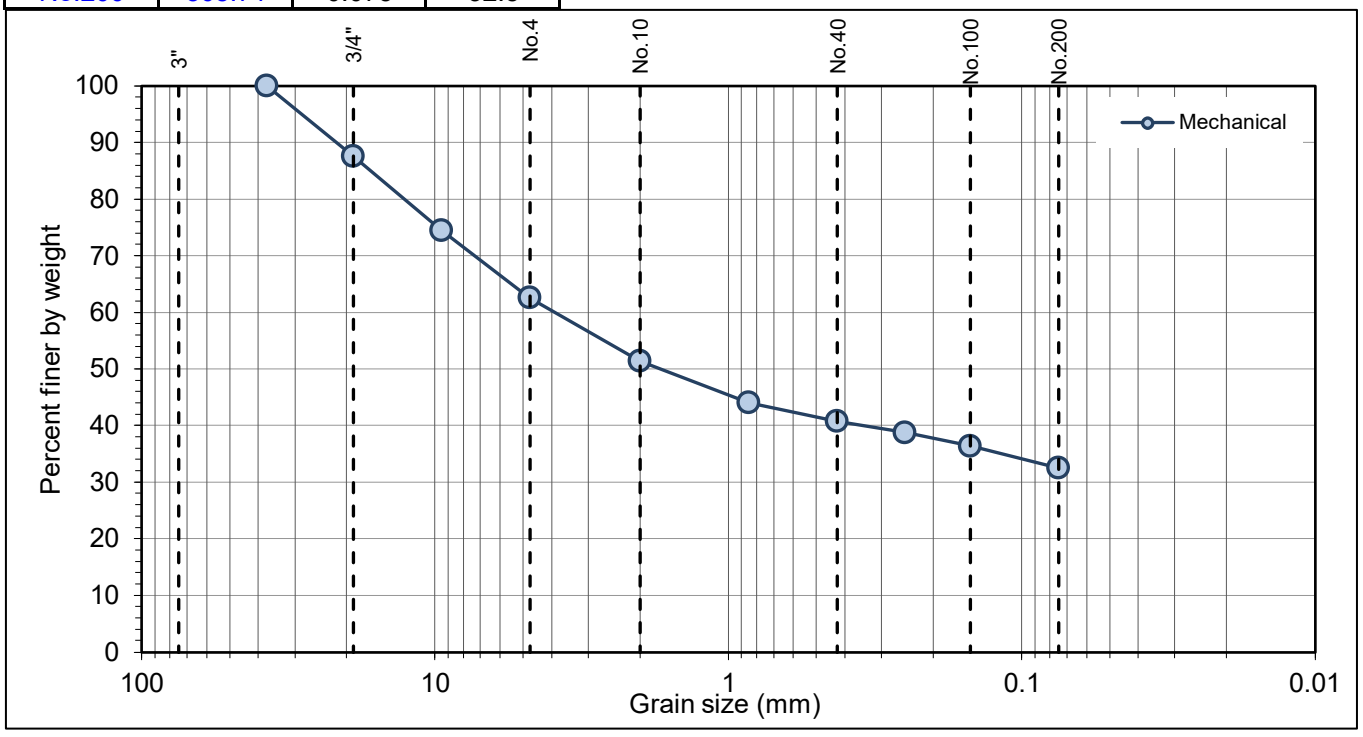
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	483.56	452.93
	-	
	483.56	452.93
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	601.88
Dry soil + tare (g):	-	571.25
Tare (g):	-	118.32
Moisture content (%):	0.0	6.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	56.10	19	87.6
3/8"	115.44	9.5	74.5
No.4	169.54	4.75	62.6
No.10	220.10	2	51.4
No.20	253.53	0.85	44.0
No.40	268.38	0.425	40.7
No.60	277.44	0.25	38.7
No.100	288.21	0.15	36.4
No.200	305.71	0.075	32.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - bn silt

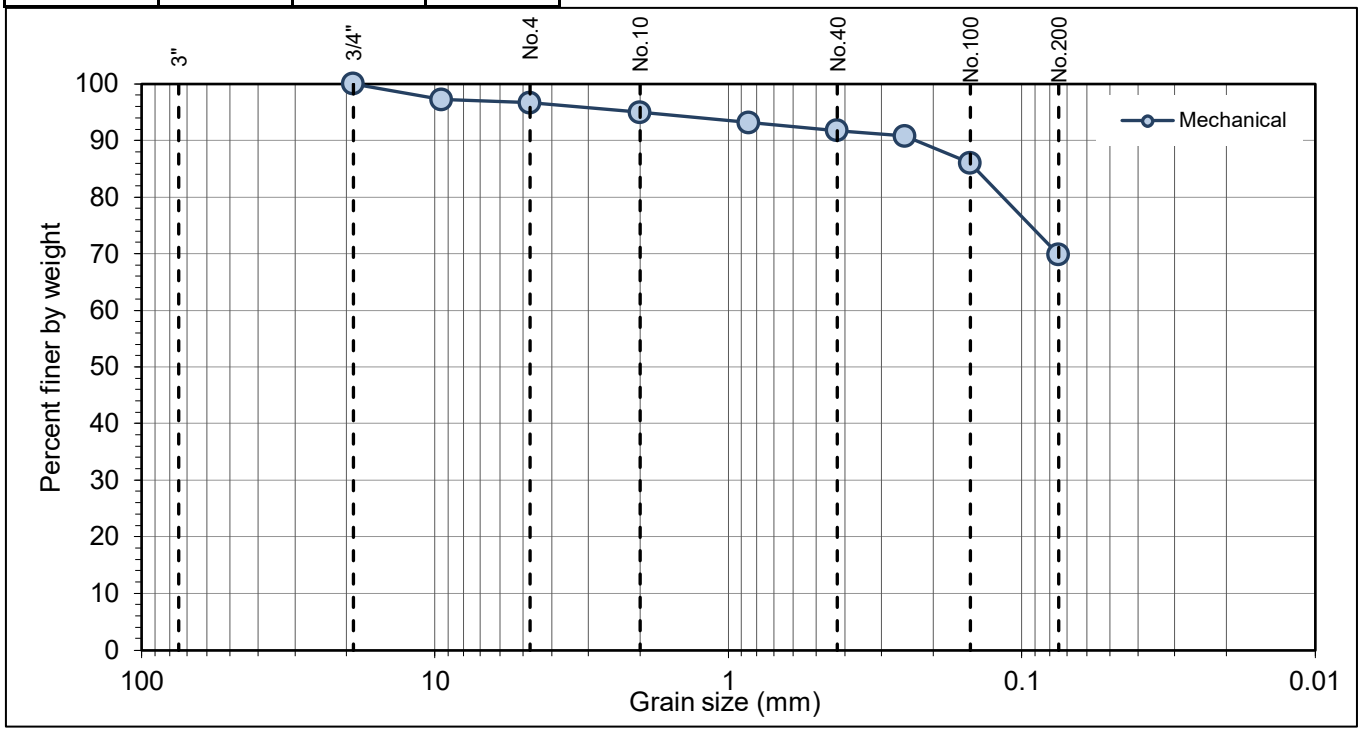
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	434.54	373.10
		-
	434.54	373.10
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	555.20
Dry soil + tare (g):	-	493.76
Tare (g):	-	120.66
Moisture content (%):	0.0	16.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	10.30	9.5	97.2
No.4	12.34	4.75	96.7
No.10	18.72	2	95.0
No.20	25.54	0.85	93.2
No.40	30.76	0.425	91.8
No.60	34.37	0.25	90.8
No.100	52.13	0.15	86.0
No.200	112.39	0.075	69.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-04

No: 23072 (23-1725) **Depth:** 30-33 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: lt bn - bn clay

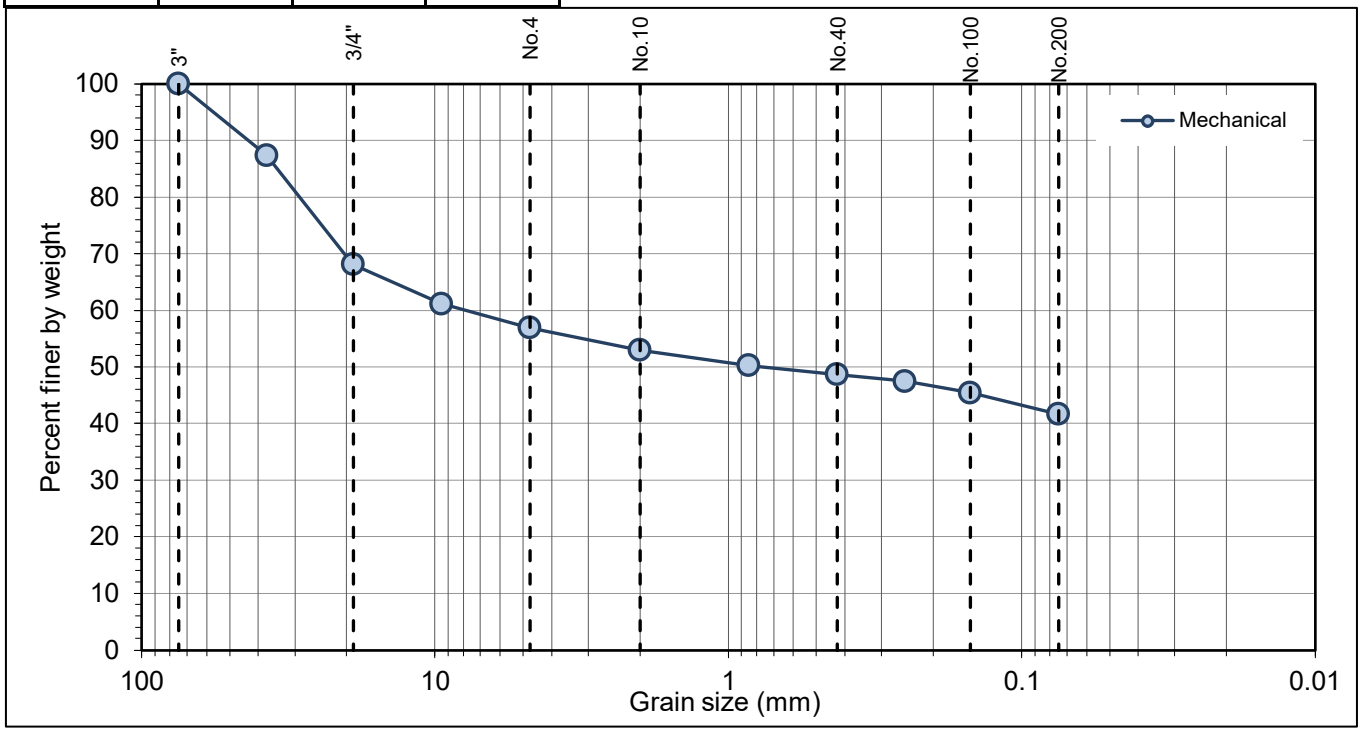
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1120.71	1018.98
	-	
	1120.71	1018.98
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1542.36
Dry soil + tare (g):	-	1440.63
Tare (g):	-	421.65
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	128.32	37.5	87.4
3/4"	325.14	19	68.1
3/8"	396.01	9.5	61.1
No.4	438.75	4.75	56.9
No.10	479.25	2	53.0
No.20	507.10	0.85	50.2
No.40	523.12	0.425	48.7
No.60	535.09	0.25	47.5
No.100	555.98	0.15	45.4
No.200	594.76	0.075	41.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 14-Nov-23 Location: -

Tested by: MGS Lab soil description: ol bn - lt bn clay

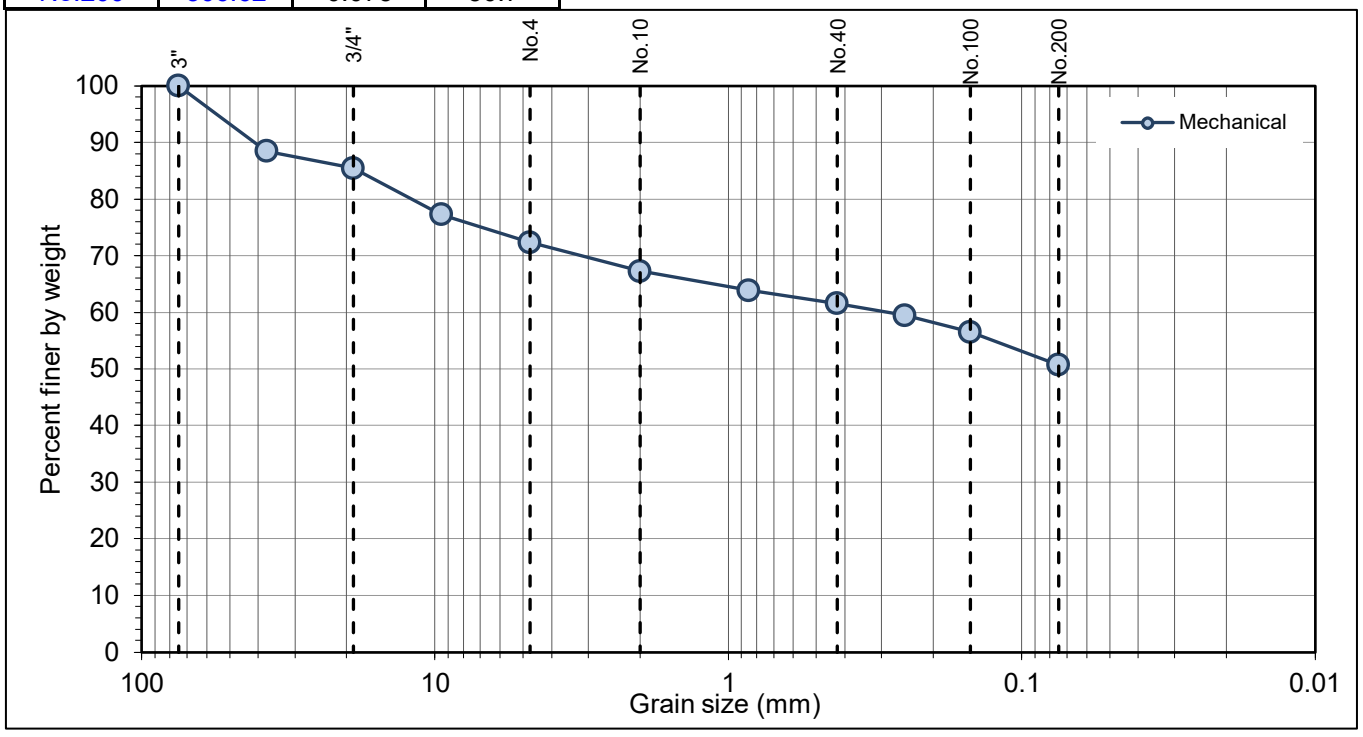
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	707.32	622.21
	-	
	707.32	622.21
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1129.47
Dry soil + tare (g):	-	1044.36
Tare (g):	-	422.15
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	71.56	37.5	88.5
3/4"	90.43	19	85.5
3/8"	141.32	9.5	77.3
No.4	172.00	4.75	72.4
No.10	203.64	2	67.3
No.20	224.65	0.85	63.9
No.40	239.11	0.425	61.6
No.60	252.04	0.25	59.5
No.100	270.48	0.15	56.5
No.200	306.62	0.075	50.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 13-Nov-23 Location: -

Tested by: JCC Lab soil description: ol bn - yl bn clay

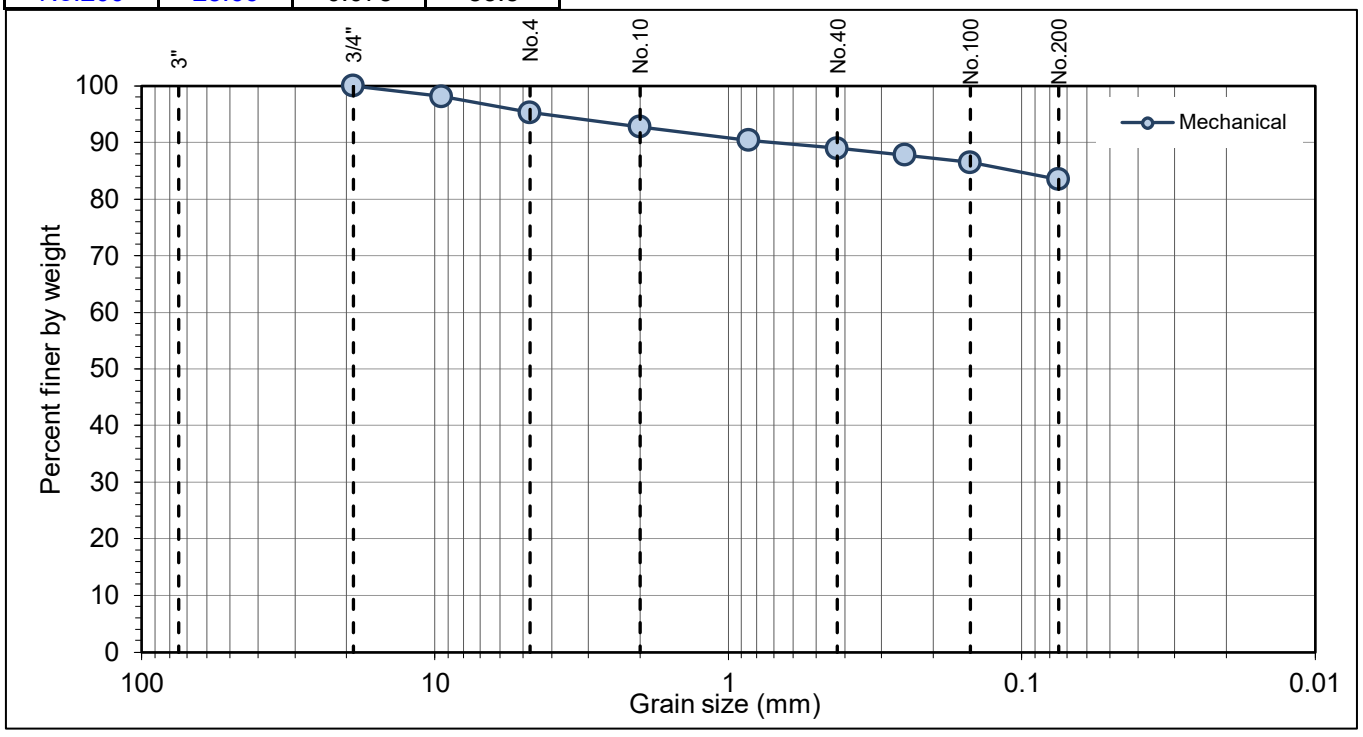
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	180.39	155.31
	-	
	180.39	155.31
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	377.19
Dry soil + tare (g):	-	352.11
Tare (g):	-	196.80
Moisture content (%):	0.0	16.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	2.89	9.5	98.1
No.4	7.30	4.75	95.3
No.10	11.23	2	92.8
No.20	14.96	0.85	90.4
No.40	17.13	0.425	89.0
No.60	18.94	0.25	87.8
No.100	20.99	0.15	86.5
No.200	25.66	0.075	83.5



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 17.5-19 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: ol bn - lt bn clay

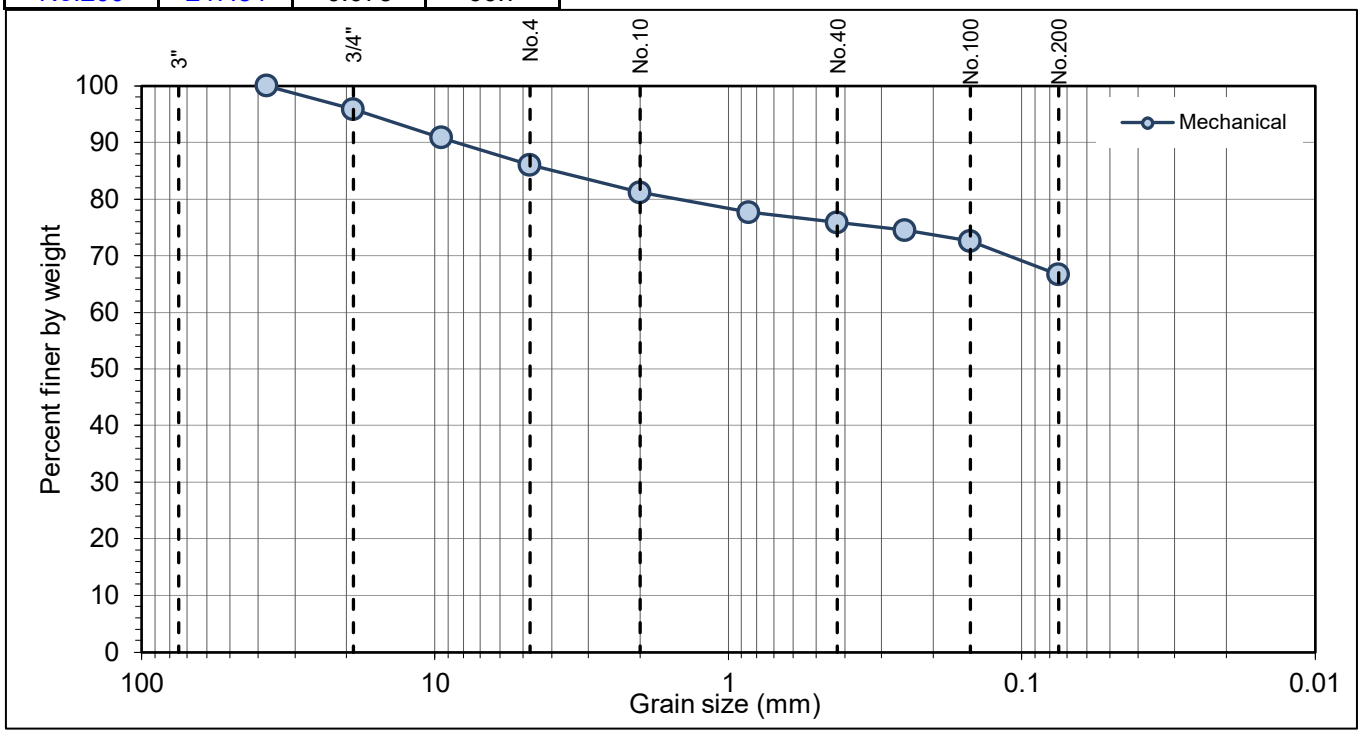
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	847.04	744.57
	-	
	847.04	744.57
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	860.87
Dry soil + tare (g):	-	758.40
Tare (g):	-	13.83
Moisture content (%):	0.0	13.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	30.57	19	95.9
3/8"	68.26	9.5	90.8
No.4	103.76	4.75	86.1
No.10	140.26	2	81.2
No.20	166.43	0.85	77.6
No.40	179.81	0.425	75.9
No.60	189.87	0.25	74.5
No.100	204.29	0.15	72.6
No.200	247.84	0.075	66.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 13-Nov-23 Location: -

Tested by: DBW Lab soil description: bn - dk bn clay

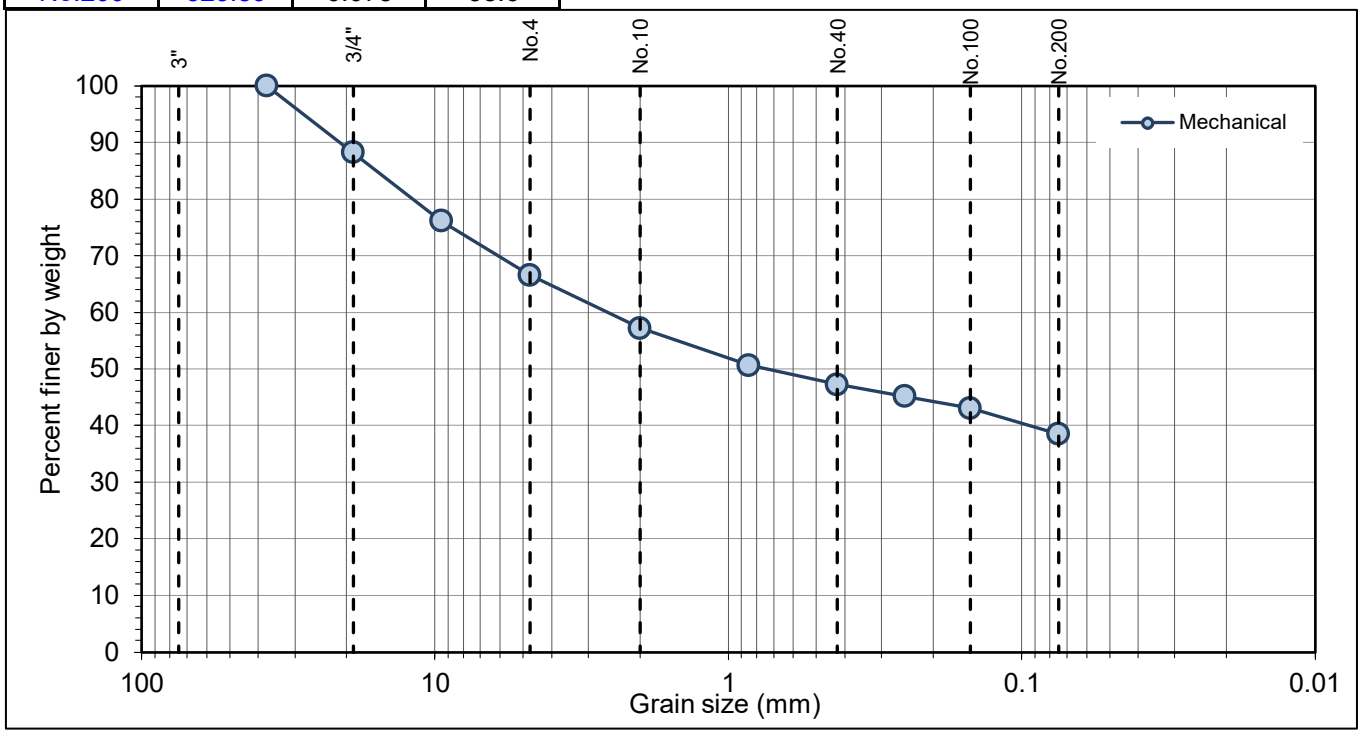
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	563.94	526.72
	-	
	563.94	526.72
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	758.29
Dry soil + tare (g):	-	721.07
Tare (g):	-	194.35
Moisture content (%):	0.0	7.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	61.88	19	88.3
3/8"	125.78	9.5	76.1
No.4	175.93	4.75	66.6
No.10	225.46	2	57.2
No.20	259.93	0.85	50.7
No.40	277.80	0.425	47.3
No.60	288.84	0.25	45.2
No.100	299.98	0.15	43.0
No.200	323.59	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 5-7 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

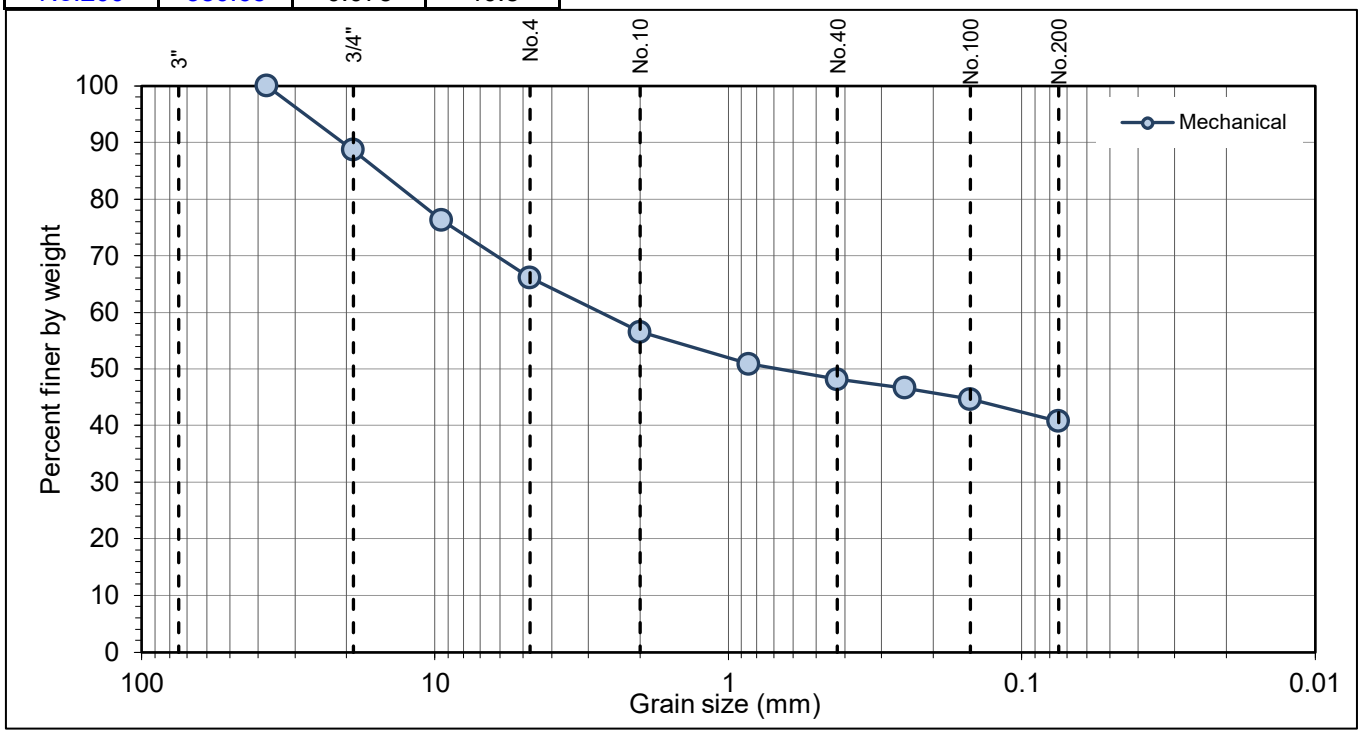
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	708.58	643.08
	-	
	708.58	643.08
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	902.19
Dry soil + tare (g):	-	836.69
Tare (g):	-	193.61
Moisture content (%):	0.0	10.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	72.52	19	88.7
3/8"	152.37	9.5	76.3
No.4	217.84	4.75	66.1
No.10	279.58	2	56.5
No.20	316.07	0.85	50.9
No.40	333.42	0.425	48.2
No.60	343.28	0.25	46.6
No.100	355.83	0.15	44.7
No.200	380.65	0.075	40.8



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn silt

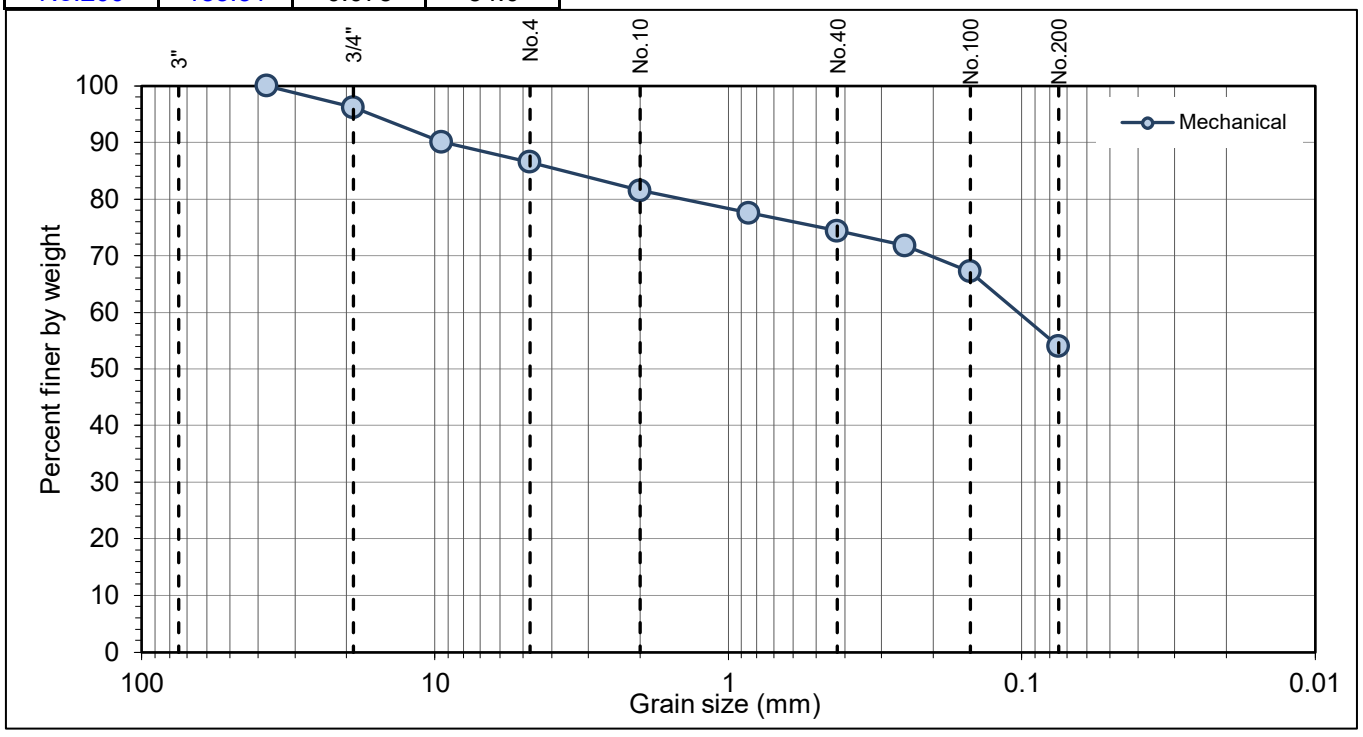
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	450.03	398.84
	-	
	450.03	398.84
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	566.12
Dry soil + tare (g):	-	514.93
Tare (g):	-	116.09
Moisture content (%):	0.0	12.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	15.06	19	96.2
3/8"	39.46	9.5	90.1
No.4	53.76	4.75	86.5
No.10	73.83	2	81.5
No.20	89.44	0.85	77.6
No.40	102.08	0.425	74.4
No.60	112.55	0.25	71.8
No.100	130.86	0.15	67.2
No.200	183.31	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-12

No: 23072 (23-1725) **Depth:** 20-21 ft

Date: 14-Nov-23 Location: -

Tested by: DBW Lab soil description: lt ol bn - lt bn clay

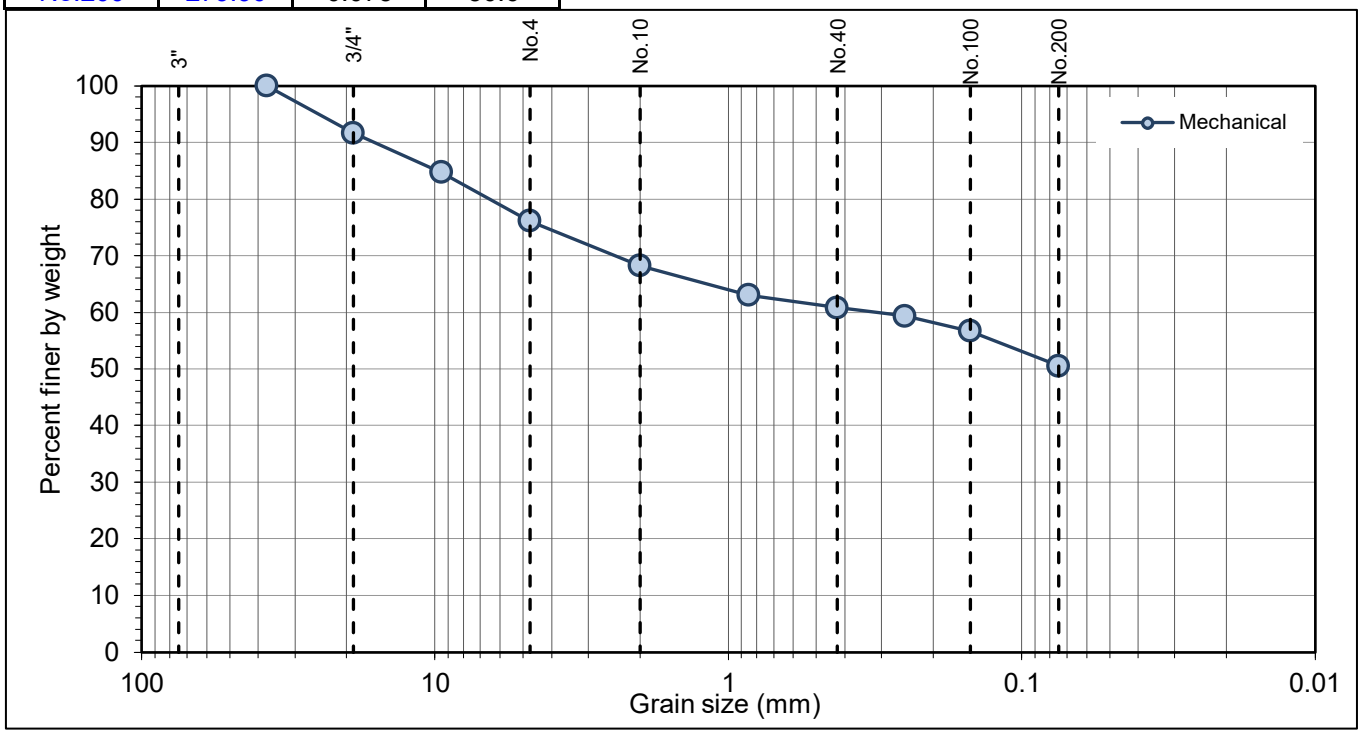
Reduced by: AT Comments:

Reviewed by: CML

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	625.88	566.11
	-	
	625.88	566.11
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	742.99
Dry soil + tare (g):	-	683.22
Tare (g):	-	117.11
Moisture content (%):	0.0	10.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	47.10	19	91.7
3/8"	86.55	9.5	84.7
No.4	135.05	4.75	76.1
No.10	179.77	2	68.2
No.20	209.38	0.85	63.0
No.40	221.94	0.425	60.8
No.60	230.21	0.25	59.3
No.100	245.14	0.15	56.7
No.200	279.90	0.075	50.6



Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-01

No: 23072 (23-1725) **Depth:** 37-39 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: gy - lt gy gravel

Reduced by: AT Comments:

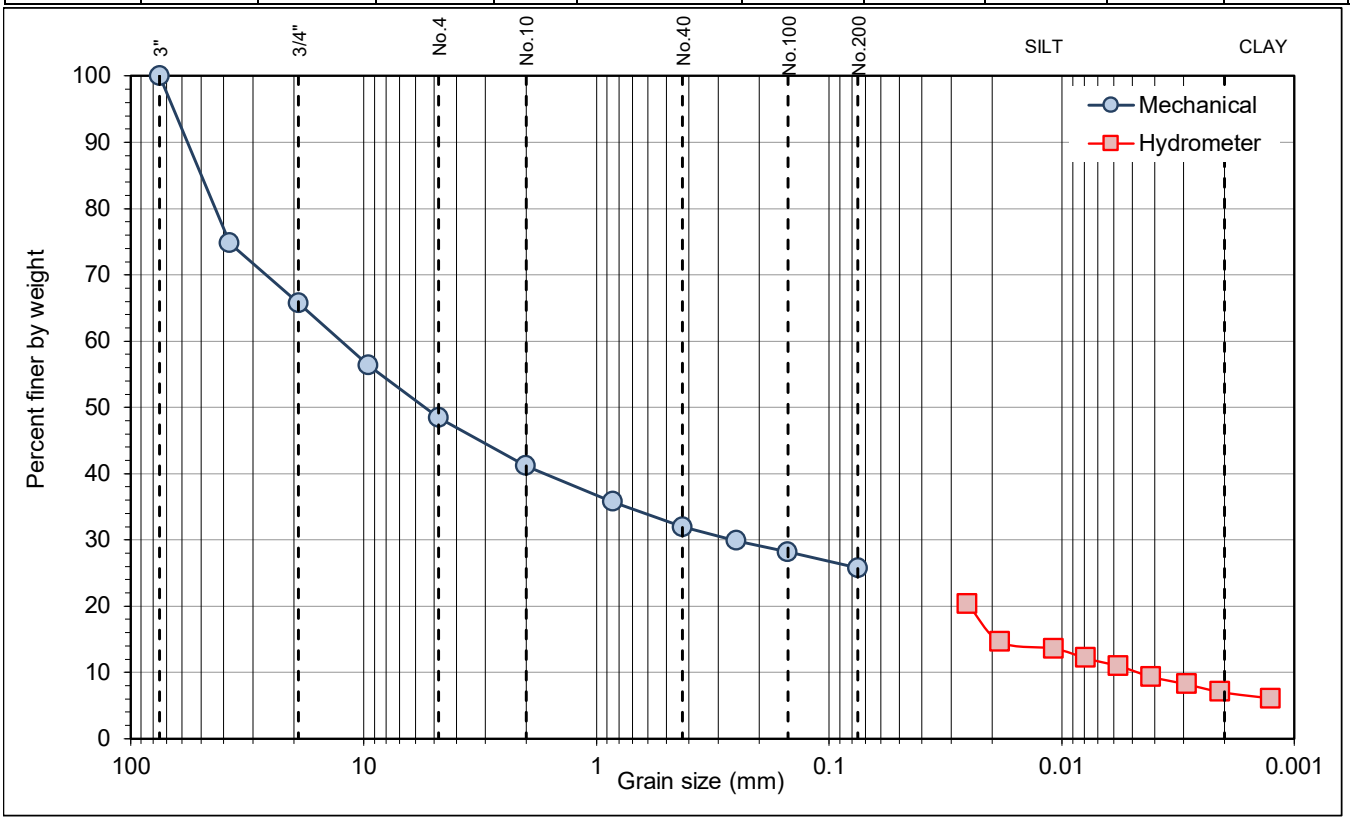
Reviewed by: JC

Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	1237.63	1179.38
+3" Coarse fraction (g):		
-3" Split fraction (g):	1237.63	1179.38
Hydrometer fraction (g):	100.02	99.95
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	1382.61	224.79
Dry soil + tare (g):	-	1324.36	224.77
Tare (g):	-	144.98	196.59
Moisture content (%):	0.00	4.94	0.07

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	41.14
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer		Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
12"	300	-	-		2	21.0	55	5.2	0.02534	20.28
8"	200	-	-		5	21.0	41	5.2	0.01838	14.58
6"	150	-	-		15	21.0	38.5	5.2	0.01084	13.57
4"	100	-	-		30	20.9	35	5.2	0.00789	12.13
3"	75	-	100.0	<=Split	60	21.0	32	5.2	0.00570	10.92
1.5"	37.5	298.03	74.7		120	21.2	28	5.1	0.00414	9.32
3/4"	19	404.72	65.7		250	22.0	25	4.9	0.00290	8.19
3/8"	9.5	515.59	56.3		500	22.5	22	4.7	0.00208	7.02
No.4	4.75	608.62	48.4		1440	20.9	20	5.2	0.00126	6.02
No.10	2	694.22	41.1	<=Split hyd.						
No.20	0.85	13.07	35.8							
No.40	0.425	22.42	31.9							
No.60	0.25	27.41	29.9							
No.100	0.15	31.53	28.2							
No.200	0.075	37.39	25.7							



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-02

No: 23072 (23-1725) **Depth:** 44.5-47 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt bn - bn gravel

Reduced by: AT Comments:

Reviewed by: JC

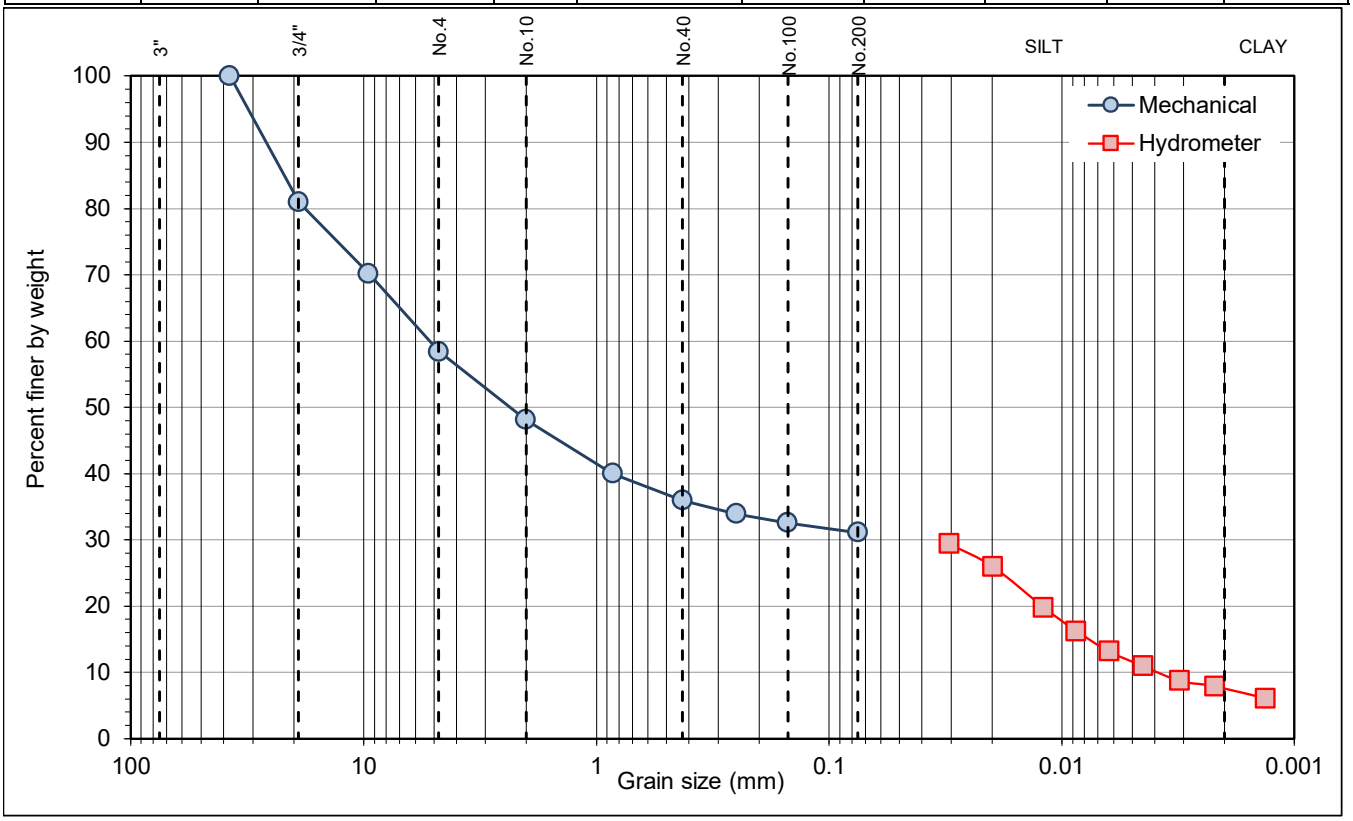
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	446.03	423.48
+3" Coarse fraction (g):		
-3" Split fraction (g):	446.03	423.48
Hydrometer fraction (g):	50.04	50.01
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	572.96	229.12
Dry soil + tare (g):	-	550.41	229.10
Tare (g):	-	126.93	195.70
Moisture content (%):	0.00	5.32	0.06

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	48.08
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	80.60	81.0
3/8"	9.5	126.26	70.2
No.4	4.75	176.21	58.4
No.10	2	219.86	48.1
No.20	0.85	8.39	40.0
No.40	0.425	12.64	35.9
No.60	0.25	14.77	33.9
No.100	0.15	16.16	32.5
No.200	0.075	17.67	31.1

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	36.1	5.2	0.03034	29.35
	5	20.8	32.5	5.2	0.01973	25.93
	15	20.8	26	5.2	0.01193	19.75
	30	20.8	22.25	5.2	0.00865	16.19
<=Split	60	20.9	19	5.2	0.00623	13.12
	120	21.4	16.5	5.1	0.00445	10.88
	250	22.1	14	4.9	0.00310	8.69
	500	22.6	13	4.7	0.00219	7.88
	1448	20.9	11.5	5.2	0.00133	5.99
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: ol bn - yl bn clay

Reduced by: AT Comments:

Reviewed by: JC

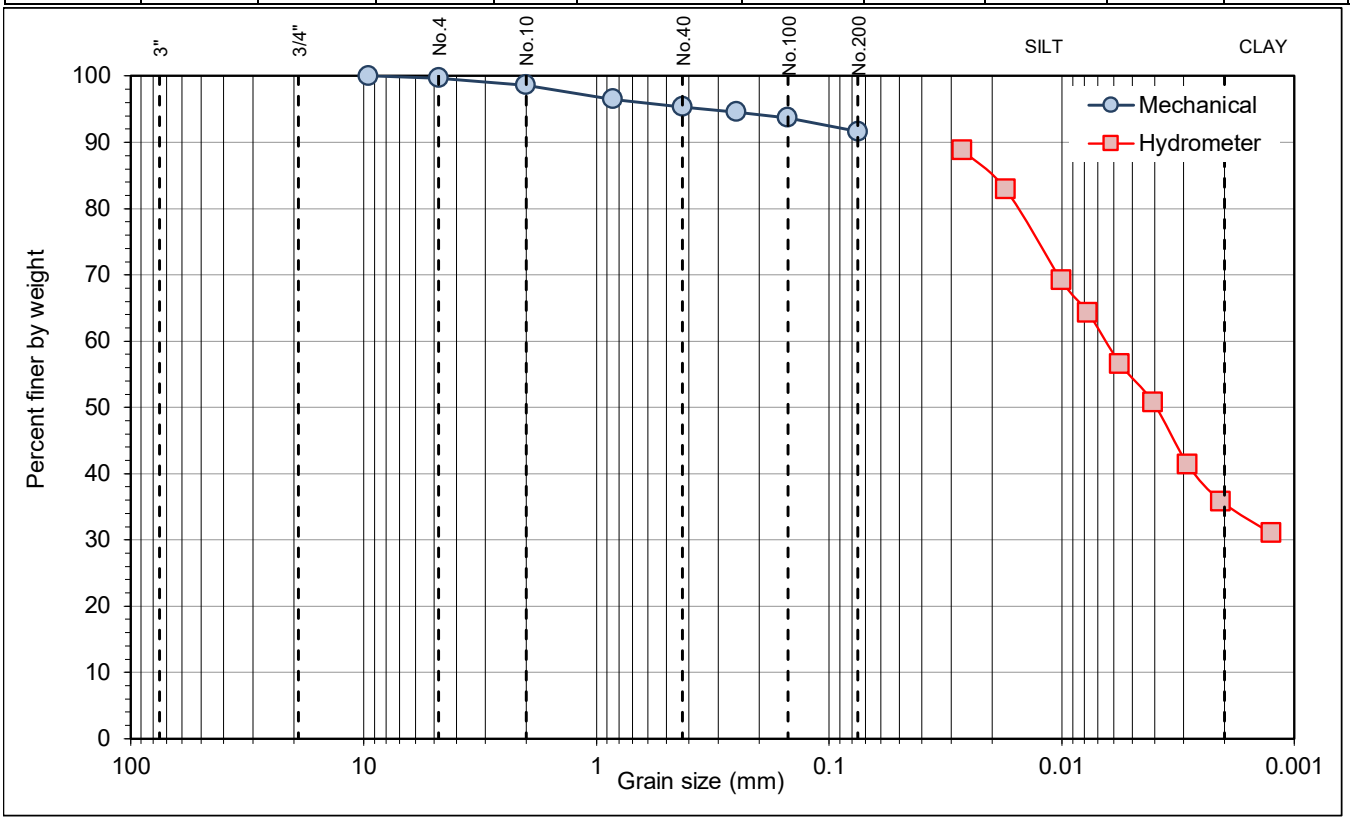
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	133.83	114.98
+3" Coarse fraction (g):		
-3" Split fraction (g):	133.83	114.98
Hydrometer fraction (g):	50.01	49.74
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	250.79	239.17
Dry soil + tare (g):	-	231.94	238.94
Tare (g):	-	116.96	196.69
Moisture content (%):	0.00	16.39	0.54

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	98.62
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	-
3/4"	19	-	-
3/8"	9.5	-	100.0
No.4	4.75	0.38	99.7
No.10	2	1.59	98.6
No.20	0.85	1.06	96.5
No.40	0.425	1.66	95.3
No.60	0.25	2.04	94.6
No.100	0.15	2.49	93.7
No.200	0.075	3.54	91.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.8	50.5	5.2	0.02667	88.77
	5	20.8	47.5	5.2	0.01737	82.88
	17	20.8	40.5	5.2	0.01004	69.16
	30	20.8	38	5.2	0.00772	64.26
<=Split	60	21.0	34	5.2	0.00562	56.53
	120	21.2	31	5.1	0.00405	50.76
	250	22.0	26	4.9	0.00288	41.40
	500	22.5	23	4.7	0.00206	35.79
	1444	20.9	21	5.2	0.00125	30.98
<=Split hyd.						



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Particle-Size Analysis of Soils with Hydrometer*

(after ASTM D422)

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-11

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: MGS/DBW Laboratory sample description: lt ol bn - ol bn clay

Reduced by: AT Comments:

Reviewed by: JC

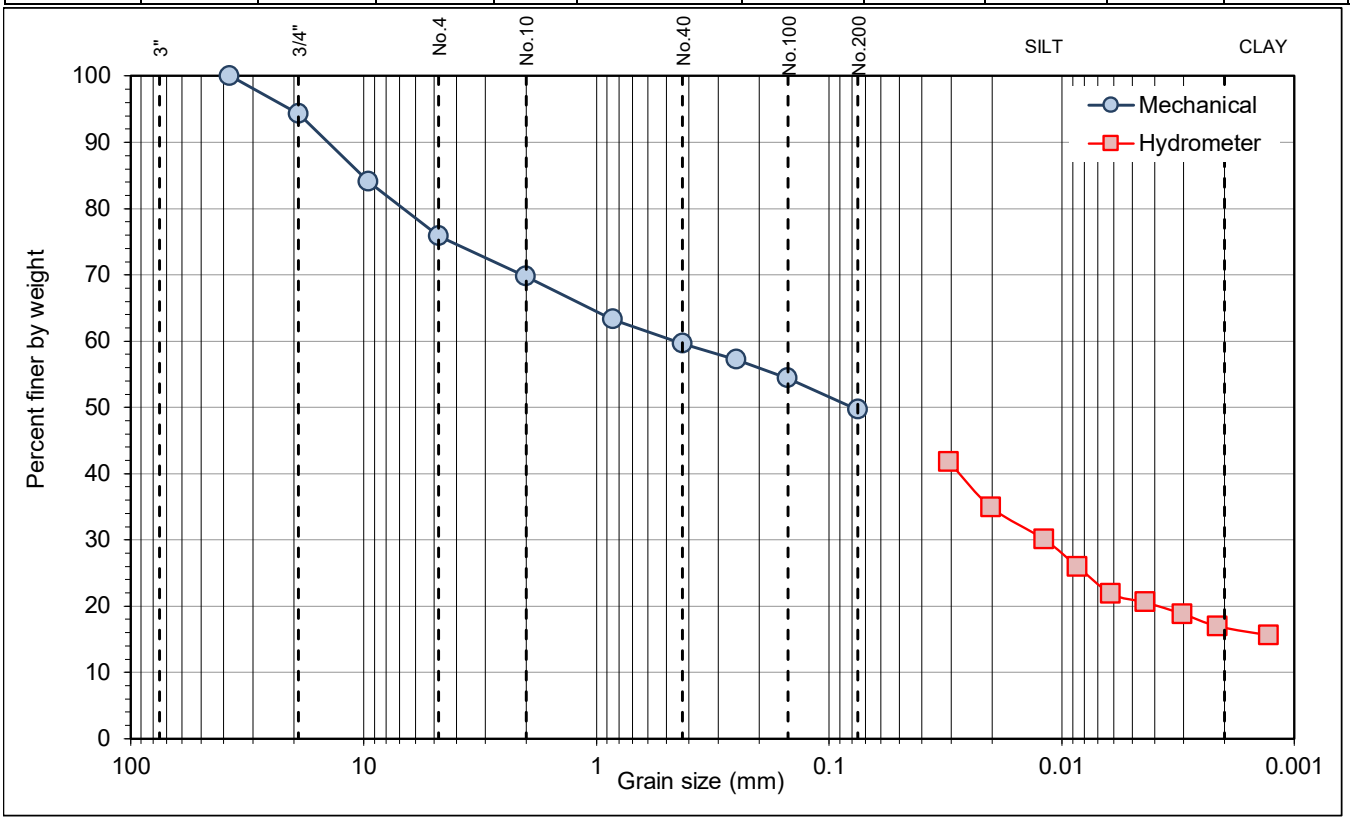
Split sieve:	Yes	
Split sieve:	3"	
	Moist	Dry
Total sample wt. (g):	621.27	566.27
+3" Coarse fraction (g):		
-3" Split fraction (g):	621.27	566.27
Hydrometer fraction (g):	50.09	50.00
Split fraction:	1.000	

Moisture data	C.F.(+3")	S.F.(-3")	Hyd.(-No.10)
Moist soil + tare (g):	-	766.77	150.52
Dry soil + tare (g):	-	711.77	150.46
Tare (g):	-	145.50	117.79
Moisture content (%):	0.00	9.71	0.18

Hydrometer data				
Hyd. split:	No.10		Slope:	-0.164
Gs:	2.7	Assumed	Intercept:	16.3
Hydrometer Seral #:	626325		a:	0.99
Dispersion period (min):	10		Hyd. fraction:	69.77
			Dispersion device:	Air-jet

Sieve	Grain Size (mm)	Accum. Wt. Ret. (g)	Percent Finer
12"	300	-	-
8"	200	-	-
6"	150	-	-
4"	100	-	-
3"	75	-	-
1.5"	37.5	-	100.0
3/4"	19	32.39	94.3
3/8"	9.5	90.42	84.0
No.4	4.75	136.85	75.8
No.10	2	171.18	69.8
No.20	0.85	4.67	63.3
No.40	0.425	7.27	59.6
No.60	0.25	9.04	57.2
No.100	0.15	11.05	54.4
No.200	0.075	14.44	49.6

	Elapsed time (min)	Temp. (°C)	Hydrometer Reading	Composite Correction	Grain Size (mm)	% Soil in Suspension
	2	20.7	35.5	5.3	0.03051	41.74
	5	20.7	30.5	5.3	0.02004	34.84
	15	20.7	27	5.3	0.01186	30.01
	30	20.8	24	5.2	0.00855	25.91
<=Split	60	21.0	21	5.2	0.00615	21.85
	120	21.2	20	5.1	0.00436	20.54
	250	22.0	18.5	4.9	0.00302	18.79
	500	22.6	17	4.7	0.00214	16.95
	1446	20.9	16.5	5.2	0.00129	15.60
<=Split hyd.						



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One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 53 and 58**	**TH/TP/Sample:**	**JG-10**
No:	**23072 (23-1725)**	**Depth:**	**12.5-14 ft**
Location:	-	Laboratory sample description:	ol bn - lt bn clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	JC	Swell pressure (psf):	408
Comments:	Gravel up to 1.5" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.995	-
	90°	1.002	-
	180°	0.999	-
	270°	1.003	-
Avg Height, Havg (in)		1.000	0.887
Height, H (cm)		2.539	2.253
Dia., D (in)	0°	2.494	-
	90°	2.495	-
Avg Dia., Davg (in)		2.495	2.495
Dia., D (cm)		6.336	6.336
Wt. rings + wet soil (g)		373.54	369.19
Wt. rings (g)		216.21	216.21
Wet soil + tare (g)		1129.47	350.66
Dry soil + tare (g)		1044.36	324.68
Tare (g)		422.15	198.47
Moisture cont., w (%)		13.7	20.6
Gs, assumed		2.70	2.70
Mass total (g)		157.3	153.0
Mass of solids (g)		138.4	138.4
Volume (cm^3)		80.1	71.0
Vol. of water (cm^3)		18.9	14.6
Vol. of solids (cm^3)		51.3	51.3
Vol. of voids (cm^3)		28.8	19.8
Vol. of air (cm^3)		9.9	5.2
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.626	1.626
Void ratio, e		0.562	0.386
Porosity, n		0.360	0.278
Vol.moisture, T		0.236	0.205
Saturation, S (%)		66	74
Dry density (gm/cm^3)		1.729	1.949
Wet unit wt., gm (pcf)		122.7	146.7
Dry unit wt., gd (pcf)		107.9	121.6

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9998	0.0000	0.5620	0
408	0.0000	0.9997	0.0000	0.5620	120
800	0.0034	0.9964	0.0034	0.5568	131
1,600	0.0108	0.9890	0.0108	0.5452	207
3,200	0.0278	0.9719	0.0278	0.5185	480
6,400	0.0528	0.9470	0.0528	0.4796	369
12,800	0.0843	0.9154	0.0843	0.4303	269
25,600	0.1173	0.8825	0.1173	0.3787	334
51,200	0.1513	0.8484	0.1514	0.3255	480
25,600	0.1474	0.8523	0.1475	0.3316	120
6,400	0.1325	0.8672	0.1326	0.3550	240
1,600	0.1129	0.8869	0.1129	0.3856	343

C'c

(0.1514-0.0528)/[Log(51200)-Log(6400)]

0.0986/(4.71-3.81)

C'c= 0.1096

C'c = Cc/(1+e0)

0.1096 = Cc/(1+0.562)

Cc = 0.171

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

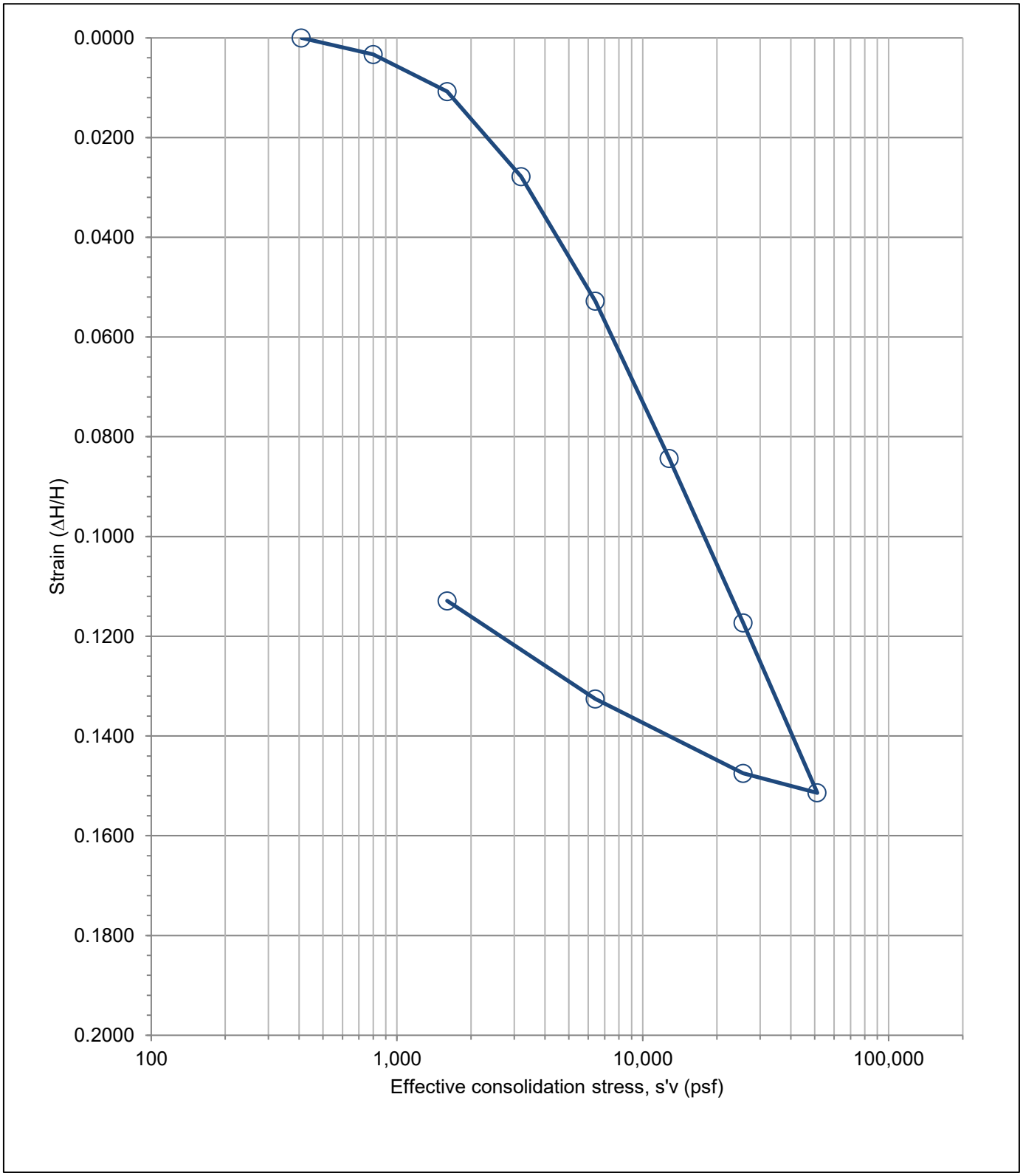
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 12.5-14 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 | **TH/TP/Sample:** JG-10
No: 23072 (23-1725) | **Depth:** 17.5-19 ft
Location: - | Laboratory sample description: ol bn - lt bn clay
Date: 14-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: JC | Swell pressure (psf): <100
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.985	-
	90°	0.987	-
	180°	0.988	-
	270°	0.989	-
Avg Height, Havg (in)		0.987	0.884
Height, H (cm)		2.508	2.245
Dia., D (in)	0°	2.487	-
	90°	2.496	-
Avg Dia., Davg (in)		2.492	2.492
Dia., D (cm)		6.328	6.328
Wt. rings + wet soil (g)		384.09	380.81
Wt. rings (g)		214.28	214.28
Wet soil + tare (g)		860.87	285.37
Dry soil + tare (g)		758.40	266.49
Tare (g)		13.83	119.06
Moisture cont., w (%)		13.8	12.8
Gs, assumed		2.70	2.70
Mass total (g)		169.8	166.5
Mass of solids (g)		149.3	149.3
Volume (cm^3)		78.9	70.6
Vol. of water (cm^3)		20.5	17.3
Vol. of solids (cm^3)		55.3	55.3
Vol. of voids (cm^3)		23.6	15.3
Vol. of air (cm^3)		3.0	-1.9
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.758	1.758
Void ratio, e		0.427	0.278
Porosity, n		0.299	0.217
Vol.moisture, T		0.260	0.244
Saturation, S (%)		87	113
Dry density (gm/cm^3)		1.892	2.113
Wet unit wt., gm (pcf)		134.4	148.8
Dry unit wt., gd (pcf)		118.1	131.9

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9873	0.0000	0.4267	0
100	0.0000	0.9872	0.0000	0.4267	108
200	0.0029	0.9844	0.0029	0.4225	123
400	0.0060	0.9813	0.0061	0.4181	210
800	0.0111	0.9761	0.0113	0.4106	96
1,600	0.0185	0.9687	0.0188	0.3999	176
3,200	0.0296	0.9576	0.0300	0.3839	480
6,400	0.0512	0.9360	0.0519	0.3527	89
12,800	0.0722	0.9150	0.0732	0.3223	123
25,600	0.0998	0.8875	0.1010	0.2826	155
51,200	0.1267	0.8605	0.1284	0.2436	315
25,600	0.1236	0.8637	0.1251	0.2482	120
6,400	0.1163	0.8709	0.1178	0.2586	210
1,600	0.1032	0.8840	0.1046	0.2775	980

C'c

(0.1284-0.0732)/[Log(51200)-Log(12800)]

0.0552/(4.71-4.1072)

C'c= 0.091

C'c = Cc/(1+e0)

0.091 = Cc/(1+0.427)

Cc = 0.13

Check:

Cc=(change in void ratio)/(Log change in pressure)

Cc=(0.2436-0.3223)/[Log(51200)-Log(12800)]

Cc=-0.0787/0.6028

Cc=-0.13

~~WHY DOES IT CALCULATE A NEGATIVE VALUE?~~

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

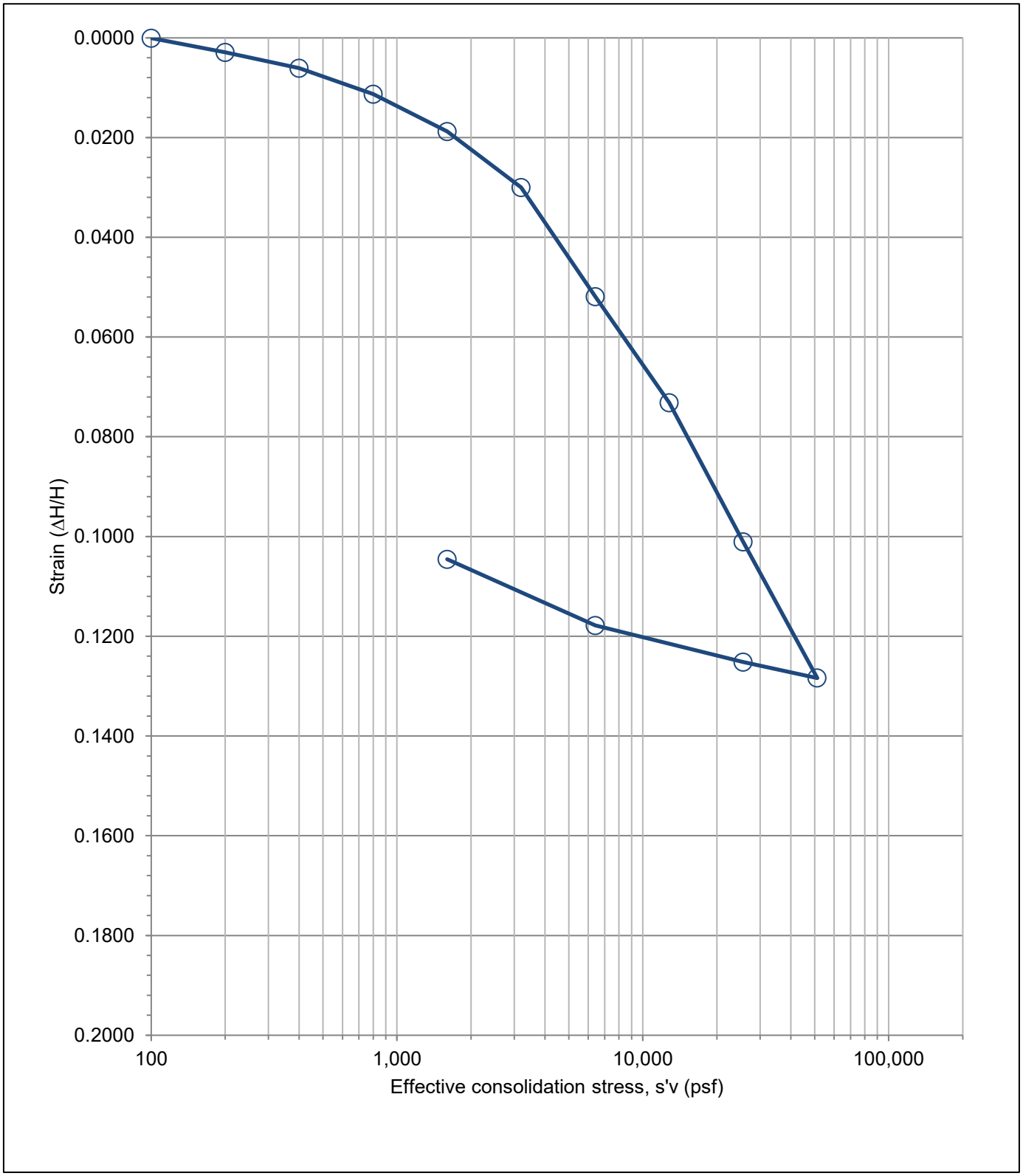
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 53 and 58 **TH/TP/Sample:** JG-10
No: 23072 (23-1725) **Depth:** 17.5-19 ft



Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

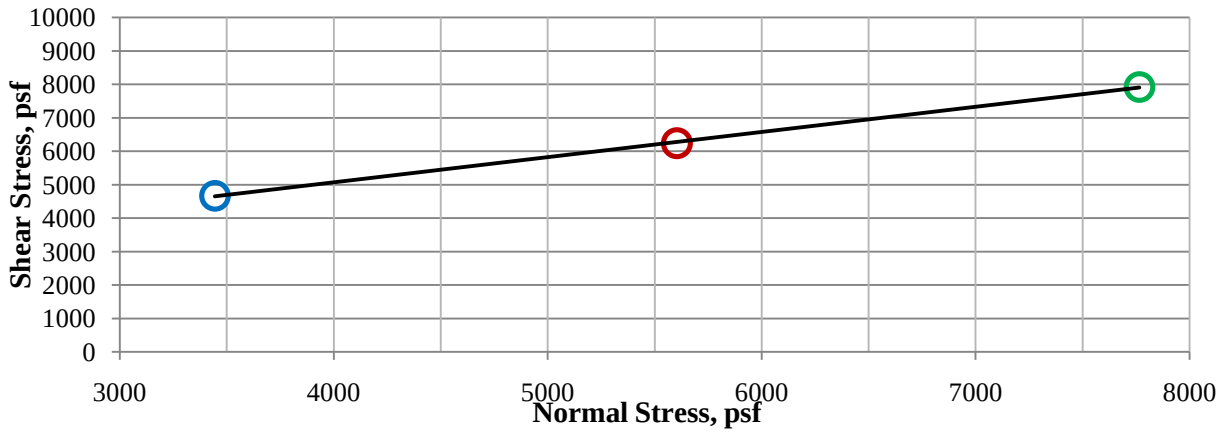
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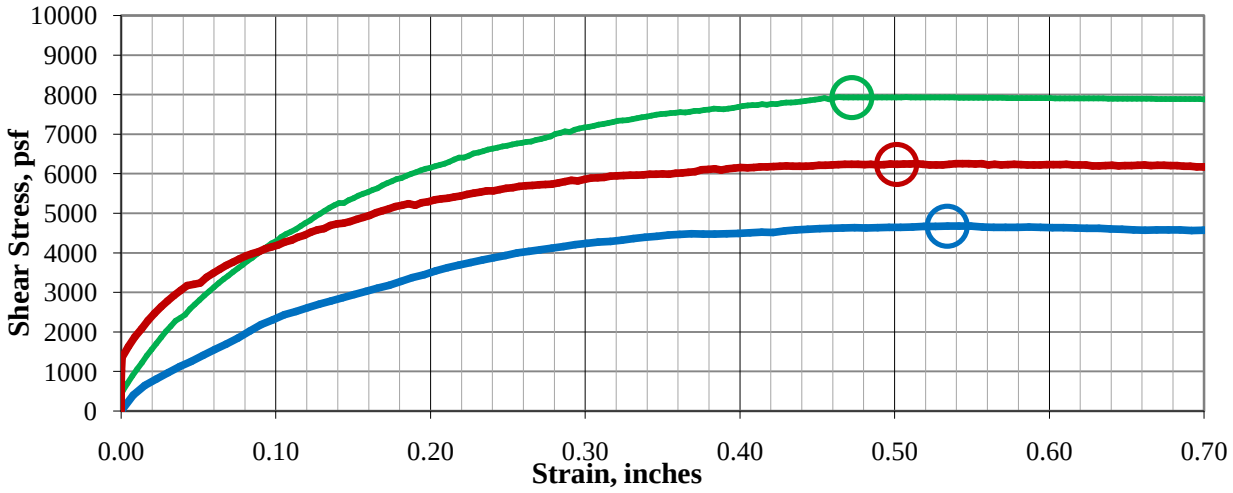
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

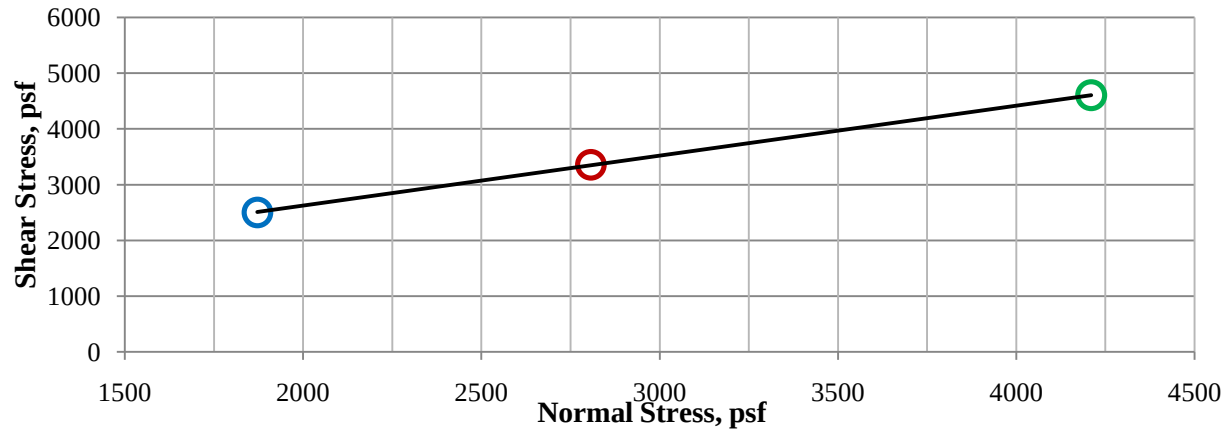
Sample Data:

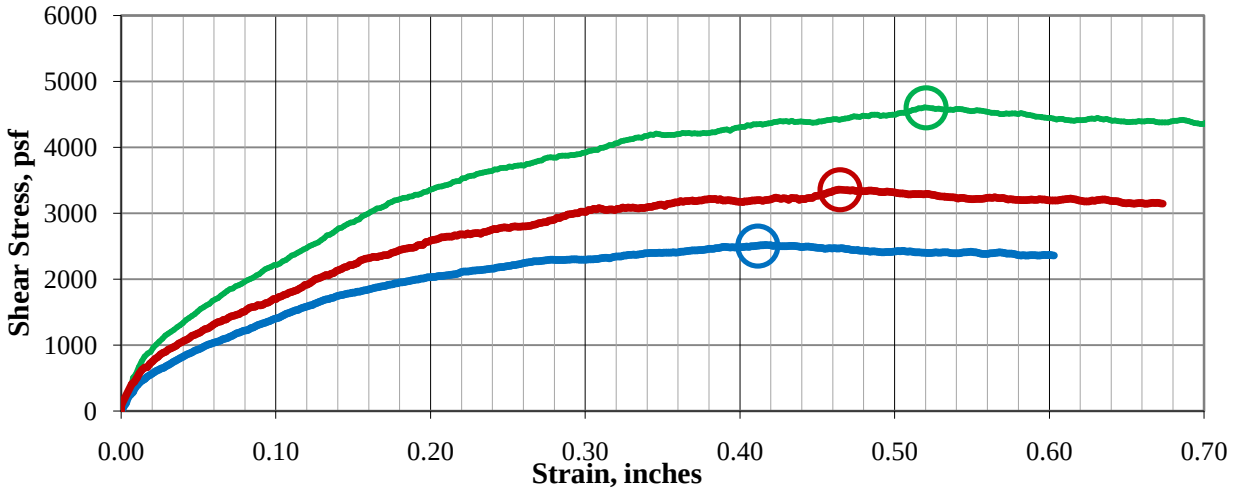
Boring: BH7-4 **Depth:** 19.5'-20' **Density:** 135.1 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
1871	15.5	19.5	1.5	141.9	118.7	**2505**	**17.0**
2806	15.5	17.6	2.6	141.2	120.1	**3358**	**19.2**
4210	15.5	15.8	3.6	140.5	121.3	**4602**	**21.5**

Peak Angle, ϕ° **41.9** Peak Cohesion, C, psf **835** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

2511 Holman Avenue
P. O. Box 80190
Billings, Montana 59108-0190
p: 406.652.3930; f: 406.652.3944
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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

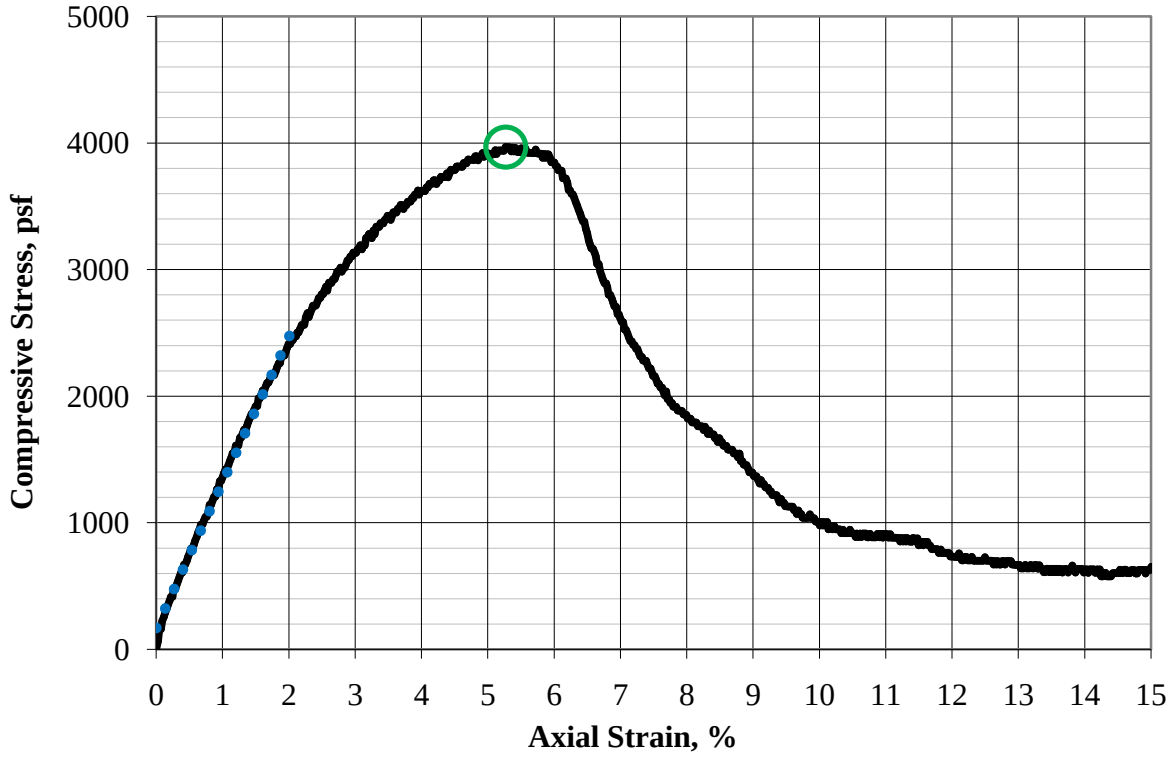
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
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Client: Mr. Phil Gyr, PE
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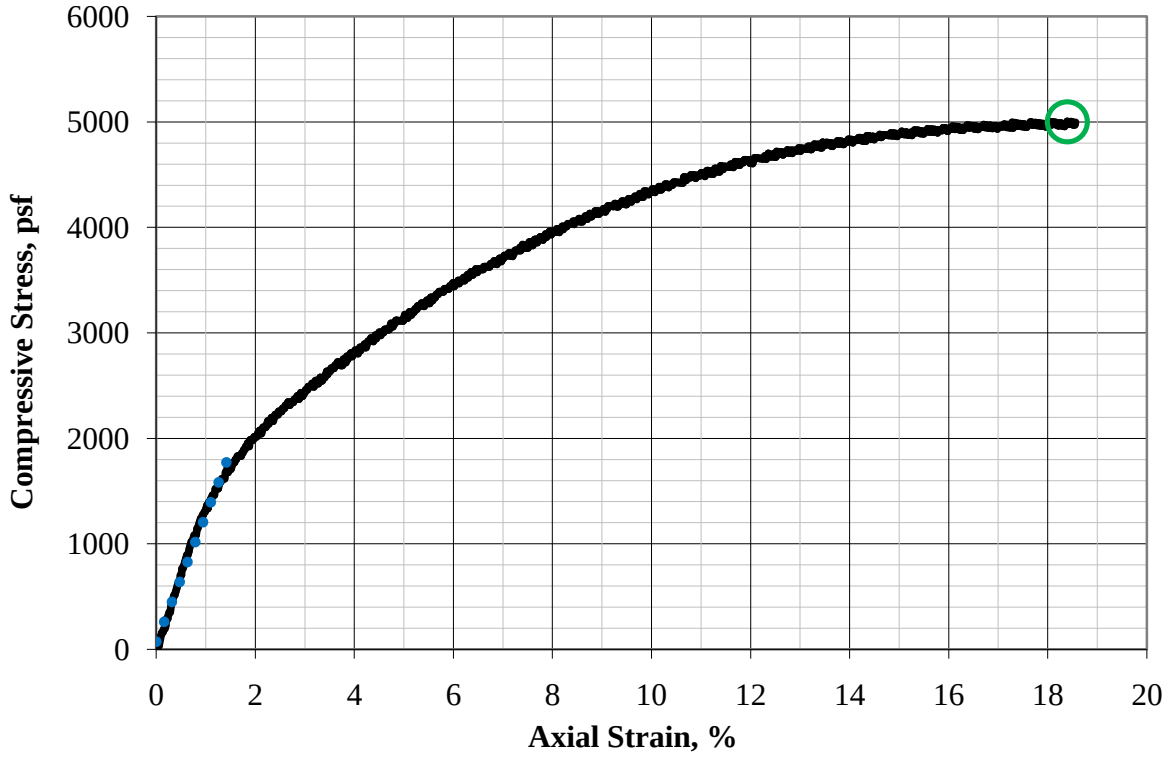
Sample Data:

Boring: BH7-6 Depth: 26' - 26.5'

Description: Lean Clay w/Sand, CL

Specimen Properties:	
Average Diameter, in.	2.389
Average Height, in.	6.044
Height/Diameter (L/D)	2.53
Moisture, %	25.6
Wet density, pcf	126.6
Dry density, pcf	100.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	5002
Shear strength, psf	2501
Axial elastic modulus, psi	834
Failure strain, %	18.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
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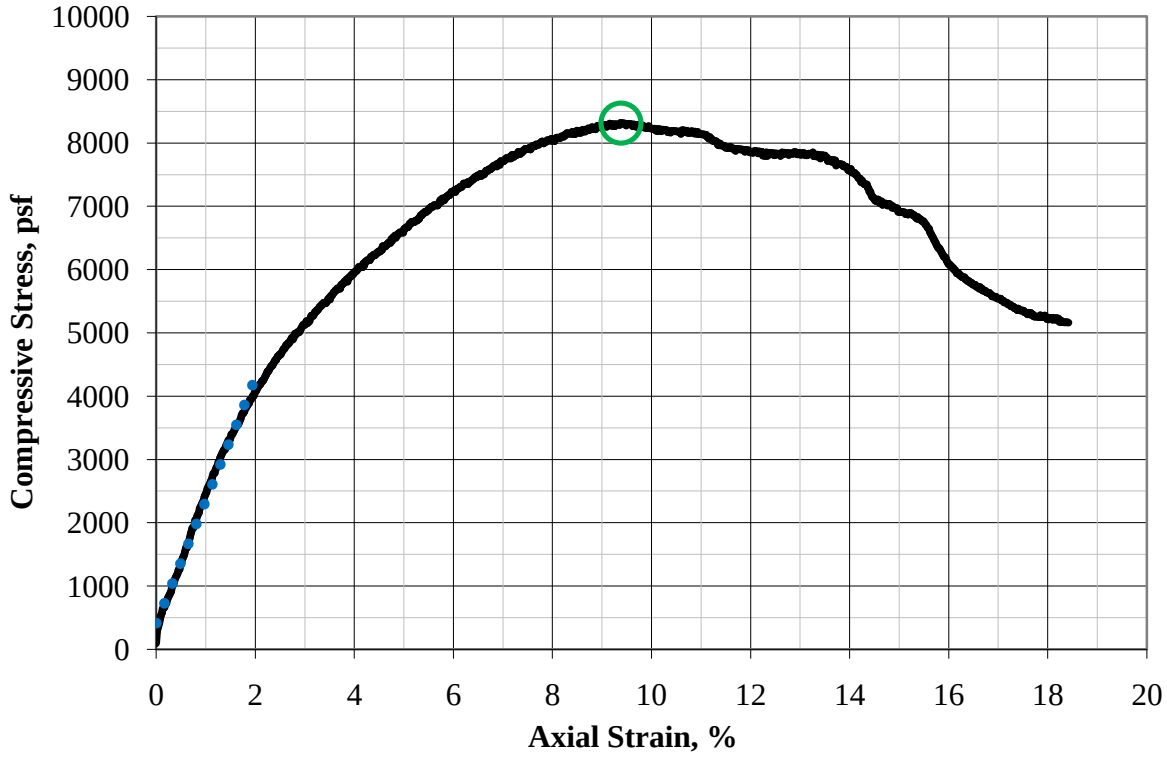
Sample Data:

Boring: BH7-13 Depth: 59.5' - 60'

Description: Sandy Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.407
Average Height, in.	5.987
Height/Diameter (L/D)	2.49
Moisture, %	17.1
Wet density, pcf	133.3
Dry density, pcf	113.8

Undrained Unconfined Strength Properties:	
Compressive strength, psf	8315
Shear strength, psf	4158
Axial elastic modulus, psi	1346
Failure strain, %	9.4
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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Sample ID: BH1-4 Depth (ft): 29.75'-31.75'

Unified Soils Classification
SC (Clayey Sand with Gravel)

Gravel	22%
Sand	56%
Fines	23%

Liquid Limit:	27
Plastic Limit:	12
Plasticity Index:	15

In-Situ Moisture Content	10.2%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	143.7	28.6	7%	93%
#4	4.75	115.1	174.2	59.1	22%	78%
#10	2.00	115.1	130.4	15.3	25%	75%
#40	0.425	115.1	131.8	16.7	29%	71%
#200	0.075	115.1	310.1	195.0	77%	23%
Pan	0	115.1	208.2	93.1	100%	0%
		Total Weight of Sample (g)		407.8		

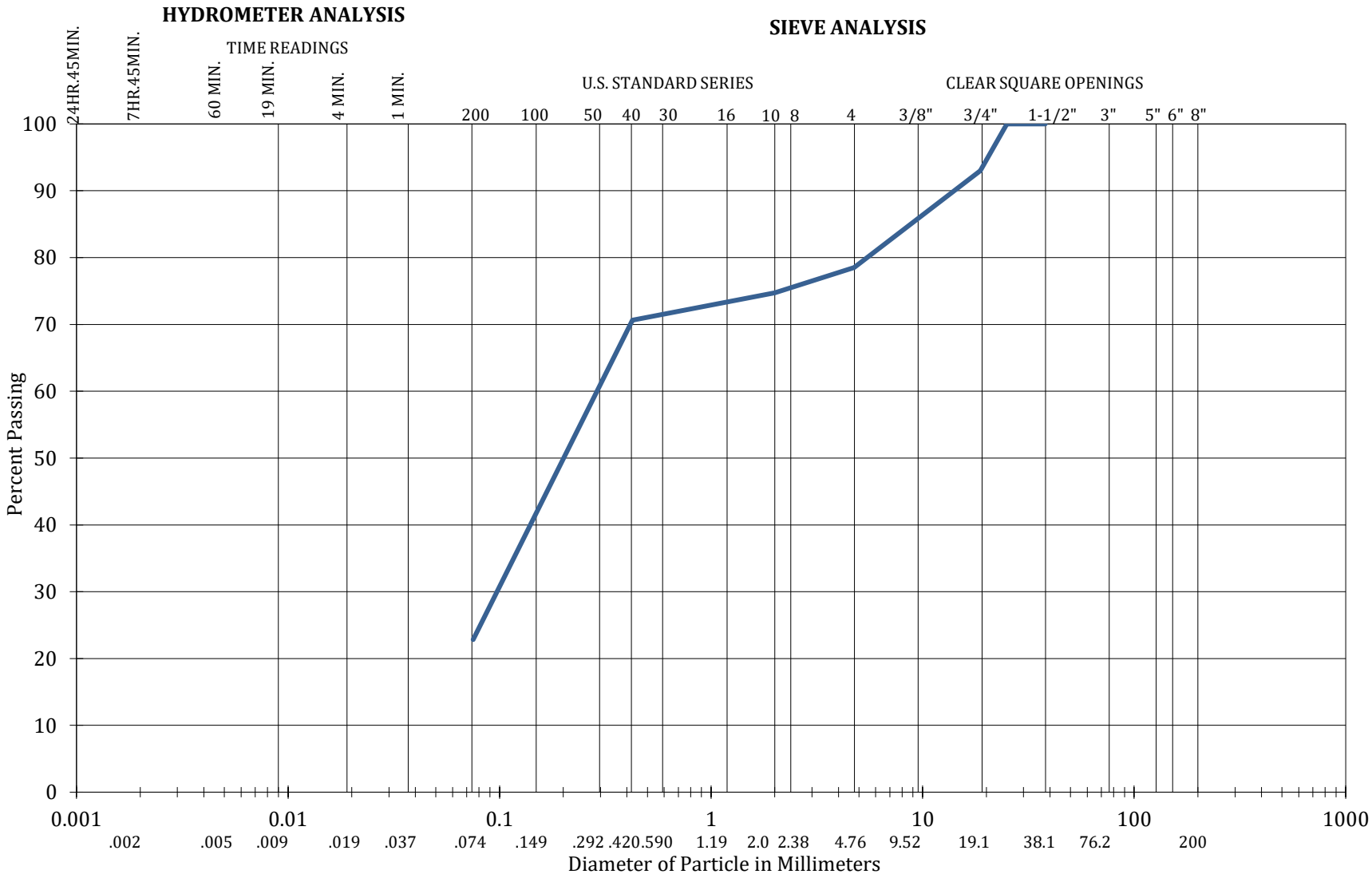
Moisture Content	
Wet Wt + Tare (g)	563.0
Dry Wt. + Tare (g)	521.6
Wt of Water (g)	41.4
Tare Wt. (g)	113.8
Dry Wt. (g)	407.8
Moisture Content	10.2%
Wash	
Wet Wt. + Tare (g)	563.0
Pre Wash Dry (g)	407.8
Post Wash Dry (g)	314.7
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	93.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand w/Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-4

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH1-5 Depth (ft): 40'-42'

Unified Soils Classification
SC (Clayey Sand)

Gravel	14%
Sand	57%
Fines	28%

Liquid Limit:	19
Plastic Limit:	4
Plasticity Index:	15

In-Situ Moisture Content	11.6%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	115.1	115.1	0.0	0%	100%
1"	25	115.1	115.1	0.0	0%	100%
3/4"	18.75	115.1	127.5	12.4	2%	98%
#4	4.75	115.1	186.5	71.4	14%	86%
#10	2.00	115.1	144.7	29.6	19%	81%
#40	0.425	115.1	127.2	12.1	21%	79%
#200	0.075	115.1	411.2	296.1	72%	28%
Pan	0	115.1	282.0	166.9	100%	0%
		Total Weight of Sample (g)		588.5		

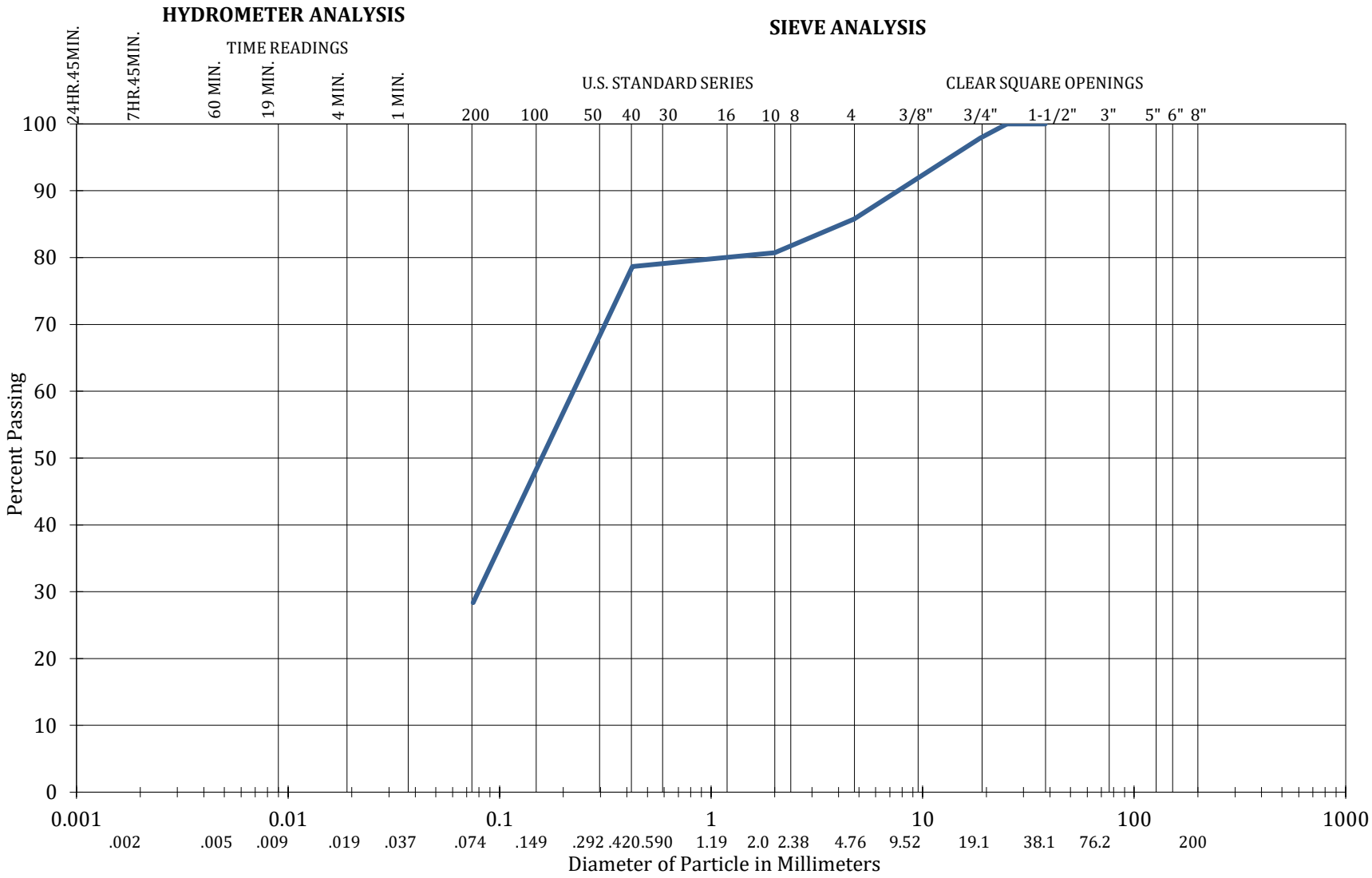
Moisture Content	
Wet Wt + Tare (g)	770.5
Dry Wt. + Tare (g)	702.3
Wt of Water (g)	68.2
Tare Wt. (g)	113.8
Dry Wt. (g)	588.5
Moisture Content	11.6%
Wash	
Wet Wt. + Tare (g)	770.5
Pre Wash Dry (g)	588.5
Post Wash Dry (g)	421.6
Tare Wt. (g)	113.8
Wt.Of Minus #200 =	166.9

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Sandy Clay

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-5

Lot 58 Grand View Lodges

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Sample ID: BH1-6 Depth (ft): 45'-47'

Unified Soils Classification
SC (Clayey Sand)

Gravel	0%
Sand	66%
Fines	34%

Liquid Limit:	30
Plastic Limit:	6
Plasticity Index:	24

In-Situ Moisture Content	19.3%

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.7	110.7	0.0	0%	100%
1"	25	110.7	110.7	0.0	0%	100%
3/4"	18.75	110.7	110.7	0.0	0%	100%
#4	4.75	110.7	110.7	0.0	0%	100%
#10	2.00	110.7	110.7	0.0	0%	100%
#40	0.425	110.7	129.9	19.2	2%	98%
#200	0.075	110.7	622.1	511.4	66%	34%
Pan	0	110.7	382.8	272.1	100%	0%
		Total Weight of Sample (g)		802.7		

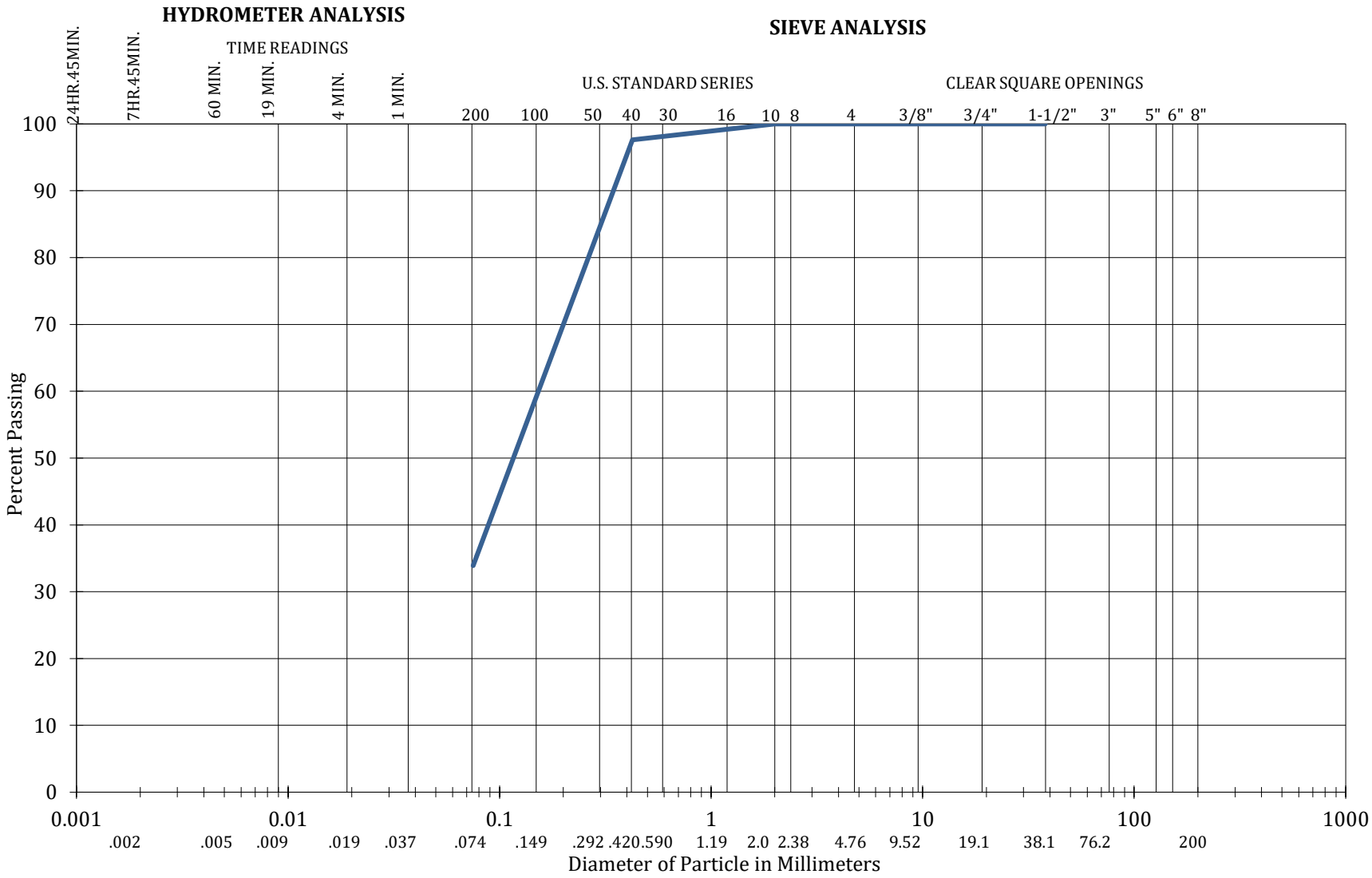
Moisture Content	
Wet Wt + Tare (g)	1067.4
Dry Wt. + Tare (g)	912.6
Wt of Water (g)	154.8
Tare Wt. (g)	109.9
Dry Wt. (g)	802.7
Moisture Content	19.3%
Wash	
Wet Wt. + Tare (g)	1067.4
Pre Wash Dry (g)	802.7
Post Wash Dry (g)	530.6
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	272.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Brown Clayey Sand

Sampled By:	PG
Date:	
Tested By:	AP
Date:	12/7/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH1-6

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

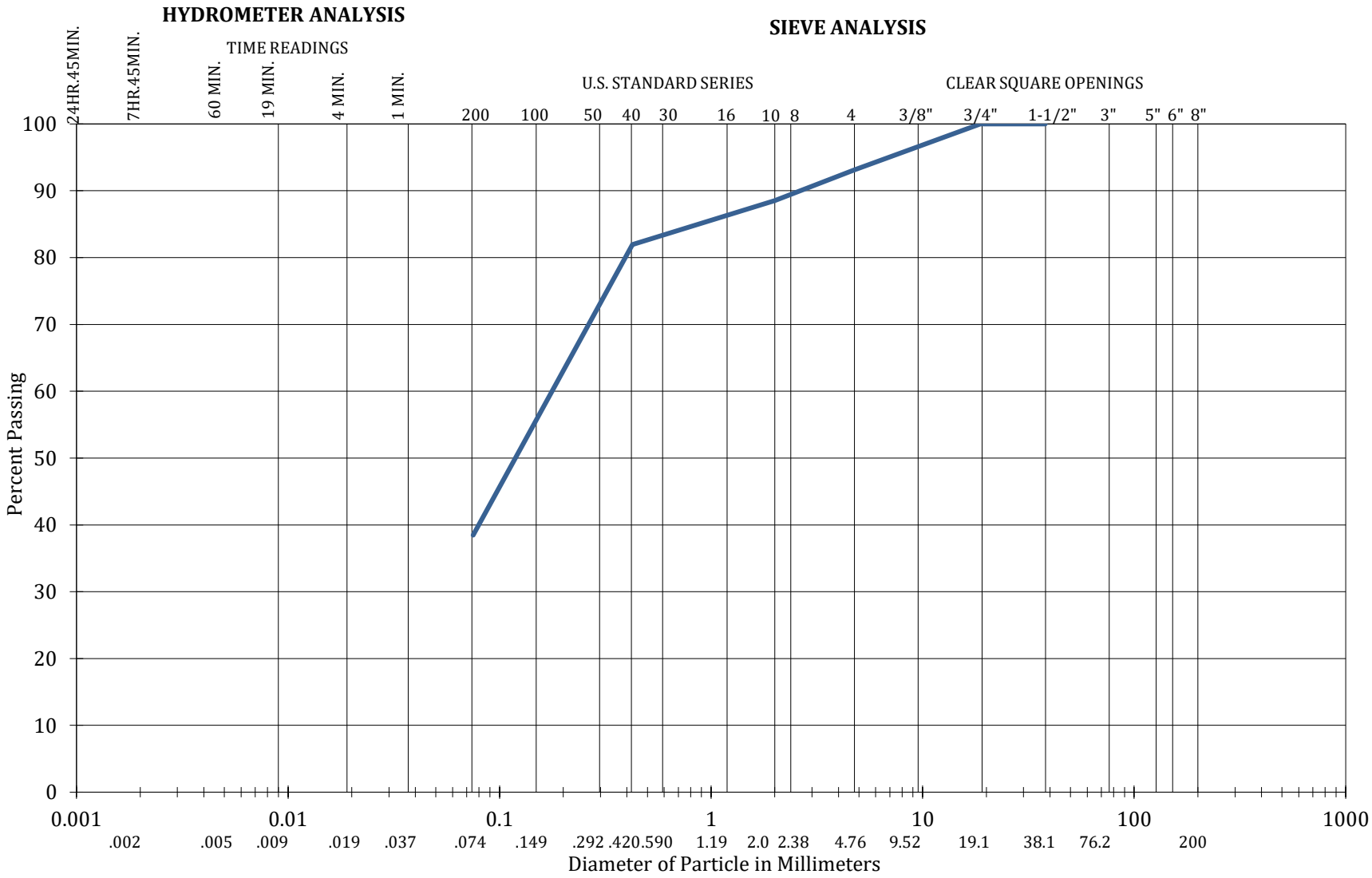
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

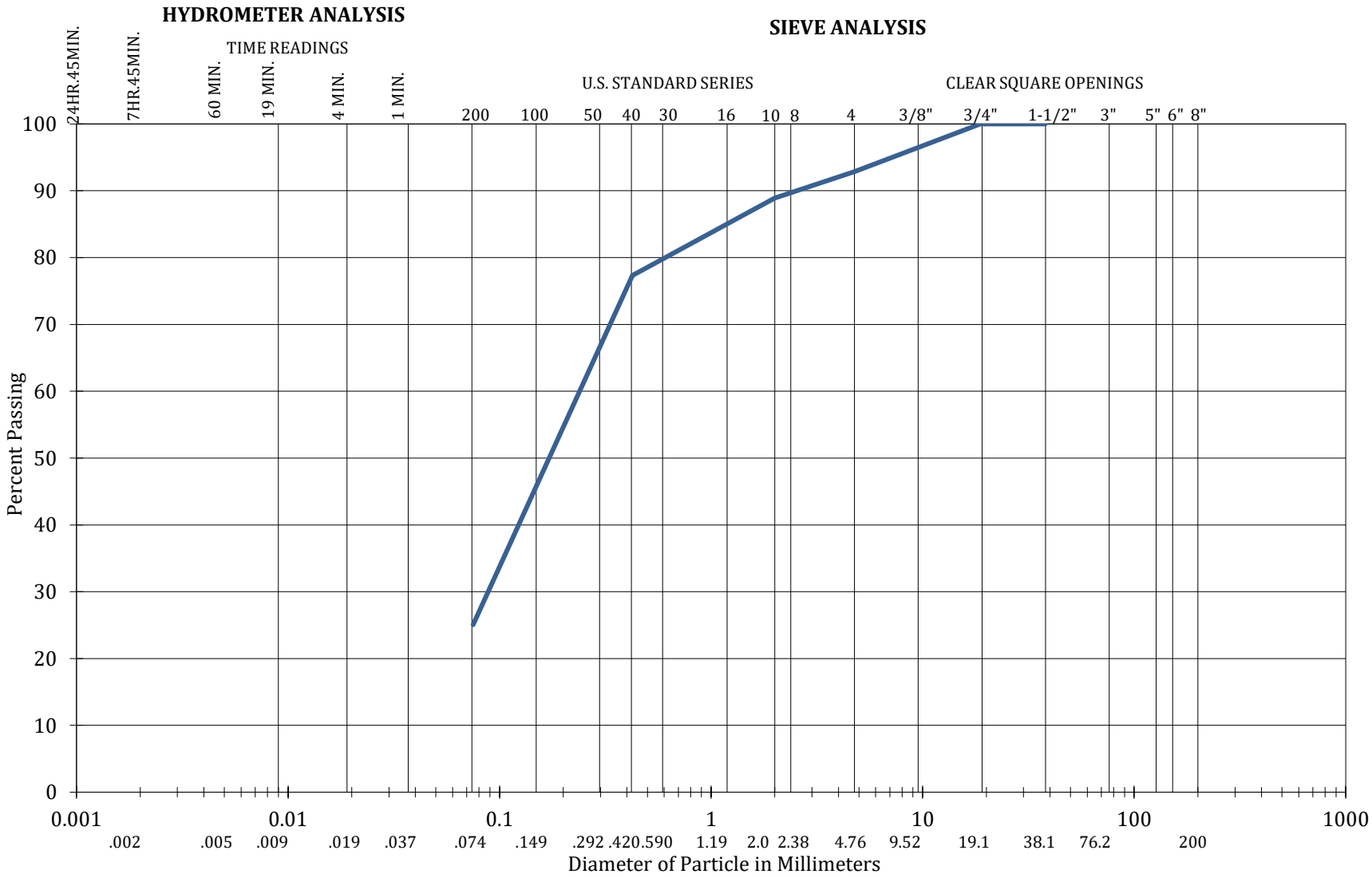
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

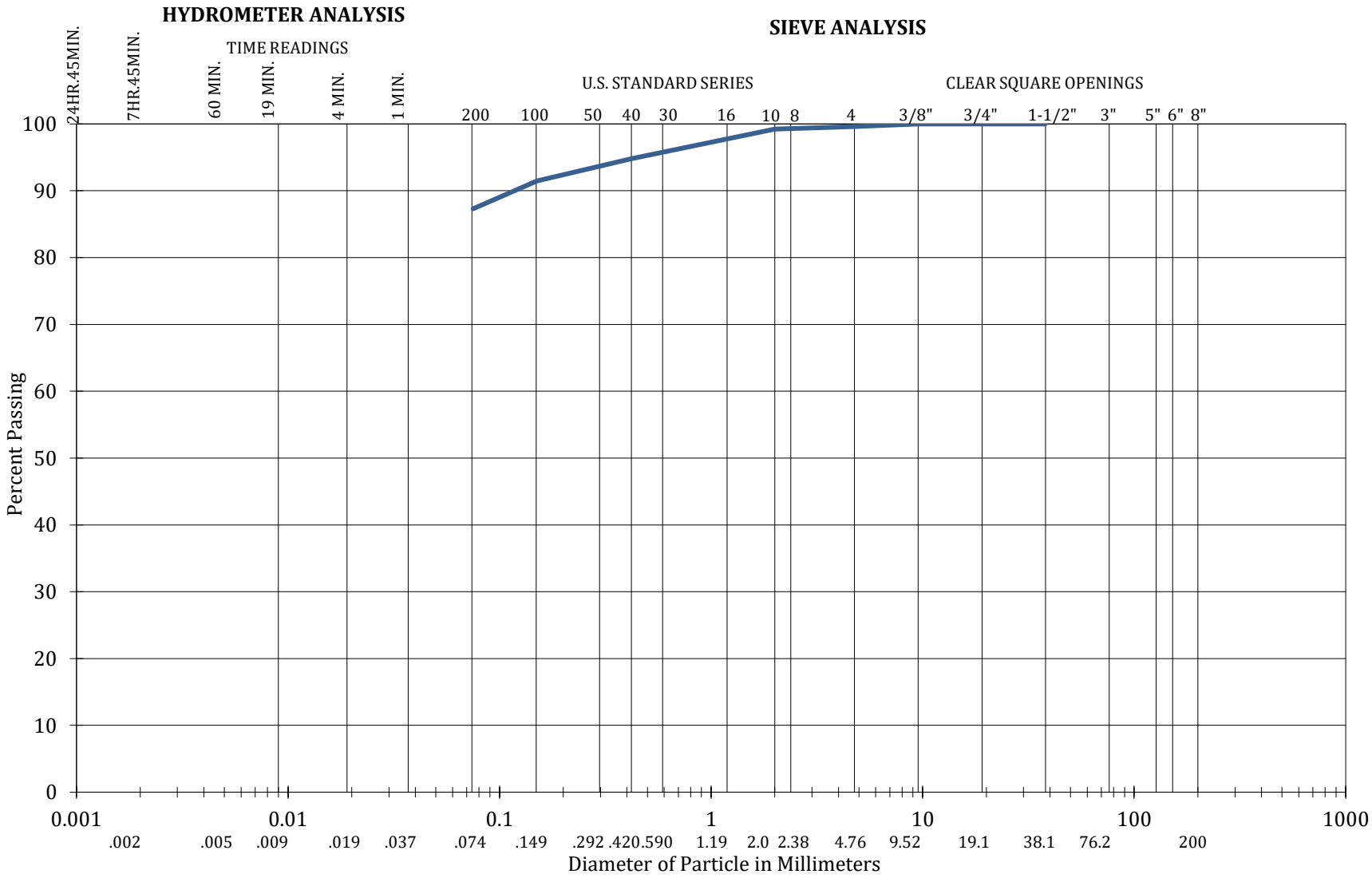
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

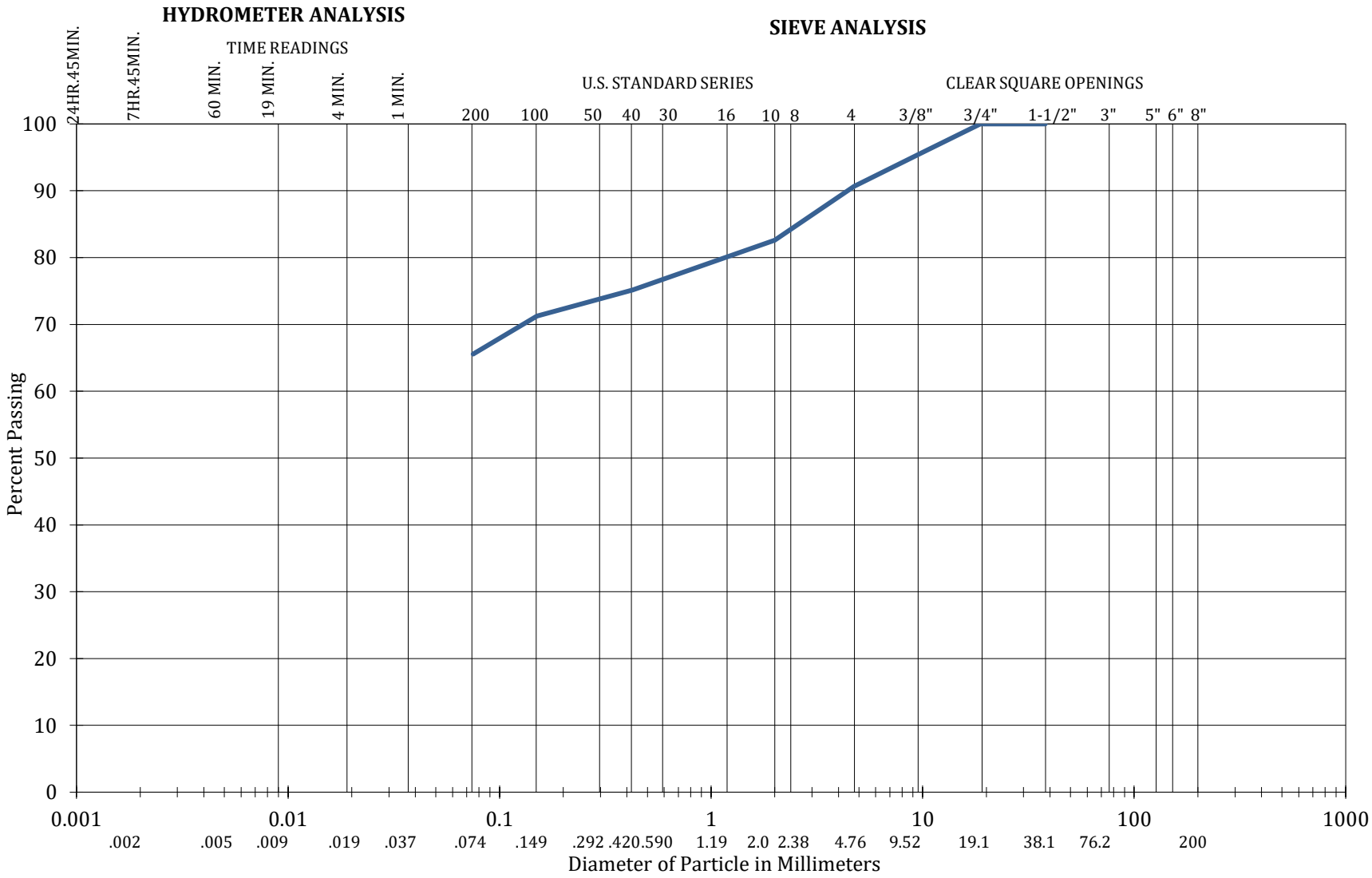
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-4 Depth (ft): 19'-20'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**27%**
Fines	**64%**

Liquid Limit:	**25**
Plastic Limit:	**14**
Plasticity Index:	**11**

In-Situ Moisture Content	**13.2%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	301.7	9.5	3%	97%
#4	4.75	292.3	307.6	15.4	9%	91%
#10	2.00	292.3	310.8	18.5	16%	84%
#40	0.425	292.3	311.2	18.9	23%	77%
#100	0.15	292.3	306.4	14.1	28%	72%
#200	0.075	292.3	313.4	21.1	36%	64%
Pan	0	292.3	467.0	174.8	100%	0%
		Total Weight of Sample (g)		**272.2**		

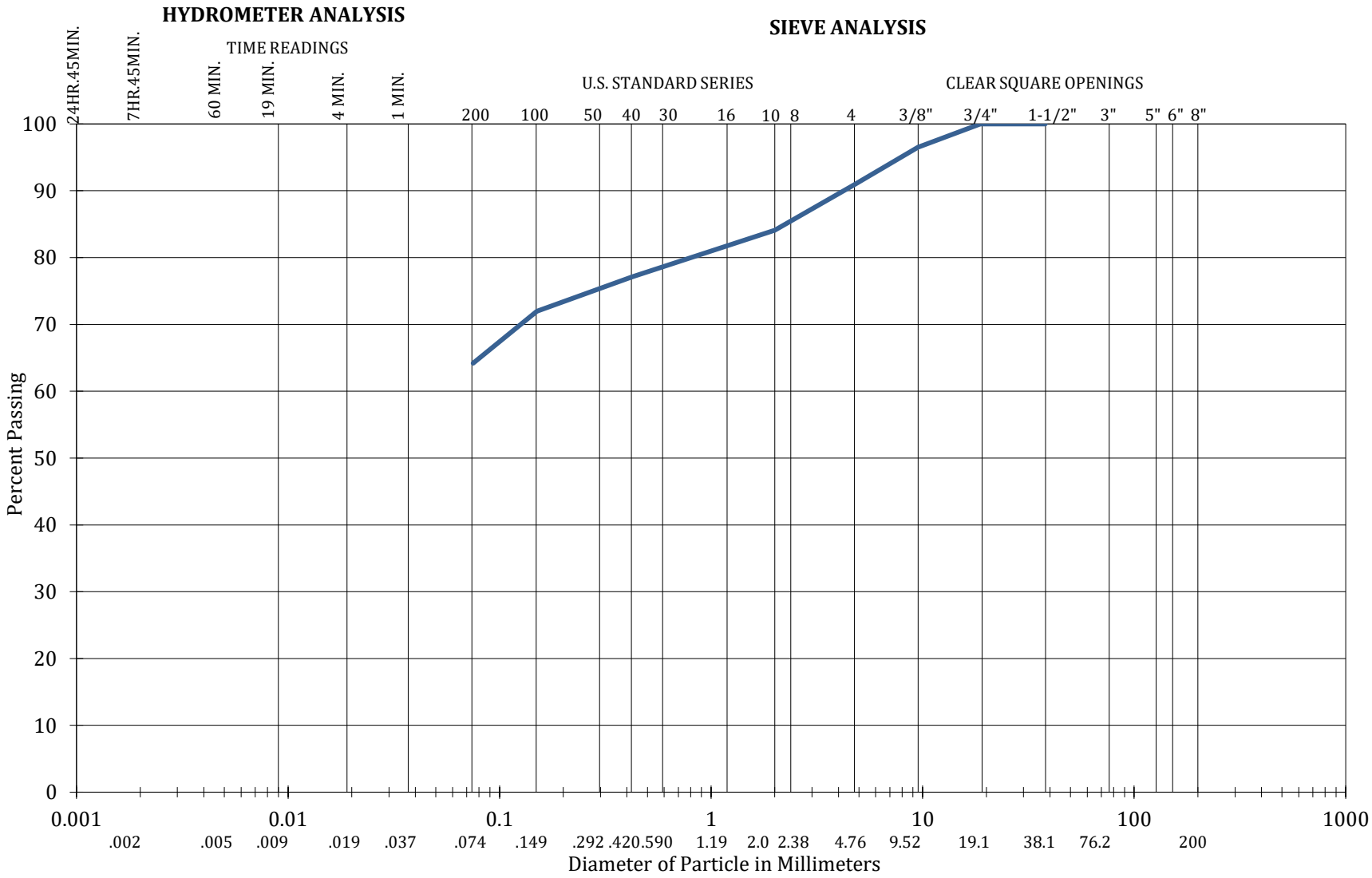
Moisture Content	
Wet Wt + Tare (g)	1193.5
Dry Wt. + Tare (g)	1074.5
Wt of Water (g)	118.9
Tare Wt. (g)	170.9
Dry Wt. (g)	903.7
Moisture Content	13.2%
Wash	
Wet Wt. + Tare (g)	1193.5
Pre Wash Dry (g)	272.2
Post Wash Dry (g)	97.5
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	174.8

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-4

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-6 Depth (ft): 25.5'-26.5'

Unified Soils Classification

Lean Clay with Sand, CL

Gravel	**4%**
Sand	**15%**
Fines	**81%**

Liquid Limit:	**35**
Plastic Limit:	**17**
Plasticity Index:	**18**

In-Situ Moisture Content	**20.6%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.3	292.3	0.0	0%	100%
1"	25	292.3	292.3	0.0	0%	100%
3/4"	18.75	292.3	292.3	0.0	0%	100%
3/8"	9.5	292.3	298.7	6.4	2%	98%
#4	4.75	292.3	297.1	4.8	4%	96%
#10	2.00	292.3	296.7	4.4	5%	95%
#40	0.425	292.3	300.0	7.7	8%	92%
#100	0.15	292.3	302.7	10.4	12%	88%
#200	0.075	292.3	312.9	20.6	19%	81%
Pan	0	292.3	531.7	239.4	100%	0%
		Total Weight of Sample (g)		**293.8**		

Moisture Content	
Wet Wt + Tare (g)	1304.2
Dry Wt. + Tare (g)	1110.3
Wt of Water (g)	193.9
Tare Wt. (g)	170.6
Dry Wt. (g)	939.7
Moisture Content	20.6%
Wash	
Wet Wt. + Tare (g)	1304.2
Pre Wash Dry (g)	293.8
Post Wash Dry (g)	54.4
Tare Wt. (g)	292.3
Wt.Of Minus #200 =	239.4

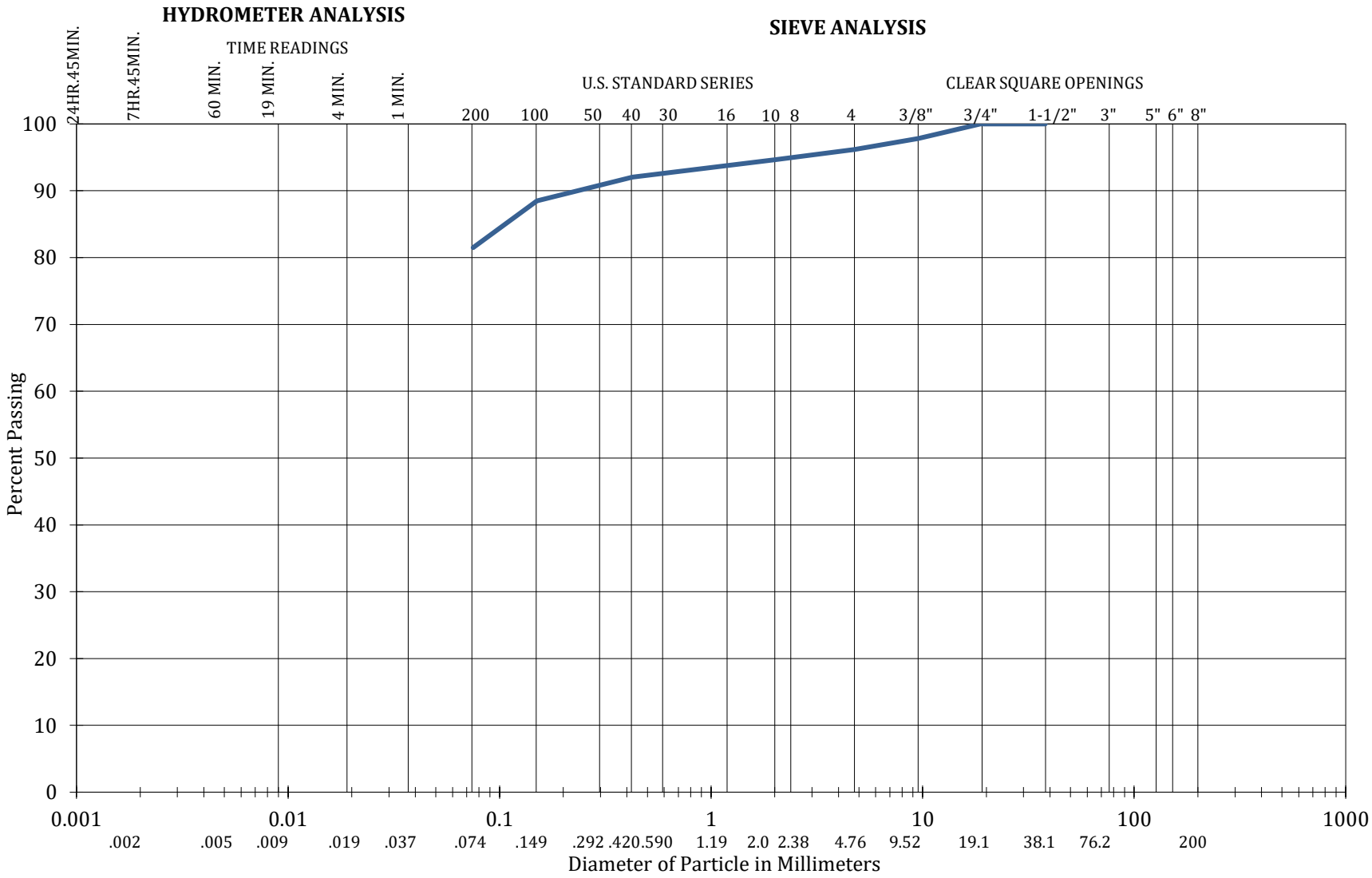
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/1/2021

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-6

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH7-13 Depth (ft): 59'-60'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**11%**
Sand	**22%**
Fines	**67%**

Liquid Limit:	**29**
Plastic Limit:	**15**
Plasticity Index:	**14**

In-Situ Moisture Content	**17.9%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	332.0	39.8	6%	94%
3/4"	18.75	292.2	292.2	0.0	6%	94%
3/8"	9.5	292.2	306.5	14.2	8%	92%
#4	4.75	292.2	311.7	19.4	11%	89%
#10	2.00	292.2	325.3	33.1	16%	84%
#40	0.425	292.2	327.0	34.8	21%	79%
#100	0.15	292.2	319.8	27.6	25%	75%
#200	0.075	292.2	344.3	52.0	33%	67%
Pan	0	292.2	748.9	456.6	100%	0%
		Total Weight of Sample (g)		**677.5**		

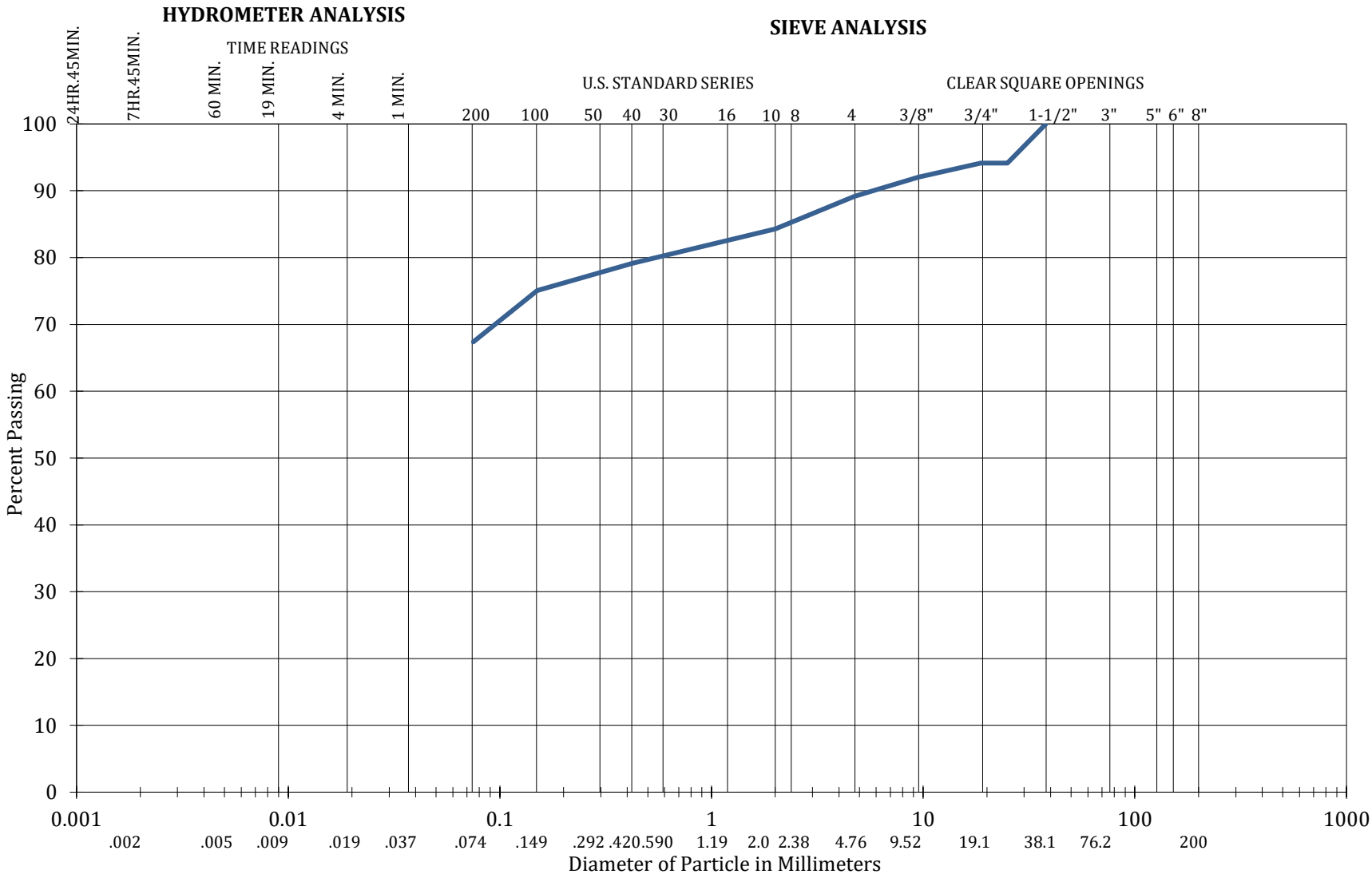
Moisture Content	
Wet Wt + Tare (g)	1000.2
Dry Wt. + Tare (g)	873.8
Wt of Water (g)	126.4
Tare Wt. (g)	169.7
Dry Wt. (g)	704.2
Moisture Content	17.9%
Wash	
Wet Wt. + Tare (g)	1000.2
Pre Wash Dry (g)	677.5
Post Wash Dry (g)	220.9
Tare Wt. (g)	169.7
Wt.Of Minus #200 =	456.6

Project:	Lot 58 Gand View Lodges
Job Number	21-222-02
Visual ID:	Gray Lean Clay with Sand

Sampled By:	AP
Date:	6/25/2021
Tested By:	AE
Date:	7/1/2021

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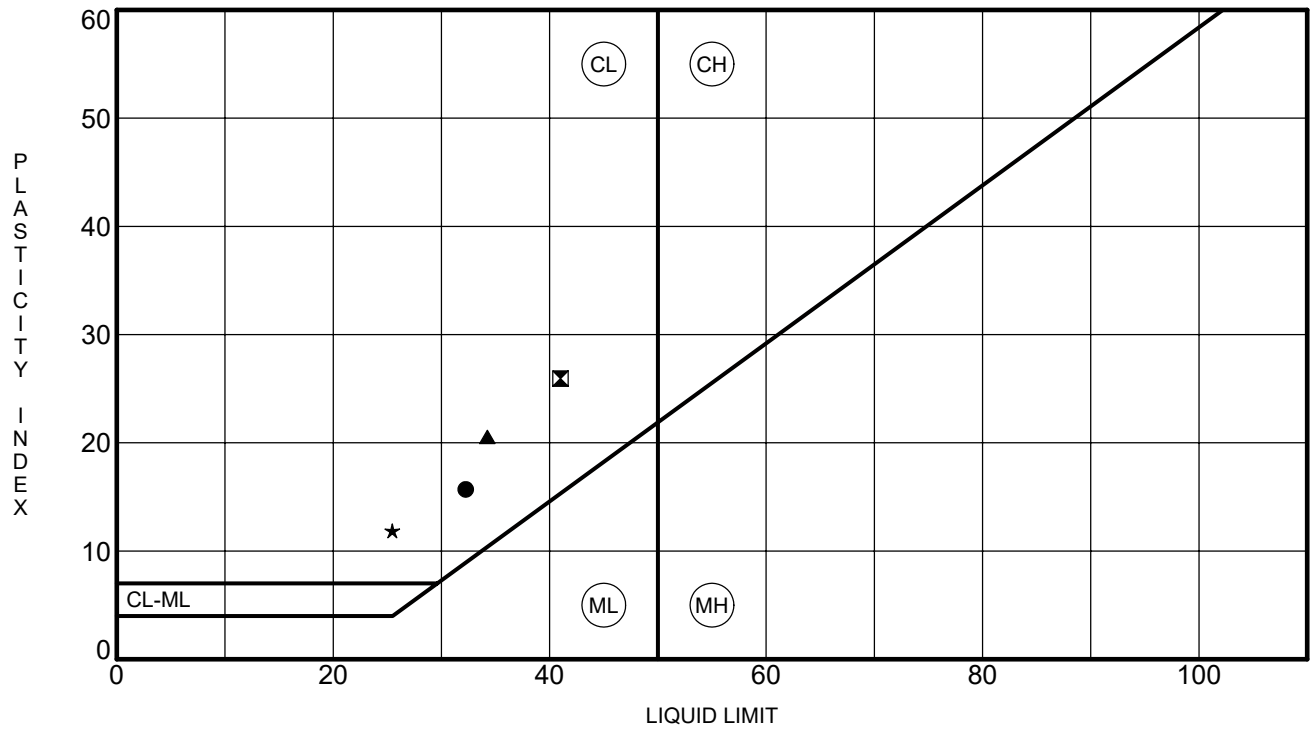
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH7-13

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
Telephone: (307)733-7209
Fax:

ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed shelby tube samples of fine-grained soil layers during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling and sonic drilling, of which their results were used to estimate the soil parameters based on correlations. Jorgensen Geotechnical (JG) was able to submit two relatively undisturbed Shelby tube samples to undergo consolidation testing, while the 2021 Nelson Engineering Report presented shear testing results from five relatively undisturbed Shelby tube samples, which were reviewed.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Two consolidation tests were performed which produced dry unit weights, while five shear test results presented in the Nelson Engineering report produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Unit Weight (Pounds per cubic foot)
CL – Lean Clay	115
SC – Clayey Sand	120
GC – Clayey Gravel	125
SC – Weathered Bedrock	140

Consolidation Parameters

Two consolidation tests were performed on samples collected during the drilling effort performed by JG. No consolidation tests were presented in the Nelson Engineering or Womack and Associates, reports. Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL – Clay	0.20
SC – Clayey Sand	0.18
GC – Clayey Gravel	0.16

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi[1]
CL – Clay	30.0	56.3	37.3	7.2	35
SC – Clayey Sand	27.5	54.2	37.9	9.4	37
GC – Clayey Gravel	29.0	63.3	47.5	9.7	40
SC – Weathered Bedrock	--	--	--	--	60

1. Dashes indicate a refusal condition was met during SPT samples, therefore phi value was estimated

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

							Skempton	*Nagaraj*	*Wroth*	*Kulhawy*				
Project	**BH**	**Depth**	**LL**	**PL**	**PI**	**Consol Results**	**Compression Index (Cc)**				**Average**	**Median**	**Std Dev**	**Classification**
Bear Development - Snow King Loop Lots 53 and 58	JG-10	12.5-14.0	39	15	24	0.17	*0.26*	*0.24*	*0.32*	*0.32*	0.29	0.29	0.04	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	17.5-19.0	32	14	18	0.13	*0.20*	*0.20*	*0.24*	*0.24*	0.22	0.22	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		*0.19*	*0.19*	*0.20*	*0.20*	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		*0.16*	*0.18*	*0.16*	*0.16*	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		*0.14*	*0.16*	*0.14*	*0.14*	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		*0.25*	*0.24*	*0.28*	*0.28*	0.26	0.27	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	7-8.5	20	15	5		*0.09*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-02	14.5-16	31	15	16		*0.19*	*0.19*	*0.22*	*0.22*	0.20	0.21	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	22-25	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	32-35	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	38.5-40	29	17	12		*0.17*	*0.18*	*0.16*	*0.16*	0.17	0.17	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	52-55	16	4	12		*0.05*	*0.10*	*0.16*	*0.16*	0.12	0.13	0.05	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	60-62	37	23	14		*0.24*	*0.23*	*0.19*	*0.19*	0.21	0.21	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	64.5-67	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-02	69.5-72	21	16	5		*0.10*	*0.13*	*0.07*	*0.07*	0.09	0.08	0.03	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	4.5-7	33	14	19		*0.21*	*0.21*	*0.26*	*0.26*	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-03	14.5-17	30	15	15		*0.18*	*0.19*	*0.20*	*0.20*	0.19	0.20	0.01	SC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	22-25	35	15	20		*0.23*	*0.22*	*0.27*	*0.27*	0.25	0.25	0.03	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-03	30-33	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	7-8.5	34	16	18		*0.22*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	14.5-17	19	14	5		*0.08*	*0.12*	*0.07*	*0.07*	0.08	0.07	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-04	22-25	31	17	14		*0.19*	*0.19*	*0.19*	*0.19*	0.19	0.19	0.00	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-04	30-33	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-10	7.5-9	25	16	9		*0.14*	*0.16*	*0.12*	*0.12*	0.13	0.13	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-10	15-17	38	21	17		*0.25*	*0.24*	*0.23*	*0.23*	0.24	0.23	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-11	7.5-9	22	15	7		*0.11*	*0.14*	*0.09*	*0.09*	0.11	0.10	0.02	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	5-6.5	27	15	12		*0.15*	*0.17*	*0.16*	*0.16*	0.16	0.16	0.01	GC
Bear Development - Snow King Loop Lots 53 and 58	JG-12	10-11.5	27	17	10		*0.15*	*0.17*	*0.14*	*0.14*	0.15	0.14	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-12	20-21.5	26	14	12		*0.14*	*0.16*	*0.16*	*0.16*	0.16	0.16	0.01	SC
Nelson 53&58	BH1	29.75	27	12	15		*0.15*	*0.17*	*0.20*	*0.20*	0.18	0.19	0.02	SC
Nelson 53&58	BH1	40	19	4	15		*0.08*	*0.12*	*0.20*	*0.20*	0.15	0.16	0.06	SC
Nelson 53&58	BH1	45	30	6	24		*0.18*	*0.19*	*0.32*	*0.32*	0.25	0.26	0.08	SC
Nelson 53&58	BH5	23	29	4	25		*0.17*	*0.18*	*0.34*	*0.34*	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37	18	2	16		*0.07*	*0.11*	*0.22*	*0.22*	0.15	0.16	0.07	SC
Nelson 53&58	BH6	22	33	15	18		*0.21*	*0.21*	*0.24*	*0.24*	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52	25	11	14		*0.14*	*0.16*	*0.19*	*0.19*	0.17	0.17	0.03	CL
Nelson 53&58	BH7	19	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL
Nelson 53&58	BH7	25.5	35	17	18		*0.23*	*0.22*	*0.24*	*0.24*	0.23	0.23	0.01	CL
Nelson 53&58	BH7	59	29	15	14		*0.17*	*0.18*	*0.19*	*0.19*	0.18	0.19	0.01	CL
Womack Water Tank	TP-1	9	32	17	15		*0.20*	*0.20*	*0.20*	*0.20*	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		*0.28*	*0.26*	*0.35*	*0.35*	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		*0.22*	*0.21*	*0.27*	*0.27*	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		*0.14*	*0.16*	*0.15*	*0.15*	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	*Schmertmann (1975)*						Duncan, 1989							
Project	**BH**	**Sample**	**Depth (ft)**	**(N1)60**	**Peak Phi (N160)**	**Peak Phi (N160)**	**Phi (Direct Shear)**	**LL**	**PI**	**Overburden**	**% Clay**	**Peak Phi**	**Classification**	**Unit Weight (pcf)**	**Cohesion**	**Min**	**Max**	**Average**	**Std Dev**
Bear Dev - 53&58	**JG-01**	**D-8**	18	--	--	--		31	15			34	CL	115	0	24.0	26.0	25.0	1.4
Bear Dev - 53&58	**JG-01**	**D-12**	27	38	47	53		28	12			35	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-17**	37	94	63	60				4300	7		GC	120	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	**JG-01**	**D-26**	47	84	61	59							GC	120	0				
Bear Dev - 53&58	**JG-01**	**D-27**	54.5	--	-	-		33	18			32	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-31**	67	56	53	54							CL	115	0	21.0	27.0	23.7	3.1
Bear Dev - 53&58	**JG-01**	**D-32**	67	--	-	-		26	10			36	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-36**	72.5	--	-	-		38	21			31	CL	115	0				
Bear Dev - 53&58	**JG-01**	**D-39**	80	35	47	48							GC	120	0				
Bear Dev - 53&58	**JG-02**	**D4**	7	-	-	-		20	5			37	GC	120	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-02**	**D8**	14.5	-	-	-		31	16			32	CL	115	0				
Bear Dev - 53&58	**JG-02**	**D9**	17	6	31	31							CL	110	0				
Bear Dev - 53&58	**JG-02**	**D11**	22	-	-	-		29	14			30	CL	110	0	23.0	31.0	26.0	3.6
Bear Dev - 53&58	**JG-02**	**D13**	27	24	42	47							CL	110	0				
Bear Dev - 53&58	**JG-02**	**D16**	32	-	-	-		21	5			37	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D18**	37	24	42	46		29	12			35	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D22**	44.5	-	-	-				5500	8		GC	125	0	31.0	32.0	31.5	0.7
Bear Dev - 53&58	**JG-02**	**D23**	47	45	50	52							GC	125	0				
Bear Dev - 53&58	**JG-02**	**D26**	52	-	-	-		16	12			35	CL	110	0				
Bear Dev - 53&58	**JG-02**	**D28**	57	45	50	52							CL	125	0				
Bear Dev - 53&58	**JG-02**	**D30**	60	-	-	-		37	14			30	CL	125	0	23.0	26.0	24.0	1.7
Bear Dev - 53&58	**JG-02**	**D32**	64.5	-	-	-		31	14			30	CL	125	0				
Bear Dev - 53&58	**JG-02**	**D33**	67	66	56	56							CL	125	0				
Bear Dev - 53&58	**JG-02**	**D35**	69.5	-	-	-		21	5			37	SC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-02**	**D40**	80	59	54	54							SC	125	0				
Bear Dev - 53&58	**JG-03**	**D3**	4.5	-	-	-		33	19				CL	110	0	21.0	21.0	21.0	
Bear Dev - 53&58	**JG-03**	**D4**	7	7	31	33							CL	110	0				
Bear Dev - 53&58	**JG-03**	**D8**	14.5	-	-	-		30	15			34	SC	120	0	24.0	24.0	24.0	
Bear Dev - 53&58	**JG-03**	**D9**	17	33	46	51							SC	120	0				
Bear Dev - 53&58	**JG-03**	**D12**	22	-	-	-		35	20			31	GC	120	0				
Bear Dev - 53&58	**JG-03**	**D14**	27	22	41	45							GC	120	0	23.0	21.0	22.0	1.4
Bear Dev - 53&58	**JG-03**	**D19**	35	17	38	40		29	14			30	GC	120	0				
Bear Dev - 53&58	**JG-04**	**D4**	7	8	33	35		34	18			32	CL	110	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D8**	14.5	-	-	-		19	5			37	GC	125	0	31.0	31.0	31.0	
Bear Dev - 53&58	**JG-04**	**D9**	17	49	51	55							GC	125	0				
Bear Dev - 53&58	**JG-04**	**D12**	2	-	-	-		31	14			30	CL	115	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D14**	27	21	40	44							CL	115	0				
Bear Dev - 53&58	**JG-04**	**D17**	30	-	-	-		33	18			32	GC	125	0	23.0	23.0	23.0	
Bear Dev - 53&58	**JG-04**	**D19**	35	83	61	59							GC	125	0				
Bear Dev - 53&58	**JG-10**	**D-1**	2.5	4	29	28		25	9			36	SC	110	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-10**	**D-2**	5	11	35	38							CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-3**	7.5	9	33	34							CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-4**	10	18	39	43							CL	115	0				
Bear Dev - 53&58	**JG-10**	**U1**	12.5	-	-	-		39	24			31	CL	110	0	18.0	24.5	21.8	2.4
Bear Dev - 53&58	**JG-10**	**D-5**	15	11	35	37		38	17	4200	36	33	CL	110	0				
Bear Dev - 53&58	**JG-10**	**U2**	17.5	-	-	-		32	18			32	CL	110	0				
Bear Dev - 53&58	**JG-10**	**D-6**	20	14	37	38							CL	110	0				
Bear Dev - 53&58	**JG-11**	**D-1**	2.5	16	43	49							GC	115	0				
Bear Dev - 53&58	**JG-11**	**D-2**	5	50	52	56							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-3**	7.5	20	40	45		22	7			37	GC	115	0				
Bear Dev - 53&58	**JG-11**	**D-4**	10	16	38	41				3600	17		GC	115	0	31.0	27.0	29.7	2.3
Bear Dev - 53&58	**JG-11**	**D-5**	12.5	33	46	50							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-6**	15	31	45	49							GC	120	0				
Bear Dev - 53&58	**JG-11**	**D-7**	17.5	79	60	59							GC	125	0				
Bear Dev - 53&58	**JG-11**	**D-8**	19	77	59	59							GC	125	0				
Bear Dev - 53&58	**JG-12**	**D-1**	2.5	5	30	29							GC	110	0				
Bear Dev - 53&58	**JG-12**	**D-2**	5	55	53	57		27	12			35	GC	125	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-12**	**D-3**	7.5	78	59	59							GC	125	0				
Bear Dev - 53&58	**JG-12**	**D-4**	10	15	37	40		27	10			36	CL	115	0	27.0	27.0	27.0	
Bear Dev - 53&58	**JG-12**	**D-5**	12.5	17	39	42							CL	115	0				
Bear Dev - 53&58	**JG-12**	**D-6**	15	41	49	53							GC	120	0				
Bear Dev - 53&58	**JG-12**	**D-7**	17.5	45	50	53							GC	120	0	26.0	26.0	26.0	
Bear Dev - 53&58	**JG-12**	**D-8**	20	20	40	43		26	12			35	GC	120	0				
Nelson 53&58	**BH1**	4	29.75	10	32			27	15			34	SC	115					
Nelson 53&58	**BH1**	5	40	30	38			19	15			34	SC	125					
Nelson 53&58	**BH1**	6	45	16	33			30	24			31	SC	120		20	32	26.8333	
Nelson 53&58	**BH5**	-	23	-	-			29	25			30	SC	120					
Nelson 53&58	**BH5**	-	37	-	-			18	16			32	SC	120		20	32	26.5	
Nelson 53&58	**BH6**	4	22	15	32			33	18			32	CL	108.3					
Nelson 53&58	**BH6**	11	52	-	-		37	25	14			30	CL	115		22	30	26.5	
Nelson 53&58	**BH7**	4	19	-	-		41.9	25	11			36	CL	100					
Nelson 53&58	**BH7**	6	25.5	21	35			35	18			32	CL	100.8					
Nelson 53&58	**BH7**	13	59	21	35			29	14			30	CL	113.8		23	31	27.3333	
Womack Water Tank	**TP-1**		9					32	15			34	CL	110					
Womack Water Tank	**TP-1**		10					41	26			30	CL	110					
Womack Water Tank	**TP-1**		25					34	20			31	CL	110					
Womack Water Tank	**TP-1**		27.5					25	11			36	CL	110		20	30	25.625	

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PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey sand soils contain a maximum of 45% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 55%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 55%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 “Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments” and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculations, we used an average wall height of 30’ to account for the retaining wall at the site, and since the retaining wall is considered a brittle system with negligible allowable displacement, we used an r value of 1 (FHWA, 2011). In summary, the seismic coefficient (ks) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm).

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

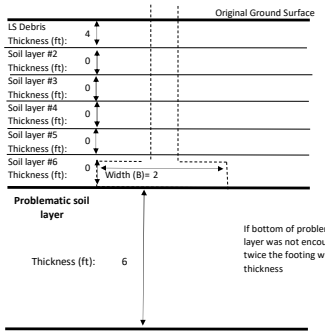
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.2	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.38	inches

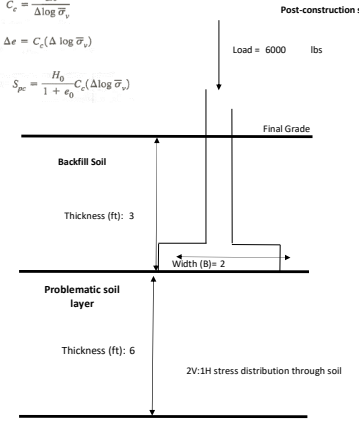
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Settlement Calculation Spreadsheet

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value SC
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

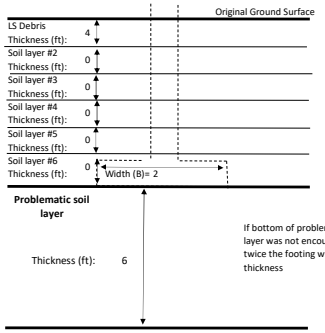
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay AF		
	Source of Soil Properties: SK Lab tests		
	Dry unit Weight:	15	pcf
	Moisture Content:	10.0%	
	Moist unit weight:	16.5	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.18	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight	135	**PCF**
LS Debris	Thickness	4	**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		915	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	7	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	915.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv):	1978.2	
Change in presure at soils element:	1063	psf
$(\sigma v_f)/(\sigma v_0)$	2.162	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.335	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	3.04	inches

Note: Maximum % fines by mass 45%. Scaling factor of 1.25 used to assume volume of fines, resulting in 55%.

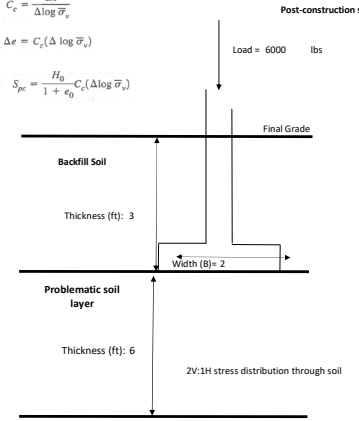
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \bar{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \bar{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \bar{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \bar{\sigma}_{v_f} - \log \bar{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log\left(\bar{\sigma}_{v_f}/\bar{\sigma}_{v_o}\right)$$

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Project Bear Dev | Project No. 23072
Calculated By JBJ | Date 12/20/2023
Sheet 1 of 1

Known:
$F_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$
$H = 30'$
$PGA = 0.454$
$r = 1.0$
$f_a = 1.2$

$\beta = (F_v S_1) / k_{max}$

$\alpha = 1 + 0.01 H [(0.5\beta) - 1]$

$k_s = r PGA \alpha$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

$\alpha = 1 + 0.01(30)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.838}$

$k_s = (1.0)(0.454)(0.838)$

$k_s = 0.38$

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Jackson, WY 83002
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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated each cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** Two cross-sections for the project were analyzed: Cross sections B-B' and C-C' (Figure 4 and Figure 5). Cross section locations are shown in Figure 2. The Cross Section B-B' Proposed Conditions model includes foundation loads for each housing unit because the applied loads from the buildings foundation elements and the change in geometry were identified as potential items that can affect the factor of safety (FS). The Cross Section C-C' Proposed Conditions also includes foundation loads for each housing unit, as well as the existing retaining wall on Lot 53. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc., proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey Gravels (GC) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC/CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figures 4 and 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was selected.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis B-B'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (CL)	115	100[1]	35
Landslide Debris (GC)	125	50[2]	40
Landslide Debris (GC/CL)	120	100[2]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

Table F-2: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Fill/GC	125	50[1]	38
Landslide Debris (GC/CL)	120	100[1]	36
Weathered Bedrock (SC)	140	0	60

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was encountered during the subsurface exploration in borehole JG-02, JG-03, and JG-04 during the subsurface exploration and are summarized below in Table F-2. Groundwater conditions encountered in the field were used in the slope stability model. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

Table F-3: Groundwater Conditions

Borehole	Date	Depth BGS (ft)	Approximate Elevation (ft)
JG-02	October 1 and 2, 2023	47	6,393
JG-03	October 2, 2023	27 to 30	6379 to 6376
JG-04	October 2, 2023	30	6374

5. **Seismicity:** Each post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for each post construction cross section, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.163 was applied to cross section B-B' and a seismic coefficient of 0.169 was applied to cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGA_m). Additionally, a seismic FS of 1.1 was used because it is assumed the system is ductile and an allowable total permanent seismic deformation of 2.0-inches is acceptable.

$$\beta=F_v \cdot S_1/PGA_m$$

$$\alpha=1+0.01H[(0.5\beta)-1]$$

$$k_s = r^* PGA_m * \alpha$$

Where:

- β = 0.92
- F_v = 1.5
- S_1 = 0.336
- PGA_m = 0.545
- α is equal to 0.595 for the B-B' seismic model, and α is equal to 0.623 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used conservative values of 75' for the B-B' seismic model, and 70' for the C-C' seismic model
- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches.
- PGA is equal to 0.454, taken from ASCE 7-16 seismic design tool.

Our calculations can be found attached to this Appendix.

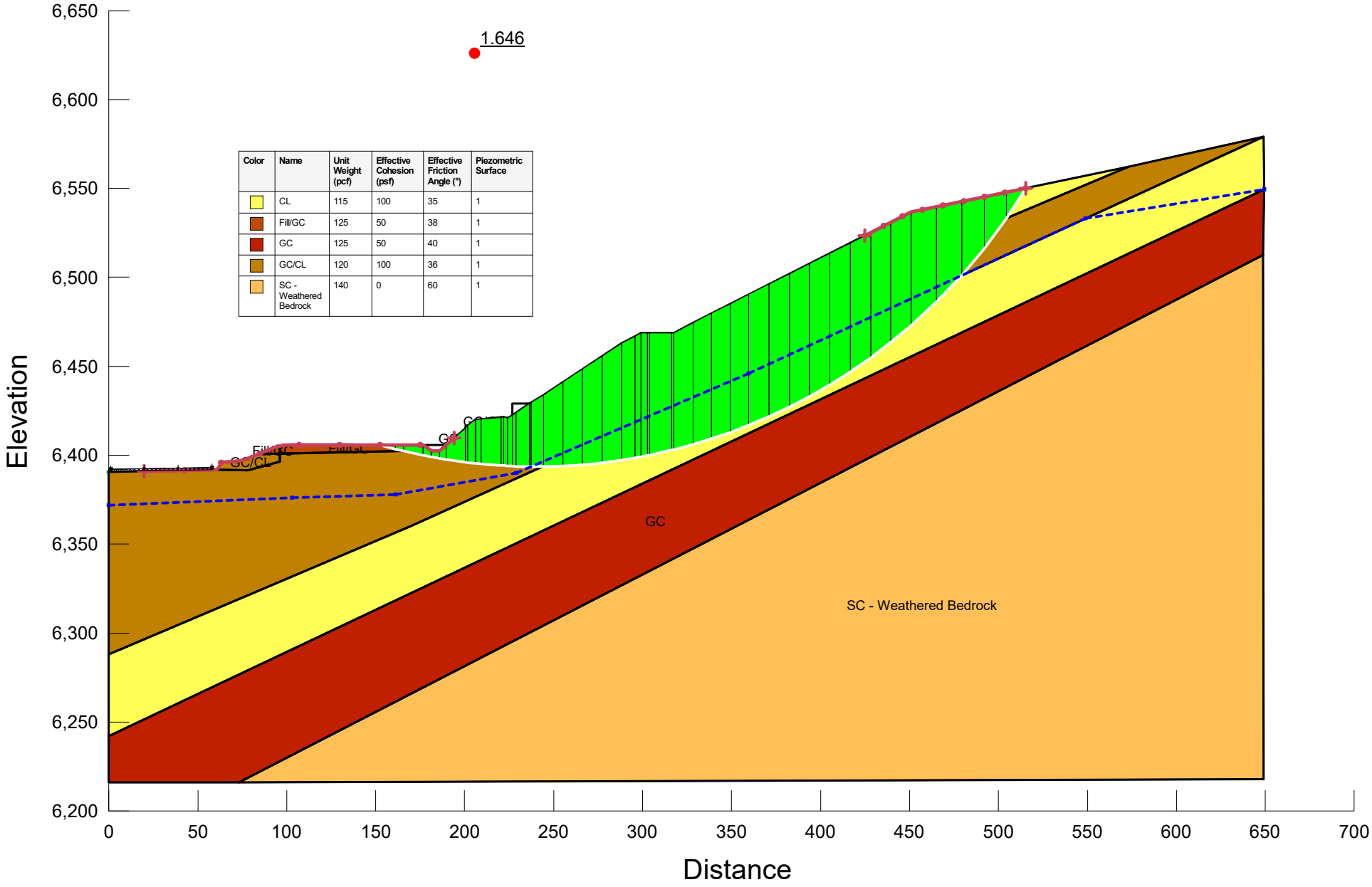
Surcharge Loads and Retaining Wall: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2000 psf to account for the weight of any structures within the model.

The retaining wall on Lot 53 was also included in the geometry of the models. For the length of the soil nails, spacing and batter we used the Grand View, Building 53 Jackson, Wyoming Permanent Soldier Pile Wall and Temporary Soil Nail Wall Construction Drawings. Although the construction drawings show a slight variation in soil nail lengths, spacing and batter, we used the values applicable to the highest number of soil nails. In our model we used 48' soil nails, vertically spaced 9 feet, and battered -15 degrees.

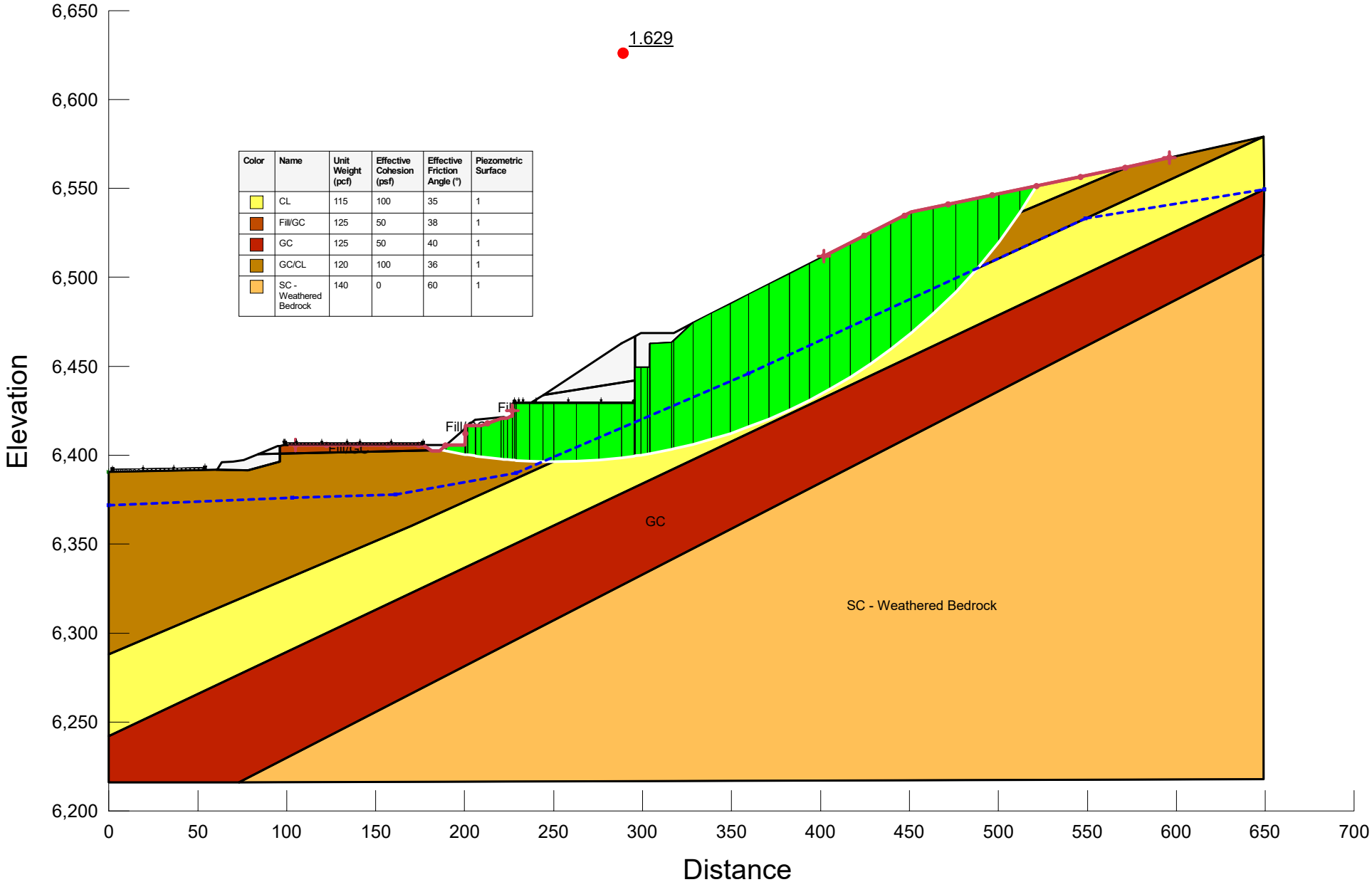
Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 5.1.2 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.

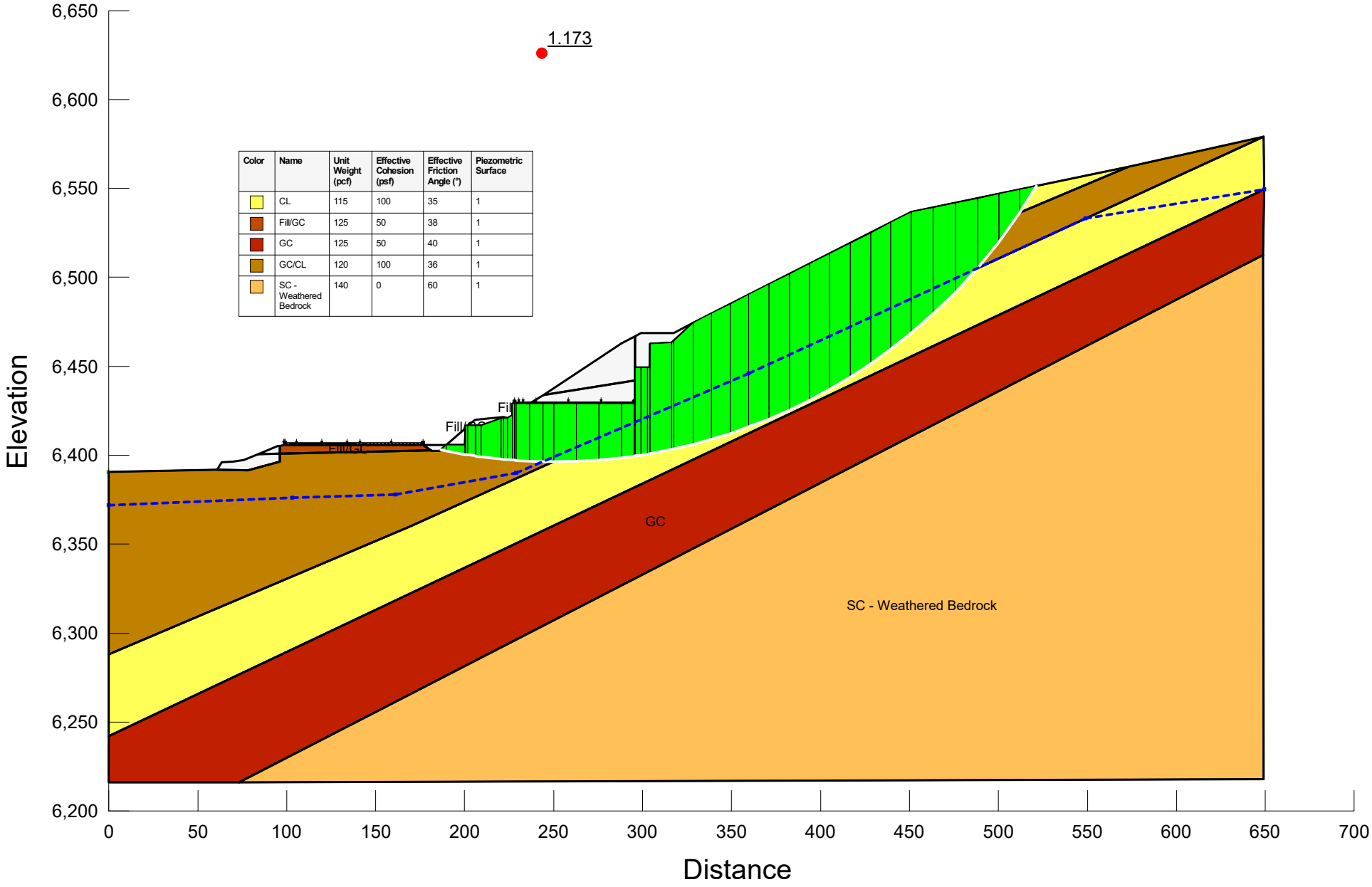
Lot 53 and 58 B-B' Existing Conditions



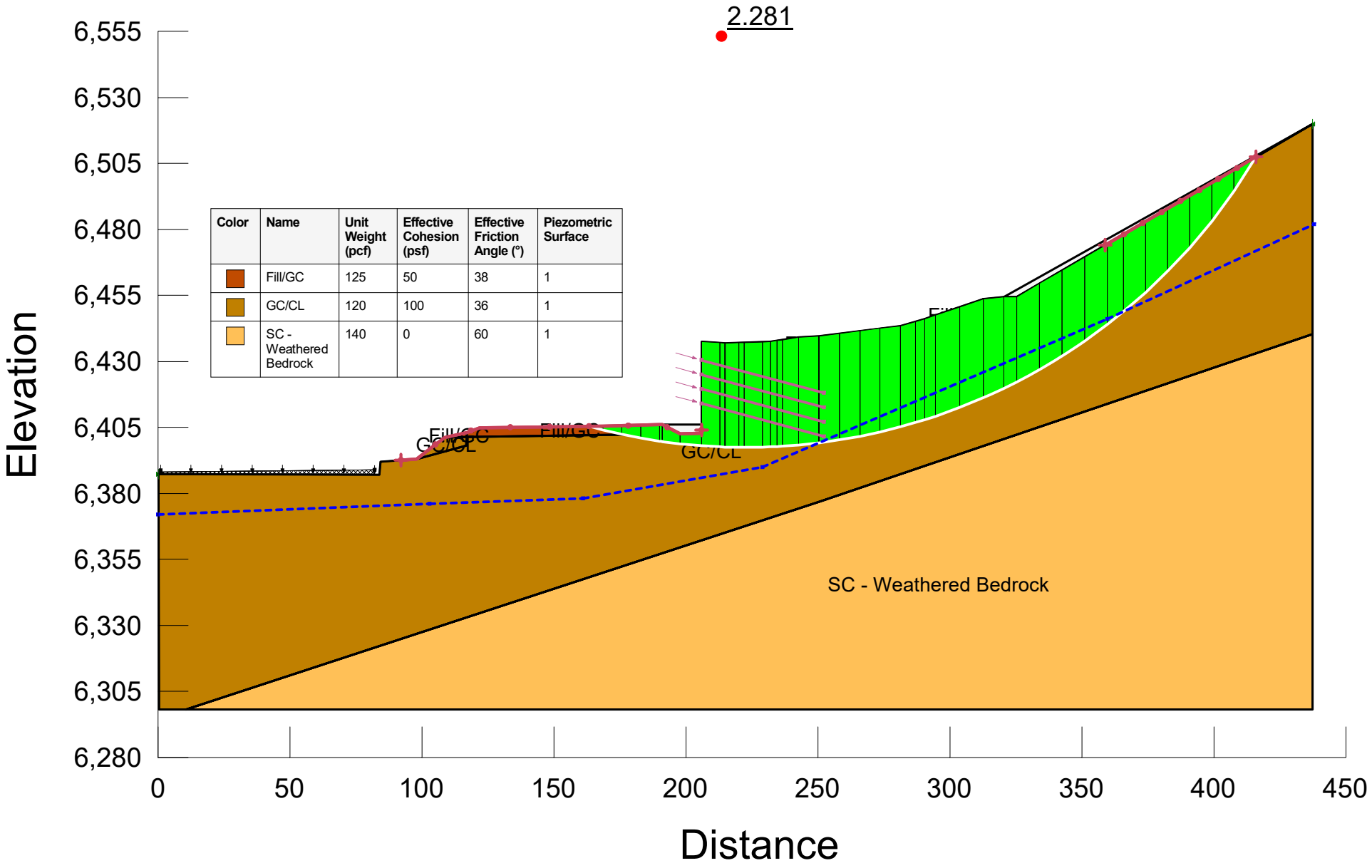
Lot 53 and 58 B-B' Proposed Conditions



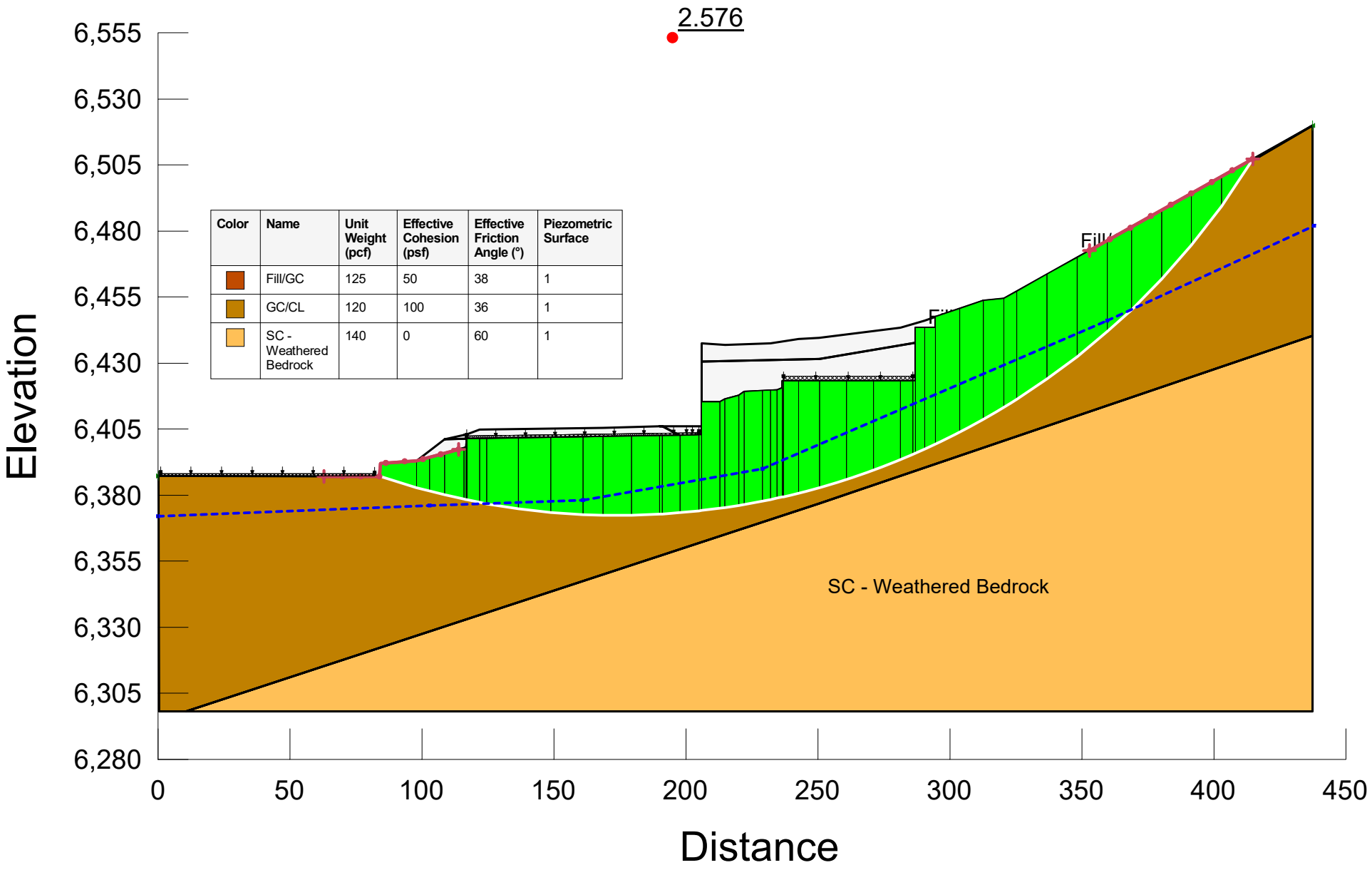
Lot 53 and 58 B-B' Proposed Conditions Siesmic



Lot 53 and 58 C-C' Existing Conditions

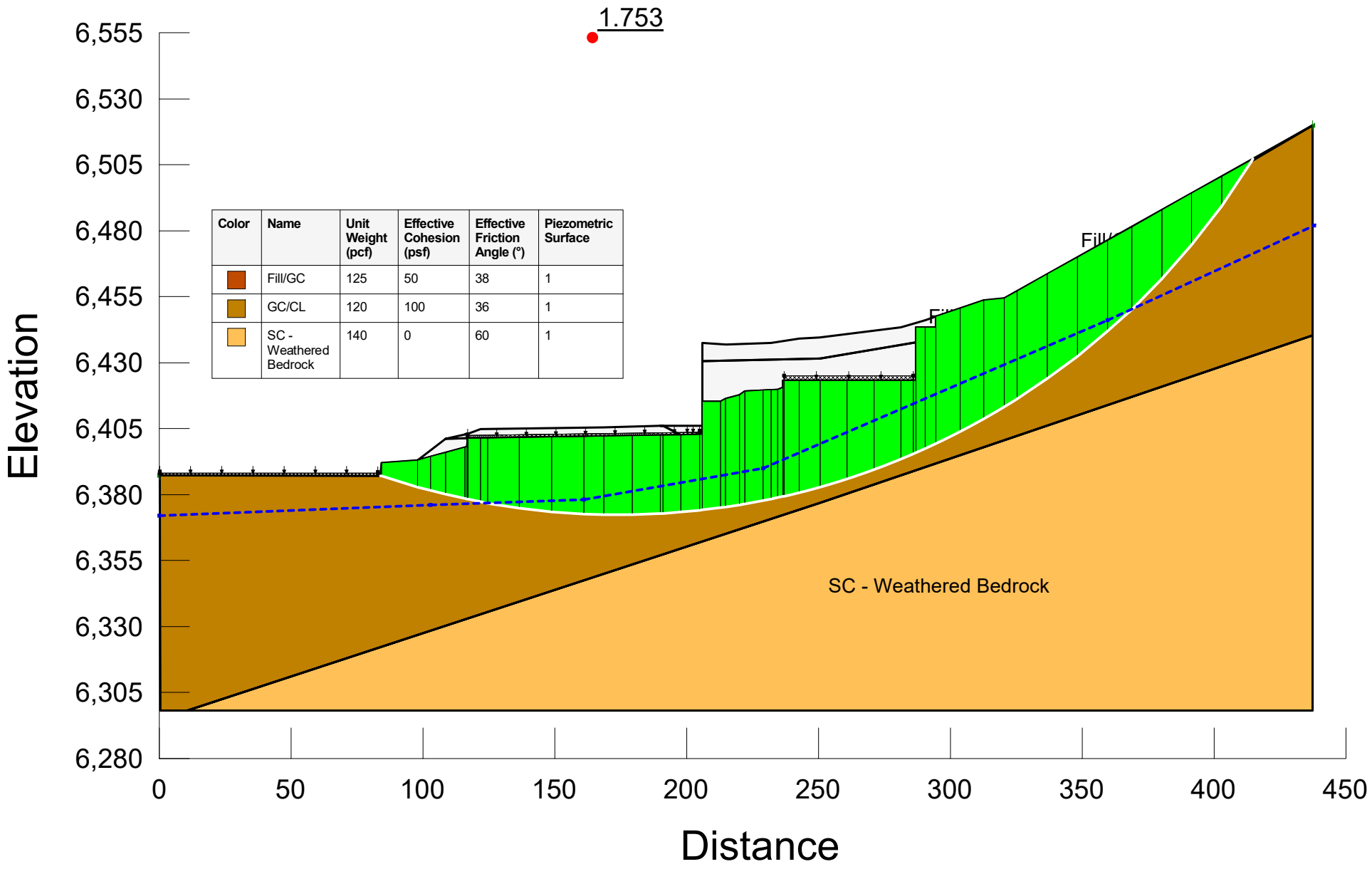


Lot 53 and 58 C-C' Proposed Conditions



Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

Lot 53 and 58 C-C' Proposed Conditions Siesmic

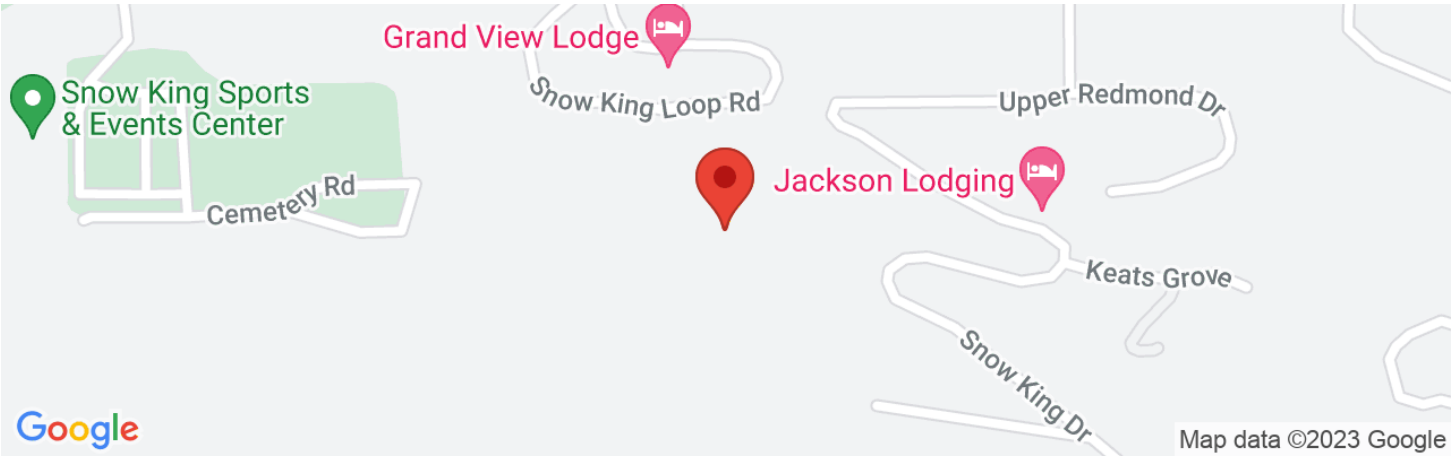


Color	Name	Unit Weight (pcf)	Effective Cohesion (psf)	Effective Friction Angle (°)	Piezometric Surface
	Fill/GC	125	50	38	1
	GC/CL	120	100	36	1
	SC - Weathered Bedrock	140	0	60	1

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47138391, -110.75322571



Date	20/12/2023, 15:51:56
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.024	MCE_R ground motion. (for 0.2 second period)
S_1	0.336	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.229	Site-modified spectral acceleration value
S_{M1}	0.505	Site-modified spectral acceleration value
S_{DS}	0.819	Numeric seismic design value at 0.2 second SA
S_{D1}	0.336	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.024	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.145	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.894	Factored deterministic acceleration value. (0.2 second)
S1RT	0.336	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.374	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.721	Factored deterministic acceleration value. (1.0 second)
PGAd	0.66	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

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Project BEAR Dev - Lots 53+56 Project No. 23272
Calculated By HC Date 12/20/2023
Sheet 1/2

K_s Determination

U.S. Seismic Design Maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site Class C - Very Dense Soil & Soft Rock

FHWA (2011)

$$K_{MAX} = F_{PGA} \cdot PGA \qquad (6-1)$$

PGA = 0.454
F_{PGA} = 1.20

K_{MAX} or PGA_m = 1.2(0.454) = **0.545**

K_{AV} or MHA (Maximum Average Horizontal Acceleration) = $\alpha \cdot K_{MAX}$ (6-2)

Where $\alpha = 1 + 0.01(H)[(0.5B)-1]$ (6-3)

Where $B = f_v \cdot S_1 / K_{MAX}$ (6-4)

- B Cross Section B-B'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

- B Cross Section C-C'

F_v = 1.5
S_1 = 0.336
K_{MAX} = 0.545

$B = 1.5(0.336)/0.545$ (6-4)

B = 0.924

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Project BEAR DEN - LOTS 53+58 Project No. 23072
Calculated By HC Date 12/20/2023
Sheet 2/2

- α Cross Section B-B'

$\beta = 0.924$
$H = 75'$

$\alpha = 1 + 0.01(75)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.597$

- α Cross Section C-C'

$\beta = 0.924$
$H = 70'$

$\alpha = 1 + 0.01(70)[0.5(0.924) - 1]$ (6-3)

$\alpha = 0.623$

- k_{AV} Cross Section B-B'

$\alpha = 0.597$
$k_{MAX} = 0.545$

$k_{AV} = 0.597\ (0.545)$ (6-2)

$k_{AV} = 0.325$

- k_{AV} Cross Section C-C'

$\alpha = 0.623$
$k_{MAX} = 0.545$

$k_{AV} = 0.623\ (0.545)$ (6-2)

$k_{AV} = 0.339$

- k_S Cross Section B-B'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.325)$

$k_S = 0.163$

- k_S Cross Section C-C'

$k_S = r \cdot k_{AV}$ (6-5)

$r = 0.5$ ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

$k_S = 0.5\ (0.339)$

$k_S = 0.169$

MINIMUM FACTOR OF SAFETY OF 1.1 USING r OF 0.5 AND ASSUMING 2-INCHES OF ALLOWABLE PERMANENT SEISMIC DEFORMATION

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

January 25, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT, BEAR DEVELOPMENT – SNOW KING LOOP LOT 57, TETON COUNTY, WYOMING
PROJECT NO: 23072

Dear Nick,

We are pleased to present this Geotechnical-Engineering Report on our geotechnical site exploration for the proposed development at Lot 57 on Snow King Loop in Teton County, Wyoming. This report describes site conditions observed during the subsurface exploration, presents engineering analyses and recommendations to support the design and construction of foundation elements, and presents pre-construction and post-construction slope stability analyses.

Jorgensen Geotechnical explored subsurface conditions by drilling five (5) boreholes and excavating three (3) exploratory test pits throughout Lot 57, as well as reviewing other available geotechnical data. A geophysical exploration was also performed comprising MASW and ReMi exploration techniques. In general, the site is primarily underlain by landslide debris, comprising a chaotic mixture of fined grained soils (lean clay and silt),and coarse grained soils (clayey gravels). The site sits on a mapped landslide which was likely mobilized prior to the Quaternary period. As such, we assume the soil at the site to be well consolidated. Loess, a fine-grained windblown deposit was also encountered at the site.

Building locations and foundation elevations are based on preliminary design data provided by Hoyt Architecture, dated July 19, 2023, though it is our understanding that the design is subject to substantial change. As the design progresses, we will be able to make site-specific recommendations and additionalconsulting services.

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

Respectfully submitted,
JORGENSEN GEOTECHNICAL

Bruce Jackson G.I.T.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Project Manager

Dominique Brough, P.G.
Geotechnical Project Manager

Geotechnical-Engineering Report

Bear Development – Snow King Loop Lot 57 | Teton County, Wyoming



43.472019°N, -110.754636°W

January 25, 2024

PREPARED FOR

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosh, WI 53142

PREPARED BY

Jorgensen Geotechnical, LLC
PO Box 9550
1315 HIGHWAY 89 S., Ste. 201
Jackson, WY 83002

CONTENTS

1.0 INTRODUCTION 1

2.0 PROJECT DESCRIPTION 1

3.0 GEOTECHNICAL EXPLORATION 2

3.1 Description 2
3.2 Subsurface Soil Conditions 4
3.3 Groundwater 7
3.4 Earthquakes and Ground Shaking 7
3.5 Geologic and Geotechnical Hazards 8
3.5.1 Potential Settlement/Compressible Clays 8
3.5.2 Seismic and Fault Related Hazards 8
3.5.3 Slope-Related Hazards 9

4.0 GEOTECHNICAL ENGINEERING ANALYSES 9

4.1 Slope Stability Analyses 9
4.2 Settlement 10
4.3 Lateral Earth Pressures 10
4.3.1 Active Pressures 11
4.3.2 At-Rest Pressures 11
4.3.3 Passive Pressures 11

5.0 GEOTECHNICAL RECOMMENDATIONS 12

5.1 Recommendations Overview 12
5.2 Reinforced Fills 12
5.3 Engineered Aggregate Piers 12
5.4 Deep Foundation Elements 13
5.5 Earthwork 13
5.5.1 Site Preparation 13
5.5.2 Excavation and Cut Slope Stability 13
5.5.3 Final Backfilling and Grading 13
5.5.4 Compaction 14
5.5.5 Compaction Requirements 14
5.5.6 Observation during Construction 15

6.0 LIMITATIONS 15

7.0 REFERENCES 16

Note: Clicking on a desired section in the table of contents will direct the reader to that section and clicking on the Jorgensen logo in the upper left of the page will bring you back to this page.

FIGURES

Figure 1: Site Location and Geologic Map 2
Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map 3
Figure 3: Geologic Cross Section A-A' 4
Figure 4: Geologic Cross Section B-B' 5
Figure 5: Geologic Cross Section C-C' 5

TABLES

Table 3-1: U.S. Seismic Design Maps Summary 8
Table 4-4: Summary of Stability Analyses Results 9
Table 4-5: Lateral Pressure Parameters for Landslide Debris 10
Table 5-1: Compaction Parameters for Stony Fill 14

APPENDICES

Appendix A: Site Exploration Procedures and Subsurface Exploration Logs
Appendix B: Figures
Appendix C: Lab Testing Results
Appendix D: Soil Engineering Parameters
Appendix E: Calculations
Appendix F: Slope Stability Analyses

1.0 INTRODUCTION

Jorgensen Geotechnical, LLC was commissioned by Bear Development, LLC to perform a subsurface surface exploration and geotechnical engineering analyses for the proposed development for Lot 57 accessed by Snow King Loop in Teton County, Wyoming. The purposes of the exploration were to provide information and geotechnical-engineering recommendations pertaining to:

- Subsurface soil conditions
- Site preparation and earthwork
- Geophysical exploration
- Seismic site classification per the International Building Code
- Evaluation of settlement and/or collapse potential
- General foundation design and construction recommendations
- Slabs-on-grade design and construction recommendations
- Lateral earth pressures for retaining structures
- Subgrade preparation
- Slope Stability Analyses
    - Existing Conditions
    - Proposed Conditions
    - Proposed Seismic Conditions

A detailed description of the subsurface exploration and graphical logs are shown in Appendix A, Figures in Appendix B, laboratory testing results are included as Appendix C, determination of soil engineering parameters in Appendix D, Calculations for settlement in Appendix E, and Slope Stability Analyses in Appendix F.

2.0 PROJECT DESCRIPTION

The project site is located in Jackson, Wyoming and is situated near the base of Snow King Resort. Preliminary plans were provided by Hoyt Architecture, dated July 19, 2023. The plans indicate the development for lot 57 will include a new four-story housing unit with a two-floor parking garage with two floors of living space above.

It is our understanding the project is in the early stages of the design, and the architectural plans are subject to substantial changes. As the project progresses, Jorgensen Geotechnical is available to consult with team members to increase design and construction efficiency based on our understanding of the subsurface conditions and the proposed design.

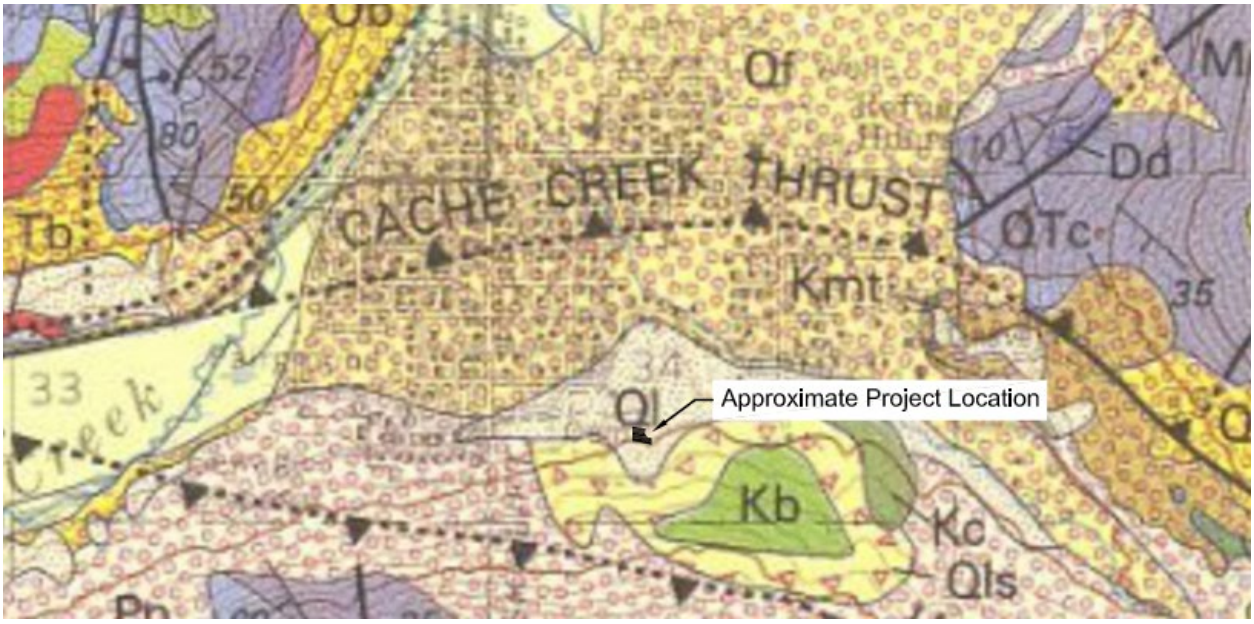


Figure 1: Site Location and Geologic Map

3.0 GEOTECHNICAL EXPLORATION

3.1 Description

JG developed the following description of the site based on field visits, meetings with the project team, our review of available historical aerial imagery, and observations made during the subsurface exploration.

Item	Description
Location and Parcel Information	• Lot 57 is located at the base of Snow King Resort and is accessed via Snow King Loop. The project area sits at a generalized latitude and longitude of 43.471°N, -110.754°W.
Existing Conditions	• The project location gently slopes from the north upwards to the south and ranges in elevation from approximately 6,370-ft Above Mean Sea Level (AMSL) on the northern boundary to approximately 6,390-ft AMSL on the southern property boundary of Lot 57. The lot is bisected by a dirt road that provides access for employees at Snow King Resort. • Lot 57 is currently being used for storage by Snow King Resort. • Current utilities at the site include power, gas, and water.
Geologic Setting	• The project location is found on the Geologic Map of Grand Teton National Park (Love et. al., 1992), in an area that contains three mapped geologic units including Loess (Ql), a fine-grained, windblown deposit, Landslide Debris (Qls), and the Bacon Ridge Sandstone (Kb). The soils observed from the subsurface exploration seem to be consistent with mapped geology.

- The project location sits on a mapped multiple slump/multiple flow landslide, and is understood to be deep seated (WSGS, Wyoming Geologic Hazards Map Tool). A portion of the project site is capped with a wind-blown deposit known as loess which was likely deposited during or after the Pinedale Glaciation Period, or between approximately 30,000 to 10,000 years ago. The mapped loess stratigraphically overlies portions of the mapped landslide unit.
- Numerous Quaternary faults (i.e., relatively young and potentially active) are mapped throughout the area. The Teton Fault is mapped approximately 8 miles northwest of the project, at the base of the eastern flank of the Teton Range (Zellman, 2019). Slip rates along the Teton fault is estimated to be between 0.2 and 1.0 mm/year. The Hoback Fault is located approximately 3 miles to the southwest of the project site but is considered old and inactive.

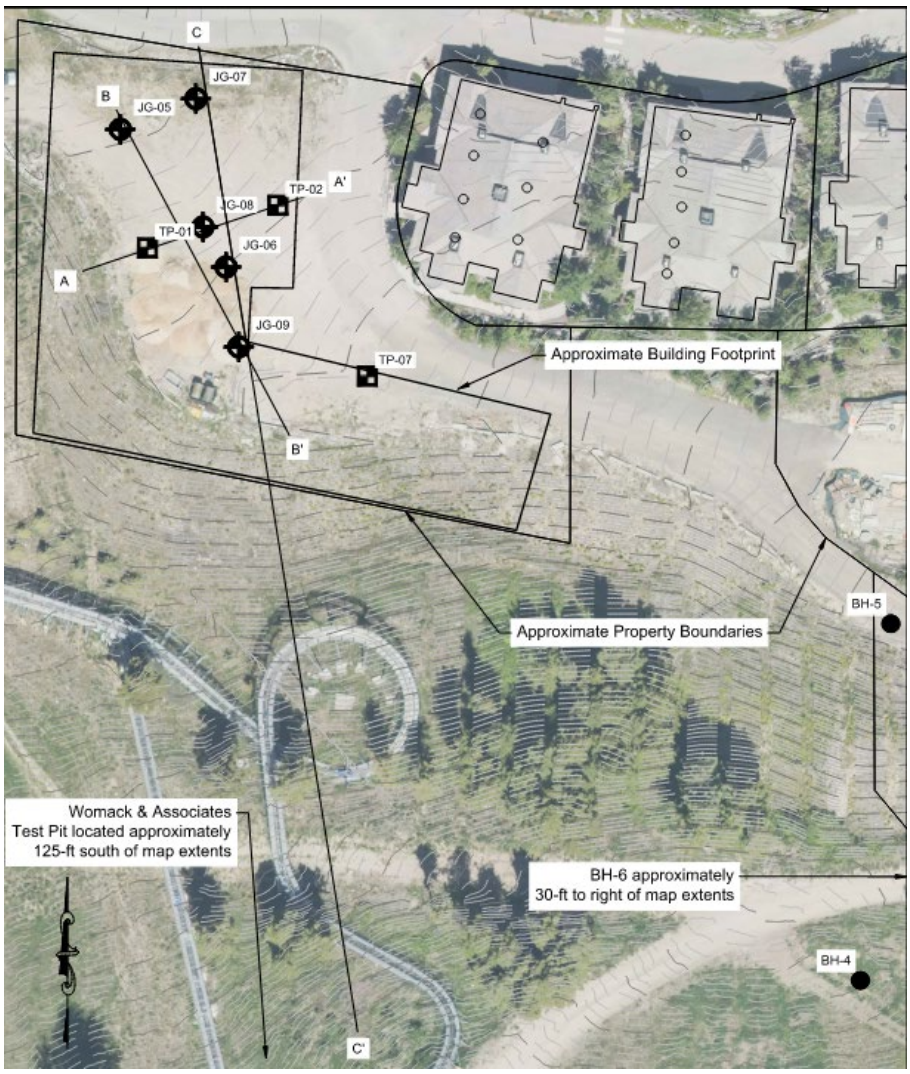


Figure 2: Borehole, Test Pit and Geologic Cross Section Location Map

3.2 Subsurface Soil Conditions

In general, two soil types were encountered during the subsurface exploration:

- **Landslide Debris** – consisting of clayey gravels (GC, GC-GM), and lean clays (CL, ML). The landslide debris soils are assumed to be derived from native colluvium and bedrock soils prior to mobilization of the landslide. These landslide debris soils exhibited chaotic composition, which is also represented in the MASW plots provided by Atlas Geophysics. These results can be found attached to Appendix A.
- **Loess** – consisting of windblown lean clay or silt with sand (CL, ML).

Below are three generalized geologic cross-sections spanning both north-south and east-west depicting the subsurface soil conditions as interpreted by Jorgensen and approximate foundation elevations for the buildings on Lot 57. Cross-section alignment locations can be found in Figure 2 and complete figures can be found in Appendix B.

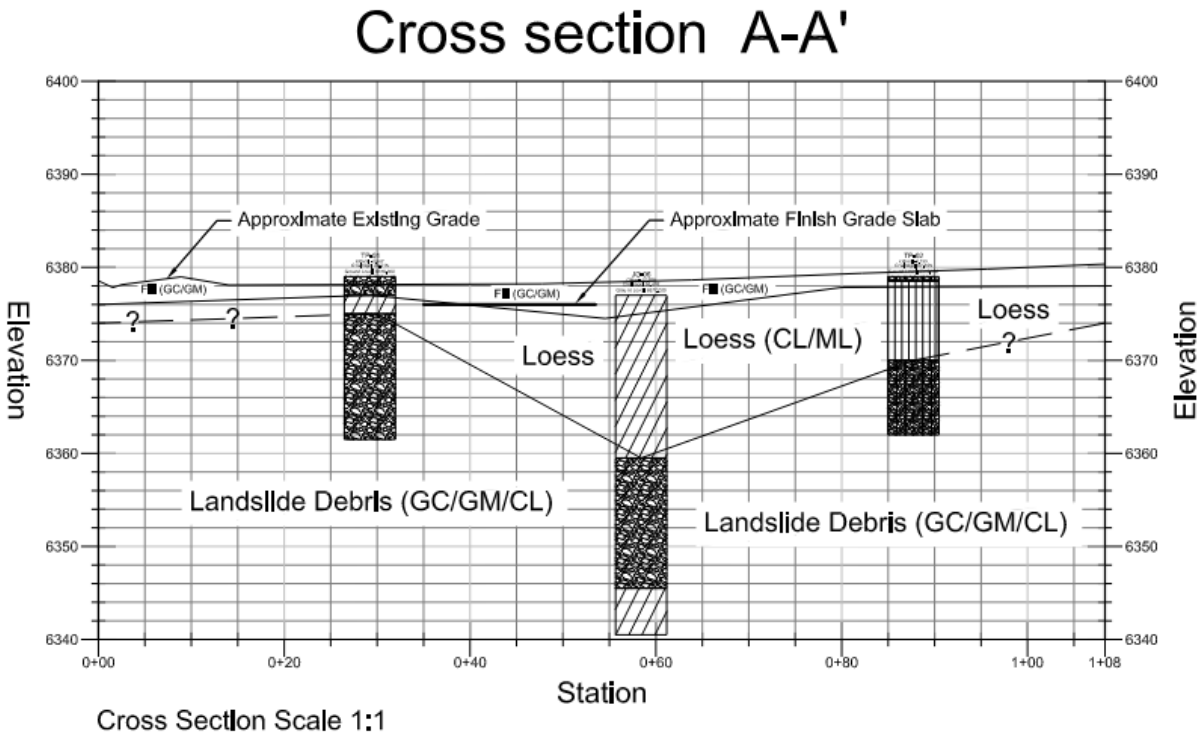


Figure 3: Geologic Cross Section A-A'

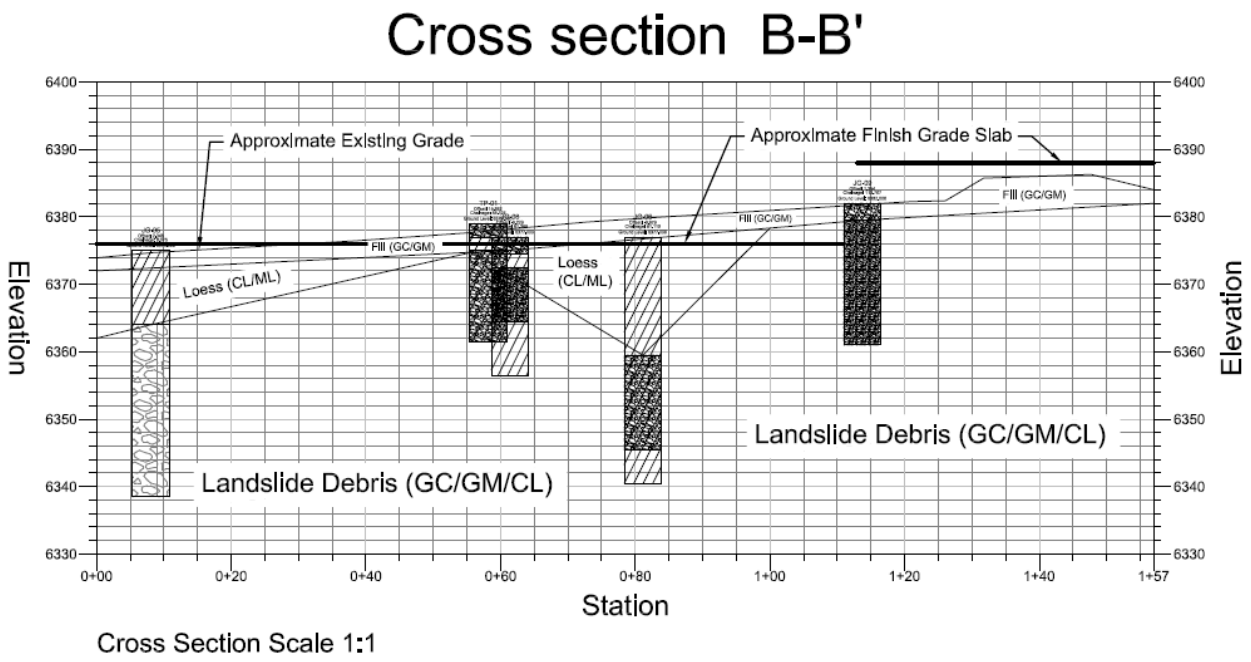


Figure 4: Geologic Cross Section B-B'

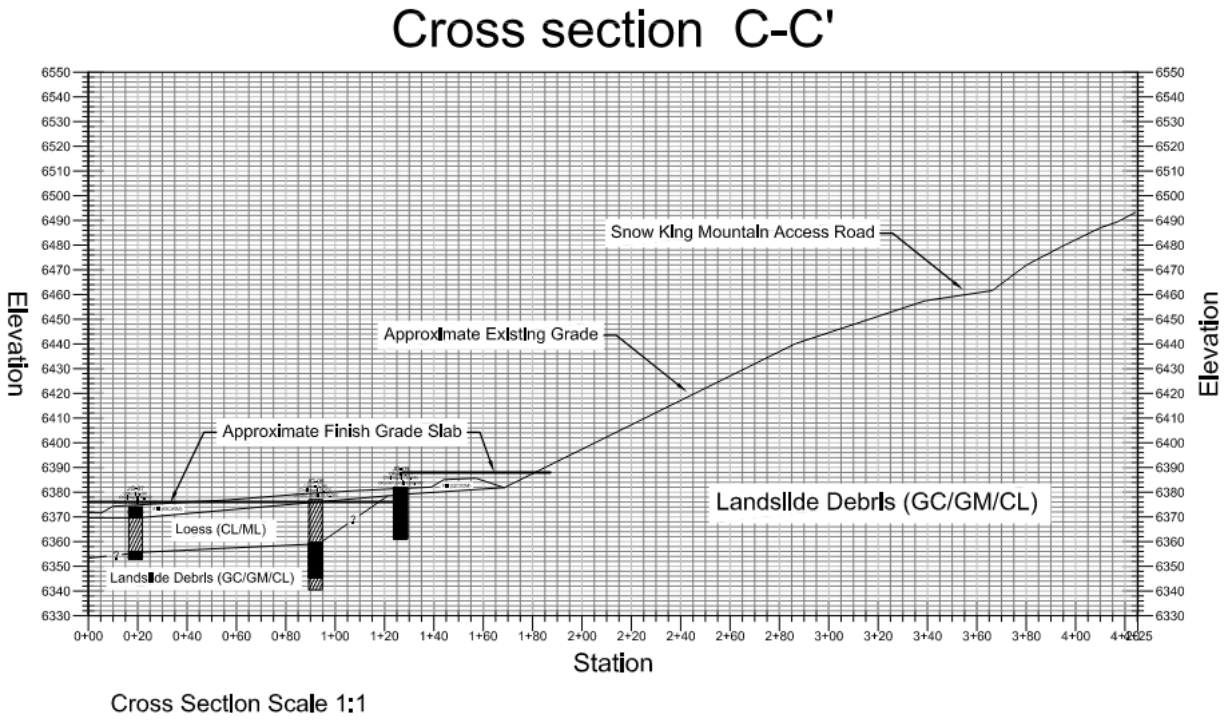


Figure 5: Geologic Cross Section C-C'

The table below describes each soil layer encountered, and detailed borehole logs are represented graphically in Appendix A. **It is important to note that** the borehole exploration techniques used either a 4-inch coring barrel or a 1.5-inch diameter split spoon sampler, limiting the soil that was collected during the drilling effort. It is likely that gravels larger and cobbles larger than 3.0-inches are present but were

unable to be logged due to the sampling method. Cobbles and boulders were encountered in the test pits.

Layer	Layer Name	Description	Geotechnical Considerations and Uses
1	**Fill (GC/GM)**	• Observed in JG-07, JG-08, JG-09, TP-01, TP-02 and TP-07 • Depths ranging from 0.5- to 4-ft bgs • Classified as a Clayey **Gravel** with Sand and silty **Gravel** with sand • The fill at the site could comprise native site soils and crushed road base • Brown to dark brown • Contains up to 15% cobbles by volume • 45-55% gravel • 25-30% sand • 20-25% clay/silt	• Undocumented construction fill should be remove from beneath foundations • Non-structural applications
2	**Loess (CL/ML)**	• Observed in all boreholes and test pits at the site except for JG-09 • Classified as **Lean Clay, Lean Clay** with sand, **Lean Clay** with Gravel, and **Silt** • Tan to light tan • Very soft to stiff • 0-25% gravel • 10-30% sand • 50-95% clay/silt	• Settlement concerns • Non-structural applications
3	**Landslide Debris (GC/GC-GM/CL/SC)**	• Observed in all boreholes and test pits • Classified as Clayey **Gravel** with Sand, **Lean Clay**, **Lean Clay** with Sand, Sandy **Lean Clay** with Gravel, • Reddish brown to brownish gray • Coarse-grained soils are loose to very dense • Fine-grained soils are soft to very stiff	• Acceptable bearing layer with appropriate subgrade improvement methods • Settlement concerns • Structural applications • Non-structural applications

		• **Chaotic deposition, including charcoal fragments** • Observed 15-25% cobbles by volume • 10-55% gravel • 15-30% sand • 25-90% Clay/Silt	

3.3 Groundwater

Groundwater was not encountered in any of the boreholes or test pits during the subsurface exploration. However, we have observed groundwater in areas near the project site and understand the subsurface to include various perched groundwater levels and seeps and springs. Approximate groundwater levels are included in the Slope Stability Analysis models, but are not shown in the cross sections as groundwater was not directly observed at the site in the boreholes.

The exploration occurred during a time of year that is considered to take place after peak groundwater levels have occurred. Groundwater levels fluctuate in response to seasonal snowmelt. Soil moisture conditions on this site are most likely influenced by surface infiltration due to precipitation, snowmelt, and uphill natural springs. One groundwater standpipe was installed in JG-08 to a total depth of 20-ft on Lot 57 as part of the subsurface exploration.

3.4 Earthquakes and Ground Shaking

Jackson, Wyoming is located within the Intermountain Seismic Belt, a zone of seismicity that extends from southern Utah through eastern Idaho, western Montana, and Western Wyoming (Smith and Arabasz, 1991). The Teton fault, located along the eastern margin of the Teton Range, approximately 8-miles northeast of the site, is considered an important structural element of the Intermountain Seismic Belt. Predicted recurrence intervals for maximum credible earthquakes have passed for most of the fault systems capable of generating magnitude 7.5 earthquakes in western Wyoming (Case, 1997), implying the risk of major earthquakes is relatively high. In the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking, or slope movement could potentially cause damage to structures (Smith, et al., 1993).

Shear wave velocity calculated by Atlas Technical Consulting LLC, of Salt Lake City, Utah using ReMi geophysical exploration method for the project site is 1,320 ft/s. The IBC references ASCE 7-16 to determine the ground motion accelerations. Based on subsurface soils, and the results from the geophysical exploration, the site is classified as Site Class C (“Very dense soil and soft rock”). For your convenience, Seismic Design Maps (SEAOC, 2019) values are summarized in Table 3-1: U.S. Seismic Design Maps Summary.

Table 3-1: U.S. Seismic Design Maps Summary

Maximum Considered Earthquake (MCE) Spectral Response Acceleration Parameters			
Short Period (S_s) =	1.025		
1-Second Period (S_1) =	0.337		
Site Coefficients and Adjusted MCE Spectral Response Acceleration Parameters			
F_a =	1.2	S_{MS} =	1.230
*F_v =	1.5	*S_{M1} =	0.506
Design Spectral Response Parameters			
S_{DS} =	0.820		
*S_{D1} =	0.337		

*Note: Values for F_v, S_{M1}, and S_{D1} were determined in accordance with Section 11.4.4 of ASCE 7-16. Per Section 11.4.8 of ASCE 7-16, if the proposed structure foundation will include seismic isolators or damping systems, a site response analysis shall be performed in accordance with Section 21.1.

The project site is located in an area of moderate seismic activity. The current peak horizontal acceleration (PGA) with a probability of occurrence of 2% in 50 years is approximately 0.454g (USGS, 2014). The site amplification factor at PGA is 1.2, resulting in a site modified peak ground acceleration (PGA_M) of 0.545. This has been applied for the analysis of seismic lateral loading on retaining walls Section 4.3.

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

3.5 Geologic and Geotechnical Hazards

3.5.1 Potential Settlement/Compressible Clays

The primary geotechnical concern at the project site is differential settlement of foundation elements placed on unimproved landslide and loess deposits. Based on the borehole and test pit logs, in-situ testing, lab testing, and geophysical exploration, the subgrade soils comprise a range of chaotic mixture of soils, from compressible clays to competent stony soils. The soft clays are expected to experience moderate to severe settlement, while the stony soils ware *not* expected to experience substantial settlement. Calculated settlement values are discussed in Section 5.2 and calculation spreadsheets are shown in Appendix E.

3.5.2 Seismic and Fault Related Hazards

The owner should be aware that in the event of a large magnitude earthquake (i.e., approximately 7.5), strong ground shaking could potentially cause damage to structures (Smith et al, 1993). The owners may

wish to consider the option of carrying earthquake insurance in addition to homeowner's insurance. Older faults mapped in the immediate vicinity of the property are believed to be old and inactive. Surface rupture due to faulting is very unlikely, and no slope failure is anticipated to occur.

3.5.3 Slope-Related Hazards

In the event of an earthquake or extreme precipitation event, rock fall, debris flows, or avalanches produced from the steep slopes to the south of the development area could potentially cause damage to structures, especially following wildfires. Risk assessment of the slope related hazards was beyond the scope of this Report, but we present slope stability analyses of several slopes captured in the Geologic Cross Sections B-B' and C-C' for Lot 57. These are discussed in Section 4.1 and presented in Appendix F.

4.0 GEOTECHNICAL ENGINEERING ANALYSES

4.1 Slope Stability Analyses

The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability, taken from cross section C-C'. Pre-construction and post-construction external geometry was determined using topographic data provided by Jorgensen Associates and preliminary architectural plans provided by Hoyt Architects.

Determination of strength values used in the Slope Stability Model can be found in Appendix D.

Results of the stability analyses are summarized in Table 4-1. Appendix F shows the output of the stability model for Cross-Section B-B' and C-C'.

Table 4-1: Summary of Stability Analyses Results

Cross section	Analysis	FS	Change in FS[1]
C-C'	Pre-construction	1.93	0.0%
	Post-construction	1.93	
	Post-Construction Seismic	1.15	N/A

Discussion regarding accepted FS can be found in Appendix F. There does not appear to be a change in FS from existing condition to post-construction conditions based on our understanding of the proposed development. As the design process progresses, we are available to analyze the proposed design approach. Post-construction seismic conditions indicate factor of safety of 1.15, of which is above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Residual strength results from strain-softensing behavior; i.e., soils become weaker with shearing (as in the case of slope movement) decreasing from peak strength to residual strength. Reduced shear strength usually occurs only in soils that have been previously sheared while undisturbed soils typically exist at peak strength. It is possible that sheared soils exist on this site or nearby and exhibit behavior consistent with residual strength. In this case, seismic slope stability may result in factors of safety less than 1.0. **However, soil shearing was not observed during subsurface exploration at this site. If pockets or layers of soft, weak, or sheared soils are observed during construction, work shall cease,**

and Jorgensen Geotechnical be notified immediately to evaluate site conditions and review the stability model.

4.2 Settlement

As described in Section 3.5.1, several different soil types were encountered at the site, all of which represent different levels of settlement potential, increasing the risk of differential settlement which is particularly damaging to structures. Settlement calculations were performed for the compressible clay loess soils and the landslide debris. Because the landslide debris contain varying amounts of matrix soils (i.e., clays and sands), estimated settlement is difficult. Though, it is important to note that in general, as the matrix content increases, the risk of settlement increases.

Item	Settlement Analyses – Loess and Landslide Debris	
	Scenario 1	**Scenario 2**
Bearing Layer	**Loess** – Foundation system is placed in direct contact with the loess soils	Landslide Debris - Foundation placed in direct contact with Landslide Debris
Foundation Assumptions	Comprises typical reinforced concrete spread footings	
	Bearing pressure of 3,000 pounds per square foot	
	Buried 3-feet below finished grade	
	Spread footings is 2-feet wide	
Calculated Settlement	4.75-inches	2.37 -inches

The risk of settlement can be reduced by several subgrade improvement methods, of which are discussed below in Section 5.0.

4.3 Lateral Earth Pressures

Lateral pressures were calculated using methods suggested by Bowles (1996) for at-rest, active, and passive conditions and are presented in Table 4-2. These values assume a combination of lean clay and clayey gravel landslide debris will be used as non-structural backfill. We have assumed an estimated internal friction angle of 36° and a unit weight of 130 pcf based on experience working with similar soil deposits and laboratory testing. Calculations assume level backfill against foundation walls or retaining walls.

Table 4-2: Lateral Pressure Parameters for Landslide Debris

Condition	Coefficient of Earth Pressures	γK (equivalent fluid pressure)
Static Conditions Level Backfill	K_o = 0.41 K_a = 0.26 K_p = 3.85	54 pcf 34 pcf 501 pcf
Earthquake Conditions Level Backfill	K_{ae} = 0.33 K_{pe} = 3.60	43 pcf 468 pcf

Lateral earth pressure design will be estimated based on the concept of equivalent fluid pressures, in which the soil pressure-distribution is triangular against the foundation or retaining wall. The following sections summarize each design situation.

4.3.1 Active Pressures

Application	Retaining walls which are allowed to deflect and develop an active soil wedge
Resultant Force Calculation	½ $\gamma K_a H^2$; pounds per horizontal foot of wall
Resultant Force Location	one-third the wall height (1/3 H) above the base
Seismic Coefficient[1]	K_s = 0.25g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force	½ (γK_{ae} - γK_a) H^2; pounds per horizontal foot of wall
Seismic Resultant Force Location[2]	Applied at 60% of the wall height above the base

1. Discussion and calculations for the Seismic Coefficient can be found in Appendix F.
2. Research has indicated that lateral pressures due to earthquakes are non-hydrostatic in distribution, and the resultant acts above the lower third-point of the wall (Bakeer, et al, 1990).

4.3.2 At-Rest Pressures

Application[1]	Walls which are restrained and not allowed to deflect
Resultant Force Calculation	½ $\gamma K_0 H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Design control of such walls shall be whichever generates the higher resultant force: at-rest pressures or active seismic pressures.

4.3.3 Passive Pressures

Application[1]	Toe of retaining walls where the wall is allowed to move into soil
Resultant Force Calculation	½ $\gamma K_p H^2$; pounds per horizontal foot of wall
Resultant Force Location	One-third the wall height (1/3 H) above the base
Design Control	k_s = 0.25g (r·α·PGA) per the FHWA (2011)
Seismic Calculation Basis	Mononobe-Okabe equations (Bowles, 1996)
Seismic Resultant Force Location	One-third the wall height (1/3 H) above the base

1. Passive pressure design should neglect loose fill and soil located within the frost zone.

5.0 GEOTECHNICAL RECOMMENDATIONS

5.1 Recommendations Overview

The fine-grained soils encountered at the site exhibit moderate settlement potential as described above in Section 4.2. Typical spread footings are likely to experience settlement greater than 1-inch if placed above the compressible soils. The risk of settlement can be reduced by **ground improvement techniques** such as geosynthetic reinforced fills, or engineered aggregate piers (EAPs). The risk of settlement can also be reduced by incorporating **deep foundation elements** such as driven piles or micropiles into the foundation design. Subgrade improvement methods to reduce the risk of future differential settlement are discussed in Sections 5.2, 5.3, and 5.4, below.

If a construction shoring system is needed,, the shoring system will need to be extended at or below the over-excavation limit, increasing the overall height of the shoring system mass excavation (i.e., over-ex and replace with geosynthetic reinforced fill) is selected. Deep foundation elements and aggregate piers would negate the need for mass excavation below the shoring system.

It should be noted that different subgrade improvement methods correspond with different levels of risk reduction. Any subgrade improvement method that leaves problematic soil beneath foundation systems has a higher level of risk than those that do not. Similarly, deep foundation elements greatly reduce the risk of settlement by transferring the foundation load past the problematic soils and into the underlying competent soils. Typically, the cost of a foundation system correlates to the risk reduction (i.e., the more expensive foundation system the more risk reduction).

5.2 Reinforced Fills

Reinforced fill comprise imported soil compacted and interbedded with a pre-determined geosynthetic. The reinforced fill will better distribute the foundation load thereby reducing the load applied to the fine-grained, compressible and reducing the amount of future potential settlement. Exact thickness of a reinforced fill is currently unknown due to the limited design data available, though it can be expected to be four to six fee thick with a geosynthetic layer placed at every 1-ft increment.

5.3 Engineered Aggregate Piers

Engineered aggregate piers are a ground improvement technique that utilize compacted aggregate to reinforce potentially problematic soils. The piers are predrilled with an auger to the full design-depth (or to a refusal condition on competent rock/soil), a select aggregate is dumped into the predrilled hole from the surface, and the aggregate is then compacted with a down hole compactor attached to an excavator. The compaction effort not only compacts the imported aggregate, but also densifies the surrounding native soils. The increased density of the select aggregate as well as the surrounding native soils reduces the potential of future foundation settlement. One major benefit of EAPs compared to deep foundation elements, is the EAPs are a ground improvement technique, therefore the foundation footings do not need to be designed as grade beams as it would need to be for deep foundation elements, but typical spread footings.

Aggregate piers are typically designed and installed by a design-build contractor. Such as Keller or Geotech Foundation Company West. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.4 Deep Foundation Elements

Foundations consisting of grade beams supported by deep foundation elements, such as driven piles or micropiles, typically allow very little vertical movement of structural elements. This option represents the lowest risk of future foundation settlement.

Both micropiles and driven piles are typically designed and installed by a design-build contractor. Jorgensen is available to provide design values and recommendations to the selected contractor for final design and price estimates.

5.5 Earthwork

5.5.1 Site Preparation

Prior to the placement of any fill, concrete slabs, or foundation elements, the site should be cleared and stripped of topsoil and all organic debris. No brush, roots, frozen material, or other deleterious or unsuitable materials shall be incorporated in the foundation subgrade or structural fill. All exposed subgrade surfaces should be free of mounds and depressions which could prevent uniform compaction. If unexpected fills or obstructions are encountered during site clearing or excavation, such features should be removed, and the excavation thoroughly cleaned prior to backfill placement and/or construction.

During the excavation, the equipment may disturb and loosen the surface of the subgrade soils. All disturbed areas should be compacted with a smooth-drum vibratory roller, in vibratory mode with a minimum of three passes, prior to the placement of structural fill and footing construction. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed and approved by a representative of this office.

5.5.2 Excavation and Cut Slope Stability

OSHA regulations (29CFR1926) appear to classify the coarse-grained at the site as Type C soil. For planning and design purposes, simple cut slopes should be no steeper than 1.5H:1V. According to OSHA, any cut slope greater than 20 feet in height requires additional analysis. Shallow groundwater conditions at the site may impact shoring requirements. These recommendations are based on observations made at the time of the site exploration. The contractor shall be responsible for adherence to OSHA and other safety regulations by observing soil conditions at the time of construction.

The design of a temporary construction shoring system is beyond the scope of this report. Jorgensen Geotechnical is available to coordinate with shoring contractors to provide design parameters and local expertise to the project and deliver the most efficient shoring option.

5.5.3 Final Backfilling and Grading

Properly compacted backfill and site drainage are very important to protect subgrade soils and prevent water from flowing to undesirable locations (i.e., to the highway). All soils at the site are acceptable for use as backfill and general site grading. Compaction guidelines for both soil types can be found in Section 5.5.4.

5.5.4 Compaction

Based on our borehole logs, compaction of the on-site soils during construction can be measured by performing a Standard Proctor test per ASTM D698 and performing nuclear density gauge testing during the compaction process. Site soils should be moisture-conditioned and placed in lifts and compacted to a predetermined percentage (typically either 92% or 95%) of the maximum dry density as determined by Standard Proctor testing. Soil should be moisture conditioned to between -2% and +2% of the optimum moisture content (OMC). Fine-grained soils require a sheepsfoot or padfoot roller.

It is important to note, the on-site soils contain fine-grained soils which become difficult to compact if moisture contents become too high. Moisture management of the compacted soils will be paramount to reach adequate densities. Additionally, groundwater may impact the ability to compact the soils during construction.

If imported "pit-run" is used as structural fill or if soils at the site contain more oversized clasts (greater than 3-inches) compaction testing with a nuclear density gauge is usually problematic due to the presence of stones. Therefore, we recommend compacting stony soils using a **method specification**, for which Table 5-1 provides initial guidelines.

Table 5-1: Compaction Parameters for Stony Fill

Compactor Type	Lift Thickness	Maximum Particle Size	Minimum Number of Passes[1]
5-ton vibratory	12 inches	9-inch[2]	3
1.5-ton vibratory	9 inches	6-inch	5
Hand-held	4 inches	4-inch	5

1. The actual number of passes should be determined by observing whether the surface is yielding after each pass. If the surface appears to be yielding, the number of passes should be increased until a non-yielding condition is observed.
2. Occasional clasts to 12-inch are permitted, if encountered, but should not be nested.

The method specification may be established as follows:

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

It is important to establish a method specification as early in the construction as possible and apply it consistently for the entirety of the project. JG should observe lift thickness, number of passes, and equipment used during compaction. Additional guidance on construction observations may be found in Section 5.5.6.

5.5.5 Compaction Requirements

We recommend the following requirements for engineered fill materials:

Material Type and Location	Minimum Compaction Requirement	Moisture
Stony soils[1]: All Locations (Structural and Non-Structural Applications)	Non-yielding Condition	Usually 6-8%[2]
Non-stony soils	92% or 95% maximum dry density	+2-2% OMC

1. Stony soil may be imported or site-derived
2. Clean, stony soils are typically moisture insensitive and field observations are usually adequate to estimate when soils achieve the proper moisture.

We recommend compaction of fills be observed and tested during construction. If stony fill is not observed to be in a non-yielding condition or non-stony fills do not achieve the recommended compaction requirements, the area represented by the test should be reworked and retested as required to meet the requirements.

5.5.6 Observation during Construction

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

1. Upon completion of site preparation to verify all organics and unsuitable material have been removed, and to verify stony alluvial soils have been reached and structural fills have been prepared in accordance with Sections 5.5.1 and 5.5.4.
2. we can observe placement and compaction of fill and aid in the development of a method specification, Section 5.5.4.
3. We can perform density testing by means of proof rolls and with the use of a Nuclear Density Gauge for structural and non-structural soils.

6.0 LIMITATIONS

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

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

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JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX A

Site Exploration Procedures and Subsurface Exploration Logs

Field Exploration

Borehole Locations and Elevations

Borehole and test pit locations were determined by Jorgensen Geotechnical (JG) staff to bracket the approximate location of the proposed development. Approximate locations of the boreholes and test pits are presented in Figure 2. The approximate location of each borehole and test pit were estimated based on relative proximity to landmarks identifiable on aerial photography as well as approximate GPS coordinates which were collected in the field. Approximate elevations were based on topographic data from Jorgensen Associates.

Subsurface Exploration Procedure

JG conducted a site exploration at the proposed project site utilizing two different subsurface exploration techniques: geotechnical boreholes and open test pits. During the exploration effort, several disturbed samples from SPTs and continuous disturbed samples from the sonic drilling were collected. Bulk disturbed grab samples were collected during the test pit excavation. Shelby tubes were used to collect relatively undisturbed samples of soft material for consolidation testing, shear testing, and index testing. The samples were tested at Gerhart Cole, Inc. (GCI) in Salt Lake City, Utah, and the results are presented in Appendix B. Soil-engineering properties were based on visual classification, direct lab testing results, and accepted correlations based on index test results and SPT blow counts and are discussed further in Appendix D. The subsurface exploration techniques are described below.

Sonic Boreholes

On October 2, 2023, JG directed and oversaw the drilling of two boreholes, JG-05 and JG-06, to 35-feet below the ground surface (bgs) using a sonic drill rig operated by Cascade Drilling of West Jordan, Utah. Sonic drilling utilizes high frequency vibrations to advance a core barrel or casing into the subsurface soils while collecting one continuous disturbed sample. At predetermined intervals, standard penetration tests (SPT) were performed to generate blow count values and collect additional disturbed samples.

Hollow Stem Auger Boreholes

Three additional boreholes, JG-07, JG-08 and JG-09, were completed each to approximately 20-feet bgs on October 24, 2023 using a hollow stem auger (HSA) drilling technique with a Diedrich D120 drill rig operated by SK Geotechnical of Billing, Montana. The HSA drilling technique utilized a 4.25-inch inside diameter hollow auger with a solid stem rod in the center that is removed to perform standard penetration tests every 2.5-feet.

Open Test Pits

On October 31, 2023, JG directed and oversaw the excavation of three open test pits, TP-01, TP-07, and TP-08. The test pits were excavated using a Hitachi Zaxis 160 steel tracked excavator operated by FCExcvation and ranged in depth from 16 to 17.5-feet bgs. Disturbed bulk samples were collected from pertinent soil layers.

Borehole and Test Pit Logs

Field data were collected in the field digitally using the application pLog on a tablet for both Boreholes and Test Pits. Draft logs were reviewed in the office, and final versions are presented below. Blow counts for SPT (field N-values) were adjusted to a standard hammer efficiency of 60% and overburden pressure of one atmosphere as suggested by Youd and Idriss (1997) and Fang (1991), to obtain the adjusted (N1)60 values in blows per foot. Soil type, thickness, consistency, and relative moisture content were observed and documented by Jorgensen

Geotechnical staff. The final logs represent JG's interpretation of the subsurface soil conditions. Site soil conditions may differ from those presented in the boreholes.

In addition to borehole and test pit logs produced by Jorgensen Geotechnical, borehole logs presented in a report produced by Nelson Engineering dated July 28, 2021 were also reviewed to aid in determining subsurface soil conditions and are presented below. Approximate borehole locations performed by Nelson Engineering are presented in Figure 2. Test pit logs presented in a report prepared by Womack and Associated dated June 4, 2012 for the water tank due south of the proposed project site were also reviewed, but are not shown in Figure 2 due to their distance from the project site.

Geophysical Exploration

Jorgensen Geotechnical contracted with Atlas Technical Consultants LLC of Salt Lake City to perform a geophysical evaluation at the project site. The primary purpose of the geophysical study was to develop subsurface shear-wave velocity profiles using Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Waves (MASW). The geophysical exploration was performed on October 23 and 24th 2024. One ReMi line (RL-1) and one MASW line (ML-1) were performed at the specific project site (Lot 57), while the other ReMi and MASW lines were performed to the east of the project site on Lots 53 and 58.

The ReMi study extended to a maximum depth of 100-ft below the ground surface, allowing us to select a Site Class based on the results. Shear wave velocity for the ReMi line RL-1 performed at Lot 57 produced a shear wave velocity of 1,320 ft/s, classifying the site as a Site Class C per ASCE 7-16.

The MASW line ML-1 performed at the project site indicates the upper approximately 25-feet are softer (i.e., slower shear wave velocity), and the soils become denser at approximately 30 to 40-feet below the ground surface. Though the soils appear to become denser at 30-feet, the soils at the site appear to chaotic and have portions that are dense, and portions that are soft, consistent with the observations made in the boreholes and test pits.

The full draft version of the Geophysical Evaluation Report – Snow King – Jackson, Wyoming dated January 2, 2024 from Atlas is attached.



Photo 1: Typical Hollow Stem Auger drilling setup/JG--07



Photo 2: Typical sonic drilling bulk sample/Landslide Debris (GC/CL)



Photo 3: Typical SPT sample/JG-05 D4



Photo 4: Typical test pit excavation setup/TP-07



Photo 5: Landslide Debris (GC)/TP-01



Photo 6: Loess (CL/ML)/TP-02

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-05

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472132 **Longitude:** -110.754770 **Elevation:** 6375.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1			D1				LEAN CLAY, LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, 0-5% gravel, 10-15% sand, 80-90% fines [LOESS]					
2												
3			D2									
4												
5			D3									
6												
7			D4	73	8-9-15 22							
8												
9			D5									
10			D6					14		39	14	25
11			D7				SILTY CLAYEY GRAVEL, SILTY CLAYEY GRAVEL with Sand (GC-GM): slightly moist, brownish tan, medium dense to very dense, approximately 25% angular cobbles by volume, matrix supported, 40-65% angular gravel, 10-35% sand, 20-25% fines [LANDSLIDE DEBRIS]					
12												
13												
14			D8									
15												
16			D9									
17												
18			D10 a									
19			D10 b									

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-05

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472132 **Longitude:** -110.754770 **Elevation:** 6375.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	SPT N1(60) / MC (%) / PL & LL (%) / Fines Content (%)
21			D11				SILTY CLAYEY GRAVEL, SILTY CLAYEY GRAVEL with Sand (GC-GM): slightly moist, brownish tan, medium dense to very dense, approximately 25% angular cobbles by volume, matrix supported, 40-65% angular gravel, 10-35% sand, 20-25% fines [LANDSLIDE DEBRIS]						
22													
23			D12					6		26	15	11	● ⊢
24													
25			D13										
26													
27			D15	87	13-40-50								
28			~~D14~~		76								
29			D16										
30													
31			D17										
32													
33			D18										
34													
35			D19	67	28-25-12			2					● ▲
36					19								
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-06

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471972 **Longitude:** -110.754598 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
1			D1				LEAN CLAY, LEAN CLAY with Sand, SANDY LEAN CLAY with Gravel (CL): slightly moist, brown, medium stiff to stiff, 0-25% angular gravel, 5-25% sand, 50-95% fines [LOESS]						
2													
3													
4			D2					27		38	19	19	● ⊢
5													
6			D3	87	10-10-25 31								▲
7			D4										
8													
9			D5										
10													
11			D6	60	6-6-9 12								▲
12													
13			D8					10		32	13	19	● ⊢
14			D9										
15													
16			D10	20	10-15-15 26								▲
17													
18			D11				CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 45-50% angular gravel, 25-30% sand, 20-25% fines [LANDSLIDE DEBRIS]						
19													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-06

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 02 2023 **Completed:** Oct 02 2023
Drilling Contractor: Cascade Drilling
Drilling Method: Sonic
Equipment: Sonic Drill Rig
Hammer Type: Automatic

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 36.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471972 **Longitude:** -110.754598 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21			D12	100	8-12-17 26		CLAYEY GRAVEL with Sand (GC): slightly moist, brownish tan, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 45-50% angular gravel, 25-30% sand, 20-25% fines [LANDSLIDE DEBRIS]	5		18	14	4
22			D13									
23			D14									
24												
25			D15	87	20-28-50 66							
26			D16									
27												
28			D17									
29												
30			D18	73	12-30-34 54							
31												
32			D19				LEAN CLAY with Sand (CL): slightly moist, brownish tan, medium stiff, 10% angular gravel, 15-20% sand, 70-75% fines [LANDSLIDE DEBRIS]					
33			D20					15		28	15	13
34												
35			D21	100	12-10-12 18							
36												
37												
38												
39												

Atterberg Limits

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-07

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472169 **Longitude:** -110.754649 **Elevation:** 6374.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
1–4			D-1	20	4-3-1 2		CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-rounded gravel, 25% sand, 20% fines [FILL]					
4–6			U-1 D-2	73	3-2-4 5		LEAN CLAY, Sandy LEAN CLAY (CL): tan, very soft to stiff, 0-10% angular gravel, 10-30% sand, 60-90% fines, medium plasticity, [LOESS]	14		31	20	11
7–9			D-3	73	2-2-2 3							
9–11			U-2 D-4	80	4-16-25 32	2.25		23		33	18	15
12–14			D-5	80	18-23-21 36							
15–16			D-6	87	14-13-14 23							
17–19			D-7	113	50/5" 82		CLAYEY GRAVEL with Sand (GC): dry, whitish tan, dense, approximately 25% angular cobbles by volume, matrix supported, 65% angular gravel, 15% sand, 20% fines [LANDSLIDE DEBRIS]	13		29	15	14

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-07

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472169 **Longitude:** -110.754649 **Elevation:** 6374.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21			D-8	60	10-7-28 31		CLAYEY GRAVEL with Sand (GC): dry, whitish tan, dense, approximately 25% angular cobbles by volume, matrix supported, 65% angular gravel, 15% sand, 20% fines [LANDSLIDE DEBRIS]						▲
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-08

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 20.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472019 **Longitude:** -110.754636 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-1 installed to Total depth of 20ft bgs.

Depth	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0					CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-angular gravel, 25% sand, 20% fines [FILL]					
3		D-1	67	4-7-10 15	GRAVELLY LEAN CLAY with Sand (CL): slightly moist, tan, medium stiff, 15% angular gravel, 15% sand, 70% fines [LOESS]					
5		D-2	67	8-13-17 25	Poorly Graded GRAVEL with silt and Sand, SILTY CLAYEY GRAVEL with Sand (GP-GM, GC): dry, whitish brown, medium dense to dense, approximately 25% angular cobbles by volume, matrix supported, 65-75% angular gravel, 15-20% sand, 10-20% fines, [LANDSLIDE DEBRIS]					
8		D-3	87	6-13-15 23						
10		D-4	80	13-24-20 31		2				
13		D-5	50	8-9-16 21	Gravelly LEAN CLAY with Sand (CL): dry, reddish tan, medium stiff to very stiff, 20-25% sub-angular to angular gravel, 10-15% sand, 60-65% fines, medium plasticity [LANDSLIDE DEBRIS]	10		32	15	17
15		D-6	60	12-29-14 23						
18		D-7	100	46-14-15 23						
19		D-8	0	50/3" 79						

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-08

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 20.5 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.472019 **Longitude:** -110.754636 **Elevation:** 6377.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings. MW-1 installed to Total depth of 20ft bgs.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
21							Gravelly LEAN CLAY with Sand (CL): dry, reddish tan, medium stiff to very stiff, 20-25% sub-angular to angular gravel, 10-15% sand, 60-65% fines, high plasticity, [LANDSLIDE DEBRIS]					
22												
23												
24												
25												
26												
27												
28												
29												
30												
31												
32												
33												
34												
35												
36												
37												
38												
39												

▲ SPT N1(60) 8 16 24 32
● MC (%)
⊢ PL & LL (%) 20 40 60 80
☐ Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-09

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471879 **Longitude:** -110.754577 **Elevation:** 6382.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index
0							CLAYEY GRAVEL with Sand (GC): slightly moist, reddish brown, very loose, 55% sub-rounded to rounded gravel, 25% sand, 20% fines [FILL]					
3			D-1	50	3-5-6 9		SILTY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, approximately 25% angular cobbles by volume, matrix supported, 30-45% angular gravel, 20-30% sand, 30-40% silty fines, [LANDSLIDE DEBRIS]					
5			D-2	83	9-11-15 21							
8			D-3	100	8-15-15 24			7		17	16	1
10			D-4	100	12-19-18 28							
13			D-5	100	8-18-19 31							
15			D-6	87	9-18-24 34			6				
18			D-7	111	5-13-50/4" 50							
19			D-8	0	50/2" 78							

SPT N1(60) 8 16 24 32
MC (%)
PL & LL (%) 20 40 60 80
Fines Content (%) 20 40 60 80

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Borehole ID: JG-09

Client: Bear Development, LLC
Project Number: 23072
Date Started: Oct 24 2023 **Completed:** Oct 24 2023
Drilling Contractor: SK Geotechnical
Drilling Method: 4-1/4" Hollow stem auger
Equipment: Diedrich D120
Hammer Type: Automatic hammer

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Total Depth: 21.0 ft
Logged By: Bruce Jackson **Checked By:** HC
Latitude: 43.471879 **Longitude:** -110.754577 **Elevation:** 6382.00
Notes: No groundwater encountered. Stopped at target depth. Backfilled with cuttings.

Depth	Graphic	Sampler Type	Number	Recovery % RQD	SPT Blow Count (N1)60	Pocket Pen. (tsf)	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	▲ SPT N1(60) 8 16 24 32 / ● MC (%) / ⊢ PL & LL (%) 20 40 60 80 / □ Fines Content (%) 20 40 60 80
21							SILTY GRAVEL with Sand (GC): dry to slightly moist, brown, loose to very dense, homogeneous, approximately 25% angular cobbles by volume, matrix supported, 30-45% angular gravel, 20-30% sand, 30-40% silty fines, [LANDSLIDE DEBRIS]						
22													
23													
24													
25													
26													
27													
28													
29													
30													
31													
32													
33													
34													
35													
36													
37													
38													
39													

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-01

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471994
Longitude: -110.754725
Elevation: 6379.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
1						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, dense, homogeneous, 15% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass [FILL]						
2												
3						LEAN CLAY with Sand (CL): slightly moist, light tan, pinholed, 5% gravel, 15% sand, 80% fines, medium plasticity, Some gravels present [LOESS]						
4												
5						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 15-25% angular cobbles and boulders by volume, 55% angular gravel, 20% sand, 25% fines, [LANDSLIDE DEBRIS]						
6												
7												
8												
9												
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-02

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.472045
Longitude: -110.754516
Elevation: 6379.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped at target depth and limits of excavator. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						(GM): dry to slightly moist, brown, homogeneous, 10% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass, [FILL]						
1						SILT (ML): slightly moist, light tan, pinholed, 6.5% sand, 93.5% fines, Some sand present [LOESS]						
2												
3												
4												
5												
6			U-1				18					
7												
8												
9						SILTY GRAVEL with Sand (GM): dry to slightly moist, brown, clast supported, 25% angular cobbles by volume, remaining 55% angular gravel, 20% sand, 25% fines by mass, More cobbles than TP-1 [LANDSLIDE DEBRIS]						
10												
11												
12												
13												
14												
15												
16												
17												
18												
19												

JORGENSEN GEOTECHNICAL, LLC
1315 HWY 89 S., Suite 201 - Jackson, WY 83002
Telephone: 307.733.5150

Test Pit ID: TP-07

Project Name: Bear Development - Snow King Loop Lot 57
Project Location: Jackson, WY
Client: Bear Development, LLC
Logged By: Bruce Jackson
Checked By: HC
Project Number: 23072
Latitude: 43.471846
Longitude: -110.754370
Elevation: 6384.00
Date Started: Oct 31 2023
Completed: Oct 31 2023
Contractor: FCE
Equipment: Hitachi Zaxis 160

Notes:
No groundwater encountered. Stopped due to large boulder. Pit walls remained vertical. Backfilled with spoils.

Depth	Graphic	Sampler Type	Number	Pocket Pen (tsf)	Classification	Material Description	Moisture Content (%)	Dry Unit Wt. (pcf)	Atterberg Limits: Liquid Limit	Atterberg Limits: Plastic Limit	Atterberg Limits: Plasticity Index	Well
0						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, homogeneous, 15% cobbles by volume, remaining 45% gravel, 30% sand, 25% fines by mass, Frozen [FILL]						
2						LEAN CLAY with Sand (CL): slightly moist, light tan, pinholed, 5% gravel, 15% sand, 80% fines, medium plasticity, Some gravels present [LOESS]						
3						CLAYEY GRAVEL with Sand (GC): dry to slightly moist, brown, clast supported, 25% cobbles by volume, remaining 55% gravel, 20% sand, 25% fines by mass, Increased amount of cobbles with depth. Encountered large Boulder at total depth [LANDSLIDE DEBRIS]						

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-4**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **10/22/05 10/23/05**	DRILLER: **PIEDMONT**	
LOGGED BY: **GYR**	DRILL TYPE: **TRACK MOUNT B-50**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6487.8**	HOLE DIAMETER: **4"**	
	HAMMER TYPE: **140#**	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
	ABUNDANT GRAVEL TO COBBLE AND BOULDER SIZE CLASTS THROUGHOUT	1						*BORING LOCATED ON UNDISTURBED GROUND. SOILS EXPOSED 50' HIGH CUT SLOPE DOWNSLOPE TO THE NORTH ARE GENERALLY STIFF TO HARD/DENSE SILT/FINE SAND/SILTY CLAY, CLAY MIXTURES WITH FREQUENT LIMESTONE CLASTS FROM COBBLE TO BOULDER SIZE (6' M.D.) SEEPS ARE EVIDENT IN AREA OF CUT FACE DOWNSLOPE OF BORING.*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-6' ARE ROCK CHIPS AND MOIST SILTY CLAYEY SAND*						
		4												*CUTTINGS MOISTURE % INCREASING FROM 6' FEWER ROCKS AND FREQ. BIT PLUGGING.*
		5												
		6												
		7												
		8												
		9	X			BH4-1 2.5" SS	79	*MOIST LT TAN GREEN SILTY SAND, TRACE CLAY, TRACE COAL, HARD.*			35			
		10	X											
		11												
		12												
		13												
		14	X			BH4-2 2" SS	50	*MOIST TO WET RED SILTY CLAYEY GRAVEL W/SAND, MED. PLASTICITY, STIFF TO V. STIFF. MOIST. CHAOTIC, NOT STRATIFIED*			17			*DRILLING WITH 3.75" ø TRICONE AND WATER FROM 15'*
		15	X											
		16												
		17												
		18												
		19												
		20												*DR ROCK 19.5-20.2'*
		21												

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S:\PROJECTS\06-07\TRANSFER STATION GEOTECH\TRANSFER MAIN BUILDING BORING LOGS.DWG GINT-D MAR 14 2005 01:31:31 PM PLOTTED BY:

PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *2 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*DR SOFT 20.5–22 DR 50% ROCK WITH 4"–8" INTERVALS OF SOFTER MATERIAL BETWEEN 22–29'*
		23												
		24												
		25												
		26												
		27												
		28												
		29												
▼		30												*WATER LEVEL 11/3/05*
		31												
		32												
		33												
		34						*AT 34' ATTEMPTED SPLIT SPOON, BORING CAVED TO 29' DRILLING WITH CASED 3.75" TRICONE FROM 34' DR SMOOTHER DRILLING AT 35'*						
		35												
		36												
		37												
		38												
		39				BH4-3 2" SS	92	*MOIST TO WET SILT, ML, TAN, MED PLASTICITY. SEAMS .5–1" THICK MAY BE SATURATED. STIFF.*			8			
		40												
		41												*DR COBBLES FROM 39.5 LOSING WATER FROM 40.5*
		42												
		43												
		44												

S:\STANDARD\BORERS\NE_BOREHOLE.DWG (BOREHOLE PLT) JUN 20 2002 09:35:53 AM PLOTTED BY: GREEN

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-4* PAGE: *3 OF 3*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR LIMETONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		45												
		46												
		47												
		48												
		49												
		50												
		51												
		52												
		53						*DR CONT FRACTURED ROCKY DRILLING FROM 39' CUTTINGS ARE ANGULAR BLUE BLACK LIMESTONE/SANDSTONE GRAVEL SIZE FRAGMENTS*						
		54						*MAJORITY OF WATER LOST, 39'–BOH*						
		55						*BOH =55.75*						
		56						*SET PIEZO (¾"PVC) BOTTOM AT 36.1' SLOTTED BOTTOM 6' BENTONITE IN HOLE TO 36.1, SAND TO 20' FILLED ANNULUS WITH SAND TO 38'*						
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												

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S:\PROJ\2002\130-12 GRAND VIEW GEOTECH\BH\BORINGLOGS.DWG (BH-4 (3)) FEB 13 2006 11:07:07 AM PLOTTED BY: GVR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**		**DRILL HOLE No.** BH-5	PAGE: 1 OF 4
DATE STARTED / FINISHED: 10/24/05 10/25/05		DRILLER: PIEDMONT	
LOGGED BY: GYR/ROLFE		DRILL TYPE: TRACK MOUNT B-50	
BOREHOLE LOCATION/ELEVATION: SEE LOCATION MAP/6409.9		HOLE DIAMETER: 4"	
		HAMMER TYPE: 140#	

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1						*BORING LOCATED AT BASE OF 60' PLUS CUT SLOPE*						*DRILLING W/DOWNHOLE PNEUMATIC HAMMER*
		2												
		3						*CUTTINGS 0-10' ARE MOIST TO WET LT BROWN CLAY, SILTY CLAY WITH SOME GRAVEL FRAGMENTS.*						
		4						*DRILLING INDICATES OCCASIONAL COBBLES*						
		5						*MOIST TO WET PLASTIC SOIL CAUSING FREQ. PLUGGING FROM 4'*						
		6												
		7												
		8												
		9												
		10						*DR ROCK 9.5-11'*						
		11						*WET FROM 11' FREQ. HAMMER PLUGGING*						
		12												
		13												*NO WATER IN HOLE @13' AFTER 28 HOURS*
		14												
		15						*NQ CORING FROM 15' RETURN LOGGED AS IN"/IN"*						
		16					10/36	*MOIST LT BROWN CLAYEY SAND W. GRAVEL, COBBLE FRAG. IN SHOE. V. STIFF TO HARD PP> 3.0 TSF*						
		17												
		18												*18-23 LITTLE WATER LOSS SMOOTH DRILLING W/OCCASIONAL COBBLES*
		19					10/60	*AS ABOVE*						
		20												
		21												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *2 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												*MINIMAL WATER LOSS 23–28'*
		23												
		24												
		25					19/60	*COBBLE IN BIT. MOIST BROWN CLAYEY SAND, SC, SANDS FINE, CLAY FRACTION MED. TO HIGH PLASTICITY, TRACE GRAVELS, HARD*	29	4				
		26												*SOME WATER LOSS @29' REGAINED BY 30'*
		27												
		28												
		29												*DRILLING IND. SAT. SOFT/LOOSE ZONE 30'±1 28–33 SMOOTH DRILLING W/SOME COBBLES LOWER PORTION*
		30					51/60	*AS ABOVE W/COBBLES TO 6", MOIST TAN BROWN SILTY CLAY W/GRAVELS*						
▼		31						*DRILLER REPORTS SAND LENSE "PUSHING IN ON HOLE" AT 30' HOLE CASED TO 33'*						
		32												
		33												
		34												
		35					18/36	*ALL GRAVEL AND COBBLE FRAGMENTS, LITTLE FINE GRAINED MATERIAL*						*MIN. WATER LOSS 33–40'*
		36						*36–38' MOIST TAN BROWN CLAYEY SAND, SC, TRACE GRAVEL, MED. PLASTIC*						
		37					13/24	*ABUNDANT GRAVEL MOIST TAN TO GREY CLAYEY SAND W/GRAVEL, SC, MED. PLASTICITY*						*DRILLING IND. HIGHER GRAVEL FRACTION THAN IN RETURN FROM 33'*
		38												
		39					15/17	*MOIST BROWN CLAYEY SAND, SC, SANDS FINE, FINES MED. PLASTIC, V.STIFF TO HARD, TRACE GRAVEL*	28	12				
		40												
		41					9/43	*MOIST GREY CLAYEY SAND, W/ GRAVEL AND COBBLES, SC, V. STIFF TO HARD*						
		42												
		43												
		44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *3 OF 4*

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		44												
		45					21/60	*MOIST TAN SILTY TO SANDY CLAY W/GRAVEL, CL, MED. PLASTICITY, V. STIFF TO HARD*						*TAN BROWN RETURN*
		46												
		47												
		48												
		49					13/24	*AS ABOVE*						
		50												*GOOD RETURN*
		51												
		52					15/36	*MOIST TAN BROWN SILTY CLAYEY SAND W/GRAVEL, SC-SM COAL IN SHOE @53' V/ STIFF TO HARD*						
		53												
		54					30/30	*MOIST TAN BROWN SILTY CLAY W/GRAVEL, INTERBEDDED COAL STRATA, V. STIFF, SOME MOTTLEING*						
		55												
		56												
		57					27/30	*AS ABOVE*						
		58												
		59												
		60					14/60	*MOIST BROWN SANDY SILTY CLAY W/GRAVEL, CL-ML, VERY STIFF*						
		61												
		62												
		63												
		64						*63-68 SOME KNOCKING, SOME FAST DRILLING*						
		65						*ORGANICS AT 65'*						
		66												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-5* PAGE: *4 OF 4*

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		67					34/60	*AS ABOVE TO 65' <u>FIBROUS ORGANIC MATERIAL @65±</u> BELOW ORGANICS IS MOIST BLUE GREY SANDY CLAY/CLAYEY SAND, STIFF TO VERY STIFF, WITH GRAVEL. BOTTOM 1' IS MOIST SILTY SAND/SANDY SILT/HARD/V. DENSE*						
		68												
		69												
		70					37/60	*SILTY SAND AS ABOVE SMOOTH DRILLING OCCASION KNOCKING, MOD FAST DRILLING*						
		71												
		72												*GOOD RETURN BLUE/GREY TO WHITE GREY*
		73												
		74						*<u>ORGANIC DEBRIS</u> MOIST BLUE GREY CLAYEY SAND W/ GRAVEL AND OCCASIONAL LARGE FRAGS OF WHITE LIMESTONE, STIFF TO VERY STIFF, CHARCOAL AND ORGANIC DEBRIS*						
		75					44/48							
		76												
		77												
		78					9/12	*MOIST BLUE GREY SANDY SILT, ML, TRACE GRAVEL LOW PLASTICITY STIFF TO VERY STIFF, CHARCOAL*						
		79												
		80					24/33	*AS ABOVE CHARCOAL IN SHOE*						
		81						*BOH AT 80.75 3/4" PIEZO INSTALLED PULLED CASING, CAVED TO 50' WATER IN BORING ABOVE 50' AS SEEN ON CLOTH TAPE. BENTONITE TO 45.5' BOTTOM OF PIEZO AT 45.5' SLOTTED TO 35.5 SAND TO 35.0' CAVED ABOVE*						
		82												
		83												
		84												
		85												
		86												
		87												
		88					18/30							
		89												

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S:\PROJECTS\2005\05-12 GRAND VIEW LODGES\ENGINEERING\DRAWINGS\BORINGLOGS\BH-5(4).DWG FEB 13 2006 10:07:36 AM PLOTTED BY: CYR

PROJECT NAME: **LOT 58 GRAND VIEW LODGES**	**DRILL HOLE No. BH-6**	PAGE: **1 OF 3**
DATE STARTED / FINISHED: **6/24/2021 6/25/2021**	DRILLER: **IME**	
LOGGED BY: **PRUETT**	DRILL TYPE: **TRUCK-MOUNTED CME85**	
BOREHOLE LOCATION/ELEVATION: **SEE LOCATION MAP/6466.0'**	HOLE DIAMETER: **8" OD HOLLOW STEM AUGER (HSA)**	
	HAMMER TYPE: **140# AUTO**	

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
1						*BORING LOCATED ON CENTERLINE OF MOUNTAIN ACCESS ROAD W/GRAVEL SURFACE. UPHILL ROAD CUTS EST. 3-7' HEIGHT. STEEP GRASSY SLOPES UPHILL AND DOWNHILL. SURFICIAL SOILS ON CUT SLOPES DRY SILTY/CLAYEY GRAVEL/GRAVELLY SILT/CLAY WITH COBBLES AND BOULDERS.*						*EASY DRILLING WITH INTERMITTENT BIT GRINDING FROM 1'-10'*
2												*2 MINUTES TO DRILL 0'-5'*
3												
4												
5	5			BH6-1 2" SS	83	*5.0'-6.5' MOIST, BROWN/LT BROWN GRAVELLY SILT/SILTY GRAVEL, HARD, ANGULAR LIMESTONE AND SANDSTONE GRAVELS, FILGC*			34			
6	7											*3 MINUTES TO DRILL 5'-10'*
7	11											*HARD DRILLING IN GRAVELS FROM 7'-8'*
8												
9												
10	6			BH6-2 2" SS	61	*10.0'-11.5' MOIST, LT BROWN/GRAY SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE GRAVEL FRAGMENTS, FILGC*			34			*MODERATE DRILLING WITH CONSTANT BIT GRINDING ON GRAVELS AND COBBLES FROM 10'-21'*
11	10											*4 MINUTES TO DRILL 10'-15'*
12	12											
13												
14												
15	12			BH6-3 2" SS	67	*15.0'-16.5' SAME AS ABOVE, TRACE SAND, LIMESTONE GRAVEL LODGED IN TIP OF SS*			47			
16	17											*5 MINUTES TO DRILL 15'-20'*
17	17											
18												
19												
20	17			BH6-4 2" SS	78	*20.0'-21.5' 0"-12" SAME AS ABOVE, DENSE, ANGULAR GRAY LIMESTONE AND MINOR YELLOW SANDSTONE GRAVELS, MEDIUM PLASTICITY SILT*			32			
21	15					*12"-14" MOIST, OLIVE GREEN SILTY CLAYEY GRAVEL WITH MINOR SAND*						
	11											

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22	11											
	6			BH6-4B 3" DM	83	22.0'–23.0' MOIST, OLIVE GREEN LEAN CLAY CHAOTICALLY MIXED WITH MINOR GRAY SILTY CLAY, STIFF TO VERY STIFF, MINOR COAL FRAGMENTS, PP>4.0 TSF, ORANGE OXIDATION STAINING IN TIP OF SS	33	15	15	108	18	MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 21'–25'
23	13	X										
24												4 MINUTES TO DRILL 20'–25'
25	3											
	5			BH6-5 2" SS	83	25.0'–26.5' MOIST, GRAY GRAVELLY SILTY CLAY WITH SAND, STIFF, MEDIUM PLASTICITY SILTY CLAY, PP=1–2 TSF, ANGULAR LIMESTONE AND SANDSTONE CLASTS, SANDSTONE CLAST WITH SHELL FOSSIL, ABUNDANT ORANGE OXIDATION STAINING THROUGHOUT			13			SMOOTH EASY DRILLING FROM 25'–30'
26	6											
27												2 MINUTES TO DRILL 25'–30'
28												BIT GRINDING FROM 28'–29'
29	7			BH6-5B 3" DM	83	28.5'–29.5' MOIST, BROWN SILTY CLAYEY/CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC			16			
	14											
30	14			BH6-6 2" SS	67	30.0'–31.5' MOIST, BROWN SILTY GRAVEL WITH SAND, VERY DENSE, FINE SAND, ANGULAR LIMESTONE FRAGMENTS, FILGC, FROM 4"–8" GRAVEL WITH SILT AND SAND LENS, GRAVEL LODGED IN TIP OF SS			51			MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 30'–35'
31	23											5 MINUTES TO DRILL 30'–35'
	24											
32												
33	7											INCREASED BIT GRINDING FROM 33'–35'
	20	X		BH6-6B 3" DM	100	33.0'–34.0' MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND, MEDIUM DENSE, ANGULAR LIMESTONE, DOLOMITE, AND SANDSTONE GRAVELS			19			
34												
35	11											HARD DRILLING WITH CONSTANT BIT GRINDING 35'–45'
	18			BH6-7 2" SS	83	35.0'–36.5' TOP HALF–MOIST, OLIVE GREEN CLAYEY GRAVEL WITH SAND BOTTOM HALF–MOIST BROWN SILTY GRAVEL WITH SAND, DENSE, ANGULAR LIMESTONE FRAGMENTS, FILGC			34			
36	16											GRINDING ON COBBLE/BOULDER FROM 39'–39.5' FOR 15 MIN W/ NO PROGRESS. MOVED BH 6' EAST (BH–6B) DRILLED TO 40.4 WHERE GRINDING ON BOULDER FOR 30 MINS W/ MINOR PROGRESS. MOVED BH 7' WEST (BH–6C/ MW) OF ORIGINAL BH
37												
38						MONITORING WELL DRY ON 6/28/2021						
39												
40	23											
	50			BH6-8C 3" DM	67	39.5'–40.5' 0"–3" PULVERIZED LIMESTONE GRAVEL/COBBLE 3"–8" MOIST, SILTY CLAYEY GRAVEL WITH COBBLES, VERY DENSE, FRACTURED GRAY SANDSTONE GRAVEL AT BOS			>50			
41												
42												
43												HARD DRILLING WITH CONSTANT BIT GRINDING 40'–45'
44												

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PROJECT NAME: *LOT 58 GRAND VIEW LODGES* **DRILL HOLE No.** *BH-6* PAGE: *3 OF 3*

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		44												
		45	11			BH6-9 2" SS	117	*45.0'–46.5' 0"–4" MOIST, OLIVE GREEN SANDY LEAN CLAY WITH MINOR GRAVEL, PP>4.0 TSF*			34			*EASY TO MODERATE DRILLING WITH OCCASIONAL BIT GRINDING FROM 45'–47.5'*
		46	20					*4"–21" MOIST, BROWN/GRAY/OLIVE GREEN CHAOTICALLY MIXED GRAVELLY LEAN CLAY/SILTY CLAY/SILT WITH SAND, HARD, PP>4.0 TSF, MINOR ORANGE OXIDATION STAINING, VERTICAL CONTACTS IN BOTTOM 6"*						
			17											
		47												*STIFF SMOOTH DRILLING FROM 47.5'–50'*
		48												
		49												*9 MINUTES TO DRILL 45'–50'*
		50	6					*50.0'–51.5' SAME AS ABOVE, TRACE GRAVELS, VERY STIFF, COAL*						
			12			BH6-10 2" SS	122	*FRAGMENTS IN BOTTOM 6"*			26			
		51	18											*EASY TO MODERATE DRILLING WITH INCREASING BIT GRINDING FROM 50'–55'*
		52												
			15					*52.0'–53.0' SAME AS ABOVE WITH GRAVELS, HARD, COAL FRAGMENTS*						
			50	X		BH6-11 3" DM	67	*THROUGHOUT, TOP PORTION OF SAMPLE IS SATURATED DUE TO SURFACE WATER INFILTRATION FOR THUNDERSTORM INTO DRILL STRING*	25	11	>50	121	15	
		53												
		54												
		55												
			9					*55.0'–56.3' SAME AS ABOVE WITH COAL FRAGMENTS*						
			16			BH6-12 2" SS	94				>50			
		56	50/4"											*MODERATE DRILLING WITH INTERMITTENT BIT GRINDING FROM 55'–60'*
		57												
		58												*6 MINUTES TO DRILL 55'–60'*
		59												
		60	10					*60.0'–61.5' MOIST, GRAY SILTY SAND, DENSE, FINE SAND, FINE GRAVEL*						*INITIAL BORING CAVED TO 22' AFTER HSA REMOVAL*
			18			BH6-13 2" SS	89	*INTERVALS, COAL FRAGMENTS THROUGHOUT*			43			
		61	36											
		62												
			21			BH6-14 3" DM	55	*62.0'–62.9' SAME AS ABOVE, VERY DENSE*			>50			
			50/5"											
		63						*BOH = 62.9'*						
								MONITORING WELL CONSTRUCTION						
		64						*PIPE*						
								37.9 FEET OF 2" DIAMETER SCHEDULE 40 PVC CASING FROM 0.3'–18.2', 20–SLOT SCREEN FROM 18.2'–38.2'						
		65						*BACKFILL*						
								BENTONITE– 0.5'–1.5', SPOILS– 1.5'–16.5', BENTONITE– 16.5'–17.5', SILICA SAND– 17.5'–40', BENTONITE– 40'–49', SPOILS– 49'–62.9'						
		66												

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

CLIENT: *SNOW KING MOUNTAIN RESORT*
JACKSON, WYOMING

PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: Southwest of center of tank

TEST PIT: TP- 1

Approximate Pit Dimensions (feet): Length: 40 Width: 15 Depth: 31.5

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6740' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① Clayey GRAVEL and COBBLE: Slightly moist to moist, dark brown, loose to medium dense, ~40% sandy clay is moderately plastic, ~60% angular gravel and cobbles up to 6" diameter, some silt, grades into below over 10" [COLLUVIUM]

② Silty sandy GRAVEL with clay and cobbles: Slightly moist, yellow tan, very slightly plastic, medium dense, few clasts up to 12" diameter, limestone clasts angular to subangular, grades into below [COLLUVIUM]

③ GRAVEL and COBBLE: Dry to slightly moist, reddish gray, fractures/voids lined with calcium carbonate, abundant voids, very loose, limestone, follows topography, consistently overlies olive sandy layer below, calcium carbonate mineralization on clasts, abundant raveling, bottom contact ~35-45 degrees [TALUS]

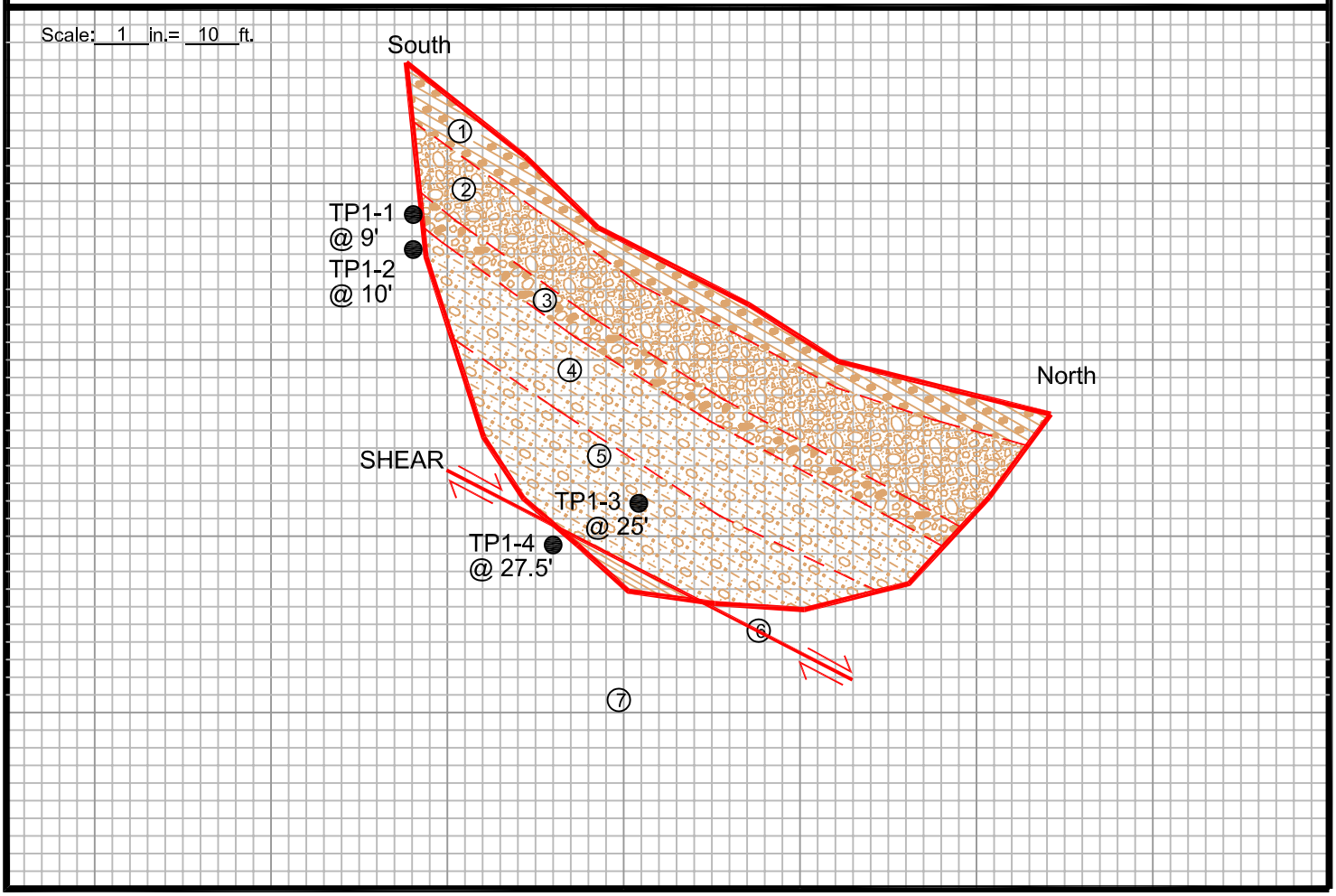
④ Sandy CLAY with gravel and cobble: Slightly moist, olive green, stiff to very stiff, moderately to highly plastic, abundant polished surfaces, irregularly follows silty sandy gravel, cobbles and boulders below contact with material below, varies, ~20% sand, ~15% gravel, ~15% cobble, ~50% sand [LANDSLIDE DEBRIS]

⑤ CLAY and sandy silty GRAVEL and COBBLE: Yellow tan to gray green, intervals of claye and sandy silty gravel and cobbles, few boulders, multiple irregular planar (~bedding) surfaces, angular to subangular boulders up to 2' diameter (mostly limestone), medium dense/very stiff, combination of the olive green sandy clay and the yellow tan silty sandy gravel with clay and cobbles, little consistency with shear orientations, abundant limestone fragments, very irregular contacts [LANDSLIDE DEBRIS]

⑥ CLAY: Pale blue gray, up to 1" thick, soft, moderately plastic, slickensided, dip 30° north [SHEAR ZONE]

⑦ CLAY with sand: Moist, gray, massive, heavily sheared, abundant polished surfaces, highly plastic, darker irregular beds throughout, wavy sheared zone, lots of slickensided surfaces, few coal beds, stiff [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled with spoils. Underlain by stony sandy clay.
Note: Soil Classifications (USCS) based on field descriptions



PROJECT: Town of Jackson, Snow King Water Tank

PIT LOCATION: ~20' northwest of northeast BH-3 (NE 2009)

TEST PIT: TP- 2

Approximate Pit Dimensions (feet): Length: 16 Width: 15 Depth: 12.6

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6711' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.6ft Clayey sandy GRAVEL and COBBLES: Moist to very moist, medium to dark brown, abundant organics, moderately plastic, angular clasts up to 6" diameter, massive, medium dense [FILL]

② 1.6-2.6ft Sandy CLAY with gravel and cobble: Very moist, dark gray, medium stiff, massive, ~60% clay, ~40% gravel and cobbles up to 6" diameter [TOPSOIL]

③ 2.6-4.8ft Clayey sandy GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

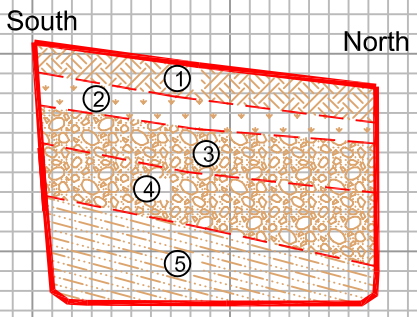
④ 4.8-7.0ft Clayey SAND and GRAVEL: Very moist, pale brown, medium dense, ~50% fine gravel [COLLUVIUM]

⑤ 7.0-12.6ft Sandy CLAY: Moist, green, slightly mottled yellow brown, very stiff, massive, abundant angular to subangular limestone clasts to 1' diameter (most up to 2" diameter) [LANDSLIDE DEBRIS]

Note: No groundwater observed. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.



PROJECT: Town of Jackson, Snow King Water Tank

TEST PIT: TP- 3

PIT LOCATION: ~25' east of northeast BH-1 (NE 2009)

Approximate Pit Dimensions (feet): Length: 15 Width: 15 Depth: 11.0

Date: 05-10-10 Logged By: wrw/jr

Approximate Surface Elevation: 6762' Log View Direction: South to North

Excavation Contractor: Schupman Excavation Equipment: JD 240D LC

WOMACK AND ASSOCIATES, INC.
• Geotechnical Engineering • Geology
P.O. Box 12650, Jackson, Wyoming 83002
(307) 733-7209 (Fax) 733-8005

MATERIAL DESCRIPTIONS

① 0.0-1.2ft Silty CLAY with gravel: Moist to very moist, dark brown to blackish brown, abundant organics, highly plastic, soft [TOPSOIL]

② 1.2-3.5ft Gravelly silty CLAY: Buff yellow tan, stiff, ~25-35% gravel to 3" diameter [COLLUVIUM]

③ 3.5-5.0ft Silty CLAY: Moist, greenish brown with yellow mottling, very stiff [LANDSLIDE DEBRIS]

④ 5.0-6.0ft Gravelly silty CLAY: Moist, yellow tan (buff), stiff to very stiff [LANDSLIDE DEBRIS]

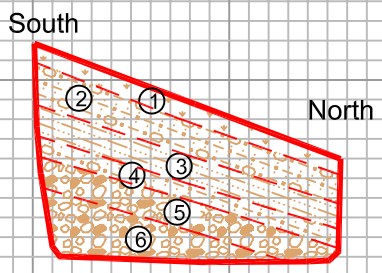
⑤ 6.0-7.5ft Rubble zone: Loose, white precipitates [TALUS]

⑥ 7.5-11.0ft Silty clayey GRAVEL and COBBLE: Yellow brown to red brown, dense, 50-60% clasts up to 8" diameter, oversize [TALUS]

Note: No groundwater observed. Hole standing OK. Backfilled hole with spoils.

Note: Soil Classifications (USCS) based on field descriptions

Scale: 1 in.= 10 ft.





GEOPHYSICAL EVALUATION

SNOW KING

Jackson, Wyoming

PREPARED FOR:

Colter Lane, P.E.
Jorgensen Geotechnical
1315 Highway 89 South, Suite 201
Jackson, Wyoming 83002

PREPARED BY:

Atlas Technical Consultants LLC
358 South 700 East, Suite B518
Salt Lake City, Utah 84102

January 2, 2024

358 South 700 East
Salt Lake City, UT 84102
(310) 951-1993 | OneAtlas.com

January 2, 2024

Atlas No. 11143

MR. COLTER LANE, P.E.
JORGENSEN GEOTECHNICAL
1315 HIGHWAY 89 SOUTH, SUITE 201
JACKSON, WYOMING 83002

Subject: Geophysical Evaluation
Snow King
Jackson, Wyoming

Dear Mr. Lane:

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming. The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

We appreciate the opportunity to be of service on this project. Should you have any questions, please contact the undersigned at (310) 951-1993.

Respectfully submitted,
Atlas Technical Consultants LLC

Stephan A. Callas
Project Geophysicist

Patrick F. Lehrmann, P.G., P.Gp.
Principal Geologist/Geophysicist

SAC:ERC:PFL:ds

Distribution: Mr. Colter Lane at CLane@JorgEng.com

CONTENTS

1. INTRODUCTION 1
2. SCOPE OF SERVICES 1
3. SITE AND PROJECT DESCRIPTION 1
4. STUDY METHODOLOGY 1
   - 4.1 ReMi 1
   - 4.2 MASW 2
5. RESULTS AND CONCLUSIONS 3
   - 5.1 ReMi 3
   - 5.2 MASW 4
6. LIMITATIONS 4
7. SELECTED REFERENCES 5

FIGURES

Figure 1 Site Location Map
Figure 2 Line Location Map
Figure 3 Site Photographs
Figure 4a ReMi Results (RL-1)
Figure 4b ReMi Results (RL-2)
Figure 5a MASW Profile (ML-1)
Figure 5b MASW Profile (ML-2)

1. INTRODUCTION

In accordance with your authorization, Atlas has performed a geophysical evaluation pertaining to a portion of the Snow King project located in Jackson, Wyoming (Figure 1). The primary purpose of our study was to develop subsurface shear-wave velocity profiles and characterize subsurface geologic conditions at select locations of the project site. This was accomplished through the collection of Refraction Microtremor (ReMi) and Multichannel Analysis of Surface Wave (MASW) data. Our services were conducted on October 23rd and 24th, 2023. This report presents our methodology, equipment used, analysis, and findings.

2. SCOPE OF SERVICES

Our scope of services included:

- Performance of two one-dimensional (1-D) ReMi profiles (RL-1 & RL-2).
- Performance of two 2-D MASW profiles (ML-1 & ML-2).
- Compilation and geophysical analysis of the collected data.
- Preparation of this illustrated report presenting our methodology and findings.

3. SITE AND PROJECT DESCRIPTION

The project site is generally located just southeast of the Snow King Mountain Resort in Jackson, Wyoming (Figure 1). Specifically, the study area is located on the south side of Snow King Loop Road. The locations of the seismic traverses were generally selected by a representative of your office and adjusted when necessary to account for surface conditions. The study area was composed of two graded lots with an access road separating the two lots. The seismic traverses were performed over relatively flat terrain on the east and west sides of the access road. The surface of the site was generally covered with soil, gravel and seasonal vegetation. Additionally, several surface obstructions including construction materials, a firewood pile, snow grooming equipment, vehicles, and temporary fencing were located within the study area boundaries. Figure 2 depicts the approximate locations of the seismic traverses while Figure 3 depicts the general site conditions.

4. STUDY METHODOLOGY

As previously indicated, our evaluation included the performance of two ReMi and two MASW transects. The following sections detail the methods and instrumentations used.

4.1 ReMi

The ReMi technique uses recorded surface waves (specifically Rayleigh waves) that are contained in background noise to develop a shear-wave velocity profile of the study area down to a depth, in this case, of approximately 100 feet. The depth of exploration is dependent on the length of the line and the frequency content of the background noise. The results of the ReMi

method are displayed as a one-dimensional profile which represents the average condition across the length of the line. The ReMi method does not require an increase of material velocity with depth; therefore, low velocity zones (velocity inversions) are detectable with ReMi.

Our ReMi evaluation included the use of a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. Geophones were spaced 10 feet apart for a total line length of 230 feet for each line. A total of 22 records, each 32 seconds in duration, were recorded at each location, while 10 records utilized passive data collection of ambient ground vibration noise and 12 utilized an active source. The active source data gathers included generating a seismic signal at both ends of the seismic spread, approximately 10 or 30 feet off the ends of the geophone array. Six active source files were collected at each end of the line. The recorded data was then downloaded to a field computer for post-processing. The data was later processed using Surface Plus 9.1 - Advanced Surface Wave Processing Software (Geogiga Technology Corp., 2020), which uses the refraction microtremor method (Louie, 2001), and other surface wave analysis methods. The program generates phase-velocity dispersion curves for each record and provides an interactive dispersion modeling tool to determine the best fitting model. The result is a one-dimensional shear-wave velocity model of the site with roughly 85 to 95 percent accuracy (Louie, 2001). For situations in which the shear wave velocity values are close to the limit between site class boundary values, Geotechnical consultants should consider the site's subsurface geologic stratigraphy and structure, soil mechanics, and ReMi evaluation results when assessing seismic site classification. Figures 2 and 3 depict the general site conditions in the study area.

4.2 MASW

Surface waves (specifically Rayleigh waves) were recorded along lines ML-1 and ML-2 in order to provide S-wave velocity information for portions of the site (Figure 2). The surface waves were generated by a hammer and plate (shot) and recorded using a 24-channel Geometrics Geode seismograph and 24, 4.5-Hz vertical component geophones. The geophones were coupled to the ground surface using a Geostuff Landstreamer with geophones stationed 4 feet apart and shots conducted off the end of the lines. Prior to the collection of surface wave data, near and far field effects were evaluated for several shot offset distances. The results indicated that an offset shot of 16 feet off the end of the line was optimal for our evaluation.

Three records, each one second long, were recorded at each shot location. After each shot location, the shot location and geophones were moved an integer multiple of the geophone spacing longitudinally along the profile direction and the line was reshot. The number of shots, spread length, and start and end stations are presented in Table 1.

Table 1: MASW Array Geometry

Line No.	No. of Shots	Total Spread Length (feet)	Profile Length/Start and End Stations (feet)
ML-1	21	252	160/(0-160)
ML-2	25	284	192/(0-192)

The recorded MASW data was processed using SurfSeis® (Kansas Geological Survey, 2019), a MASW software program. One dimensional (1-D) shear-wave (S-wave) velocity (Vs) profiles were generated for each shot location, which correspond to the middle of the geophone array. A two-dimensional color gradient model was then created from the 1-D models using the SurfSeis® interpolation scheme. It should be emphasized that the 2-D profile represents the area between the midpoint of the first shot location and the midpoint of the last shot location. The actual model section length and start and end stations for the sections are also listed in Table 1.

5. RESULTS AND CONCLUSIONS

As previously indicated, our evaluation consisted of performing two 1-D ReMi profiles (RL-1 & RL-2) and two 2-D MASW profiles (ML-1 & ML-2) at the project site. Figures 4a and 4b present the ReMi results for RL-1 and RL-2, respectively. Figures 5a and 5b present the MASW results for ML-1 and ML-2, respectively. The analysis of each is detailed below.

5.1 ReMi

The purpose of our ReMi evaluations were to develop shear-wave velocity profiles to be used for design and construction parameters at the project site. Table 2 and Figures 4a and 4b present the results from our ReMi evaluations. It should be noted that the ReMi results represent the average condition across the length of the line. When the 1-D ReMi surface wave velocity results (analogous to shear wave) show an IBC Vs100 velocity value that is close to the "border line" boundary between IBC Site Classes, the project geotechnical consultant of record should be consulted. The geotechnical consultant of record should also consider other existing available site information and whether obtaining additional new geotechnical evaluation data such as boreholes, surface to downhole seismic (ASTM D7400), crosshole seismic (ASTM D4428), and/or additional 1-D ReMi data collections would be needed concerning the site's subsurface geologic stratigraphy and structure, soil mechanics and soil modulus, along with the initial 1-D ReMi evaluation results when assessing the "borderline" IBC Vs100 Seismic Site Class.

Table 2: ReMi Results

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-1 (NW-SE)	0-6	618	Vs100' = 1,320 ft/s	C
	6-14	1170		
	14-25	1494		
	25-35	1435		
	35-69	1152		
	69-100	2010		

Line No.	Depth (feet)	Shear Wave Velocity (feet/second)	Average Shear Wave Velocity (Vs in feet/second)	Site Class (IBC, 2019)
RL-2 (W-E)	0-9	390	Vs100' = 1,201 ft/s	C
	9-14	799		
	14-25	1361		
	25-69	1446		
	69-100	2052		

5.2 MASW

Two MASW traverses were conducted as part of our study. Figures 5a and 5b present the S-wave velocity models generated from our analysis of lines ML-1 and ML-2, respectively. Based on the results, it appears that the project site is generally underlain by low-velocity materials in the near-surface and higher velocity materials at depth. Distinct vertical and lateral velocity variations are evident within the models. Specifically, ML-1 appears to contain pockets of low and high velocity materials in the near surface, possibly related to reported landslide deposits. At depth, ML-1 displays a high velocity contact that spans the length of the profile from northwest to southeast. This high velocity contact is generally contained towards the bottom of the profile; however, protrudes closer to the surface between 90 and 120 feet along the x-axis. This high velocity material may represent bedrock contacts. ML-2 displays slightly more homogenous material in the near surface compared to ML-1. At depth, ML-2 displays a moderately high velocity contact that spans the length of the profile from west to east. This moderately high velocity contact is generally contained within 20 and 50 feet below ground surface and may represent weathered bedrock contacts. It should be noted that there were several underground utilities present in the vicinity of ML-1, and possibly ML-2, which could be affecting the results from our evaluation. As a general rule of thumb, the S-wave velocity of a given material might be between approximately 0.4 to 0.6 of the P-wave velocity, depending on the soil/rock type and condition.

6. LIMITATIONS

The field evaluation and geophysical analyses presented in this report have been conducted in general accordance with current practice and the standard of care exercised by consultants performing similar tasks in the project area. No warranty, express or implied, is made regarding the conclusions and opinions presented in this report. There is no evaluation detailed enough to reveal every subsurface condition. Variations may exist and conditions not observed or described in this report may be present. Uncertainties relative to subsurface conditions can be reduced through additional subsurface exploration. Additional subsurface evaluation will be performed upon request.

This document is intended to be used only in its entirety. No portion of the document, by itself, is designed to completely represent any aspect of the project described herein. Atlas should be contacted if the reader requires additional information or has questions regarding the content, interpretations presented, or completeness of this document. This report is intended exclusively for use by the client. Any use or reuse of the findings, conclusions, and/or recommendations of this report by parties other than the client is undertaken at said parties' sole risk.

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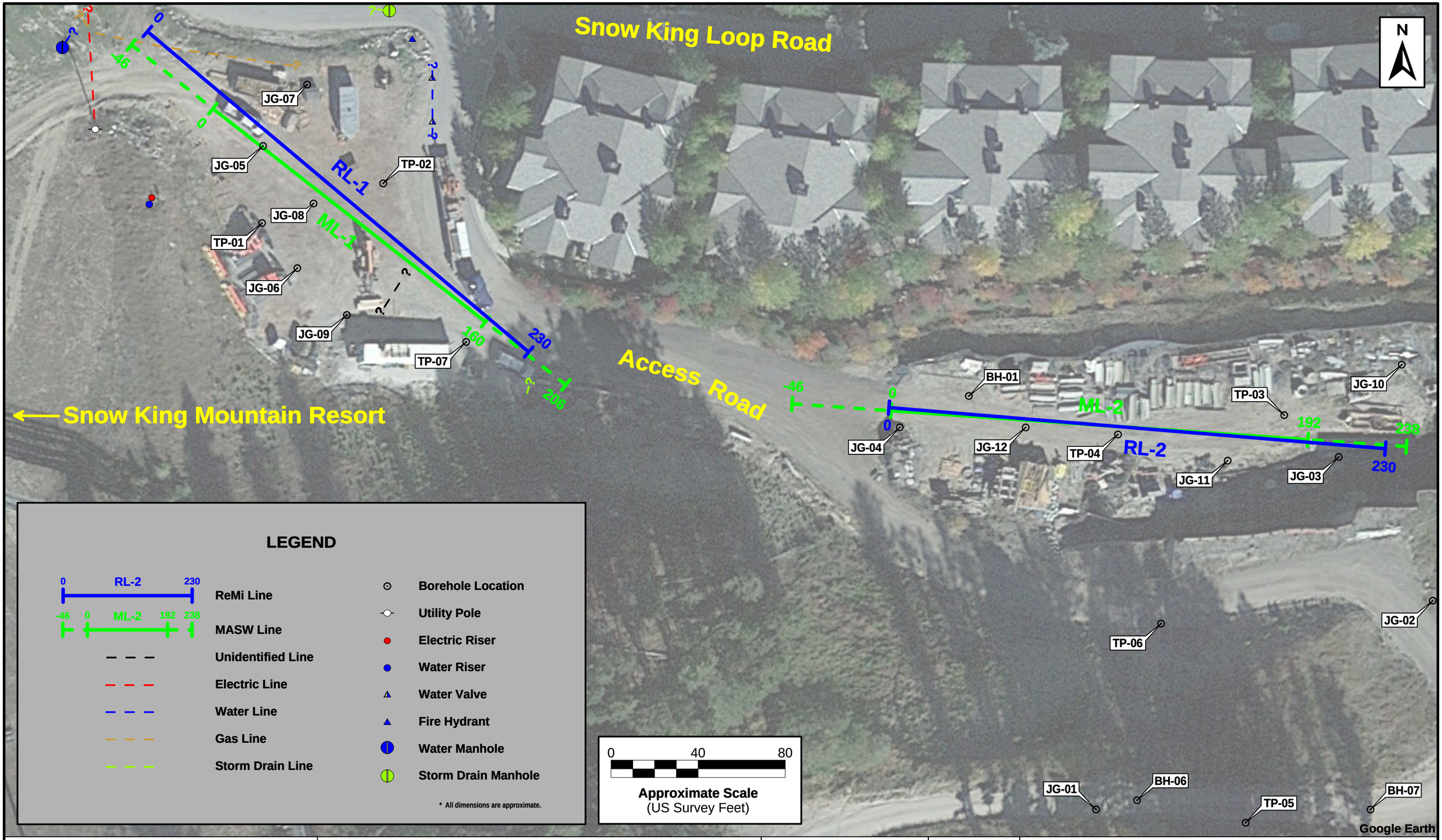
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ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 1	**SITE LOCATION MAP**



LEGEND

- RL-2 (0 – 230): ReMi Line
- ML-2 (-46, 0, 192, 238): MASW Line
- Unidentified Line
- Electric Line
- Water Line
- Gas Line
- Storm Drain Line
- Borehole Location
- Utility Pole
- Electric Riser
- Water Riser
- Water Valve
- Fire Hydrant
- Water Manhole
- Storm Drain Manhole

* All dimensions are approximate.

0 40 80

Approximate Scale
(US Survey Feet)

ATLAS

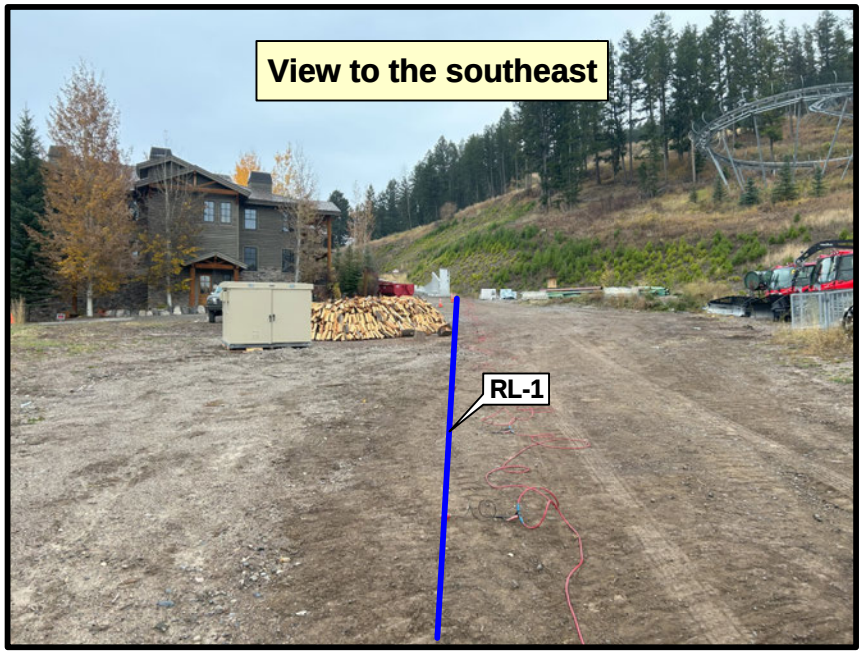
Snow King
Jackson, Wyoming

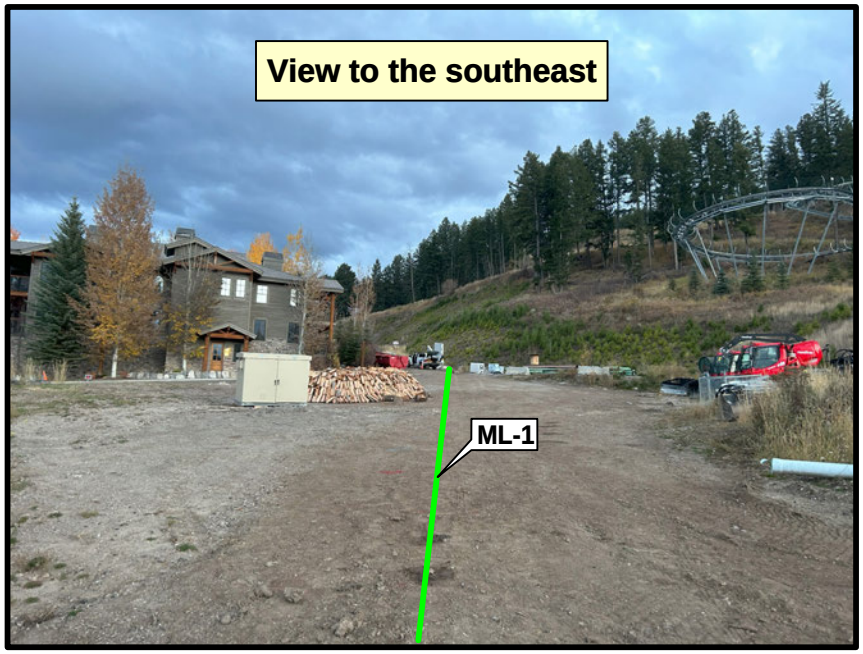
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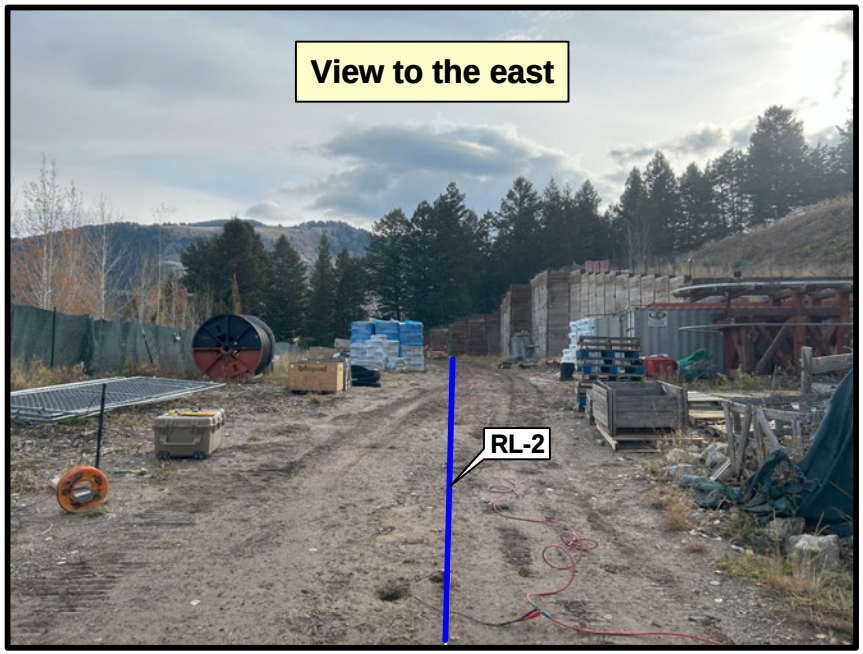
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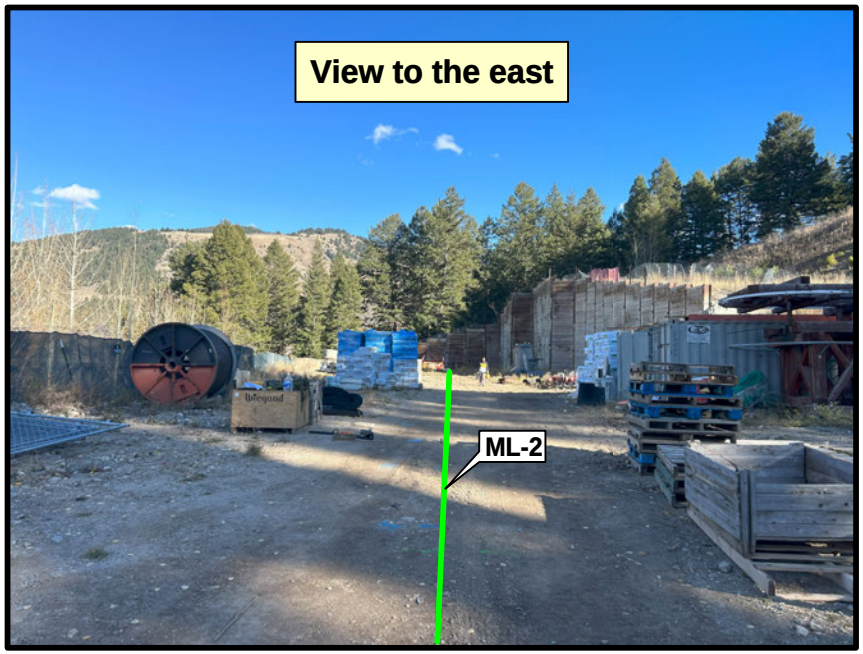
Figure 2

LINE LOCATION MAP



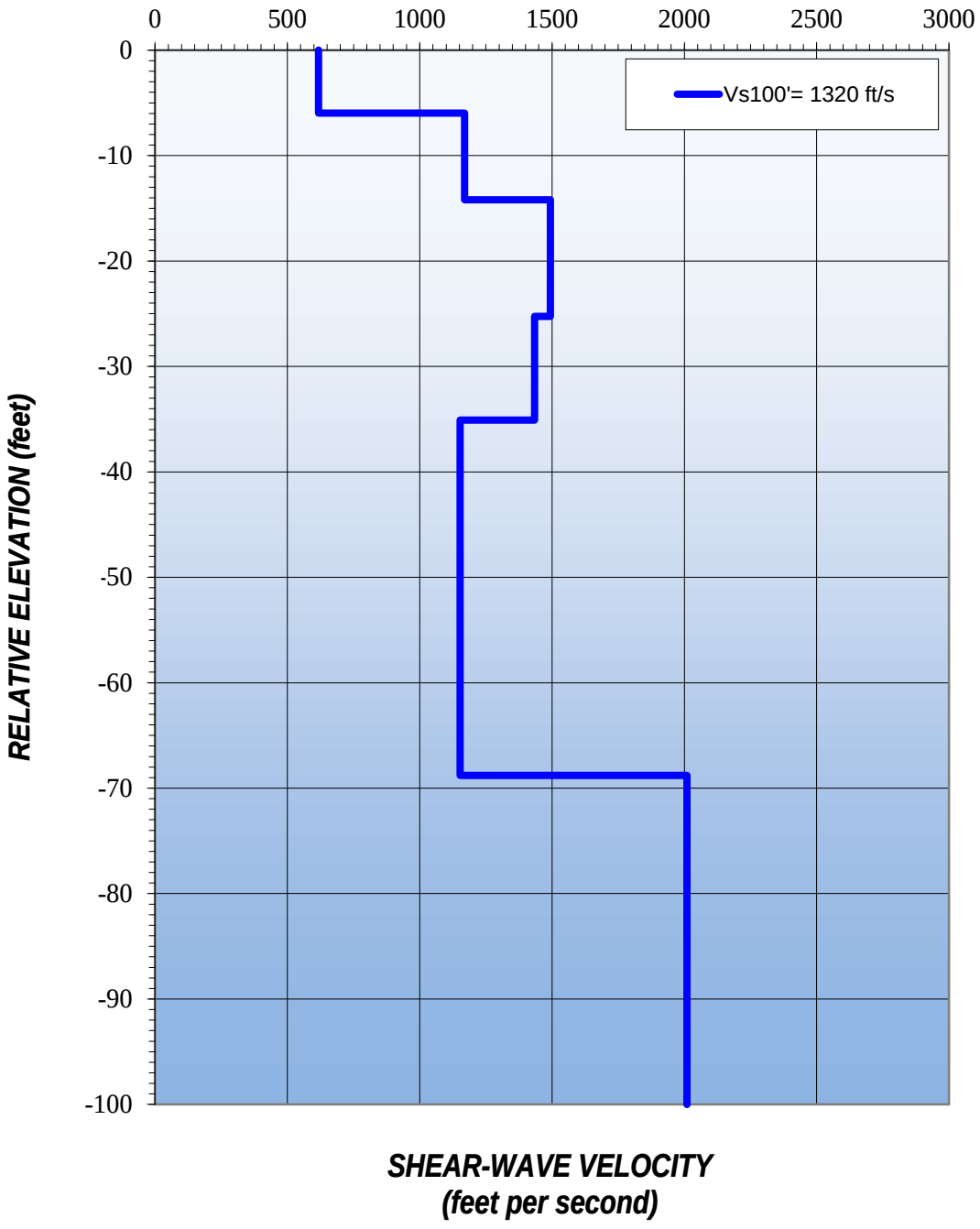




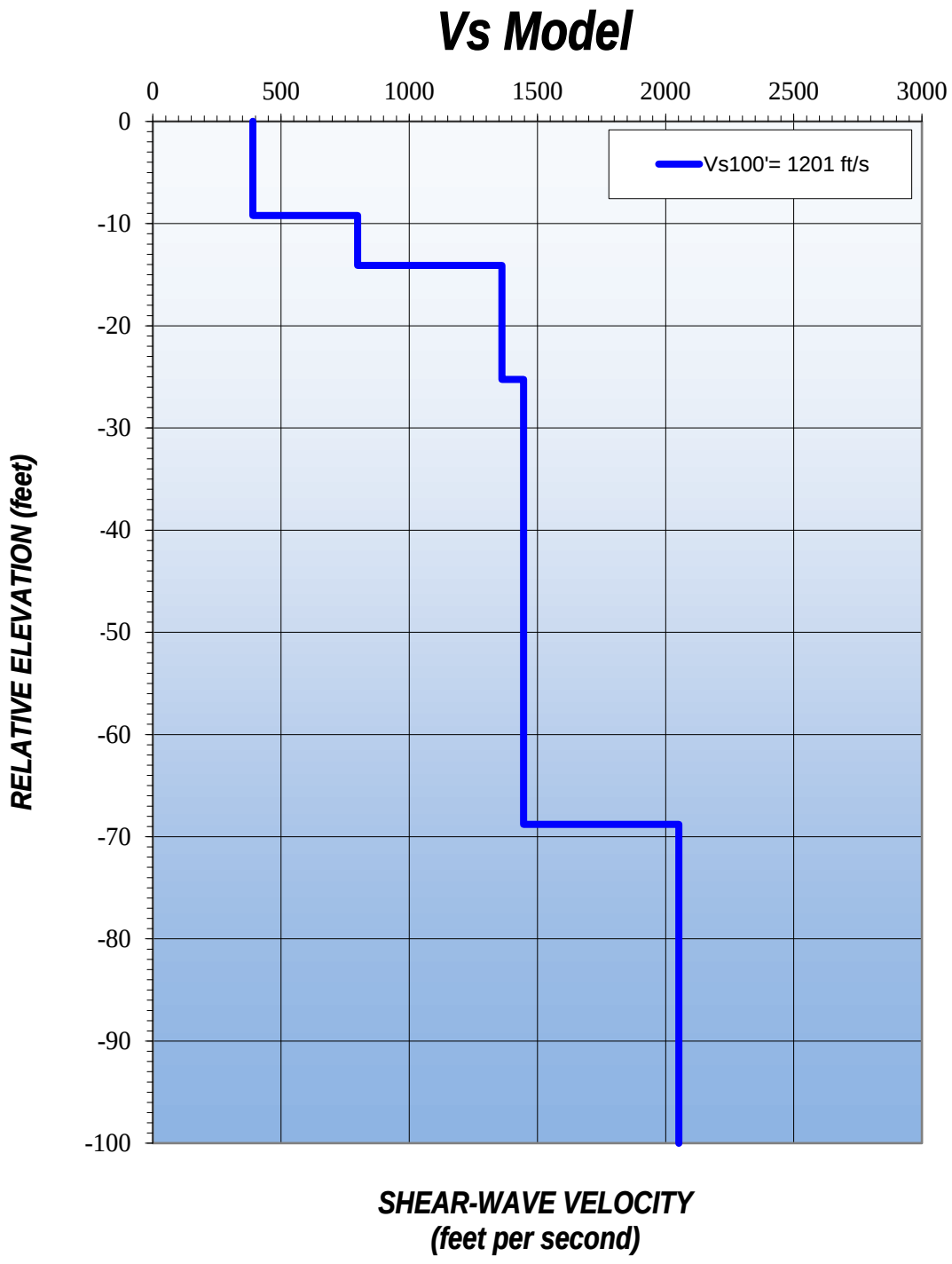


ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 3	**SITE PHOTOGRAPHS**

Vs Model



ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4a	**ReMi RESULTS** **RL-1**



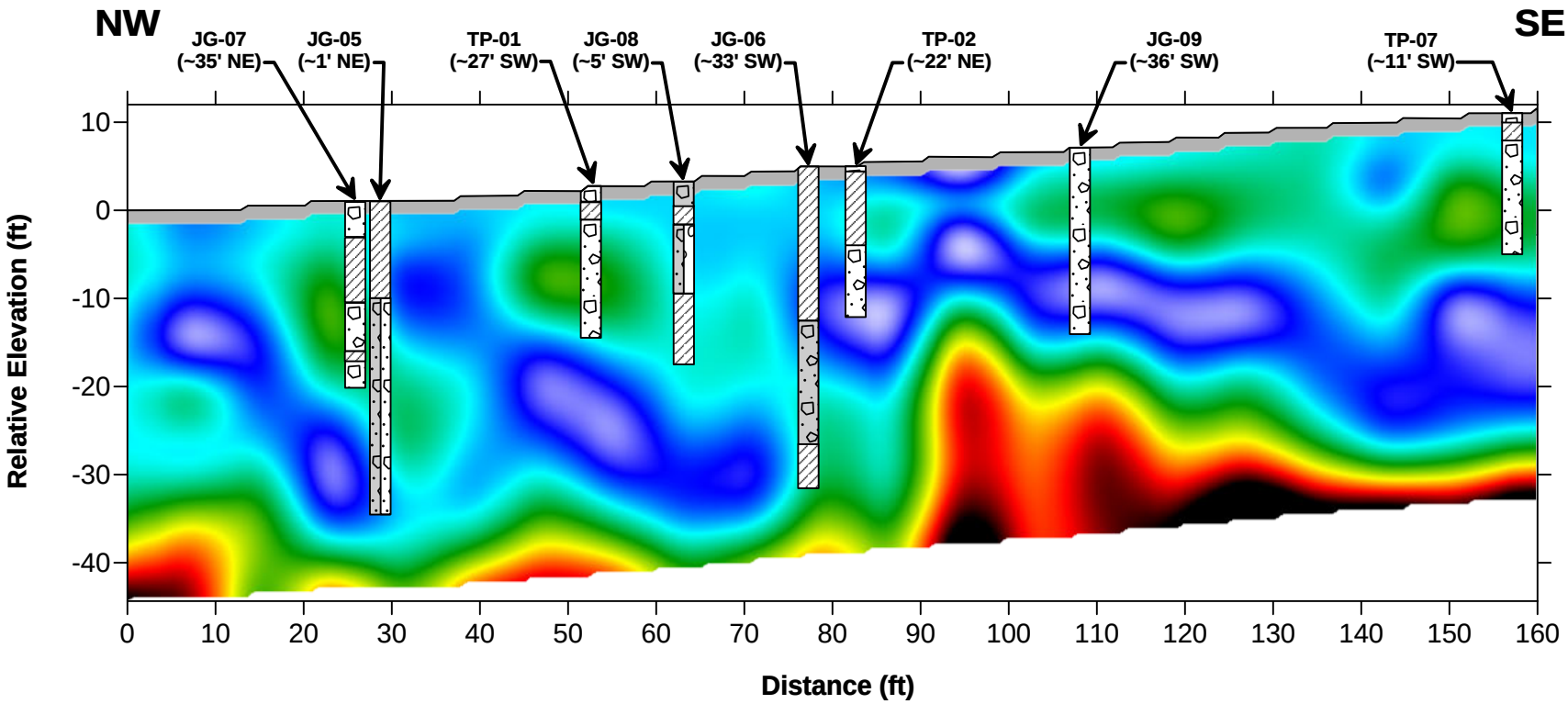
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 4b	**ReMi RESULTS** **RL-2**

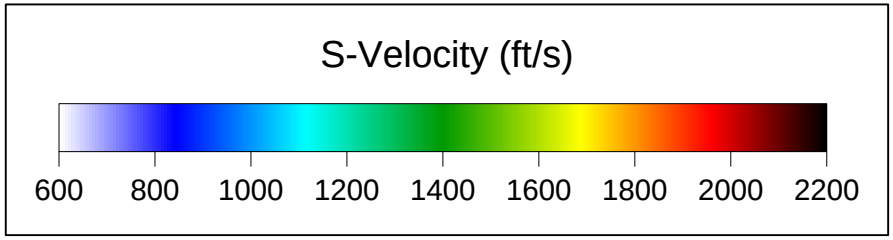
MASW PROFILE
ML-1

LEGEND

CL GM
GP GC

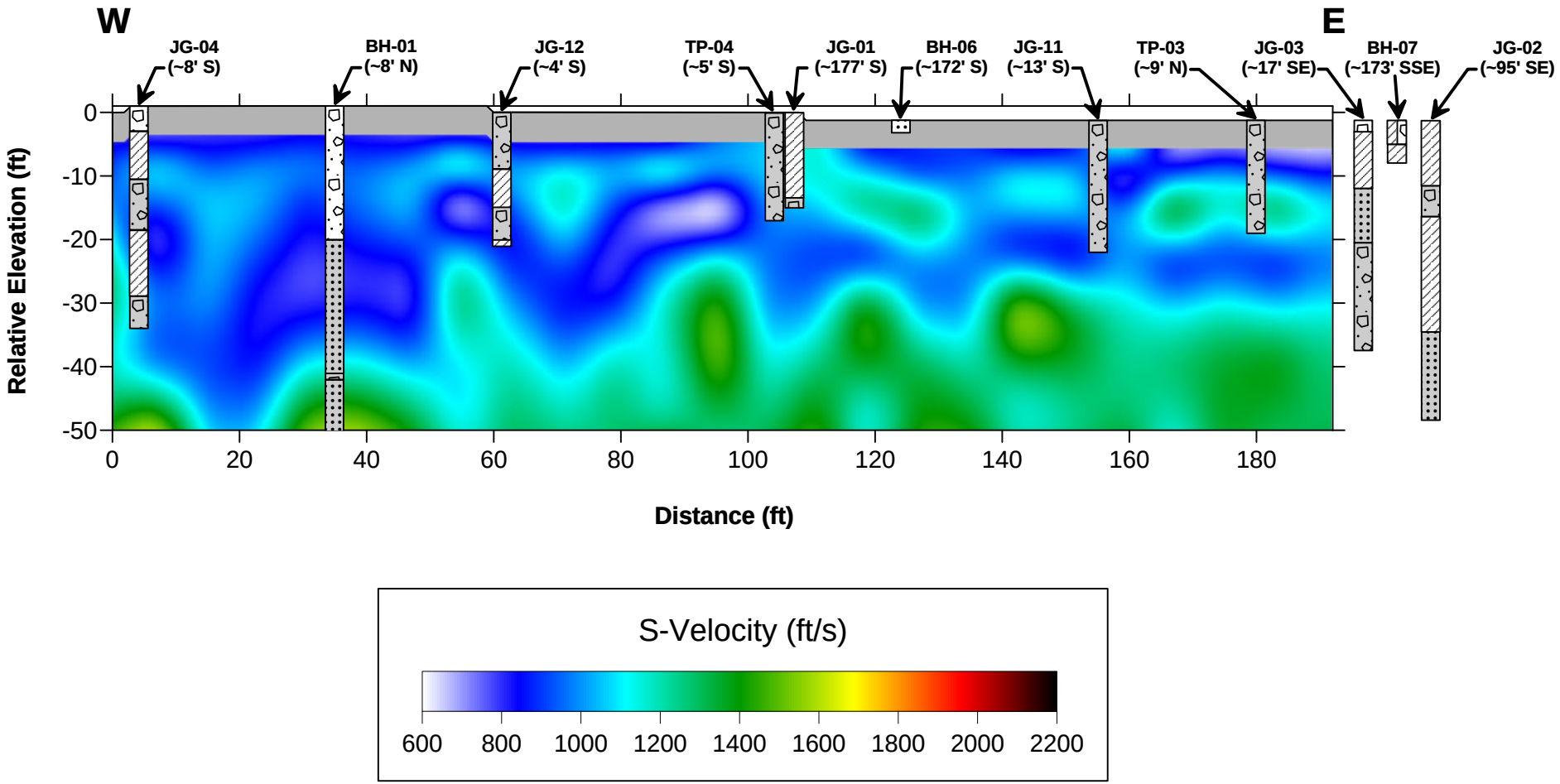
* All dimensions are approximate.
* Borehole data provided by Jorgensen.





ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5a	**MASW PROFILE ML-1**

MASW PROFILE
ML-2



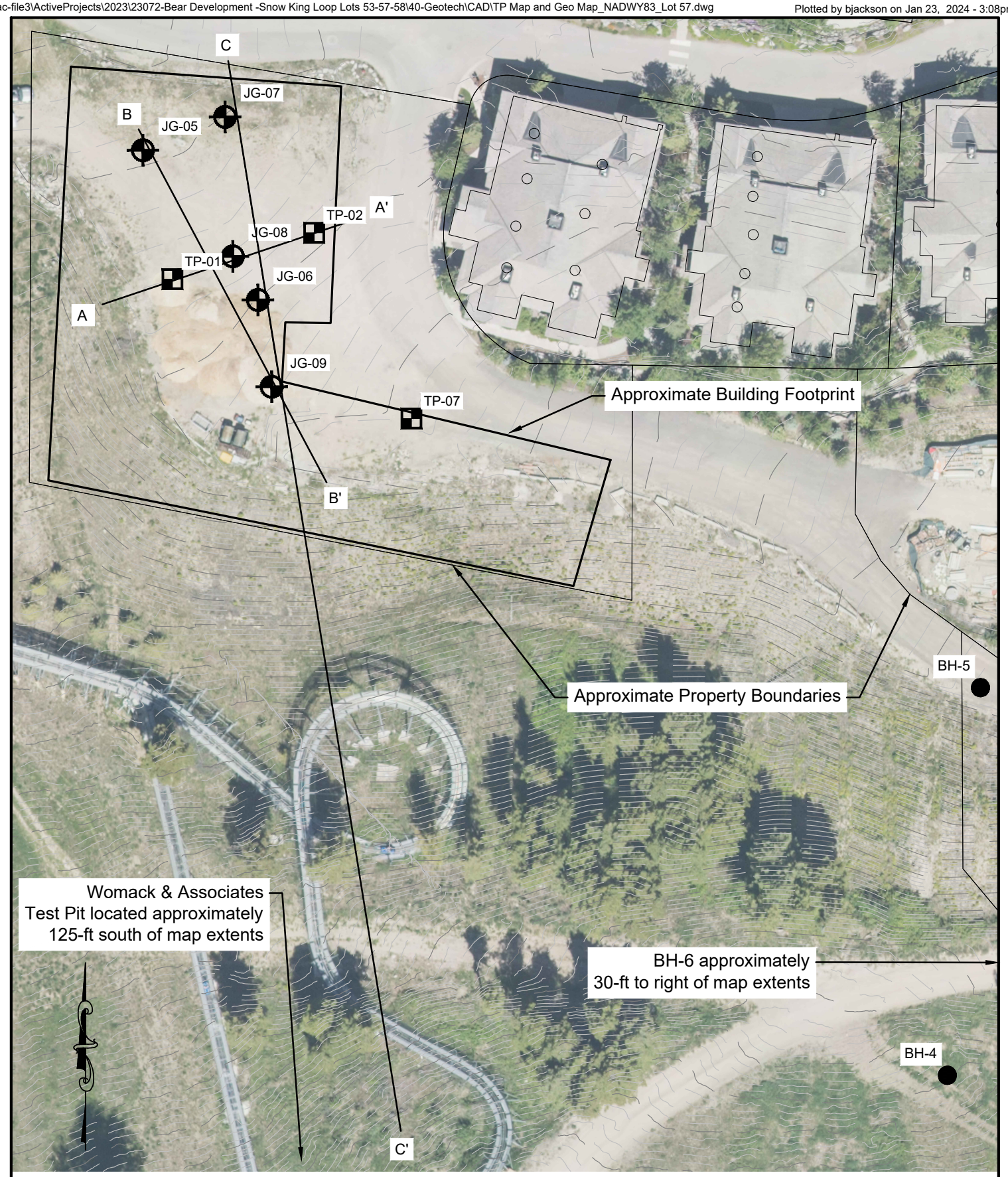
ATLAS	Snow King Jackson, Wyoming	Project No.: 11143 Date: 01/24	Figure 5b	**MASW PROFILE** **ML-2**

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APPENDIX B

Figures



0 50 100

SCALE: 1 INCH = 50 FEET
THIS SCALE VALID ONLY FOR 8.5x11 PRINTS

Borehole (BH-XX), test pit (TP-XX), and Nelson Engineering boreholes (BH-X) locations are approximate and may be surveyed upon request. Existing ground surface topography provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023. Additional topographic data provided by Teton County, 2015. Aerial imagery provided by Teton County, 2019.

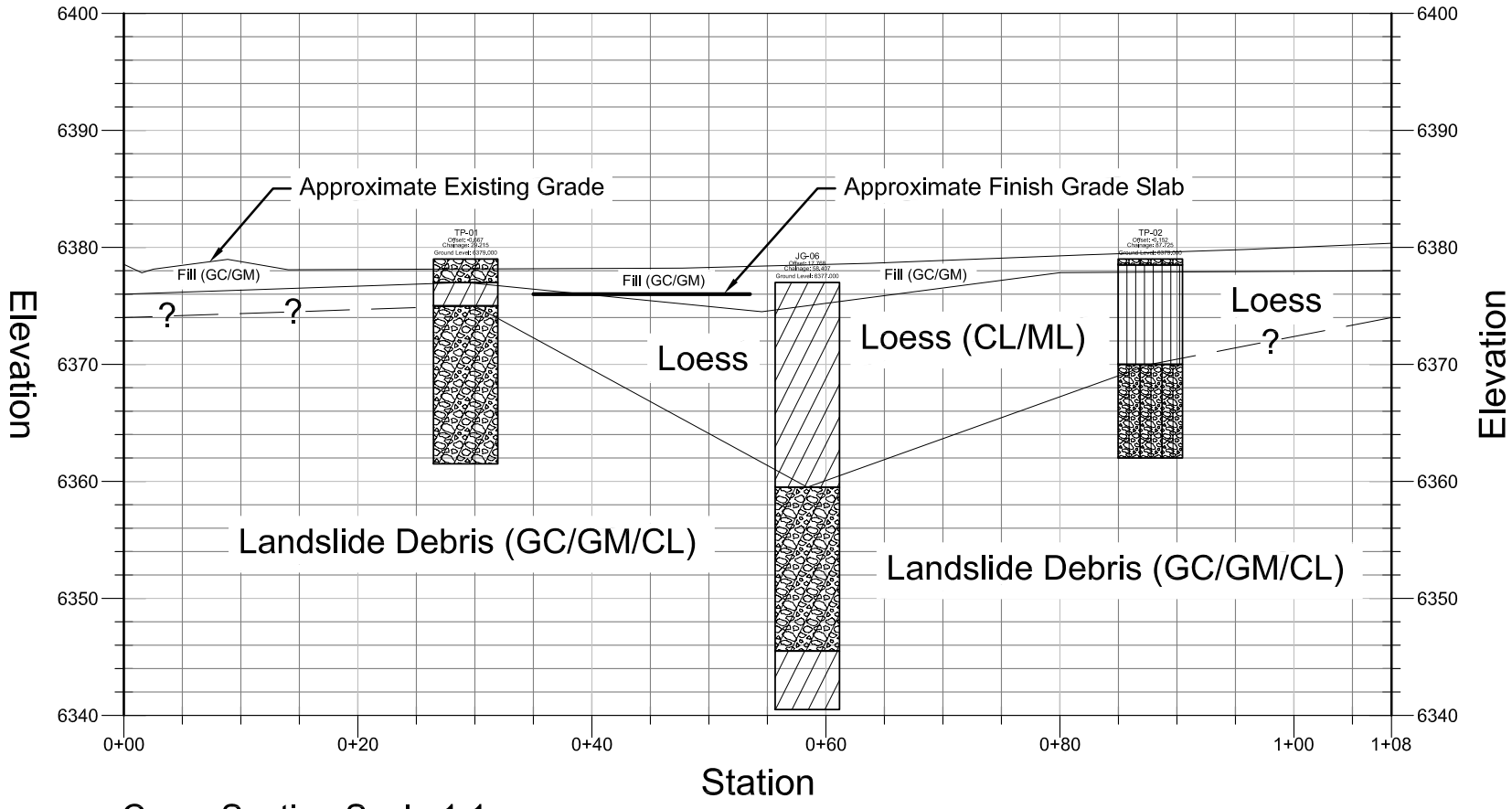
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 2
Borehole, Test Pit and Geologic Cross Section Location Map

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
Teton County, Wyoming

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Cross section A-A'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

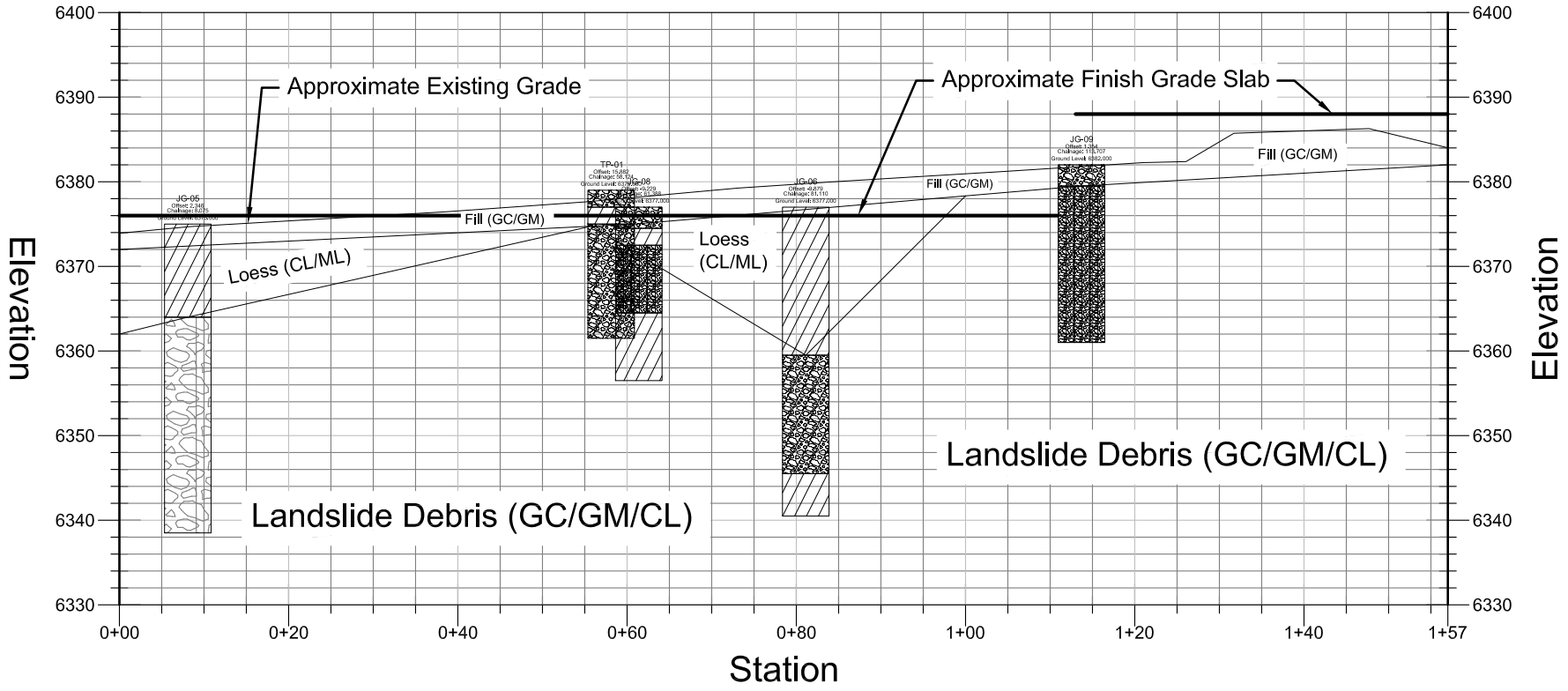
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 3
Geologic Cross Section A-A'

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
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Cross section B-B'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

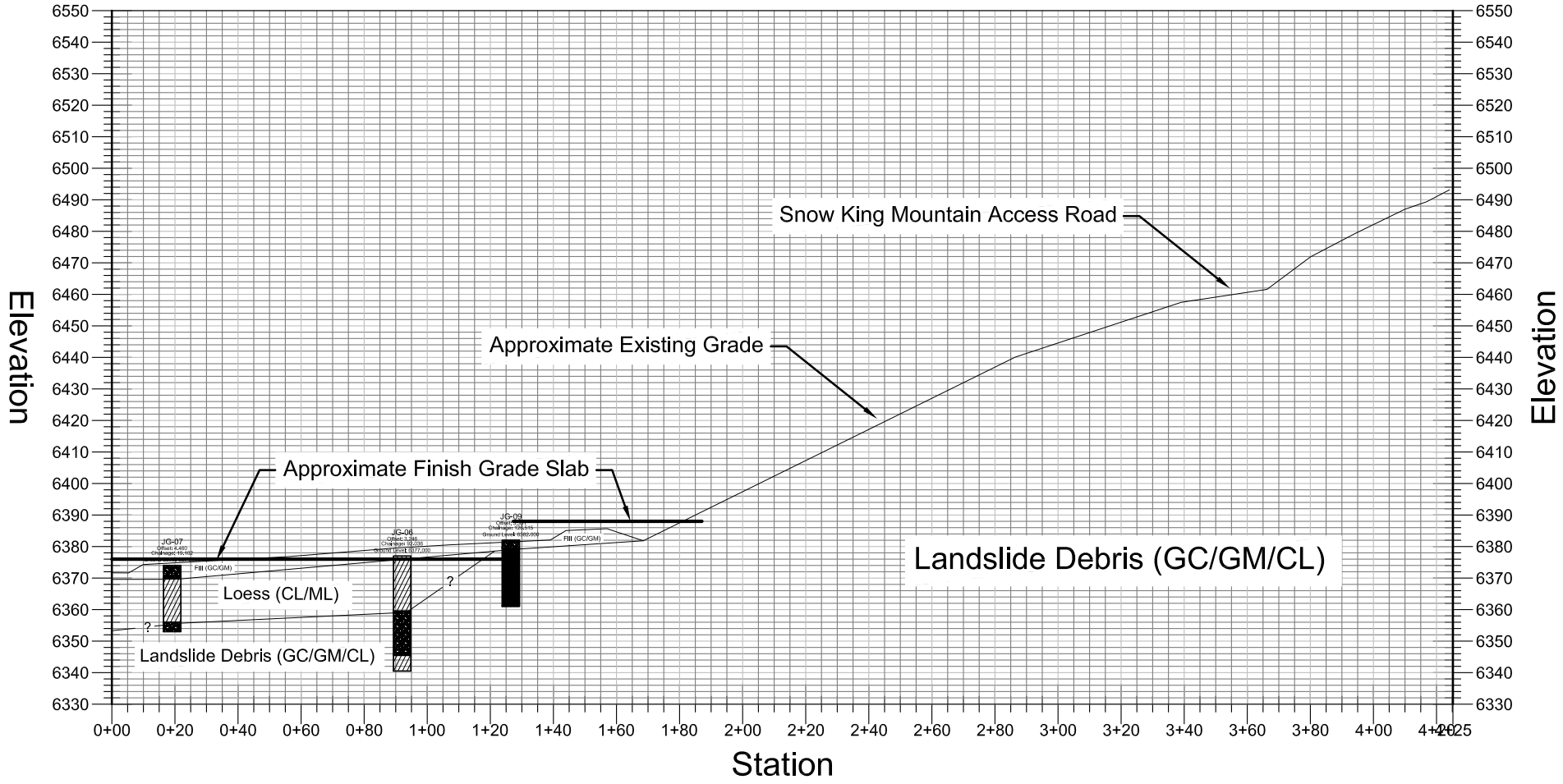
DRAFTED BY:	BJ
REVIEWED BY:	HC/DB
PROJECT NUMBER	23072

SHEET TITLE:
Figure 4
Geologic Cross Section B-B'

PROJECT TITLE:
Geotechnical Engineering Report
Bear Development - Lot 57
Teton County, Wyoming

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Cross section C-C'



Cross Section Scale 1:1

Garage slab elevations provided by Hoyt Architects Preliminary Design dated July 19, 2023. Existing ground surface provided by Jorgensen Associates, taken from topographic survey completed November 1, 2023.

DRAFTED BY: BJ REVIEWED BY: HC/DB PROJECT NUMBER 23072	SHEET TITLE: Figure 5 Geologic Cross Section C-C'	PROJECT TITLE: Geotechnical Engineering Report Bear Development - Lot 57 Teton County, Wyoming	JORGENSEN GEOTECHNICAL, LLC

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APPENDIX C

Soils Laboratory Procedures and Results

Laboratory Testing

Laboratory Testing Procedures

Lab samples were submitted for testing at GCI in Salt Lake City, Utah from boreholes JG-05, JG-06, JG-07, JG-08, JG-09, and TP-02.

During the October 2023 site exploration for the Development at Lot 57, JG collected relatively undisturbed (i.e., thin-walled Shelby tubes) and disturbed samples (i.e., split spoon (SPT) samples, sonic drilling grab samples, and test pit bulk samples). Of the samples collected, 12 disturbed samples and three relatively undisturbed samples were selected for lab analysis. Laboratory testing included natural moisture content, unit weight, Atterberg limits, grain-size distribution, hydrometer, and consolidation testing.

The laboratory testing program consisted of:

- Fifteen (15) Moisture Contents (ASTM D2937/D2216)
- Fifteen (15) Atterberg Limits (ASTM D4318)
- Fifteen (15) Grain Size Analysis (ASTM D422)
- Two (2) Direct Shear Strength (ASTM D3080)
- Three (3) One Dimension Consolidation (ASTM D2435)

We also included applicable laboratory testing data from our site exploration on the nearby Lots 53 And 58, laboratory testing results from Nelson Engineering for Lots 53 and 58, and laboratory testing data for a nearby project provided by Womack & Associates, Inc.

Combined results are shown on the following pages.

Laboratory Test Results: Detailed Summary

Laboratory testing included index testing for classification per USCS, and direct testing of strength, as well as one dimensional consolidation tests. Classification tests – including Atterberg limits and grain-size analysis – have been summarized in table 4-1, with Direct Shear tests and consolidation tests summarized in Tables 4-2 and 4-3, respectively. Full laboratory data sheets are attached.

The data herein are provided for informational purposes. Design-build contractors shall be responsible for providing their own analysis of the test results and for development of appropriate design parameters. Jorgensen is available to assist in the selection of design parameters, if requested.

Table 4-1: Classification Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Gravel (%)	Sand (%)	Fines (%)	Moisture Content (%)	Liquid Limit	Plasticity Index
JG-05	D6	8.5	CL	1.4	12.4	86.2	13.7	39	25
JG-05	D12	22	GC	66.2	11.6	22.2	5.5	26	11
JG-05	D19	35	GM	48	32.1	19.9	1.8	NP	NP
JG-06	D2a	3.5	CL	0.4	7.3	92.3	26.8	38	19
JG-06	D8	12.5	CL	24.6	21.4	54	9.6	32	19
JG-06	D15	20	GC	48.7	27.3	24	4.7	18	4
JG-06	D20	32.5	CL	11.3	18.6	70.1	14.9	28	13
JG-07	U1	5	CL	12.9	26.9	60.2	14.1	31	11
JG-07	U2	9	CL	1.3	12.5	86.2	22.7	33	15
JG-07	D7	17.5	CL	1.9	15.4	82.7	12.6	29	14
JG-08	D4	10	GM	70.9	18	11.1	2.2	NP[1]	NP
JG-08	D5	12.5	CL	21.2	15.5	63.3	10	32	17
JG-09	D3	7.5	GC	32.3	29.2	38.6	7	17	1
JG-09	D6	15	GM	42.7	22.2	35.1	5.7	NP	NP
TP-02	U1	6	ML	0	6.5	93.5	17.5	NP	NP
BH5[2]	‘-	23	SC	7	55	38	‘-	29	25
BH5[2]	‘-	37	SC	7	98	25	‘-	28	16
BH6[2]	4B	22	CL	0	12	87	17.5	33	18
BH6[2]	‘11	52	CL	9	25	66	16.5	25	14
TP-1[3]	‘-	9	CL	‘-	‘-	‘-	‘-	32	15
TP-1[3]	‘-	10	CL	‘-	‘-	‘-	‘-	41	26
TP-1[3]	‘-	20	CL	‘-	‘-	‘-	‘-	34	20
TP-1[3]	‘-	27.5	CL	‘-	‘-	‘-	‘-	25	11

[1]NP designates non-plastic soils
[2]Designates data from Nelson Engineering
[3]Designates data from Womack & Associates, Inc.

Table 4-2: Direct Shear Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	Cohesion (c)	Peak Friction Angle (f)
JG-07	U1	9-10	CL	379	30
TP-02	U1	6-7	ML	144	34
BH-6[2]	11	52.5	CL	2059	37

[2]Designates data from Nelson Engineering

Table 4-3: Consolidation Testing Summary

Borehole	Sample ID	Depth (ft)	USCS Symbol	C_C
JG-07	U1	5-6	CL	0.17
JG-07	U2	9-10	CL	0.28
TP-02	U1	6-7	ML	0.17

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	JG-05	JG-05	JG-05	JG-06	JG-06	JG-06
	Depth:	8.5-11 ft	22-25 ft	35-37 ft	3.5-5 ft	12.5-14 ft	20-22 ft
	Date Sampled:	-	-	-	-	-	-
	Date tested:	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23	16-Nov-23
	Laboratory sample description:	ol bn - dk ol bn silt	lt bn - bn gravel	tn - bn sandy gravel	bn - ol bn sandy clay	bn - tn clayey gravel	bn - tn sandy gravel
Moisture	Wet soil + tare (g)	706.71	1702.45	480.97	733.41	740.83	549.20
	Dry soil + tare (g)	645.29	1614.91	474.66	619.61	693.33	529.85
	Tare (g)	195.99	13.73	116.46	194.83	197.69	117.39
	Moisture content, w (%)	13.7	5.5	1.8	26.8	9.6	4.7
Comments							
QC/QA	Tested By:	MGS	MGS	MGS	MGS	MGS	MGS
	Reduced By:	AT	AT	AT	AT	AT	AT
	Reviewed By:	MGS	MGS	MGS	MGS	MGS	MGS

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-06**	**JG-07**	**JG-07**	**JG-07**	**JG-08**	**JG-08**
	Depth:	**32.5-35 ft**	**5-6 ft**	**9-10 ft**	**17.5-18 ft**	**10-12 ft**	**12.5-14 ft**
	Date Sampled:	**-**	**-**	**-**	**-**	**-**	**-**
	Date tested:	**16-Nov-23**	**14-Nov-23**	**14-Nov-23**	**16-Nov-23**	**16-Nov-23**	**16-Nov-23**
	Laboratory sample description:	**lt bn - bn clay**	**lt bn - bn gravelly clay**	**lt bn - bn clay**	**lt bn - bn sandy clay**	**tn - bn sandy gravel**	**lt bn - bn sandy clay**
Moisture	Wet soil + tare (g)	764.63	708.54	398.83	282.48	584.18	467.72
	Dry soil + tare (g)	680.77	645.37	361.41	272.74	574.02	443.13
	Tare (g)	117.13	197.20	196.69	195.23	118.03	197.42
	Moisture content, w (%)	14.9	14.1	22.7	12.6	2.2	10.0
Comments							
QC/QA	Tested By:	MGS	MGS	MGS	MGS	MGS	MGS
	Reduced By:	AT	AT	AT	AT	AT	AT
	Reviewed By:	MGS	MGS	MGS	MGS	MGS	MGS

Moisture Content Determination

ASTM D2937 / D2216

Project: **Bear Development Snow King Lot 57**

No: **23072 (23-1725)**

Location: **-**

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Sample Info.	Sample:	**JG-09**	**JG-09**	**TP-02**			
	Depth:	**7.5-9 ft**	**15-17 ft**	**6-7 ft**			
	Date Sampled:	**-**	**-**	**-**			
	Date tested:	**16-Nov-23**	**16-Nov-23**	**15-Nov-23**			
	Laboratory sample description:	**dk yl bn - dk bn sandy gravel**	**dk yl bn - bn sandy gravel**	**lt bn - bn silt**			
Moisture	Wet soil + tare (g)	644.83	632.20	577.49			
	Dry soil + tare (g)	610.41	604.61	508.79			
	Tare (g)	118.01	118.24	116.54			
	Moisture content, w (%)	7.0	5.7	17.5			
Comments							
QC/QA	Tested By:	MGS	MGS	AT			
	Reduced By:	AT	AT	AT			
	Reviewed By:	MGS	MGS	MGS			

Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 8.5-11 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	ol bn - dk ol bn silt
As-received water content(%):	13.7	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

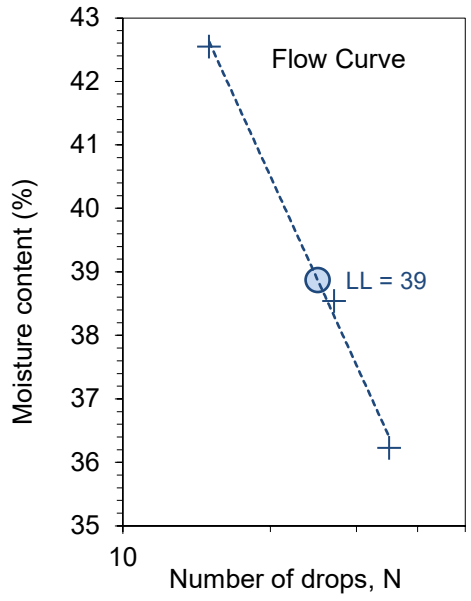
Determination No:	1	2
Wet Soil + Tare (g):	20.43	21.24
Dry Soil + Tare (g):	19.47	20.33
Moisture Loss (g):	0.96	0.91
Tare (g):	12.63	13.55
Dry Soil (g):	6.84	6.78
Moisture Content, w (%):	14.04	13.42

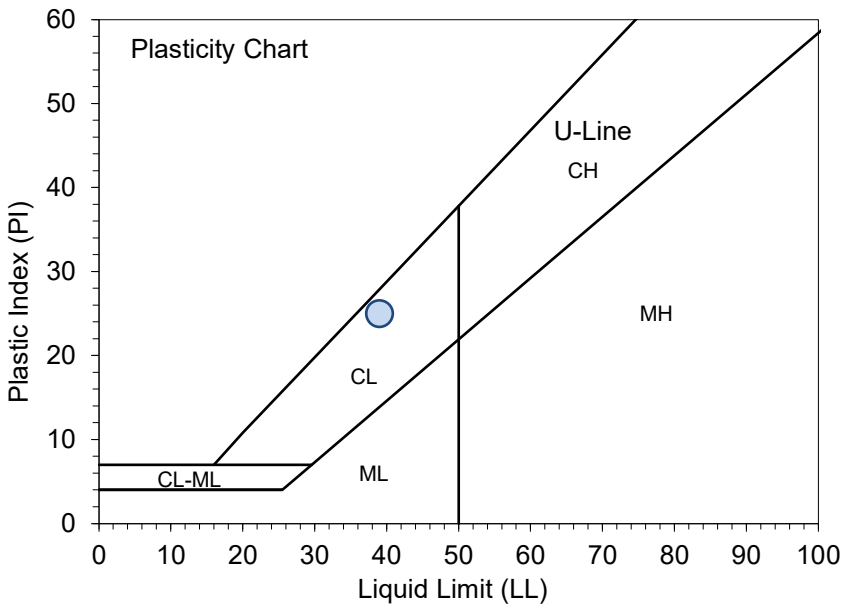
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	27	15
Wet Soil + Tare (g):	23.35	22.53	23.80
Dry Soil + Tare (g):	20.81	20.04	20.63
Moisture Loss (g):	2.54	2.49	3.17
Tare (g):	13.80	13.58	13.18
Dry Soil (g):	7.01	6.46	7.45
Moisture Content, w (%):	36.23	38.54	42.55
One-Point LL:		39	

Results

Liquid Limit, LL:	39
Plastic Limit, PL:	14
Plasticity Index, PI:	25





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 22-25 ft

Tested by: CRC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravel
As-received water content(%):	5.5	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

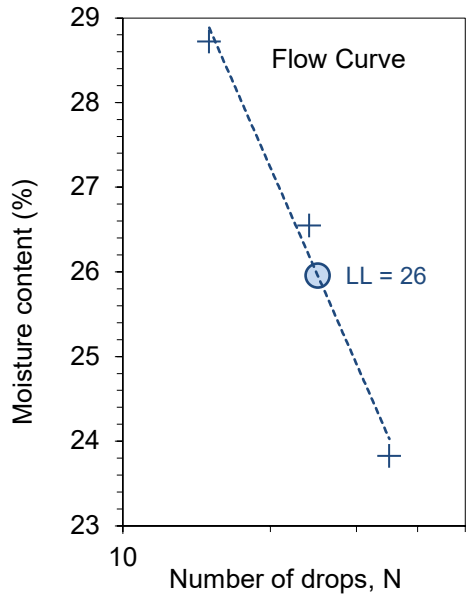
Determination No:	1	2
Wet Soil + Tare (g):	20.29	20.09
Dry Soil + Tare (g):	19.38	19.22
Moisture Loss (g):	0.91	0.87
Tare (g):	13.41	13.37
Dry Soil (g):	5.97	5.85
Moisture Content, w (%):	15.24	14.87

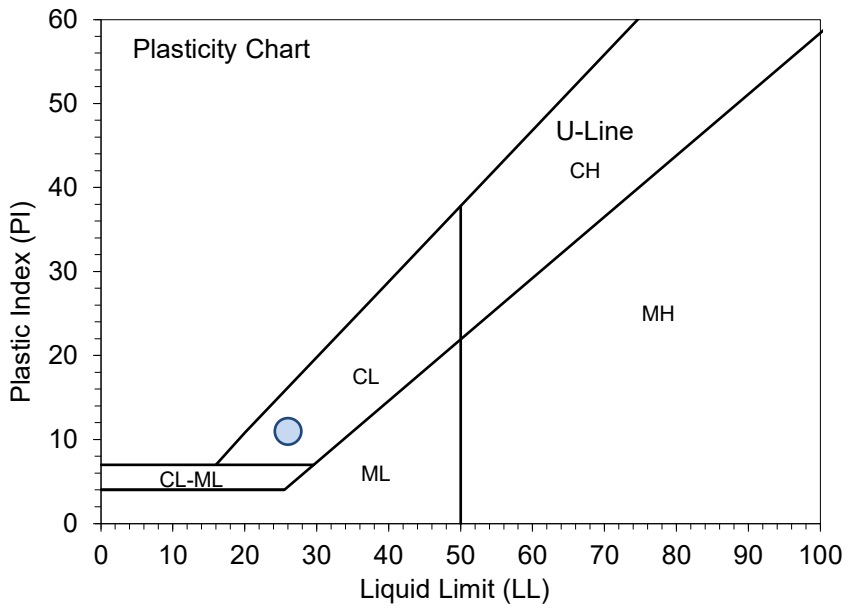
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	24	15
Wet Soil + Tare (g):	20.87	22.12	24.49
Dry Soil + Tare (g):	19.34	20.28	22.08
Moisture Loss (g):	1.53	1.84	2.41
Tare (g):	12.92	13.35	13.69
Dry Soil (g):	6.42	6.93	8.39
Moisture Content, w (%):	23.83	26.55	28.72
One-Point LL:		26	

Results

Liquid Limit, LL:	26
Plastic Limit, PL:	15
Plasticity Index, PI:	11





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 | **TH/TP/Sample:** JG-05

No: 23072 (23-1725) | **Depth:** 35-37 ft

Tested by: CML | Date: 16-Nov-23

Reduced by: CML | Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	tn - bn sandy gravel
As-received water content(%):	1.8	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

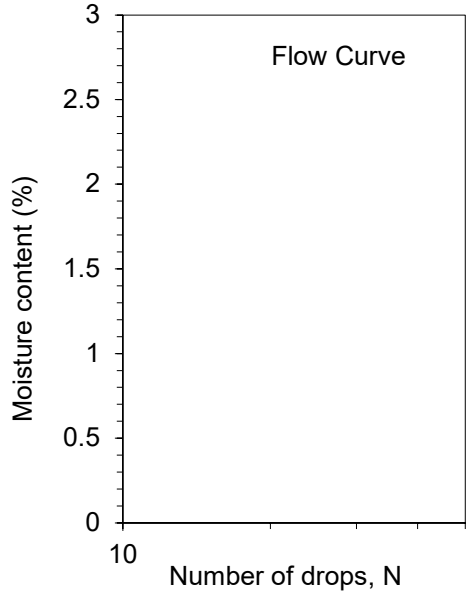
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

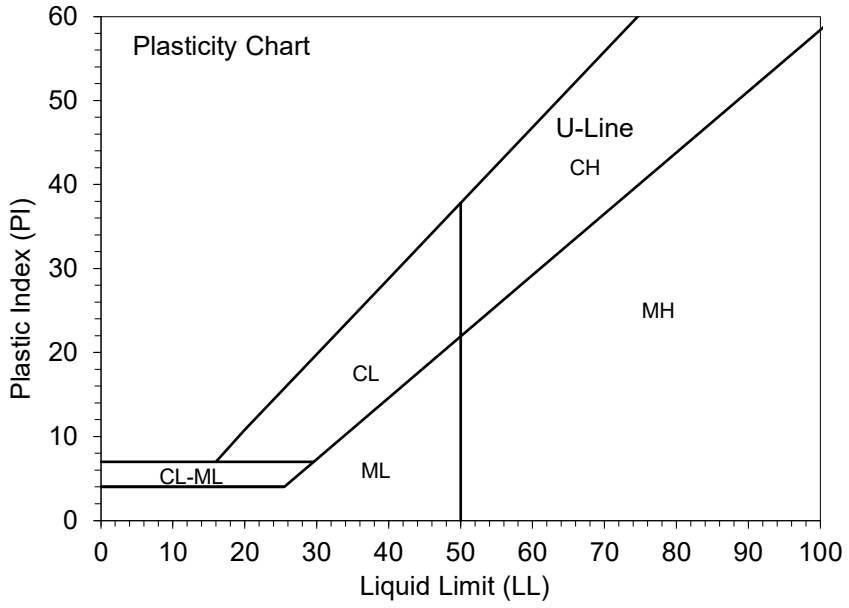
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 3.5-5 ft

Tested by: CRC Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - dk bn sandy clay
As-received water content(%):	26.8	Approximate maximum particle size:	No. 20
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

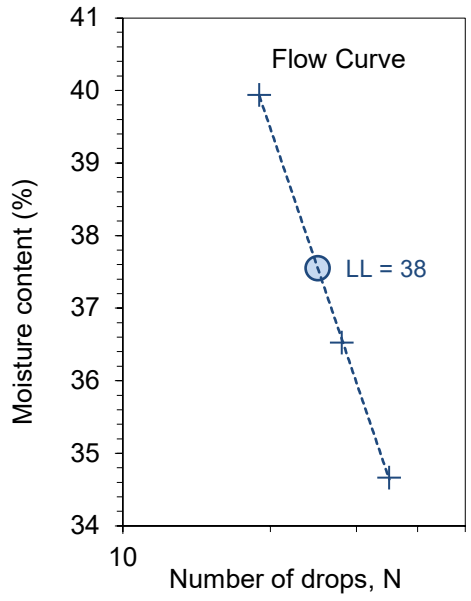
Determination No:	1	2
Wet Soil + Tare (g):	20.24	20.19
Dry Soil + Tare (g):	19.19	19.11
Moisture Loss (g):	1.05	1.08
Tare (g):	13.47	13.35
Dry Soil (g):	5.72	5.76
Moisture Content, w (%):	18.36	18.75

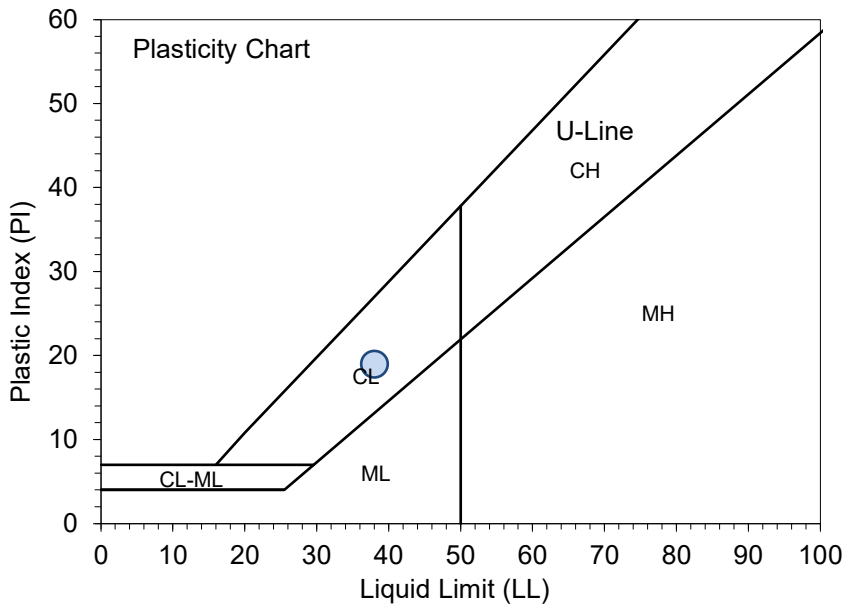
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	28	19
Wet Soil + Tare (g):	23.62	22.15	23.24
Dry Soil + Tare (g):	20.94	19.56	20.48
Moisture Loss (g):	2.68	2.59	2.76
Tare (g):	13.21	12.47	13.57
Dry Soil (g):	7.73	7.09	6.91
Moisture Content, w (%):	34.67	36.53	39.94
One-Point LL:		37	

Results

Liquid Limit, LL:	38
Plastic Limit, PL:	19
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - tn clayey gravel
As-received water content(%):	9.6	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

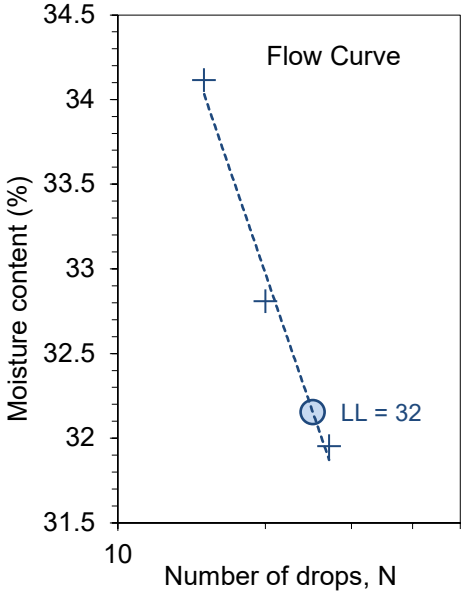
Determination No:	1	2
Wet Soil + Tare (g):	21.39	21.33
Dry Soil + Tare (g):	20.49	20.44
Moisture Loss (g):	0.90	0.89
Tare (g):	13.54	13.63
Dry Soil (g):	6.95	6.81
Moisture Content, w (%):	12.95	13.07

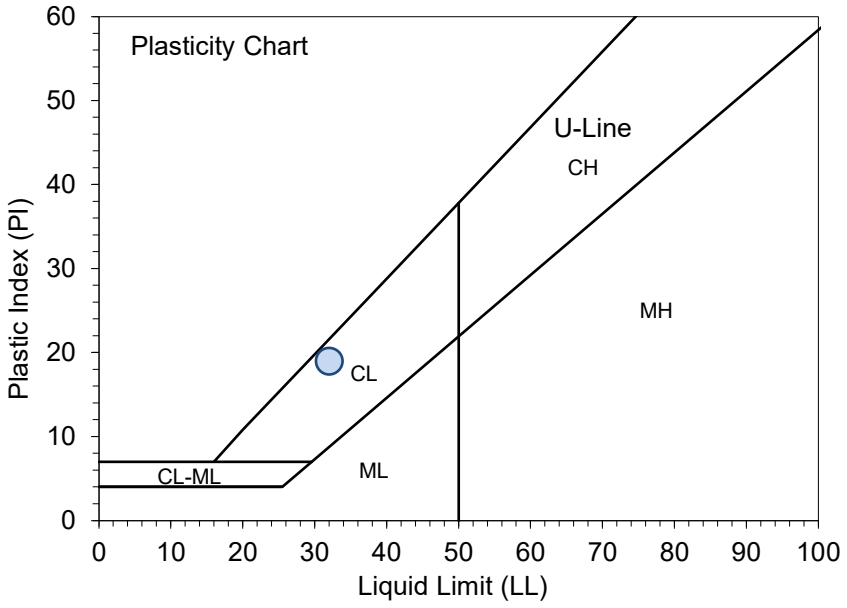
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	20	15
Wet Soil + Tare (g):	21.43	22.84	23.23
Dry Soil + Tare (g):	19.19	20.54	20.76
Moisture Loss (g):	2.24	2.30	2.47
Tare (g):	12.18	13.53	13.52
Dry Soil (g):	7.01	7.01	7.24
Moisture Content, w (%):	31.95	32.81	34.12
One-Point LL:	32	32	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	13
Plasticity Index, PI:	19





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 20-22 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	bn - tn sandy gravel
As-received water content(%):	4.7	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

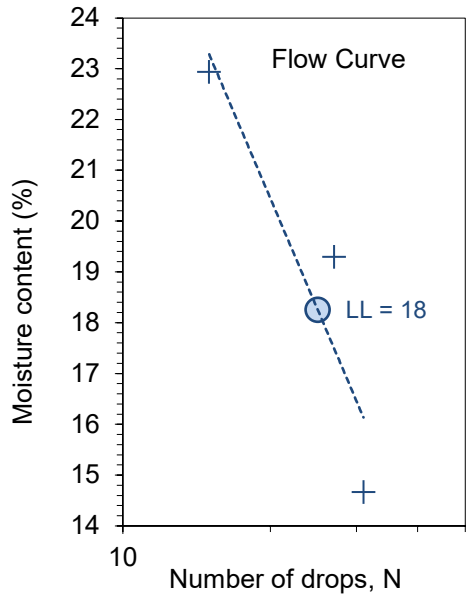
Determination No:	1	2
Wet Soil + Tare (g):	21.25	20.66
Dry Soil + Tare (g):	20.28	19.73
Moisture Loss (g):	0.97	0.93
Tare (g):	13.54	13.07
Dry Soil (g):	6.74	6.66
Moisture Content, w (%):	14.39	13.96

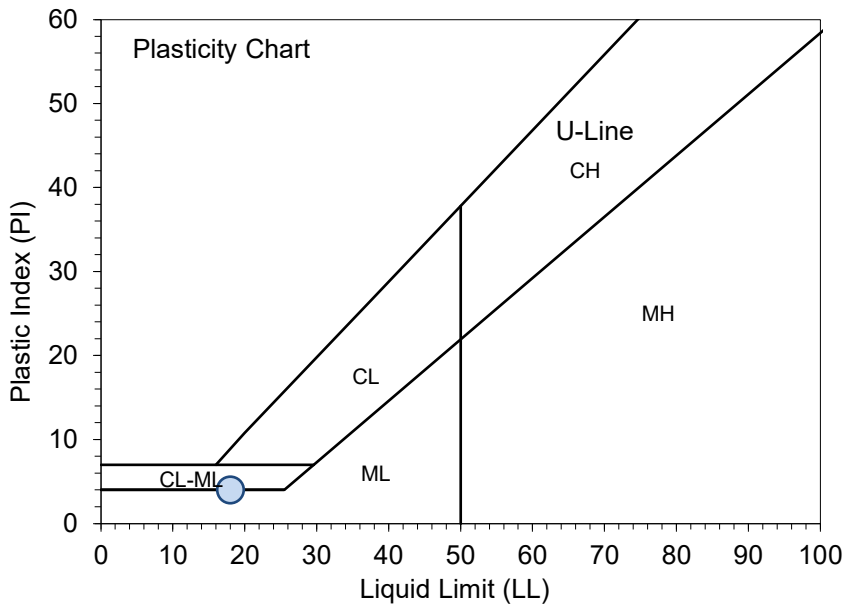
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	31	27	15
Wet Soil + Tare (g):	21.30	25.01	21.22
Dry Soil + Tare (g):	20.27	23.18	19.66
Moisture Loss (g):	1.03	1.83	1.56
Tare (g):	13.25	13.70	12.86
Dry Soil (g):	7.02	9.48	6.80
Moisture Content, w (%):	14.67	19.30	22.94
One-Point LL:		19	

Results

Liquid Limit, LL:	18
Plastic Limit, PL:	14
Plasticity Index, PI:	4





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 32.5-35 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	14.9	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

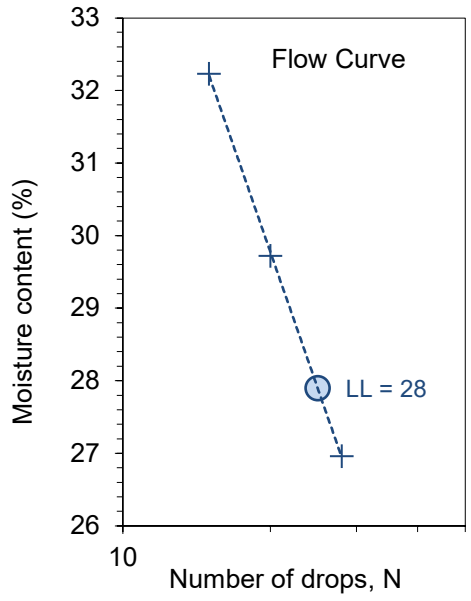
Determination No:	1	2
Wet Soil + Tare (g):	21.35	21.41
Dry Soil + Tare (g):	20.35	20.41
Moisture Loss (g):	1.00	1.00
Tare (g):	13.56	13.61
Dry Soil (g):	6.79	6.80
Moisture Content, w (%):	14.73	14.71

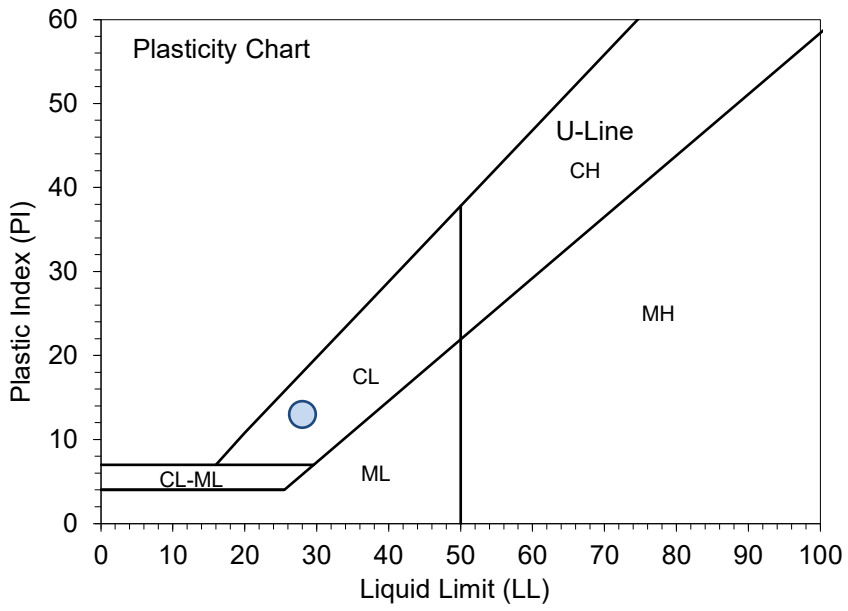
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	28	20	15
Wet Soil + Tare (g):	22.54	23.04	22.69
Dry Soil + Tare (g):	20.62	20.87	20.44
Moisture Loss (g):	1.92	2.17	2.25
Tare (g):	13.50	13.57	13.46
Dry Soil (g):	7.12	7.30	6.98
Moisture Content, w (%):	26.97	29.73	32.23
One-Point LL:	27	29	

Results

Liquid Limit, LL:	28
Plastic Limit, PL:	15
Plasticity Index, PI:	13





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 5-6 ft

Tested by: CRC Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn gravelly clay
As-received water content(%):	14.1	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	10
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

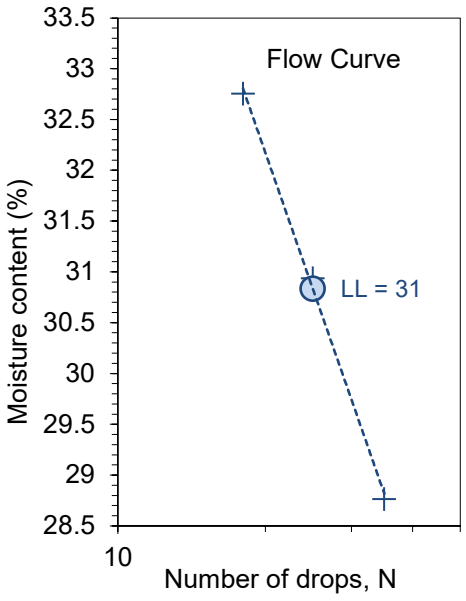
Determination No:	1	2
Wet Soil + Tare (g):	20.40	20.47
Dry Soil + Tare (g):	19.27	19.28
Moisture Loss (g):	1.13	1.19
Tare (g):	13.53	13.34
Dry Soil (g):	5.74	5.94
Moisture Content, w (%):	19.69	20.03

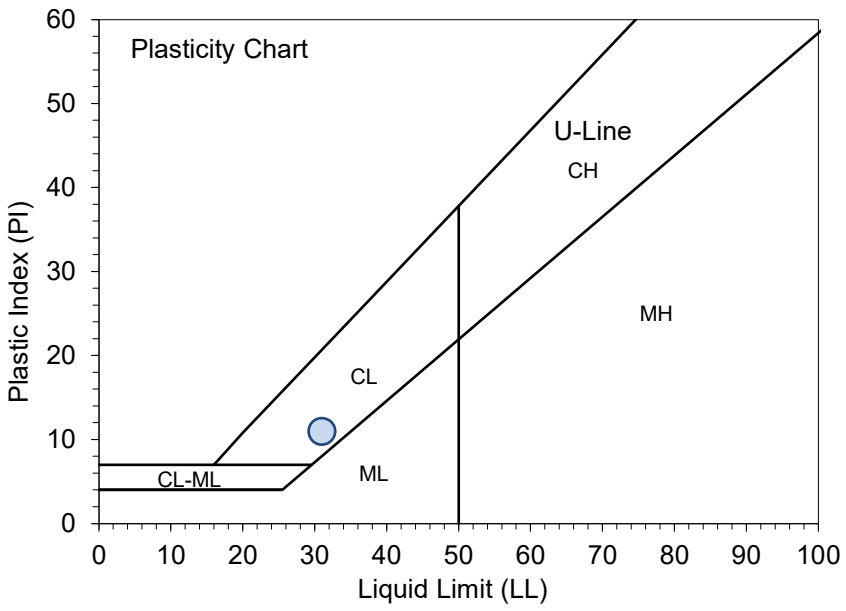
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	25	18
Wet Soil + Tare (g):	25.76	24.30	24.08
Dry Soil + Tare (g):	23.03	21.80	21.24
Moisture Loss (g):	2.73	2.50	2.84
Tare (g):	13.54	13.72	12.57
Dry Soil (g):	9.49	8.08	8.67
Moisture Content, w (%):	28.77	30.94	32.76
One-Point LL:		31	

Results

Liquid Limit, LL:	31
Plastic Limit, PL:	20
Plasticity Index, PI:	11





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Tested by: CML Date: 14-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn clay
As-received water content(%):	22.7	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

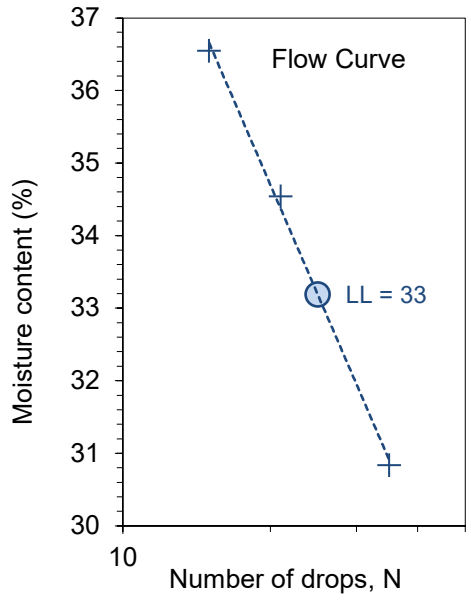
Determination No:	1	2
Wet Soil + Tare (g):	20.85	21.39
Dry Soil + Tare (g):	19.67	20.21
Moisture Loss (g):	1.18	1.18
Tare (g):	13.08	13.63
Dry Soil (g):	6.59	6.58
Moisture Content, w (%):	17.91	17.93

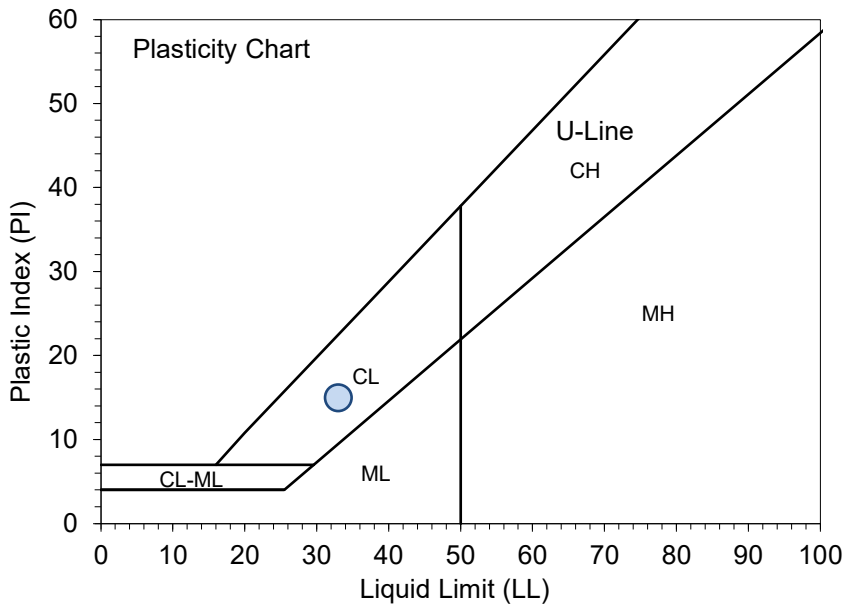
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	21	15
Wet Soil + Tare (g):	20.71	23.47	23.24
Dry Soil + Tare (g):	19.02	20.90	20.59
Moisture Loss (g):	1.69	2.57	2.65
Tare (g):	13.54	13.46	13.34
Dry Soil (g):	5.48	7.44	7.25
Moisture Content, w (%):	30.84	34.54	36.55
One-Point LL:		34	

Results

Liquid Limit, LL:	33
Plastic Limit, PL:	18
Plasticity Index, PI:	15





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 17.5-18 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn sandy clay
As-received water content(%):	12.6	Approximate maximum particle size:	3/8"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	20
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

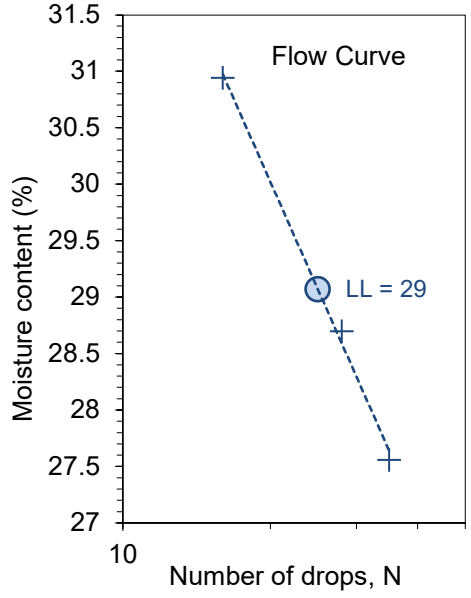
Determination No:	1	2
Wet Soil + Tare (g):	20.56	20.74
Dry Soil + Tare (g):	19.56	19.71
Moisture Loss (g):	1.00	1.03
Tare (g):	12.92	12.99
Dry Soil (g):	6.64	6.72
Moisture Content, w (%):	15.06	15.33

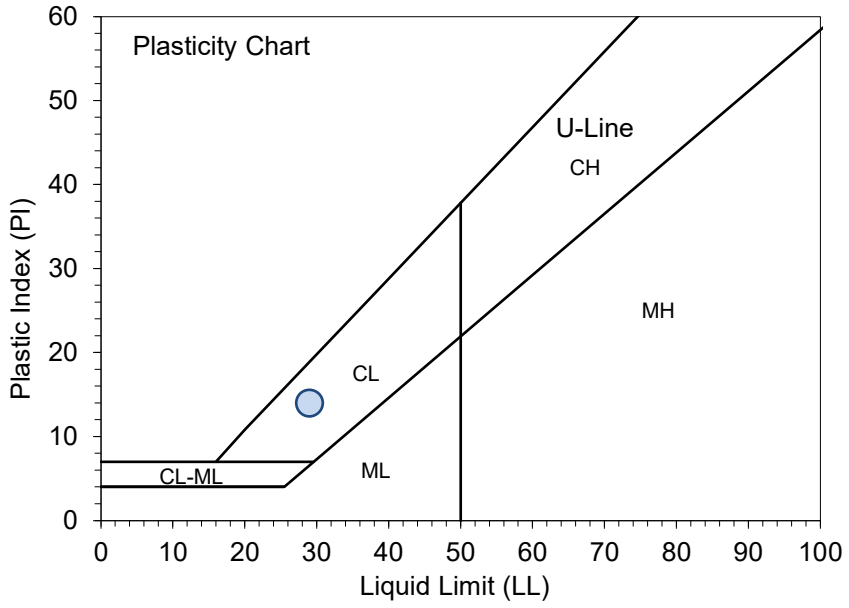
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	35	28	16
Wet Soil + Tare (g):	20.20	19.91	24.55
Dry Soil + Tare (g):	18.72	18.30	21.96
Moisture Loss (g):	1.48	1.61	2.59
Tare (g):	13.35	12.69	13.59
Dry Soil (g):	5.37	5.61	8.37
Moisture Content, w (%):	27.56	28.70	30.94
One-Point LL:		29	

Results

Liquid Limit, LL:	29
Plastic Limit, PL:	15
Plasticity Index, PI:	14





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 10-12 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	tn - bn sandy gravel
As-received water content(%):	2.2	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	40
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

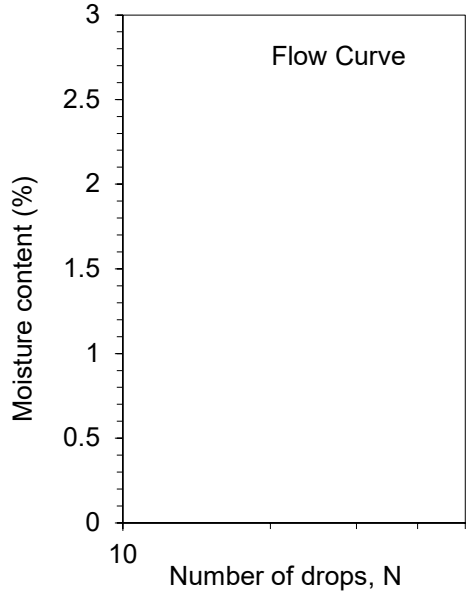
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

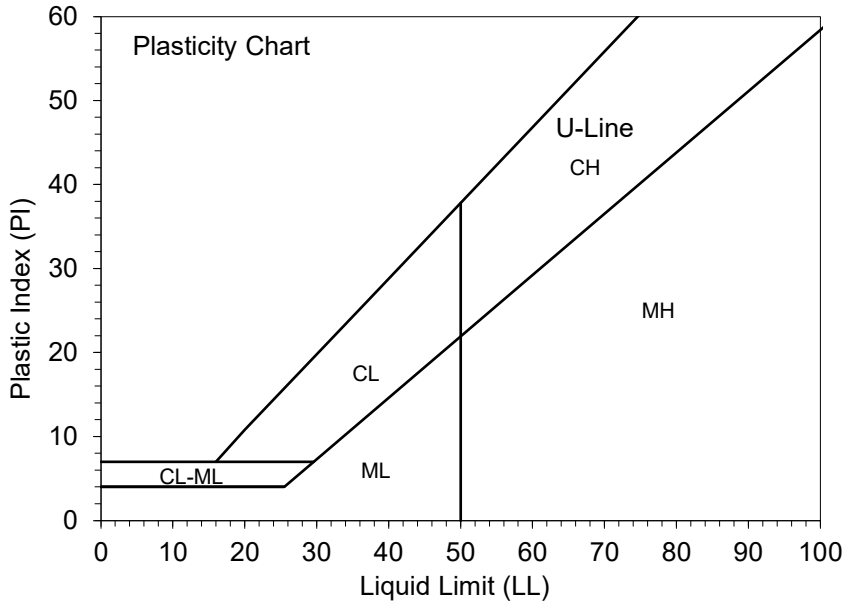
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	lt bn - bn sandy clay
As-received water content(%):	10.0	Approximate maximum particle size:	3/4"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

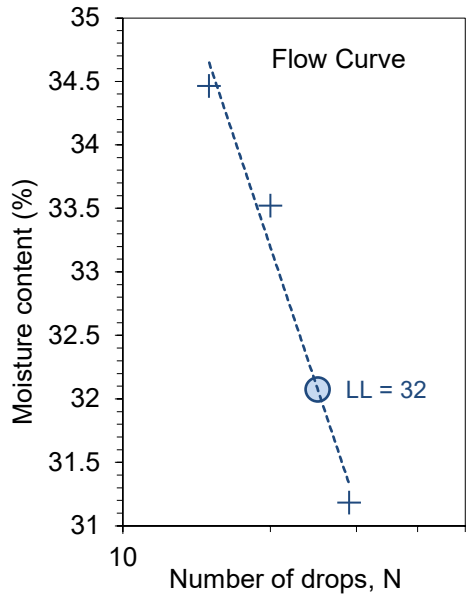
Determination No:	1	2
Wet Soil + Tare (g):	21.19	20.93
Dry Soil + Tare (g):	20.19	19.95
Moisture Loss (g):	1.00	0.98
Tare (g):	13.51	13.39
Dry Soil (g):	6.68	6.56
Moisture Content, w (%):	14.97	14.94

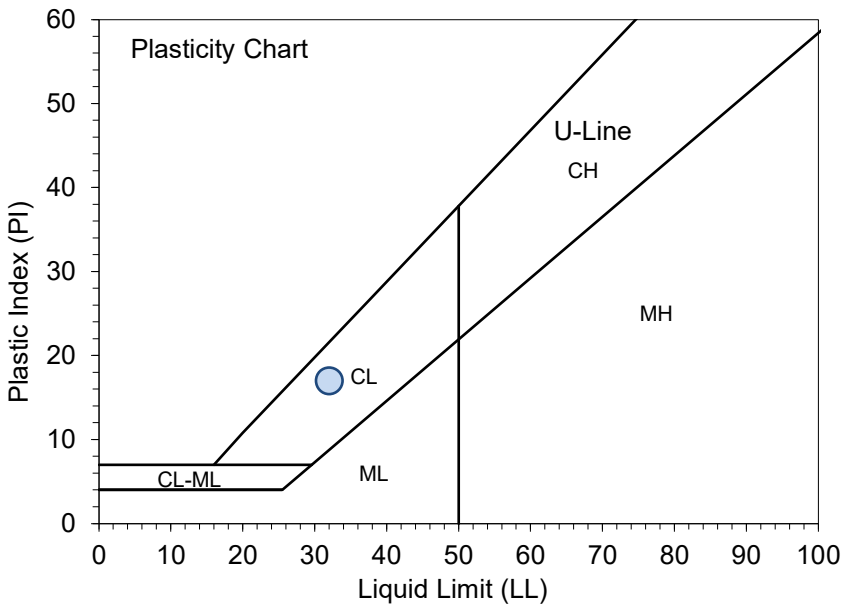
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	29	20	15
Wet Soil + Tare (g):	22.53	22.75	25.44
Dry Soil + Tare (g):	20.40	20.39	22.40
Moisture Loss (g):	2.13	2.36	3.04
Tare (g):	13.57	13.35	13.58
Dry Soil (g):	6.83	7.04	8.82
Moisture Content, w (%):	31.19	33.52	34.47
One-Point LL:	32	33	

Results

Liquid Limit, LL:	32
Plastic Limit, PL:	15
Plasticity Index, PI:	17





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: JC

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk yl bn - bn sandy gravel
As-received water content(%):	7.0	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid limit test method:	Multipoint

Plastic Limit

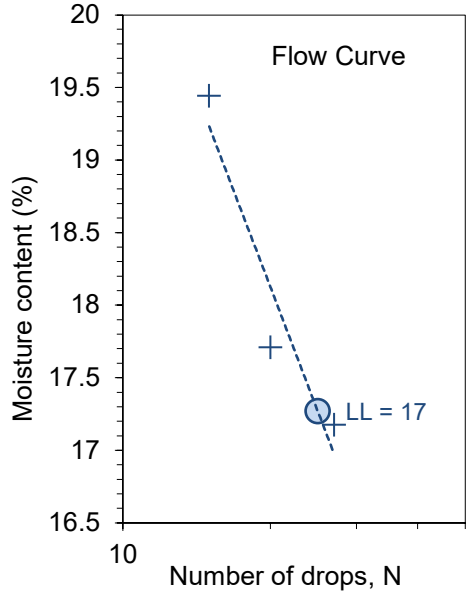
Determination No:	1	2
Wet Soil + Tare (g):	21.04	21.18
Dry Soil + Tare (g):	20.03	20.11
Moisture Loss (g):	1.01	1.07
Tare (g):	13.42	13.46
Dry Soil (g):	6.61	6.65
Moisture Content, w (%):	15.28	16.09

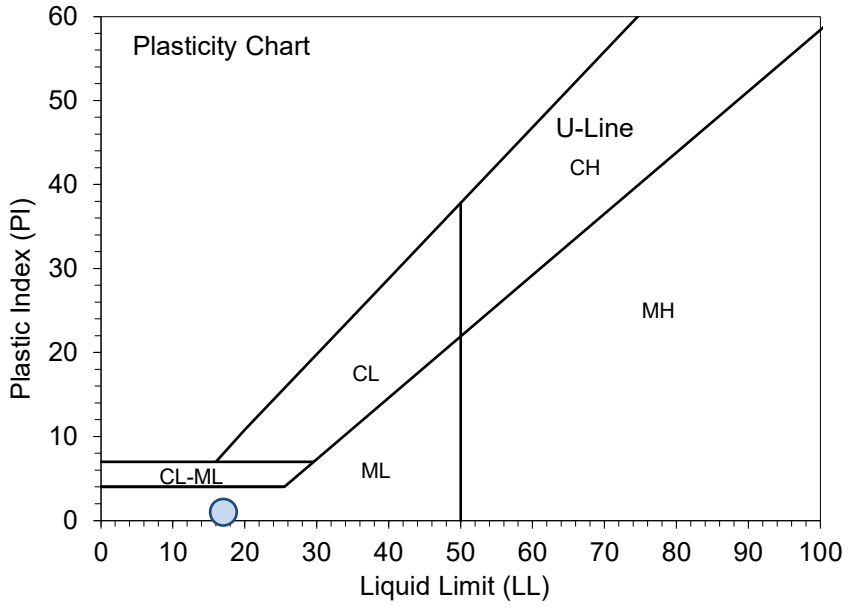
Liquid Limit

Determination No:	1	2	3
Number of Drops, N:	27	20	15
Wet Soil + Tare (g):	25.12	24.21	25.51
Dry Soil + Tare (g):	23.33	22.46	23.55
Moisture Loss (g):	1.79	1.75	1.96
Tare (g):	12.91	12.58	13.47
Dry Soil (g):	10.42	9.88	10.08
Moisture Content, w (%):	17.18	17.71	19.44
One-Point LL:	17	17	

Results

Liquid Limit, LL:	17
Plastic Limit, PL:	16
Plasticity Index, PI:	1





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 15-17 ft

Tested by: CML Date: 16-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	dk yl bn - bn sandy gravel
As-received water content(%):	5.7	Approximate maximum particle size:	1"
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	30
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

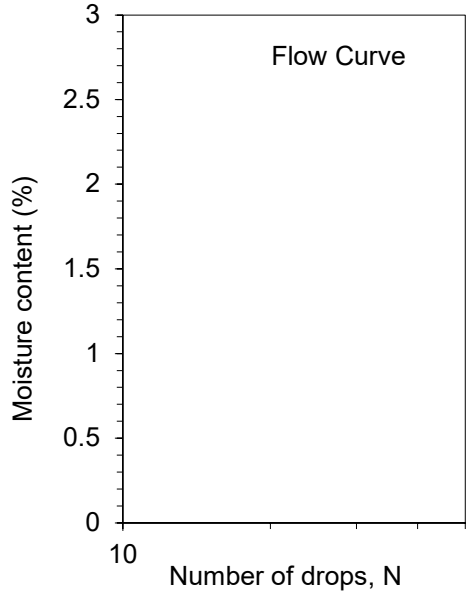
Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

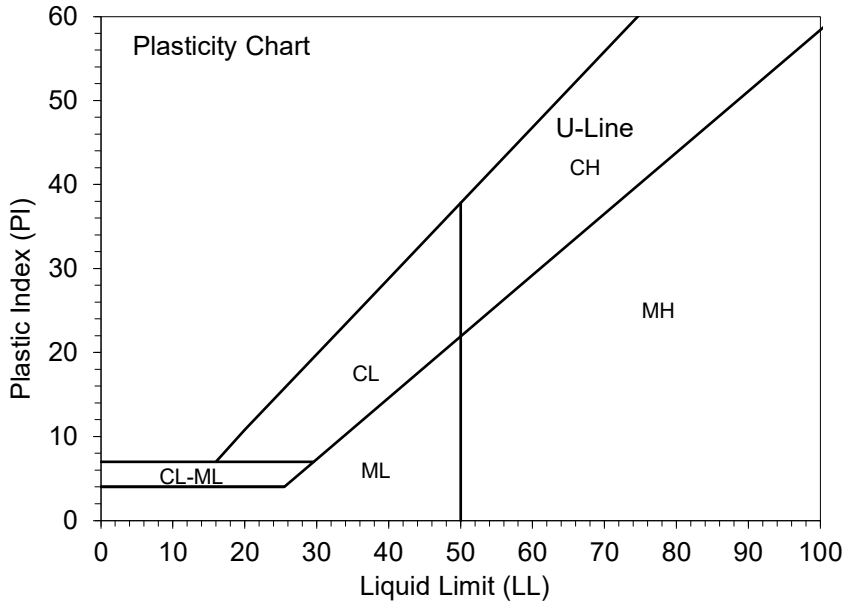
Liquid Limit

Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

Results

Liquid Limit, LL:	Nonplastic (N.P.)
Plastic Limit, PL:	Nonplastic (N.P.)
Plasticity Index, PI:	Nonplastic (N.P.)





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Liquid Limit, Plastic Limit, and Plasticity Index of Soils

(After ASTM D4318 and AASHTO T89/T90)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Tested by: CML Date: 15-Nov-23

Reduced by: CML Location: -

Reviewed by: AT

Sample Preparation

Preparation method:	Air Dry	Laboratory sample description:	It bn - bn silt
As-received water content(%):	17.5	Approximate maximum particle size:	No. 20
Liquid Limit device:	Mechanical	Estimate of % retained on No.40 sieve (%):	<5
Grooving tool:	Plastic	Method of removing > No. 40 sieve:	Hand Sieved
Testing method:	Hand rolled	Liquid Limit:	Could not be determined (N.P.)

Plastic Limit

Determination No:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	

Liquid Limit

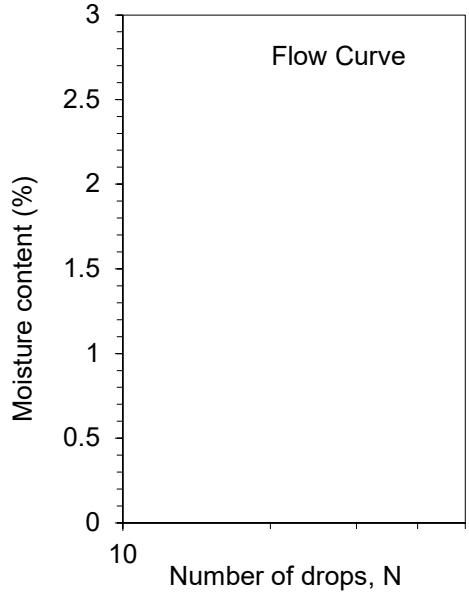
Determination No:	
Number of Drops, N:	
Wet Soil + Tare (g):	
Dry Soil + Tare (g):	
Moisture Loss (g):	
Tare (g):	
Dry Soil (g):	
Moisture Content, w (%):	
One-Point LL:	

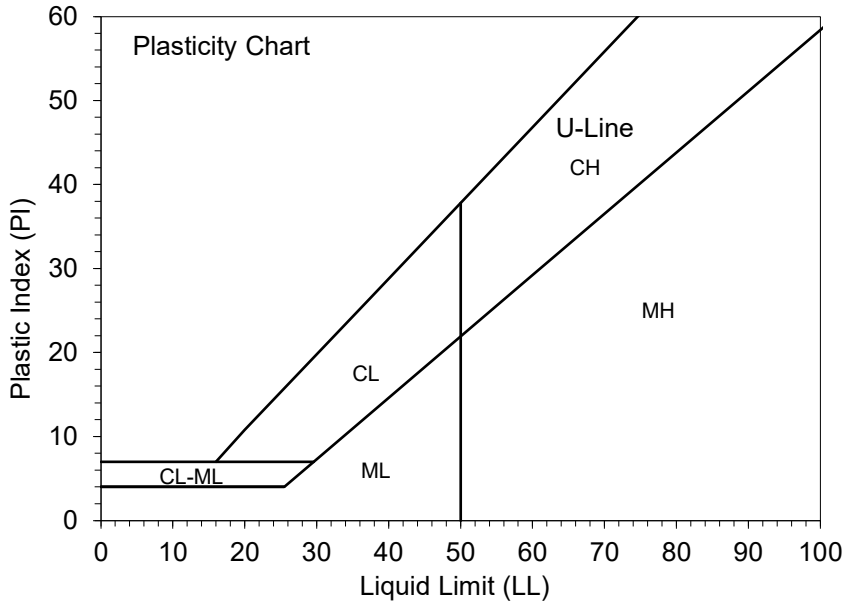
Results

Liquid Limit, LL: Nonplastic (N.P.)

Plastic Limit, PL: Nonplastic (N.P.)

Plasticity Index, PI: Nonplastic (N.P.)





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Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 8.5-11 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: ol bn - dk ol bn silt

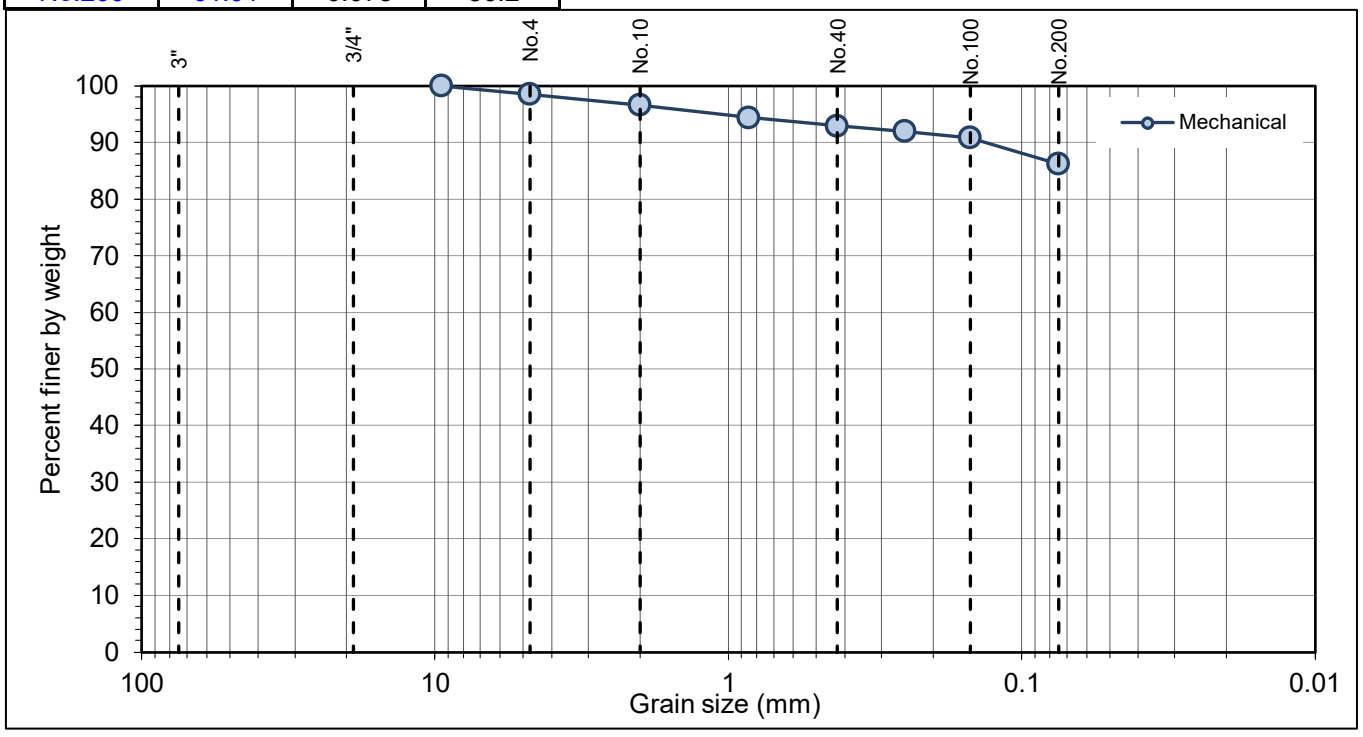
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	510.72	449.30
	-	
	510.72	449.30
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	706.71
Dry soil + tare (g):	-	645.29
Tare (g):	-	195.99
Moisture content (%):	0.0	13.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	6.47	4.75	98.6
No.10	15.15	2	96.6
No.20	25.05	0.85	94.4
No.40	31.63	0.425	93.0
No.60	36.08	0.25	92.0
No.100	41.22	0.15	90.8
No.200	61.91	0.075	86.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 22-25 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn gravel

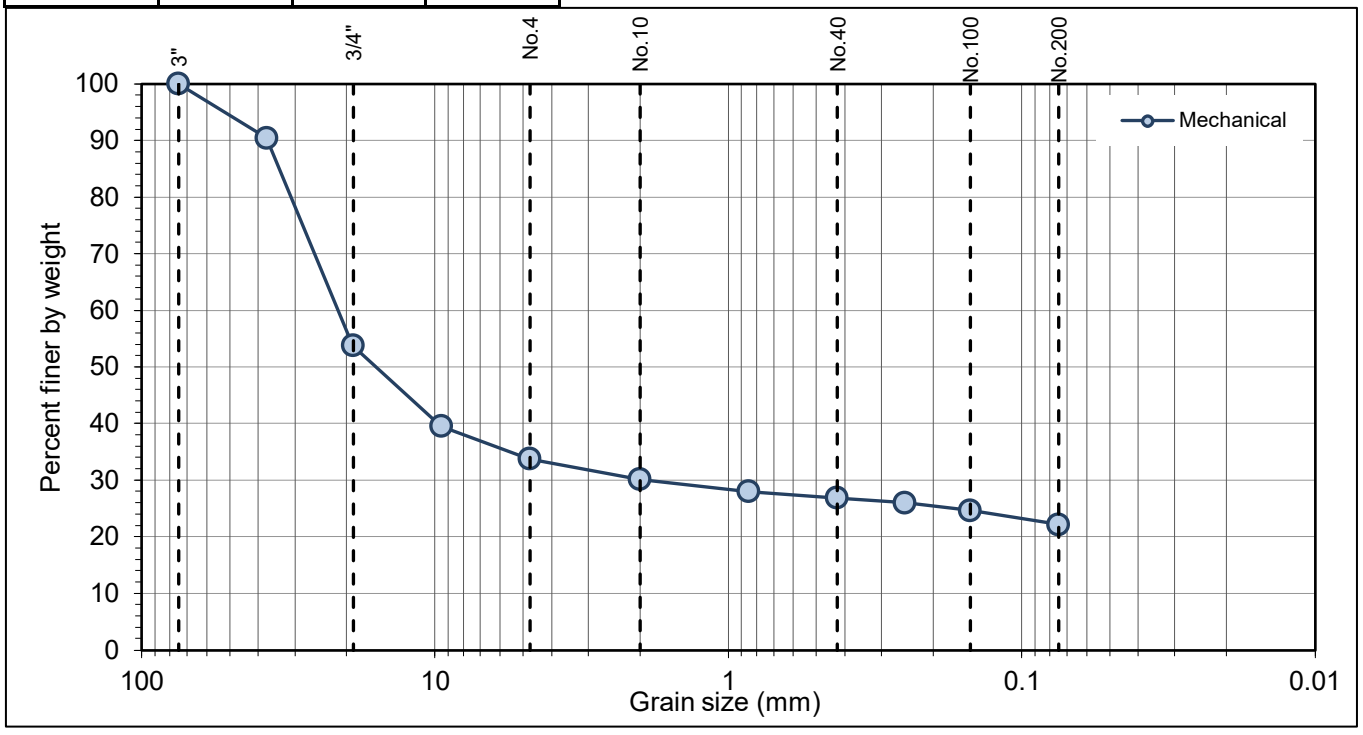
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	1688.72	1601.18
	-	
	1688.72	1601.18
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	1702.45
Dry soil + tare (g):	-	1614.91
Tare (g):	-	13.73
Moisture content (%):	0.0	5.5

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	100.0
1.5"	153.23	37.5	90.4
3/4"	740.77	19	53.7
3/8"	969.00	9.5	39.5
No.4	1060.67	4.75	33.8
No.10	1119.28	2	30.1
No.20	1153.68	0.85	27.9
No.40	1171.53	0.425	26.8
No.60	1184.79	0.25	26.0
No.100	1206.93	0.15	24.6
No.200	1246.16	0.075	22.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-05

No: 23072 (23-1725) **Depth:** 35-37 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: tn - bn sandy gravel

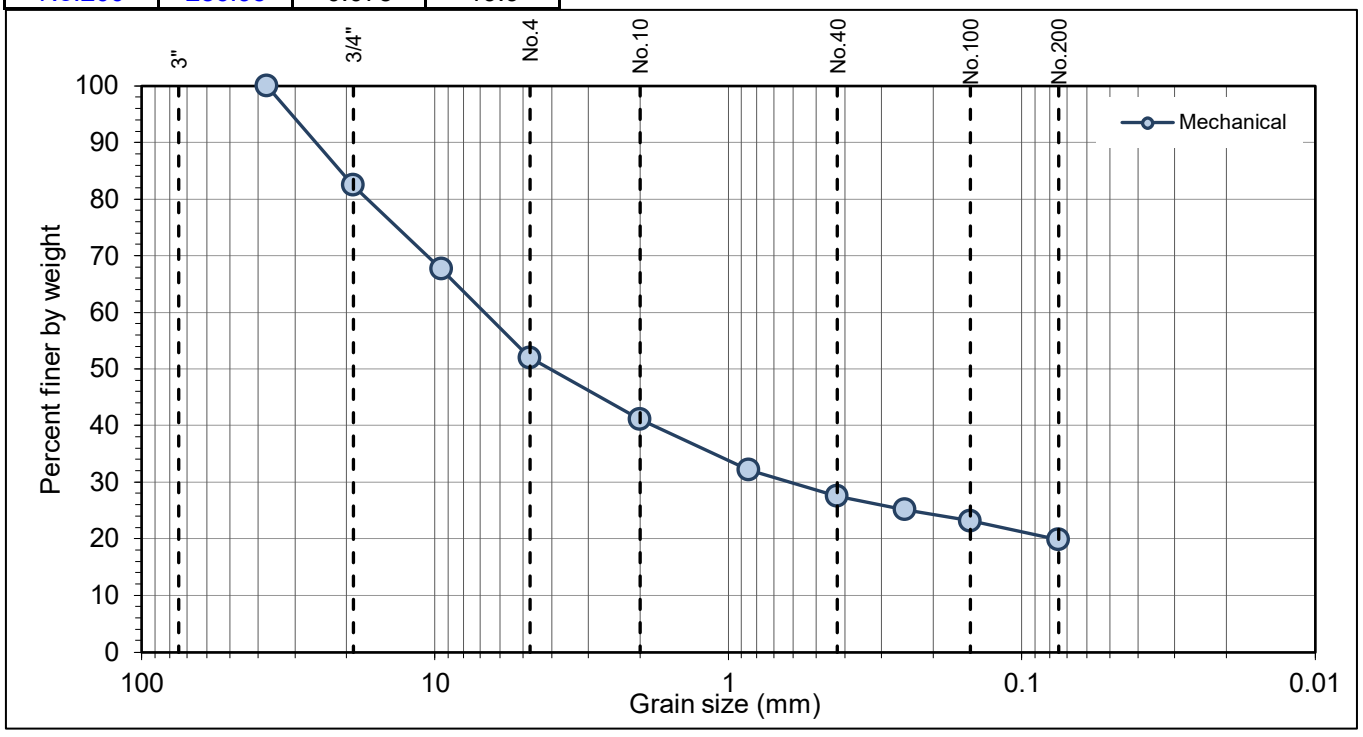
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	364.51	358.20
	-	-
	364.51	358.20
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	480.97
Dry soil + tare (g):	-	474.66
Tare (g):	-	116.46
Moisture content (%):	0.0	1.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	62.67	19	82.5
3/8"	115.82	9.5	67.7
No.4	171.91	4.75	52.0
No.10	211.10	2	41.1
No.20	243.11	0.85	32.1
No.40	259.58	0.425	27.5
No.60	268.13	0.25	25.1
No.100	275.21	0.15	23.2
No.200	286.95	0.075	19.9



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 3.5-5 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - dk bn sandy clay

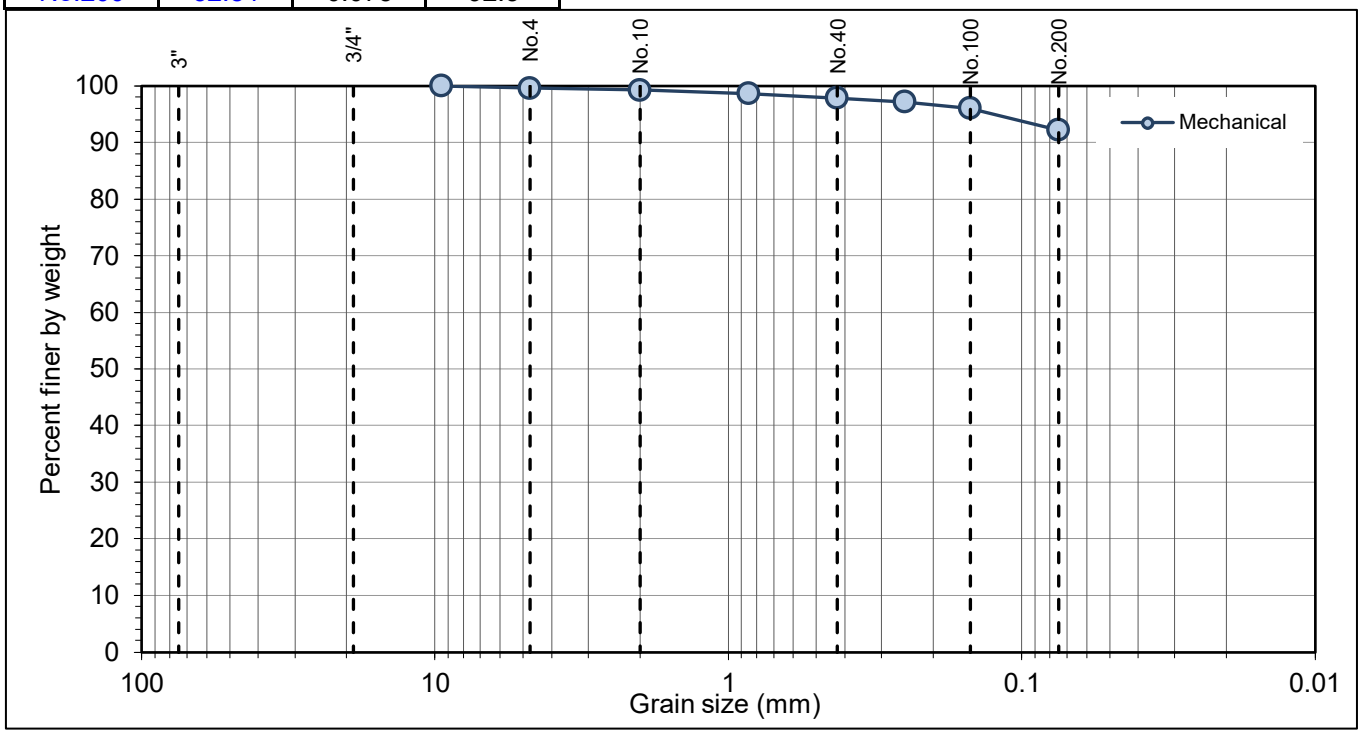
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	538.58	424.78
	-	
	538.58	424.78
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	733.41
Dry soil + tare (g):	-	619.61
Tare (g):	-	194.83
Moisture content (%):	0.0	26.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.68	4.75	99.6
No.10	3.01	2	99.3
No.20	5.85	0.85	98.6
No.40	9.10	0.425	97.9
No.60	11.87	0.25	97.2
No.100	16.77	0.15	96.1
No.200	32.84	0.075	92.3



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - tn clayey gravel

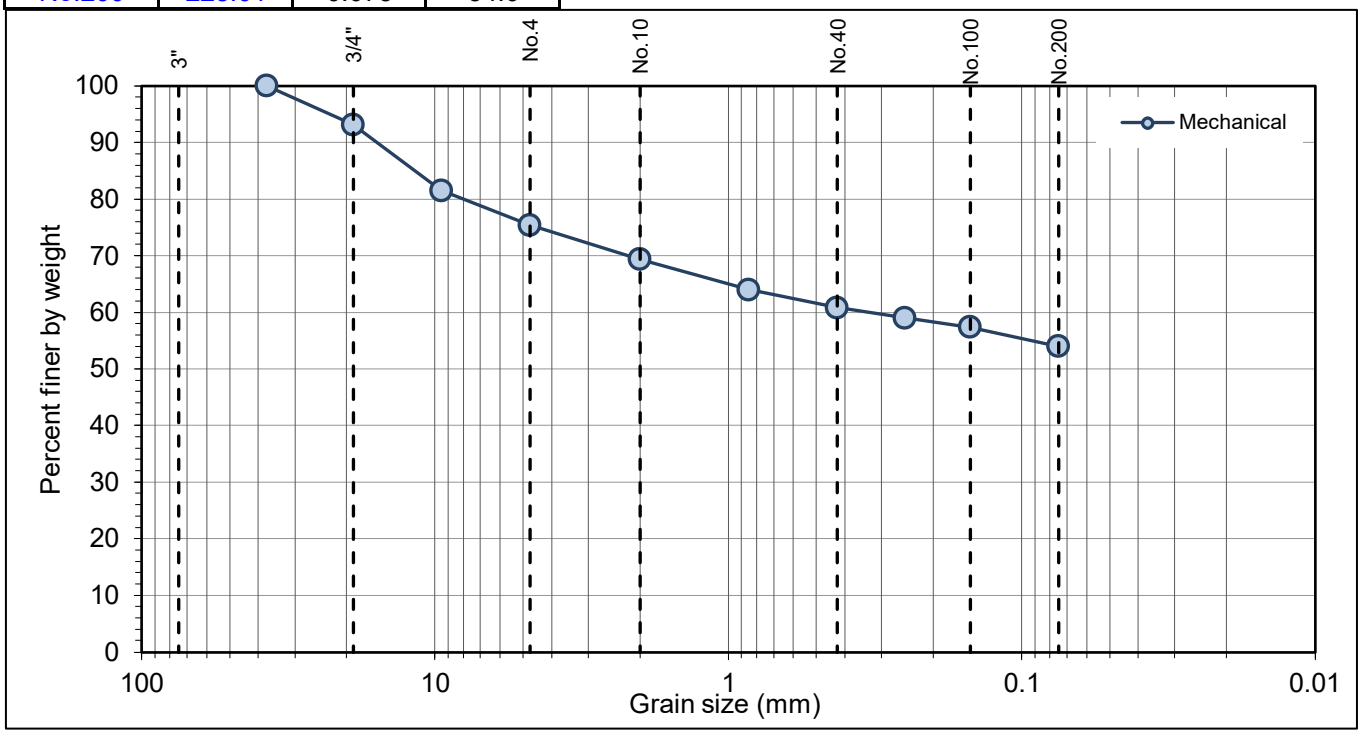
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	543.14	495.64
	-	
	543.14	495.64
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	740.83
Dry soil + tare (g):	-	693.33
Tare (g):	-	197.69
Moisture content (%):	0.0	9.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	33.86	19	93.2
3/8"	91.52	9.5	81.5
No.4	121.77	4.75	75.4
No.10	151.95	2	69.3
No.20	178.46	0.85	64.0
No.40	194.30	0.425	60.8
No.60	203.22	0.25	59.0
No.100	211.25	0.15	57.4
No.200	228.01	0.075	54.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 20-22 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: bn - tn sandy gravel

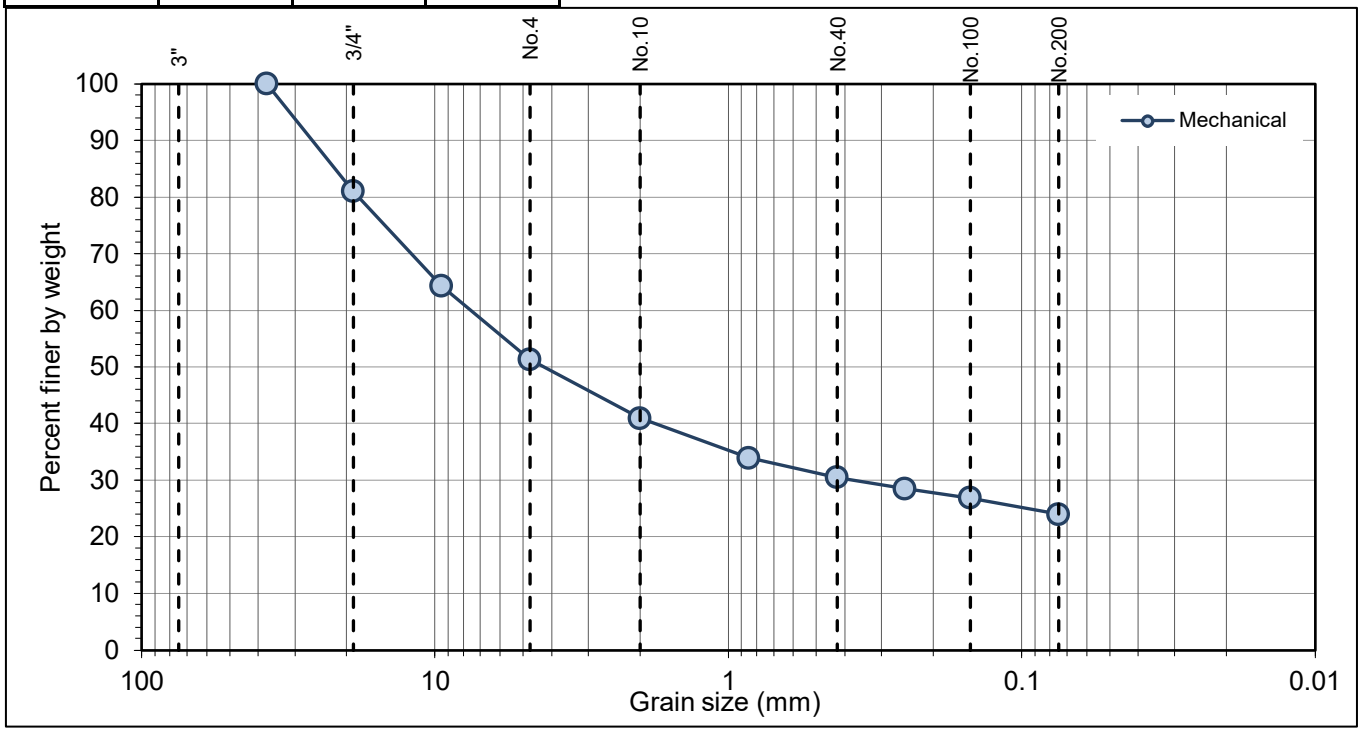
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	431.81	412.46
	-	
	431.81	412.46
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	549.20
Dry soil + tare (g):	-	529.85
Tare (g):	-	117.39
Moisture content (%):	0.0	4.7

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	78.09	19	81.1
3/8"	147.07	9.5	64.3
No.4	200.86	4.75	51.3
No.10	243.73	2	40.9
No.20	272.66	0.85	33.9
No.40	286.85	0.425	30.5
No.60	295.11	0.25	28.5
No.100	301.79	0.15	26.8
No.200	313.55	0.075	24.0



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-06

No: 23072 (23-1725) **Depth:** 32.5-35 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn clay

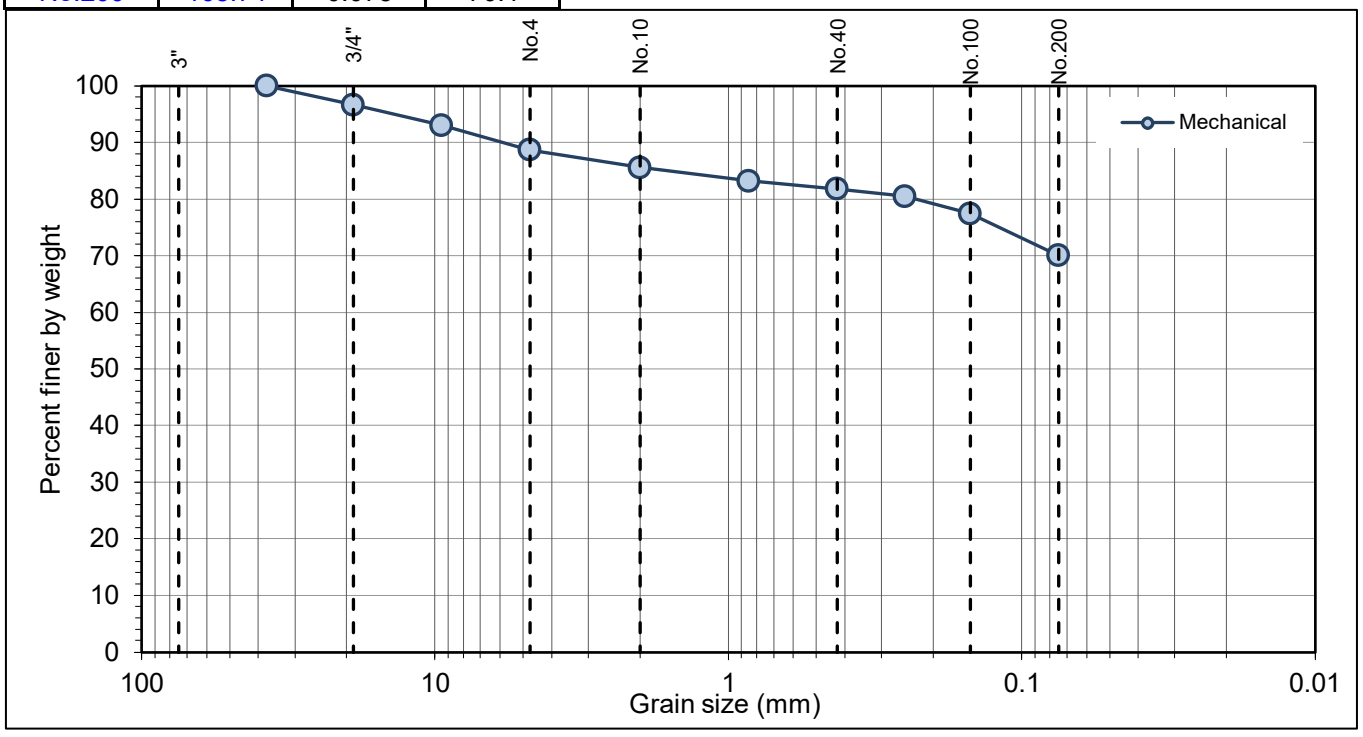
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	647.50	563.64
	-	-
	647.50	563.64
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	764.63
Dry soil + tare (g):	-	680.77
Tare (g):	-	117.13
Moisture content (%):	0.0	14.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	18.66	19	96.7
3/8"	39.17	9.5	93.1
No.4	63.61	4.75	88.7
No.10	81.28	2	85.6
No.20	94.55	0.85	83.2
No.40	102.61	0.425	81.8
No.60	109.80	0.25	80.5
No.100	126.97	0.15	77.5
No.200	168.74	0.075	70.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 5-6 ft

Date: 14-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn gravelly clay

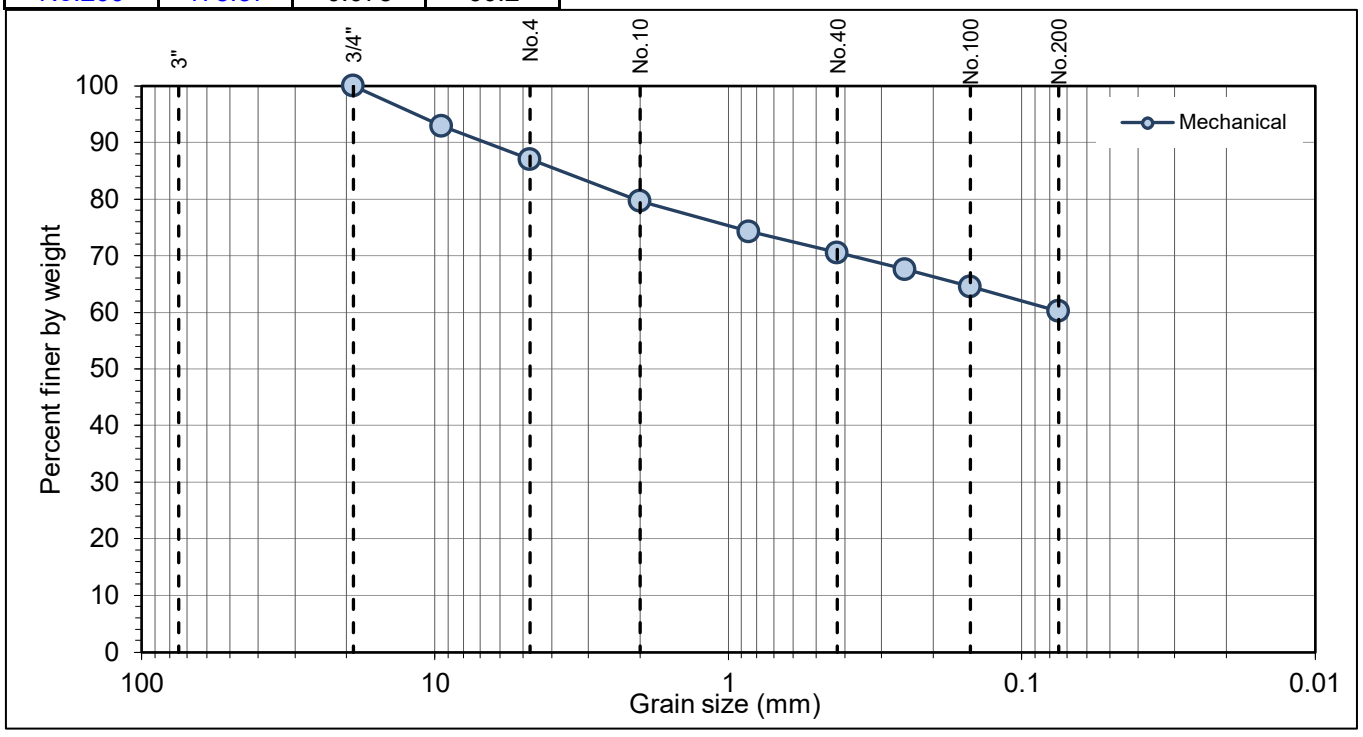
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	511.34	448.17
	-	
	511.34	448.17
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	708.54
Dry soil + tare (g):	-	645.37
Tare (g):	-	197.20
Moisture content (%):	0.0	14.1

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	100.0
3/8"	31.59	9.5	93.0
No.4	57.98	4.75	87.1
No.10	91.18	2	79.7
No.20	115.33	0.85	74.3
No.40	131.89	0.425	70.6
No.60	145.17	0.25	67.6
No.100	158.80	0.15	64.6
No.200	178.37	0.075	60.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Date: 10-Nov-23 Location: -

Tested by: JCC Lab soil description: lt bn - bn silt

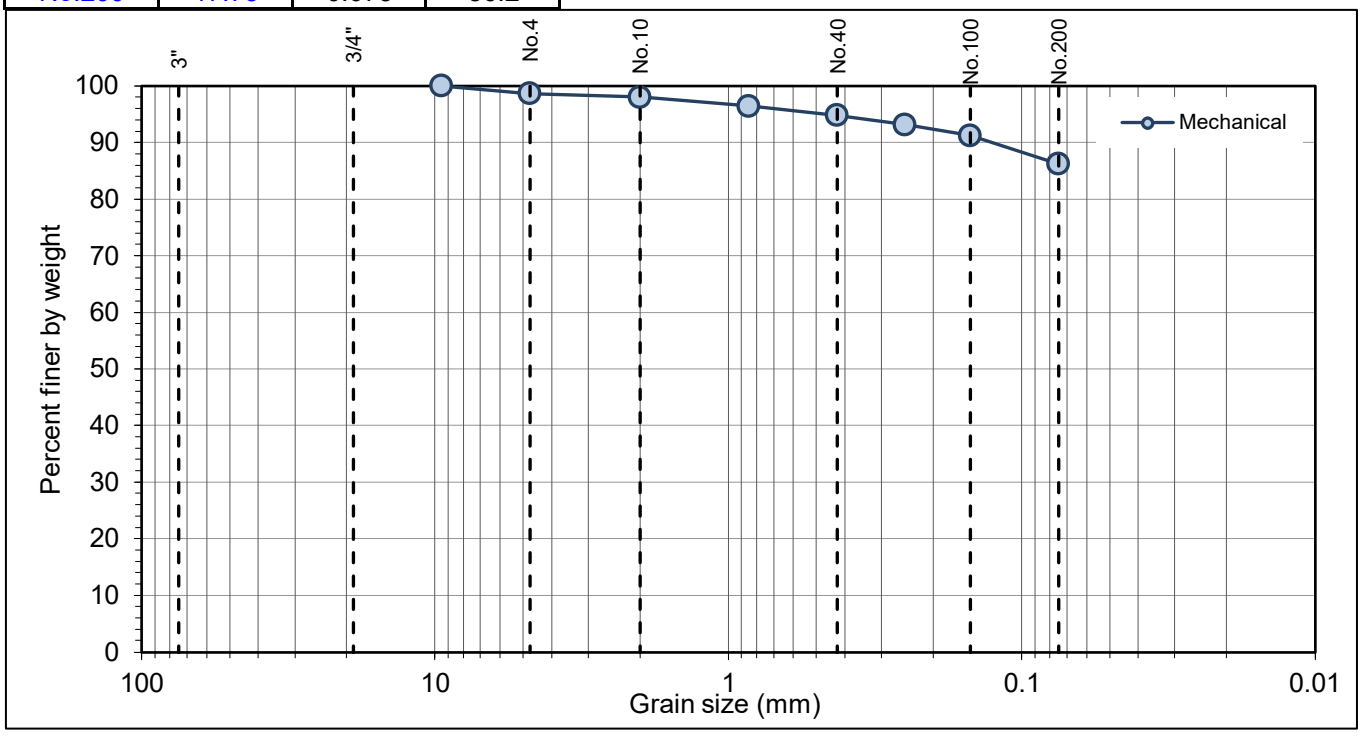
Reduced by: AT Comments:

Reviewed by: JC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	160.04	128.80
	-	
	160.04	128.80
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	355.80
Dry soil + tare (g):	-	324.56
Tare (g):	-	195.76
Moisture content (%):	0.0	24.3

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.73	4.75	98.7
No.10	2.57	2	98.0
No.20	4.60	0.85	96.4
No.40	6.72	0.425	94.8
No.60	8.78	0.25	93.2
No.100	11.27	0.15	91.3
No.200	17.73	0.075	86.2



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 17.5-18 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn sandy clay

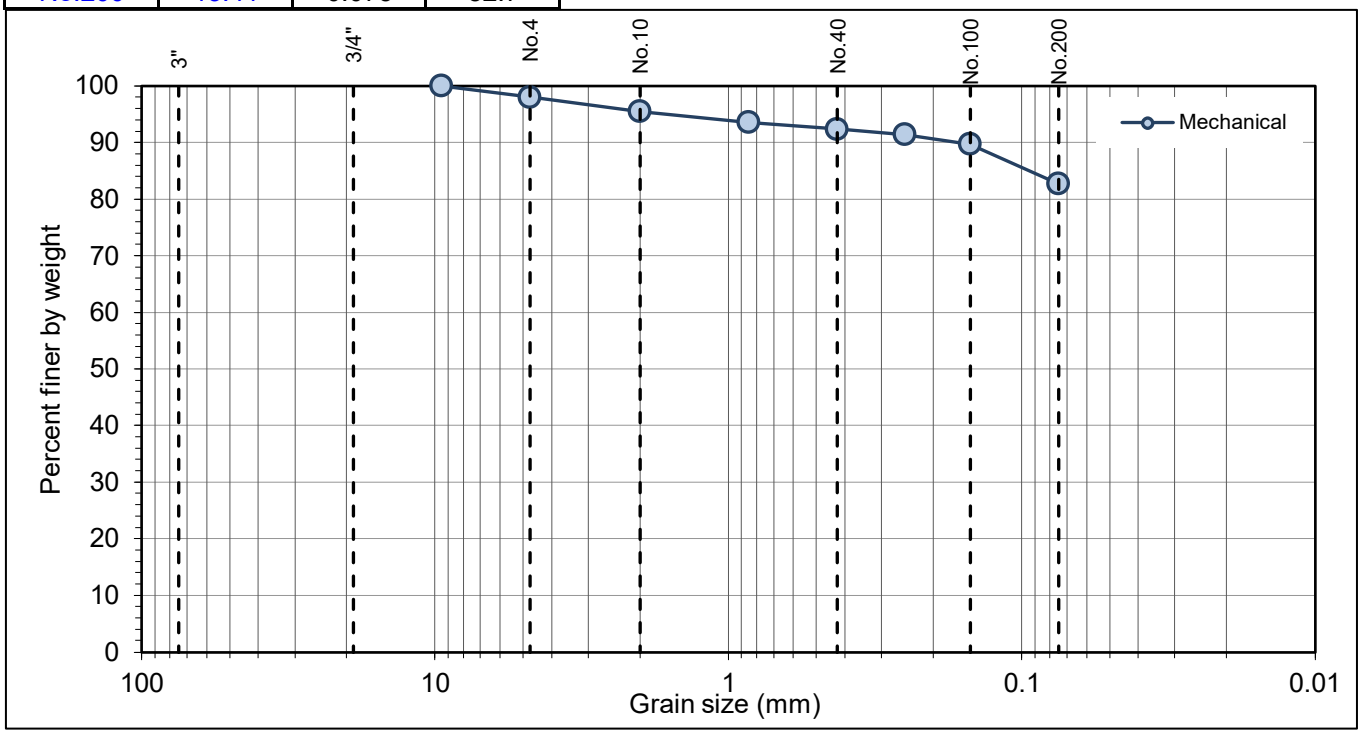
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	87.25	77.51
		-
	87.25	77.51
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	282.48
Dry soil + tare (g):	-	272.74
Tare (g):	-	195.23
Moisture content (%):	0.0	12.6

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	100.0
No.4	1.51	4.75	98.1
No.10	3.48	2	95.5
No.20	5.00	0.85	93.5
No.40	5.93	0.425	92.3
No.60	6.64	0.25	91.4
No.100	7.95	0.15	89.7
No.200	13.41	0.075	82.7



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 10-12 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: tn - bn sandy gravel

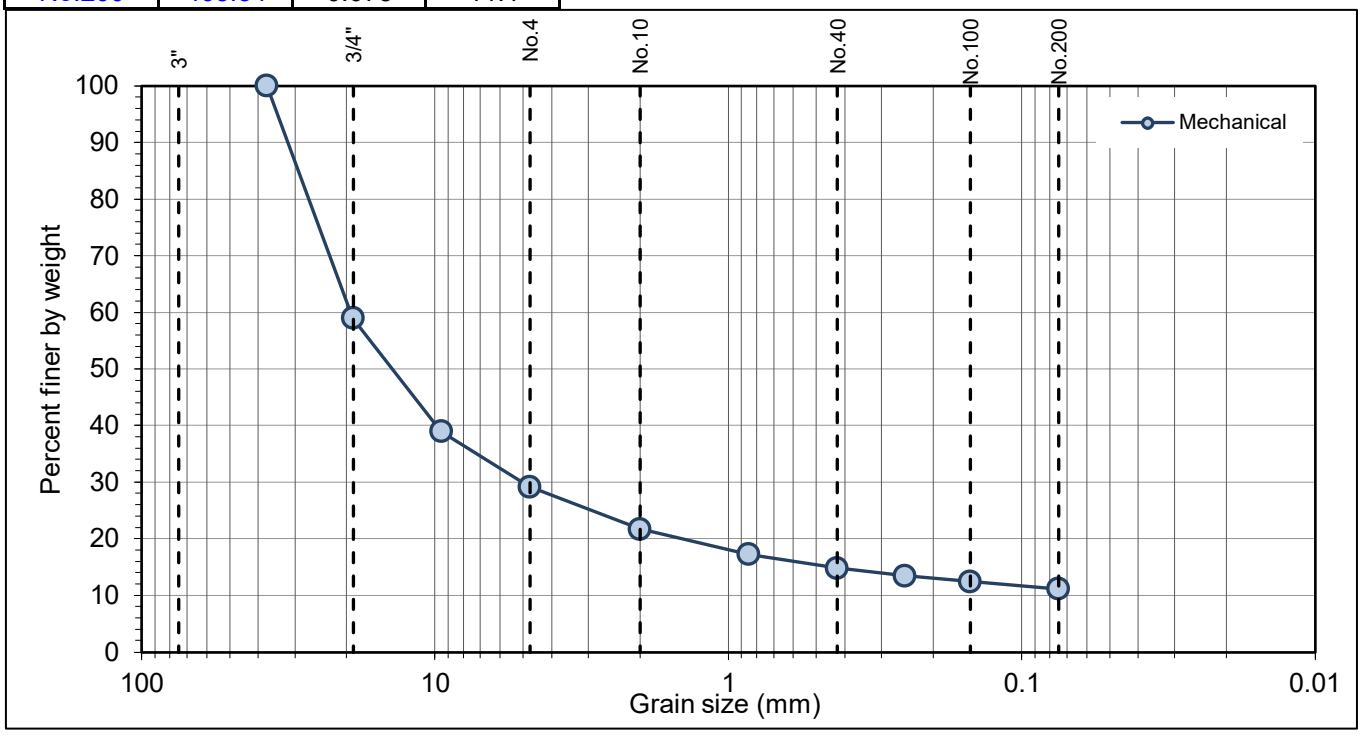
Reduced by: JC Comments:

Reviewed by: AT

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	466.15	455.99
	-	
	466.15	455.99
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	584.18
Dry soil + tare (g):	-	574.02
Tare (g):	-	118.03
Moisture content (%):	0.0	2.2

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	187.26	19	58.9
3/8"	278.45	9.5	38.9
No.4	323.16	4.75	29.1
No.10	357.01	2	21.7
No.20	377.36	0.85	17.2
No.40	388.54	0.425	14.8
No.60	394.67	0.25	13.4
No.100	399.46	0.15	12.4
No.200	405.34	0.075	11.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-08

No: 23072 (23-1725) **Depth:** 12.5-14 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: lt bn - bn sandy clay

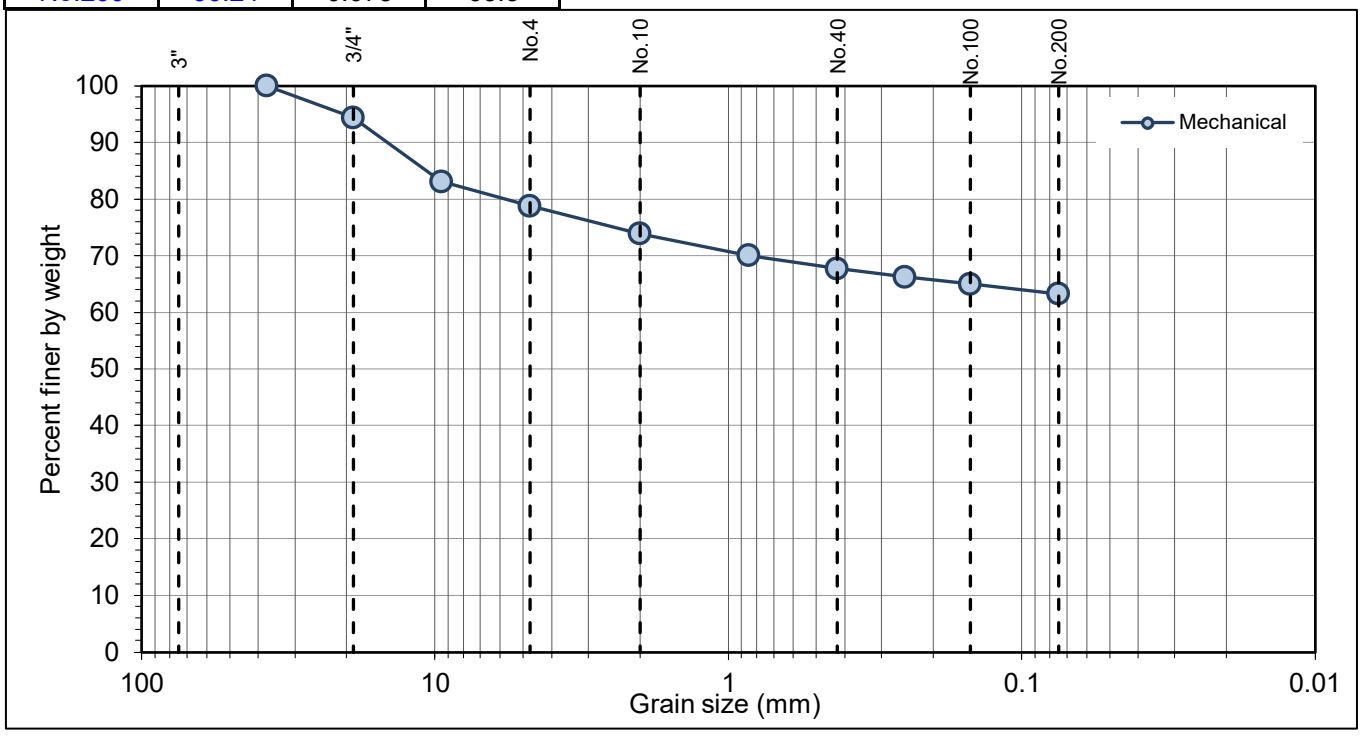
Reduced by: AT Comments:

Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	270.30	245.71
	-	
	270.30	245.71
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	467.72
Dry soil + tare (g):	-	443.13
Tare (g):	-	197.42
Moisture content (%):	0.0	10.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.71	19	94.4
3/8"	41.47	9.5	83.1
No.4	52.05	4.75	78.8
No.10	64.21	2	73.9
No.20	73.62	0.85	70.0
No.40	79.28	0.425	67.7
No.60	82.99	0.25	66.2
No.100	85.98	0.15	65.0
No.200	90.24	0.075	63.3



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 7.5-9 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: dk yl bn - dk bn sandy gravel

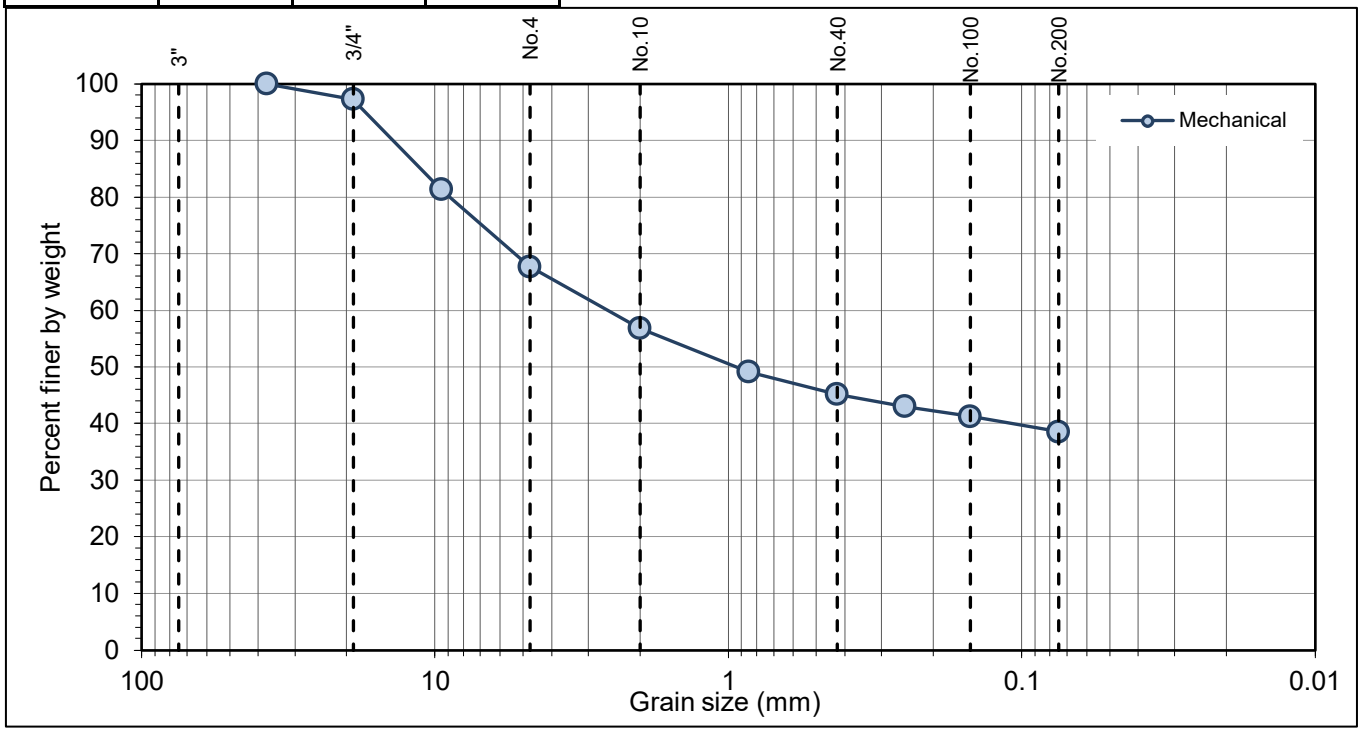
Reduced by: AT Comments:

Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	526.82	492.40
	-	
	526.82	492.40
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	644.83
Dry soil + tare (g):	-	610.41
Tare (g):	-	118.01
Moisture content (%):	0.0	7.0

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	13.31	19	97.3
3/8"	91.93	9.5	81.3
No.4	158.81	4.75	67.7
No.10	212.76	2	56.8
No.20	250.58	0.85	49.1
No.40	269.94	0.425	45.2
No.60	280.51	0.25	43.0
No.100	289.27	0.15	41.3
No.200	302.48	0.075	38.6



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-09

No: 23072 (23-1725) **Depth:** 15-17 ft

Date: 16-Nov-23 Location: -

Tested by: DW Lab soil description: dk yl bn - bn sandy gravel

Reduced by: AT Comments:

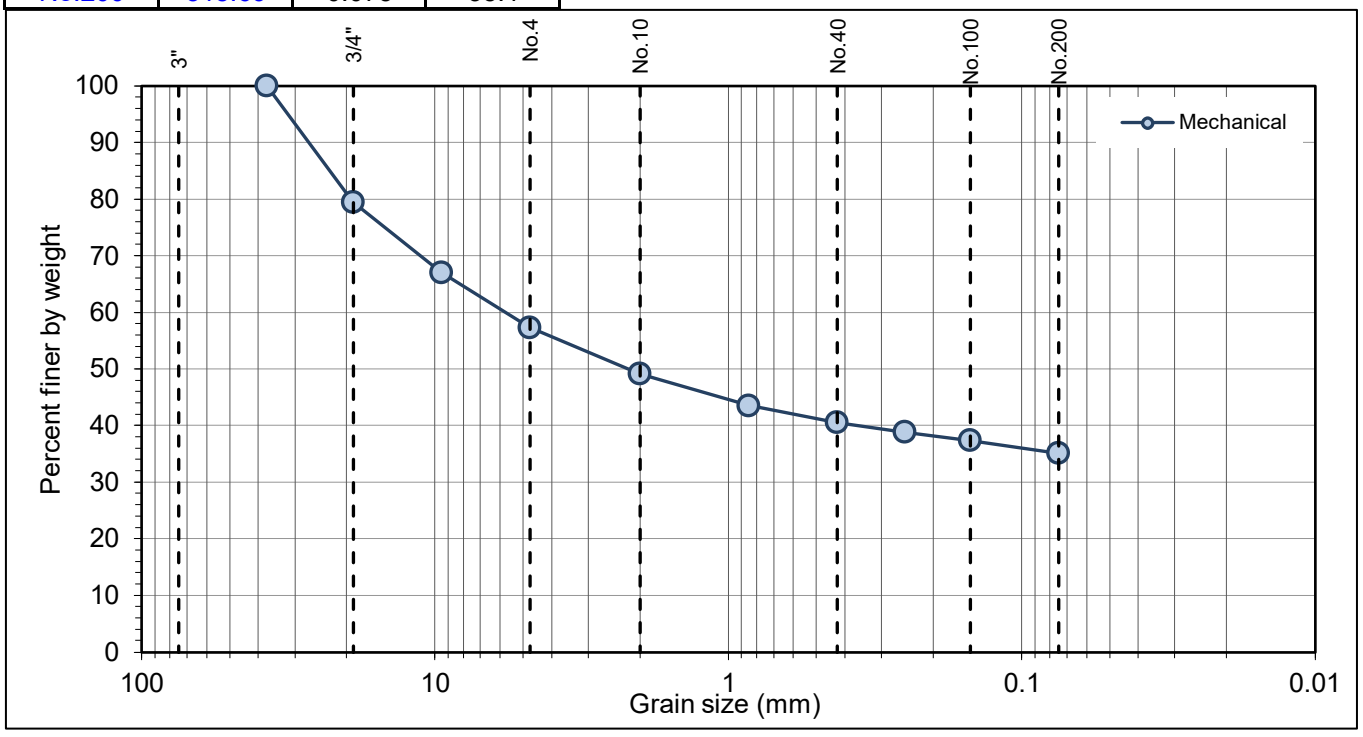
Reviewed by: WMC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	514.46	486.37
	-	
	514.46	486.37
Split fraction:	1.000	

Moisture data

Moist soil + tare (g):	-	632.70
Dry soil + tare (g):	-	604.61
Tare (g):	-	118.24
Moisture content (%):	0.0	5.8

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	100.0
3/4"	99.92	19	79.5
3/8"	160.29	9.5	67.0
No.4	207.63	4.75	57.3
No.10	247.50	2	49.1
No.20	274.59	0.85	43.5
No.40	289.20	0.425	40.5
No.60	297.50	0.25	38.8
No.100	304.57	0.15	37.4
No.200	315.69	0.075	35.1



Particle-Size Analysis of Soils*

(after ASTM D422 and AASHTO T88)

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Date: 10-Nov-23 Location: -

Tested by: JCC Lab soil description: lt bn - bn silt

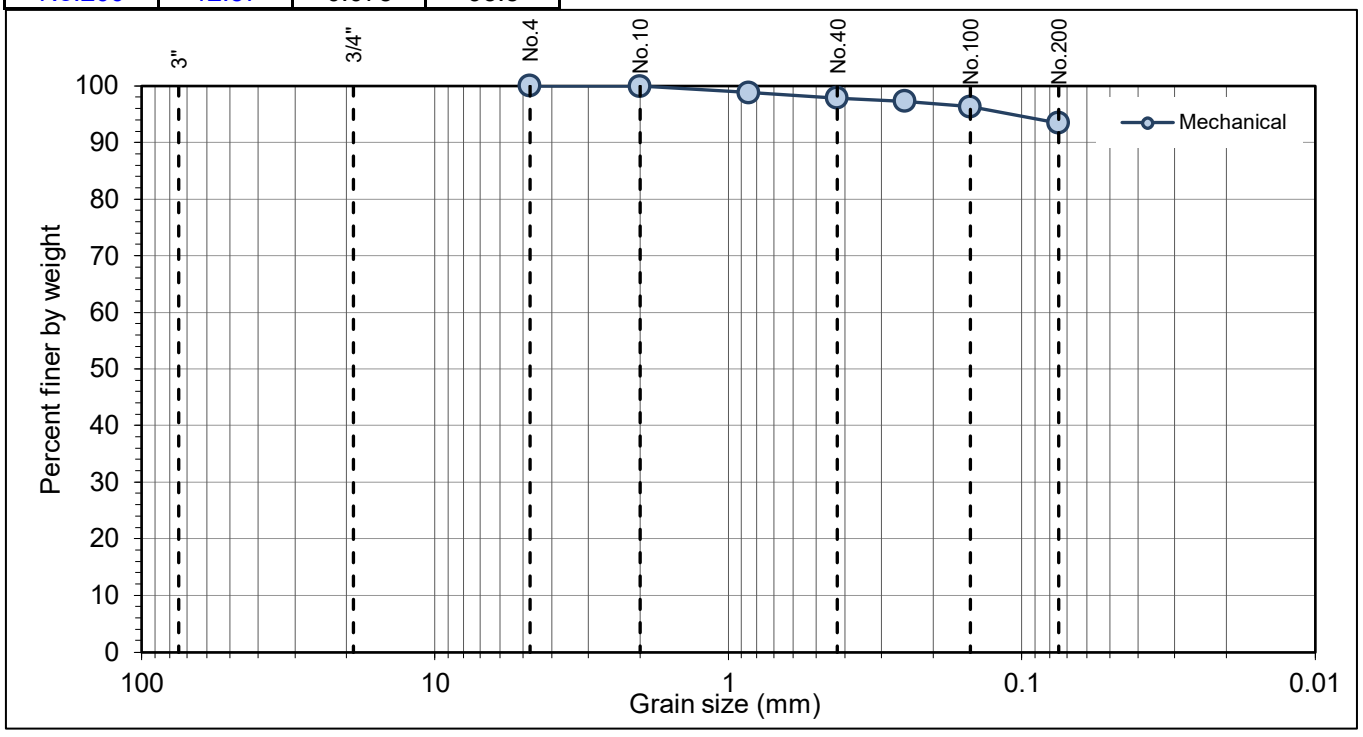
Reduced by: AT Comments:

Reviewed by: JC

Split:	No	
	-	
	Moist	Dry
Total sample wt. (g):	228.50	193.74
	-	
	228.50	193.74
Split fraction:	1.000	

Moisture data		
Moist soil + tare (g):	-	374.48
Dry soil + tare (g):	-	339.72
Tare (g):	-	145.98
Moisture content (%):	0.0	17.9

Sieve	Accum. Wt. Ret. (g)	Grain Size (mm)	Percent Finer
12"	-	300	-
8"	-	200	-
6"	-	150	-
4"	-	100	-
3"	-	75	-
1.5"	-	37.5	-
3/4"	-	19	-
3/8"	-	9.5	-
No.4	-	4.75	100.0
No.10	0.06	2	100.0
No.20	2.24	0.85	98.8
No.40	4.19	0.425	97.8
No.60	5.26	0.25	97.3
No.100	7.14	0.15	96.3
No.200	12.57	0.075	93.5



One-Dimensional Consolidation Properties of Soils

After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 57**	**TH/TP/Sample:**	**JG-07**
No:	**23072 (23-1725)**	**Depth:**	**5-6 ft**
Location:	-	Laboratory sample description:	lt bn - bn gravelly clay
Date:	14-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, beginning
Checked by:	MGS	Swell pressure (psf):	179
Comments:	Gravel up to 3/8" in sample.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.996	-
	90°	0.992	-
	180°	0.997	-
	270°	0.995	-
Avg Height, Havg (in)		0.995	0.876
Height, H (cm)		2.527	2.225
Dia., D (in)	0°	2.493	-
	90°	2.495	-
Avg Dia., Davg (in)		2.494	2.494
Dia., D (cm)		6.335	6.335
Wt. rings + wet soil (g)		373.57	372.12
Wt. rings (g)		216.72	216.72
Wet soil + tare (g)		708.54	351.80
Dry soil + tare (g)		645.37	331.42
Tare (g)		197.20	196.58
Moisture cont., w (%)		14.1	15.1
Gs, assumed		2.70	2.70
Mass total (g)		156.9	155.4
Mass of solids (g)		137.5	137.5
Volume (cm^3)		79.7	70.1
Vol. of water (cm^3)		19.4	17.9
Vol. of solids (cm^3)		50.9	50.9
Vol. of voids (cm^3)		28.7	19.2
Vol. of air (cm^3)		9.4	1.3
Area, A (cm^2)		31.5	31.5
Ht. solids, Hs (cm)		1.615	1.615
Void ratio, e		0.564	0.378
Porosity, n		0.361	0.274
Vol.moisture, T		0.243	0.256
Saturation, S (%)		67	93
Dry density (gm/cm^3)		1.726	1.960
Wet unit wt., gm (pcf)		122.9	140.9
Dry unit wt., gd (pcf)		107.7	122.4

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9950	0.0000	0.5644	0
179	0.0001	0.9949	0.0001	0.5642	120
400	0.0028	0.9922	0.0028	0.5601	156
800	0.0083	0.9867	0.0083	0.5514	240
1,600	0.0169	0.9781	0.0170	0.5379	233
3,200	0.0296	0.9654	0.0298	0.5179	109
6,400	0.0537	0.9413	0.0539	0.4801	144
12,800	0.0805	0.9145	0.0809	0.4378	89
25,600	0.1080	0.8870	0.1085	0.3947	85
51,200	0.1365	0.8585	0.1372	0.3498	106
25,600	0.1339	0.8611	0.1346	0.3539	54
6,400	0.1276	0.8674	0.1283	0.3637	240
1,600	0.1188	0.8762	0.1194	0.3776	631

C'c	Cc
(0.1374-0.0809)/[Log(51200)-Log(12800)]	(0.3498-0.4378)/[Log(51200)-Log(12800)]
0.0565/(4.71-4.1072)	-0.088/(4.71-4.1072)
C'c= 0.098	C'c= -0.108
C'c = Cc/(1+e0)	C'c = Cc/(1+e0)
0.098 = Cc/(1+0.564)	0.108 = Cc/(1+0.564)
Cc = 0.17	Cc = -0.17

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

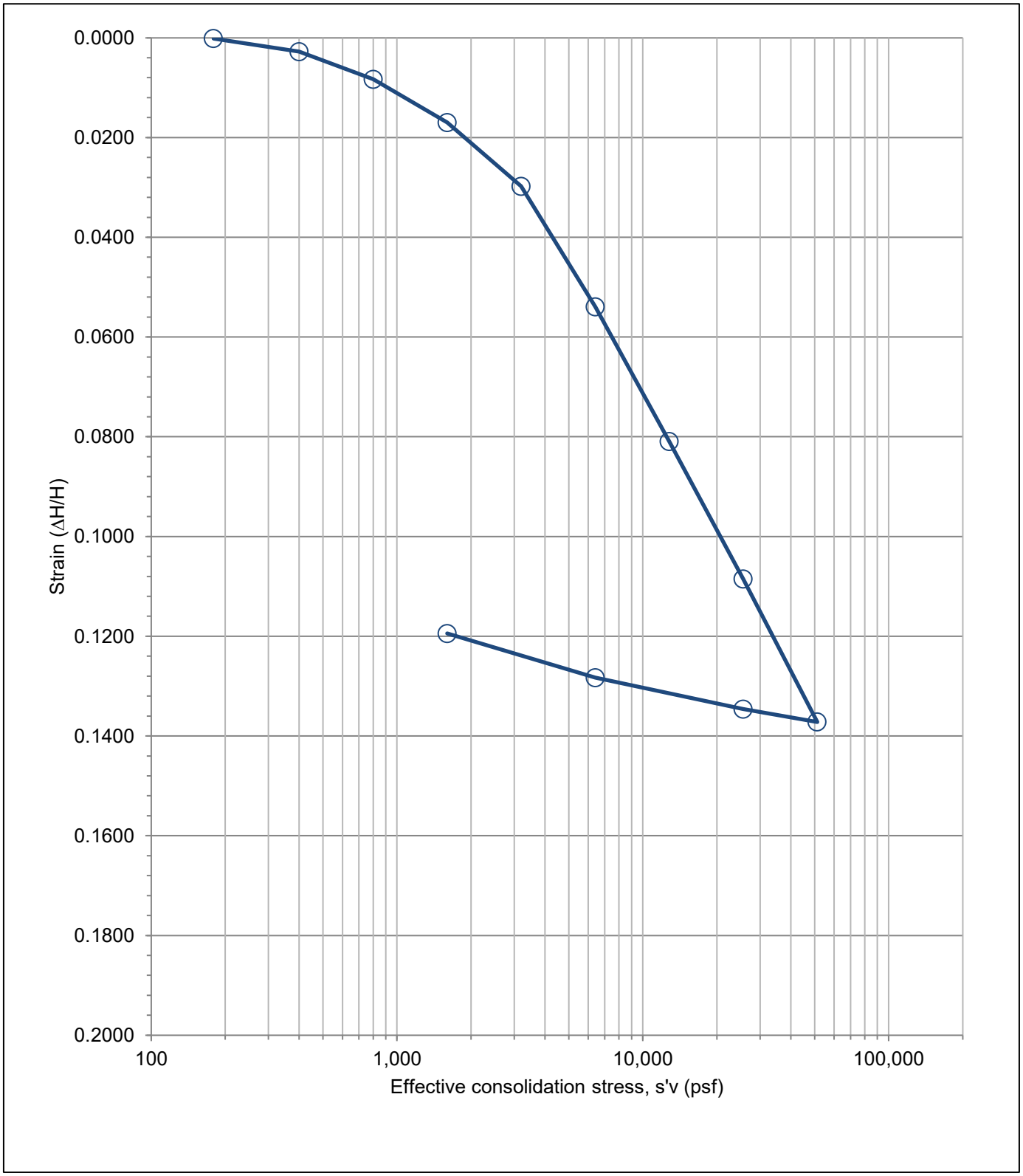
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07
No: 23072 (23-1725) **Depth:** 5-6 ft



One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 | **TH/TP/Sample:** JG-07
No: 23072 (23-1725) | **Depth:** 9-10 ft
Location: - | Laboratory sample description: lt bn - bn silt
Date: 13-Nov-23 | USCS classification: not requested

Tested by: AT | Sample type: Rel. undisturbed, Shelby Tube
Reduced by: AT | Inundation stress (psf): 100, completion
Checked by: MGS | Swell pressure (psf): 138
Comments: | Test method: B
Preparation procedure: trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.997	-
	90°	0.996	-
	180°	0.998	-
	270°	0.998	-
Avg Height, Havg (in)		0.997	0.806
Height, H (cm)		2.533	2.048
Dia., D (in)	0°	2.494	-
	90°	2.483	-
Avg Dia., Davg (in)		2.489	2.489
Dia., D (cm)		6.321	6.321
Wt. rings + wet soil (g)		354.85	351.75
Wt. rings (g)		216.58	216.58
Wet soil + tare (g)		355.80	330.74
Dry soil + tare (g)		324.56	305.91
Tare (g)		195.76	195.93
Moisture cont., w (%)		24.3	22.6
Gs, assumed		2.70	2.70
Mass total (g)		138.3	135.2
Mass of solids (g)		111.3	111.3
Volume (cm^3)		79.5	64.3
Vol. of water (cm^3)		27.0	23.9
Vol. of solids (cm^3)		41.2	41.2
Vol. of voids (cm^3)		38.3	23.0
Vol. of air (cm^3)		11.3	-0.8
Area, A (cm^2)		31.4	31.4
Ht. solids, Hs (cm)		1.313	1.313
Void ratio, e		0.928	0.559
Porosity, n		0.481	0.359
Vol.moisture, T		0.340	0.372
Saturation, S (%)		71	104
Dry density (gm/cm^3)		1.400	1.732
Wet unit wt., gm (pcf)		108.6	132.5
Dry unit wt., gd (pcf)		87.4	108.1

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9973	0.0000	0.9285	0
138	0.0001	0.9971	0.0001	0.9283	83
400	0.0043	0.9930	0.0043	0.9202	41
800	0.0113	0.9859	0.0113	0.9066	117
1,600	0.0213	0.9759	0.0214	0.8873	172
3,200	0.0369	0.9603	0.0370	0.8571	450
6,400	0.0615	0.9358	0.0617	0.8096	217
12,800	0.1006	0.8967	0.1008	0.7340	82
25,600	0.1550	0.8422	0.1555	0.6287	111
51,200	0.2096	0.7876	0.2102	0.5231	110
25,600	0.2070	0.7902	0.2076	0.5281	39
6,400	0.2002	0.7971	0.2008	0.5414	58
1,600	0.1910	0.8062	0.1915	0.5591	79

C'c

(0.2102-0.1008)/[Log(51200)-Log(12800)]

0.1094/(4.71-4.1072)

C'c= 0.18

C'c = Cc/(1+e0)

0.18 = Cc/(1+0.564)

Cc = 0.28

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

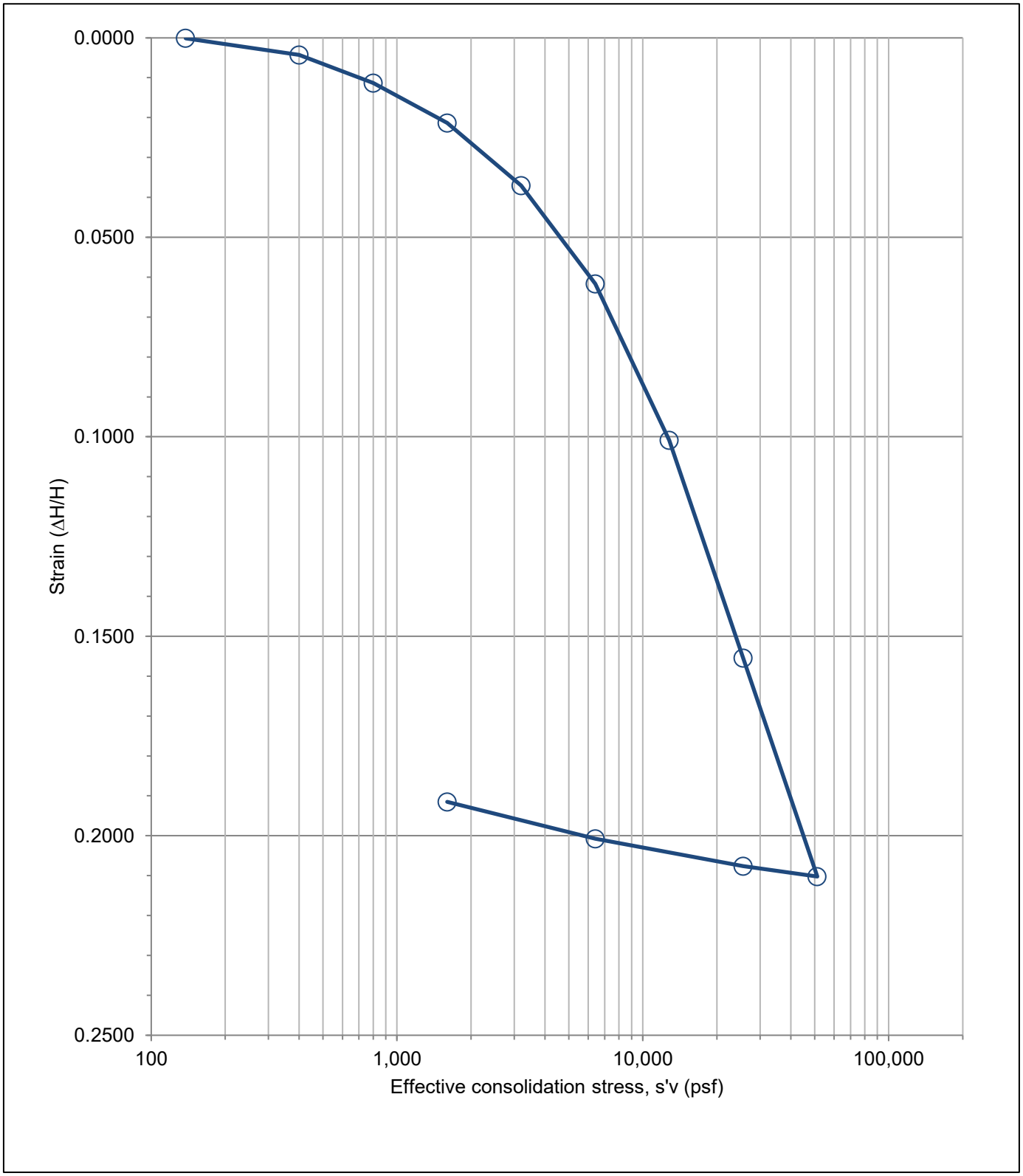
To be determined by the Geotechnical Engineer

Notes:
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation
[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** JG-07
No: 23072 (23-1725) **Depth:** 9-10 ft



One-Dimensional Consolidation Properties of Soils

After ASTM D2435 and USBR 5700

GERHART COLE

Project:	**Bear Development Snow King Lot 57**	**TH/TP/Sample:**	**TP-02**
No:	**23072 (23-1725)**	**Depth:**	**6-7 ft**
Location:	-	Laboratory sample description:	lt bn - bn silt
Date:	13-Nov-23	USCS classification:	not requested
Tested by:	AT	Sample type:	Rel. undisturbed, Shelby Tube
Reduced by:	AT	Inundation stress (psf):	100, completion
Checked by:	MGS	Swell pressure (psf):	121
Comments:	Observed fines squeezed out of ring during testing.	Test method:	B
		Preparation procedure:	trimmed

Phase Relationships

		Initial	Final
Height, H (in)	0°	0.991	-
	90°	0.989	-
	180°	0.990	-
	270°	0.990	-
Avg Height, Havg (in)		0.990	0.869
Height, H (cm)		2.515	2.208
Dia., D (in)	0°	2.494	-
	90°	2.930	-
Avg Dia., Davg (in)		2.712	2.712
Dia., D (cm)		6.888	6.888
Wt. rings + wet soil (g)		354.82	358.76
Wt. rings (g)		214.62	214.62
Wet soil + tare (g)		374.48	271.10
Dry soil + tare (g)		339.72	244.48
Tare (g)		145.98	127.16
Moisture cont., w (%)		17.9	22.7
Gs, assumed		2.70	2.70
Mass total (g)		140.2	144.1
Mass of solids (g)		118.9	118.9
Volume (cm^3)		93.7	82.3
Vol. of water (cm^3)		21.3	25.3
Vol. of solids (cm^3)		44.0	44.0
Vol. of voids (cm^3)		49.7	38.3
Vol. of air (cm^3)		28.4	13.0
Area, A (cm^2)		37.3	37.3
Ht. solids, Hs (cm)		1.181	1.181
Void ratio, e		1.129	0.869
Porosity, n		0.530	0.465
Vol.moisture, T		0.228	0.307
Saturation, S (%)		43	66
Dry density (gm/cm^3)		1.268	1.445
Wet unit wt., gm (pcf)		93.4	110.6
Dry unit wt., gd (pcf)		79.2	90.2

Vertical Stress - Deformation Results

Vert. stress (psf)	Corr. Dial, dfc [a] (in)	Hc [b] (in)	Vert. strain, ev	Void ratio, e	Load duration (min)
Seating	0.0000	0.9900	0.0000	1.1286	0
121	0.0003	0.9897	0.0003	1.1279	53
200	0.0018	0.9882	0.0018	1.1247	76
400	0.0063	0.9837	0.0064	1.1150	76
800	0.0123	0.9777	0.0124	1.1022	87
1,600	0.0203	0.9697	0.0205	1.0849	171
3,200	0.0322	0.9578	0.0325	1.0594	450
6,400	0.0484	0.9416	0.0489	1.0245	120
12,800	0.0711	0.9189	0.0719	0.9756	98
25,600	0.1006	0.8894	0.1016	0.9123	79
51,200	0.1356	0.8544	0.1370	0.8370	114
25,600	0.1340	0.8560	0.1354	0.8404	27
6,400	0.1284	0.8616	0.1297	0.8525	24
1,600	0.1207	0.8693	0.1219	0.8691	50

C'c

(0.1370-0.0719)/[Log(51200)-Log(12800)]

0.0651/(4.71-4.1072)

C'c= 0.108

C'c = Cc/(1+e0)

0.108 = Cc/(1+0.564)

Cc = 0.17

Cc

(0.8370-0.9756)/[Log(51200)-Log(12800)]

-0.14/(4.71-4.1072)

C'c= -0.108

C'c = Cc/(1+e0)

0.108 = Cc/(1+0.564)

Cc = -0.17

Data Interpretation Summary

Preconsolidation stress, s'p (psf)	---
Compression ratio, CR	---
Recompression ratio, RR	---

To be determined by the Geotechnical Engineer

Notes:

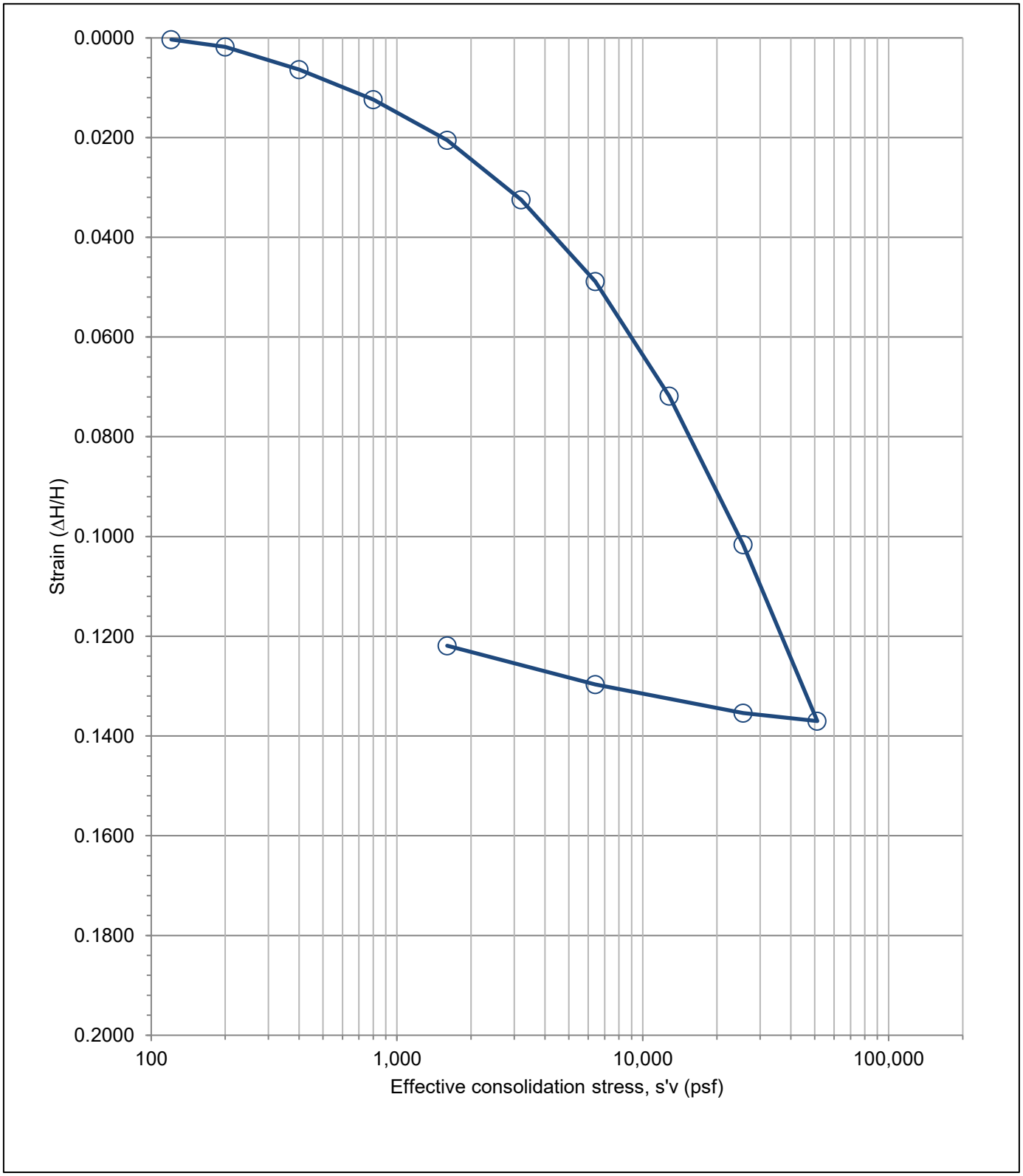
[a] Dfc = end of increment deformation corrected for machine, porous stone, and filter paper deformation

[b] Hc = height at end of consolidation of each vert. stress

One-Dimensional Consolidation Properties of Soils
After ASTM D2435 and USBR 5700

GERHART COLE

Project: Bear Development Snow King Lot 57 **TH/TP/Sample:** TP-02
No: 23072 (23-1725) **Depth:** 6-7 ft



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Location: -

Date: 14-Nov-23

Tested by: AT

Reduced by: AT

Checked by: MGS

Laboratory sample description: lt bn - bn clay

USCS classification: not requested

Comments: Gravel up to 3/8" in samples.

X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot57_JG-07_DS.xlsm]Sum

Sample type: Undisturbed-trimmed from shelby tul

Testing device: GeoJac-DS

Gravel (%) 1.3

Sand (%) 12.4

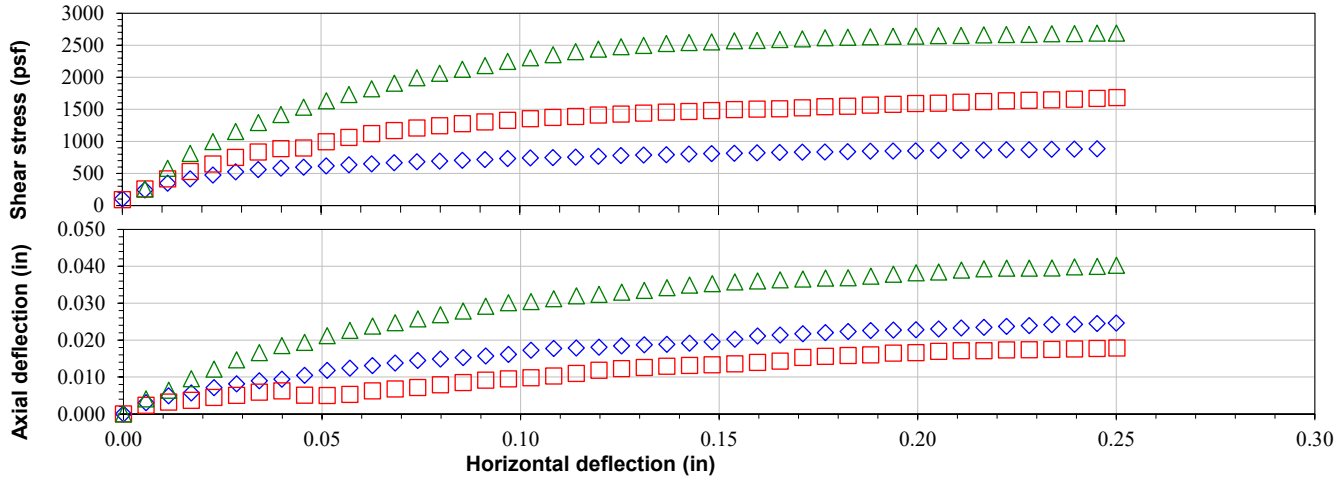
Fines (%) 86.2

LL (%): 33

PL (%): 18

Note: NP = Non-Plastic

	Test Number	Sample 1		Sample 2		Sample 3	
		Initial	Final	Initial	Final	Initial	Final
Unit weight data	Height, H (in)	1.000	0.977	1.014	0.990	1.203	1.131
	Height, H (cm)	2.540	2.482	2.576	2.515	3.056	2.872
	Dia., D (in)	2.500	2.500	2.488	2.488	2.485	2.485
	Dia., D (cm)	6.350	6.350	6.320	6.320	6.312	6.312
	Wt. rings + wet soil (g)	2064.95	2072.64	2058.40	2079.05	2106.13	2107.55
	Wt. rings (g)	1909.89	1909.89	1899.13	1899.13	1920.29	1920.29
Moisture	Wet soil + tare (g)	333.67	353.12	333.67	277.63	398.87	380.83
	Dry soil + tare (g)	311.91	322.93	311.91	248.26	361.41	345.58
	Tare (g)	194.64	197.91	194.64	117.28	196.69	197.10
	Moisture cont., w (%)	18.6	24.1	18.6	22.4	22.7	23.7
Phase Relationships	Gs, assumed	2.65	2.65	2.65	2.65	2.65	2.65
	Mass total (g)	155.1	162.8	159.3	179.9	185.8	187.3
	Mass of solids (g)	130.8	130.8	134.3	134.3	151.4	151.4
	Volume (cm^3)	80.4	78.6	80.8	78.9	95.6	89.9
	Vol. of water (cm^3)	24.3	32.0	24.9	45.6	34.4	35.9
	Vol. of solids (cm^3)	49.4	49.4	50.7	50.7	57.1	57.1
	Vol. of voids (cm^3)	31.1	29.3	30.1	28.2	38.5	32.7
	Vol. of air (cm^3)	6.8	-2.7	5.2	-17.4	4.0	-3.1
	Area, A (cm^2)	31.7	31.7	31.4	31.4	31.3	31.3
	Ht. solids, Hs (cm)	1.558	1.558	1.616	1.616	1.826	1.826
	Void ratio, e	0.630	0.593	0.594	0.556	0.673	0.573
	Porosity, n	0.386	0.372	0.372	0.357	0.402	0.364
	Vol.moisture, T	0.302	0.407	0.309	0.578	0.360	0.399
	Saturation, S (%)	78	109	83	162	89	110
	Dry density (gm/cm^3)	1.626	1.664	1.663	1.703	1.584	1.685
	Wet unit wt., gm (pcf)	120.3	128.9	123.1	130.2	121.3	130.2
	Dry unit wt., gd (pcf)	101.5	103.9	103.8	106.3	98.9	105.2
	Normal stress,Sn (psf)	1000		2000		4000	
	Peak shear stress,Tp (psf)	884		1680		2690	
	Deflection at Peak Stress (in)	0.245		0.250		0.245	
	Shear rate (in./min)	0.001		0.001		0.001	
	Consolidation time (min)	16.0		16.0		480.2	



Direct Shear Test for Soils Under Drained Conditions*

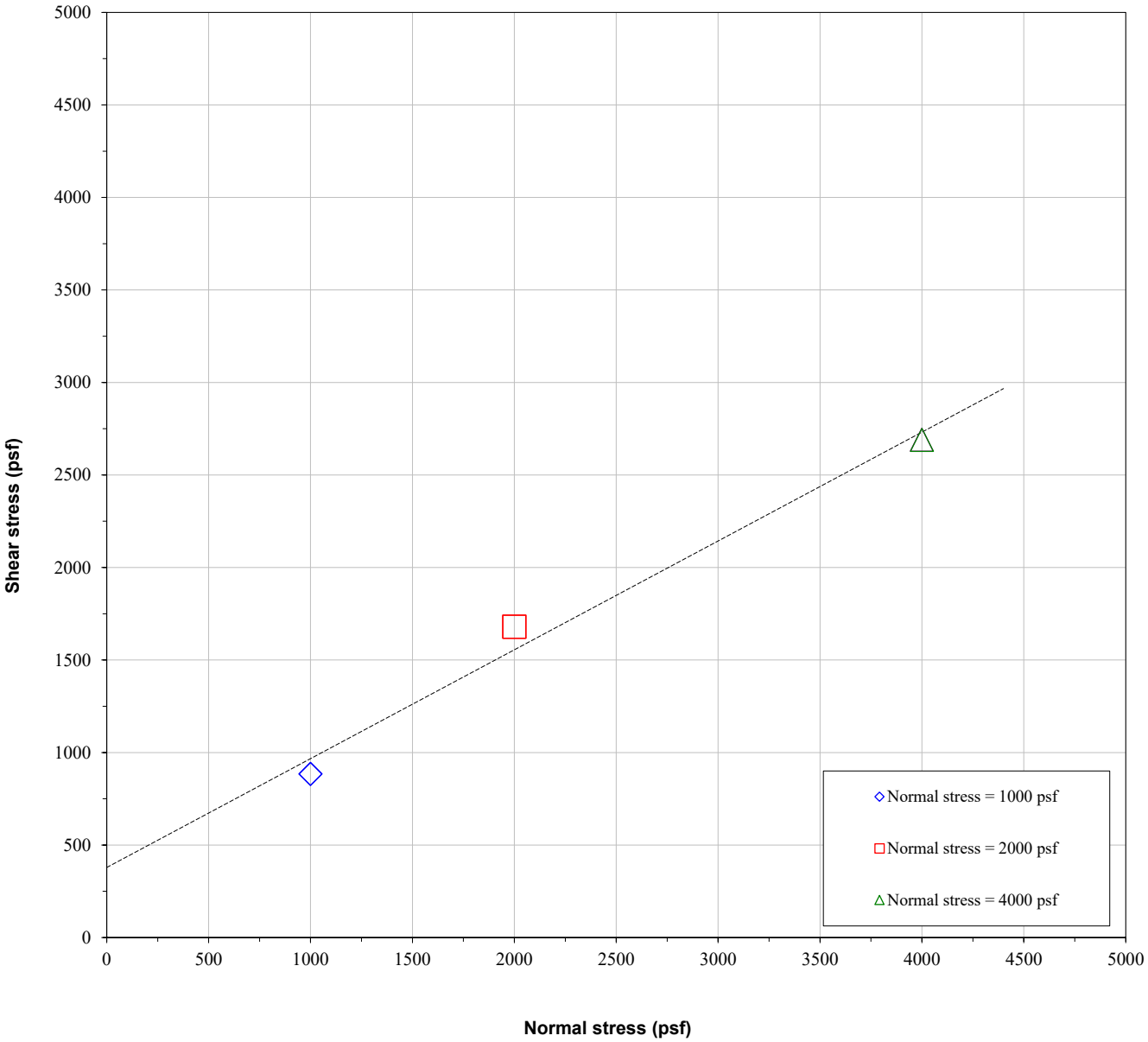
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

f (deg)	30
c (psf)	379



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft

Normal stress = 1000 psf			Normal stress = 2000 psf			Normal stress = 4000 psf		
Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)
0.000	104	0.000	0.000	92	0.000	0.000	0	0.000
0.006	243	0.003	0.006	258	0.002	0.006	259	0.004
0.011	347	0.005	0.011	415	0.003	0.011	579	0.006
0.017	415	0.006	0.017	530	0.004	0.017	813	0.010
0.023	476	0.007	0.023	648	0.004	0.023	996	0.012
0.028	524	0.008	0.028	750	0.005	0.028	1154	0.015
0.034	560	0.009	0.034	834	0.006	0.034	1294	0.017
0.040	582	0.009	0.040	887	0.006	0.040	1418	0.019
0.046	599	0.010	0.046	897	0.005	0.046	1533	0.019
0.051	618	0.012	0.051	995	0.005	0.051	1632	0.021
0.057	634	0.012	0.057	1062	0.005	0.057	1731	0.023
0.063	649	0.013	0.063	1121	0.006	0.063	1821	0.024
0.068	668	0.014	0.068	1168	0.007	0.068	1907	0.025
0.074	682	0.015	0.074	1208	0.007	0.074	1991	0.026
0.080	693	0.015	0.080	1244	0.008	0.080	2062	0.027
0.086	706	0.015	0.086	1276	0.008	0.086	2124	0.028
0.091	718	0.016	0.091	1303	0.009	0.091	2181	0.029
0.097	732	0.016	0.097	1329	0.009	0.097	2247	0.030
0.103	741	0.017	0.103	1354	0.010	0.103	2304	0.030
0.108	748	0.018	0.108	1373	0.010	0.108	2351	0.031
0.114	756	0.018	0.114	1389	0.011	0.114	2400	0.032
0.120	766	0.018	0.120	1412	0.012	0.120	2440	0.032
0.125	779	0.018	0.125	1426	0.012	0.125	2478	0.033
0.131	787	0.019	0.131	1442	0.013	0.131	2497	0.033
0.137	793	0.019	0.137	1455	0.013	0.137	2527	0.034
0.143	803	0.019	0.143	1465	0.013	0.143	2541	0.035
0.148	810	0.020	0.148	1480	0.013	0.148	2552	0.035
0.154	815	0.020	0.154	1496	0.014	0.154	2568	0.036
0.160	821	0.021	0.160	1503	0.014	0.160	2575	0.036
0.165	828	0.021	0.165	1509	0.014	0.165	2588	0.036
0.171	832	0.022	0.171	1523	0.015	0.171	2598	0.037
0.177	836	0.022	0.177	1540	0.016	0.177	2616	0.037
0.182	841	0.022	0.182	1548	0.016	0.182	2624	0.037
0.188	847	0.023	0.188	1565	0.016	0.188	2631	0.037
0.194	850	0.023	0.194	1579	0.016	0.194	2639	0.038
0.200	853	0.023	0.200	1592	0.017	0.200	2642	0.038
0.205	858	0.023	0.205	1596	0.017	0.205	2649	0.038
0.211	860	0.023	0.211	1611	0.017	0.211	2652	0.039
0.217	866	0.023	0.217	1621	0.017	0.217	2662	0.039
0.222	870	0.024	0.222	1632	0.017	0.222	2667	0.039
0.228	870	0.024	0.228	1640	0.017	0.228	2668	0.039
0.234	877	0.024	0.234	1647	0.017	0.234	2678	0.040
0.239	880	0.024	0.239	1658	0.018	0.240	2682	0.040
0.245	884	0.024	0.245	1670	0.018	0.245	2689	0.040
0.250	883	0.025	0.250	1683	0.018	0.250	2688	0.040

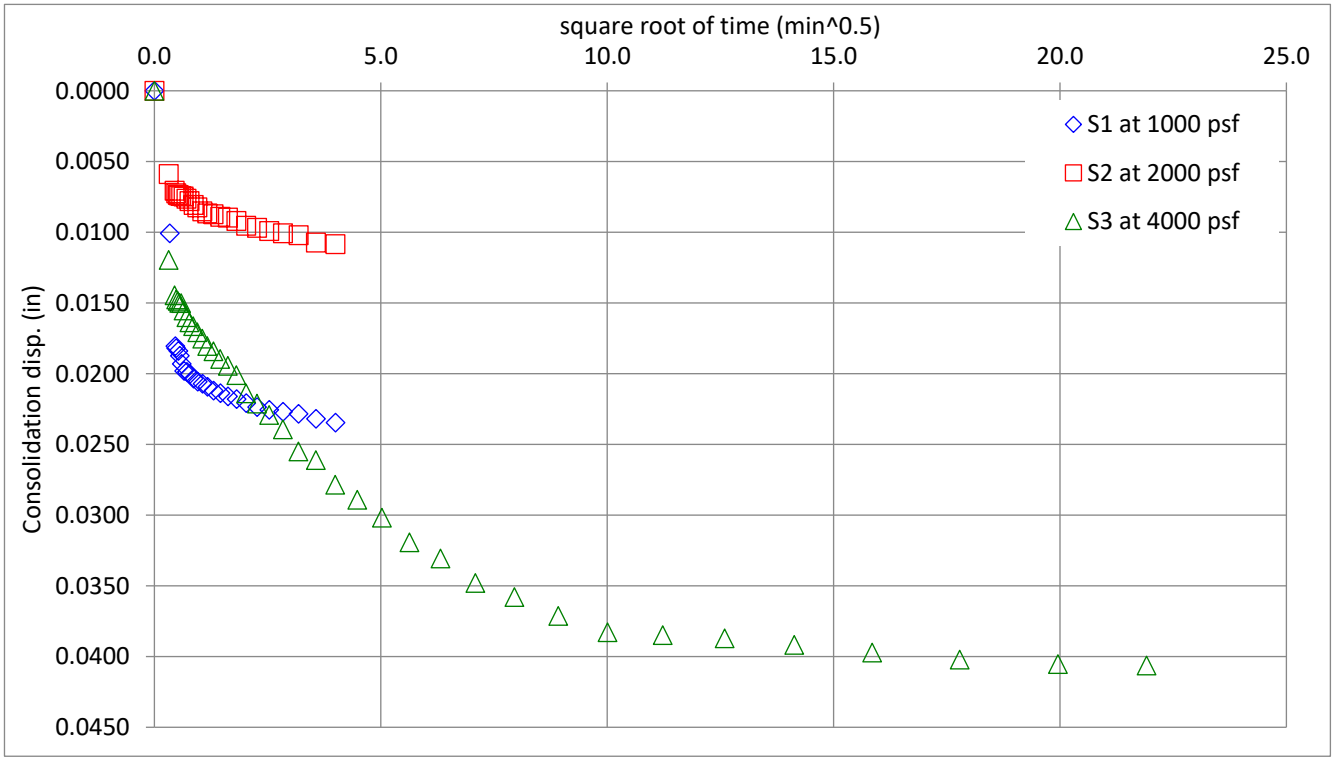
Direct Shear Test for Soils Under Drained Conditions*

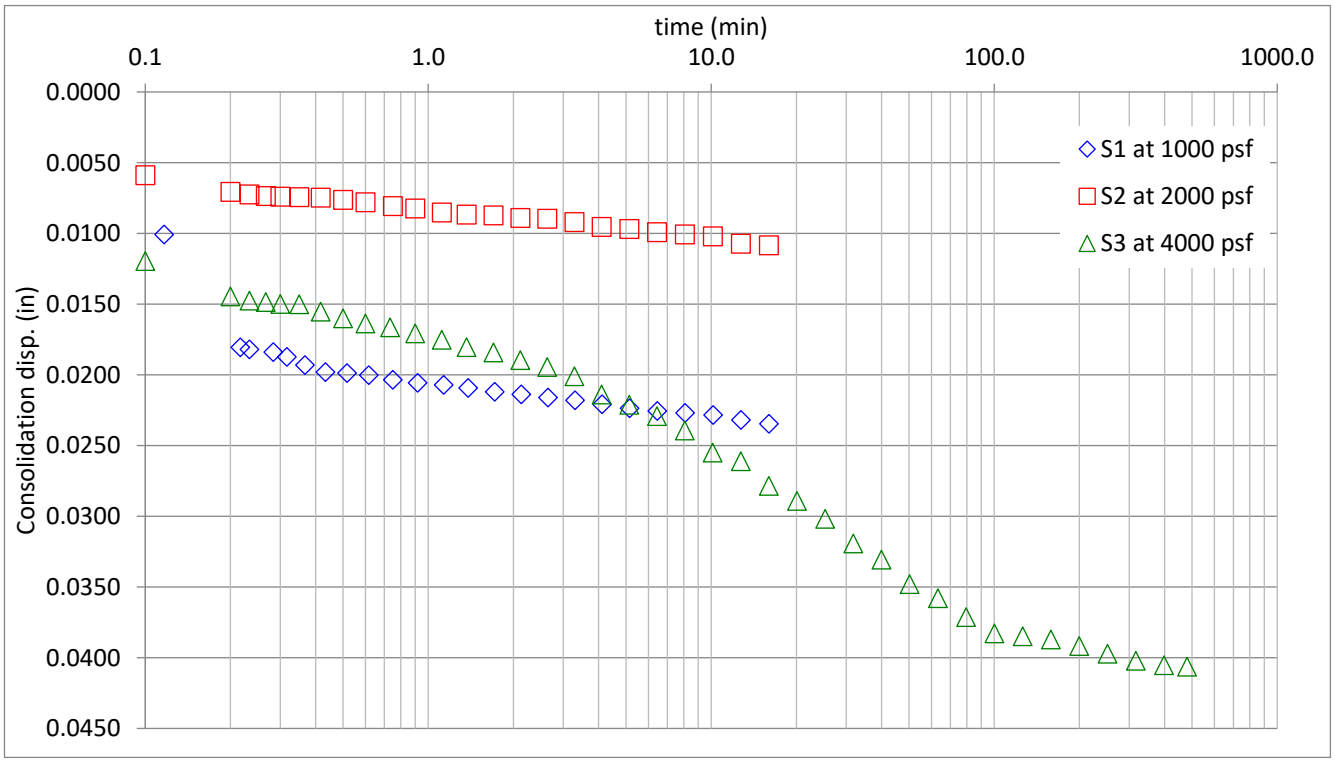
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** JG-07

No: 23072 (23-1725) **Depth:** 9-10 ft





Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Location: - Laboratory sample description: lt bn - bn silt

Date: 15-Nov-23 USCS classification: not requested

Tested by: AT Comments:

Reduced by: AT

Checked by: MGS X:\PROJECTS\23-1725 Bear Development\Reviewed\[2023-11-10_Lot57_TP-02_DS.xlsm]Sum

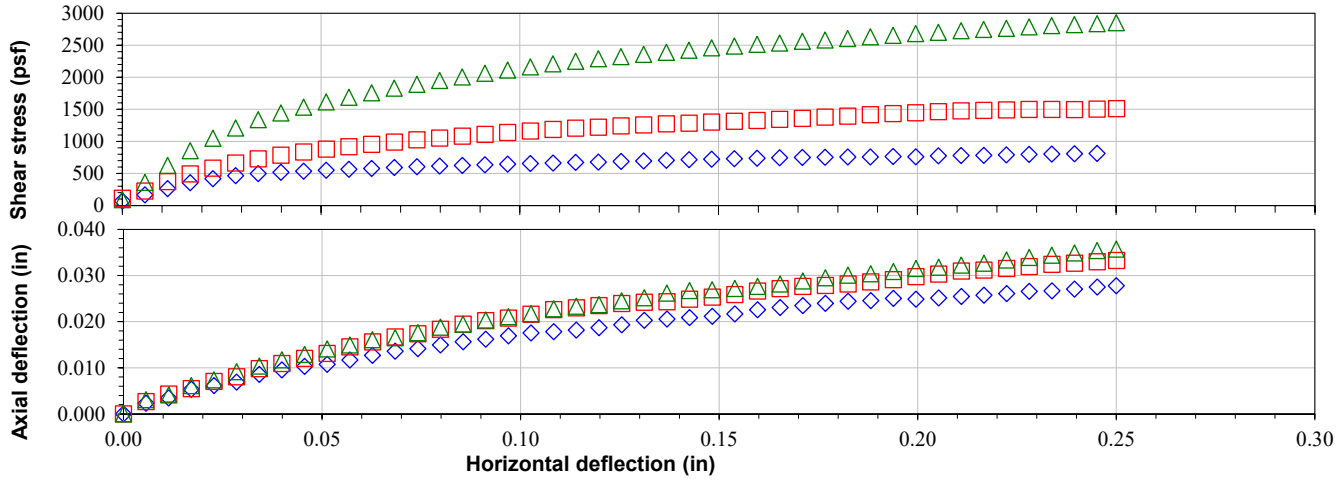
Sample type: Undisturbed-trimmed from shelby tul Gravel (%) 0.0 LL (%): NP

Testing device: GeoJac-DS Sand (%) 6.5 PL (%): NP

Fines (%) 93.5 Note: NP = Non-Plastic

	Test Number	Sample 1		Sample 2		Sample 3	
		Initial	Final	Initial	Final	Initial	Final
Unit weight data	Height, H (in)	1.000	0.975	1.000	0.965	1.000	0.954
	Height, H (cm)	2.540	2.477	2.540	2.452	2.540	2.422
	Dia., D (in)	2.500	2.500	2.500	2.500	2.500	2.500
	Dia., D (cm)	6.350	6.350	6.350	6.350	6.350	6.350
	Wt. rings + wet soil (g)	2052.51	2072.93	2040.55	2068.15	2066.16	2077.33
	Wt. rings (g)	1914.98	1914.98	1897.83	1897.83	1918.67	1918.67
Moisture	Wet soil + tare (g)	577.49	273.08	577.49	338.97	577.49	346.43
	Dry soil + tare (g)	508.79	240.64	508.79	308.78	508.79	316.58
	Tare (g)	116.54	126.81	116.54	193.75	116.54	195.96
	Moisture cont., w (%)	17.5	28.5	17.5	26.2	17.5	24.7
Phase Relationships	Gs, assumed	2.65	2.65	2.65	2.65	2.65	2.65
	Mass total (g)	137.5	158.0	142.7	170.3	147.5	158.7
	Mass of solids (g)	117.0	117.0	121.4	121.4	125.5	125.5
	Volume (cm^3)	80.4	78.4	80.4	77.7	80.4	76.7
	Vol. of water (cm^3)	20.5	40.9	21.3	48.9	22.0	33.2
	Vol. of solids (cm^3)	44.2	44.2	45.8	45.8	47.4	47.4
	Vol. of voids (cm^3)	36.3	34.3	34.6	31.8	33.1	29.3
	Vol. of air (cm^3)	15.8	-6.6	13.3	-17.0	11.1	-3.8
	Area, A (cm^2)	31.7	31.7	31.7	31.7	31.7	31.7
	Ht. solids, Hs (cm)	1.395	1.395	1.447	1.447	1.496	1.496
	Void ratio, e	0.821	0.776	0.755	0.694	0.698	0.620
	Porosity, n	0.451	0.437	0.430	0.410	0.411	0.383
	Vol.moisture, T	0.255	0.522	0.264	0.629	0.273	0.432
	Saturation, S (%)	57	119	61	154	66	113
	Dry density (gm/cm^3)	1.455	1.492	1.510	1.564	1.560	1.636
	Wet unit wt., gm (pcf)	106.7	119.7	110.8	123.3	114.5	127.4
	Dry unit wt., gd (pcf)	90.8	93.1	94.3	97.6	97.4	102.1

Normal stress,Sn (psf)	1000	2000	4000
Peak shear stress,Tp (psf)	814	1510	2850
Deflection at Peak Stress (in)	0.250	0.250	0.250
Shear rate (in./min)	0.001	0.001	0.001
Consolidation time (min)	25.3	20.1	10.1



Direct Shear Test for Soils Under Drained Conditions*

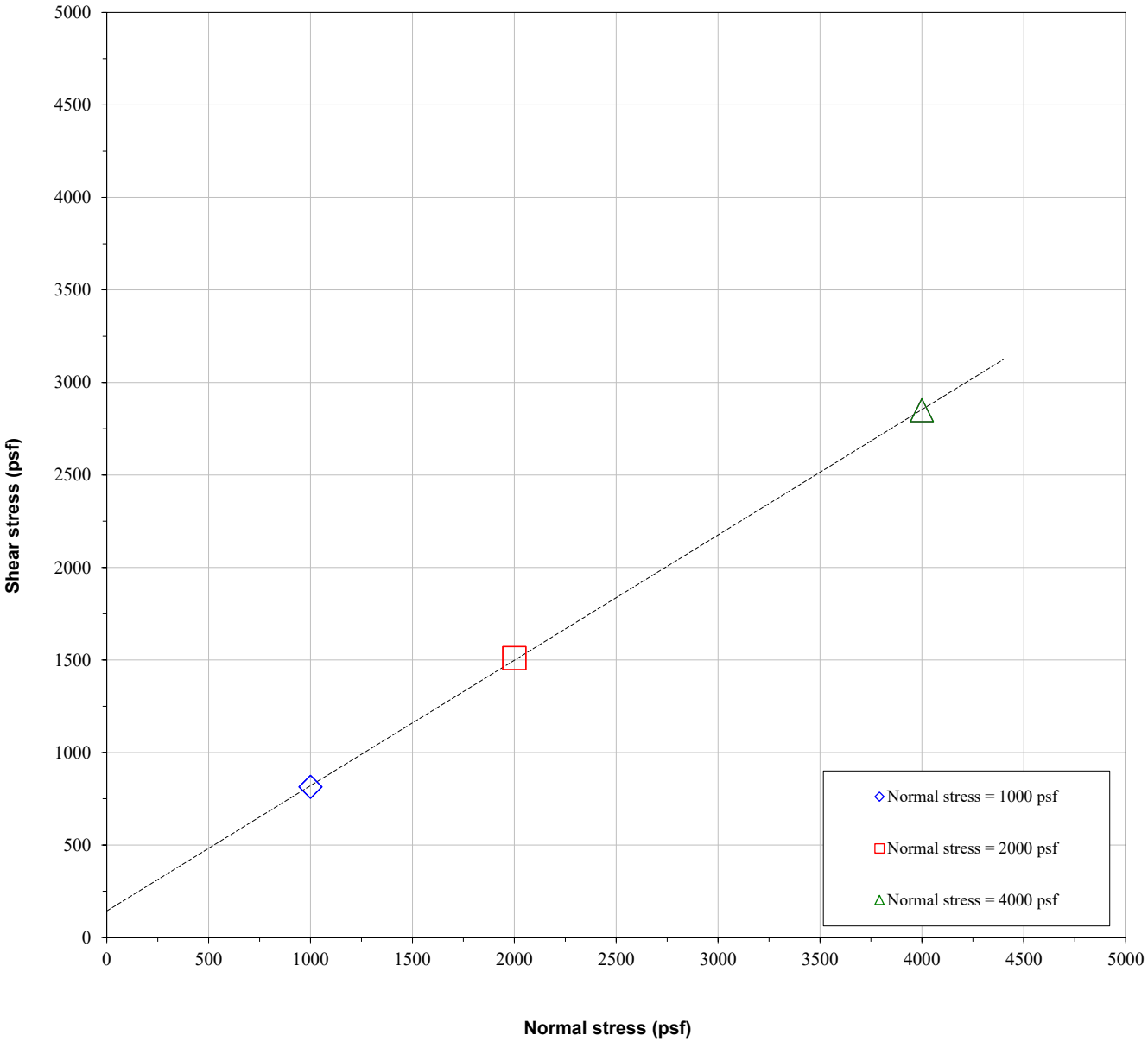
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

f (deg)	34
c (psf)	144



Direct Shear Test for Soils Under Drained Conditions*

After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft

Normal stress = 1000 psf			Normal stress = 2000 psf			Normal stress = 4000 psf		
Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)	Lateral Deflection (in)	Shear Stress (psf)	Axial Deflection (in)
0.000	71	0.000	0.000	114	0.000	0.000	91	0.000
0.006	166	0.002	0.006	226	0.003	0.006	361	0.003
0.011	263	0.003	0.011	373	0.004	0.011	625	0.004
0.017	354	0.005	0.017	494	0.005	0.017	855	0.006
0.023	418	0.006	0.023	583	0.007	0.023	1049	0.007
0.028	465	0.007	0.028	663	0.008	0.028	1209	0.009
0.034	497	0.009	0.034	727	0.010	0.034	1340	0.010
0.040	518	0.010	0.040	786	0.011	0.040	1445	0.012
0.046	536	0.010	0.046	835	0.012	0.046	1533	0.013
0.051	551	0.011	0.051	879	0.013	0.051	1617	0.014
0.057	564	0.012	0.057	918	0.015	0.057	1687	0.015
0.063	578	0.013	0.063	954	0.016	0.063	1757	0.016
0.068	592	0.014	0.068	990	0.017	0.068	1829	0.017
0.074	605	0.014	0.074	1023	0.017	0.074	1890	0.018
0.080	615	0.015	0.080	1052	0.018	0.080	1950	0.019
0.086	626	0.016	0.086	1083	0.019	0.086	2006	0.019
0.091	636	0.016	0.091	1110	0.020	0.091	2063	0.020
0.097	646	0.017	0.097	1138	0.021	0.097	2113	0.021
0.103	656	0.018	0.103	1162	0.022	0.103	2162	0.022
0.108	664	0.018	0.108	1188	0.023	0.108	2210	0.023
0.114	673	0.018	0.114	1206	0.023	0.114	2251	0.023
0.120	679	0.019	0.120	1222	0.023	0.120	2291	0.024
0.125	686	0.019	0.125	1242	0.024	0.125	2323	0.025
0.131	696	0.020	0.131	1258	0.024	0.131	2358	0.025
0.137	705	0.021	0.137	1274	0.024	0.137	2389	0.026
0.143	714	0.021	0.143	1284	0.025	0.143	2422	0.027
0.148	722	0.021	0.148	1301	0.025	0.148	2458	0.027
0.154	729	0.022	0.154	1314	0.026	0.154	2486	0.027
0.160	736	0.023	0.160	1326	0.027	0.160	2514	0.028
0.165	744	0.023	0.165	1343	0.027	0.165	2535	0.028
0.171	750	0.023	0.171	1359	0.028	0.171	2561	0.029
0.177	751	0.024	0.177	1378	0.028	0.177	2581	0.030
0.182	757	0.024	0.182	1394	0.028	0.182	2605	0.030
0.188	758	0.025	0.188	1415	0.029	0.188	2630	0.030
0.194	766	0.025	0.194	1432	0.029	0.194	2653	0.031
0.200	760	0.025	0.200	1447	0.030	0.200	2681	0.032
0.205	774	0.025	0.205	1463	0.030	0.205	2700	0.032
0.211	781	0.025	0.211	1476	0.031	0.211	2727	0.032
0.217	783	0.026	0.217	1484	0.031	0.217	2746	0.033
0.222	790	0.026	0.222	1492	0.032	0.222	2763	0.033
0.228	797	0.027	0.228	1498	0.032	0.228	2786	0.034
0.234	802	0.027	0.234	1499	0.032	0.234	2805	0.034
0.240	807	0.027	0.240	1495	0.033	0.239	2820	0.035
0.245	813	0.027	0.245	1504	0.033	0.245	2836	0.035
0.250	814	0.028	0.250	1512	0.033	0.250	2851	0.036

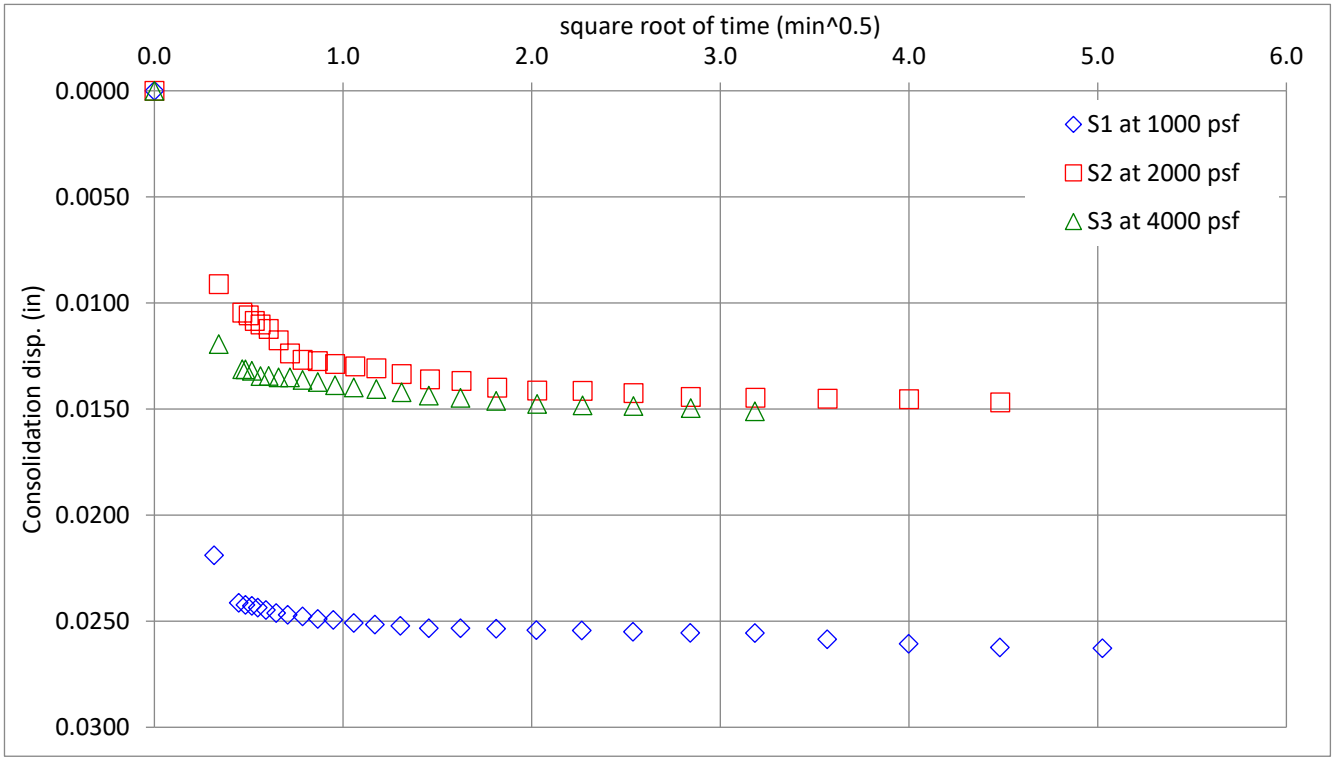
Direct Shear Test for Soils Under Drained Conditions*

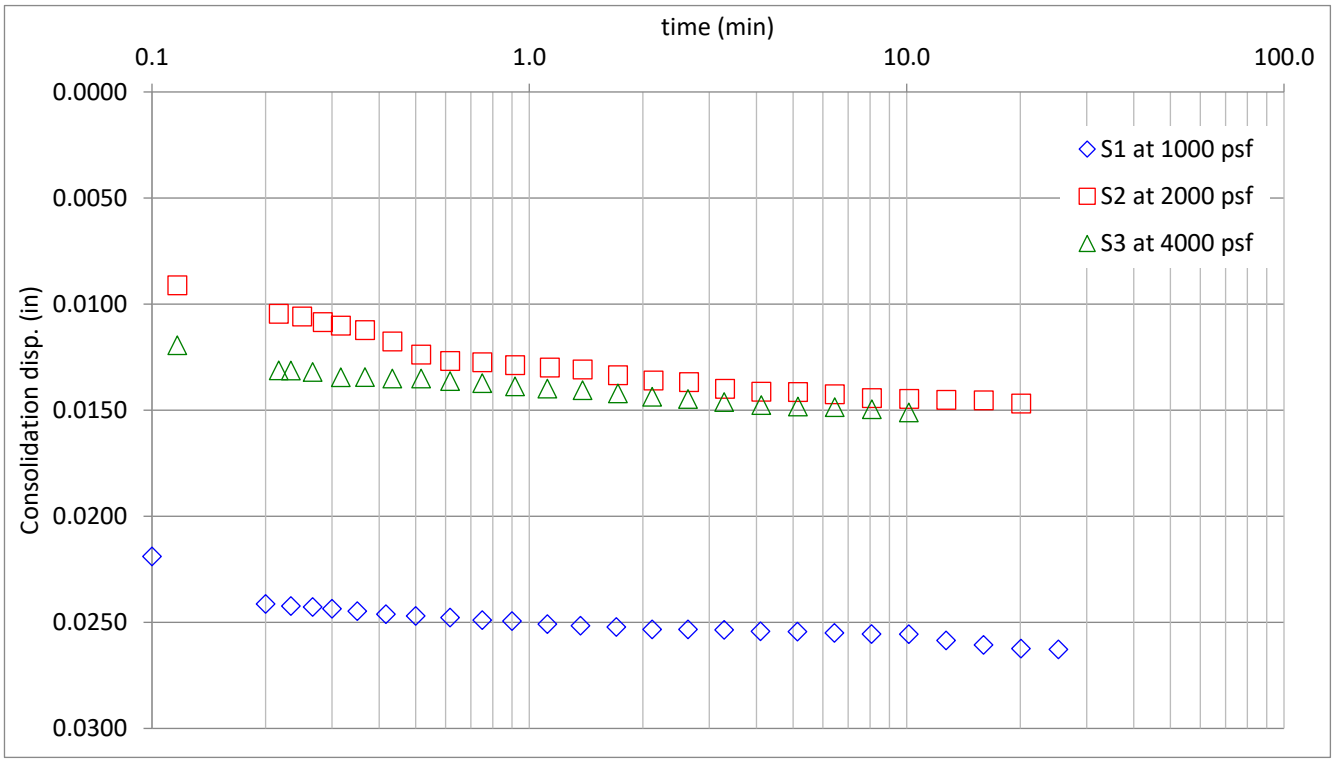
After ASTM D3080

GERHART COLE

Project: Bear Development Snow King **TH/TP/Sample:** TP-02

No: 23072 (23-1725) **Depth:** 6-7 ft





Direct Shear of Soils Under Consolidated Drained Conditions, ASTM D3080

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson # 21-222-02
Jackson, Wyoming

Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

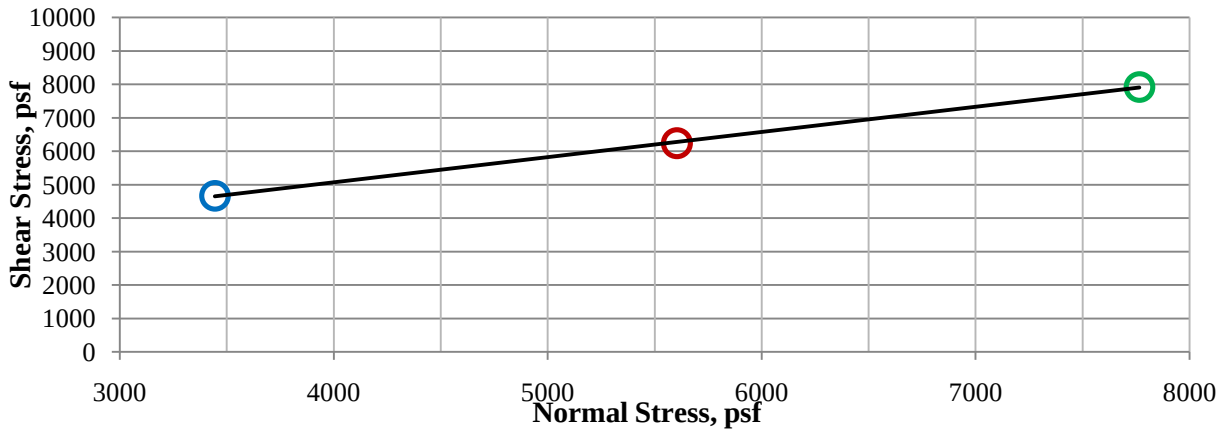
Sample Data:

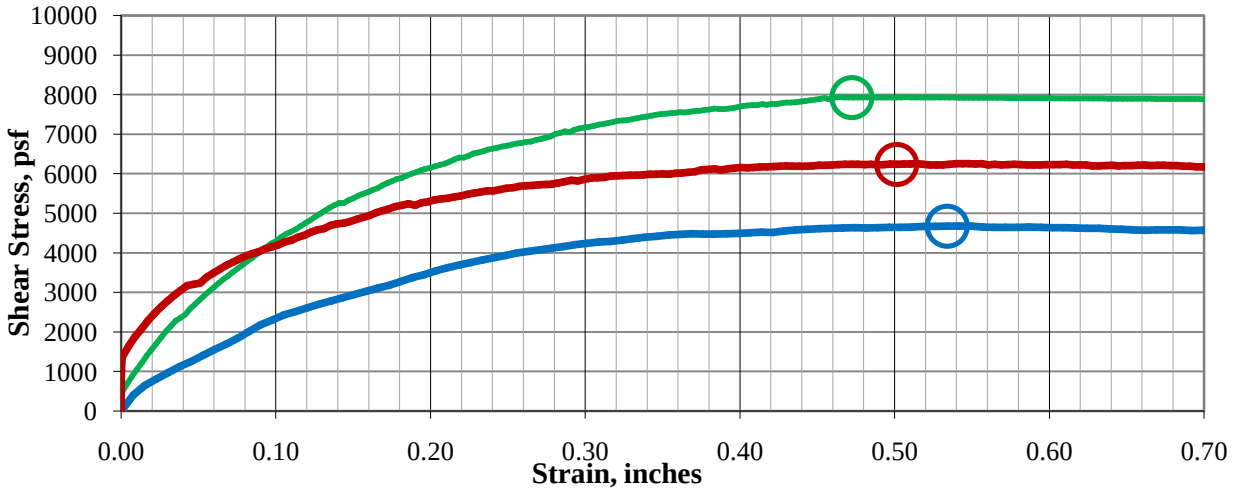
Boring: BH6-11 **Depth:** 52.5'-53' **Density:** 137.7 pcf moist

Description: Sandy Lean Clay, CL

Normal Stress, psf	Initial Moisture,%	Final Moisture,%	Consol + Collapse,%	Final Wet Density, pcf	Final Dry Density, pcf	Max Shear Stress, psf	Failure Strain,%
3444	14.4	16.2	2.2	143.1	123.1	**4673**	**22.1**
5604	14.4	15.6	3.0	143.5	124.1	**6234**	**20.7**
7764	14.4	14.7	3.8	143.6	125.2	**7924**	**19.5**

Peak Angle, ϕ° **37.0** Peak Cohesion, C, psf **2059** Strain rate, %/hour **4.1**





Remarks: Friction angle and cohesion in practice are sensitive to several other material properties, and conditions, in the field and lab. No individual lab property of a material can substitute for overall best practices in geotechnical design, construction, and field testing by qualified professionals.

2511 Holman Avenue
P. O. Box 80190
Billings, Montana 59108-0190
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Unconfined Compressive Strength of Cohesive Soil

ASTM D 2166

Date: July 26, 2021

Project: **08-2506L Laboratory Testing**
Lot 58 Grand View Lodges
Nelson #21-222-02
Jackson, Wyoming

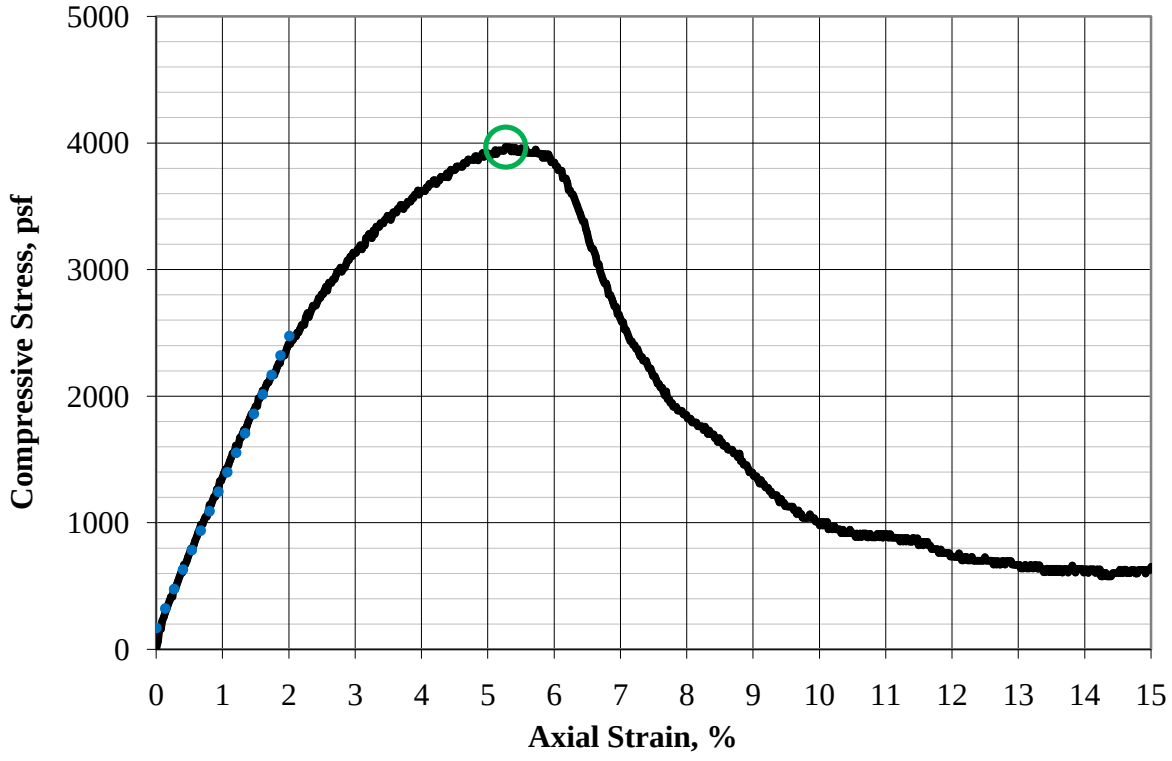
Client: Mr. Phil Gyr, PE
Nelson Engineering
pgyr@nelsonengineering.net

Sample Data:

Boring: BH6-4B
Depth: 22.5' - 23'
Description: Lean Clay, CL

Specimen Properties:	
Average Diameter, in.	2.395
Average Height, in.	5.186
Height/Diameter (L/D)	2.17
Moisture, %	18.6
Wet density, pcf	128.5
Dry density, pcf	108.3

Undrained Unconfined Strength Properties:	
Compressive strength, psf	3968
Shear strength, psf	1984
Axial elastic modulus, psi	798
Failure strain, %	5.3
Strain rate, 0.5 - 2% per minute	1.2
Temperature, °F	72.0



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USCS CLASSIFICATION

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Sample ID: BH5 @ 23'-28' Depth (ft): 23'-28'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	55%
Fines	38%

Liquid Limit:	29
Plastic Limit:	4
Plasticity Index:	25

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	147.1	37.0	7%	93%
#10	2.00	110.1	134.6	24.5	11%	89%
#40	0.425	110.1	145.4	35.3	18%	82%
#200	0.075	110.1	343.2	233.1	62%	38%
Pan	0	110.1	316.3	206.2	100%	0%
		Total Weight of Sample (g)		536.1		

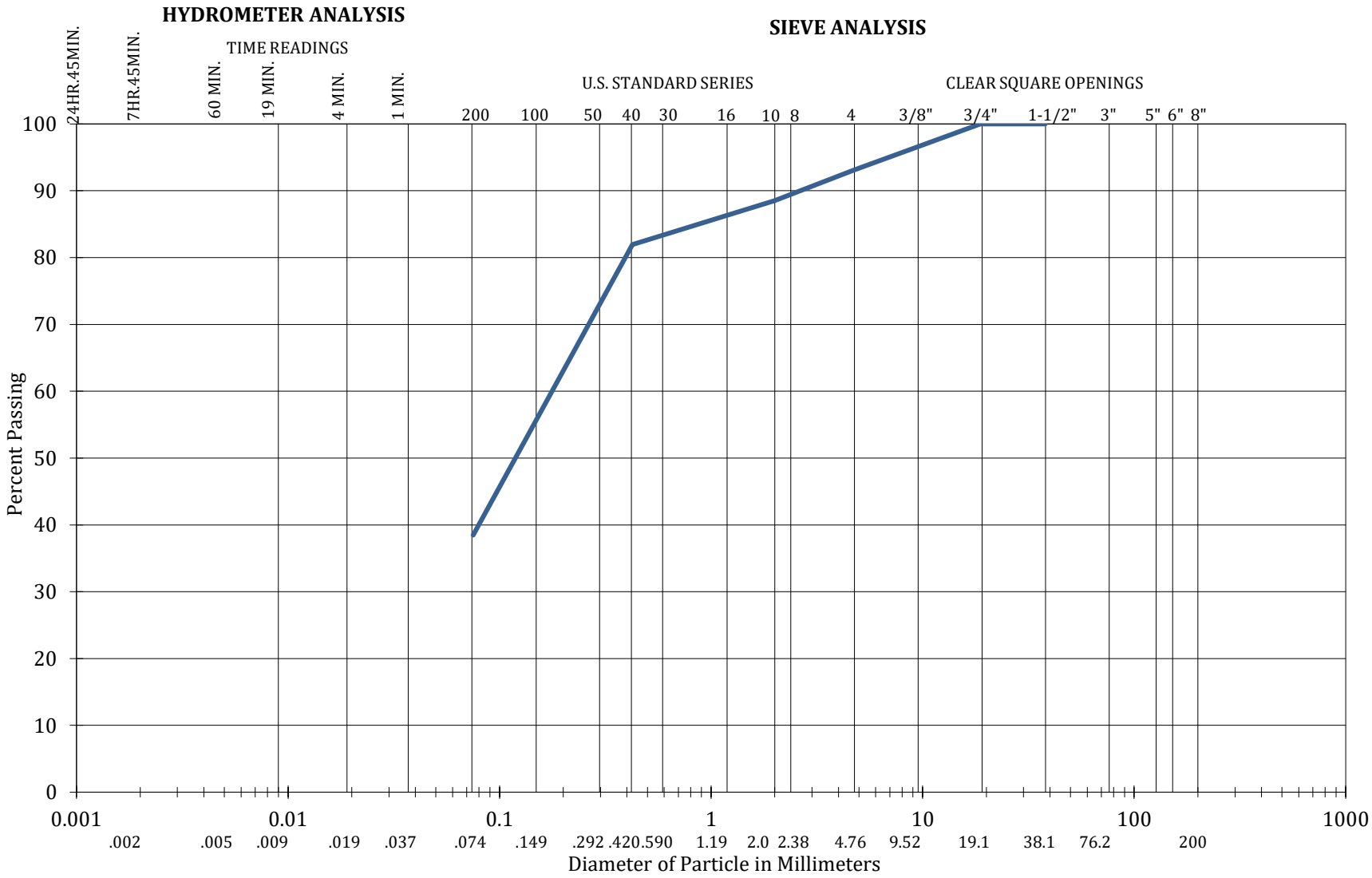
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	536.1
Post Wash Dry (g)	329.9
Tare Wt. (g)	109.9
Wt.Of Minus #200 =	206.2

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Tan Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 23'-28'

Lot 58 Grand View Lodges

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USCS CLASSIFICATION

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Sample ID: BH5 @ 37'-41' Depth (ft): 37'-41'

Unified Soils Classification
SC (Clayey Sand)

Gravel	7%
Sand	68%
Fines	25%

Liquid Limit:	28
Plastic Limit:	12
Plasticity Index:	16

In-Situ Moisture Content	N/A

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	110.1	110.1	0.0	0%	100%
1"	25	110.1	110.1	0.0	0%	100%
3/4"	18.75	110.1	110.1	0.0	0%	100%
#4	4.75	110.1	163.8	53.7	7%	93%
#10	2.00	110.1	139.7	29.6	11%	89%
#40	0.425	110.1	196.8	86.7	23%	77%
#200	0.075	110.1	502.4	392.3	75%	25%
Pan	0	110.1	298.2	188.1	100%	0%
		Total Weight of Sample (g)		750.4		

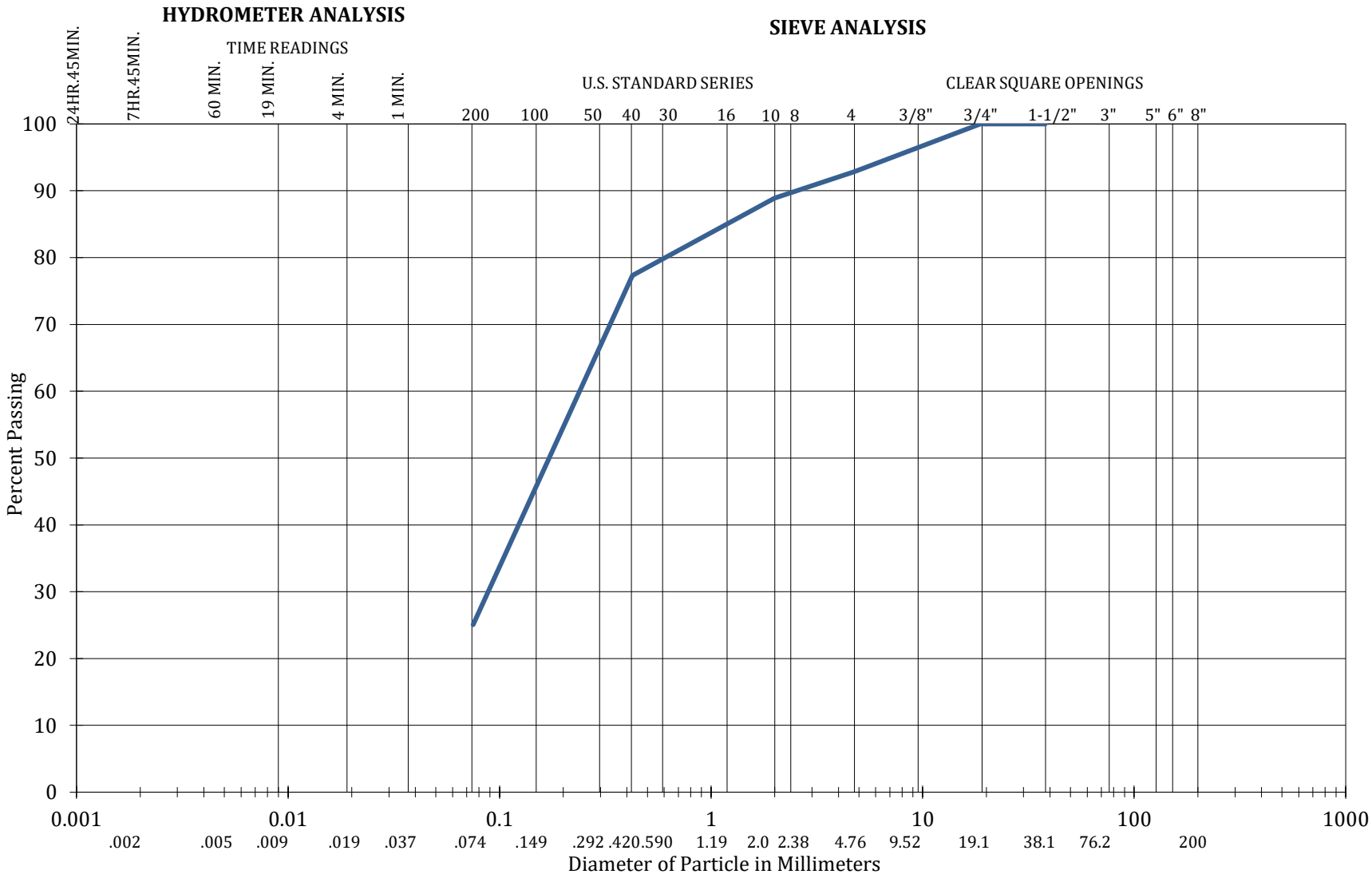
Moisture Content	
Wet Wt + Tare (g)	-
Dry Wt. + Tare (g)	-
Wt of Water (g)	-
Tare Wt. (g)	-
Dry Wt. (g)	-
Moisture Content	-
Wash	
Wet Wt. + Tare (g)	
Pre Wash Dry (g)	750.4
Post Wash Dry (g)	562.3
Tare Wt. (g)	114.3
Wt.Of Minus #200 =	188.1

Project:	Lot 58 Grand View Lodges
Job Number	02-130-12
Visual ID:	Gray Clayey Sand with Gravel

Sampled By:	PG
Date:	
Tested By:	AP
Date:	1/8/2005

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH5 @ 37'-41'

Lot 58 Grand View Lodges

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Sample ID: BH6-4B Depth (ft): 22'-23'

Unified Soils Classification
Lean Clay, CL

Gravel	**0%**
Sand	**12%**
Fines	**87%**

Liquid Limit:	**33**
Plastic Limit:	**15**
Plasticity Index:	**18**

In-Situ Moisture Content	**17.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	292.2	292.2	0.0	0%	100%
1"	25	292.2	292.2	0.0	0%	100%
3/4"	18.75	292.2	292.2	0.0	0%	100%
3/8"	9.5	292.2	292.2	0.0	0%	100%
#4	4.75	292.2	293.3	1.0	0%	100%
#10	2.00	292.2	293.3	1.1	1%	99%
#40	0.425	292.2	304.0	11.8	5%	95%
#100	0.15	292.2	301.3	9.1	9%	91%
#200	0.075	292.2	303.4	11.2	13%	87%
Pan	0	292.2	527.4	235.2	100%	0%
		Total Weight of Sample (g)		**269.3**		

Moisture Content	
Wet Wt + Tare (g)	940.7
Dry Wt. + Tare (g)	825.9
Wt of Water (g)	114.8
Tare Wt. (g)	170.9
Dry Wt. (g)	654.9
Moisture Content	17.5%
Wash	
Wet Wt. + Tare (g)	940.7
Pre Wash Dry (g)	269.3
Post Wash Dry (g)	34.2
Tare Wt. (g)	292.2
Wt.Of Minus #200 =	235.2

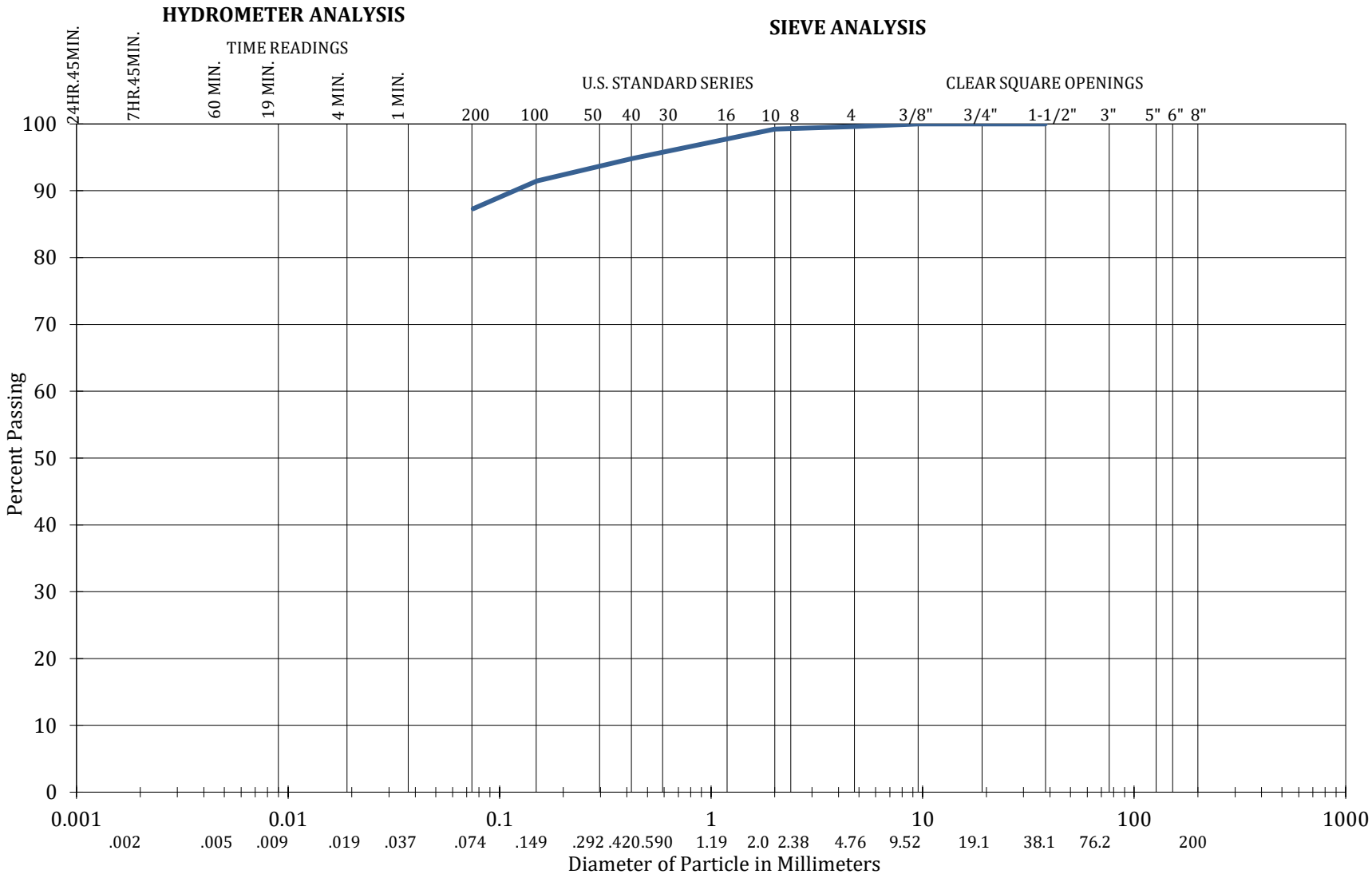
Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Olive Green Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/2/2021

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USCS CLASSIFICATION SIEVE CHART

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CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-4B

Lot 58 Grand View Lodges

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Sample ID: BH6-11 Depth (ft): 52'-53'

Unified Soils Classification
Sandy Lean Clay, CL

Gravel	**9%**
Sand	**25%**
Fines	**66%**

Liquid Limit:	**25**
Plastic Limit:	**11**
Plasticity Index:	**14**

In-Situ Moisture Content	**16.5%**

Standard Sieve No.	Particle Size (mm)	Tare Weight (g)	Sample + Tare (g)	Sample Weight (g)	Cumulative % Retained	Percent Passing
1.5"	38	171.0	171.0	0.0	0%	100%
1"	25	171.0	171.0	0.0	0%	100%
3/4"	18.75	171.0	171.0	0.0	0%	100%
3/8"	9.5	171.0	205.5	34.5	5%	95%
#4	4.75	171.0	206.3	35.3	9%	91%
#10	2.00	171.0	231.4	60.4	17%	83%
#40	0.425	171.0	226.7	55.7	25%	75%
#100	0.15	171.0	200.2	29.2	29%	71%
#200	0.075	171.0	213.6	42.7	34%	66%
Pan	0	171.0	661.8	490.9	100%	0%
		Total Weight of Sample (g)		**748.7**		

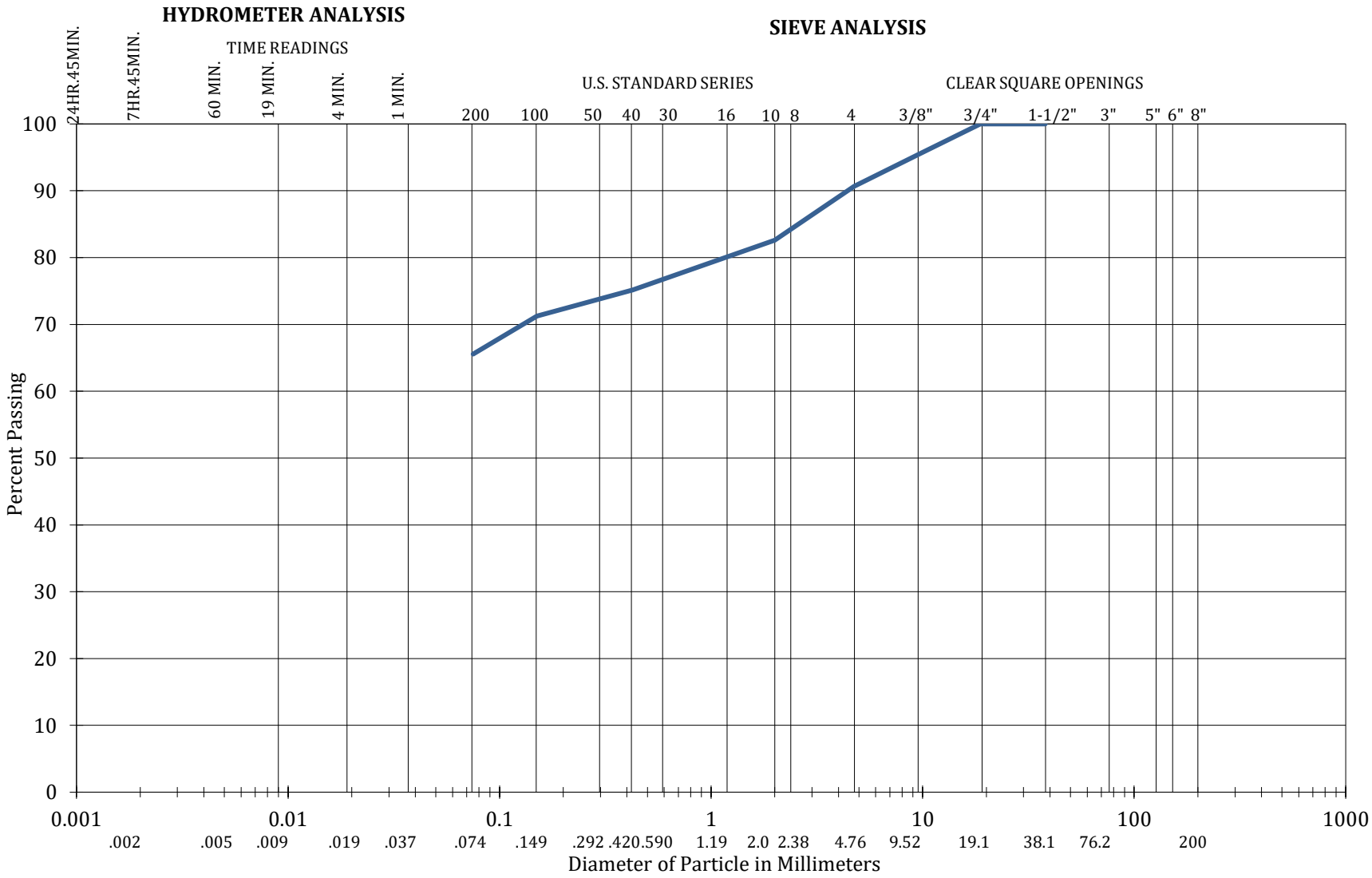
Moisture Content	
Wet Wt + Tare (g)	851.2
Dry Wt. + Tare (g)	754.8
Wt of Water (g)	96.4
Tare Wt. (g)	170.8
Dry Wt. (g)	584.0
Moisture Content	16.5%
Wash	
Wet Wt. + Tare (g)	851.2
Pre Wash Dry (g)	748.7
Post Wash Dry (g)	257.8
Tare Wt. (g)	170.4
Wt.Of Minus #200 =	490.9

Project:	Lot 58 Grand View Lodges
Job Number	21-222-02
Visual ID:	Brown Sandy Lean Clay

Sampled By:	AP
Date:	6/24/2021
Tested By:	AE
Date:	7/7/2021

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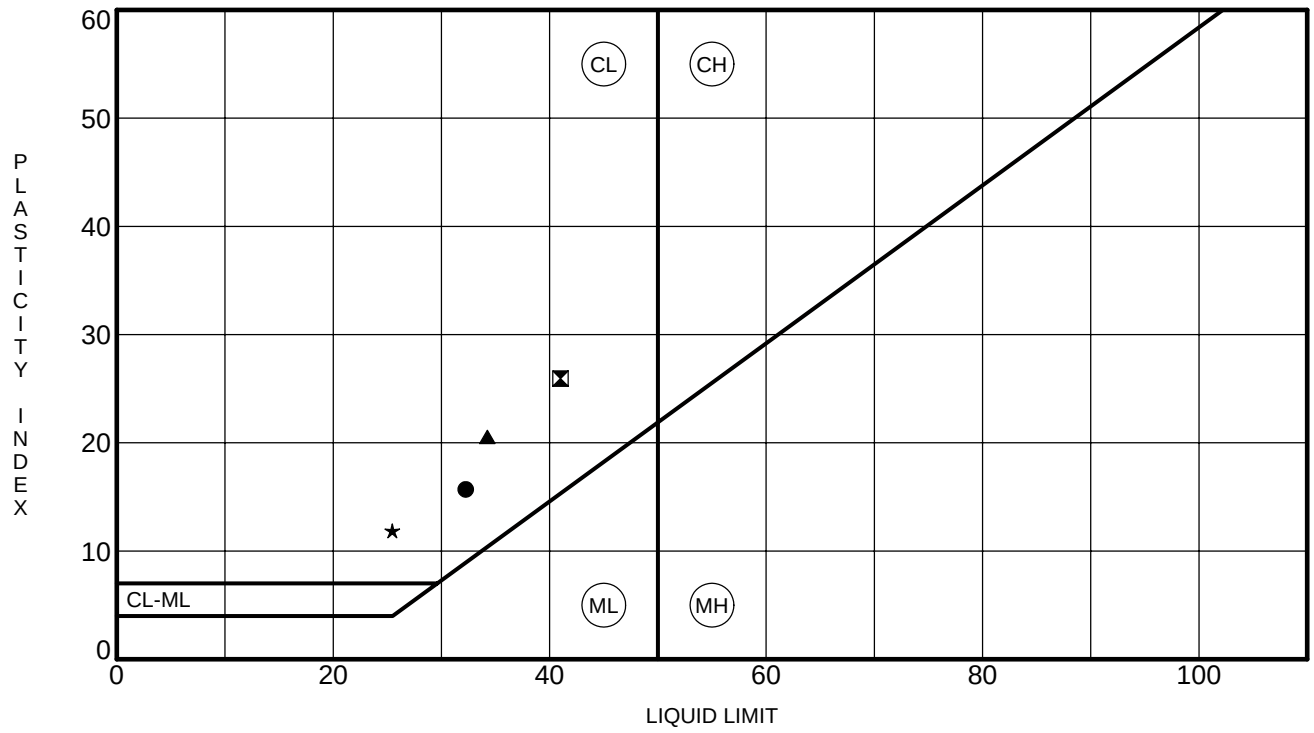
USCS CLASSIFICATION SIEVE CHART



CLAY (plastic) TO SILT (non-plastic)	SAND			GRAVEL		COBBLES
	FINE	MEDIUM	COARSE	FINE	COARSE	

BH6-11

Lot 58 Grand View Lodges



	Specimen Identification		LL	PL	PI	Fines	Classification
●	**TP-1**	**9.0**	**32**	**17**	**15**		
⊠	**TP-1**	**10.0**	**41**	**15**	**26**		
▲	**TP-1**	**25.0**	**34**	**14**	**20**		
★	**TP-1**	**27.5**	**25**	**14**	**11**		

Womack & Associates, Inc.
P.O. Box 12650
Jackson, WY 83002
Telephone: (307)733-7209
Fax:

ATTERBERG LIMITS' RESULTS

Project: TOJ - Snow King Water Tank

Location: Jackson, Wyoming

Number:

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX D

Soil-Engineering Parameters

Engineering parameters for site soils were evaluated based on a variety of methods, including:

- direct laboratory testing (shear strength and consolidation),
- correlations with index tests,
- empirical relationships between SPT N-values and shear strength, and
- visual classification and empirical estimates.

Due to the chaotic and random nature of the soils (i.e., mixture of fine-grained and coarse-grained soils), collecting relatively undisturbed Shelby tube samples of the landslide debris during the drilling effort to perform shear tests and consolidation tests on was difficult. Therefore, very limited soil parameters for soil unit weight, consolidation values, and shear strength values were directly determined from their respective tests. Most of the samples that underwent lab testing were disturbed samples collected during SPT sampling, sonic drilling and test pit excavation, of which their results were used to estimate the soil parameters based on correlations. We submitted three relatively undisturbed Shelby tube samples to undergo consolidation and shear strength testing for the loess encountered at the site.

Since the landslide deposits are understood to cover a greater area than just Lot 57, we also included applicable soil parameters from our site exploration on the nearby Lots 53 And 58, soil parameters from Nelson Engineering for Lots 53 and 58, and soil parameters for a nearby project provided by Womack & Associates, Inc.

A discussion regarding the selection of soils parameters is found below.

Soil Unit Weight

Three consolidation tests were performed which produced dry unit weights, while two shear tests were performed which produced dry unit weights. These direct unit weight measurements, SPT blow counts, and observations made in the open test pits were used to estimate the in-situ unit weight of the soils. Estimated unit weights are presented below in Table D-1.

Table D-1: Estimated Soil Unit Weight Values

Soil Layer	Average Unit Weight (Pounds per cubic foot)
CL and ML – Lean Clay (Loess)	115
GC-GM,GC and SC– Clayey Gravel, Silty Clayey Gravel, Clayey Sand (Landslide Debris)	125

Consolidation Parameters

Coefficients of consolidation, C_c, were calculated based on the direct consolidated test results, as well as correlation methods recommended by Skempton (1944), Nagaraj and Murthy (1985), Wroth and Wood (1978), and Kulhawy and Mayne (1990). These calculation methods use index properties such as the Liquid Limit and the Plasticity Index to estimate the coefficients of consolidation. The results presented below are the average of all C_c, values calculated from the direct results and correlation calculations.

Table D-2: Estimated Coefficients of Consolidation

Soil Layer	Coefficient of Consolidation
CL - Loess	0.22
ML-Loess	0.17
GC – Landslide Debris	0.13
GM – Landslide Debris	-
SC – Landslide Debris	0.22

Strength Parameters

Internal Friction Angle (phi)

Strength parameters used in the slope stability model were selected by examining direct shear results, calculations based on SPT blow count values, as recommended by Hatanaka and Uchida (1996) and Schmertmann (1975), and calculated based on index properties as recommended by Duncan (1989). Minimum, maximum, and average internal friction angles (phi) are summarized in the table below.

Table D-3: Estimated Internal Friction Values (Degrees)

	Minimum	Maximum	Average	Standard Deviation	Selected phi
CL – Loess	19	59.8	40.4	9.6	35
ML – Loess	34	34	34	0	35
GC – Landslide Debris	20.9	60.4	47.9	6.3	40
GC-GM – Landslide Debris	26	59	44.3	9.4	40
SC – Landslide Debris	16	35	27.2	6.4	25

As summarized in the table above, the minimum and maximum calculated internal friction angles for a single soil layer sometimes varied by over 20-degrees. Therefore, internal friction angles were selected by reviewing all calculated values, as well as reviewing suggested values in Chapter 9 of the Pit Slope Manual (1982).

Soils that have undergone movement are assumed to be in a residual strength state; i.e., weaker than the strength of the soils prior to the movement. Though the published geologic maps and our observations in the field classified the origin of the soils as landslide debris, no direct shear zones were observed and no signs of previous shearing (i.e., slickensides) were observed. Additionally, loess, typically formed from windblown glacial silt, was observed overlying the landslide deposit, therefore it is assumed the landslide occurred prior to or during the Pinedale Glaciation approximately 10 to 30 thousand years ago. If the soils observed in the boreholes and test pits were once in a residual state following failure, it is assumed since their mobilization in the failure event, they have been naturally consolidating and therefore regaining strength. Therefore, residual shear strengths were not used for the slope stability model and peak shear strengths were used.

Cohesion

Cohesion was added to the material models in the slope stability model to avoid selecting slip surfaces representing the “infinite slope” solution. Cohesion values used in the slope stability models can be found in Appendix F.

Compression Index (C_c) Calculation Spreadsheet

Project	BH	Depth	LL	PL	PI	Consol Results	Compression Index (Cc)				Average	Median	Std Dev	Classification
Bear Development - Snow King Loop Lot 57	JG-05	8.5'-11'	39	14	25		0.26	0.24	0.34	0.34	0.30	0.30	0.05	CL
Bear Development - Snow King Loop Lot 57	JG-05	22'-25'	26	15	11		0.14	0.16	0.15	0.15	0.15	0.15	0.01	GC
Bear Development - Snow King Loop Lot 57	JG-05	35'-37'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	JG-06	3.5'-5'	38	19	19		0.25	0.24	0.26	0.26	0.25	0.25	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-06	12.5'-14'	32	13	19		0.20	0.20	0.26	0.26	0.23	0.23	0.03	CL
Bear Development - Snow King Loop Lot 57	JG-06	20'-22'	18	14	4		0.07	0.11	0.05	0.05	0.07	0.06	0.03	GC
Bear Development - Snow King Loop Lot 57	JG-06	32.5'-35'	28	15	13		0.16	0.18	0.18	0.18	0.17	0.18	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-07	5'-6'	31	20	11	0.17	0.19	0.19	0.15	0.15	0.17	0.17	0.03	CL
Bear Development - Snow King Loop Lot 57	JG-07	9'-10'	33	18	15	0.28	0.21	0.21	0.20	0.20	0.20	0.20	0.00	CL
Bear Development - Snow King Loop Lot 57	JG-07	17.5'-18'	29	15	14		0.17	0.18	0.19	0.19	0.18	0.19	0.01	CL
Bear Development - Snow King Loop Lot 57	JG-08	10'-12'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	JG-08	12.5'-14'	32	15	17		0.20	0.20	0.23	0.23	0.21	0.22	0.02	CL
Bear Development - Snow King Loop Lot 57	JG-09	7.5'-9'	17	16	1		0.06	0.11	0.01	0.01	0.05	0.04	0.04	GC
Bear Development - Snow King Loop Lot 57	JG-09	15'-17'	NP	NP	NP		-	-	-	-	-	-	-	GM
Bear Development - Snow King Loop Lot 57	TP-02	6'-7'	NP	NP	NP	0.17	-	-	-	-	-	-	-	ML
Bear Development - Snow King Loop Lots 53 and 58	JG-01	18-19	31	16	15		0.19	0.19	0.20	0.20	0.20	0.20	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	27-29	28	16	12		0.16	0.18	0.16	0.16	0.17	0.16	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	54.5-57	33	15	18		0.21	0.21	0.24	0.24	0.23	0.23	0.02	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	67-69	26	16	10		0.14	0.16	0.14	0.14	0.14	0.14	0.01	CL
Bear Development - Snow King Loop Lots 53 and 58	JG-01	72.5-75	38	17	21		0.25	0.24	0.28	0.28	0.26	0.27	0.02	CL
Nelson 53&58	BH5	23'-28'	29	4	25		0.17	0.18	0.34	0.34	0.26	0.26	0.09	SC
Nelson 53&58	BH5	37'-41'	28	12	16		0.16	0.18	0.22	0.22	0.19	0.20	0.03	SC
Nelson 53&58	BH6	22'-23'	33	15	18		0.21	0.21	0.24	0.24	0.23	0.23	0.02	CL
Nelson 53&58	BH6	52'-53'	25	11	14		0.14	0.16	0.19	0.19	0.17	0.17	0.03	CL
Womack Water Tank	TP-1	9	32	17	15		0.20	0.20	0.20	0.20	0.20	0.20	0.00	CL
Womack Water Tank	TP-1	10	41	15	26		0.28	0.26	0.35	0.35	0.31	0.32	0.05	CL
Womack Water Tank	TP-1	25	34	14	20		0.22	0.21	0.27	0.27	0.24	0.24	0.03	CL
Womack Water Tank	TP-1	27.5	25	14	11		0.14	0.16	0.15	0.15	0.15	0.15	0.01	CL

Phi Calculation Spreadsheet

Shear Strength Correlation Summary - Peak Friction Angle

					Hatanaka and Uchida (1996)	Schmertmann (1975)					Duncan, 1989			
Project	BH	Sample	Depth (ft)	(N1)60	Peak Phi (N160)	Peak Phi (N160)	Phi (Direct Shear)	LL	PI	Overburden	Peak Phi	lassificatio	Unit Weight (pcf)	Cohesion
Bear Dev - 57	JG-05	D4	8.5	22	41	47		39	25	2371	19	CL	120	0
Bear Dev - 57	JG-05	D12	22	-	-	-		26	11	-	26	GC-GM		0
Bear Dev - 57	JG-05	D14	28.5	76	59	58		-	-	4871		GC-GM	125	0
Bear Dev - 57	JG-05	D19	36.5	19	40	42		-	-	5871		GC-GM	125	0
Bear Dev - 57	JG-06	D2	3.5	-				38	19	-	22	CL		0
Bear Dev - 57	JG-06	D3	6.5	31	45	52		-	-	2421		CL	115	0
Bear Dev - 57	JG-06	D6	11.5	12	36	39		-	-	2996		CL	115	0
Bear Dev - 57	JG-06	D8	12.5	-				32	19	-	22	CL		0
Bear Dev - 57	JG-06	D9	16.5	26	43	48		-	-	3571		CL	115	0
Bear Dev - 57	JG-06	D12	20	-				18	4	-	31	GC		0
Bear Dev - 57	JG-06	D13	21.5	26	43	47		-	-	4171		GC	120	0
Bear Dev - 57	JG-06	D15	26.5	66	56	57		-	-	4796		GC	125	0
Bear Dev - 57	JG-06	D18	31.5	54	53	55		-	-	5421		GC	125	0
Bear Dev - 57	JG-06	D19	32.5	-				28	13	-	24			0
Bear Dev - 57	JG-06	D21	36.5	18	39	41		-	-	6021		CL	120	0
Bear Dev - 57	JG-07	D-1	2.5	2	26	21		-	-	2446		GC	110	0
Bear Dev - 57	JG-07	D-2	5	5	30	30		31	11	2721	26	CL	110	0
Bear Dev - 57	JG-07	D-3	7.5	3	28	25		-	-	2996		CL	110	0
Bear Dev - 57	JG-07	D-4	10	32	45	51	30	33	15	3296	23	CL	120	379
Bear Dev - 57	JG-07	D-5	12.5	36	47	52		-	-	3596		CL	120	0
Bear Dev - 57	JG-07	D-6	15	23	41	46		-	-	3896		CL	120	0
Bear Dev - 57	JG-07	D-7	17.5	82	60	59		29	14	4140	23	GC	125	0
Bear Dev - 57	JG-07	D-8	19.5	31	45	49		-	-	4459		GC	125	0
Bear Dev - 57	JG-08	D-1	2.5	15	37	42		-	-	2589		CL	110	0
Bear Dev - 57	JG-08	D-2	5	25	42	48		-	-	2876		GC-GM	115	0
Bear Dev - 57	JG-08	D-3	7.5	23	41	46		-	-	3164		GC-GM	115	0
Bear Dev - 57	JG-08	D-4	10	31	45	50		-	-	3451		GC-GM	115	0
Bear Dev - 57	JG-08	D-5	12.5	21	41	45		32	17	3739	22	CL	115	0
Bear Dev - 57	JG-08	D-6	15	23	42	46		-	-	4026		CL	115	0
Bear Dev - 57	JG-08	D-7	17.5	23	42	46		-	-	4314		CL	115	0
Bear Dev - 57	JG-08	D-8	19	79	60	59		-	-	4423		CL	125	0
Bear Dev - 57	JG-09	D-1	2.5	9	34	36		-	-	2677		GC	110	0
Bear Dev - 57	JG-09	D-2	5	21	41	46		-	-	2964		GC	115	0
Bear Dev - 57	JG-09	D-3	7.5	24	42	47		17	1	3252	35	GC	115	0
Bear Dev - 57	JG-09	D-4	10	28	44	49		-	-	3539		GC	115	0
Bear Dev - 57	JG-09	D-5	12.5	31	45	50		-	-	3827		GC	115	0
Bear Dev - 57	JG-09	D-6	15	34	46	51		-	-	4139		GC	125	0
Bear Dev - 57	JG-09	D-7	17.5	50	52	55		-	-	4443		GC	125	0
Bear Dev - 57	JG-09	D-8	19	78	60	59		-	-	4558		GC	125	0
Bear Dev - 57	TP-02			-	-	-	34	-	-	-		ML	115	144
Bear Dev - 538.58	JG-01	D-8	18	--	--	--		31	15		34	CL	115	0
Bear Dev - 538.58	JG-01	D-12	27	38	47	53		28	12		35	CL	115	0
Bear Dev - 538.58	JG-01	D-17	37	94	63	60				4300		GC	120	0
Bear Dev - 538.58	JG-01	D-26	47	84	61	59						GC	120	0
Bear Dev - 538.58	JG-01	D-27	54.5	--	-	-		33	18		32	CL	115	0
Bear Dev - 538.58	JG-01	D-31	67	56	53	54						CL	115	0
Bear Dev - 538.58	JG-01	D-32	67	--	-	-		26	10		36	CL	115	0
Bear Dev - 538.58	JG-01	D-36	72.5	--	-	-		38	21		31	CL	115	0
Bear Dev - 538.58	JG-01	D-39	80	35	47	48						GC	120	0
Nelson 538.58	BH5	-	23	-	-	-		29	25		35	SC	115	0
Nelson 538.58	BH5	-	37	-	-	-		28	16		30	SC	115	0
Nelson 538.58	BH6	4	22	15	32	-		33	18		32	CL	108.3	0
Nelson 538.58	BH6	11	52	-	-	-	37	25	14		30	CL	115	0
Nelson 538.58	BH4	1	9	79	60	-						GC	120	0
Nelson 538.58	BH4	2	14	50	52	-						GC	125	0
Nelson 538.58	BH4	3	38	92	62	-						ML	110	0
Womack Water Tank	TP-1	-	9		-	-		32	15		34	CL	110	0
Womack Water Tank	TP-1	-	10		-	-		41	26		30	CL	110	0
Womack Water Tank	TP-1	-	25		-	-		34	20		31	CL	110	0
Womack Water Tank	TP-1	-	27.5		-	-		25	11		36	CL	110	0

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GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

APPENDIX E

Calculations

Settlement Methodology

The settlement calculations assume the soil layer of concern comprises 100% compressible soil by volume. Though, some soils at the site only partially comprise the fine-grained soils by mass, as described in the borehole logs. Based on lab testing and visual classification, the clayey gravels and silty gravels contain a maximum of 40% fines by mass. To convert the assumed mass to volume, we have used a scaling factor of 1.25, resulting in an assumed percent fines by volume of 50%.

Because the settlement is anticipated to only occur in the potentially compressible, fine-grained soils, the total settlement calculation was reduced by 50%.

Lateral Pressures Methodology

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. For our calculation of the seismic coefficient (k_s), we used an average wall height of 15' to account for the estimated foundation wall height of the building, and since the foundation wall is considered a ductile system with negligible allowable displacement, we used a ductility factor (r) value of 0.5 (FHWA, 2011). In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm) and a selected ductility factor based on the project requirements.

As the design progresses, close coordination with the structural engineer is recommended to ensure the assumptions above correspond with the design of the structure. If assumption above do not match the design requirements, additional analyses will be required.

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value CL
Scenario: Direclty on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

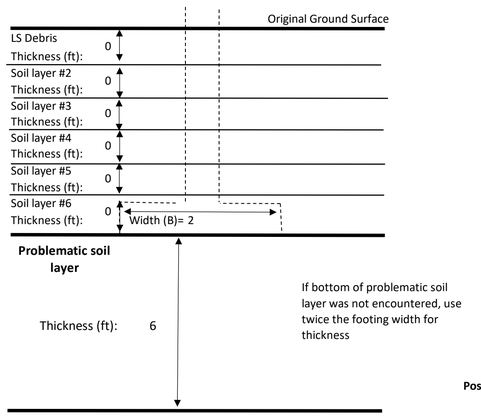
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Lean Clay Loess		
	Source of Soil Properties: GCI Lab Data		
	Dry unit Weight:	79.4	pcf
	Moisture Content:	17.9%	
	Moist unit weight:	93.6	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	1.129	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.17	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight		**PCF**
LS Debris	Thickness		**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	93.6	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		281	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	3	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	280.8	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv_f):	1884.0	
Change in presure at soils element:	1603	psf
$(\sigma v_f)/(\sigma v_0)$	6.709	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.827	
$1+e_0$	2.129	
$H_0/(1+e_0)$	2.818	
Inches per foot:	12	
Settlement:	4.75	inches

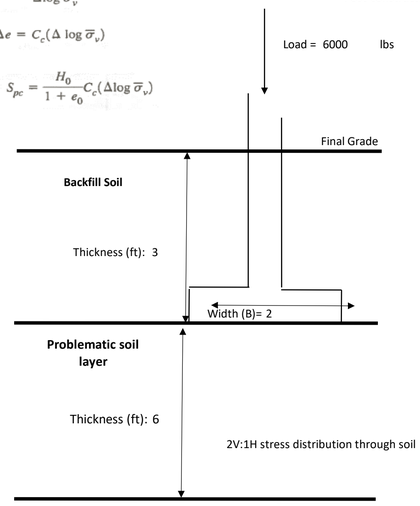
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1 + e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1 + e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1 + e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_e}) = \frac{H_0}{1 + e_0}(C_c)\log\left(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_0}\right)$$

Project: Bear Development
Project Number: 23072
Engineer: HC
Soil Sample: Average Cc value for GC
Scenario: Directly on poor soil

Settlement analysis of in-situ soil (only analyzing a maximum of 2B worth of soil below footing)

Key:

Manual Input
Calculation

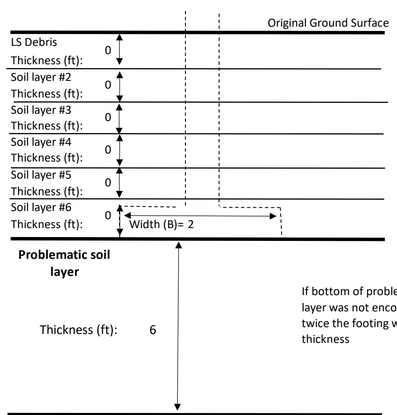
Step 1:

In-Situ Soil Properties of Problematic Soil			
	Soil Description: Clayey Silty Gravel		
	Source of Soil Properties: GCI Lab data		
	Dry unit Weight:	125	pcf
	Moisture Content:	7.0%	
	Moist unit weight:	133.8	pcf
(Avergae 0.4 to 0.7)	Initial Void Ratio (e_0):	0.427	Vv/Vs
(Average 0.2 to 0.5)	Coefficient of Consol. (C_c):	0.13	

Step 2:

Original Overburden Pressure on Soil Element Identified in Step #1			
Soil Layer #1	Unit Weight		**PCF**
LS Debris	Thickness		**Ft.**
Soil Layer #2	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #3	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #4	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #5	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Soil Layer #6	Unit Weight		**PCF**
(Descriptor)	Thickness		**Ft.**
Problematic Soil Layer	Unit Weight	125	**PCF**
Below Footing	Thickess (H_0)	6	**Ft.**
Total Original Overburdern Pressure on Soil Element:		375	**PSF**

Pre-construction status. Footing is superimposed.



If bottom of problematic soil layer was not encountered, use twice the footing width for thickness

Step 3:

Foundation Characteristics		
Footing load:	3,000	psf
Estimated Footing Width (B):	2	ft
Footing Depth (D_f):	3	ft
Applied footing load applied to soil element (assuming 2V:1H)	1200	PSF

Step 4:

Backfill Soil Properties		
Dry Unit Weight:	120	pcf
Moisture Content:	12.0%	
Moist Unit Weight:	134.4	pcf
Backfill Depth:	3	ft

Step 5:

Settlement Calculation at Soil Element Identified in Step #2		
Thickness of Problematic Soil Layer (H_0):	6	ft
Depth to soil element below **OG**:	3	ft
Depth to soil element below footing:	3	ft
Original Overburden (σv_0):	375.0	psf
Applied foundation load at soil element :	1200.0	psf
Post Construction pressure at soil element (σv_f):	1978.2	
Change in presure at soils element:	1603	psf
$(\sigma v_f)/(\sigma v_0)$	5.275	
$Log[(\sigma v_f)/(\sigma v_0)]$	0.722	
$1+e_0$	1.427	
$H_0/(1+e_0)$	4.205	
Inches per foot:	12	
Settlement:	4.74	inches

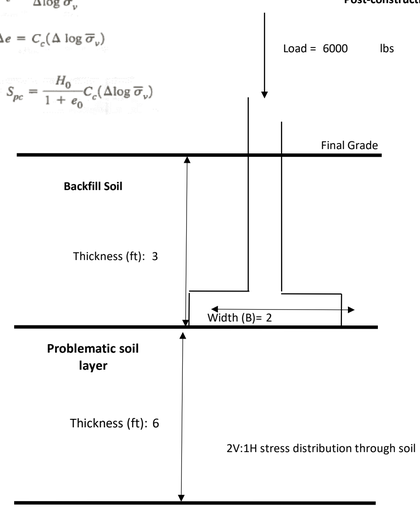
Settlement: $\text{Settlement} = S_{pc} = H_0\left(\frac{\Delta e}{1+e_0}\right)$

Compression Index: $C_c = \frac{\Delta e}{\Delta \log \overline{\sigma}_v}$

Rearranging gives: $\Delta e = C_c(\Delta \log \overline{\sigma}_v)$

Subistituting in gives: $S_{pc} = \frac{H_0}{1+e_0} C_c(\Delta \log \overline{\sigma}_v)$

Post-construction status



This formula is only valid for footings PLACED DIRECTLY ON PROBLEMATIC SOIL LAYER

$$S_{pc} = \frac{H_0}{1+e_0} C_c(\log \overline{\sigma}_{v_f} - \log \overline{\sigma}_{v_o}) = \frac{H_0}{1+e_0}(C_c)\log(\overline{\sigma}_{v_f}/\overline{\sigma}_{v_o})$$

Note: Maximum % fines by mass 40%. Scaling factor of 1.25 used to assume volume of fines, resulting in 50%.

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Project Bear Dev. Project No. 23072

Calculated By _____ Date _____

Sheet K_S Determination for Lateral Pressures

Known:

$F_v = 1.5$

$S_1 = 0.336$

$K_{max} = 0.545$

$H = 15'$ Basement Walls

$PGA = 0.454$

$F_a = 1.2$

- $\beta = F_v S_1 / K_{max}$

$\beta = 1.5(0.336) / 0.545$

$\boxed{\beta = 0.92}$

- $\alpha = 1 + 0.01(H)[(0.5\beta) - 1]$

$\alpha = 1 + 0.01(15)[(0.5)(0.92) - 1]$

$\boxed{\alpha = 0.919}$

- $K_{AV} = \alpha K_{max}$

$K_{AV} = 0.919(0.545)$

$\boxed{K_{AV} = 0.501}$

$K_S = r K_{AV}$

Assumed $r = 0.5$ for Ductile System with Negligible Allowable Displacements

$K_S = 0.5(0.501)$

$\boxed{K_S = 0.25}$

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Jackson, WY 83002
PH: 307.733.5150
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APPENDIX F

Slope-Stability Analysis

Slope-Stability Analysis

Methodology

1. **Analyses:** Slope stability analyses were performed using the SLOPE/W stability module of GeoStudio 2023.1.2 version 23.1.2.11, produced by Bentley Systems. The Morgenstern-Price limit equilibrium method, which takes into consideration moment and force equilibrium, was used to analyze slope stability.

   Based on the existing and proposed geometry of the project and the mapped geology, we determined the project area may be subject to potential failure. Therefore, we evaluated the cross-section for existing conditions, proposed conditions, and seismic proposed conditions scenarios.

2. **Geometry:** One cross section for the project was analyzed: Cross section C-C' (Figure 5). Cross section location is shown in Figure 2. Based on Cross section C-C', we included geometry for the existing conditions at the site, proposed conditions, and proposed conditions including seismic forces. The proposed conditions models also include estimated foundation loads for each housing unit based on preliminary plans provided to Jorgensen. We based the external existing geometry on topographic data collected by Jorgensen Associates, Inc. and supplemental topographic data provided by Teton County, 2015, proposed finished grade elevations were taken for the preliminary design documents provided by Hoyt Architects, and we based the internal geometry (material boundaries within the slope) on the results of the subsurface exploration (i.e., borehole and test pit logs), statistical correlations based on published literature, geologic conditions, and our experience with similar soils in the area.

   Subsurface conditions at the site were dominated by chaotically deposited landslide debris consisting of fine-grained Lean Clay (CL) and coarse-grained Clayey and Silty Gravels and (GC-GM) and Clayey Sands (SC). Often, soil layers identified in the SPT samples didn't correspond to similar soil layers at similar depths in the other boreholes indicating the soil layers were not continuous. To create a subsurface soil model with continuous soil layers, the discrete soil samples were interpolated and often combined between boreholes. Where discrete soil samples of different soil types were combined, an average phi value and unit weight of the combined samples was applied to the entire soil layer.

3. **Materials:** We estimated the shear strength parameters used in the analyses based on correlation to index tests and direct shear testing, as well as direct shear testing from the previous Geotechnical Investigation Report from July 2021, provided by Nelson Engineering. See the discussion in Appendix D regarding development of the soil-engineering parameters applied to the soil layers. Final parameters used in the stability analysis are summarized below in Table F-1.

   Where two separate soil classifications were combined to one layer (i.e., GC and CL), a unit weight and phi angle were selected using a "weighted average" approach; the boreholes shown on figure 5 were reviewed and depending on the soil shown in each borehole, a weighted average value was estimated.

   We used a Mohr-Coulomb strength model to define the soil parameters. Two parameters are used to describe this strength model: cohesion (c) and friction angle (φ). Cohesion is the soil's shear strength at zero overburden stress, and the friction angle expresses the relationship between overburden stress and shear stress. Mathematically, the shear strength is defined by the equation: $\tau = c + \sigma_n \tan(\varphi)$, where τ is the shear strength and σ_n represents the overburden stress. We used effective stress parameters as the overall soils are anticipated to drain well.

Table F-1: Soil Parameters Used for Slope Stability Analysis C-C'

Layer Name	Unit Weight (pcf)	Cohesion (c',psf)	Friction Angle (φ', degrees)
Construction Fill	125	50[1]	38
Landslide Debris GC/GM/SC	120	50	40
Loess – CL/ML	113	50[1]	36

1. Cohesion added where infinite slope stability failures occurred

4. **Phreatic Surface:** Groundwater was not encountered during the subsurface exploration for Lot 57. Groundwater conditions depicted in the models are based on groundwater observations at the nearby Lots 53 and 58 at an approximate depth of 30-feet below the ground surface. It is important to note, the subsurface exploration occurred during a time of year when peak groundwater conditions are assumed to have already occurred, implying potential peak groundwater conditions are *not* shown in the model and are unknown.

5. **Seismicity:** The post-construction scenario was evaluated in a seismic condition. Based on the ReMi and MASW results provided by Atlas Geophysics and direct shear testing data in the previous Nelson Engineering Site Investigation Report, the site is categorized as Site Class C – Very Dense Soil and Soft Rock. Seismicity was incorporated into the model using a pseudo-static limit equilibrium analysis approach where inertial forces from seismic accelerations were applied statically to the model. Seismic loads have been applied to the critical slip surface determined by static analysis for the post construction scenario, as it is assumed to be the most stressed region within the slope (Abramson et al., 2002). A seismic coefficient (k_s) of 0.25 was applied to Cross section C-C'.

Seismic coefficients were calculated based on recommendation from NCHRP Report 611 "Seismic Analysis and Desing of Retaining Walls, Buried Structures, Slopes and Embankments" and FHWA NHI Course No 130094 LRFD Seismic Analysis and Design of Transportation Geotechnical Features and Structural Foundations, as described below and illustrated in the equations. In summary, the seismic coefficient (k_s) is determined by applying a scaling factor (α) to the modified peak ground acceleration (PGAm) and a selected ductility factor based on the project requirements. Additionally, a seismic FS of 1.1 was used because it is assumed the system's allowable total permanent seismic deformation is negligible.

$$\beta = F_v \cdot S_1 / PGA_m$$

$$\alpha = 1 + 0.01H[(0.5\beta) - 1]$$

$$k_s = r^* \, PGA_m * \alpha$$

Where:

- $\beta = 0.92$
- $F_v = 1.5$
- $S_1 = 0.336$
- PGA_m (k_{max}) = 0.545
- α is equal to 0.838 for the C-C' seismic model.
- *H* is equal to the height of the critical slip surface; we used a conservative value of 15' for the C-C' seismic model

- r = 0.5. A value of 0.5 is used in calculating k_s when dealing with ductile systems (i.e., soils with no rigid structures) with allowable permanent seismic deformation of up to 2-inches (i.e. negligible displacement).
- Corresponding minimum factor of safety is 1.1

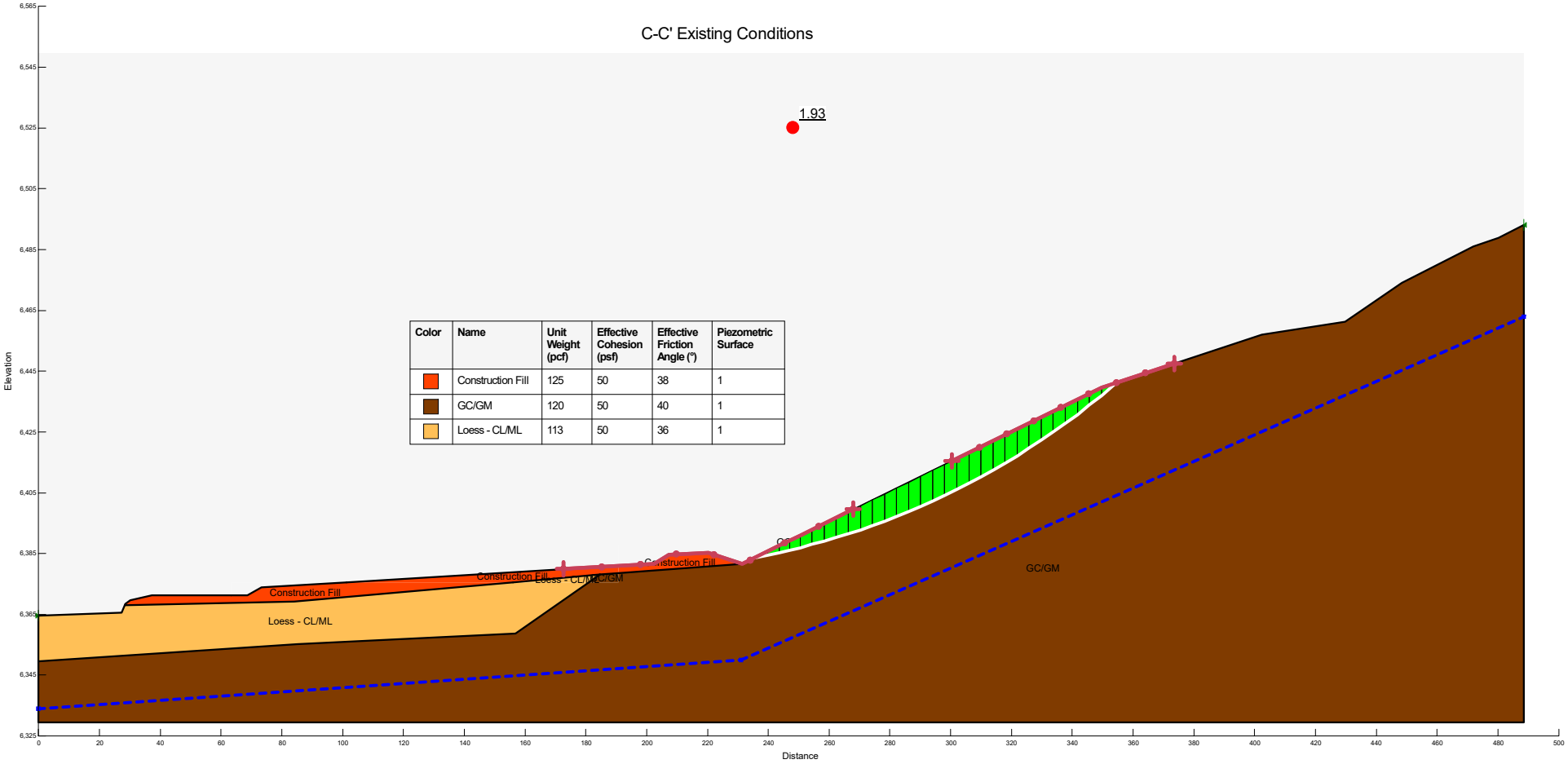
We calculated a ks value of 0.25, which we applied to our C-C' seismic model.

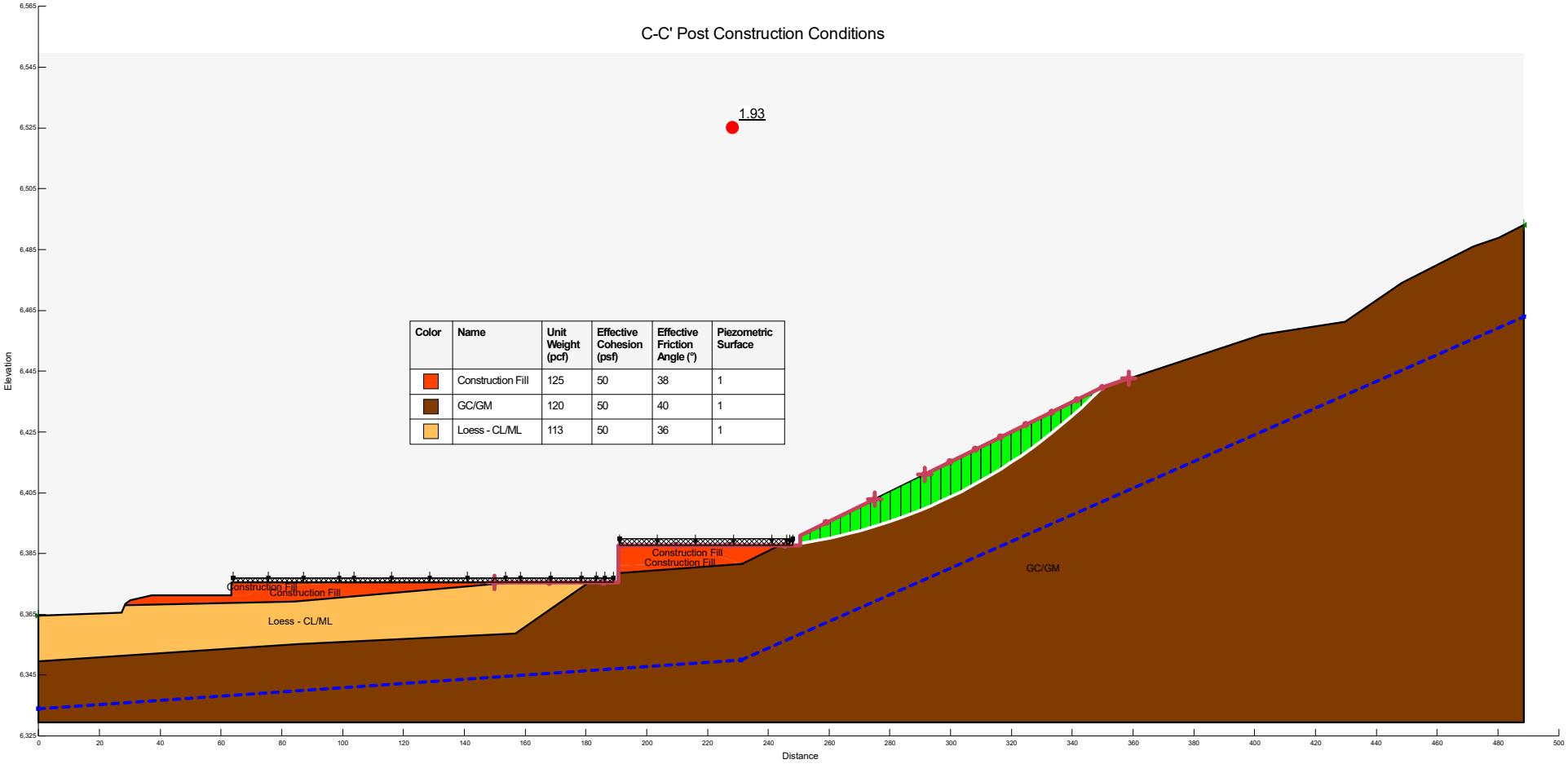
As the design progresses, close coordination with the structural engineer is recommended to ensure the assumptions above correspond with the design of the structure. If assumption above do not match the design requirements, additional analyses will be required.

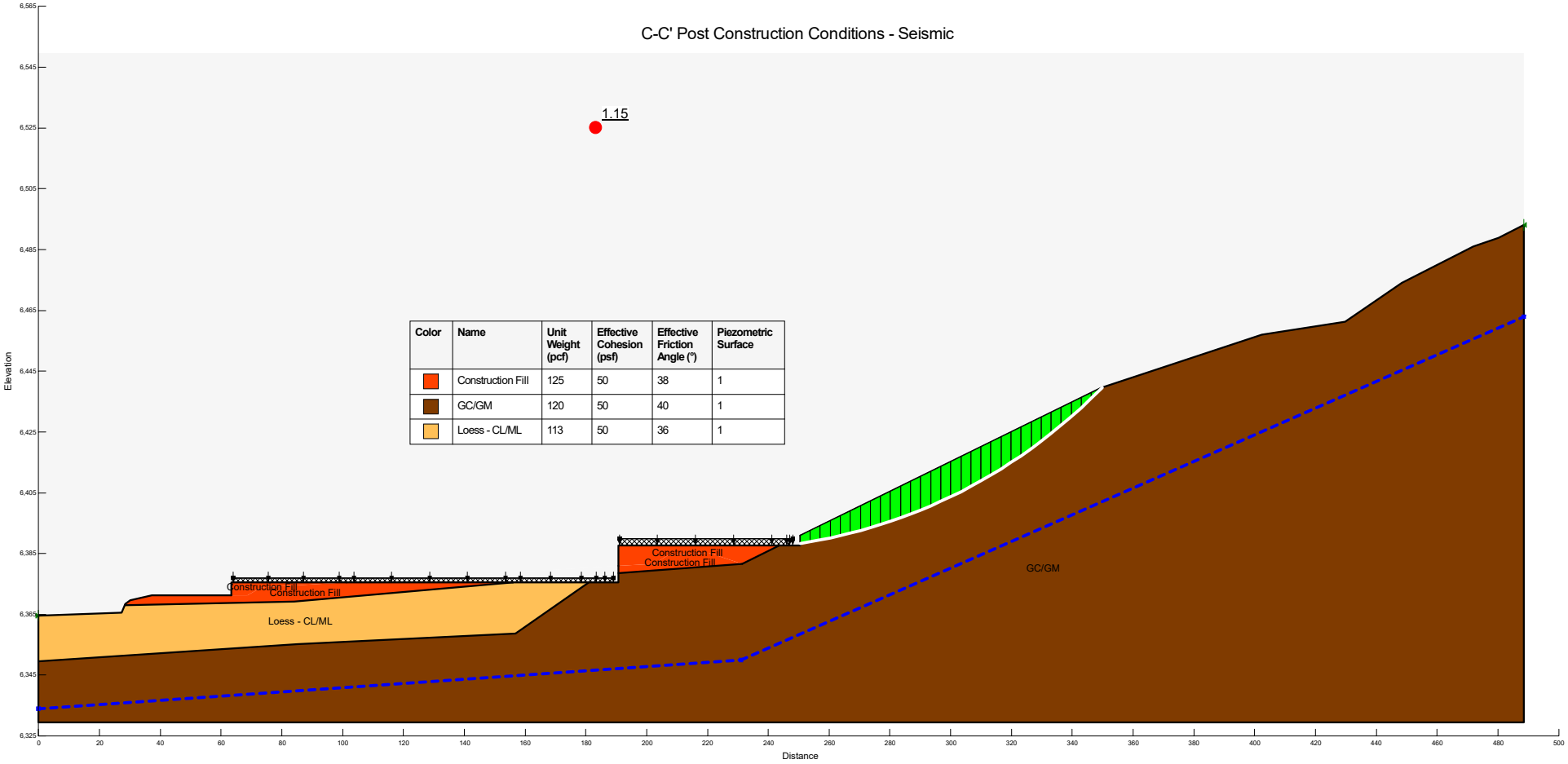
Surcharge Loads: Typical foundation loads were incorporated into the model, based on data in Section 1806 of the IBC, 2021. We use a distribution surcharge load of 2,000 psf to account for the weight of any structures within the model.

Results

We summarize factor of safety (FS) results for each cross section and analysis in Section 4.1 of the Report. The figures that follow are the output from each analysis. The critical slip surface and factor of safety are shown. Output files, reports, convergence data, or other data from Geostudio may be made available upon request.


C-C' Existing Conditions
1.93
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance

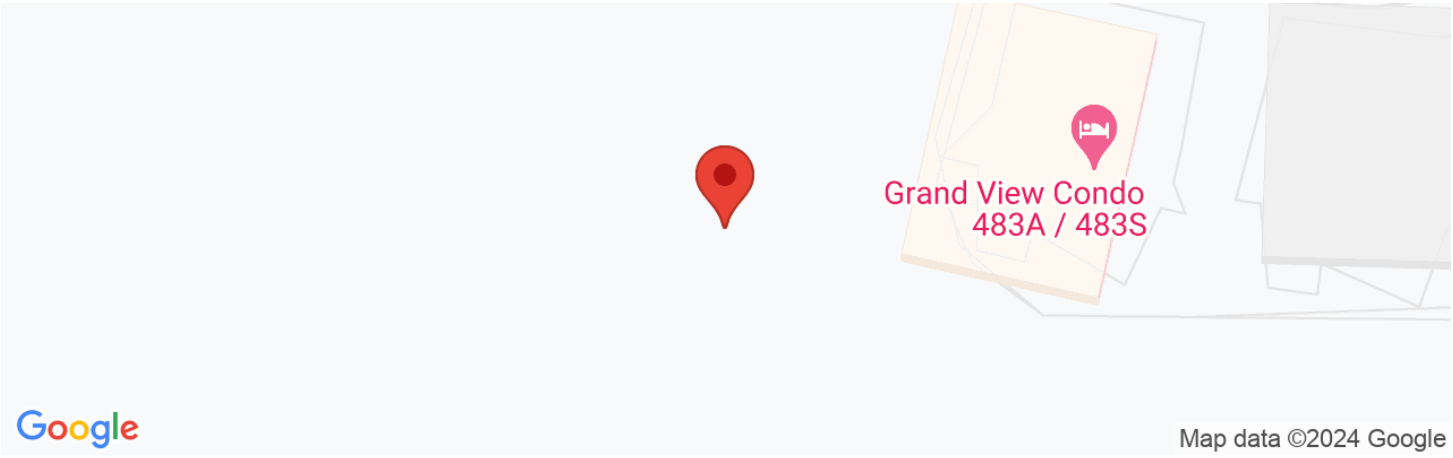

C-C' Post Construction Conditions
1.93
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500


C-C' Post Construction Conditions - Seismic
1.15
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500

USGS web services were down for some period of time and as a result this tool wasn't operational, resulting in *timeout* error.
USGS web services are now operational so this tool should work as expected.

OSHPD

Latitude, Longitude: 43.47198215, -110.75457259



Date	05/01/2024, 14:07:21
Design Code Reference Document	ASCE7-16
Risk Category	II
Site Class	C - Very Dense Soil and Soft Rock

Type	Value	Description
S_S	1.025	MCE_R ground motion. (for 0.2 second period)
S_1	0.337	MCE_R ground motion. (for 1.0s period)
S_{MS}	1.23	Site-modified spectral acceleration value
S_{M1}	0.506	Site-modified spectral acceleration value
S_{DS}	0.82	Numeric seismic design value at 0.2 second SA
S_{D1}	0.337	Numeric seismic design value at 1.0 second SA

Type	Value	Description
SDC	D	Seismic design category
F_a	1.2	Site amplification factor at 0.2 second
F_v	1.5	Site amplification factor at 1.0 second
PGA	0.454	MCE_G peak ground acceleration
F_{PGA}	1.2	Site amplification factor at PGA
PGA_M	0.545	Site modified peak ground acceleration
T_L	8	Long-period transition period in seconds
SsRT	1.025	Probabilistic risk-targeted ground motion. (0.2 second)
SsUH	1.146	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration
SsD	1.901	Factored deterministic acceleration value. (0.2 second)
S1RT	0.337	Probabilistic risk-targeted ground motion. (1.0 second)
S1UH	0.375	Factored uniform-hazard (2% probability of exceedance in 50 years) spectral acceleration.
S1D	0.725	Factored deterministic acceleration value. (1.0 second)
PGAd	0.662	Factored deterministic acceleration value. (Peak Ground Acceleration)
PGA_{UH}	0.454	Uniform-hazard (2% probability of exceedance in 50 years) Peak Ground Acceleration
C_{RS}	0.895	Mapped value of the risk coefficient at short periods

Type	Value	Description
C_{R1}	0.9	Mapped value of the risk coefficient at a period of 1 s
C_V	1.105	Vertical coefficient

DISCLAIMER

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Project Bear Dev. - Lot 57 Project No. 23072
Calculated By JBJ Date 1/23/2024
Sheet 1/2

k_s Determination

U.S. Seismic Design maps - Structural Engineers Association of California Design Code Reference Document - ASCE 7-16

Risk Category II
Site class C - Very Dense Soil + Soft Rock

FHWA (2011)

$$k_{max} = f_{pga} \cdot PGA \quad (6\text{-}1)$$

$PGA = 0.454$
$F_{PGA} = 1.2$

$$k_{max} \text{ or } PGA_m = 1.2(0.454) = \underline{0.545}$$

$$k_{av} \text{ or MHA (maximum Average Horizontal Acceleration)} = \alpha \cdot k_{max} \quad (6\text{-}2)$$

where: $\alpha = 1 + 0.01(H)[(0.5\beta)-1]$ (6-3)

where: $\beta = f_v \cdot S_1 / k_{max}$ (6-4)

where: $f_v = 1.5$
$S_1 = 0.336$
$k_{max} = 0.545$

$\beta = (1.5)(0.336) / 0.545$

$\boxed{\beta = 0.92}$

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Project Bear Dev. Lot 57 Project No. 23072
Calculated By JBJ Date 1/23/2024
Sheet 2/2

α Determination:

$\beta = 0.92$
$H = 15'$

$\alpha = 1 + 0.01(15)[0.5(0.92) - 1]$ (6-3)

$\boxed{\alpha = 0.919}$

k_{av} Determination:

$\alpha = 0.919$
$k_{max} = 0.545$

$k_{av} = 0.919(0.545)$

$\boxed{k_{av} = 0.501}$

k_s Determination:

$k_{av} = 0.501$ (6-5)

$r = 0.5$ (assuming allowable permanent Seismic Deformation is negligible).

$k_s = 0.5(0.501)$

$\boxed{k_s = 0.25}$

Minimum factor of Safety of 1.1 using r of 0.5 assuming negligible allowable permanent Seismic Deformation

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

July 24, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT: ADDENDUM No. 1 ADDITIONAL SLOPE STABILITY ANALYSIS, SNOW KING LOOP LOT 57, TETON COUNTY, WYOMING
PROJECT NUMBER: 23072

Dear Mr. Orthmann

We are pleased to present this addendum to the Geotechnical-Engineering Report (Report) for the proposed development at Lot 57 on Snow King Loop in Teton County, Wyoming. The original Report for Lot 57 was prepared and issued by this office on January 25, 2024. Per Section 2.0 of the Report, the project was in the early stages of design with our understanding that architectural plans could be subject to change, and additional slope stability analysis would be performed as the design progressed.

The purpose of this addendum is to provide additional slope stability analyses based on updated finished floor elevations for the proposed structures based on plan provided by Northworks dated May 23, 2024. The original Geotechnical-Engineering Report and this addendum should not be treated as stand-alone documents but rather be saved and transmitted to all members of the project team together. The additional slope stability analysis presented in this Addendum supersedes the original slope stability analyses presented in the original Report.

Project Background
At your request, Jorgensen Geotechnical (JG) drilled five (5) boreholes and excavated three (3) exploratory test pits for Lot 57 as part of the original geotechnical subsurface exploration. The purpose of the exploration was to bracket the proposed building locations. We identified two primary soil types at the proposed building locations: landslide debris and loess. The landslide deposits we encountered consist clayey gravels, lean clays, sandy gravels and exhibited chaotic deposition. Borehole data from Nelson engineering and MASW plots from Atlas Geophysics were incorporated into our subsurface characterization.

The original Report for Lot 57 recommended engineered aggregate piers (EAPs) or reinforced fills as soil improvement methods to reduce the risk of future potential settlement. It is our understanding that the design team elected to use EAPs for the proposed structures.

Slope Stability Analysis
The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed one set of geometry for global slope stability taken from cross sections C-C'. All soil parameters used in this updated slope stability analyses remained consistent with the original Report; the only alteration to this updated slope stability model is the new finished floor elevations (i.e., external geometry). Refer to Appendix F of the original Geotechnical Engineering Report for general methodology of the slope

stability analyses including internal and external geometry, materials, phreatic surfaces, seismicity, and surcharges of each model. Table 1 presents the updated finish floor elevation for each structure based on the Northworks plans.

Table 1: Adjusted Finish Floor Elevations

Location	Finish Floor Elevation, ft
Lot 57 (South)	6402
Lot 57 (North)	6371

Results of the updated stability analyses are summarized in Table 2. The attached models show the output of the stability model for Cross-Section C-C'. Preconstruction slope stability results are not presented, as those are unchanged from the original Geotechnical Engineering Report.

Table 2: Lot 57 Slope Stability Analysis Results

Cross section	Analysis	FS
C-C'	Post-construction	1.96
	Post-Construction Seismic	1.16

Results

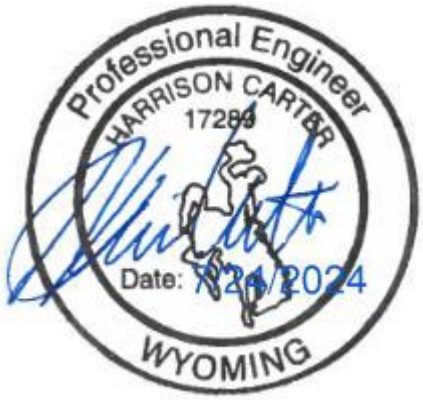
Factors of Safety (FS) with the updated finish floor elevations were 1.96 in static conditions, above the 1.5 threshold for residential construction. Post-construction seismic conditions indicate factors of safety of 1.16, above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

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

If you have any questions about this letter, or if we may provide other services to you, please contact us.

Respectfully submitted,

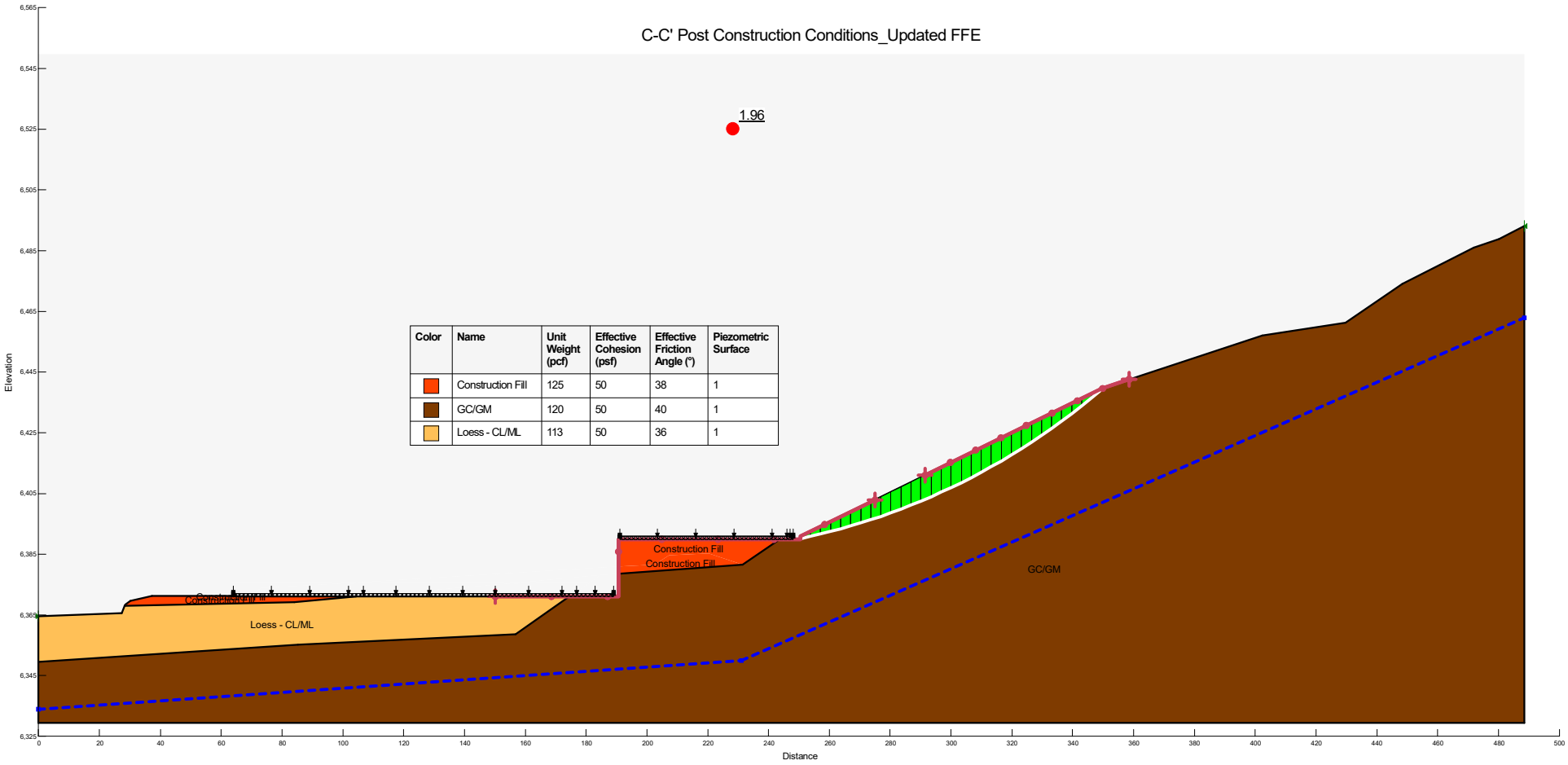
JORGENSEN GEOTECHNICAL

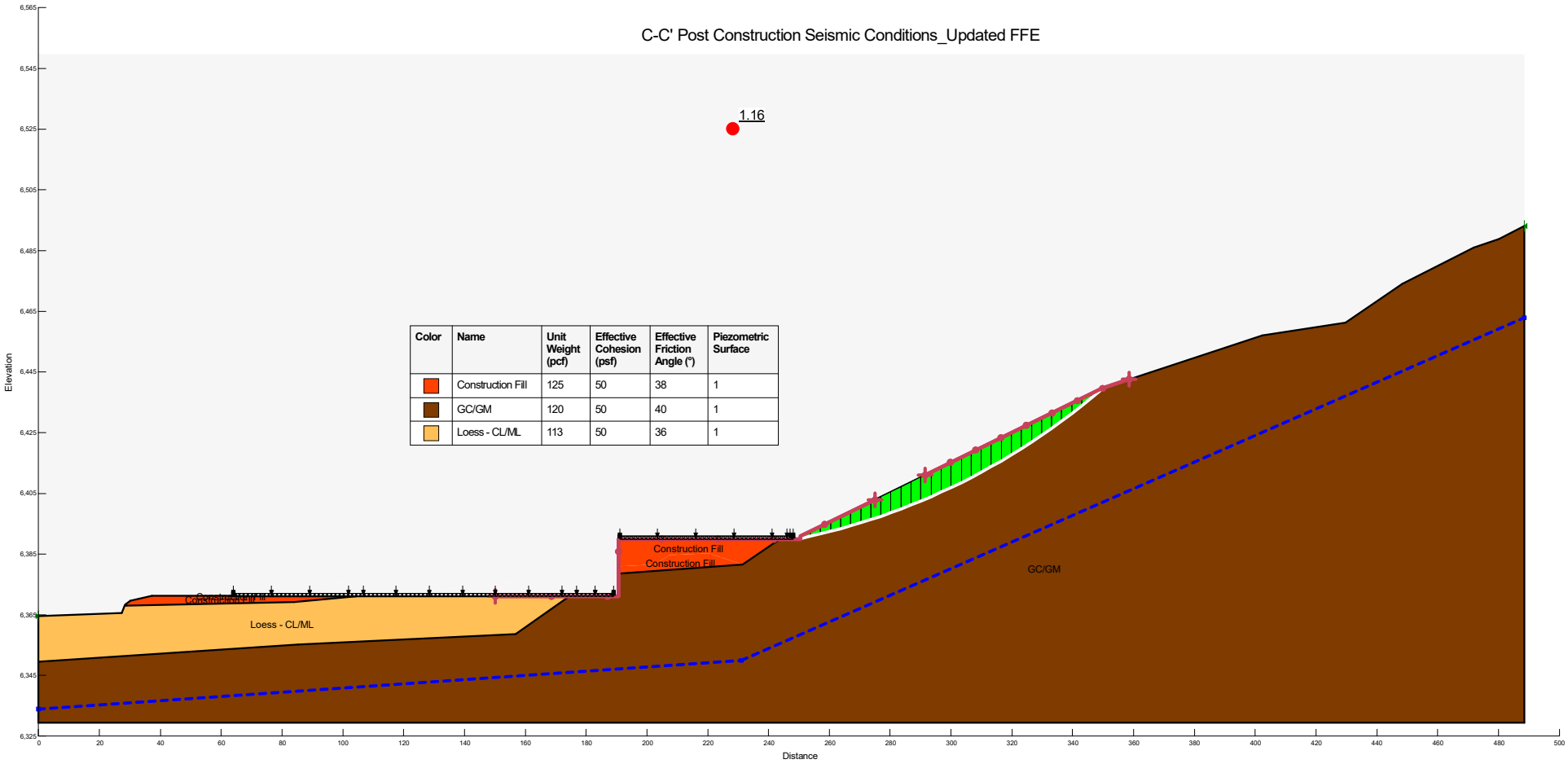


Nick Annala, E.I.
Geotechnical Design Engineer Technician

Harrison Carter, P.E.
Geotechnical Engineering Manager

Attached:
Slope Stability Models


C-C' Post Construction Conditions_Updated FFE
1.96
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
GC/GM
Loess - CL/ML
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
20
40
60
80
100
120
140
160
180
200
220
240
260
280
300
320
340
360
380
400
420
440
460
480
500


C-C' Post Construction Seismic Conditions_Updated FFE
1.16
Color
Name
Unit Weight (pcf)
Effective Cohesion (psf)
Effective Friction Angle (°)
Piezometric Surface
Construction Fill
125
50
38
1
GC/GM
120
50
40
1
Loess - CL/ML
113
50
36
1
Construction Fill
Construction Fill
Loess - CL/ML
GC/GM
Elevation
Distance
6,565
6,545
6,525
6,505
6,485
6,465
6,445
6,425
6,405
6,385
6,365
6,345
6,325
0
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80
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480
500

JORGENSEN
GEOTECHNICAL, LLC

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

July 24, 2024

Nick Orthmann
Bear Development, LLC
4011 80th Street
Kenosha, WI 53142

RE: GEOTECHNICAL-ENGINEERING REPORT: ADDENDUM No. 1 ADDITIONAL SLOPE STABILITY ANALYSIS, SNOW KING LOOP LOTS 53, AND 58, TETON COUNTY, WYOMING
PROJECT NUMBER: 23072

Dear Mr. Orthmann

We are pleased to present this addendum to the Geotechnical-Engineering Report (Report) for the proposed development at Lots 53 and 58 on Snow King Loop in Teton County, Wyoming. The original Report for Lots 53 and 58 was prepared and issued by this office on December 28, 2023. Per Section 2.0 of the Report, the project was in the early stages of design with our understanding that architectural plans could be subject to change, and additional slope stability analysis would be performed as the design progressed.

The purpose of this addendum is to provide additional slope stability analyses based on updated finished floor elevations for the proposed structures based on plans provided by Northworks with the issue date of May 23, 2024. The original Geotechnical-Engineering Report and this addendum should not be treated as stand-alone documents but rather be saved and transmitted to all members of the project team together. The additional slope stability analysis presented in this Addendum supersedes the original slope stability analyses presented in the original Report.

Project Background
At your request, Jorgensen Geotechnical (JG) drilled seven (7) boreholes and excavated four (4) exploratory test pits for Lots 53 and 58 as part of the original geotechnical subsurface exploration. The purpose of the exploration was to bracket the proposed building locations. We identified three primary soil types at the proposed building locations: landslide debris, loess, and weathered bedrock. The landslide deposits we encountered consist of clayey gravels, lean clays, sandy gravels and exhibited chaotic deposition. Borehole data from Nelson engineering and MASW plots from Atlas Geophysics were incorporated into our subsurface characterization.

The original Report for Lots 53 and 58 recommended engineered aggregate piers (EAPs) or reinforced fills as soil improvement methods to reduce the risk of future potential settlement. It is our understanding that the design team elected to use EAPs for the proposed structures.

Slope Stability Analysis
The slope stability analyses were performed using SLOPE/W module of Geostudio. We analyzed two sets of geometry for global slope stability taken from cross sections B-B' and C-C'. All soil parameters used in this update slope stability analyses remained consistent with the original report; the only alteration to this updated slope stability model is the new finished floor elevations (i.e., external geometry). Refer to

Appendix F of the original Geotechnical Engineering Report for general methodology of the slope stability analyses including internal and external geometry, materials, phreatic surfaces, seismicity, and surcharges of each model. Table 1 presents the updated finish floor elevation for each structure based on the Northworks plans.

Table 1: Adjusted Finish Floor Elevations

Location	Finish Floor Elevation, ft
Lot 58	6419
Lot 53	6402

Results of the stability analyses are summarized in Table 2. The attached models show the output of the stability model for Cross-Section B-B' and C-C'. Preconstruction slope stability results are not presented, as those are unchanged from the original Geotechnical Engineering Report.

Table 2: Lot 53 and 58 Slope Stability Analysis Results

Cross section	Analysis	FS
B-B'	Post-construction	1.55
	Post-Construction Seismic	1.12
C-C'	Post-construction	2.66
	Post-Construction Seismic	1.80

Results

Factors of Safety (FS) with the updated finish floor elevations range from 1.55 to 2.66 in static conditions indicating FS's above the 1.5 threshold for residential construction. Post-construction seismic conditions indicate factors of safety from 1.12 to 1.80, all of which are above the 1.1 FS threshold for maximum allowable permanent seismic deformations of 2 inches (FHWA 2011).

Limitations

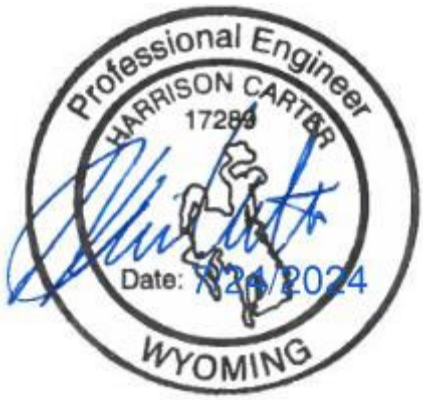
This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this area under similar conditions. No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

If you have any questions about this letter, or if we may provide other services to you, please contact us.

Respectfully submitted,

JORGENSEN GEOTECHNICAL



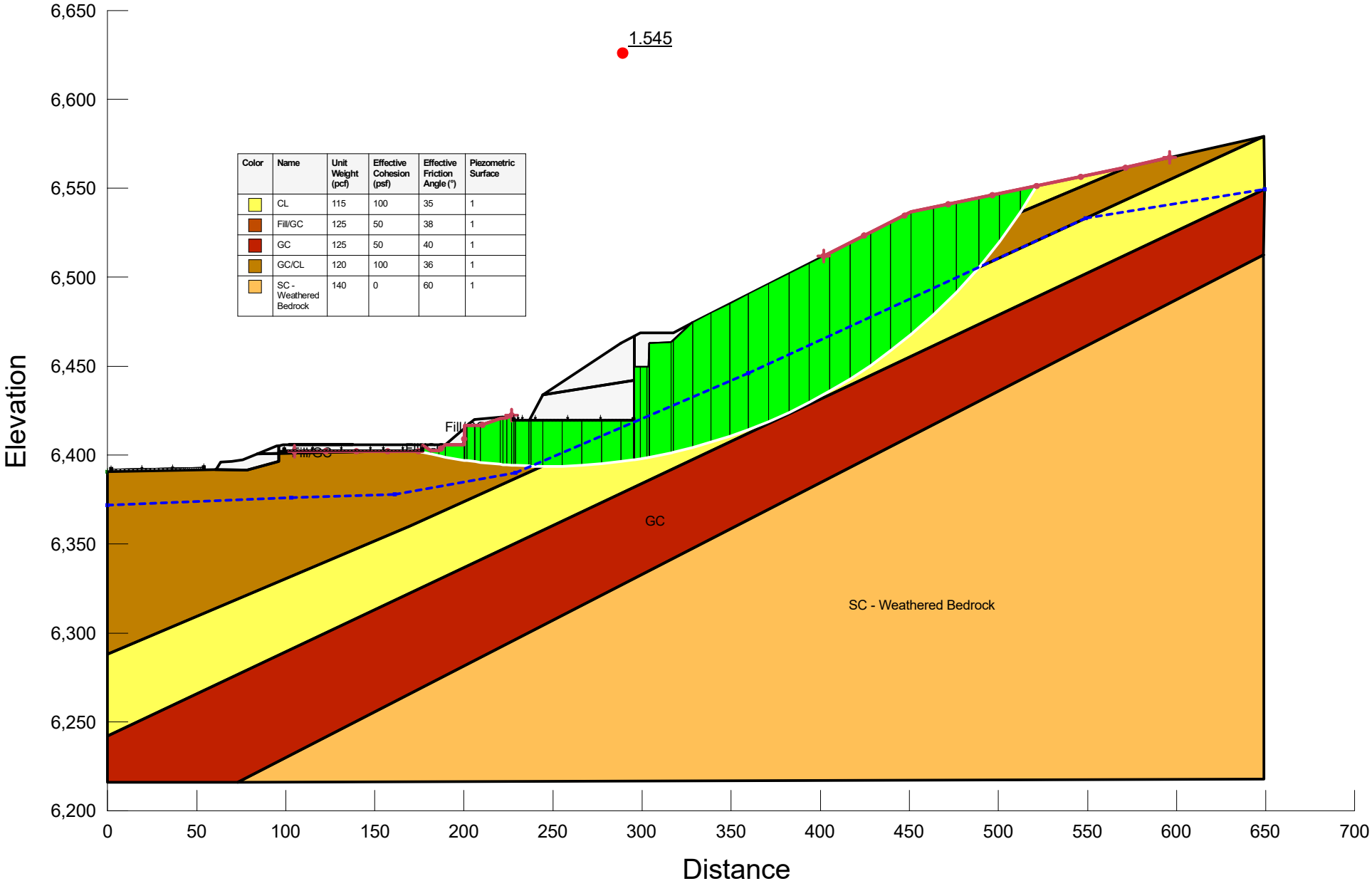


Nick Annala, E.I.
Geotechnical Design Engineer Technician

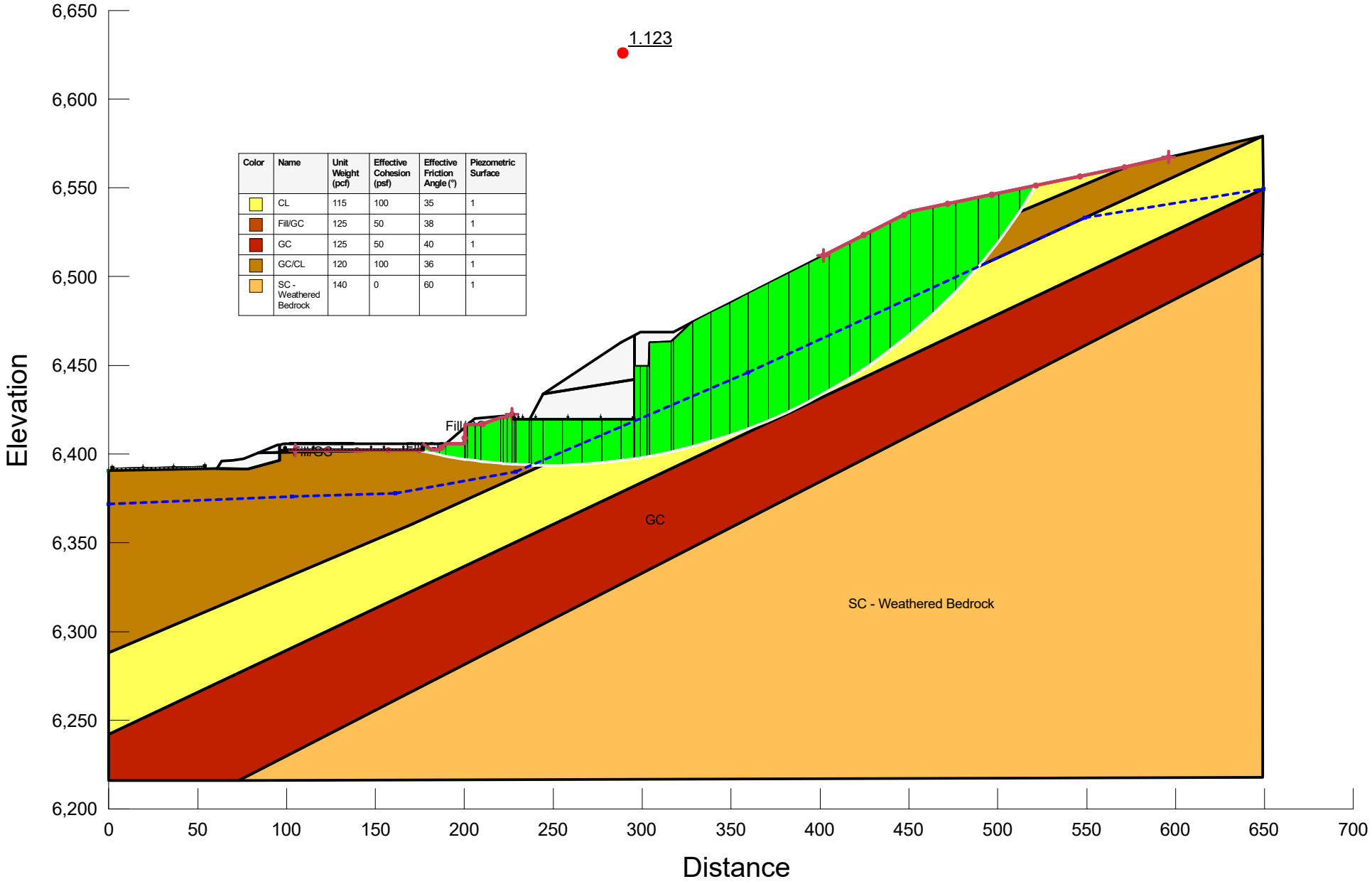
Harrison Carter, P.E.
Geotechnical Engineering Manager

Attached:
Updated Slope Stability Models

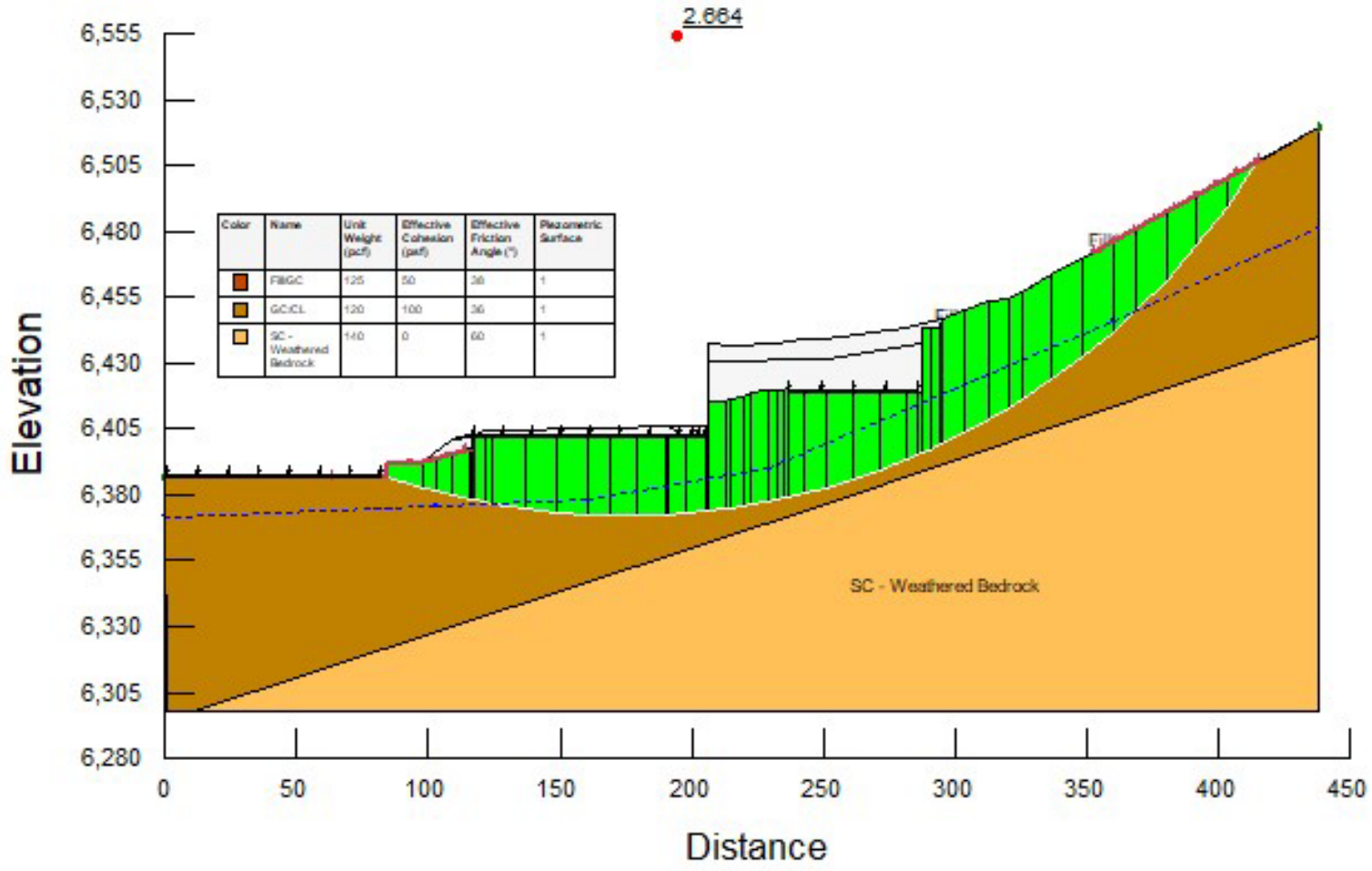
Lot 53 and 58 B-B' Proposed Conditions_Updated FFE



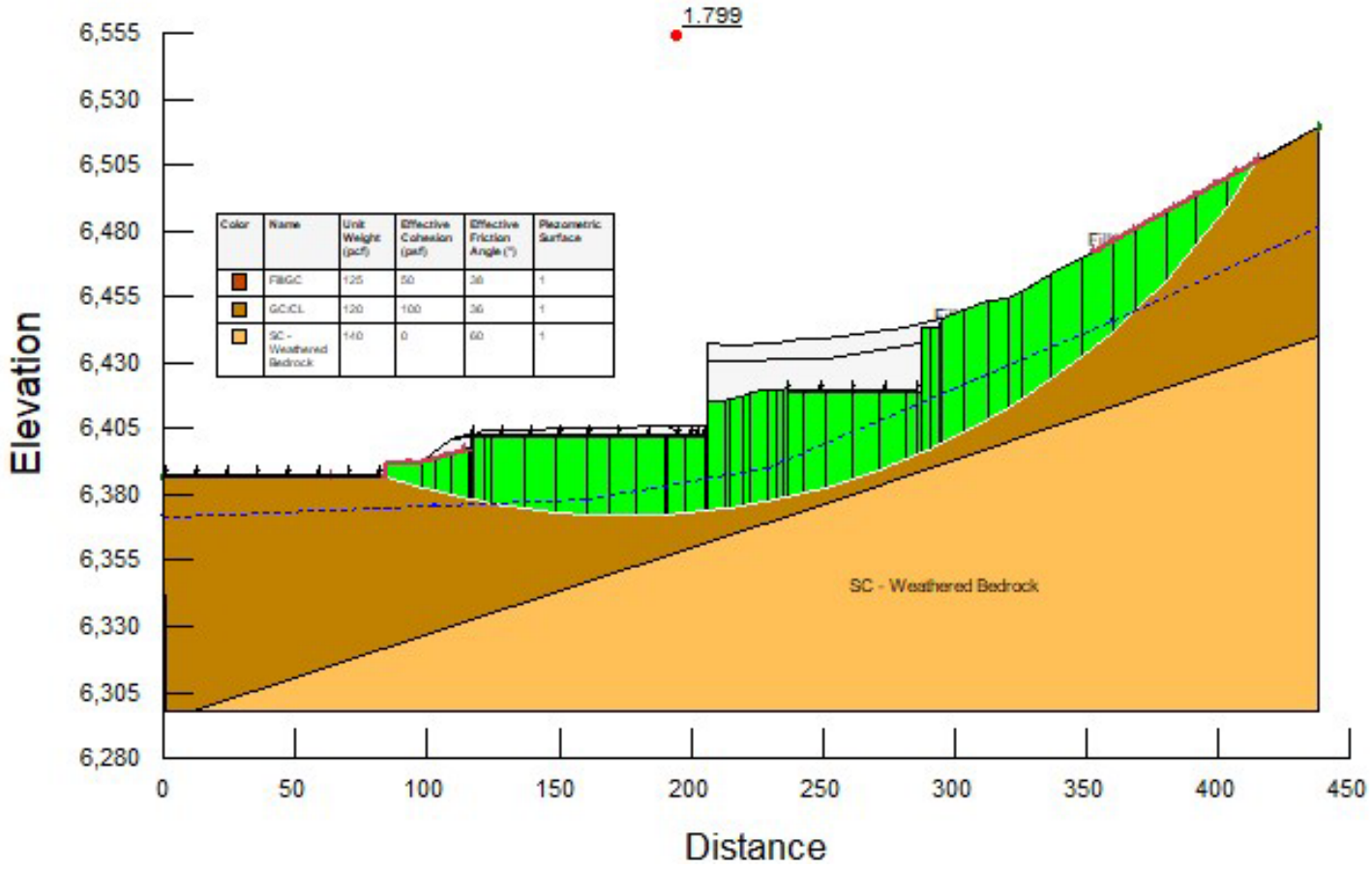
Lot 53 and 58 B-B' Proposed Seismic Conditions_Updated FFE



Lot 53 and 58 C-C' Proposed Conditions_Updated FFE



Lot 53 and 58 C-C' Proposed Seismic Conditions_Updated FFE



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PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1	0.2	0.2	0.09
Gravel Road	633	0.01	0.85	1	0.85	0.85	0.01
Asphalt and Concrete	495	0.01	0.95	1	0.95	0.95	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1	0.3	0.3	0.10
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.21**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.26$

$C_{wd} \times C_f \times \Sigma A_j = 0.21$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	67.62	0.22
10	0.89	112.49	0.19
15	0.73	138.39	0.15
20	0.64	161.78	0.13
30	0.5	189.58	0.10
40	0.4	202.22	0.08
50	0.34	214.86	0.07
60	0.3	227.50	0.06
70	0.29	256.57	0.06
80	0.26	262.89	0.05
90	0.24	273.00	0.05
100	0.23	290.69	0.05

Peak Flow Rate = 0.22 cfs

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Jackson, WY 83002
PH: 307.733.5150
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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.22 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	28,452	0.65	0.95	1	0.95	0.95	0.62
Asphalt and Concrete	4,308	0.10	0.95	1	0.95	0.95	0.09
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1	0.3	0.3	0.01
		0.00	0	1	0	0	0.00
Totals	**34412**	**0.79**					**0.73**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.92$

$C_{wd} \times C_f = 0.92$

$C_{wd} \times C_f \times \Sigma A_j = 0.73$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	234.94	67.06	167.88	0.78
10	0.89	390.83	134.12	256.71	0.65
15	0.73	480.85	201.18	279.68	0.53
20	0.64	562.09	268.23	293.86	0.46
30	0.5	658.70	402.35	256.35	0.36
40	0.4	702.62	536.47	166.15	0.29
50	0.34	746.53	670.59	75.94	0.25
60	0.3	790.44	804.70	-14.26	0.22
70	0.29	891.44	938.82	-47.38	0.21
80	0.26	913.40	1,072.94	-159.54	0.19
90	0.24	948.53	1,207.06	-258.52	0.17
100	0.23	1,010.01	1,341.17	-331.16	0.17

Water Quantity Storage Required = 294 ft^3

= 2,198 gallons

Peak Flow Rate = 0.78 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1	0.2	0.2	0.09
Gravel Road	633	0.01	0.85	1	0.85	0.85	0.01
Asphalt and Concrete	495	0.01	0.95	1	0.95	0.95	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1	0.3	0.3	0.10
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.21**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.26$

$C_{wd} \times C_f \times \Sigma A_j = 0.21$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	113.75	0.38
10	1.42	179.47	0.30
15	1.19	225.60	0.25
20	1.05	265.41	0.22
30	0.83	314.71	0.17
40	0.68	343.77	0.14
50	0.57	360.21	0.12
60	0.51	386.75	0.11
70	0.47	415.82	0.10
80	0.44	444.88	0.09
90	0.4	455.00	0.08
100	0.37	467.63	0.08

Peak Flow Rate = 0.38 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.38 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	28,452	0.65	0.95	1	0.95	0.95	0.62
Gravel Road	4,308	0.10	0.85	1	0.85	0.85	0.08
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1	0.3	0.3	0.01
		0.00	0	1	0	0	0.00
Totals	**34412.4**	**0.79**					**0.72**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.91$

$C_{wd} \times C_f = 0.91$

$C_{wd} \times C_f \times \Sigma A_j = 0.72$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	389.84	112.81	277.03	1.29
10	1.42	615.08	225.62	389.46	1.02
15	1.19	773.18	338.43	434.75	0.85
20	1.05	909.62	451.24	458.38	0.75
30	0.83	1,078.55	676.85	401.69	0.59
40	0.68	1,178.17	902.47	275.70	0.49
50	0.57	1,234.48	1,128.09	106.39	0.41
60	0.51	1,325.44	1,353.71	-28.26	0.37
70	0.47	1,425.07	1,579.32	-154.26	0.34
80	0.44	1,524.69	1,804.94	-280.25	0.32
90	0.4	1,559.35	2,030.56	-471.21	0.29
100	0.37	1,602.66	2,256.18	-653.52	0.26

Water Quantity Storage Required = 458 ft^3

= 3,429 gallons

Peak Flow Rate = 1.29 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	18,937	0.43	0.2	1.25	0.25	0.25	0.11
Gravel Road	633	0.01	0.85	1.25	1.0625	1	0.01
Asphalt and Concrete	495	0.01	0.95	1.25	1.1875	1	0.01
Lawn, Heavy, Steep, 7%+	14,347	0.33	0.3	1.25	0.375	0.375	0.12
		0.00	0	1.25	0	0	0.00
Totals	**34412.4**	**0.79**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.26$

$C_{wd} \times C_f = 0.33$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	236.98	0.78
10	2.33	368.10	0.61
15	1.9	450.26	0.50
20	1.65	521.35	0.43
30	1.3	616.14	0.34
40	1.08	682.49	0.28
50	0.95	750.43	0.25
60	0.82	777.28	0.21
70	0.74	818.36	0.19
80	0.65	821.52	0.17
90	0.61	867.34	0.16
100	0.56	884.71	0.15

Peak Flow Rate = 0.78 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.78 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1.25	0.1	0.1	0.00
Roofs	28,452	0.65	0.95	1.25	1.1875	1	0.65
Asphalt and Concrete	4,308	0.10	0.95	1.25	1.1875	1	0.10
Lawn, Heavy, Steep, 7%+	1,652	0.04	0.3	1.25	0.375	0.375	0.01
		0.00	0	1.25	0	0	0.00
Totals	**34412.4**	**0.79**					**0.79**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.92$

$C_{wd} \times C_f = 1.00$

$C_{wd} \times C_f \times \Sigma A_j = 0.79$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	716.93	235.02	481.91	2.37
10	2.33	1,113.62	470.04	643.59	1.84
15	1.9	1,362.16	705.06	657.10	1.50
20	1.65	1,577.24	940.07	637.16	1.30
30	1.3	1,864.01	1,410.11	453.89	1.03
40	1.08	2,064.74	1,880.15	184.60	0.85
50	0.95	2,270.26	2,350.19	-79.92	0.75
60	0.82	2,351.51	2,820.22	-468.71	0.65
70	0.74	2,475.78	3,290.26	-814.48	0.58
80	0.65	2,485.34	3,760.30	-1,274.96	0.51
90	0.61	2,623.95	4,230.33	-1,606.39	0.48
100	0.56	2,676.52	4,700.37	-2,023.85	0.44

Water Quantity Storage Required = 657 ft^3
= 4,915 gallons

Peak Flow Rate = 2.37 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1	0.2	0.2	0.09
Gravel Road	1,561	0.04	0.85	1	0.85	0.85	0.03
Asphalt and Concrete	2,461	0.06	0.95	1	0.95	0.95	0.05
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1	0.3	0.3	0.09
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

$C_{wd} \times C_f = 0.32$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	84.74	0.28
10	0.89	140.97	0.23
15	0.73	173.44	0.19
20	0.64	202.74	0.17
30	0.5	237.59	0.13
40	0.4	253.43	0.10
50	0.34	269.27	0.09
60	0.3	285.11	0.08
70	0.29	321.54	0.08
80	0.26	329.46	0.07
90	0.24	342.13	0.06
100	0.23	364.31	0.06

Peak Flow Rate = 0.28 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.28 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1	0.08	0.08	0.00
Roofs	19,594	0.45	0.95	1	0.95	0.95	0.43
Asphalt and Concrete	11,235	0.26	0.95	1	0.95	0.95	0.25
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1	0.3	0.3	0.03
		0.00	0	1	0	0	0.00
Totals	**36155**	**0.83**					**0.70**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.85$

$C_{wd} \times C_f = 0.85$

$C_{wd} \times C_f \times \Sigma A_j = 0.70$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	227.84	84.04	143.80	0.75
10	0.89	379.03	168.08	210.94	0.63
15	0.73	466.33	252.12	214.21	0.51
20	0.64	545.12	336.16	208.95	0.45
30	0.5	638.81	504.24	134.56	0.35
40	0.4	681.39	672.32	9.07	0.28
50	0.34	723.98	840.40	-116.42	0.24
60	0.3	766.57	1,008.48	-241.92	0.21
70	0.29	864.52	1,176.57	-312.05	0.20
80	0.26	885.81	1,344.65	-458.83	0.18
90	0.24	919.88	1,512.73	-592.84	0.17
100	0.23	979.50	1,680.81	-701.30	0.16

Water Quantity Storage Required = 214 ft^3

= 1,602 gallons

Peak Flow Rate = 0.75 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1	0.2	0.2	0.09
Gravel Road	1,561	0.04	0.85	1	0.85	0.85	0.03
Asphalt and Concrete	2,461	0.06	0.95	1	0.95	0.95	0.05
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1	0.3	0.3	0.09
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.26**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

$C_{wd} \times C_f = 0.32$

$C_{wd} \times C_f \times \Sigma A_j = 0.26$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	142.55	0.47
10	1.42	224.92	0.37
15	1.19	282.73	0.31
20	1.05	332.63	0.27
30	0.83	394.40	0.22
40	0.68	430.83	0.18
50	0.57	451.42	0.15
60	0.51	484.69	0.13
70	0.47	521.12	0.12
80	0.44	557.55	0.12
90	0.4	570.22	0.10
100	0.37	586.06	0.10

Peak Flow Rate = 0.47 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.47 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1	0.08	0.08	0.00
Roofs	19,594	0.45	0.95	1	0.95	0.95	0.43
Gravel Road	11,235	0.26	0.85	1	0.85	0.85	0.22
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1	0.3	0.3	0.03
		0.00	0	1	0	0	0.00
Totals	**36154.8**	**0.83**					**0.68**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.82$

$C_{wd} \times C_f = 0.82$

$C_{wd} \times C_f \times \Sigma A_j = 0.68$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	369.24	141.38	227.86	1.22
10	1.42	582.58	282.75	299.83	0.96
15	1.19	732.33	424.13	308.20	0.81
20	1.05	861.56	565.51	296.06	0.71
30	0.83	1,021.57	848.26	173.31	0.56
40	0.68	1,115.93	1,131.01	-15.08	0.46
50	0.57	1,169.26	1,413.76	-244.50	0.39
60	0.51	1,255.42	1,696.52	-441.10	0.35
70	0.47	1,349.78	1,979.27	-629.49	0.32
80	0.44	1,444.14	2,262.02	-817.88	0.30
90	0.4	1,476.96	2,544.77	-1,067.81	0.27
100	0.37	1,517.99	2,827.53	-1,309.54	0.25

Water Quantity Storage Required = 308 ft^3
= 2,305 gallons

Peak Flow Rate = 1.22 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	19,003	0.44	0.2	1.25	0.25	0.25	0.11
Gravel Road	1,561	0.04	0.85	1.25	1.0625	1	0.04
Asphalt and Concrete	2,461	0.06	0.95	1.25	1.1875	1	0.06
Lawn, Heavy, Steep, 7%+	13,130	0.30	0.3	1.25	0.375	0.375	0.11
		0.00	0	1.25	0	0	0.00
Totals	**36154.8**	**0.83**					**0.33**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.32$

C_{wd} x C_f = 0.39

C_{wd} x C_f x ΣA_j = 0.33

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	296.99	0.98
10	2.33	461.32	0.76
15	1.9	564.28	0.62
20	1.65	653.37	0.54
30	1.3	772.17	0.43
40	1.08	855.33	0.35
50	0.95	940.46	0.31
60	0.82	974.12	0.27
70	0.74	1025.60	0.24
80	0.65	1029.56	0.21
90	0.61	1086.98	0.20
100	0.56	1108.76	0.18

Peak Flow Rate = 0.98 cfs

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SNOW KING - LOT 57

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.98 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	1,011	0.02	0.08	1.25	0.1	0.1	0.00
Roofs	19,594	0.45	0.95	1.25	1.1875	1	0.45
Asphalt and Concrete	11,235	0.26	0.95	1.25	1.1875	1	0.26
Lawn, Heavy, Steep, 7%+	4,315	0.10	0.3	1.25	0.375	0.375	0.04
		0.00	0	1.25	0	0	0.00
Totals	**36154.8**	**0.83**					**0.83**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.85$

$C_{wd} \times C_f = 1.00$

$C_{wd} \times C_f \times \Sigma A_j = 0.83$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	753.23	294.53	458.69	2.49
10	2.33	1,170.01	589.07	580.94	1.93
15	1.9	1,431.13	883.60	547.53	1.58
20	1.65	1,657.10	1,178.14	478.96	1.37
30	1.3	1,958.39	1,767.20	191.18	1.08
40	1.08	2,169.29	2,356.27	-186.98	0.90
50	0.95	2,385.21	2,945.34	-560.13	0.79
60	0.82	2,470.58	3,534.41	-1,063.83	0.68
70	0.74	2,601.14	4,123.48	-1,522.34	0.61
80	0.65	2,611.18	4,712.55	-2,101.37	0.54
90	0.61	2,756.80	5,301.61	-2,544.81	0.51
100	0.56	2,812.04	5,890.68	-3,078.64	0.46

Water Quantity Storage Required = 581 ft^3

= 4,345 gallons

Peak Flow Rate = 2.49 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1	0.2	0.2	0.00
Gravel Road	7,280	0.17	0.85	1	0.85	0.85	0.14
Asphalt and Concrete	0	0.00	0.95	1	0.95	0.95	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1	0.3	0.3	0.28
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.42**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.38$

$C_{wd} \times C_f \times \Sigma A_j = 0.42$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.07	136.56	0.45
10	0.89	227.18	0.38
15	0.73	279.51	0.31
20	0.64	326.73	0.27
30	0.5	382.89	0.21
40	0.4	408.42	0.17
50	0.34	433.94	0.14
60	0.3	459.47	0.13
70	0.29	518.18	0.12
80	0.26	530.94	0.11
90	0.24	551.36	0.10
100	0.23	587.10	0.10

Peak Flow Rate = 0.45 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 2 YEAR

Design Storm Frequency = 2 years

Discharge Rate, d = 0.45 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	9,344	0.21	0.95	1	0.95	0.95	0.20
Asphalt and Concrete	12,857	0.30	0.95	1	0.95	0.95	0.28
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1	0.3	0.3	0.18
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.66**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.60$

$C_{wd} \times C_f = 0.60$

$C_{wd} \times C_f \times \Sigma A_j = 0.66$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.07	214.04	135.44	78.60	0.71
10	0.89	356.07	270.87	85.20	0.59
15	0.73	438.08	406.31	31.77	0.48
20	0.64	512.10	541.74	-29.65	0.42
30	0.5	600.11	812.62	-212.50	0.33
40	0.4	640.12	1,083.49	-443.37	0.26
50	0.34	680.13	1,354.36	-674.23	0.22
60	0.3	720.14	1,625.23	-905.10	0.20
70	0.29	812.15	1,896.10	-1,083.95	0.19
80	0.26	832.16	2,166.98	-1,334.82	0.17
90	0.24	864.16	2,437.85	-1,573.69	0.16
100	0.23	920.17	2,708.72	-1,788.55	0.15

Water Quantity Storage Required = 85 ft^3

= 637 gallons

Peak Flow Rate = 0.71 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1	0.2	0.2	0.00
Gravel Road	7,280	0.17	0.85	1	0.85	0.85	0.14
Asphalt and Concrete	0	0.00	0.95	1	0.95	0.95	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1	0.3	0.3	0.28
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.42**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.38$

$C_{wd} \times C_f \times \Sigma A_j = 0.42$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	1.8	229.74	0.76
10	1.42	362.47	0.60
15	1.19	455.64	0.50
20	1.05	536.05	0.44
30	0.83	635.60	0.35
40	0.68	694.31	0.29
50	0.57	727.49	0.24
60	0.51	781.10	0.22
70	0.47	839.81	0.20
80	0.44	898.52	0.19
90	0.4	918.94	0.17
100	0.37	944.47	0.16

Peak Flow Rate = 0.76 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 10 YEAR

Design Storm Frequency = 10 years

Discharge Rate, d = 0.76 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1	0.08	0.08	0.00
Roofs	9,344	0.21	0.95	1	0.95	0.95	0.20
Gravel Road	12,857	0.30	0.85	1	0.85	0.85	0.25
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1	0.3	0.3	0.18
		0.00	0	1	0	0	0.00
Totals	**47916**	**1.10**					**0.63**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.57$

$C_{wd} \times C_f = 0.57$

$C_{wd} \times C_f \times \Sigma A_j = 0.63$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	1.8	344.00	227.84	116.16	1.14
10	1.42	542.75	455.67	87.08	0.90
15	1.19	682.26	683.51	-1.25	0.75
20	1.05	802.66	911.35	-108.69	0.66
30	0.83	951.72	1,367.02	-415.29	0.52
40	0.68	1,039.64	1,822.69	-783.06	0.43
50	0.57	1,089.32	2,278.36	-1,189.04	0.36
60	0.51	1,169.59	2,734.04	-1,564.45	0.32
70	0.47	1,257.50	3,189.71	-1,932.21	0.30
80	0.44	1,345.41	3,645.38	-2,299.97	0.28
90	0.4	1,375.99	4,101.05	-2,725.07	0.25
100	0.37	1,414.21	4,556.73	-3,142.52	0.23

Water Quantity Storage Required = 116 ft^3

= 869 gallons

Peak Flow Rate = 1.14 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
PRE-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 0.00 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Unimproved	0	0.00	0.2	1.25	0.25	0.25	0.00
Gravel Road	7,280	0.17	0.85	1.25	1.0625	1	0.17
Asphalt and Concrete	0	0.00	0.95	1.25	1.1875	1	0.00
Lawn, Heavy, Steep, 7%+	40,636	0.93	0.3	1.25	0.375	0.375	0.35
		0.00	0	1.25	0	0	0.00
Totals	**47916**	**1.10**					**0.53**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.38$

$C_{wd} \times C_f = 0.48$

$C_{wd} \times C_f \times \Sigma A_j = 0.53$

Time of Concentration = 5 minutes

	Water Quantity Calculations		
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Peak Flow (ft^3/sec)
5	3	478.61	1.58
10	2.33	743.45	1.23
15	1.9	909.37	1.00
20	1.65	1052.95	0.87
30	1.3	1244.40	0.69
40	1.08	1378.41	0.57
50	0.95	1515.61	0.50
60	0.82	1569.86	0.43
70	0.74	1652.82	0.39
80	0.65	1659.20	0.34
90	0.61	1751.73	0.32
100	0.56	1786.83	0.30

Peak Flow Rate = 1.58 cfs

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SNOW KING - LOT 53

STORMWATER MANAGEMENT PLAN
RATIONAL METHOD RUNOFF CALCULATIONS
POST-DEVELOPMENT - 100 YEAR

Design Storm Frequency = 100 years

Discharge Rate, d = 1.58 cfs

Surface Type	Area A (ft^2)	Area (acres)	Runoff Coefficient C	Frequency Factor C_f	C x C_f	Calculation Value C'	C' x A (acres)
Lawn, Sandy, Flat, 2%	0	0.00	0.08	1.25	0.1	0.1	0.00
Roofs	9,344	0.21	0.95	1.25	1.1875	1	0.21
Asphalt and Concrete	12,857	0.30	0.95	1.25	1.1875	1	0.30
Lawn, Heavy, Steep, 7%+	25,715	0.59	0.3	1.25	0.375	0.375	0.22
		0.00	0	1.25	0	0	0.00
Totals	**47916**	**1.10**					**0.83**

Weighted Runoff Coefficient, $C_{wd} = \frac{\Sigma C_i A_j}{\Sigma A_j} = 0.60$

$C_{wd} \times C_f = 0.75$

$C_{wd} \times C_f \times \Sigma A_j = 0.83$

Time of Concentration = 5 minutes

	Water Quantity Calculations				
Rainfall Duration, t (min)	Rainfall Intensity, i (in/hr)	Runoff Volume (ft^3)	Discharge Volume (ft^3)	Site Detention (ft^3)	Peak Flow (ft^3/sec)
5	3	750.14	474.66	275.48	2.48
10	2.33	1,165.22	949.32	215.90	1.93
15	1.9	1,425.27	1,423.98	1.29	1.57
20	1.65	1,650.31	1,898.64	-248.32	1.36
30	1.3	1,950.37	2,847.95	-897.59	1.07
40	1.08	2,160.41	3,797.27	-1,636.86	0.89
50	0.95	2,375.45	4,746.59	-2,371.14	0.79
60	0.82	2,460.47	5,695.91	-3,235.44	0.68
70	0.74	2,590.49	6,645.23	-4,054.74	0.61
80	0.65	2,600.49	7,594.55	-4,994.05	0.54
90	0.61	2,745.52	8,543.86	-5,798.34	0.50
100	0.56	2,800.53	9,493.18	-6,692.65	0.46

Water Quantity Storage Required = 275 ft^3

= 2,061 gallons

Peak Flow Rate = 2.48 cfs

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BY: SS & JL
Date: 2025-03-24

Average Day Occupancy Rate [1]	50%
Max Day Factor [1], MDF	2.72
Peak Hour Factor [2], PHF	4

WATER DEMAND							
a				b	c=a*b	d=MDF*c	e=d/1440 * PHF
Unit Type			No. of Units	Average gpd/unit	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	125	125	340	0.9
Affordable	1	Bedroom	3	125	375	1020	2.8
Condo	2	Bedroom	18	125	4500	12240	34.0
Affordable	2	Bedroom	3	125	750	2040	5.7
Condo	3	Bedroom	7	125	2625	7140	19.8
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					8750	23800	66.1
Lot 58							
Condo	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	7	125	1750	4760	13.2
Condo	3	Bedroom	5	125	1875	5100	14.2
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3625	9860	27.4
Lot 57 North							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	2	125	250	680	1.9
Condo	2	Bedroom	10	125	2500	6800	18.9
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	0	125	0	0	0.0
Affordable	3	Bedroom	1	125	375	1020	2.8
Condo	4	Bedroom	0	125	0	0	0.0
Subtotal Domestic Water Demand					3375	9180	25.5
Lot 57 South							
Condo	1	Bedroom	0	125	0	0	0.0
Affordable	1	Bedroom	0	125	0	0	0.0
Condo	2	Bedroom	4	125	1000	2720	7.6
Affordable	2	Bedroom	1	125	250	680	1.9
Condo	3	Bedroom	6	125	2250	6120	17.0
Affordable	3	Bedroom	0	125	0	0	0.0
Condo	4	Bedroom	2	125	1000	2720	7.6
Subtotal Domestic Water Demand					4500	12240	34.0
Total Domestic Water Demand					20,250	55,080	153.0

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FIRE SUPPRESSION						
Total Building Size	Building Type	Required Pressure [4]	Required Duration [4]	Total Fire Flow [4]	Sprinkler Reduction [5]	Adjusted Fire Flow [5]
(SF)	(IBC)	(psi)	(hours)	(gpm)	(%)	(gpm)
Lot 53						
73,743	IIB	20	4	6000	75%	1500
Lot 58						
34,849	IIB	20	4	4000	75%	1000
Lot 57 North						
32,455	IIB	20	3	3750	75%	1000
Lot 57 South						
38,378	IIB	20	4	4000	75%	1000

Note:

[1] Based on daily rates from the WYDEQ CH 12, Section 8

[2] Peak Hour Factor based on busiest hour occuring during the busiest quarter of the day.

[3] IFC - Appendix B, Table B105.1, Type II-B

[4] IFC - Appendix B, Section B105.2, 75% reduction for automatic sprinkler systems, minimum 1500 gpm

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BY: SS & JL
Date: 2025-03-24

WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
Lot 53					
Condo 1 Bedroom	1	Lavatory Sink	1	1.5	2
		Shower	1	2.5	3
		Bath Tub	1	8	8
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Affordable 1 Bedroom	3	Lavatory Sink	1	1.5	5
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	1	6	18
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 2 Bedroom	18	Lavatory Sink	3	1.5	81
		Shower	1	2.5	45
		Bath Tub	1	8	144
		Toilet	2	6	216
		Kitchen Sink	1	1.8	32
		Dishwasher	1	1.3	23
		Laundry (washer)	1	3	54
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	12	1.5	18
Additional Toilets		Toilet	5	6	30
Affordable 2 Bedroom	3	Lavatory Sink	2	1.5	9
		Shower	1	2.5	8
		Bath Tub	1	8	24
		Toilet	2	6	36
		Kitchen Sink	1	1.8	5
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	9
		Utility Sink	0	4	0
Condo 3 Bedroom	7	Lavatory Sink	5	1.5	53
		Shower	3	2.5	53
		Bath Tub	1	8	56

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Toilet	3	6	126
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	1	1.5	2
		Bath Tub	1	8	8
		Shower	1	2.5	3
		Toilet	1	6	6
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Lot 58					
Condo 2 Bedroom	7	Lavatory Sink	3	1.5	32
		Shower	1	2.5	18
		Bath Tub	1	8	56
		Toilet	2	6	84
		Kitchen Sink	1	1.8	13
		Dishwasher	1	1.3	9
		Laundry (washer)	1	3	21
		Utility Sink	0	4	0
Condo 3 Bedroom	5	Lavatory Sink	5	1.5	38
		Shower	3	2.5	38
		Bath Tub	1	8	40
		Toilet	3	6	90
		Kitchen Sink	1	1.8	9
		Dishwasher	1	1.3	7
		Laundry (washer)	1	3	15
		Utility Sink	0	4	0
Lot 57					
Affordable 1 Bedroom	2	Lavatory Sink	1	1.5	3
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	1	6	12
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Condo 2 Bedroom	14	Lavatory Sink	3	1.5	63
		Shower	1	2.5	35

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**
		Bath Tub	1	8	112
		Toilet	2	6	168
		Kitchen Sink	1	1.8	25
		Dishwasher	1	1.3	18
		Laundry (washer)	1	3	42
		Utility Sink	0	4	0
Additional Sinks		Lavatory Sink	3	1.5	5
Affordable 2 Bedroom	2	Lavatory Sink	2	1.5	6
		Shower	1	2.5	5
		Bath Tub	1	8	16
		Toilet	2	6	24
		Kitchen Sink	1	1.8	4
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0
Affordable 3 Bedroom	1	Lavatory Sink	2	1.5	3
		Shower	2	2.5	5
		Bath Tub	1	8	8
		Toilet	2	6	12
		Kitchen Sink	1	1.8	2
		Dishwasher	0	1.3	0
		Laundry (washer)	1	3	3
		Utility Sink	0	4	0
Condo 3 Bedroom	6	Lavatory Sink	3	1.5	27
		Shower	2	2.5	30
		Bath Tub	1	8	48
		Toilet	2	6	72
		Kitchen Sink	1	1.8	11
		Dishwasher	1	1.3	8
		Laundry (washer)	1	3	18
		Utility Sink	0	4	0
Condo 4 Bedroom	2	Lavatory Sink	6	1.5	18
		Shower	3	2.5	15
		Bath Tub	1	8	16
		Toilet	3	6	36
		Kitchen Sink	1	1.8	4
		Dishwasher	1	1.3	3
		Laundry (washer)	1	3	6
		Utility Sink	0	4	0

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

TOTAL FIXTURE VALUE	2,541
Probable Water Flow Demand (AWWA M22 - Figure 4-3)	75
Design Pressure Adjustment Factor (AWWA M22 - 60 psi)	1.00
Adjusted Probable Demand (gpm)[3]	**75**

Note:

[1] Fixture Value based on AWWA M22

[2] Fixture count based 2024.07.02 program

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WATER DEMAND - M22 FIXTURE CALCULATION					
Unit Type	**No. of Units**	**Fixture**	**Fixtures per Unit[2]**	**Fixture Value[1]**	**Fixture Value**

[3] *Domestic use only, no irrigation*

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Attachment D: Water System Evaluation

The existing Snow King Resort Public Water System consists of a duplex booster pump located in the garage of Love Ridge Condominium Building 48, at 6,372 feet, a 1,160LF long, 8" diameter water supply line running uphill to a 110,000 gallon storage tank south/above at roughly 6,600 feet.

System Configuration

The following information was drawn from the Grand View Lodges – Phase B Wyoming DEQ Permit to Construct.

Static Headloss:

Water surface elevation in tank, full:

Tank Floor Elevation:	6583.0'
Depth to shutoff:	+ 13.0'
	6596.0'

	6596.0'
Booster Station Elevation:	- 6,372.0'
	224.0'

Friction Loss:

Fittings	Number of Fittings
8" Diameter Gate Valve	3
8" Diameter Tee; flow through	5
8" Diameter Tee; branch flow	1
8" Diameter 90° Bend	2
8" Diameter 45° Bend	6
8" Diameter 22.5° Bend	2
8" Diameter 11.25° Bend	2

Minor Head Loss; calculated for various flow scenarios

$$H_m = \frac{K*V^2}{2*g}$$

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Minor Losses	0.05 ft-H_2O	0.19 ft-H_2O	2.59 ft-H_2O	3.67 ft-H_2O

Pipe

1,160 LF of 8" Diameter CL-350 Ductile Iron Pipe, Cement Lined

C coefficient	140.0
Inside Diameter	8.43"

Major Head Loss; calculated for various flow scenarios using Flowmaster

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Major Losses	0.36' ft-H_2O	1.28 ft-H_2O	14.32 ft-H_2O	19.78 ft-H_2O

System Total Head Loss

Flowrate	136 gpm	272 gpm	1,000 gpm	1,190.6 gpm
Head	224.41' ft-H_2O	225.47 ft-H_2O	240.91 ft-H_2O	247.45 ft-H_2O

Water Available

Storage Tank

The tank provides 110,000 gallons of water storage

Pumped

Using 272 gpm flow scenario, for both pumps operating simultaneously

System Total Head: 45psi = 225.47 ft-H_2O

Pump Intake Head: - 103.83 ft-H_2O

121.64 ft-H_2O → 60.82 ft-H_2O per stage

National Pump M6HC Pump Curve used, 2-stage, 4.400 impeller configuration

Pump flowrate, Q = 155 gpm

System Demands

Existing Demands

Existing Love Ridge Condominiums Water Demand				
	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Condos	20	10,944	27,072	37.6

Proposed Demands

Domestic Water Demand				
Lot	Units No. of Units	Average TOTAL, gpd	Maximum TOTAL, gpd	Peak Hour gpm
Lot 53	34	9,250	25,160	69.9
Lot 58	12	3,625	9,860	27.4
Lot 57	26	7,375	20,060	55.7
Total	**72**	**20,250**	**55,080**	**153.0**

Fire Flow

Combined fire sprinkler and hydrant flow: 1,000 gpm for 2 hours

System Capacity Analysis

Fire Flow Event: 2-hour duration

Water Supply

Storage Tank; at pump on level, assuming 5,000-gallon operating range between pump on and pump off level

105,000 gallons

Pumped; both booster pumps operating

Pump 1, starts at beginning of fire flow event

$$155\ gpm * 120\ minutes = 18{,}600\ gallons$$

Pump 2, starts when lag pump on level is reached in the tank. Assuming 5,000 gallons to lag pump on, this takes 4 minutes at fire flows

$$155\ gpm * 116\ minutes = 17{,}980\ gallons$$

Total volume of water available: $105{,}000 + 18{,}600 + 17{,}980 = \mathbf{141{,}580\ gallons}$

Water Demands

Existing Domestic Demands

Peak Hour: $37.6\ gpm * 60\ minutes = 2{,}256\ gallons$

Typical hour of maximum day: $27{,}072\ gpd \Big/ 24\ \frac{hours}{day} = 1{,}128\ gallons$

$$2{,}256 + 1{,}128 = 3{,}384\ gallons$$

Proposed Domestic Demands

Peak Hour: $153.0\ gpm * 60\ minutes = 9{,}198\ gallons$

Typical hour of maximum day: $55{,}080\ gpd \Big/ 24\ \frac{hours}{day} = 2{,}295\ gallons$

$$9{,}198 + 2{,}295 = 11{,}493\ gallons$$

Fire Flow, sprinklers and hydrants: $1{,}000\ gpm * 120\ minutes = 120{,}000\ gallons$

Total volume of water demanded: $3{,}384 + 11{,}493 + 120{,}000 = \mathbf{134{,}877\ gallons}$

Total volume of water available exceeds total volume of water demanded

JORGENSEN ASSOCIATES, PC
PO Box 9550
Jackson, WY 83002
307.733.5150

BY: SS & JL
Date: 2025-03-24

Average Daily Flow	60%
Peak Hour Factor	4

SANITARY SEWER DEMAND						
Unit Type			No. of Units[2]	Max Flow per Bedroom, gpd[1]	Average TOTAL, gpd	Maximum TOTAL, gpd	PEAK HOUR, gpm
Lot 53							
Condo	1	Bedroom	1	150	90	150	0.4
Affordable	1	Bedroom	3	150	270	450	1.3
Condo	2	Bedroom	18	150	3240	5400	15.0
Affordable	2	Bedroom	3	150	540	900	2.5
Condo	3	Bedroom	7	150	1890	3150	8.8
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					6300	10500	29.2
Lot 58							
Condo	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	7	150	1260	2100	5.8
Condo	3	Bedroom	5	150	1350	2250	6.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2610	4350	12.1
Lot 57 North							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	2	150	180	300	0.8
Condo	2	Bedroom	10	150	1800	3000	8.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	0	150	0	0	0.0
Affordable	3	Bedroom	1	150	270	450	1.3
Condo	4	Bedroom	0	150	0	0	0.0
SUBTOTAL SANITARY SEWER DEMAND					2430	4050	11.3
Lot 57 South							
Condo	1	Bedroom	0	150	0	0	0.0
Affordable	1	Bedroom	0	150	0	0	0.0
Condo	2	Bedroom	4	150	720	1200	3.3
Affordable	2	Bedroom	1	150	180	300	0.8
Condo	3	Bedroom	6	150	1620	2700	7.5
Affordable	3	Bedroom	0	150	0	0	0.0
Condo	4	Bedroom	2	150	720	1200	3.3
SUBTOTAL SANITARY SEWER DEMAND					3240	5400	15.0
TOTAL SANITARY SEWER DEMAND					14,580	24,300	67.5

Notes:

[1] *Based on daily flow rates from the WYDEQ CH 11, Part B, Table 1*

[2] *Bedroom count shown based on Development Plan Review, 10.25.2019*

JORGENSEN

PO Box 9550 | 1315 HWY 89 S., Ste. 201
Jackson, WY 83002
PH: 307.733.5150
www.jorgeng.com

Attachment F: Snow King Resort Master Plan Water, Sewer, Traffic Analysis Assumptions

The Snow King Resort Master Plan evaluated impacts of development of the Master Plan area on the Town of Jackson infrastructure. Assumptions about the nature of future development were made to do these impact studies. For this Development Plan, we have broken out the assumed impacts that apply to Sub-area 3 based on the Example Development Table with the goal of ensuring the total impact of development in the sub-area is less than or equal to what was analyzed and approved in the Master Plan approval process.

The following assumed land uses for Sub-area 3, from the Example Development Table were used:
Condominium Units: 150
Hotel Rooms: 50

Traffic Impact

The traffic impacts allocated to Sub-area 3 in the Master Plan analysis are found by using the projected trip generation rates given in Table C-5 of the Master Plan.
Condo Units: 10.2 trips/unit/day
Hotel Rooms: 8.0 trips/room/day

This yields a traffic generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 8.0\ \frac{trips/_{unit}}{day} = 1{,}200\ \frac{trips}{day}$

Hotel Rooms: $50\ rooms * 10.2\ \frac{trips/_{unit}}{day} = 510\ \frac{trips}{day}$

Total: $\mathbf{1710\ \frac{trips}{day}}$

Sanitary Sewer Generation

The sanitary sewer generation allocated to Sub-area 3 in the Master Plan analysis are found by using the projected maximum day sanitary sewer generation rates given in Section IX.C.4 of the Master Plan. The *Proposed Master Plan Flow Potential-2000* are:
Condominiums: 450 gpd/condominium
Hotel Units: 225 gpd/room

This yields a wastewater generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 450\ \frac{gpd}{condominum} = 67{,}500\ gpd$

Hotel Units: $50\ rooms * 225\ \frac{gpd}{room} = 11{,}250\ gpd$

Total: $\boldsymbol{Maximum\ Day: 78{,}750\ gpd}$

$$\boldsymbol{Average\ Day = \frac{Maximum\ Day}{2} = 39{,}375\ gpd}$$

Water Demand

The water demand allocated to Sub-area 3 in the Master Plan analysis are found by using the projected domestic demand given in Section IX.B of the Master Plan. The Master Plan assumed that peak demand for domestic flow was double the maximum day wastewater generation rate. This yields:

Condominiums: 700 gpd/condominium
Hotel Units: 450 gpd/room

This yields a wastewater generation allocation, for sub-area 3 of:

Condominiums: $150\ units * 700 \frac{gpd}{condominum} = 105{,}000\ gpd$

Hotel Units: $50\ rooms * 450 \frac{gpd}{room} = 22{,}500\ gpd$

Total: $\boldsymbol{Maximum\ Day: 127{,}500\ gpd}$

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular Town Council
Submitting Department:	Planning Department	**Presenter:**	Katelyn Page
Agenda Item:	P25-007 and P25-046: Sketch Plan and Conditional Use Permit for a 3-story mixed use development at 50 S. Millward Street	**Public Comment:**	Yes

Purpose & Policy Considerations.
A Sketch Plan is required by the Town of Jackson Land Development Regulations (LDRs) for physical development in the Downtown Core-2 (DC-2) zone with habitable floor area that exceeds 39,000 sf. Additionally, a Conditional Use Permit (CUP) is required for all projects that require a Sketch Plan in that zone.

Requested Action.
The applicant is requesting approval of a Sketch Plan for an approximate 66,000sf hotel and mixed-use development at the property addressed at 50 S. Millward Street.

Recommendations.
The Planning Director recommends **approval** of a Sketch Plan for an approximate 66,000 sf hotel and mixed-use development at the property addressed at 50 S. Millward Street, subject to the departmental reviews attached hereto and following conditions:

1. As part of the Development Plan submittal, the applicant shall provide a parking study that determines the amount of on-street and off-street queuing spaces needed to support the proposed automated parking system as operated by a valet parking program. The parking study shall also evaluate the types and sizes of vehicles that will/will not be able to park in the proposed parking structure and the number of variously sized parking spaces proposed in the parking structure.

2. As part of the Development Plan submittal, the applicant shall provide an updated building plan that accommodates a vertical clearance of 98” (min.) for ADA van spaces, consistent with the adopted building code and Resolution 09-25. Additionally, the applicant shall confirm compliant ADA access to the site, parking facility, and building, including the proposed automated parking system bay room.

3. As part of the Development Plan submittal, the applicant shall provide an updated building plan that shows the vehicle queue for entering the underground parking facility that does not encroach the public right-of-way, consistent with Resolution 09-25.

4. As part of the Development Plan submittal, the applicant shall provide the details of the applicant’s proposed valet operations including, but not limited to, number of valet operators, daily hours of valet availability, and parking system users can enter the garage without a valet operator.

5. As part of the Development Plan submittal, the applicant shall provide a preliminary International Wildland Urban Interface Code (IWUIC) review conducted by the Jackson Hole Fire/EMS and incorporate any necessary design responses that result from the preliminary IWUIC review.

6. As part of the Development Plan submittal, the applicant shall provide an updated site plan that includes curb relocation and bulb-out design consistent with the Community Streets Plan and direction from the Town Engineer for the W. Pearl Avenue and S. Millward Street frontages.

7. As part of the Development Plan submittal, the applicant shall provide an updated site plan that includes the required bicycle parking amount, type, location, and dimensions consistent with LDR Sec. 6.2.2.D (Required Bicycle Parking).

Key Policy Questions.

- Does the Town Council support the proposed use of an Automated Parking System (APS) to fulfill parking requirement of the development?

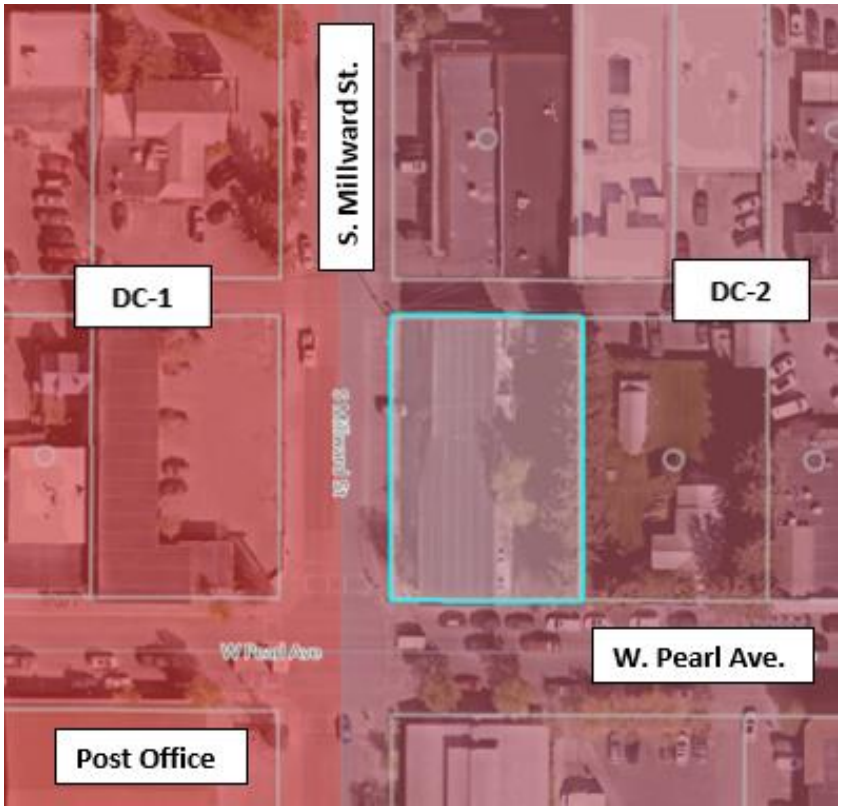
- Does the Town Council have any concerns that the proposed APS will negatively impact the public ROW and Town parking infrastructure (garages, parking lots) if it fails or does not operate as planned?

- Does the Town Council support the applicant's request to dedicate two on-street parking spaces located within the public ROW for private use?

- Does the Town Council have any key concerns or comments regarding the large building CUP at this stage of review process? Final review of the CUP will coincide with Development Plan review of the project when final information is provided to the Town.

Project Location.

The property is located at 50 S. Millward St. and legally known as LOTS 7-8, BLK. 2, WORT-1 Additional PIDN: 22-41-16-33-1-02-005. An aerial photo with zoning is provided on the following page:



Background.
The applicant's property at 50 S. Millward St. totals 0.34-acre (15,000 sf) and is located at the corner of S. Millward St. and W. Pearl Avenue. The property is within the Downtown Core-2 (DC-2) zone, Lodging Overlay (LO), and Downtown Design Overlay-2 (DDO-2) for "western character." Surrounding zoning is also DC-2 to north, south, and east and DC-1 to the west. The existing 11,200 sf. (approx.) structure at the Property contains 12 lodging units with three onsite vehicle parking spaces and 12 vehicle parking spaces which partially encroach into the public ROW along the S. Millward St. frontage. There is an existing agreement between the property owner and Town that allows this partial parking encroachment in the ROW in exchange for two sidewalk easements (Doc. 0529444 and Doc. 0529448). These easements shall become void upon compliant redevelopment of the Property that results in removal of the encroaching parking spaces.

The neighboring property at 155 W. Pearl Ave. is the location of the "Wort Family Home & Cabin" which is designated on the Town of Jackson Historic Register and is protected by a preservation easement. Mature evergreen trees are located on the shared property boundary between 155 W. Pearl Ave. and the applicant's property. Approximately 45% of their limb canopy extends onto 50 S. Millward Street.

Project Description.
NOTE: Staff reference the term ***vehicle queuing*** several times throughout this report. This term refers to the spaces needed to accommodate loading, pick-up / drop-off and vehicles waiting their turn to enter the proposed parking stacker system or exit the Property to the ROW.

Building and Site Design

The proposed development is a 3-story mixed-use structure of approximately 66,000sf that includes 67 lodging units, ten residential units, one street-level retail unit, and structured parking accessed from the alley via an Automated Parking System (APS) which, throughout this staff report, staff informally refers to as a "parking stacker system." A total of three subgrade and three above grade levels are proposed. The structure is 42' in height plus stair and elevator overruns at 46' to access to the roof level (as allowed per LDR Sec. 9.4.9.C). The structure has a below ground depth of approximately 39' with portions of the first basement level exposed at street level approximately 4 feet.

The proposed structure is located within the 0'-5' (min.-max.) setback range along both street frontages and the 0' or 5' (min.) along the alley (north) and side interior (east) property lines.

The hotel lobby, approximately one-third of the guest rooms, and most of the back-of-house and guest amenity spaces are located on the basement levels. To bring natural light into these areas, the building design includes several light wells around the perimeter and an atrium above the hotel lobby. The primary pedestrian entrance to the hotel is from S. Millward St. and there is an entrance to residential units from W. Pearl Avenue. Internal circulation between the lodging and residential areas is provided, allowing residents to access hotel amenities, back-of-house areas, and storage without exiting and re-entering the building.

Residential floor area at the property is provided as part of the 2:1 Workforce Housing Floor Area Bonus or as Affordable Deed Restricted units required for housing mitigation. Both categories are exempt from calculation of maximum floor area ratio (FAR). A summary table of the project scope is included below with floor area tabulations provided in detail by the applicant on pg. 123 of their submittal.

Table 1 – Development Summary by Level

Level	Program
Basement Level 3	Vehicle parking and lift system, trash/recycling, Long-Term bicycle parking, and utility equipment
Basement Level 2	Hotel lobby, hotel, resident amenities, and back-of-house (BOH)
Basement Level 1	22 lodging units
Street Level	Parking access, utilities, lodging entrance, residential lobby, bicycle storage, and one small commercial unit
Level 1	22 lodging units
Level 2	5 affordable residential units and storage, 13 lodging units, and BOH.
Level 3	3 market residential units, 2 workforce residential units, 10 lodging units, residential storage, and BOH.

Access, Parking, and Loading

Vehicular access to the property is proposed from the one-way (westbound) alley north of the Property. This means all off-street parking, as well as services and deliveries to the property, must access the alley from S. Glenwood St. between W. Broadway Ave. and W. Pearl Avenue.

The applicant proposes 75 off-street vehicle parking spaces, including four ADA spaces, accessed via the parking stacker system further described below. The applicant proposes the parking stacker system be managed by a full-time valet service available to both the hotel and residential units. A service elevator and stairwell are also located at the northeast corner of the structure and access basement level trash, recycling, and some long-term bicycle storage. Per the applicant, the parking stacker system can also be used to accommodate additional trash and recycling receptacles or long-term bicycle parking as needed.

A detailed description of the proposed Utron parking stacker system is included in the application beginning on pg. 70. Per the applicant, the Utron system is selected because of the simplicity of the physical equipment within the system and the "long track record" of its use in parking structures. The system is a Shuttle APS, also called a "rack and rail" system which transports vehicles along fixed rails. Based on Utron dimensions and figures provided in the application, the system is currently designed to accommodate vehicle dimensions up to 228"L x 86"W x 96"H. It can also be equipped with electric vehicle (EV) charging stations.

As proposed, basement Level 2 and basement Level 1 accommodate a maximum vehicle height of 72" (6') and 96" (8') respectively. Per the applicant, the final design is still in development, and each level of the system may be configured to allow for different maximum vehicle heights. Each level accommodates approximately 50% of total parking.

To use the parking stacker system, users navigate a vehicle onto the lift system within a "bay room" accessed from the alley. Sensors verify the vehicle is correctly placed on the lift (e.g., not too close to the sides or exceeding allowed height). The user then exits the vehicle and the bay room and uses a computer kiosk to finalize instructions for the lift system. The vehicle is then lowered to the basement parking levels, rotated and moved into a designated stall. The vehicle retrieval process ranges approximately three to five minutes per vehicle and owners may call on demand for vehicle retrieval or to schedule their pick-up time in advance. Per the applicant, valet operators will be available at all times to park and retrieve vehicles from the stacker system. However, frequent users who are familiar with the system—such as residents or hotel employees—may choose to either use the valet service or operate the system themselves.

Per the applicant, the Utron system can be monitored around the clock by remote Utron technicians, a property engineer will be specifically trained on the system maintenance and troubleshooting, and extra mechanical components for repair of the system will be kept on the property in reserve for faster maintenance. Maintenance requirements of the system are also described in detail by the applicant and typically involve mid-year planned maintenance of two to three hours then annual planned maintenance of eight to ten hours. It is staff understanding that only the annual maintenance requires vehicles to be removed from the parking system.

Bicycle Parking

Bicycle parking is available near the residential entrance, either in an outdoor alcove or in a storage area accessible from the lobby. Additional long-term bicycle storage is proposed in the basement parking garage near a service elevator. As noted above, the parking stacker system may also be used to accommodate long-term bicycle parking.

Pedestrian Frontage and Street Improvements

Proposed development incorporates the 13'-6" (min.) pedestrian frontage that accommodates a 5' (min.) Furnishing/planting area with trees-in-grates and a 6' (min.) pedestrian sidewalk. Based on direction from the Town Engineer during pre-application discussion with the applicant, site plans provide a bulb-out curb design at the northeast corner of the intersection of S. Millward St. and W. Pearl Avenue.

The applicant requests that two of the proposed four on-street spaces along S. Millward St. be designated as "15-min valet only" loading spaces reserved for private use by the Property owner and intended as queuing spaces for the parking stacker system.

Additional site development proposed includes burying the existing power lines that run along the alley.

Staff Analysis – Sketch Plan.

Overview and Process

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

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

As conditioned, staff recommend approval of the Sketch Plan with specific and significant requirements placed on the applicant to analyze and provide adequate vehicle queuing spaces. Staff note this will likely require significant design changes to the structure as part of Development Plan review. In addition, any proposed use of the public ROW shall be clearly detailed by the applicant, including any request to designate 15-minute loading spaces in front of the hotel.

While a CUP is required for all projects that require a Sketch Plan in this zone, the CUP will be formally reviewed and approved as part of the Development Plan. Based on staff direction, the applicant applied for the CUP alongside the Sketch Plan. Because some aspects of the CUP warrant early discussion at conceptual level rather than later in the design process, staff feel it is appropriate for Council to discuss the CUP at conceptual level without offering a final decision or motion on the item at this time.

General LDR Compliance

Staff find the proposed project meets LDR compliance for the DC-2 zone based on the preliminary, conceptual level of detail provided at Sketch Plan stage. LDR compliance is an ongoing review and is again conducted at Development Plan and building permit stages of each project.

Table 2 – General Summary of LDR Compliance

DC-2 Standard	Required	Proposed	Complies?
Primary/Secondary Street Building Setback	0'-5'(range min.-max.)	0'-2.5'	Yes.
Side Setback (east)	0' or 5'(min.)	5'-1"(min.) 0' at third story balconies	Yes.
Side Setback (north)	0' or 5'(min.)	0' or 5'(min.)	Yes.
Floor Area Ratio	1.30 (max.)	1.29	Yes.
Building Stories	3 (max.)	3	Yes.
Building Height	42'	42' with allowed stair/elevator access at 46'	Yes.
On-site Vehicle Parking	66 (min.)	75	As Conditioned.
Bicycle Parking	17 total (6 Short-term and 11 Long-term)	>5 ST >8 LT	As Conditioned.

On-street Parking

In general, staff support keeping on-street parking open to public use at all times and vehicle queueing be provided on-site rather than in the public ROW. Establishing the appropriate amount of vehicle queuing to serve the parking stacker system is analyzed in further detail below.

Staff are also generally supportive of the applicant utilizing two on-street spaces on S. Millward St. for the hotel loading zone (pick-up/drop-off) but not the applicant's specific request to reserve two on-street parking spaces for private use. Staff would even support a third space if the required parking/queuing study determines that it is warranted. As with other recent hotels (e.g. Cloudveil), the Town has approved on-street loading spaces near the lobby door to provide a safe place for guests to arrive and depart the hotel. Allowing the loading spaces also eliminates the potential need for a Porte Cochere structure that requires two curb cuts across the sidewalk and reduces on-street parking. Staff note too that the Town does not have a "valet parking" curb designation, thus private businesses cannot reserve parking spaces for their exclusive use. The closest option the Town has is a 15-minute loading zone that is open to all users (including the new hotel) but the hotel could not exclude members of the public from using the spaces. Town Council approval is needed to approve this parking designation. Staff recommend any time limit to the on-street spaces be included with a Development Plan request and decided by Town Council at that time.

Staff also note the final number of on-street parking spaces along S. Millward St. may be reduced to accommodate the required 15' red curb (no parking) distance from the alley exit or if an alternative site plan proposed. No on-street vehicle parking spaces are currently proposed along the W. Pearl Ave. frontage,

however, depending on the final location of the curb as determined by the Town Engineer, an additional one to two vehicle parking spaces can potentially be accommodated along that frontage in the future.

Automated Parking System

Staff find that the proposed stacker parking system, as conditioned, is a potentially feasible and innovative method for meeting the Town parking standards for this project. Our concern at this time is that the applicant's current parking plan still does not show exactly how it will meet the parking requirement from an operational standpoint (i.e., it may provide the correct number of spaces but can the proposed valet parking program work efficiently enough to move cars in and out of the system to avoid negative impacts to the public ROW). This level of a parking stacker system is new to staff and the Town and that is the reason we added a condition of approval that requires the applicant to provide an in-depth parking and queuing study as part of the Development Plan to verify the feasibility of their proposed parking system and mitigate any potential off-site impacts to the public. If this study does not satisfy the Town Council that all significant impacts to public facilities can be adequately mitigated, then the Council may deny the Development Plan based on its inability to make all the required LDR findings of approval.

It is worth noting that the Town's parking standards, including Off-Street Vehicle Parking and Loading Design Standards (LDR Sec. 6.2.5) and Underground Parking Facility Design Guidelines (Resolution 09-25), currently do not address standards for automated parking design. While a few instances of attendant-operated vehicle lift systems have been used in the Town, a parking stacker system at this scale has never been proposed nor approved within the Town of Jackson. Staff also want the applicant to address in their parking study how larger vehicles, such Chevy Suburbans, Sprinter Vans, and cars with roof-mounted storage containers will (or will not) fit into the stacker system and how they will be managed.

The applicant proposes a valet operator to be present at all times and available to all users of the building – including residential units – to support efficient use of the parking system. Per the applicant, the valet option is most needed for infrequent users of the parking system (e.g., hotel guests) because seasoned users of the system (e.g., residents and hotel staff) will be capable of using the system on their own. Staff recommend a condition of approval that, with the Development Plan submittal, the applicant shall provide the details of the proposed valet operations including, but not limited to, number of valet operators, daily hours of valet availability, and parking system users can enter the garage without a valet operator (e.g. residents or hotel employees). The characteristics of the valet operations should be reflected in the parking study required in Condition #1.

The current design does not provide an internal pedestrian connection between the parking system's loading bay and remainder of the structure. This means anyone parking in the parking stacker system must navigate around the exterior of the structure to enter the hotel or residential lobby or potentially utilize the adjacent service lobby and elevator. Greater detail is needed to determine whether the building and site design present any architectural barriers that prevent ADA access or movement and that the design can ultimately comply with all necessary codes (e.g. egress distances or grading/slope design). Thus, as part of staff's recommended

Sketch Plan Condition #2, the applicant shall confirm compliant ADA access to the site, parking facility, and building, including the proposed automated parking system's loading bay.

Wildland Urban Interface (WUI) Review

Effective January 1, 2025, all private land parcels in the Town of Jackson are now within the mapped Wildland Urban Interface and subject to International Wildland Urban Interface Code (IWUIC) review by the Fire Department. The IWUIC addresses elements including defensible space of structures (e.g. distance between structures and landscaping). Based on department review feedback from Jackson Hole Fire/EMS, specifically regarding the proximity of the proposed structure to mature spruce trees at neighboring 155 W. Pearl Ave., Staff recommend a condition of approval that, with the Development Plan submittal, the applicant shall provide a preliminary IWUIC review of the project that provides preliminary feedback by the Fire Department. This condition will help ensure that a proposed design reviewed at Development Plan stage has reasonable expectation of meeting all required IWUIC standards with minimal design changes.

Pedestrian Frontage and Street Improvements

Staff find the proposed site plan is consistent with the general intent of the DC-2 zone including the establishment of new trees-in-grates pedestrian frontage on S. Millward Street. Per the direction of the Town Engineer, the proposed site plan incorporates a bulb-out design at the northeast corner of the Millward and Pearl intersection. The Community Streets Plan (CSP) calls for a 60'-wide R.O.W with 37'-wide street for mixed-use district local streets or bus/truck streets and as well the 13'-6" pedestrian frontage consistent with the DC-2 zone. The existing centerline of W. Pearl Ave. is not centered within the 60' right of way and staff estimate the final curb location along W. Pearl Ave. will shift approximately one to two feet north requiring a shift of the pedestrian frontage further onto the Property in order to meet the above standards. Staff recommend a condition of approval that as part of the Development Plan submittal, the applicant shall provide updated site plan that includes curb relocation and bulb-out design consistent with the CSP and direction from the Town Engineer for the W. Pearl Ave. and S. Millward St. frontages.

Bicycle Parking and Pathway Connections

Staff recommend a condition of approval that, as part of the Development Plan submittal, the applicant shall provide updated site plan that includes the required bicycle parking amount, type, location, and dimensions consistent with LDR Sec. 6.2.2.D including required accommodation for larger and alternative bicycles. On February 28, 2024, the Town adopted updated standards for amount, type, and installation of bicycle parking. The applicant's current bicycle parking calculations are based on previous but outdated standard. It is likely that some bicycle parking currently shown does not meet updated installation and dimensions required by LDR Sec. 6.2.2.D. The applicant also notes additional bicycle storage could be accommodated on the parking stacker system but additional detail is needed to determine if that design option is feasible.

During pre-application discussion with the applicant, the Pathways Director indicated a bike lane may be considered along the S. Millward St. frontage based on the Community Streets Plan (CSP). However, at this time, staff ***does not*** recommend inclusion of a bike lane adjacent to either street frontage at the Property. On

June 2, 2025, the Town of Jackson and Teton County adopted the Safe Streets for All (SS4A) Safety Action Plan with a goal to develop a roadmap for safe, more connected streets and pathways in Jackson and Teton County. That process includes updating the CSP with refined mobility standards for the Town of Jackson. The CSP is an ongoing, iterative process and is currently in draft form. The Pathways Director expects to present an updated CSP to joint Town/County elected officials in late 2025. In the current draft form, S. Millward St. and W. Pearl Ave. are designated as a Connector and Main streets respectively, thus do not specify a requirement for separated or protected bike lanes and instead focus more on pedestrian and vehicular flow which is addressed by the currently proposed pedestrian sidewalks and bulb-out design at 50 S. Millard Street. This means a cyclist would share the general purpose travel lanes with motor vehicles along both street frontages.

Affordable Workforce Housing and Mitigation

Based on existing use at the property and proposed building program, the project has an estimated 4.857 unit requirement for affordable workforce housing mitigation. The applicant's housing mitigation plan proposes to deed restrict five on-site units to fulfill required mitigation. A copy of their housing mitigation plan and draft restrictions are provided with the attached application.

Floor plans provided by the applicant show location and size of residential units but do not provide detailed floor plans thus the Housing Department is unable to review the proposal for compliance with required livability standards at this stage of development. Staff urge the applicant to be mindful of incorporating livability standards like required storage as this may impact the overall footprint of the restricted units or shared floor area.

Staff Analysis – CUP (Large Buildings).

Overview

Staff reiterate that the CUP will be formally reviewed at Development Plan stage but staff feel it is appropriate for Council to discuss the CUP at conceptual level early in the design phase without offering a final decision or motion on the item at this time. The purpose of a CUP for projects also requiring a Sketch Plan is to provide public and site-specific analysis of the on-site and off-site impacts of the proposed use on the below items:

1. *Traffic;*
2. *Environmental resources;*
3. *Historic resources;*
4. *Water quality; and*
5. *Other important Town resources.*

Traffic and Important Town Resources (Items #1 and 5)

Staff recommend that as part of final CUP submittal, the applicant shall provide a Traffic Impact Study (TIS), consistent with direction from the Transportation Manager, that assesses transportation impacts from the proposed development and provides suggested mitigation strategies to reduce impacts on adjacent streets and intersections. A TIS is separate from the parking study used to analyze use of the parking stacker system and queuing needs under the Sketch Plan (Condition #1). As a separate analysis, a TIS will analyze the number

of trips generated and appropriate mitigation measures as part of the CUP *regardless of whether a parking stacker system is used*.

Currently, traffic impacts and mitigation for larger projects are negotiated on an ad hoc basis and project-specific basis. The Town of Jackson and Teton County are in the process of reviewing proposed TIS and Travel Demand Management (TDM) guidelines – currently in draft form and expected to be presented to Town and County elected officials on July 7, 2025 – to establish specific methodologies and procedures for assessing transportation impacts of proposed development projects. The draft guidelines are based on standard industry practice and consistent with recommendations from the Institute of Transportation Engineers (ITE) TIS for site development. The timeline for reviewing these guidelines by Joint Town/County elected officials is expected to run in the same general timeline as the proposed development at 50 S. Millward Street. Therefore, while not yet adopted, staff support the use of these draft guidelines as they are based on widely accepted industry standards and provide a clear framework for the applicant.

<u>Environmental Resources and Water Quality (Items #2 and 4)</u>
In discussion with staff, Nelson Engineering on behalf of the applicant, states that WYDEQ has declared hydrocarbons mitigated at the site and that perceptible hydrocarbon odors do not indicate contamination levels above the acceptable thresholds set by EPA and WYDEQ. Additionally, it states that the depth of the proposed basement is above that of any previous hydrocarbon odors previously found and that comprehensive sampling in four borings throughout the site did not indicate hydrocarbon odors. In summary, Nelson Engineering considers the potential to encounter contamination "near zero" and states that, if any soils requiring mitigation are encountered, the project team can address mitigation at that time. Staff suggest the applicant continue to consider any contamination concerns in preparation for final CUP review.

<u>Environmental Resources and Historic Resources (Items #2 and 3)</u>
Staff is concerned that the proposed third story balconies near the eastern property line (currently proposed at 0' setback) may require pruning of the existing spruce trees to a degree that is ultimately damaging to their long-term health. Additionally, such pruning may cause an adverse visual impact inconsistent with the CUP findings of approval. Staff recommend that, as part of final CUP submittal, the applicant provide a visual analysis of the amount of pruning to the mature spruce trees at 155 W. Pearl Ave. required to accommodate the proposed structure.

The "Wort Family Home & Cabin" located at 155 W. Pearl Ave. is designated on the Town of Jackson Historic Register. Landscaping at the property includes 12 mature blue spruce trees ranging from approximately 35-55' in height near the western property line shared with 50 S. Millward Street. Approximately 45% of this total spruce tree canopy extends over the shared property line onto the applicant's property at 50 S. Millward Street. While the trees are not themselves designated historic resources, they are an important part of the overall aesthetic and context of the historic Wort Family Home & Cabin property.

An arborist report commissioned by the applicant as part of their CUP application (pg. 113) concludes the trees are in good health and that pruning approximately 15% of the total tree canopy is required to accommodate a structure setback 5' from the property line as currently proposed by the applicant. The same arborist report states that cutting more than 40% of a tree canopy or large root system will harm the tree and eventually cause decline and recommends pruning no more than 25% of the tree based on references to an International Society of Arboriculture (ISA) standard. Staff anticipate recommending a future condition of approval to the CUP that establishes a limit on the amount of canopy removal based upon the final design of the building.

Design Review Committee (DRC)

The DRC reviewed the project (P25-010) for conceptual design on February 12, 2025, and unanimously voted (6-0) in support of the overall design. The Committee offered positive feedback regarding materiality, massing, and general adherence to western character which is required in the Downtown Design Overlay Area 2 (DDO 2) where the property is located. They discussed the practicality of the subterranean lobby but did not oppose the overall design. The Committee suggested the applicant team continue to study the structure's overall fenestration and that any bicycle parking alcove provided along the street frontage include appropriate screening.

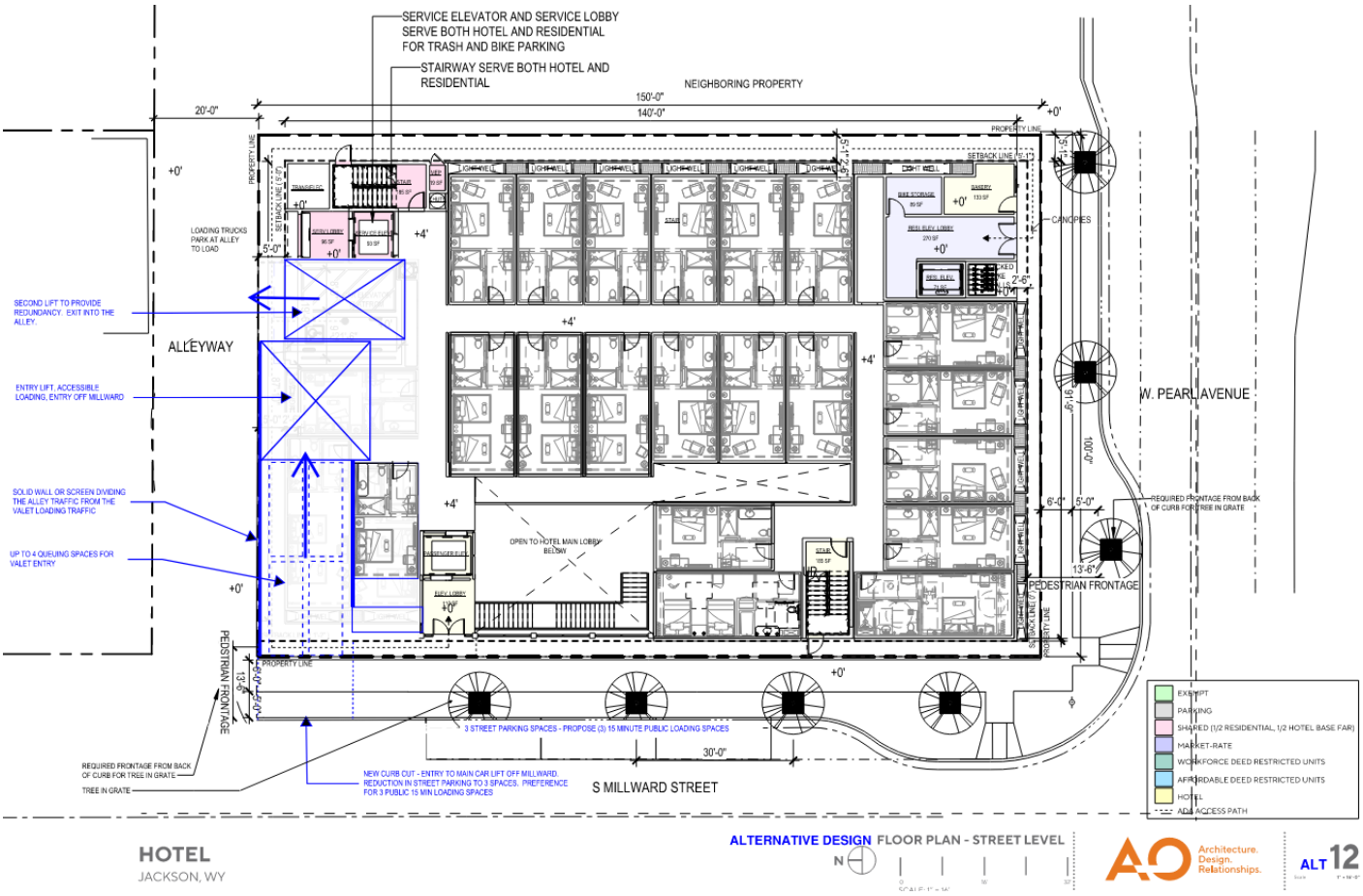
Planning Commission (PC)

The Planning Commission reviewed both the Sketch Plan and CUP on June 4, 2025, and voted all in favor for the project, as conditioned by staff. The PC was supportive of the use of an automated parking system but had concerns over the overall impact on the ROW due to the time needed to load and unload vehicles in the system. They agreed that parking and traffic studies will be integral to the review of the project, especially in understanding the number and location of queueing spaces needed to stage vehicles entering and exiting the system. They were supportive of requiring some degree of vehicle queueing on the Property. While generally supportive of 15-min ROW parking intended for loading and unloading, they agreed such spaces should remain available for public rather than private use.

PC members were supportive of alternative site designs that provide access directly from S. Millward Street – to reduce reliance on the alley, particularly as the alley is utilized by other businesses for loading and unloading and is temporarily blocked during course of normal usage – and to provide an additional vehicle lift to introduce redundancy and speed to the overall parking system.

In response to Planning Commission feedback, the applicant recently provided an Alternative Site plan for consideration which includes two vehicle lifts, access to parking system from both the alley and S. Millward St., and provides area for approximately four vehicle spaces to queue on the Property while waiting to enter the lift system or exit onto the ROW. The alternative plan is shown in Figure 1 below and provided as an attachment to this staff report. Staff has not had time to conduct a comprehensive analysis of this alternative site plan, but recommend that it be included in the parking and traffic studies that staff recommend as conditions of approval. This will result in additional detail as to feasibility of the site and how it impacts the parking system and ROW.

Figure 1 – Alternative Site Design Option



Public Comment
No public comment has been received at this time.

Staff Findings of Approval for Sketch Plan P25-007.
Pursuant to Section 8.3.2.C, a Sketch Plan shall be approved upon finding the application:

1. *The proposed project is consistent with the purposes and organization of the LDRs;*

   Complies. The project is consistent with the purposes and organization of the LDRs. The project meets the general intent of the DC-2 zone by providing a vibrant mixed-use area with a variety of uses and amenities, consisting of wide sidewalks and buildings close to the sidewalk as can be determined at a conceptual level of detail before the development is fully designed.

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

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

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

   Complies as Conditioned. As conditioned, staff find that the proposed project will not have significant impacts on public facilities and infrastructure. With Development Plan submittal, the applicant team is required to analyze the vehicle queueing needs and impacts of the proposed parking stacker system and provide vehicle queuing compliant with Resolution 09-25. This condition ensures impacts resulting from the parking stacker system detailed, analyzed, and mitigated as part of the Development Plan process.

4. *The proposed project complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a Sketch Plan.*

   Complies as Conditioned. As conditioned, staff find that the application meets all standards of the LDRs and other Town Ordinances at the level of detail required by a Sketch Plan. With Development Plan submittal, the applicant team is required to verify the necessary dimensions for ADA van accessible and bicycle parking are accommodated on the Property and that no vehicle queuing spaces encroach the public ROW as required by Resolution 09-25.

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

   Complies. There are no other prior applicable permits or approvals.

Fiscal Impact.
No fiscal impact has been identified at this time.

Staff Impact.
The amount of staff time to review this Sketch Plan draft staff reports, present at public hearings, and offer preliminary feedback on related the CUP is approximately 100 hours.

Attachments or Links.
Applicant Submittal
Alternative Site Design 06.18.25
Department Reviews

Suggested Motion.

Based upon the findings for a Sketch Plan as presented in the staff report, I move to **approve** Sketch Plan P25-007 for an approximate 66,000sf mixed-use development at the property addressed at 50 S. Millward Street subject to the departmental reviews attached hereto, the conditions of approval, and subject to this staff report dated July 7, 2025.

Katelyn S. Page
Associate Planner
Town of Jackson
P.O. Box 1687
Jackson WY 83001

February 27, 2025
Updated May 6, 2025

RE: P25-007 Determination of Insufficiency
Sketch Plan – 50 S Millward

Dear Ms. Page,

Please accept this Sketch Plan application for the redevelopment of 50 S Millward. The proposed project implements the goals of the Jackson/Teton County Comprehensive Plan and conforms with the Town of Jackson land development regulations and design guidelines.

The proposed project is a mixed-use building with approximately 30,000 sf of above grade construction and approximately 33,000 sf below grade for a total project square footage of just over 66,000 sf. The proposed project has 67 hotel keys, 5 affordable residential units, 2 workforce residential units, 3 market rate residential units and a small street level retail space.

Included in this application are the following items:

1. Cover Letter
2. Sketch Plan Application
3. Letter of Authorization & Title Report
4. Housing Mitigation Calculator
5. Project Narrative with Finding of Approval for Sketch Plan
6. Pre-Application Checklist and Insufficiency Letter Responses
7. LDR Compliance
8. Conditional Use Permit Application and Supporting Documentation
9. Architectural Plans, Renderings and Digital Material Board
10. Civil Plans
11. Geotechnical Report

Please let us know if there are any questions we can answer. We really enjoy collaborating with you on this project.

Sincerely,



Shaun Gilbert

2

Sketch Plan Application

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: Millward Hotel - 67 room hotel with 10 residential units

Physical Address: 50 S Millward, Jackson WY 83001

Lot, Subdivision: Lots 7&8 of Block 2 of the First Wort Addition, Plat No 107 PIDN: _____

PROPERTY OWNER.

Name: June Landing LLC Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX ZIP: 77056

E-mail: amauceri@dauntlesscapital.com

APPLICANT/AGENT.

Name: Shaun Gilbert Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX 77056 ZIP: 77056

E-mail: sgilbert@dauntlesscapital.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner X Applicant/Agent

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

Use Permit

X Basic Use

X Conditional Use

_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment

_____ Variance

_____ Beneficial Use Determination

_____ Appeal of an Admin. Decision

Physical Development

X Sketch Plan

_____ Development Plan

X 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 #: 24-108

Environmental Analysis #:

Original Permit #:

Date of Neighborhood Meeting: 12/3/24

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

Have you attached the following?

3,309 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

2-25-25
Date

Shaun Gilbert
Name Printed

President
Title

3

Letter of Authorization & Title Report

Town of Jackson
150 E Pearl Avenue
PO Box 1687, Jackson, WY 83001
P: (307)733-3932 F: (307)739-0919
www.jacksonwy.gov

Date: 8-31-2023

LETTER OF AUTHORIZATION

NAMING APPLICANT AS OWNER'S AGENT

PRINT full name of property owner as listed on the deed when it is an individual OR print full name and title of President or Principal Officer when the owner listed on the deed is a corporation or an entity other than an individual: JUNE LANDING, LLC Padgett Hoke Title: Owner

Being duly sworn, deposes and says that PADGETT S. HOKE is the owner in fee of the premises located at:
Name of legal property owner as listed on deed

Address of Premises: 50 S. MILLWARD, JACKSON WY 83001

Legal Description: Lots 7 & 8 of Block 2 of the First West Addition to the Town of Jackson Teton County, Wyoming, plat recorded 6-9-1913 as Plat No. 107.
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: SHAUN GILBERT, Dauntless Development, LLC

Mailing address of Applicant/agent: 733 RODEO DRIVE BOX 160, JACKSON, WY 83001

Email address of Applicant/agent: SGilbert@dauntlesscapital.com

Phone Number of Applicant/agent: 602-690-5593

Is authorized to act as property owner's agent and be the applicant for the application(s) checked below for a permit to perform the work specified is this(these) application(s) at the premises listed above:

☑ Development/Subdivision Plat Permit Application ☐ Building Permit Application

☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application

☐ Demolition Permit ☐ Home Occupation ☐ Other (describe)_____

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

, OWNER
Property Owner Signature

OWNER
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Montana)
) SS.
COUNTY OF Gallatin)

The foregoing instrument was acknowledged before me by Person this 31st day of August. WITNESS my hand and official seal.

Notary Public

My commission expires:

SHANE PARLIER
NOTARY PUBLIC for the
State of Montana
Residing at Bozeman, Montana
My Commission Expires
June 14, 2027

SEAL

JACKSON HOLE TITLE & ESCROW Powered by TRULY	**ALTA Commitment for Title Insurance**
	AS AN AGENT FOR: **Old Republic National Title Insurance Company**
AMENDED COMMITMENT (Revision 1)	COMMITMENT NUMBER: **23009781-41**

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY, a Florida Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 6 months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

IN WITNESS WHEREOF, **OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY** has caused its corporate name and seal to be hereunto affixed and by these presents to be signed in facsimile under authority of its by-laws, effective as of the date of Commitment shown in Schedule A.

Issued By:

Jackson Hole Title & Escrow
270 W Pearl Ave, Ste 104, PO Box 921
Jackson, WY 83001
307-733-3153

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
A Stock Company
1408 North Westshore Blvd., Suite 900, Tampa, Florida 33607
(612) 371-1111 *www.oldrepublictitle.com*

By C Monroe President

Attest David Wold Secretary

This jacket was created electronically and constitutes an original document

This page is only a part of a 2016 ALTA Commitment for Title Insurance issued by Old Republic National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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COMMITMENT CONDITIONS

1. **DEFINITIONS**
   (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
   (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
   (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
   (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
   (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   (a) the Notice;
   (b) the Commitment to Issue Policy;
   (c) the Commitment Conditions;
   (d) Schedule A;
   (e) Schedule B, Part I—Requirements; and
   (f) Schedule B, Part II—Exceptions; and
   (g) a counter-signature by the company or its issuing agent that may be in electronic form.

4. **COMPANY'S RIGHT TO AMEND**
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      (i) comply with the Schedule B, Part I—Requirements;
      (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      (iii) acquire the Title or create the Mortgage covered by this Commitment.
   (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

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(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I— Requirements have been met to the satisfaction of the Company.
(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
(d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. **IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. **PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is $2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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JACKSON HOLE TITLE & ESCROW Powered by TRULY TITLE	**ALTA Commitment for Title Insurance** AS AN AGENT FOR: **Old Republic National Title Insurance Company**
AMENDED COMMITMENT (Revision 1) - Schedule A	COMMITMENT NUMBER: **23009781-41**

Transaction Identification Data for reference only:

Issuing Agent Jackson Hole Title & Escrow
Issuing Office 270 W Pearl Ave, Ste 104, PO Box 921, Jackson, WY 83001
Order Number: 23009781-41
ALTA ID: 1215531
Property Address: 50 S Millward Street, Jackson, WY 83001

Direct all inquiries to Tyra Tafoya, your escrow officer, at 307-733-3153 or ttafoya@jhtitle.com

1. Commitment Date: February 19, 2025 at 08:00 AM
2. Policy (or Policies) to be issued:

   (a) ALTA Owner's Policy of Title Insurance (6-17-06)
   Proposed Insured: TBD
   Proposed Policy Amount: $0.00
   Premium
3. The estate or interest in the land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date vested in:

   June Landing, LLC, a privately managed limited liability company.
5. The Land is described as follows:

   Lots 7 and 8 of Block 2 of the First Wort Addition to the Town of Jackson Teton County, Wyoming, according to that plat recorded in the Office of the Teton County Clerk on June 19, 1913 as Plat No. 107.

   PIDN: 22-41-16-33-1-02-005

   The Land described herein also known by the street address of:
   50 S Millward Street, Jackson, WY 83001

Jackson Hole Title & Escrow



Michael J Tafoya
Wyoming Licensed Title Agent
License Number: 490101

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Order # 23009781-41

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Pay all taxes, charges, assessments, levied and assessed against subject premises, which are due and payable.

6. Satisfactory evidence should be had that improvements and/or repairs or alterations thereto are completed, that contractor, sub-contractors, labor and materialmen are all paid, and have released of record all liens or notice of intent to perfect a lien for labor or materials.

   NOTICE TO APPLICANT: The land covered herein may be served by districts or service companies and/or municipalities which assess charges for water, sewer, electricity and other utilities, etc., which are not covered by this form or insured under a Title Insurance Policy issued hereunder.

7. Warranty Deed
   From June Landing, LLC, a privately managed limited liability company
   Vesting fee simple title in Purchaser with contractual rights under a purchase agreement with the vested owner identified as Schedule A, Item 4

   Note: A Statement of Consideration is required with each transfer of title in the State of Wyoming per Wyoming Statute 34-1-142.

8. Provide the Company with Owner's Affidavit, sufficient to delete Exceptions 6 from Owner's Policy when issued.

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9. Furnish the following for June Landing, LLC, a privately managed limited liability company:

Articles of Organization: Provide a certified copy of the Articles of Organization filed with the Office of the Secretary of State.
Certificate of Good Standing: Provide a Certificate of Good Standing from the Secretary of State
Operating Agreement: Provide a copy of the Operating Agreement governing the management of the Limited Liability Company, and any amendments thereto.
Note: We reserve the right to make additional requirements or exceptions once these requirements have been met.

JACKSON HOLE TITLE & ESCROW Powered by TRULY TITLE	**ALTA Commitment for Title Insurance**
	AS AN AGENT FOR: **Old Republic National Title Insurance Company**
AMENDED COMMITMENT (Revision 1) - Schedule B-II	COMMITMENT NUMBER: **23009781-41**

Order # 23009781-41

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

2. Rights or Claims of parties in possession not shown by the public records.

3. Easements or claims of easements not shown by the public records.

4. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

5. (a) Unpatented mining claim; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

6. Any lien, or right to lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public record.

7. Taxes, assessments or special levies which are not now payable or which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

8. Any Service, installation, connection, maintenance or construction charges for sewer, water, electricity or garbage collection or disposal or other utilities unless shown as an existing lien by the Public Records.

9. Any right, title or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons, whether or not shown by the Public Records.

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10. 2025 taxes and special assessments are a lien and payable. If making one payment, due on or before December 31. If making two payments, the first one-half is payable September 1 and becomes delinquent November 10th of the current year, the second one-half is payable March 1 and becomes delinquent May 10th of the following year.

    General taxes as set forth below. Any amounts not paid when due will accrue penalties and interest in addition to the amount stated herein:
    Tax ID# OJ-004893
    Tax Year 2024
    1st Half Tax Status $19,696.17 is Paid
    2nd Half Tax Status $19,696.16 is Due

11. Covenants, conditions, restrictions, reservations, easements, encroachments, ditches, roadways, rights-of-way, common areas and building set back requirements as delineated on the recorded Plat Number(s) 107, records of Teton County, Wyoming.

12. Sidewalk Easements to the Town of Jackson recorded in Book 409 of Photo, Pages 457-460; Book 409 of Photo, Pages 461-465; Book 409 of Photo, Pages 470-474 and in Book 409 of Photo, Pages 475-478, records of Teton County, Wyoming.

13. Encroachment Agreement by and between Mutliple (sic) Resort Ownership Plan Inc. and Town of Jackson recorded in Book 419 of Photo, Pages 594-597, records of Teton County, Wyoming.

14. INFORMATIONAL NOTES:

A. Other than as shown in Schedule B; we find no Judgment Liens, State Tax Liens, Federal Tax Liens or Child Support Liens of record which attach to the name(s) or interest of the vested owner and/or proposed insured owner/borrower.

END OF SCHEDULE B II

JACKSON HOLE TITLE & ESCROW
Powered by TRULY TITLE

270 W Pearl Ave, Ste 104, PO Box 921, Jackson, WY 83001
Main: 307-733-3153

Privacy Policy

Our company is committed to respecting the privacy of our policyholders and clients. In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we do with such information particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to use. Therefore, Jackson Hole Title and Escrow. has adopted this Privacy Policy to govern the use and handing of your personal information.

Notice of your Privacy Rights

We, our and us, when used in this notice, mean Jackson Hole Title and Escrow. This is our customer privacy notice. Nonpublic personal information means information about you that we collect in connection with providing an insurance service to you. Nonpublic personal information does not include information that is available from public sources, or government records. Hereafter, we will use the term “information” to mean nonpublic personal information as defined in this section.

Collection of Information: We may collect nonpublic personal information from the following sources:

- Information you give us on real estate contracts or other forms.
- Information about your transactions with us
- Information about your transactions with other parties
- Information that we receive from others involved in your transaction, such as the real estate agent or lender.
- Information we receive as a result of verifying customer information

Disclosure of Information: We may disclose any of the above information to the following:

- To third-party contractors or service providers who provide services in the course of our business.

Your information, other parties & information about former customers

We will not disclose information about you to anyone except as disclosed in this policy or as permitted by law. We do not disclose information about former customers, except as permitted by law.

The Confidentiality, security, and integrity of your information

We restrict access to your information to only employees that provide functions or services for your transaction. We maintain physical, electronic and procedural safeguards to protect this information.

OLD REPUBLIC TITLE

Updated 1/1/2025

FACTS	WHAT DOES OLD REPUBLIC TITLE DO WITH YOUR PERSONAL INFORMATION?

Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security number and employment information • Mortgage rates and payments and account balances • Checking account information and wire transfer instructions When you are *no longer* our customer, we continue to share your information as described in this notice.
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons Old Republic Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does Old Republic Title share?	Can you limit this sharing?
For our everyday business purposes — such as to process your transactions, maintain your account(s), or respond to court orders and legal investigations, or report to credit bureaus	**Yes**	**No**
For our marketing purposes — to offer our products and services to you	**No**	**We don't share**
For joint marketing with other financial companies	**No**	**We don't share**
For our affiliates' everyday business purposes — information about your transactions and experiences	**Yes**	**No**
For our affiliates' everyday business purposes — information about your creditworthiness	**No**	**We don't share**
For our affiliates to market to you	**No**	**We don't share**
For non-affiliates to market to you	**No**	**We don't share**

	Go to www.oldrepublictitle.com (*Contact Us*)

Who we are	
Who is providing this notice?	Companies with an Old Republic Title name and other affiliates. Please see below for a list of affiliates.

What we do	
How does Old Republic Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings. For more information, visit https://www.oldrepublictitle.com/privacy-policy.
How does Old Republic Title collect my personal information?	We collect your personal information, for example, when you: • Give us your contact information or show your driver's license • Show your government-issued ID or provide your mortgage information • Make a wire transfer We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only: • Sharing for affiliates' everyday business purposes - information about your creditworthiness • Affiliates from using your information to market to you • Sharing for non-affiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See the State Privacy Rights section location at https://www.oldrepublictitle.com/privacypolicy for your rights under state law.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include companies with an Old Republic Title name, and financial companies such as Attorneys' Title Fund Services, LLC, Lex Terrae National Title Services, Inc., Mississippi Valley Title Services Company*
Non-affiliates	Companies not related by common ownership or control. They can be financial and non-financial companies. • *Old Republic Title does not share with non-affiliates so they can market to you*
Joint marketing	A formal agreement between non-affiliated financial companies that together market financial products or services to you. • *Old Republic Title doesn't jointly market.*

Affiliates Who May be Delivering This Notice				
American First Title and Trust Company	American Guaranty Title Insurance Company	Attorneys' Title Fund Services, LLC	Compass Abstract, Inc.	eRecording Partners Network, LLC
Genesis Abstract, LLC	Guardian Consumer Services, Inc.	iMarc, Inc.	L.T. Service Corp.	Lenders Inspection Company
Lex Terrae National Title Services, Inc.	Lex Terrae, Ltd.	Mississippi Valley Title Services Company	Old Republic Branch Information Services, Inc.	Old Republic Diversified Services, Inc.
Old Republic Escrow of Vancouver, Inc.	Old Republic Exchange Company	Old Republic Title and Escrow of Hawaii, Ltd.	Old Republic National Title Insurance Company	Old Republic Title Company
Old Republic Title Company of Conroe	Old Republic Title Company of Nevada	Old Republic Title Company of Oklahoma	Old Republic Title Company of Oregon	Old Republic Title Company of St. Louis
Old Republic Title Information Concepts	Old Republic Title Insurance Agency, Inc	Old Republic Title, Ltd.	RamQuest Software, Inc.	Republic Abstract & Settlement, LLC
Sentry Abstract Company	Surety Title Agency, Inc.	Trident Land Transfer Company, LLC		

4

Housing Mitigation Calculator

Jackson/Teton County Affordable Housing Checklist - Housing Mitigation Plan

(LDR Division 6.3.6)

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

Applicability (LDR 6.3.6.A.3.a)

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

2. Are there credits associated with your development? Yes ☒ No ☐ If yes, explain where the existing credits came from, provide the calculation, and refer to the proper LDR. _____
FROM EXISTING DEVELOPMENT, CREDITED 2.043 UNITS

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

3. Does your development require or are you otherwise requesting approval of an Independent Calculation (LDR section 6.3.3.B)? Yes ☐ No ☒

If yes, provide the calculation according to 6.3.3.B.2 along with impact analysis, verifiable local information, industry specific rather than business specific data, etc. The Planning Department is available to help with this calculation prior to submittal of your application. Attach as a separate sheet.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

☐ I have attached a detailed description of my phasing plan as it pertains to Affordable/Workforce units.
The project will not be phased.

Housing Mitigation Plan

updated 1/8/21

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

Calculating the Requirement (Sec. 6.3.2 & 6.3.3)

Step 1: Location — Town of Jackson

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

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

Step 2: Existing Development

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

Existing Use (Sec. 6.3.2.A)	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	Housing Required
Conventional Lodging	0.102*bedrooms	1	398	4	0.409
Conventional Lodging	0.102*bedrooms	2	700	8	1.634

Existing Workforce Housing Credit 2.043

Step 3: Proposed Development

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

Proposed Use	Housing Requirement (Sec. 6.3.3.A)	Use Size: bedrooms	Use Size: habitable sf	Use Quantity	**Housing Required**
Conventional Lodging	0.102*bedrooms	1	323	28	**2.860**
Conventional Lodging	0.102*bedrooms	1	300	5	**0.511**
Conventional Lodging	0.102*bedrooms	1	394	2	**0.204**
Conventional Lodging	0.102*bedrooms	1	360	23	**2.349**
Conventional Lodging	0.102*bedrooms	1	400	9	**0.919**
Retail	0.000216*sf	0	261	1	**0.056**
Affordable Housing Unit	exempt	1	700	2	**0.000**
Affordable Housing Unit	exempt	2	975	2	**0.000**
Affordable Housing Unit	exempt	3	1150	1	**0.000**
Workforce Housing Unit	exempt	1	650	2	**0.000**
Workorce Housing Bonus Unit	exempt	1	730	2	**0.000**
Workorce Housing Bonus Unit	exempt	1	850	1	**0.000**

Affordable Workforce Housing Required: 4.857 units Fee-in-Lieu Amount: n/a

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

Type of Units Required (Sec. 6.3.4)

Step 4: Type of Units Required

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

Affordability	LDR Schedule	Proposed	Custom %	Customization Rules
Units Affordable to Households making 50% Median Income	1.000	**1.000**	21%	Custom % shall be ≥ 25%
Units Affordable to Households making 80% Median Income	1.000	**1.000**	21%	Custom % shall be ≥ 19%
Units Affordable to Households making 120% Median Income	2.857	**2.857**	59%	Custom % shall be < 43%
Workforce Units	0.000	**0.000**	0%	Custom % shall be < 13%
Total	4.857	4.857	Proposed total sall be >= Required	

Bedroom Mix	1 Bed/Studio	2 Bedroom	3 Bedroom	Total Units	Total Employees Housed	Customization Rule
LDR Schedule	2.000	2.000	0.857	4.857	8.743	The Proposed total shall be greater
Proposed Allocation	**2.000**	**2.000**	**0.857**	4.857	8.700	than or equal to the Schedule total
Employees per Unit per LDRs	1.45	2.00	2.10	1.80		

Step 5: Distribution of Affordability by Unit Size

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

Requirement Distribution					Even Distribution		
	1 Bed/Studio	2 Bedroom	3 Bedroom	Total	1 Bed/Studio	2 Bedroom	3 Bedroom
Affordable to 50% Median Income	**1.000**	**0.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 80% Median Income	**0.000**	**1.000**	**0.000**	1.000	0.429	0.429	0.143
Affordable to 120% Median Income	**1.000**	**1.000**	**0.857**	2.857	1.225	1.225	0.408
Workforce Restriction	**0.000**	**0.000**	**0.000**	0.000	0.000	0.000	0.000
Total	2.000	2.000	0.857				

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

Method for Providing the Required Units (Sec. 6.3.5)

Step 6: Method of Housing Unit Provision

The LDRs require that unlesss impractical, any housing requirement of 1 unit or greater be provided through consturction of housing. If impractical, the units my be provided by dedication of land, use of a banked unit, or restriction of an existing unit. Only as a last option shall a fee be paid. The distribution of housing types selected in Step 5 is reflected in the chart below. The default method for providing a whole housing unit is on-site construction. If you would like to propose an alternate method, or provide the requirement through various methods, adjust the gold cells. A red cell indicates the adjustment does not match Step 5. The intructions cell indicates the standards that apply to each method. In addition, each unit shall comply with the Jackson Teton/County Housing Department Rules and Regulations. Response to the applicable standards shall be provided with this Housing Mitigation Plan. The in-lieu fee will calculate.

Unit Type	Units	Method	Instructions
1 bed, < 50% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 80% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
1 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
2 bed, < 120% Median Income	1.000	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
3 bed, < 120% Median Income	0.857	On-Site Construction	please document compliance with Sec. 6.3.5.D.1
Total Units:	**4.857**	**Fee In-Lieu:**	**$0.00**

Step 7: Attachments

Please attach to this worksheet any demonstration of existence, independent calculation, rationale for adjustment of unit type, rationale for the proposed method, documentation of the proposed method that is requried by Division 6.3. Please contact the Planning Department with any questions. Information regarding the source of the numbers in this worksheet is available in the Source Sheets.

TO BE COMPLETED IN A LATER APPROVAL PHASE
INCLUDED FOR CONFIRMATION OF UNDERSTANDING

COMPLETE AMENDMENT AND RESTATEMENT
Special Restrictions
for Affordable Housing

Located at 50 S. Millward Street, Town of Jackson, Wyoming

This Complete Amendment and Restatement of the insert name of old restriction recorded in the Office of the Teton County Clerk as document number insert doc number of old rest. book of photo insert book number of old rest. pages insert page numbers of old rest. for insert property address is made this Insert day_____ Day of insert month_____, 2018 (the "Effective Date"), by the Jackson/Teton County Housing Authority, the Jackson/Teton County Affordable Housing Department and its successors or assigns (the "Housing Department") and the undersigned owner ("Owner")

RECITALS:

WHEREAS, the undersigned Owner holds fee ownership interest in that certain real property, known as 50 S. Millward Street, Town of Jackson, Wyoming , and more specifically described as follows:

Click here to enter Legal Description
PIN:Click here to enter PIN. (the "Land");

WHEREAS, the Property is an Affordable ownership Housing unit;

WHEREAS, in furtherance of insert the Town of Jackson or Teton County, Wyoming's goal of providing affordable housing to qualified Teton County residents who will occupy the housing as their primary residence, and as a condition of its Final Development Plan Approval forClick here to enter name of development and FDP #.) (the "FDP Approval"), Declarant agreed toClick here to enter how many units are being provided.:

Click here to enter description of unit, income range, and location.

The Income Ranges are defined in the Jackson/Teton County Housing Department Rules and Regulations enforced by the Jackson/Teton County Affordable Housing Department (hereafter "Housing Department"), such Rules and Regulations are defined in Section 1 below;

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of the insert approval type. FDP, CUP, or other Approval, Declarant agreed to restrict the initial and all subsequent sales and transfers of each Residential Unit, defined below, to a "Qualified Household", which meets employment, income and asset qualifications set forth herein and in the Rules and Regulations;

WHEREAS, consistent with the foregoing, the Property is subject to those certain insert name of old restriction recorded insert date of recording of old rest. as Document number insert doc.

number of old restriction in book of photo insert book no. pages insert page numbers (the "insert year of recording Special Restrictions");

WHEREAS, In accordance with Section insert section number of the insert recording year Special Restrictions, the Special Restrictions may be modified with the written consent of insert who can consent .

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners voted to amend their 1990 Resolution creating TCHA and further amend the 1999 Resolution, to form a regional Housing Authority pursuant to Wyoming Statute §15-10-116(b) with the County of Teton and the Town of Jackson forming the regional housing authority known as the Jackson/Teton County Housing Authority (JTCHA), making the JTCHA the successor in interest to all deeds, documents, leases, and contracts;

WHEREAS, the Jackson Town Council and Teton County Board of County Commissioners further resolved to create the Jackson/Teton County Affordable Housing Department who will be employees of Teton County and agents acting on behalf of the JTCHA;

WHEREAS, in accordance with such Section insert section number of the insert year of recording of old rest. Special Restrictions, and consistent with the foregoing Recitals, JTCHA and the undersigned Owner now desire to amend, restate and replace in their entirety with respect to the Property the insert year of recording old rest. Special Restrictions by adopting these Complete Amended and insert name of this new restriction (these "Special Restrictions"), and hereby declare that the Property, sometimes referred to herein as the "Residential Unit" shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions entered into by the Owner and the Housing Department, and thereby expressly removing JTCHA as a party to these Special Restrictions, which shall be fully enforceable by the Jackson/Teton County Affordable Housing Department.

WHEREAS, a Qualified Household means natural persons meeting the income, asset and all other qualifications at the time of the closing of the purchase of a Residential Unit, and who agree by acceptance of a deed and pursuant to these Special Restrictions to occupy the Residential Unit as their primary place of residence, not to purchase a Residential Unit for speculation or engage in any unpermitted business activity in or at a Residential Unit, or to rent a Residential Unit, and to otherwise comply with the terms and conditions of these Special Restrictions;

WHEREAS, undersigned Owner desires that the Jackson/Teton County Housing Authority (JTCHA) shall have an option to purchase a Residential Unit in certain circumstances as described herein;

WHEREAS, undersigned Owner desires that the Housing Department shall facilitate the transfer, sale or resale of each Residential Unit to a Qualified Household; and

WHEREAS, undersigned Owner desires that the Land and each individual lot or unit located on the Land (such lot (s) or unit(s) referred to herein as a "Residential Unit" or collectively as "Residential Units," and the Land and the Residential Units collectively referred to herein as the "Property") shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which shall be in addition to all other covenants, conditions or restrictions of record affecting the

Property, and shall be enforceable by the Jackson/Teton County Housing Authority, a duly constituted Housing Authority pursuant to W.S. §15-10-116 as amended, its successors or assigns (collectively "JTCHA") JTCHA, and/or the Jackson/Teton County Affordable Housing Department ("Housing Department"), and/or by Insert the Town of Jackson or Teton County, Wyoming.

RESTRICTIONS:

NOW, THEREFORE, in satisfaction of the conditions in and consideration of the insert approval type Approval and in further consideration of the foregoing Recitals, which are incorporated herein by this reference, undersigned Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of a Residential Unit, that the land and each Residential Unit shall be held, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. HOUSING RULES AND REGULATIONS.. References made herein to the "Housing Rules and Regulations" are references to the written Rules and Regulations of the Housing Department, as the same may be amended from time to time and which policies, procedures and guidelines are on file with the Housing Department or otherwise with insert the Town of Jackson or Teton County, Wyoming, or if there are no such written policies, procedures or guidelines (or a policy, procedure or guideline with respect to a specific matter) then the current applied policy or policies of the Housing Department or its successor (the "Rules and Regulations"). Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. PURCHASE BY QUALIFIED HOUSEHOLD ONLY.

A. Qualified Household. The purchase of each Residential Unit shall be limited to natural persons who meet the definition of a "Qualified Household" at the time of purchase, as defined in the Rules and Regulations, and who further meet the "General Eligibility Criteria for Purchase" as outlined in the Rules and Regulations. Such criteria include, without limitation, a restriction on the use of a Residential Unit, employment eligibility, an income eligibility requirement, and a household asset limitation. Notwithstanding the foregoing, JTCHA may also purchase or own a Residential Unit as further set forth herein.

B. Determination of Qualified Household. The Housing Department shall determine whether a prospective purchaser is a Qualified Household and therefore eligible to purchase a Residential Unit. In addition to any requirements set forth in the Rules and Regulations, such determination shall be based upon written applications, representations, information and verification as are deemed by the Housing Department to be necessary to establish and substantiate eligibility.

C. No Legal Action. No owner of a Residential Unit, prospective purchaser of a Residential Unit, or other party shall have the right to sue or bring other legal process against JTCHA, the Housing Department or any person affiliated with JTCHA or the Housing Department arising out of these Special Restrictions, and JTCHA or the Housing Department shall have no liability to any person aggrieved by the decision of the Housing Department regarding

qualification of a prospective purchaser or any other matter relating to these Special Restrictions.

SECTION 3. RESTRICTIONS ON OCCUPANCY, IMPROVEMENT AND USE OF RESIDENTIAL UNITS. In addition to any restrictions included in the Rules and Regulations, occupancy and use of a Residential Unit shall be restricted as follows:

A. Occupancy. Each Residential Unit shall be occupied as the Qualified Household's sole and exclusive primary residence, and each owner of a Residential Unit shall physically reside therein on a fulltime basis, at least ten months out of each calendar year. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Property;

B. Business Activity. No business activities shall occur at a Residential Unit, other than a home occupation use that is: (i) permitted by applicable zoning; (ii) permitted by the declaration(s) of covenants, conditions and restrictions for the Property as the same may be amended, restated, or supplemented from time to time (the "Declaration"); (iii) permitted by the Rules and Regulations; and (iv) not prohibited by any law, statute, code, rule, ordinance, covenant, or regulation ("Laws") affecting the Property;

C. Guests. No guests shall be permitted to reside in a Residential Unit for periods in excess of thirty (30) cumulative days per calendar year;

D. Renting. No Residential Unit, or any part thereof, including without limitation, the garage, any portion of any structure, or any room within any structure, may be rented or otherwise occupied by persons other than the members of the Qualified Household;

E. Occupancy By Person Other Than Owner. No person shall occupy a Residential Unit for more than thirty (30) days without concurrent occupancy of the owner;

F. Maintenance. Each owner shall take good care of the Residential Unit and shall make all repairs and maintain the Residential Unit in a safe, sound, habitable, and good condition and state of repair. In case of damage to a Residential Unit, the owner shall repair the damage or replace or restore any destroyed parts of the Residential Unit, as speedily as practical.

G. Capital Improvements. The Owner may only undertake capital improvements to the Residential Unit in accordance with the policies set forth in the Rules and Regulations, which policies may include but are not limited to, a limitation on the valuation of such improvements at resale, requirements regarding the advance written approval of such improvements, and documentation of proposed and completed improvements. Prior to undertaking any capital improvement to a Residential Unit, an owner shall contact the Housing Department and may only undertake such improvements, if permitted, in accordance with Housing Department policies and approvals;

H. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with all Laws, including without limitation, the Declaration, and all

supplements and amendments thereto, and any other rules and regulations of any applicable homeowners association, as the same may be adopted from time to time;

I. Insurance. Each owner shall, keep the Residential Unit continuously insured against "all risks" of physical loss, using Insurance Services Office (ISO) Form HO 00 03, or its equivalent, for the full replacement value of the Residential Unit. and

J. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, the Rules and Regulations or other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, development or transfer of a Residential Unit, each owner shall comply with any reporting or inspection requirements as may be requested by the Housing Department..

Notwithstanding the foregoing, the Housing Department may approve uses inconsistent with this Section in accordance with the Rules and Regulations.

SECTION 4. RESALE AND TRANSFER LIMITATIONS. Each Residential Unit may only be sold or otherwise transferred to a Qualified Household, or JTCHA, except:

A. Divorce. In the event of the divorce of an owner, the Housing Department may consent to the transfer of a Residential Unit to a spouse of an owner, which spouse may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

B. Death. In the event of the death of an owner, the Housing Department may consent to the transfer of a Residential Unit to an heir or devisee of such deceased owner, which heir or devisee may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

C. Nonqualified Transferee. If title to a Residential Unit vests in a Nonqualified Transferee, as defined in the Rules and Regulations, the Residential Unit shall immediately be listed for sale in accordance with these Special Restrictions and the Rules and Regulations, or in the alternative, JTCHA may exercise its option herein to purchase the Residential Unit. The following shall apply when the Housing Department determines there is a Nonqualified Transferee:

1. A Nonqualified Transferee shall cooperate with the Housing Department to effect the sale, conveyance or transfer of the Residential Unit to a Qualified Household (or JTCHA in the event of its exercise of its option to purchase) and shall execute any and all documents necessary to such sale, conveyance or transfer;

2. A Nonqualified Transferee shall comply with these Special Restrictions, the Rules and Regulations, the Declaration, zoning and all Laws governing the ownership, occupancy, use, development or transfer of the Residential Unit, and further may only occupy the Residential Unit with the prior written consent of the Housing Department.

SECTION 5. SALE OF A RESIDENTIAL UNIT. An owner desiring to sell a Residential Unit shall give written notice to the Housing Department of such desire (the "Notice to Sell"), and after receipt of such notice, the Housing Department shall determine the "Maximum Resale Price," as provided herein and in accordance with the Rules and Regulations. Upon the Housing Department's determination of the Maximum Resale Price, the sale of the Residential Unit shall be facilitated by the Housing Department and shall be completed in accordance with the procedure set forth in the Rules and Regulations, which procedure may include, without limitation: a fee (not to exceed two percent (2%) of the Maximum Resale Price paid to the Housing Department for such facilitation; requirements regarding listing the Residential Unit with the Housing Department and/or a licensed real estate agent, as the Housing Department may direct; standard terms for the sales contract; and procedure for the selection of the purchaser (which selection procedure may include a weighted drawing process). Each purchaser of a Residential Unit shall execute a Buyer's Acknowledgment of Special Restrictions and Option, on a form to be provided by the Housing Department. Notwithstanding the foregoing, upon receipt of notice from an owner of such owner's desire to sell a Residential Unit, JTCHA may purchase such Residential Unit. So long as such owner is not otherwise in default as defined herein, the purchase price in such case shall be the Maximum Resale Price as calculated below and subject to adjustment as provided herein. If an owner is in default, other provisions of these Special Restrictions may apply in determining the purchase price.

SECTION 6. MAXIMUM RESALE PRICE. To further the insert Town of Jackson or Teton County, Wyoming's goal of providing affordable housing, a Residential Unit may not be sold for a purchase price in excess of the "Maximum Resale Price". The Maximum Resale Price is the current owner's purchase price plus an increase in price of the Denver-Boulder-Greeley CPI or 3%, whichever is lower per year of ownership compounded annually, plus the depreciated cost of pre-approved or government-required capital improvements, plus any other costs allowed by the Housing Department, less any required maintenance and/or repair adjustment, all as more fully described in the Rules and Regulations. Notwithstanding the determination of the Maximum Resale Price, the actual sales proceeds delivered to a selling owner may be reduced to account for restoration or repair of a Residential Unit (including without limitation, replacement of carpets, painting, roof repair, siding maintenance/replacement, etc.) determined necessary in the Housing Department's sole and absolute discretion. Finally, to ensure that the sales price of any Residential Unit is limited to the Maximum Resale Price, no purchaser of a Residential Unit shall assume any obligation of a selling owner, nor shall such purchaser pay or provide to a selling owner any other form of consideration in connection with the sale of the Residential Unit. The calculation of the Maximum Resale Price, as made by the Housing Department, shall be final and binding on all parties.

NOTHING HEREIN SHALL BE CONSTRUED TO CONSTITUTE A REPRESENTATION OR GUARANTY THAT UPON THE RESALE OF A RESIDENTIAL UNIT, THE OWNER SHALL OBTAIN THE ENTIRE MAXIMUM RESALE PRICE.

SECTION 7. DEFAULT. The following shall be considered a default ("Default"):

A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any Laws affecting a Residential Unit.

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B. Failure to pay or default of any other obligations due or to be performed with respect to a Residential Unit which failure to pay or default could result in a lien against a Residential Unit, including without limitation, homeowner dues, property taxes, payment required by a promissory note or mortgage purporting to affect a Residential Unit. An owner shall notify the Housing Department in writing of any notification received from any lender or third party of past due payments or default in payment or other obligations due or to be performed within five calendar days of the owner's notification.

C. If the Residential Unit is taken by execution or by other process of law, or if the owner is judicially declared bankrupt or insolvent according to law, or if any assignment is made of the property of the owner for the benefit of creditors, or if a receiver, trustee in involuntary bankruptcy or other similar officer is appointed to take charge of any substantial part of the Residential Unit or the owner's property by a court of competent jurisdiction, or if a petition is filed for the reorganization of the owner under any provisions of the Bankruptcy Act now or hereafter enacted, or if the owner files a petition for such reorganization, or for arrangements under any provision of the Bankruptcy Act now or hereafter enacted and providing a plan for a debtor to settle, satisfy or extend the time for payment of debts; or

D. Fraud or misrepresentation by a purchaser in its application to the Housing Department whereby the Housing Department determines, in its sole and absolute discretion, that the purchaser of a Residential Unit was not a Qualified Household.

SECTION 8. DEFAULT REMEDIES. In addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, the Housing Department's remedies shall include the following:

A. Purchase Option.

1. JTCHA shall have the option to purchase the Residential Unit for a purchase price equal to the Maximum Resale Price, or the appraised value whichever is less, subject to the Housing Department's ability to limit appreciation as provided in this Section ("Option") and further subject to the Housing Department's ability to reduce proceeds as provided above.

2. If JTCHA desires to exercise its Option, the Housing Department shall provide written notice to the owner of such election. Such notice shall include the purchase price and the timing for the closing of the purchase. JTCHA and the Housing Department shall use reasonable efforts to close the purchase within ninety (90) days of such notice.

3. Upon JTCHA's purchase of the Residential Unit, unless otherwise required by law or statute, all proceeds will be applied in the following order:

FIRST, to the payment of any unpaid taxes;
SECOND, to the payment of any Qualified Mortgage;

THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);
FOURTH, to the payment of the closing costs and fees;
FIFTH, to the 2% facilitation fee to the Housing Department;
SIXTH, to the payment of any penalties assessed against the owner by the Housing Department;
SEVENTH, to the repayment to JTCHA or the Housing Department of any monies advanced in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made by JTCHA on owner's behalf;
EIGHTH, to any repairs needed for the Residential Unit; and
NINTH, any remaining proceeds shall be paid to the owner.

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

B. Forced Sale. The Housing Department may require the owner to sell the Residential Unit in accordance with the resale procedures set forth in these Special Restrictions and the Rules and Regulations. In the event of such a sale, all proceeds will be applied in the following order:

FIRST, to the payment of any unpaid taxes;
SECOND, to the payment of any Qualified Mortgage;
THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);
FOURTH, to the payment of the closing costs and fees;
FIFTH, to the 2% facilitation fee to the Housing Department;
SIXTH, to the payment of any penalties assessed against the owner by the Housing Department;
SEVENTH, to the repayment to JTCHA or the Housing Department of any monies advanced by JTCHA in connection with a mortgage or other debt with respect to a Residential Unit, or any other payment made on owner's behalf;
EIGHTH, to any repairs needed for the Residential Unit; and
NINTH, any remaining proceeds shall be paid to the owner.

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

C. Appointment of Housing Department as Owner's Attorney-in-Fact. In the event of JTCHA's exercise of its Option or election of the Housing Department to require the Residential Unit's sale, the owner hereby irrevocably appoints the then serving Housing Manager of the Housing Department as such owner's attorney-in-fact to effect any such purchase or sale on the owner's behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as the Housing Department may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.

D. Limitation on Appreciation at Resale. The Housing Department may fix the Maximum Resale Price of a defaulting owner's Residential Unit to the Maximum Resale Price for the Residential Unit as of the date of an owner's Default (or as of such date after the Default as the Housing Department may determine), and in such event, the Maximum Resale Price shall cease thereafter to increase.

E. Equitable Relief. JTCHA and/or the Housing Department shall have the right of specific performance of these Special Restrictions and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance. Any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or under the laws of the State of Wyoming.

SECTION 9. QUALIFIED MORTGAGE.

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

1. the principal amount of such mortgage at purchase does not exceed 96.5% of the purchase price, and thereafter the principal amount of such mortgage, any refinanced mortgage and/or additional mortgages combined do not exceed ninety-five percent 95% of the then current Maximum Resale Price as the same is determined by the Housing Department at the time or times any such mortgage purports to encumber the Residential Unit; and

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

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

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

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

B. Any mortgage, lien or other encumbrance executed or recorded against a Residential Unit that is not a Qualified Mortgage shall:

1. be deemed unsecured; and

2. only be a personal obligation of an owner and shall not affect or burden, and shall not be enforceable against, such Residential Unit.

Additionally, the execution or recordation of such mortgage, lien or other encumbrance shall be deemed a default hereunder and JTCHA and/or the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation the right of JTCHA to purchase and the Housing Department's right to force a sale.

C. In the event an owner fails to make timely payment owed or otherwise breaches any of the covenants or agreements made in connection with any mortgage, lien or other encumbrance purporting to affect the Residential Unit, including without limitation a Qualified Mortgage, fails to timely make any other payment required in connection with the Residential Unit, including without limitation homeowner association dues and fees, assessments, payments to contractors, materialmen, or other vendors for work undertaken for which a lien could be filed against the Residential Unit, or declares bankruptcy, JTCHA and/or the Housing Department shall have (in addition to the any other remedies) the right to:

1. Cure such default and assume the payments and other obligations of the owner. In such event, the owner shall be in default of these Special Restrictions, and JTCHA and/or the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation its option to purchase and its right to force a sale. In addition to such remedies, the owner shall also be liable to JTCHA and/or the Housing Department for any amounts advanced.

2. Acquire the loan from the lender by paying the balance due together with reasonable accrued interest and costs, and JTCHA and/or the Housing Department shall thereafter have the right to foreclose upon the Residential Unit in accordance with the mortgage and other loan documents, or take such other action as JTCHA and/or the Housing Department shall determine.

3. Purchase the Residential Unit at any foreclosure sale, and in such event, notwithstanding anything to the contrary herein, the Residential Unit shall remain subject to these Special Restrictions.

ANY LENDER BY ENTERING INTO A LOAN TRANSACTION WITH AN OWNER OF A RESIDENTIAL UNIT HEREBY CONSENTS TO THE FOREGOING.

SECTION 10. TERMINATION AND MODIFICATION OF SPECIAL RESTRICTIONS.

A. Termination by the insert Town of Jackson or Teton County, Wyoming**.** These Special Restrictions may be terminated after a determination by the insert Town of Jackson or Teton County, Wyoming that these Special Restrictions are no longer consistent with the goal of providing affordable housing and that they should therefore be terminated.

B. Termination Resulting from Foreclosure by a Qualified Mortgagee. These Special Restrictions as applied to a Residential Unit may be terminated by a Qualified Mortgagee

in the event of a lawful foreclosure of the Residential Unit by such Qualified Mortgagee, as follows:

1. The Qualified Mortgagee provided to the Housing Department copies of all notices of intent to foreclose and all other notices related to the foreclosure contemporaneously with its service of such notices upon an owner.

2. Neither JTCHA nor the Housing Department have exercised its rights as provided in Section 9. Qualified Mortgage.

3. Termination may occur only after expiration of all applicable redemption periods and subsequent recordation of a Sheriff's Deed (or other transfer document as approved by the Housing Department in its sole and absolute discretion) conveying title to a purchaser, who is not (i) the owner, (ii) a member of the Qualified Household, (iii) a person affiliated with or related to the owner or any member of the Qualified Household, or (iv) the JTCHA

4. In the event of a foreclosure hereunder, the Qualified Mortgagee shall pay to the Housing Department all proceeds remaining, if any, after payment of the Qualified Mortgage loan amount, interest, penalties and fees, which proceeds would have been payable to the owner of the foreclosed Residential Unit.

5. Notwithstanding the notice requirements to the Housing Department in this Section, if a Qualified Mortgagee has failed to provide the Housing Department copies of all notices of intent to foreclose and all notices related to the foreclosure contemporaneously with its service on an owner, such Qualified Mortgagee, prior to foreclosing on the Residential Unit, shall provide the Housing Department with notice of its intent to foreclose ("Mortgagee Notice to the Housing Department"). The Mortgagee Notice to the Housing Department shall include all information relevant to the owner's default and the actions necessary to cure such default. The Housing Department shall have forty-five (45) days from the date of the Mortgagee Notice to the Housing Department to exercise its rights under Section 9, Qualified Mortgage. If the Housing Department fails to exercise its rights within such 45-day period, the Qualified Mortgagee may foreclose on the Residential Unit as provided herein.

Nothing herein shall limit or restrict an owner's right of statutory redemption, in which event, if an owner redeems, these Special Restrictions shall remain in full force and effect.

C. Amendment. These Special Restrictions may be amended, in whole or in part, as follows:

1. With the written consent of both the owner of a Residential Unit and the Housing Department.

2. The Housing Department may unilaterally amend these Special Restrictions to provide clarification (i) to any provisions hereto which may be unclear or subject to differing interpretations, (ii) to correct any errors identified herein or (iii) where the Housing Department deems such modification necessary to effectuate

the purposes and intent of the Special Restrictions, and where such modification does not, in the Housing Department's reasonable discretion, materially impair the owner or the lender's rights..

SECTION 11. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Property and each Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Property, a Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and/or insert the Town of Jackson or Teton County.

SECTION 12. NOTICES. Any notice, consent or approval which is required to be given hereunder to an owner shall be in writing and shall be deemed given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to the owner's mailing address on such owner's Buyer's Acknowledgement or such address as is on record with the Teton County Assessor. Any notice which is required to be given hereunder to the Housing Department shall be given by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid to JTC Housing Department, P.O. Box 714, Jackson, WY 83001. Alternatively, notice may be hand delivered, but any such hand delivery shall require a signed receipt from the owner or Housing Department staff respectively, evidencing the same. Failure of either party to pick up and/or sign for a certified mailing does not constitute failure to provide notice provided it was properly addressed and evidence of that mailing is retained. In the event of mailing, notice shall be deemed given when deposited in the U.S. Mail.

SECTION 13. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 14. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter.

SECTION 15. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 16. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 17. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 18. INDEMNIFICATION. Each owner shall indemnify, defend, and hold JTCHA and its directors, officers, agents and employees, as well as the Housing Department and its employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Property or a Residential Unit, or for an owner's breach of any provision of these Special Restrictions. Each owner waives any and all such claims against JTCHA and/or the Housing Department; provided, however, that the Housing Department shall remain liable for damage or injury due to the grossly negligent acts or omissions, or willful or wanton misconduct of the Housing Department or its agents and employees.

SECTION 19. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

SECTION 20. GOVERNMENTAL IMMUNITY. Neither insert the Town of Jackson or Teton County, Wyoming, JTCHA, or the Housing Department waives governmental immunity by executing these Special Restrictions and each specifically retain immunity and all defenses available to either of them as government pursuant to Wyo. Stat. ' 1-39-104(a) and any other applicable law.

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

OWNER
Click here to enter entity.:

_____
Click here to enter text.

STATE OF Wyoming)
) ss.
COUNTY OF Teton)

On the Click here to enter day day of Click here to enter month, 20Click here to enter year, the foregoing Special Restrictions for Affordable Housing was acknowledged before me byClick here to enter Name of signer, as Click here to enter title of signer, of Click here to enter entity.

Witness my hand and official seal.

(Seal)

_____
Notary Public

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JACKSON/TETON COUNTY HOUSING AUTHORITY

_____
Insert name of Chair, Chair

ATTEST

_____
Insert name of Clerk, Clerk

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the Click here to enter day. day ofClick here to enter month., 20Click here to enter year, the foregoing Special Restrictions for Affordable Housing was acknowledged before me by _____ and _____.

Witness my hand and official seal.

(Seal)

_____
Notary Public

AFFIRMED

INSERT TOWN OF JACKSON OR TETON COUNTY BOARD OF COUNTY COMMISSIONERS:

_____
Click here to enter name of Mayor or Chair., insert Mayor or Chair

ATTEST

_____
Click here to enter name of Clerk, County Clerk

DRAFT

TO BE COMPLETED IN A LATER APPROVAL PHASE
INCLUDED FOR CONFIRMATION OF UNDERSTANDING

Special Restrictions
For Workforce Ownership Housing
Located at
Insert property address insert Town of Jackson or Teton County, Wyoming

These Special Restrictions for Workforce Ownership Housing ("Special Restrictions") are made this ____ day of _____, 20__ (the "Effective Date"), by the undersigned Owner ("Owner") and insert the Town of Jackson or Teton County, Wyoming.

RECITALS:

WHEREAS, Owner holds fee ownership interest in that certain real property, located in insert the Town of Jackson or Teton County, Wyoming, and more specifically described as follows:

Insert legal description of property

PIDN: [insert PIDN number ("Land")

WHEREAS, as a condition of its approval for permit #Click here to enter Permit #. ("_____ Approval"), Owner was required to provide and restrict as follows:

Owner developed property addressed as_____, _____, Wyoming 830___ for a _____square foot retail/service/office/residential/etc. building. This development generated the obligation to provide Workforce Ownership Housing in accordance with _____ Approval. Owner is restricting:

- *Unit _____, with _____ number of bedrooms.*
- *Unit _____, with _____ number of bedrooms.*
- *Unit _____, with _____ number of bedrooms.*

(hereinafter "Residential Unit" or Residential Units").

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

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

WHEREAS, in furtherance of the goals, objectives, requirements and conditions of insert approval type (FDP, CUP, etc.) Approval, and consistent with the insert the Town of Jackson or Teton County's goal of providing decent, safe and sanitary housing to qualified employees working in Teton County, Wyoming, that is affordable, Owner agrees to restrict the use and occupancy of the

FINAL DRAFT

Residential Unit to a "Qualified Household," which meets employment, income and asset ownership qualifications as set forth herein and as further defined in the Jackson/Teton County Housing Department Rules and Regulations;

WHEREAS, Owner desires to adopt these Special Restrictions and declare that the Residential Unit and Land shall be held, sold, and conveyed in perpetuity subject to these Special Restrictions, which Special Restrictions shall be in addition to all other covenants, conditions or restrictions of record affecting the Residential Unit and Land, and shall be enforceable by Housing Department and insert the Town of Jackson or Teton County, Wyoming;

RESTRICTIONS:

NOW THEREFORE, in satisfaction of the conditions in the Click here to enter approval type (FDP, CUP or other) Approval, and in further consideration of the foregoing Recitals, which are by this reference incorporated herein, Owner hereby declares, covenants and agrees for itself and each and every person acquiring ownership of the Residential Unit, that the Land and each Residential Unit shall be owned, used, occupied, developed, transferred and conveyed subject to the following Special Restrictions in perpetuity.

SECTION 1. JACKSON/TETON COUNTY HOUSING DEPARTMENT RULES AND REGULATIONS. References made herein to the "Rules and Regulations" are references to the written policies, procedures and guidelines of the Housing Department, as the same may be amended, modified, or updated from time to time and which policies, procedures and guidelines are on file with the Housing Department or otherwise with insert the Town of Jackson or Teton County, Wyoming, or if there are no such written policies, procedures or guidelines (or a written policy, procedure or guideline with respect to a specific matter) then the reference shall be to the current applied policy or policies of the Housing Department or its successor. Procedural and administrative matters not otherwise addressed in these Special Restrictions shall be as set forth in the Rules and Regulations.

SECTION 2. OWNERSHIP BY QUALIFIED HOUSEHOLD.

A. Qualified Household. The ownership, use and occupancy of the Residential Unit shall be limited to natural persons who meet the definition of a Qualified Household for Workforce Housing, as set forth below and as may be further detailed in the Rules and Regulations ("Qualified Household").

1. Employment Requirement. At least one (1) member of the Qualified Household must maintain an average of thirty (30) hours per week employment on an annual basis, or a minimum of one thousand five hundred and sixty hours (1,560) per year, for a local business. A "local business" means a business physically located within Teton County, Wyoming, holding a business license with the Town of Jackson, Wyoming or one that can provide other verification of business status physically located in Teton County, Wyoming, and the business serves clients or customers who are physically located in Teton County, Wyoming.

FINAL DRAFT

2. Income Requirement: The entire Qualified Household must earn at least seventy-five percent (75%) of the Household's income from a local business, as defined above.
3. No Teton County Residential Real Estate. No member of the Qualified Household may own or have any interest (whether individually, in trust, or through an entity including without limitation a partnership, limited partnership, limited liability company, corporation, association, or the like) in whole or in part in any other residential real estate within one hundred and fifty (150) miles of Teton County, Wyoming at any time during occupancy of the Residential Unit.
4. Determination by the Housing Department. The Housing Department shall determine whether a prospective occupant is a Qualified Household. In addition to any requirements set forth in the Rules and Regulations, such determinations shall be based upon written applications, representations, information and verification as are deemed by the Housing Department to be necessary to establish and substantiate eligibility.
5. Continuing Obligation to Remain a Qualified Household. Households residing in the Residential Unit shall satisfy the definition of a Qualified Household at all times during occupancy of the Residential Unit.

B. No Legal Action. No owner of the Residential Unit, prospective purchaser of the Residential Unit, Tenant, renter or occupant, or other party shall have the right to sue or bring other legal process against the Town of Jackson or Teton County, Wyoming or the Housing Department, or any person affiliated with the Town of Jackson or Teton County, Wyoming or the Housing Department arising out of these Special Restrictions, and neither shall the Town of Jackson or Teton County, Wyoming or the Housing Department have any liability to any person aggrieved by the decision of insert the Town of Jackson or Teton County, Wyoming or the Housing Department regarding qualification of a Qualified Household or any other matter relating to these Special Restrictions.

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

SECTION 3. RESTRICTIONS ON OCCUPANCY, IMPROVEMENT AND USE OF RESIDENTIAL UNIT. In addition to any restrictions included in the Rules and Regulations, occupancy and use of the Residential Unit shall be restricted as follows:

A. Occupancy.
1. Occupancy by Owner. The Residential Unit may only be occupied by a Qualified Household, shall be such Qualified Household's sole and exclusive primary residence, and each Qualified Household occupying the Residential Unit shall physically reside therein on a full-time basis, at least ten (10) months out of each calendar year. Except for permitted guests, no person other than those comprising the Qualified Household may occupy the Unit, provided that such requirement does not violate federal or state fair housing laws.
2. Occupancy by Tenant. The Residential Unit occupied by a tenant shall be the Qualified Household's sole and exclusive primary residence, and each tenant of a

FINAL DRAFT

Residential Unit shall physically reside therein on a full-time basis, at least eighty percent (80%) of the term of the lease. Except for permitted guests, no persons other than the members of the Qualified Household may occupy the Residential Unit. Only members of the Qualified Household may occupy a Residential Unit.

B. Business Activity. No business activities shall occur in a Residential Unit, other than a home occupation use that is allowed by applicable zoning and properly permitted.

C. Guests. No persons other than those comprising the Qualified Household shall be permitted to occupy the Residential Unit for periods in excess of thirty (30) cumulative days per calendar year.

D. Renting. Owners may rent the Residential Unit to a Qualified Household after verification and qualification of eligibility by the Housing Department.

E. Rental Term. The Residential Unit shall be offered for rent in periods of not less than thirty-one (31) days.

F. Vacancies. The Residential Unit may be vacant intermittently between tenancies to allow for proper advertisement and verification for Qualified Households and reasonable maintenance. However, a Residential Unit shall not be vacant for a period greater than sixty (60) days, unless authorized by the Housing Department. If any Residential Unit remains vacant for more than sixty (60) days without approval, the Housing Department has the right, but not the obligation, to identify a Qualified Household to rent the Residential Unit.

G. Maintenance. The owner shall take good care of the interior of the Residential Unit and all other aspects of the Residential Unit not otherwise maintained by a homeowner's association and shall make all repairs and maintain the Residential Unit in a safe, sound, habitable, and good condition and state of repair. In case of damage to the Residential Unit, the owner shall repair the damage or replace or restore any destroyed parts of the Residential Unit, as speedily as practical.

H. Capital Improvements. The Owner may only undertake capital improvements to the Residential Unit in accordance with the policies set forth in the Rules and Regulations, which policies may include but are not limited to, a limitation on the valuation of such improvements at resale, requirements regarding the advance written approval of such improvements, and documentation of proposed and completed improvements.

I. Insurance. The owner shall keep the Residential Unit continuously insured against "all risks" of physical loss (not otherwise covered by a homeowner's association insurance), for the full replacement value of the Residential Unit.

J. Compliance with Laws, Declaration. The Residential Unit shall be occupied in full compliance with these Special Restrictions and the Rules and Regulations, along with all laws, statutes, codes, rules, or regulations, covenants, conditions and restrictions, and all

FINAL DRAFT

supplements and amendments thereto, and any other rules and regulations of any applicable homeowner's association, as the same may be adopted from time to time.

K. Periodic Reporting, Inspection. In order to confirm compliance with these Special Restrictions, the Rules and Regulations and other covenants, regulations, ordinances, or rules governing the ownership, occupancy, use, development or transfer of a Residential Unit, Owner shall comply, and shall cause all occupants to comply, with any reporting or inspection requirements as set forth herein and as may be required by the Housing Department from time to time. Upon reasonable notice to Owner, the Housing Department shall have the right to inspect the Residential Unit from time to time to determine compliance with these Special Restrictions and to review the written records required to be maintained by Owner. Owner shall maintain such records for a period of two (2) years.

SECTION 4. TRANSFER LIMITATIONS. Each Residential Unit may only be sold in accordance with Sections 5, 6 and 7 below or transferred in accordance herewith as follows:

A. Divorce. In the event of the divorce of an owner, the Housing Department may consent to the transfer of the Residential Unit to the spouse of such owner, which spouse may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

B. Death. In the event of the death of an owner, the Housing Department may consent to the transfer of the Residential Unit to an heir or devisee of such deceased owner, which heir or devisee may not otherwise qualify as a Qualified Household, only upon receipt of an order issued by a Court of competent jurisdiction ordering such transfer.

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

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

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

3. A Nonqualified Transferee shall comply with these Special Restrictions, the Rules and Regulations, the Declaration, zoning and all Laws governing the ownership, occupancy, use, development or transfer of the Residential Unit, and further may

FINAL DRAFT

only occupy the Residential Unit with the prior written consent of the Housing Department

SECTION 5. INITIAL SALE OF THE RESIDENTIAL UNIT. At initial sale, the Residential Unit may only be sold to a Qualified Household at a purchase price as Owner and prospective buyer may determine and subject to these Special Restrictions. After Owner and a prospective buyer enter into a purchase agreement for the purchase and sale of the Unit and at least thirty (30) days prior to purported closing of the purchase and sale, the prospective buyer shall provide such information as may be required by the Housing Department for it to determine if the prospective buyer is a Qualified Household. If the prospective buyer does not qualify as a Qualified Household, such buyer may not purchase the Unit. At all subsequent sales, the Housing Department will conduct a Weighted Drawing to identify a buyer.

SECTION 6. RESALE OF RESIDENTIAL UNIT. An Owner desiring to sell a Residential Unit shall give written notice to the Housing Department of such desire (the "Notice to Sell"), and after receipt of such notice, the Housing Department shall determine the "Maximum Resale Price," as provided herein and in accordance with the Rules and Regulations. Upon the Housing Department's determination of the Maximum Resale Price, the sale of the Residential Unit shall be facilitated by the Housing Department and shall be completed in accordance with the procedure set forth in the Rules and Regulations, which procedure may include, without limitation: a fee (not to exceed two percent (2%)) of the Maximum Resale Price paid to the Housing Department for such facilitation; requirements regarding listing the Residential Unit with the Housing Department and/or a licensed real estate agent, as the Housing Department may direct; standard terms for the sales contract; and procedure for the selection of the purchaser (which selection procedure may include a weighted drawing process). Any such conveyance of a Residential Unit shall be subject to these Special Restrictions. Each purchaser of a Residential Unit shall execute a Buyer's Acknowledgment of Special Restrictions and Option, on a form to be provided by the Housing Department. Notwithstanding the foregoing, upon receipt of notice from an owner of such owner's desire to sell a Residential Unit, the Housing Department may purchase such Residential Unit. So long as such owner is not otherwise in default as defined herein, the purchase price in such case shall be the Maximum Resale Price as calculated below and subject to adjustment as provided herein. If an owner is in default, other provisions of these Special Restrictions may apply in determining the purchase price.

SECTION 7. MAXIMUM RESALE PRICE. To further insert the Town of Jackson or Teton County, Wyoming's goal of providing affordable housing, after the initial sale, a Residential Unit may not be sold for a purchase price in excess of the "Maximum Resale Price." The Maximum Resale Price is the current owner's purchase price plus an increase in price of the Denver-Boulder-Greeley CPI (if such ceases to exist then a comparable CPI Index as determined in the sole discretion of the Housing Department) or three percent (3%), whichever is lower, per year of ownership compounded annually, plus the depreciated cost of pre-approved or government-required capital improvements, plus any other costs allowed by the Housing Department, less any required maintenance and/or repair adjustment, all as more fully described in the Rules and Regulations. Notwithstanding the determination of the Maximum Resale Price, the actual sales proceeds delivered to a selling owner may be reduced to account for restoration or repair of a Residential Unit (including without limitation, replacement of carpets, painting, roof repair, siding maintenance/replacement, etc.) determined necessary in the Housing Department's sole and

FINAL DRAFT

absolute discretion. Finally, to ensure that the sales price of any Residential Unit is limited to the Maximum Resale Price, no purchaser of a Residential Unit shall assume any obligation of a selling owner, nor shall such purchaser pay or provide to a selling owner any other form of consideration in connection with the sale of the Residential Unit. The calculation of the Maximum Resale Price, as made by the Housing Department, shall be final and binding on all parties.

NOTHING HEREIN SHALL BE CONSTRUED TO CONSTITUTE A REPRESENTATION OR GUARANTY THAT UPON THE RESALE OF A RESIDENTIAL UNIT, OWNER SHALL OBTAIN THE ENTIRE MAXIMUM RESALE PRICE.

SECTION 8. DEFAULT. Each of the following shall be considered a default ("Default"):

A. A violation of any term of these Special Restrictions, the Rules and Regulations, the Declaration, or any laws affecting a Residential Unit.

B. Vacancy of a Residential Unit for more than sixty (60) days continuously

C. Failure to pay or default of any other obligations due or to be performed with respect to a Residential Unit which failure to pay or default could result in a lien against a Residential Unit, including without limitation, homeowner dues, property taxes, payment required by a promissory note or mortgage purporting to affect a Residential Unit. Owner shall notify the Housing Department in writing of any notification received from any lender or third party of past due payments or default in payment or other obligations due or to be performed within five (5) calendar days of Owner's notification.

D. If the Residential Unit is taken by execution or by other process of law, or if Owner is judicially declared insolvent according to law, or if any assignment is made of the property of Owner for the benefit of creditors, or if a receiver, trustee or other similar officer is appointed to take charge of any substantial part of the Residential Unit or Owner's property by a court of competent jurisdiction.

E. Fraud or misrepresentation by purchaser, Owner and/or occupant in the provision of an application, reporting requirement, inspection requirement or any other informational requirement to the Housing Department.

In the event the Housing Department believes there to be a Default, the Housing Manager, or a designee of the Housing Department, shall send written notice to Owner of such violation, the required action to cure and the timing for such cure. If Owner disputes the Housing Department's decision, Owner shall proceed in accordance with the Rules and Regulations.

SECTION 9. DEFAULT REMEDIES. In addition to any other remedies the Housing Department may have at law or equity, in the event of a Default, the Housing Department's remedies shall include, without limitation, as an exercise of its regulatory authority, the following:

FINAL DRAFT

A. Purchase Option.

1. The Housing Department shall have the option to purchase the Residential Unit for a purchase price equal to the Maximum Resale Price, or the appraised value whichever is less, subject to the Housing Department's ability to limit appreciation as provided in this Section ("Option") and further subject to the Housing Department's ability to reduce proceeds as provided above.

2. If the Housing Department desires to exercise its Option, the Housing Department shall provide written notice to Owner of such election. Such notice shall include the purchase price and the timing for the closing of the purchase. The Option must be exercised within ninety (90) days from receipt of a notification of borrower Default or the property foreclosure.

B. Forced Sale. The Housing Department may require Owner to sell the Residential Unit in accordance with the resale procedures set forth in these Special Restrictions and the Rules and Regulations. Such sale shall be subject to these Special Restrictions.

C. Whether the Housing Department elects to exercise its Option or to force a sale in accordance herewith, all proceeds, unless otherwise required by statute, will be applied in the following order:

FIRST, to the payment of any unpaid taxes;

SECOND, to the payment of any Qualified Mortgage;

THIRD, to assessments, claims and liens on the Residential Unit (not including any mortgage or lien purportedly affecting the Residential Unit which is not a Qualified Mortgage);

FOURTH, to the payment of the closing costs and fees; and,

FIFTH, any remaining proceeds shall be paid to Owner.

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

D. Appointment of Housing Department as Owner's Attorney-in-Fact. In the event the Housing Department exercises its Option or requires the Forced Sale, Owner hereby irrevocably appoints the then-serving Housing Manager as such Owner's attorney-in-fact to effect any such purchase or sale on Owner's behalf (including without limitation the right to cause an inspection of the Residential Unit and make such repairs to the Residential Unit as the Housing Department may reasonably deem necessary), and to execute any and all deeds of conveyance or other instruments necessary to fully effect such purchase or sale and conveyance.

FINAL DRAFT

E. Limitation on Appreciation at Resale. The Housing Department may fix the Maximum Resale Price of a defaulting owner's Residential Unit to the Maximum Resale Price for the Residential Unit as of the date of an owner's Default (or as of such date after the Default as the Housing Department may determine), and in such event, the Maximum Resale Price shall cease thereafter to increase.

F. Equitable Relief. The Housing Department shall have the right of specific performance of these Special Restrictions and the Rules and Regulations, and the right to obtain from any court of competent jurisdiction a temporary restraining order, preliminary injunction and permanent injunction to obtain such performance. Any equitable relief provided for herein may be sought singly or in combination with such other remedies as the Housing Department may be entitled to, either pursuant to these Special Restrictions or under the laws of the State of Wyoming.

G. Enforcement. The Housing Department may, for purposes of enforcing these Special Restrictions or the Rules and Regulations, seek enforcement through the Town or County Land Development Regulations, including but not limited to Division 8.9 Enforcement.

SECTION 10. QUALIFIED MORTGAGE.

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

1. the principal amount of such mortgage at purchase does not exceed ninety-six and one half percent (96.5%) of the purchase price, and thereafter the principal amount of such mortgage, any refinanced mortgage and/or additional mortgages combined do not exceed ninety-five percent (95%) of the then current Maximum Resale Price as the same is determined by the Housing Department at the time or times any such mortgage purports to encumber the Residential Unit; and

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

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

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

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

FINAL DRAFT

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

B. Any mortgage, lien or other encumbrance executed or recorded against a Residential Unit that is not a Qualified Mortgage shall:

1. be deemed unsecured; and

2. only be a personal obligation of an owner and shall not affect or burden, and shall not be enforceable against, such Residential Unit.

Additionally, the execution or recordation of such mortgage, lien or other encumbrance shall be deemed a default hereunder and the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation the right of the Housing Department to purchase and to force a sale.

C. In the event an owner fails to make timely payment owed or otherwise breaches any of the covenants or agreements made in connection with any mortgage, lien or other encumbrance purporting to affect the Residential Unit, including without limitation a Qualified Mortgage, fails to timely make any other payment required in connection with the Residential Unit, including without limitation homeowner association dues and fees, assessments, payments to contractors, materialmen, or other vendors for work undertaken for which a lien could be filed against the Residential Unit, the Housing Department shall have (in addition to the any other remedies) the right to:

1. Cure such default and assume the payments and other obligations of Owner. In such event, Owner shall be in default of these Special Restrictions, and the Housing Department may exercise any and all of its remedies hereunder or otherwise, including without limitation its option to purchase and its right to force a sale. In addition to such remedies, Owner shall also be liable to the Housing Department for any amounts advanced.

2. Acquire the loan from the lender by paying the balance due together with reasonable accrued interest and costs, and the Housing Department shall thereafter have the right to foreclose upon the Residential Unit in accordance with the mortgage and other loan documents or take such other action as the Housing Department shall determine.

3. Purchase the Residential Unit at any foreclosure sale, and in such event, notwithstanding anything to the contrary herein, the Residential Unit shall remain subject to these Special Restrictions.

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

FINAL DRAFT

SECTION 11. TERMINATION, AMENDMENT AND CORRECTION OF SPECIAL RESTRICTIONS.

A. Termination by insert the Town of Jackson or Teton County, Wyoming. These Special Restrictions may be terminated after a determination by insert the Town of Jackson or Teton County, Wyoming that these Special Restrictions are no longer consistent with the Town's goals for affordable housing.

B. Amendment. These Special Restrictions may be amended by a signed, written amendment executed by the Parties hereto and recorded in the Teton County Clerk's Office against the title to the Land, in whole or in part, with the written consent of Owner of the Residential Unit Complex and insert the Town of Jackson or Teton County, Wyoming.

C. Correction. The Housing Department may unilaterally correct these Special Restrictions to address scrivener's errors, erroneous legal descriptions or typographical errors

SECTION 12. SPECIAL RESTRICTIONS AS COVENANT. These Special Restrictions shall constitute covenants running with the Land and the Residential Unit, as a burden thereon, and shall be binding on all parties having any right, title, or interest in the Land, the Residential Unit, or any part thereof, their heirs, devisees, successors and assigns, and shall inure to the benefit of and shall be enforceable by JTCHA, the Housing Department and insert the Town of Jackson or Teton County.

SECTION 13. NOTICES. All notices required to be served upon the parties to this Special Restriction shall be transmitted by one of the following methods: hand delivery; prepaid overnight courier; or by postage paid certified mail, return receipt requested, at the address set forth below for said party; or at such other address as one party notifies the other in writing pursuant to this paragraph. Notice shall be effective when hand delivered, one (1) day after being deposited with an overnight courier or five (5) business days after being placed in the mail. Either party may change its address in the manner provided for giving notice.

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

With a Copy to:
insert the Town of Jackson or Teton County.
insert the Town of Jackson or Teton County.
Jackson, WY 83001.

To Owner
_____
_____
_____

FINAL DRAFT

SECTION 14. ATTORNEY'S FEES. In the event any party shall be required to retain counsel and file suit for the purpose of enforcing the terms and conditions of these Special Restrictions, the prevailing party shall be entitled to recover, in addition to any other relief recovered, a reasonable sum as determined by the court for attorney's fees and costs of litigation.

SECTION 15. CHOICE OF LAW, FORUM. These Special Restrictions and each and every related document, are to be governed by and construed in accordance with the laws of the State of Wyoming. The parties agree that the appropriate court in Teton County, Wyoming and/or the Ninth Judicial District for the State of Wyoming shall have sole and exclusive jurisdiction over any dispute, claim, or controversy which may arise involving these Special Restrictions or its subject matter. Owner by accepting a deed for the Land hereby submits to the personal jurisdiction of any such court in any action or proceeding arising out of or relating to this Special Restrictions.

SECTION 16. SEVERABILITY. Each provision of these Special Restrictions and any other related document shall be interpreted in such a manner as to be valid under applicable law; but, if any provision, or any portion thereof, of any of the foregoing shall be invalid or prohibited under said applicable law, such provision shall be deemed modified to the extent necessary and possible to render it valid and enforceable, or if such modification is not possible, such provision shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provision(s) of such document.

SECTION 17. SECTION HEADINGS. Paragraph or section headings within these Special Restrictions are inserted solely for convenience or reference, and are not intended to, and shall not govern, limit or aid in the construction of any terms or provisions contained herein.

SECTION 18. WAIVER. No claim of waiver, consent or acquiescence with respect to any provision of these Special Restrictions shall be valid against any party hereto except on the basis of a written instrument executed by the parties to these Special Restrictions. However, the party for whose benefit a condition is inserted herein shall have the unilateral right to waive such condition.

SECTION 19. INDEMNIFICATION. Owner shall indemnify, defend, and hold the Housing Department and insert the Town of Jackson or Teton County, Wyoming, and each entity's directors, officers, agents and employees harmless against any and all loss, liability, claim, or cost (including reasonable attorneys' fees and expenses) for damage or injury to persons or property from any cause whatsoever on or about the Residential Unit, or for Owner's breach of any provision of these Special Restrictions. Owner waives any and all such claims against the Housing Department and insert the Town of Jackson or Teton County, Wyoming.

SECTION 20. SUCCESSORS AND ASSIGNS. These Special Restrictions shall be binding upon, and inure to the benefit of, the parties hereto and their respective successors, heirs, devisees, administrators and assigns.

FINAL DRAFT

SECTION 21. GOVERNMENTAL IMMUNITY. Neither insert the Town of Jackson or Teton County, Wyoming nor the Housing Department waives governmental immunity by executing these Special Restrictions and specifically retain immunity and all defenses available to them as government pursuant to Wyo. Stat. Ann. § 1-39-104(a) and any other applicable law.

IN WITNESS WHEREOF, the undersigned have executed this instrument as of the Effective Date.

Insert declarant's organization (corporation):

_____
Insert name of signor, insert title of signor

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me by insert name of signor, as insert title of signor, of insert declarant's organization.

Witness my hand and official seal.

(Seal)

_____
Notary Public
My commission expires:

INSERT TOWN OF JACKSON OR TETON COUNTY BOARD OF COUNTY COMMISSIONERS

_____
Click here to enter name of Mayor or Chair, insert Mayor or Chair

FINAL DRAFT

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the _____ day of _____, 20__, the foregoing instrument was acknowledged before me by Click here to enter name of Mayor or Chair as insert Mayor or Chair, of insert the Town of Jackson or Teton County Board of County Commissioners, Wyoming.

Witness my hand and official seal.

(Seal)

_____
Notary Public
My commission expires:

Approved as to form:

JACKSON/TETON COUNTY AFFORDABLE HOUSING DEPARTMENT:

_____
Insert name of Housing Manager, Housing Manager

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

On the Click here to enter day. day ofClick here to enter month., 20Click here to enter year, the foregoing Special Restrictions for Affordable Housing was acknowledged before me by insert name of Housing Manager as Housing Manager.

Witness my hand and official seal.

(Seal)

_____
Notary Public

FINAL DRAFT

AFFIRMED

INSERT TOWN OF JACKSON OR TETON COUNTY BOARD OF COUNTY COMMISSIONERS:

_____
Click here to enter name of Mayor or Chair., insert Mayor or Chair

ATTEST

_____
Click here to enter name of Clerk, insert Town Clerk or County Clerk

FINAL DRAFT

5

Project Narrative Addressing Findings of Approval for Sketch Plan

Overview

The proposed project is located at 50 S Millward Street. The proposed project will be a mixed-use development containing a 67 hotel keys, 5 affordable residential units, 2 workforce residential units, 3 market rate residential units and a small street level retail space. 75 underground parking spaces will be provided via an automated parking system. The project also proposes adding 4 new parking spaces on Millward Street, two public spaces and two 15 minute loading spaces.

Existing Site

The site consists of two lots at the corner of Millward Street and Pearl Avenue. There is an existing 12 room short term rental property called Multi Resort at Jackson Pines. There are 12 existing private perpendicular parking spaces that back into Millward Street.

Program

The project will be a total of approximately 66,000 gross square feet including parking, and 3 stories above grade. The street level will include a hotel jump lobby on Millward Street that provides access to the guest elevator and grand staircase down to the main lobby level which is subterranean and lit by a large skylight above. The residential units are accessed via a private elevator lobby on Pearl Ave. Also located on Pearl Ave is a small retail space that is intended to provide a place for public engagement at street level. The parking will be accessed via a parking lift located off the alley. Trash, loading and utilities will also be accessed via the alley.

The hotel lobby provides a small library/lounge space, a 1,400sf bar and dining space intended for guest use only, two small media salons (meeting rooms), a fitness area and pool with adjacent restrooms.

There are 75 parking spaces provided in an automated parking facility that is 2 levels below grade. The parking will be managed by a full-time valet service for both the hotel and residential units. Bicycle parking, trash/recycling and storage are also provided in the garage space.

The project meets the town's landscape requirements via the expansion of the sidewalks on Millward and Pearl and the addition of trees in grates per the zoning requirement. There will be street level planters along both Millward and Pearl with hearty perennials to bring softness to the pedestrian experience.

Findings of Approval for Sketch Plan

1. *Is consistent with the purposes and organization of the LDRs;*

Consistent. The proposed project uses of Apartment, Conventional Lodging, and Retail are allowed within the Downtown Core Neighborhood zone under a Basic Permit Use.

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

Consistent. The proposed project does not lie within either the NRO or SRO.

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;

Consistent. The proposed project will not have significant impacts on public facilities and services. The proposed development will connect to Town water and sewer systems which exist in the adjacent streets and alley. The proposed development will provide 67 hotel rooms and a hotel guest only bar with light food options and 10 residential units. The single building will consolidate sewer connections within the project to reduce connection points to the Town wastewater system. On-Site parking is provided beyond the requirements of the LDRs via an automated, all valet system that expedites the movement of cars and will minimize traffic demands on the alley and on town and county roadways. The project provides 2 new public parking spaces and 2 valet loading spaces along Millward which will be an added benefit to the community. New utility connections to the Town of Jackson services will be incorporated as part of this project. Impacts to schools and parks will be minimal. Impacts to police, fire, EMS facilities will not be significant as the proposed project will provide fire sprinklers throughout the building, secure entries for the hotel and residents, and a gurney compliant elevator which is an improvement over the existing property.

4. Complies with all relevant standards of these LDRs and other Town Ordinances as can be determined by the level of detail of a sketch plan;

Consistent. The proposed project complies with the zone-specific standards in the Design guidelines. The proposed project follows all relevant standards of the Land Development Regulations (LDRs) for the DC-2 zone with a lodging overlay as stated in the vision statement for the Jackson/Teton County Comprehensive Plan adopted November 2020. The proposed project is consistent with other adopted Town Ordinances as included in The Municipal Code adopted by the Town Council through December of 2024.

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

Consistent. The subject property has not received any applicable development permits or approvals related to the proposed physical development.

Conclusion

The Sketch Plan application complies with the Town of Jackson Land Development Regulations, Design Guidelines, and applicable provisions of the Jackson/Teton County Comprehensive Plan.

6

Pre-Application Checklist & Insufficiency Letter Responses

Pre-Application Meeting Comments

Permit Number	Step Type	Town Comments	Team Responses	Drawing Reference
P24-108	**Building Department Comments**	1. The structure must meet the most current adopted Building Codes adopted by the Town of Jackson at the time of permitting.	Noted.	
	Engineering Department Comments	**Site Plan Questions –**	No longer relevant – updated design is one building. Pocket park eliminated as it was a tradeoff for the encroachment on Millward street perpendicular private parking which is being removed.	
		1. Where does the water service to the pocket park go? Not shown in the plans for demo or abandonment.		
		2. The doghouse manhole for the sewer, is this to be in the street?	No, sewer connection will be in the alley.	See civil site plan
		3. Will we have separate services for each building off-of the alley?	No longer relevant – updated design is one building.	
		4. Trees on the street side are to show setbacks and clearance from the right-of-way.	Revised.	See civil site plan
		5. How do you plan to install Water services and Meter set up?	Fire and Domestic house water will hot tap off Town watermain in Millward St. A master meter will be in basement mechanical space.	See civil site plan
		6. Check the Sewer to existing manhole on the neighboring property.	Noted	
		7. What's the Status of the lot line between hotel and residences?	No longer relevant – updated design is one building.	
		8. Verify the Valet Staging location.	See plans - the project will provide 4 new parallel parking spaces on Millward Street. 2 spaces will be public parking and 2 spaces are proposed to be 15 minute valet loading zones for the properties use.	
		9. What are your weather operations regarding the parking elevator?	Parking elevator will be operational year round. Building overhangs in that location/area is covered and protected from snow. Drainage is provided in the lift and garage for any runoff.	
		10. Show the sand oil separator, service and maintenance plan.	To be provided at time of building permit submittal.	
		11. Storm water run-off volume calculations?	To be provided at time of building permit submittal (with GEC application).	
		12. Plans for the winter gravel/sand build up	Snow/gravel/sand build up storage area to be provided within the landscape buffer and removed as necessary. Ground level open area is very limited so the project expects to see very little gravel and sand build up.	See civil site plan
		13. Show Power Lines the ones proposed to be underground.	Revised.	See civil site plan
		14. Check the Sight Triangle off the corner of Pearl and Millward	Noted.	See civil site plan
		a. Show Stripe and Signage Plan regarding the sight triangle	To be provided at time of building permit submittal.	See civil site plan
		b. Show the stop sign and striping and signage	Noted.	See civil site plan
		c. Bulb-out on this corner, why is this tapered?	Existing Millward/Pearl intersect is tapered. Bulb out to clarify auto lane and to develop bike lane	See civil site plan
		15. Check the proposed Street lights on Millward for compliance with LDRs	Noted.	
		16. Check the Sight Triangle off the corner of the alley on S Millward	Noted.	See civil site plan
		a. Possibly a better location for the Valet Staging	We will take this under advisement.	See civil site plan
		17. Show Full CM Plan and especially for the Alley work	CM plan is provided in the response package	
		18. Show plan for the transformer location on the back side of existing hotel.	Revised.	See civil site plan
		19. Show utility setback for disconnect and the meter packs	Revised.	See civil site plan
		20. Will there be back up power for the parking alone?	Yes. Further information to be provided at the time of building permit submittal.	
		21. Recycling and size next to trash locations?	Trash and recycling will be accommodated in a trash room at the parking level. Property operations will require (3) 6 yard containers for waste and (1) 6 yard container for recycling. This will accommodate both the hotel and residential functions. Pick up will be 2 days per week to limit the impact to the alley.	See architectural drawings
		22. Trash Loading not into the Alley.	Loading can take place within the parking lift. The trash and recycling containers will be loaded into the parking system and brought to street level via the lift.	
		23. Who owns the tree in the pocket park?	No longer applicable; pocket park to be vacated along with provate owner parking in Millward ROW. Park to be replaced with street trees.	
		24. How does the trash location off Pearl St. work?	No longer applicable; trash on Pearl eliminated. - trash will be adjacent to north alley	

		25. How will accommodate to oversized vehicles? And in wintertime; Vegas?	Oversized vehicles, such as sprinter vans, will be prohibited. Parking system will accommodate vehicles up to a 2025 Escalade. Parking lift will be operational year round.	
		26. For the automated parking can you please provide a turn maneuver demonstration for entering and exiting the underground parking?	Yes.	See civil site plan
		a.Does this turn vehicles for a forward drive out?	Yes. The system has a turn table so cars always exit facing out.	
		Sheet 10, Floor Plan B1:		
		27. Please provide or keep in-mind an encroachment agreement for shoring	Noted. Project has been shifted 5' off the property line to help with the trees and shoring.	
		Sheet 11, Floor Plan Street Level:		
		28. Set the parking spaces on Millward back from alley entrance.	Noted.	See civil site plan
		Sheet 16, North and South Buildings Section 1-1:		
		29. The Pool draining to our sewer is ok and the water department has been included on this comment	Noted.	
		30. Show how Bike racks in the basement provide a user-friendly access or encouragement	Bike racks can be quickly accessed via the service elevator. Bike racks are also provided at street level along Pearl Ave.	
		31. The underground parking lot, show how and will this be complying to EV Parking?	The parking system can accommodate up to 80% of spaces as EV, will be designed to meet code at a minimum.	
		Sheet 24, View of South Building and North Building from S Millward St.:		
		32. Show Model of Fixed Bulb-out corner		See civil site plan
		33. Show a Street Light/w a Stop Sign		See civil site plan
		34. Check Sight lines along trees		See civil plans
		35. Roof Drainage location off the windows on the street side	Flat roof capture; roof drainage will pipied to detention before discharge to Town stormsewer infrastucture. (Details and calculations to be provided with building permit submittal)	
		36. Is there a protective cover over the Basement windows?	No. There will be a railing along the light well.	
		a. A guard per code?	Yes.	
		Sheet 25, South Building and North Building from Millward:		
	Fire Department Comments	Project must meet the requirements of the current International Fire Code (IFC) including but not limited to the following.	noted	
		1. The owner or owner's agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site during all phases of construction. Plan submittals shall be in accordance with the IFC, Section 3303.1. The plan shall be submitted and approved before a building permit is		
		2. New and existing buildings shall be provided with approved address identification in accordance with the IFC, Section 505.	noted	
		3. Fire apparatus access shall be in accordance with the requirements of the IFC, Section 503.	Fire Appratus Access provided from Pearl Ave, Millward Street, and north alley are all compliant with IFC.	
		4. Fire flow requirements shall be determined by an approved method. Water supply shall be in accordance with the IFC, Section B105.	noted	
		5. A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled with this office.	noted	
		6. A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled with this office.	noted	
		7. Buildings equipped with an automatic sprinkler system and/or fire alarm system are required to provide a knox box installed in an approved location.	noted	
		8. Structures that cannot support the required level of in-building, two-way emergency responder communication coverage shall be equipped with systems and components to enhance the radio signals. Systems shall be in accordance with the IFC, Section 510. Based on below grade construction and construction materials, it is likely that this project will require an amplification system.	noted	
		9. Provide elevator details, including the car elevator, as this will impact the protection requirements for the automatic sprinkler and fire alarm systems.	noted	
		10. Portable fire extinguishers shall be installed for each occupancy as required in the IFC,Section 906.	noted	
		11. Illumination shall be provided in the means of egress in accordance with the IFC, Section1008.2.	noted	

		12. In the event of power supply failure, buildings that require two or more exits or access to exits, illumination shall be automatically provided by an emergency electrical system.	noted	
		13. Exits and exit access doors shall be marked by an approved exit sign readily visible from the direction of travel. Where exit signs are required in Group R-1 occupancies, additional low-level exit signs shall be provided in areas serving guestrooms in Group R-1 occupancies and shall comply with the IFC, Section 1013.5.	noted	
	Planning Department Comments	Bike Parking - The bike parking shall comply with the Town of Jackson bike parking regulations approved February 26, 2024. The current proposed location for the bike parking does not meet the PATHWAYS intent of the standards and installation guidelines for short-term and long-term parking. The alleyway crossing shall be a raised, continuous sidewalk crossing. Given that this block of Millward was the site of a bicyclist fatality and Millward is a designated bike route in the Town's bike network, the Town and applicant should explore the development of a protected bike lane along the Millward frontage.	Site planning will accommodate bike parking compliant with Town regulations. On street parking, valet, and sidewalk are propsed, applicant sees all components as feasible in the plan and would like to get additonal Town input. A designated bike lane is possible, will collaborate with the Town on a solution.	See civil site plan for concept
		HOUSING MITIGATION - How does the 3rd-floor housing work as proposed? It is not clear if the intent is to use the 2:1 Bonus. Regarding affordable housing, each building will have its own affordable housing requirement and because each building will receive its CO at different times, each building phase will need to satisfy its affordable housing requirement separately. Based on the existing 12 lodging units and the 62 proposed lodging units, the applicant needs to provide a total of 5.107 affordable housing units on-site. This means that 5 units must be built on-site plus a one-time fee of +/-29,000.00. Phase 1 shall include 3 affordable units and Phase 2 shall provide 2 affordable units as follows: Phase 1 2 two-bedroom units @ 80-120% AMI (each unit is assumed to be at least 900 sf) 1 studio or one-bedroom unit @ less than 50% AMI (each unit is assumed to be at least 650 sf) Phase 2 1 studio or one-bedroom unit @ 50-80% AMI (each unit is assumed to be at least 650 sf) 1 three-bedroom units @ 80-120% AMI (each unit is assumed to be at least	See architectural set, sheet 6, 13,14 as well as the housing mitigation calculator. The project is now one building and will not be phased. All affordable and workforce housing will be complete at the time of the certificate of occupancy for the building.	
		2. ADA ACCESS - How do persons with disabilities enter each building from the car elevator? Also, how do persons without disabilities enter the building after parking a vehicle?	See updated plans - 5' setback from property line along the alley will allow for a safe POT for ADA access. The parking will be fully valey and ideally an ADA vehicle will be dropped at the loading zone. The parking lift is ADA accessible for a guest or resident who needs to park themselves.	
		3. ALLOWED FAR/FAR MEASUREMENTS - The total allowed FAR is 1.3, or 19,500 sf. Staff calculated a total of 20,228 sf of above-ground habitable which is 728 sf over the allowed. Staff also needs to confirm how the applicant is measuring floor area. Is floor area being measured from the interior or exterior walls? The LDRs require that it be measured from the exterior walls. Also, the areas in both buildings labeled as open to below are part of level B2 which mostly is a basement. However, these areas labeled as open to below violate the standard that requires that basements cannot stick out of the ground by more than 10 as measured from finished grade to finished floor above. So this means that level B2 does not qualify as a basement and thus counts as FAR which further means the building is too large based on the maximum 1.3 FAR.	See updated plans	
		4. RESTAURANT/BAR - Staff needs details on the restaurant/bar and whether this use will truly be accessory to the hotel or not. If the use is determined not to be accessory to the hotel, parking, and housing requirements will apply. At this time the applicant is applying a parking standard for the bar but not applying a housing mitigation. Why is that? If this restaurant/bar - is open to the public then the housing requirement will increase.	The restaurant will be breakfast and light bites for hotel guests only	

		5. WESTERN CHARACTER DESIGN GUIDELINES - Western Character Design Guidelines will apply to this property since it is located within the Downtown Design Overlay-2 (DDO-2). At this time, Planning staff does not find the building to comply with the Western Character guidelines and the applicant will need to carefully go through all applicable guidelines and make design changes to the building.	Design has been updated to reflect Western Character. Design Review Board hearing was highly positive of the design.	
		6.BUILDING CORNERS - The corner at Pearl/Millward and Millward/Alley needs significant work to visually improve their appearance and pedestrian experience which are guidelines in the normal set of Design Guidelines which also apply to this property (Public Space, Street Wall and Massing Sections). Neither corner is engaging or welcoming to the public.	Noted. The design has been updated to enhance the design of the corner.	
		7.PARKING/VALET - The Town has not yet approved this type of automated vehicle stacking system before and thus the applicant runs some risk using this type of technology. Since affordable deed-restricted units will be required on-site, the Housing Authority will also weigh in on whether they are comfortable with this type of parking for the tenants. Also, where do guests park for valet parking? Is the assumption that the town will grant street spaces for valet parking?	The project proposes 2 valet loading zones along Millward and 2 public parking spaces. The parking system will accommodate parking for the hotel and residential users.	See civil site plan
		8. BIKE PARKING STANDARDS - The Town has adopted new bike parking standards that will apply to this development. Staff has attached the new standards and the applicant will need to demonstrate compliance. How do tenants and guests access the basement bike stalls located in the underground parking garage? Where will the short-term bike parking located?	Bike parking regualtion will be met., Basement bike stalls are accessible by elevator, and short-term bike racks are provided at street grade at NE and possibly at frontage to Millward, to be planned.	
		9. PARKING DIMENSIONS - The width of parking stalls in the basement cannot be less than 9. Some may be 8 according to the attached underground parking resolution. At a minimum, 7' of height clearance is required for vehicle stackers.	A more detailed explanation and backup information on the parking system has been provided in the Insufficiency Letter Response section of this submittal. The parking spaces can be designed to any size and any height can be accommodated if the proposed design is not acceptable.	
		10. TRASH - The trash enclosure doors on the north building cannot swing into the alley right-of way. All enclosures and dumpsters shall be set back a minimum of two feet from an alley and the door shall not swing into the alley. Also, how does trash removal work on the southern building?	No longer relevant – updated design is one building. Trash is held within an internal space with a roll-up door, not a swing-type door into the alley.	
		11. LOADING/UNLOADING - How does loading/unloading work for the southern building?	Loading (to now single building) will be via the alley on north via the car elevator. Loading of supplies, trash and recycling can be accommodated within the parking lift or the loading/trash room to maintain a clear alley. The building is set back 5' from the property line to provide extra space to maintain clear alley access at all times.	See civil site plan
		12. EXISTING EASEMENTMILLWARD PARKING - The existing easements for sidewalks and encroachment agreement for parking on Millward need to be addressed. The parking along Millward will need to be removed to conform.	Noted. Consider condition that easement for parking in Millward to be vacated pending DEV approval.	See civil site plan
		13. BASEMENT DEFINITION - The light wells on both buildings count against the basement definition. The applicant will need to demonstrate that at least 50% of the perimeter of each building is not sticking out of the ground by more than 4 (measure from finished grade to finished floor above) and that at no point sticking out of the ground by more than 10. For the north building, in order for the main lobby (on level B2) to be considered a basement, the portion labeled open to below cannot stick out of the ground by more than 10 as measured from the finished grade to the finished floor above. It appears that this area of the building is roughly 20 above the finished grade. It appears that the open to below area on the south building has a similar issue as this portion of the building is roughly 15 above finished grade.	Design has been updated to address this issue, meets requirement.	See architectural drawings
		14. LDR Section 2.2.1.D Lodging Building Frontage states that on the primary street (Millward), the ground level of each building must have 40% glazing and the secondary street (Pearl) ground level must have 20% glazing. All other levels on both streets must have at least 20% glazing.	Calculations have been provided, meets requirement.	See architectural drawings
		15. LDR Section 2.2.1.D Lodging Building Frontage states that the ground floor elevation along both streets must be within 5 of the finished grade. How does the open to below areas comply with this standard?	Areas of the ground floor are within 5' of finished grade. The majority of the ground floor is at 4' above finished grade while some areas are at street level.	See architectural drawings
		16. EVSE STANDARDS - The Town has new Electric Vehicle standards that will apply to this development. Need to discuss further how this coincides with valet parking.	The parking system can accommodate up to 80% of spaces as EV. The system moves cars within the system that need to be charged and will move the cars to non-charging spaces once they are fully charges. It can accommodate all standard EV charging ports.	

		17. STREET LIGHT - A street light will be required at the corner of Pearl/Millward.	Existing street light will remain.	
		18. BULB OUT - A bulb out will be required at the corner of Pearl/Millward.	Noted. The schematic design includes a protected bike lane curb/bulb out that directs cars away from pedestrian and bike lane. Developes protected bike lane. Applicant welcomes design collaboration with Town	See civil site plan for concept
		19. SIGHT DISTANCES AT CORNER - The applicant will need to work with Town Engineering on the placement of trees as it relates to sight distances.	Noted. Sight distances per site plan will not infringed other than existing utility and street light poles	See civil site plan
		20. PEDESTRIAN FRONTAGE TYPE - The pedestrian frontage type will be Trees in Grates. No boardwalk.	Noted.	See civil site plan

Insufficiency Letter Comment Responses

1. *Housing Mitigation Plan* - Provided in Section 4

2. *Narrative Description of the project including response to Findings of Approval of Sketch Plan (LDR Sec.8.3.2.C).* - Provided in Section 5

3. *Items identified in Pre-Application Conference* - Spreadsheet of responses follows this section.

Floor area tabulation and color coding – Floor plans have been updated to match the Housing Mitigation Calculator. The floor area tabulation and color coding are updated to be less confusing and consistent with the floor area tabulation.

Neighborhood Meeting – The neighborhood meeting was held at 50 S Millward Street on December 3rd, 2024 from 5:30pm – 7pm. As only one interested party attended the meeting (sign-in sheet is attached), the applicant presented the plans, elevations and renderings and then spent an hour talking through the project. Highlights from the conversation included detailed questions on the hotel floor plans, talking through how the automated parking system works, and discussing the unique challenges around construction in Jackson Hole.

Blub-Out – Update civil and site plans to include new bulb-out design at corner S. Millward St. And W. Pearl Ave. Revised plan should provide dimension of relocated curbs and show related streetlamp at the corner of S. Millward St. And W. Pearl Avenue. Include street cross-sections showing the proposed design for both S. Millward St. And W. Pearl Ave. An example of bulb-out design has been provided with this letter. - Bulb-out design has been incorporated into the plan set. See civil plan and architectural site plan.

Parking System – Provide greater details on functionality, operations, maintenance, and individual stall size of the proposed automatic parking system. Application should address how parking system will not create negative offsite impact to public infrastructure (ROW, street, alley, etc.) including in the event the system is inoperable. Specifically, how development will meet Sketch Plan finding C.3 (does not have significant impact on public facilities and services) with all required parking accessed through the vehicle stacking system.

The parking system will be by Utron Parking. Utron Website Link The applicant selected Utron for the simplicity of the physical equipment within the system and the long track record of operating garages (over 25 years for a single system) within their inventory of projects. The Utron Pace is a Shuttle Automated Parking system, also referred to as "Rack and Rail" parking system. This mechanical parking system is based on shuttles performing single path horizontal movement along fixed rails and storing vehicles on racks located perpendicular to both sides of the fixed rails.

The structure is made of concrete with embedded rails. The proposed system will be 2 levels with a shuttle on each level. Movement between the levels will occur within the parking lift bay. The lift also serves as a turn table to spin the vehicles so the user pulls into the lift bay facing forward, and leaves the lift bay facing forward. The parking system can be designed to accommodate any size

vehicle. As this project is in Jackson, this system has been designed to accommodate a vehicle size up to the Cadillac Escalade 2025 model (212" L x 81" W x 77" H) which is considered one of the largest standard vehicles available. As seen in the photos below, the parking spaces are defined by a small track that is mounted to the floor which guides the parking shuttles. Video showing the system here. Since there are no people parking the vehicles, the parking spaces are designed to be narrower (7'-6" x 20') than standard spaces as there are no people accessing the garage or the vehicles unless they are in the load bay which has a clear space of 18'-6" x 24'-4". Spaces this size comfortably accommodate the largest vehicles that can be parked within the system. A standard parking space ranges between 8'-0" - 9'-6" to accommodate a driver/passenger opening the car door, this is not necessary in this system as the cars are not parked by a person.

The retrieval time for a system of this kind ranges between 3-5 minutes, well within the range of a typical valet service if not faster. A valet driver will park the car in the load bay off the alley and clear the questions required by the Utron user app before leaving the car to the system to bring to the lower level and park the car. This process will take a maximum of 30 seconds which will allow the valet to get back to the valet loading area on Millward faster than if they had to park the car themselves. The Utron system is simple mechanically, but very advanced in its programming technology. The different user groups of the property (hotel guest, hotel worker, resident, etc.) can be identified by the system and the car will be parked according to the anticipated duration of stay. A person may call for their vehicle or schedule their pickup in advance to minimize their wait time.

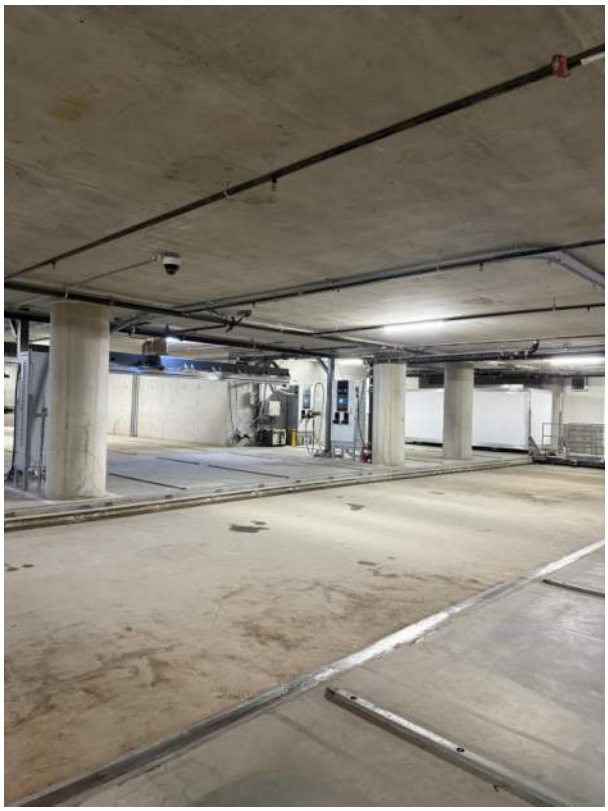
The system is monitored 24/7 by remote Utron technicians who can typically correct any technology issues from their off-site location as well as detect any issues with the mechanics of the system before they occur. Given the location of Jackson, the applicant will stock repair parts for all equipment on site to avoid any possible delays if there were to be an equipment related issue. The property engineering staff will be trained to repair the system if needed and Utron staff is always available to help work through issues in person or remotely. That said, the system is highly reliable and rarely encounters any issues that can't be addressed remotely through the on-call IT staff. There will be a battery backup provided in case of power less which allows for the retrieval of vehicles even in the event of a power loss. The most aggressive preventative maintenance schedule will be implemented by the property to ensure the system is up and running smoothly at all times. A typical maintenance schedule has been attached to this submittal. The applicant is a long-term owner/operator of hotels and is highly motivated to have a system that has zero outages. Preventing hotel guest and resident complaints is the highest priority for the property ownership team.

During routine maintenance, a mid-year planned maintenance will require the lift to be out for 2-3 hours. This can be scheduled during off-peak season when occupancy is low and planned for overnight hours. The property ownership will find a local parking solution for any guests or residents who may need access to their car during those hours. A single annually planned maintenance day will require the lift to be out for 8-10 hours and will also be scheduled for off-peak season and hours to affect the fewest users of the parking. A local agreement will be arranged to accommodate cars off-site, not on public streets, and paid for as needed by the property ownership.

The parking system can also accommodate storage containers which can be used to bring trash/recycling/deliveries from the street level to the garage level quickly to minimize alley congestion. Link to video showing the container movement



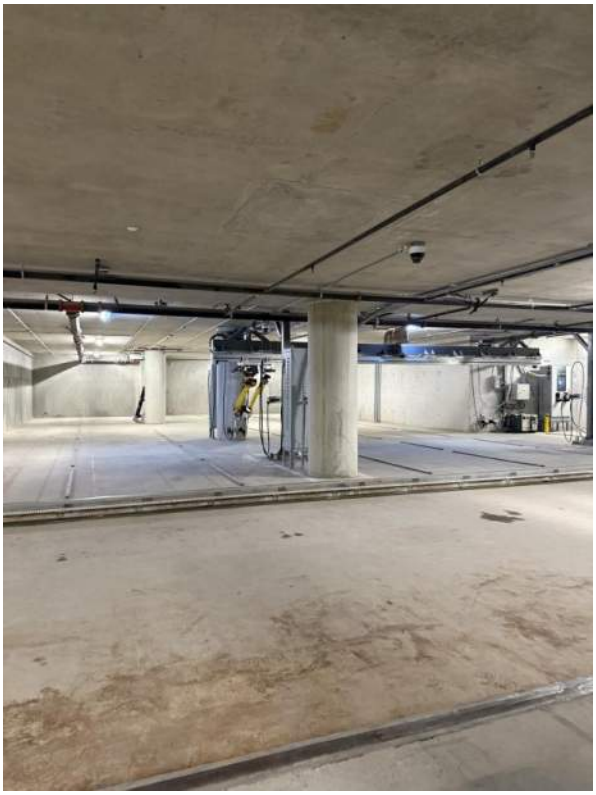
Rail system



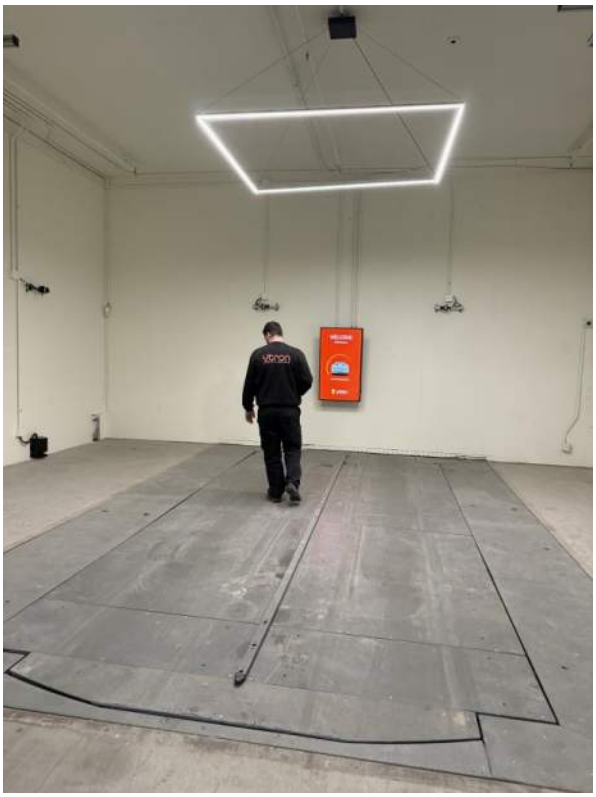
Overview of garage

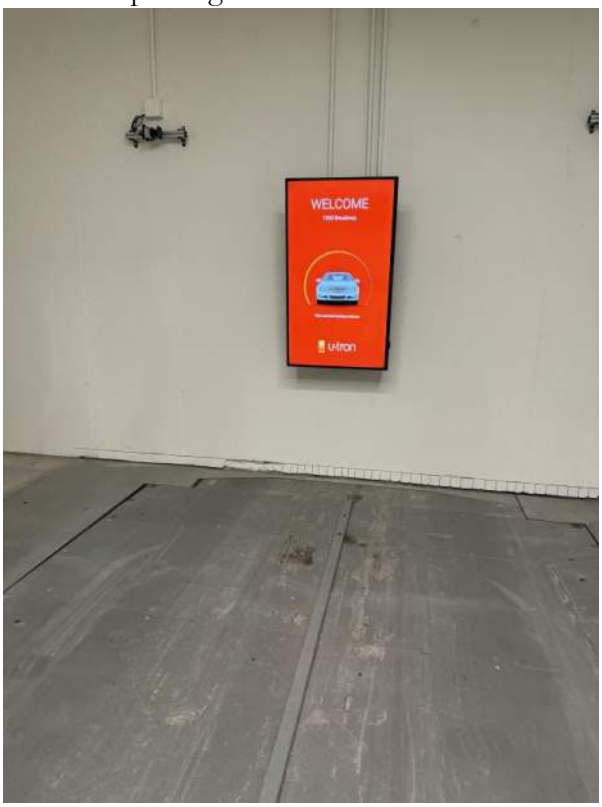


EV charging robot



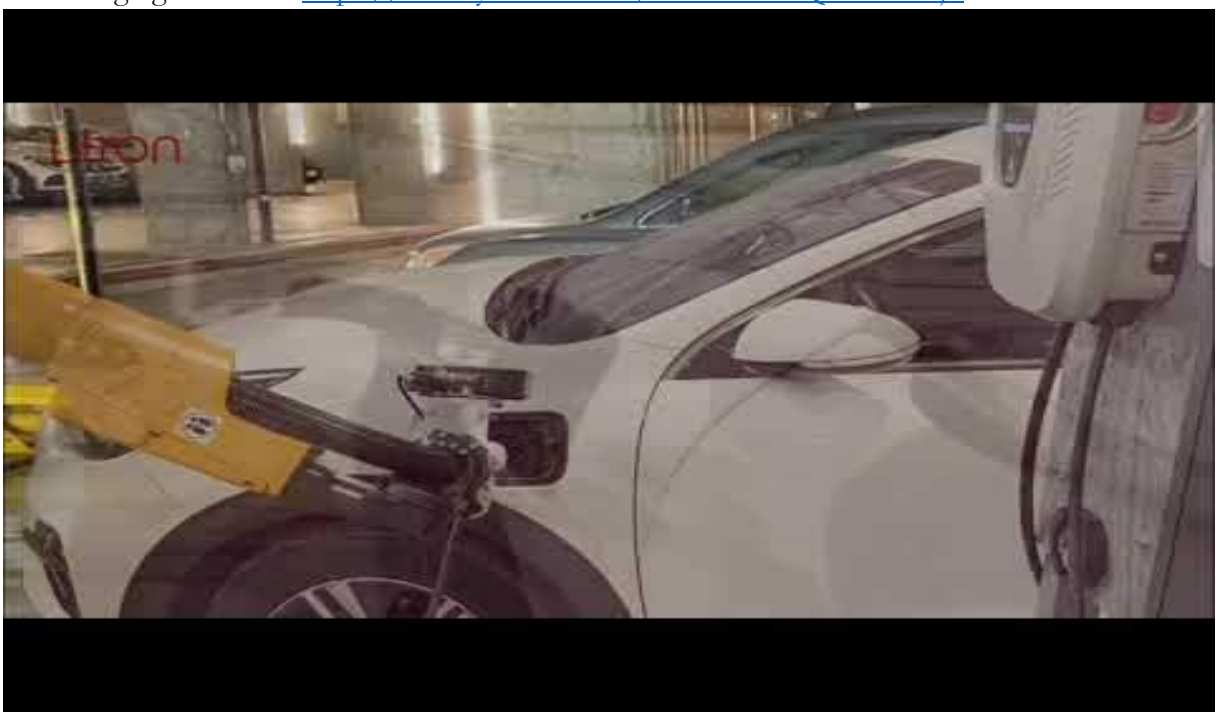
EV parking stations





Load Bay and Parking Kiosk

EV Charging Solution: https://www.youtube.com/watch?v=a0Qh6HGvLjo



The EV charging solution utilizes a robotic arm that operates along a rail system.
The usual setup includes the following but can be customized to accommodate a higher count of EV spaces:

- Four charging stations, each equipped with two charging guns, totaling eight charging spots (effectively seven, as one is partially blocked by a corner wall).
- DC fast charging capabilities, allowing vehicles to reach a full charge in approximately 40 minutes.
- The parking system manages the queue for vehicles requesting a charge, with users submitting requests via an app or kiosk.

General Charging Process:

- Users register as EV users and receive an adapter for their specific charging port.
  - System uses CCS2 connectors, and adapters are provided for CCS1 (American standard) and Tesla.
- In the app, users indicate the physical location of their charging port and confirm that the adapter is inserted.
- When it's their turn, the system automatically directs the car to a designated EV charging spot based on the port's location.
- The robotic arm scans for a QR code on the adapter, performs image recognition to identify the exact port location, and connects the charging cable.
- Then Utron communicates with the charging station's API to initiate charging. The robot disconnects only after a successful power transfer.

- Safety sensors on both the robot and rail system help mitigate potential risks. The software also manages the robot's movement in coordination with parking activities.

While automated parking has not been used in Jackson to date, the system has been successfully used from California to Boston within the United States. Systems from 30 – 300 cars are currently in operation and the applicant has toured several systems to get a deep understanding of the equipment. Mixed use developments are common with this system and the addition of full-time valet guarantees a smooth operation for the residents, hotel guests, and public at large. Given the need for parking in Jackson and a desire to maintain the Western Character of the zone this project sits within, the applicant believes this system maximizes parking while preserving visible square footage for public and pedestrian enhancing program.

Provide a specific stated request for "On-Street Valet Parking" - Provide description of number, location, and time limitation (15 min or 30 min as provided by the municipal code) for any on-street vehicle parking spaces that are proposed for "valet parking" designation. Show number and location of spaces consistently across all discipline plan sets. - 4 new street level parallel parking spaces are being proposed. 2 would be public parking. 2 are proposed as 15 min valet only loading spaces. The project requests the loading spaces to ensure valet and the parking system are efficiently operated and do not cause any backup of traffic in the alley or on public roadways.

Conceptual Construction Management Plan – Provide conceptual level plan for construction management, specifically addressing any expected use of the public right of way for construction. - CMP has been provided as part of this submittal.

Utron Automated Parking

Automated Parking System Narrative

EXAMPLE

401 Hackensack Avenue, Suite 505, Hackensack, New Jersey 07601
T 201 592 1444 | E info@utron.co | www.utron.co

Contents

1. General 3
2. Dimensions & Figures 4
3. Building Layouts 5
4. Bay Rooms 6
5. Bay lifts 7
6. X-shuttles 9
7. Sensors and Safety 10
8. Storage Process 11
9. Retrieval Process 13
10. LED sign explanation 14
11. Hazardous Situations 16

General

This paragraph describes a structured system designed for a specific function in a designated location. It outlines multiple levels, each with defined capacities and specialized components. The system incorporates automation, precise movement mechanisms, and safety protocols. It includes key elements that facilitate controlled operations, ensuring efficient handling and organization. The description also details how different components interact to execute processes seamlessly.

Dimensions & Figures

Item	Data
Parking positions	75
Maximum car weight	10,000 lbs
Maximum car length	212 in
Maximum car width	85 in
Max height of cars for P2 level	in design phase - 6'-0"
Max height of cars for P1 level	in design phase - 8'-0"
X-shuttle width (between rails)	20'-8"
Transport lane length	140'
Lift travel height	26'
Lift pit depth	5'

Bay Room

3.1. The bay room will have the following components:

- Entry/exit door
- Sensors
- LED screen with signs and indicators

3.2. Upon driving into the bay room, the driver (user) is guided by the signs on the LED screen with proper directions and placement of the car on the centralizer.

3.3. After confirmation of good position, the user will exit the car and go out of the bay room toward the parking waiting area (through the roll-up door in the bay).

3.4. The user will interface with the system using a personal code in the Kiosk in the parking waiting area.

Bay lifts

4.1. General

The lifts will be used to move cars between levels.

The lifts will be mounted on four vertical posts, which will be connected to the pit slab.

The max vertical speed will be 3.28 ft/sec.

4.2. Components

The bay lift will have a centralizer to center and align the cars upon entry.

The bay lift will have a turntable to rotate the car.

4.3. Process description – storage (after user interface):

1. The system checks for any movement in the bay room. If there is none – the entry/exit door (driveway side) will close. If any movement is detected the process is stopped until another user confirmation is received from the kiosk.
2. Car is checked by the sensors.
3. System re-checks for any movement in the bay room. If there is no movement – the centering and aligning process will begin. Once complete, the car will be lowered to level P1, where the rotation action will occur. After that the car will be delivered to level P1, or the lift will continue to P2 and the car will be delivered there.
4. The lift will move the car to one of the two storage levels, according to car size and space availability.
5. At the storage level, Z-shuttles will move in and pick-up the car. After returning to the X-shuttle, the car will be transported to the selected parking position and will be dropped-off using the Z-shuttles.

4.4. Process description – retrieval (after user interface):

1. Lift is moved to the appropriate level.

2. The requested car is conveyed to the lift from the parking position using X-shuttles and Z-shuttles.
3. The lift is moved back to the entrance level and the user is notified of the car's arrival in the bay room.
4. The entry/exit roll-up door will open, and the user will enter the bay room through the pedestrian door at the waiting area to pick up the car.

X-shuttles

5.1. General

X-shuttles are horizontal transporting machines, which move the car laterally on the level, between the lifts and the parking positions.

Each level will have one (1) machine, and each machine has two (2) Z-shuttles for the actual handling of cars.

5.2. Dimensions & Figures

Item	Data
X-shuttle max speed	SYSTEM DESIGN IN PROCESS TBD
Transport lane width (between rails)	
X-shuttle weight (with two Z-shuttles, w.o. car)	

5.3. X-shuttle control

Each shuttle has a set of sensors and controllers that control its' movement.

These devices facilitate the proper positioning of the shuttle in the proper position.

The motors on the shuttles will have integrated brakes.

Sensors and Safety

The system will have various sensor arrays for the following operations:

6.1. Car presence in Bay room

This array will check if a car is present in the bay room.

6.2. Car dimensions' sensor array

This array will check if the car dimensions comply with system limits (height, width, length)

6.3. Motion sensors – User presence

This array will verify that there is no motion detected in the bay room before any mechanical system is engaged. This includes closing the entry/exit door and moving the lift.

In case motion is detected, the mechanical systems will be disabled, and the process will stop or will not start at all.

The sensors will cover the entire area of the bay room.

6.4. Entry/Exit Door Sensors

This array will verify that there are no objects that can interfere with either opening or closing of the door.

These sensors will also indicate if the door is open or closed.

Storage Process

1. When the bay is ready to receive a new vehicle, the LED sign outside the bay door will show a green arrow pointing to the direction of the entrance.
1. The driver will approach the roll-up door and the system will detect that a car is waiting to enter the parking system.
2. The roll-up door will open, allowing the vehicle to enter the bay room. At this point, the LED sign will change from a green arrow to a red stop sign, indicating that the bay is occupied (see below for indicators).
3. The driver will drive into the bay room following the driver guidance directions on the LED screen inside the bay.
4. After the proper positioning of the car, the user will turn the engine off and exit the car, lock it, and proceed to the Kiosk just outside the bay room.
5. The user must verify the checklist on the Kiosk that:
    - No passengers are inside the vehicle.
    - No people or animals are inside the Bay Room area.
    - All car doors are closed, side mirrors are folded, and the vehicle is locked.
    - Car engine is turned off.
    - Car is in 'Parking' and the parking brake is activated.
6. Only after this verification and user confirmation that one wishes to store the vehicle, will the system proceed with the process.
7. The system will conduct safety checks that include: verifying and closing the roll-up door, verifying that there is no motion detected in the bay room. After that, the system will engage the lift and store the vehicle.

8. At any stage, if the dimensions of the car do not comply with system limits or there are no parking spaces available, a notification will appear on the LED screen / Kiosk and the driver will be requested to remove the car from the bay and restart the process or exit the garage.
9. If all the conditions are met, the car will be parked, and the User will be notified that the car was successfully parked in the garage.

Retrieval Process

1. The driver will use the Retrieval Kiosk to complete the retrieval process. The system will be notified of the request to retrieve the vehicle.
2. The vehicle will be retrieved using the various shuttles and lifts and will be transported to the entry/exit level.
3. Upon completion of lift movement, the entry/exit door will open.
4. The driver can then enter the bay room and drive out of the bay room.

LED sign explanation

a. **Ready for entrance**



System is ready for a vehicle to enter. The driver should drive to the target area and follow the instructions.

b. **Entrance task in process**



Entry task is in process. The driver must wait until the system is ready for a new task.

c. **Exit task in process**



Exit task is currently in process. The driver must make way for the exiting vehicle and wait until the system displays that it is ready for entry.

d. **Fault state**



The system is in a fault state. The user will call Utron call center for assistance.

e. Bay in exit mode – Entrance request received



System registered the entrance request. The driver should wait for further instructions on the display.

Hazardous Situations

10.1. User related issues / incidents

In case a user needs assistance or has initiated a room stoppage using one of the emergency push buttons, a 24/7 call center will be on call to accept and resolve these issues.

Utron also provides around-the-clock remote monitoring services for the parking system, using remote cameras and other sensors, to make sure the garage is operating properly and safely.

10.2. Power outage

In case of power outage, the system can function on minimal power, taken from generator power supply (if provided). A dry contact signal from the generator will notify the Automated Parking Management System (APMS) of the situation, and the system will go into power saving mode.

The system will function in this case only in retrieval mode and will not allow incoming vehicles. Retrieval tasks will take more time than in normal operation due to reduced power feed.

10.3. Fire Detection & Alarms

Firefighter crews can access the system through stairwells and paths specified in the building design.

In case of fire alarm, the system will commence a shutdown procedure which will include the following steps:

- Cars in transit on shuttles will be dropped off in the nearest available position.
- Empty X-shuttle will move to the end of the transport lanes (north end of the parking area) to allow fire-fighting personnel maximum access to the parking area.
- Bay lifts will return to the entry level and will lock in place.

- Entire automatic shutdown of the system until the local Fire Department approves restart.
- Upon such approval, Utron certified technicians will arrive at the garage and will have to power back the system manually and check that there is no damage to system's components and that normal operation can be established.

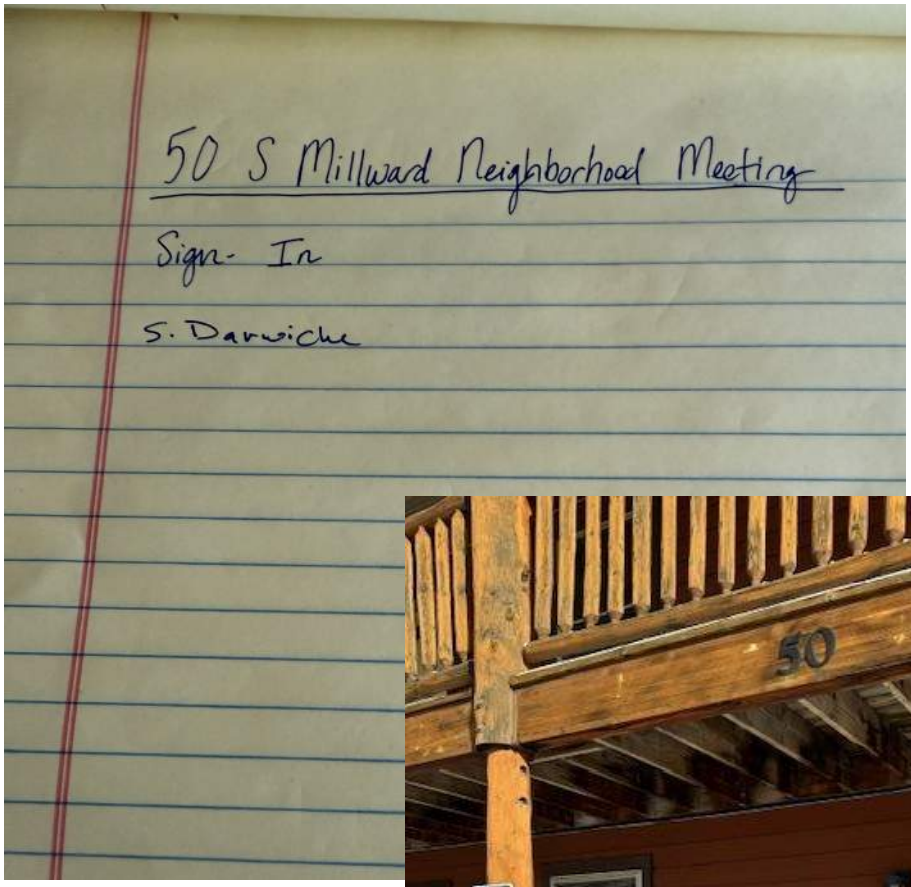
Safety Check List
1) Notify affected employees; log directly into the component on your Laptops (secure potential movements)
2) A harness and a hardhat is to be worn at all times when working above the first floor
3) Power is to be turned off when working on electrical components or near electrical components (ZS,XS,SL,TT
4) Power is to be tested with a multimeter before work is to begin to ensure power is OFF
5) Safety glasses, gloves & earplugs are to be worn when using a drill and grinder
6) Periodic updates are to be made with Dashboard group (Dashboard operator)

	Bay Room/TT Check List	Freq
	Motor & Gear: Visual, vibration, temp, oil leak, damage, Paint	3 months
	Chain: visual & clean	3 months
	Thrust bearing: Visual, clean, Turntable/slewing ring, bolt specifed torque	3 months
	Sprockets: visual, clean	3 months
	Frames: Visual and clean	3 months
	Buffer: Visual and clean	3 months
	Fasteners	3 months
	Motor & Gear: Thermocal protection circuit, connection cables, output element secure,	6 months
	Complete power lead (Check for damage in electrical system, wiring, screws	6 months
	Chain: visual, lubricate & clean	6 months
	Thrust bearing: greasing	6 months
	Bearing: Greasing	6 months
	Sprocket: system run check, grease	6 months
TT	Perform Leveling test	1 year
	General system test/Re-calibration	1 year
	Chain: Tighten & stretch	1 year
	Chain: check chain elongation	1 year
	Chain clean	1 year
	Check the lubrication system	1 year
	Sprocket: lubricate	1 year
	Side Wheel: inspect diameter, vibration, vulcaniztion	1 year
	Control: Check arrival of turn table to target	1 year
	Control: Check acceleration/deceleration of shuttle and recalibrate	1 year
	Turn table frame: Inspect welding for damages	1 year
	General Overhaul	3 years
	Oil Change	3 years
	Replace oil sealing rings, gaskets, plugs	3 years
	Motor & Gear: Visual, vibration, temp, oil leak, damage, Paint	3 months
	Chain: visual & clean	3 months
	Pusher triangle: visual & clean	3 months
	Shaft: visual & clean	3 months
	Frame: Visual & clean	3 months
	Conveyor belt: Visual & clean	3 months
	Pusher Rods: Visual & Clean	3 months
	Half door: Visual & Clean	3 months
	Check Front Right Tension sensor	3 months
	Front Left Tension sensor	3 months
	Back Right Tension sensor	3 months
	Back Left Tension sensor	3 months
	Motor & Gear: lubrication	6 months
	Motor & Gear: tigethen torques of motor and screw connection (include shaft clamp)	6 months
	Motor: all connection cables, replace if needed	6 months
CENTRALIZER	Motor: output elements firmly secured, tighten threads	6 months
	Complete power lead (Check for damage in electrical system, screws, wiring	6 months
	Chain: visual, tension check, lubricate & clean	6 months
	Chain: tension check	6 months
	Sprocket: system run check, grease	6 months
	Bearing: Greasing	6 months
	General system test/Re-calibration	1 year
	Chain: Tighten & stretch	1 year
	Chain: check chain elongation paragraph 6.6.	1 year
	Chain clean	1 year
	Check the lubrication system	1 year
	Sprocket: lubricate	1 year
	Side Wheel: inspect diameter, vibration, vulcaniztion	1 year
	Control: Check arrival of turn table to target	1 year
	Control: Check acceleration/deceleration of shuttle and recalibrate	1 year
	Turn table frame: Inspect welding for damages	1 year
	Check all connectors under the TT for all sensors are secured properly	3 months
	Check for any damaged wiring running under the TT	3 months

	LMS	3 months
	Ground Clearance Front	3 months
	Ground Clearance Back	3 months
	Ground Clearance Center. Check height at 4.5"	3 months
	TT internal clearance	3 months
	TT external clearance	3 months
	Car detection sensor	3 months
	Wheel detection sensor	3 months
	Internal and External Door clearance sensors	3 months
BAY SENSORS	Front Right Close Sensor	3 months
	Front Right Open Sensor	3 months
	Front Right Liner Cover Sensor	3 months
	Front Left Close Sensor	3 months
	Front Left Open Sensor	3 months
	Front Left Liner Cover Sensor	3 months
	Back Right Close Sensor	3 months
	Back Right Open Sensor	3 months
	Back Right Liner Cover Sensor	3 months
	Back Left Close Sensor	3 months
	Back Left Open Sensor	3 months
	Back Left Liner Cover Sensor	3 months
	Back Left Liner Cover Sensor	3 months
	Check if LMS are correctly calibrated. Refer to document on teams for instructions	3 months

Neighborhood Meeting - 12/3/24 from 5:30-7pm at 50 S Millward Street

Sign-in and Notice Posting on Building





Neighborhood Meeting - list of property owners notified

Parcel	Owner	Mailing Address	owner_city owner_state owner_zip
22-41-16-33-1-02-003	TIMBER WOLF CORPORATION	PO BOX 1677	JACKSON, WY 830011677
22-41-16-33-1-02-002	BELKNAP CREEK PROPERTIES, LLC	2113 S FORK RD	CODY, WY 824148006
22-41-16-33-1-02-007	RUNNING DEER, LLC	PO BOX 6368	JACKSON, WY 830026368
22-41-16-33-1-02-008	JN ONE, LLC	PO BOX 6368	JACKSON, WY 830026368
22-41-16-33-1-03-007	VID PEARL, LLC	PO BOX 4793	JACKSON, WY 830014793
22-41-16-33-1-02-004	NIXBOT HOLDINGS, LLC	PO BOX 1241	JACKSON, WY 830011241
22-41-16-33-1-03-009	PRUGH INVESTMENTS, LLC	PO BOX 2914	JACKSON, WY 830012914
22-41-16-33-1-02-006	ONE HUNDRED SEVEN, LLC	PO BOX 991	JACKSON, WY 830010991
22-41-16-33-1-03-001	FDRG HOLDING COMPANY LLC	PO BOX 9250	JACKSON, WY 830029250
22-41-16-33-1-02-005	JUNE LANDING, LLC	PO BOX 160	JACKSON, WY 830010160
22-41-16-33-1-02-001	SANDS, CHARLES E. REVOCABLE TRUST	PO BOX 696	WILSON, WY 830140696
22-41-16-33-1-54-001	JN ONE LLC	PO BOX 6368	JACKSON, WY 830026368
22-41-16-33-1-03-002	HANSEN, WILLIAM E. & GWEN K.	2145 S PARK RANCH RD	JACKSON, WY 830019440
22-41-16-33-1-07-001	THOMPSON, BRUCE FAMILY LIMITED PARTNERSHIP ET AL	20624 LONGRIDGE CT	GROVELAND, CA 953219560
22-41-16-33-1-54-002	JN ONE, LLC	PO BOX 6368	JACKSON, WY 830026368

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February 18. 2025

Attention: **Amanda Mauceri**
SVP of Development
Dauntless Development

RE: **pCMP (preliminary Construction Management Plan)**
Millward Hotel
50 South Millward Street ***(current location of structure to be de-constructed)***
Jackson, Wyoming 83001

Project Narrative:

Located on the northwest corner of Millward Street and Pearl Avenue. The projects includes a 67 guest-room hotel along with 10 residential units. Parking is provided per code and includes 75 below-grade parking stalls using a stacked, automated parking system. EV charging stalls and bike parking are provided to code.
The total gross square footages for the building without parking is 53,959 and 65,353 with parking.

Proposed Schedule:

Depending on site approval and permitting, we propose a start of construction 11.1.2025, with an overall duration of 72 weeks, suggesting a completion of 3.17.2027.
Modular construction allows us to accelerate the completion dates over conventional construction by 36% to 42%, thus limiting the overall impact on public and private neighbors.
(review MC 12.08.040B and 12.08320 for summer and winter encroachment rules)

Public Impact:

The businesses impacted within a radius of 200 feet along Millward Street and West Pearl Avenue include: Bin22 Restaurant, Rawhide Housing Complex, USPS, Everest Momo Shack, Alivii Software (located in USPS), Black Diamond Equipment, Pearl Street Bagel and Pearl Street Nail & Spa.
A neighborhood meeting to review a traffic plan, showing the use of public ROW spaces, travel lanes

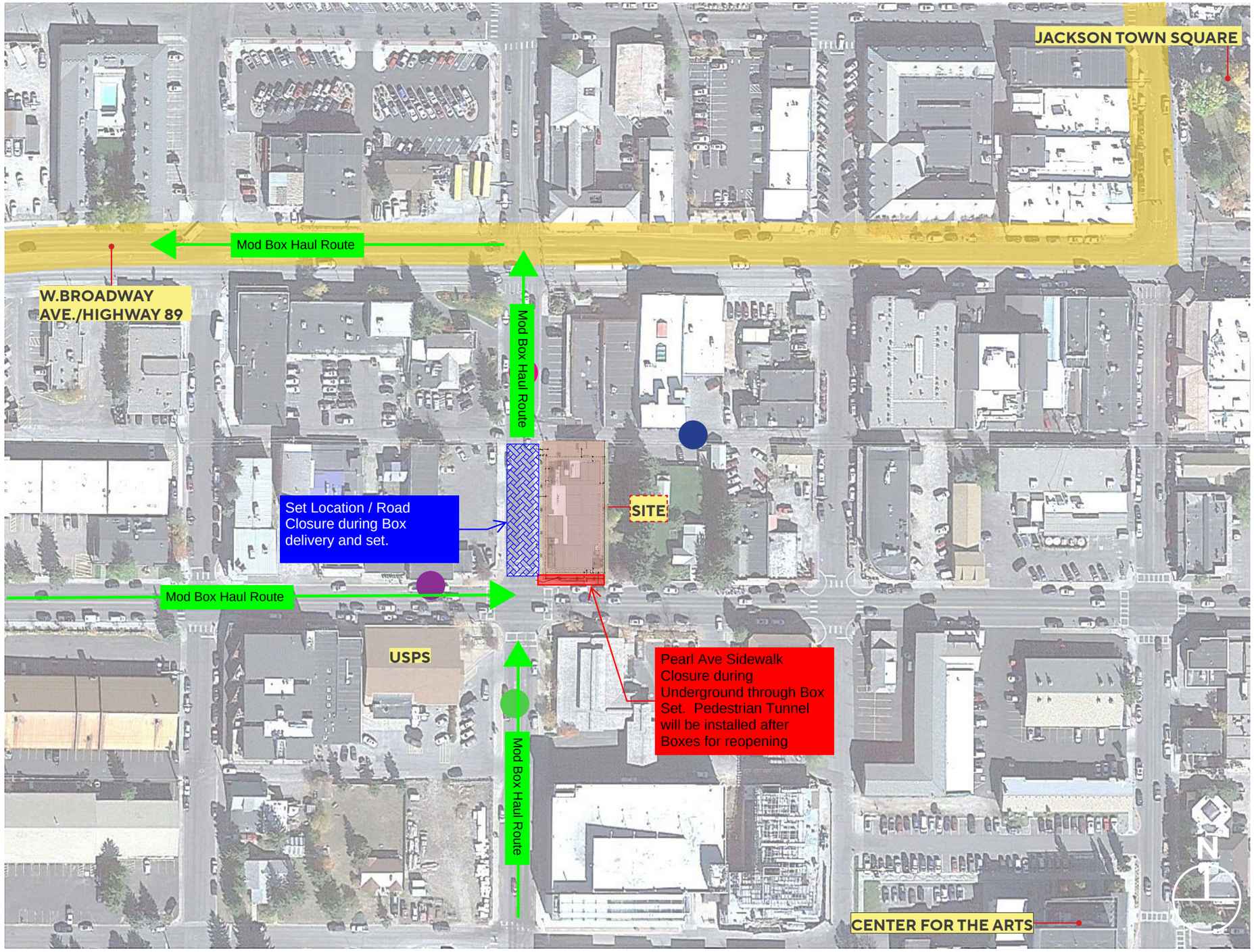
	and pedestrian corridor will be conducted prior to Town approval. (See sections below for additional, known details)
Construction Parking:	Private parking arrangements will be negotiated by the Owner or Contractor to allow carpooling or busing of employees and subcontractors. The use of public parking facilities / lots is discouraged or not allowed
Site Logistics:	Typical work hours M-F are from 07:00AM to 05:00PM. Weekend and Holiday work hours, if required, are from 08:00AM to 05:00PM. Temporary Facilities / Construction Barrier and Road Use *(see detailed site logistics plan attached)*
Job-site Management:	The project will be staffed by Symmetry employees and will include 100% on-site supervision. On-site personnel will also include safety and QC managers, project manager, project engineers and project principals.
Job-site Safety / Security:	The job site area and public will be protected by temporary fencing and active site surveillance equipment. Motion sensor systems will be installed to secure trailers and temporary offices. Depending on the phases and other requirements, a security guard will be available to patrol the project during nights and weekends.
Noise, Dust & Erosion Control:	A Stormwater management plan and system, approved by the State of WY and local JHA will be implemented and maintained. This plan includes silt fences, vehicle traffic control, inlet protection and concrete wash-out facilities. Street cleaning during site construction activities will occur daily and BMP's (best management practices) will be applied in protecting the public from any extensive dust and noise disturbances throughout the project duration. Using a modular delivery system, will reduce the construction duration by 36% to 42% overall, and

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	therefore reduce the overall disruption, noise and dust disturbances significantly.
Environment:	Using the modular delivery for the construction of this project will result in a significant reduction to the carbon footprint. A large reduction in daily subcontractor travel to and from the project site and a 34% to 39% reduction in construction waste.
Traffic Control:	A preliminary traffic control plan is provided in an attachment below. It indicates the primary access to the site. Traffic Control will also be provided for deliveries requiring unloading in the ROW and the crane scope required for the setting of the mods.
Road & Sidewalk Closures:	With a zero lot-line development, some closures are unavoidable. It is our intent to minimized these interruptions as much as possible. Again - with the modular delivery of the project, a much shorter disruption will occur. At a minimum we would expect sidewalk closures on Millward and Pearl until completion of the below grade operations. Sidewalk and parallel parking lane closures for the vertical construction. We do have tho option of providing a secure / covered walk to provide sidewalks, in lieu of parallel parking to the public after the below grade operations are completed. For emergency vehicle access, we will keep the alley access open. To receive and set the modular pods, a one-lane road closure (possible full road closure on Millward) along the entire property line is required. This duration should not exceed 15 working days. The streets will be reopened evenings, weekends and holidays.
Shoring:	A shoring system (tbd) will be designed, engineered and permitted in accordance with JMC. Any tie-backs into the public right-off way will include a video scope of public / private sanitary lines before and after the work.

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Mass Excavation:	The excavation of the 2.5 - 3.0 levels below grade will required truck loading operations along Millward Street, Pearl Avenue and the current Alley. Intermittent closures / traffic control and vehicle tracking pads will be provided.
Damage Management:	Before the start of construction, a complete inventory / survey of neighboring properties will be conducted to accurately determine potential damages from construction activities.
Modular Unit Staging:	A staging and shuttling plan will be submitted for approval prior to execution. Our preferred option would include the use of a public or private staging lot within the City limits to avoid a costly and long shuttling sequence. (The closer to the final destination the better). The required usage of such a lot is short term and should not exceed 20 working days.
Attachments:	Site Logistics Plan Modular Shuttle / Set and Stitch Plan











DAUNTLESS CAPITAL PARTNERS

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HOTEL
JACKSON, WY

Symmetry Builders Site Logistics Plan
Modular Box Haul Routes and Set/Stitch Location

SITE CONTEXT & VIEW CORRIDORS

Architecture. Design. Relationships.

Scale
Job No. 2024-0345
Date 2025-0417

Construction Fence & Silt Fence

Pearl Ave Sidewalk Closure During Underground and Box Set. Sidewalk Tunnel will be in place to open sidewalk after Box Set.

NOTE.

1. EXISTING POWER LINES TO BE RELOCATED BELOW GRADE.

2. EXISTING CURB AND PARKING AREA TO BE DEMOLISHED AND REBUILT PER CITY STANDARD.

NEIGHBORING PROPERTY

20'-0"

150'-0"

PROPERTY LINE

ALLEYWAY

W. PEARL AVENUE

30'-0"

100'-0"

5'-1"

5'-0"

10'-0"

2'-6"

13'-6"

6'-0"

TRANS./ ELEC. +0'

MEP +0'

TRASH/ LOADING +0'

SERV. ELEV.

CAR ELEVATOR FLOOR @ STREET LEVEL

BAKERY +0'

RESI. ELEV. LOBBY +0'

RESI. ELEV.

STACKED BIKE STALLS +0'

LIGHT WELL

VALET PARKING FOR GUESTS AND RESIDENTIAL

LOADING TRUCKS PARK AT ALLEY

PASSENGER ELEV.

OPEN TO HOTEL MAIN LOBBY BELOW

ELEV. LOBBY +0'

Trash Managment / Recycle

VALET DROP-OFF

Office/Trailer

Temporary Location / Office will be moved into garage when complete.

Portable Toilets

F-150 SuperCab 20' x 7'

S MILLWARD STREET

CENTER LINE OF STREET

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

TREE IN GRATE

EXISTING CURB LINE RELOCATE CURB TO ALIGN WITH ADJACENT CURBS ON MILLWARD

ADA ACCESS PATH

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HOTEL
JACKSON, WY

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Symmetry Builders Site Logistics Plan

SITE PLAN

N

SCALE: 1" = 16'

Architecture. Design. Relationships.

7

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-01-17

7

LDR Compliance

144 N. Orange, Orange, CA 92866 T 714.639.9860 aoarchitects.com

Architecture. Design. Relationships.

DATE: MAY 07, 2025

TO : Town of Jackson Planning and Zoning Department

PROJECT : Dauntless- Millward Hotel , 50 S Millward St, Jackson, WY 83001

RE: Land Development Regulation Compliance and Narrative Project Description

Land Development Regulation Compliance

Zoning : Section 2.2.15 DC-2 Downtown Core – 2

2.2.15.B.1 Lot Standards

ITEM 1: Building Setbacks:

1.1 Primary Street Setback range(from back of pedestrian frontage)

Required : (min-max) 0'-5'
Provided : 0' (Pearl Avenue)

1.2 Secondary Street Setback range (from back of pedestrian frontage)

Required : (min-max) 0'-5'
Provided : min. 0' ; max. 1'2" (Millward)

1.3 Side Interior

Required : (min) 0' or 5'
Provided : 0' or 5'1"

1.4 Rear

Required : (min) 0' or 5'
Provded : 0' or 5' (Alleyway)

1.5 Abutting protected zone

Required : (min) 10'
Provided : Not Applicable

ITEM 2: Landscaping Area:

2.1 Landscape Surface Ratio: N/A

2.2 Plant units: N/A

ITEM 3: Fencing:

3.1 Height in any street or side yard

Required : (max) – 4’

Provided : 3’-6”

3.2 Height in rear yard

Required : (max) – 6’

Provided : 6’

3.3 Setback from pedestrian frontage

Required : (min) – 1’

Provided : 2’ – 10’

3.4 Setback from side or rear lot line

Required : (min) – 0’

Provided : 2’ – 10’

ITEM 4: Parking Setbacks:

4.1 Primary Street, above ground

Required : (min) 30’

Provided : N/A

4.2 Secondary Street, surface parking

Requried : (min) 30’

Provided : N/A

4.3 Secondary Street, tuck-under, enclosed, or structured parking

Required : (min) – 0’

Provided : 0’

ITEM 5: Access:

5.1 Curb Cut Width

Required : (max.) 24’

Provided : N/A

2.2.15.B.2 Bulk Standards

ITEM 6: Street Façade :

6.1 Width of ground and second story in primary street setback range:

6.1.1 % of lot width

Required : (min) 80%

Lot width is 100’ -> 100’ x0.80 = 80’min.

Provided : L1 – 91.75’ ; L2 – 91.75’

6.1.2 Length from street corner

Required : (min) 30’

Provided : L1 – 91.75’ ; L2 – 91.75’

6.2 Width of ground and second story in secondary street setback range:

6.2.1 % of lot width

Required : (min) 80%

Lot width is 150’ -> 150’ x0.80 = 120’min.

Provided : L1 – 140’ ; L2 – 145’

6.2.2 Length from street corner

Required : (min) 30’

Provided : L1 – 140’ ; L2 – 69.5’

ITEM 7: Building Height:

7.1 Height(max) if roof pitch <5/12 :

Required : (max) 42’

Provided : 38’ (Top of roof) ; 42’ (Top of Parapet)

7.2 Stories :

Required : (max) 3

Provided : 3 stories above grade + 3 Exempt Basement Levels

7.3 Height (min) in any street setback range :

Required : 16’

Provided : min. Height 38’

ITEM 8: Building Stepback:

8.1 Stepback for any 3rd story street façade or street façade over 30’ :

Required : (min) 20’

Provided : 20’

8.2 Encroachment in stepback

Allowed : (max % of overall façade width) 40%

Overall façade width along South Millward Street is 147’ X 40% -> 58.8’ allowed for encroachment. 147’ x 60% -> 88.2’ (min) 20’ step back required.

Provided : 88.25’ width of 20’ step back

Overall façade width along West Pearl Avenue is 91.75’ X 40% -> 36.7’ allowed for encroachment. 91.75’ x 60% -> 55.05’ (min) 20’ step back required.

Provided : 55’-7” width of 20’ step back

ITEM 9 : Scale of Development:

9.1 Total Lot Area – 15,000 SF

9.2 Allowed Rental FAR 1.3 – 19,500 SF

9.3 2:1 Bonus Housing (Market-Rate Units)– 2,852SF

9.4 2:1 Bonus Housing (Workforce Deed Restricted Units) – 1,876SF

9.5 Affordable Deed Restricted Units – 5,656SF

9.6 Basement Exempt Area:

Occupied – 24,098 SF

Basement Parking – 11,453 SF

9.7 Total Occupied Area (Excludes Structured Parking) – 54,981 SF

9.8 Total Building Area Including Parking – 66,434 SF

9.9 Total Nightly Rentable SF (Includes 19,500 Allowed + 24,098 Exempt) – 43,598 SF

2.2.15.B.3 Form Standards

ITEM 10: Pedestrian Frontage:

10.1 Trees in Grates

10.1.1 Frontage dimensions

Required : 13.5’ min. from back of curb ; 5’ min. furnishing/planting area ; 6’ min. clear sidewalk width

Provided : 13.5’ min. from back of curb ; 5’ min. furnishing/planting area ; 6’ min. clear sidewalk width

10.1.2 Additional Specifications

Required : Planting type – tree grate ; tree spacing (on center) – 30’ to 40’ ; the furnishing/planting area that is not tree grates shall be hardscape other than slab concrete (e.g. pavers,bricks)

Provided : Complies

ITEM 11: Building Frontage Options : Residential

11.1 Story Height:

Required : Ground story height (min) – 9’

Upper story height (min) – 9’

Ground Floor elevation (min/max) – 0’-5’

Provided : Ground story height (min) – 11’

Upper story height (min) –11’

Ground Floor elevation – 4’

11.2 Transparency:

Required : Ground story primary street (min) – 40%

Ground story secondary street (min) – 20%

Upper story, primary/secondary (min) – 20%

Provided : Primary street -

L1 - 1534 SF -> 41% -> 631 SF

L2 - 1590 SF -> 21.4% -> 341 SF

L3 - 1734 SF -> 25% -> 435 SF

Secondary street –

L1 - 1001 SF -> 40% -> 400 SF

L2 - 1001 SF -> 29.47% -> 295 SF

L3 - 1092 SF -> 22.70% -> 248 SF

11.3 Blank Wall:

11.3.1 Blank wall area, primary street

Required : (max) 35’

Provided : Complies

11.3.2 Blank wall area, secondary street

Required : (max) 35’

Provided : Complies

ITEM 12: Parking Type Options : Underground parking

2.2.15.B.4 Environmental Standards Noted, N/A

2.2.15.B.5 Scenic Standards

ITEM 13: Exterior Lighting:

13.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

13.2 All Light Fixtures over 600 Lumens shall be fully shielded.

All Light Fixtures that are over 600 lumens are fully shielded.

13.3 Max Lumens per sf of site development

Required : 3

Provided : Will Comply

13.4 Lumens per acre of site development (max):

Required : All Fixtures : 50,000

Unshielded Fixtures : 2,000

Provided : Will Comply

13.5 Light Color

Required : ≤ 3000K

Provided : 3000K

ITEM 14: Scenic Resources Overlay (SRO) Standards:

14.1 Light Trespass is prohibited.

Site Lighting design prohibits trespass.

2.2.15.B.6 Natural Hazard to Avoid Noted and will comply

2.2.15.B.7 Signs Noted and will comply

2.2.15.B.8 Grading, Erosion Control, Stormwater Noted and will comply

2.2.15.B.9 Physical Development Permit Required

ITEM 14: > 39,000 SF Required:

- Sketch plan

- Development plan
- Building permit
- DRC review

2.2.15.C 1 Allowed Uses

ITEM 15: Allowed Uses:

15.1 Mixed Uses – Residential/Lodging

2.2.15.C 2 Use Requirements

ITEM 16: Use Requirements:

16.1 Parking:

16.1.1 Residential

Parking Factor – 1.5

Residential Unit Count – 10

Parking Stalls:

Required : 15

16.1.2 Commercial:

Hotel Parking Factor – 0.75

Hotel Unit Count – 67

Parking Stalls:

Required : 51

16.1.3 Disability Parking Spaces

Required : 4

Provided : 4

16.1.4 Electrical Vehicle Supply Equipment (EVSE)

Required : (Other Residential / Lodging)

i. EVSE Capable : 30% -> 79 stalls x 30% = 24 stalls
ii. EVSE Installed : 5% -> 79 stalls x 5% = 4 stalls

Provided :

i. EVSE Capable : 24 stalls
ii. EVSE Installed : 4 stalls

16.1.5 Street Parking Credit – nil

TOTAL PARKING REQUIRED : 67

TOTAL PARKING PROVIDED : 79 (including 4 ADA)

2.2.15.C 3 Operational Standards Noted and will comply

2.2.15.D 1 Allowed Subdivision and Development Options Noted

2.2.15.D 2 Residential Subdivision requirements Noted

2.2.15.D 3 Required Subdivision and Development Option Permits Noted

6.6.3 Amount of Affordable Workforce Housing Required

ITEM 17 17.1 Total required : 4.857 units (see attached housing mitigation calculator)

8

Conditional Use Permit Application and Supporting Documentation

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: Millward Hotel - 67 room hotel with 10 residential units

Physical Address: 50 S Millward, Jackson WY 83001

Lot, Subdivision: Lots 7&8 of Block 2 of the First Wort Addition, Plat No 107 PIDN: _____

PROPERTY OWNER.

Name: June Landing LLC Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX ZIP: 77056

E-mail: amauceri@dauntlesscapital.com

APPLICANT/AGENT.

Name: Shaun Gilbert Phone: _____

Mailing Address: 2700 Post Oak Blvd Floor 21 Houston TX 77056 ZIP: 77056

E-mail: sgilbert@dauntlesscapital.com

DESIGNATED PRIMARY CONTACT.

_____Property Owner X_____Applicant/Agent

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

Use Permit

X_____Basic Use

X_____Conditional Use

_____Special Use

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

X_____Sketch Plan

_____Development Plan

X_____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 #: 24-108

Environmental Analysis #:

Original Permit #:

Date of Neighborhood Meeting: 12/3/24

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

Have you attached the following?

3,309 **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

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

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

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

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

Signature of Property Owner or Authorized Applicant/Agent

2-25-25
Date

Shaun Gilbert
Name Printed

President
Title

Findings of Approval for Conditional Use Permit

1. Is consistent with the purposes and organization of the LDRs;

Consistent. The proposed project is within DC-2 Downtown Core 2 with a Lodging Overlay. As defined by the Town of Jackson Design Guidelines and Vision Statement, the proposed project will replace an existing 12-unit nightly rental with on-site parking that creates a challenging pedestrian environment at the street level and provides no public access or amenities. The project furthers the town Vision Statement by proposing a building that is in scale with the surrounding neighborhood and uses high quality, natural materials that can be found throughout the town such as wood, concrete, metal detailing, stone, and punched windows. The design references many of the existing buildings throughout the Town of Jackson by bringing those materials and details into the design. The proposed 3 story above grade building meets the desired goals of compatible infill and redevelopment that fits Jackson's neighborhoods by holding the street frontage with a character-filled building that has varied massing and materials to create a vibrant pedestrian experience. The project will enliven the streetscape with an unconventional subgrade lobby that will be visible from the street and lit by a large skylight, an improved sidewalk with numerous street trees, and a retail window on Pearl Street that will be open to the community. The proposed project will provide lodging and housing capacity (affordable, workforce and market rate), and employment opportunities.

2. Complies with the use specific standards of Division 6.1;

Consistent. The proposed project uses of Apartment, Conventional Lodging, and Retail are allowed within the Downtown Core Neighborhood zone under a Basic Permit Use.

3. Minimizes adverse visual impacts;

Consistent. As detailed in other areas of this letter, the project is a design-focused, mixed-use building that follows the town design guidelines and takes to heart the mission of creating a building with character, massing and quality that fits within the Town of Jackson. The composition and massing of the building divides each façade into smaller scale areas by using subtle setbacks, changes in materials, and changes in window scales. The materials, window detailing, sconce-style lighting and canopies are all designed in authentic, long-lasting materials that reference the local architecture and surrounding environment. All parking, service entries and utilities will be screened from the public view and are focused along the alleyway.

4. Minimizes adverse environmental impacts;

Consistent. As an urban infill development, the project does not remove any native landscape or habitat for flora or fauna. The project maximizes density while following all setback and FAR requirements which creates an efficient project that provides both housing, lodging, and employment all within the existing urban footprint. The project proposes using modular construction for the hotel and residential floors which results in a significant reduction to the carbon footprint as modular construction reduces waste and construction time. Construction time savings is anticipated between 36% - 42%. Construction waste reduction is anticipated between 34% - 39%.

The reduced time also reduces subcontractor travel and public right of way impacts which often negatively affect the surrounding neighborhood. The proposed automated parking system also contributes to the positive environmental impacts by reducing the square footage required to park the same number of cars. Automated parking garages can have reduced lighting and mechanical requirements which can save energy. All plumbing fixtures will be low-flow and lighting will be LED. Mechanical systems will be specified to be energy efficient models.

5. Minimizes adverse impacts from nuisances;

Consistent. All construction related impacts will be mitigated and are addressed in detail in the Construction Management Plan in Section 6 of this letter. All exterior lighting will be consistent with Town regulations and will comply with dark sky regulations. Noise impacts will be minimal as the hotel lobby is subterranean and the street level lobby is only an access point to the elevator and stairs and will not lend itself to guests idling on the sidewalk. The communal exterior patio spaces on the 3rd floor for both the hotel and residents will have hours of operations from 8am – 10pm and will not have any permanent food and beverage setup. All bulk deliveries and trash/recycling pickup will be coordinated to occur at off-peak hours for hotel guest check-in/check-out to minimize the potential for alley congestion.

6. Minimizes adverse impacts on public facilities;

Consistent. The proposed project will not have significant impacts on public facilities and services. The proposed development will connect to Town water and sewer systems which exist in the adjacent streets and alley. The proposed development will provide 67 hotel rooms and a hotel guest only bar with light food options and 10 residential units. The single building will consolidate sewer connections within the project to reduce connection points to the Town wastewater system. On-Site parking is provided beyond the requirements of the LDRs via an automated, all valet system that expedites the movement of cars and will minimize traffic demands on the alley and on town and county roadways. The project provides 2 new public parking spaces and 2 valet loading spaces along Millward which will be an added benefit to the community. New utility connections to the Town of Jackson services will be incorporated as part of this project. Impacts to schools and parks will be minimal. Impacts to police, fire, EMS facilities will not be significant as the proposed project will provide fire sprinklers throughout the building, secure entries for the hotel and residents, and a gurney compliant elevator which is an improvement over the existing property.

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

Consistent. The proposed project complies with the zone-specific standards in the Design guidelines. The proposed project follows all relevant standards of the Land Development Regulations (LDRs) for the DC-2 zone with a lodging overlay as stated in the vision statement for the Jackson/Teton County Comprehensive Plan adopted November 2020. The proposed project is consistent with other adopted Town Ordinances as included in The Municipal Code adopted by the Town Council through December of 2024.

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

Consistent. The subject property has not received any applicable development permits or approvals related to the proposed physical development.

Impact Statement Regarding Groundwater and Water Quality:

Consistent. See attached letter from Nelson Engineering (civil and geotechnical engineer) addressing this concern. Also attached to this submittal is the geotechnical report which addresses the water table.

Impact Statement Regarding Registered Historic Resource at 155 W. Pearl Ave.

The design has been updated to respond to the neighboring historic resource and a statement has been added on the building design in the design narrative in the package. Copied here for reference. The building uses massing and scale, as well as natural materials such as wood, thin brick, cut stone, concrete, metal detailing, stepped back forms and punched windows to ensure it meets the goals represented in the overlay district design guidelines. The new building's east facade complements the historic house with the third floor's dark wood siding which echoes the historic clapboard siding. At the stair tower, a horizontal wood slat wall has been added to reduce the area of painted surface and also reference the thick mortar lines seen in the historic cabin's log facade. By separating the third floor from the lower levels, the building presents as a two-floor building, creating a more respectful facade to face the historic property line. The design team reduced the number of third-floor patios and will prioritize maintaining or replacing the existing trees to ensure a natural privacy barrier between the properties. The design guidelines encourage the use of historic materials in contemporary ways and we believe the building embodies the intent of the guidelines.

The proposed project has provided a 5' setback from the property line to allow for space to preserve the existing trees on the neighboring property. The applicant is committed to finding a satisfactory solution to addressing the trees, may it be heavy pruning and root protection during construction, or replacement with very large specimens of an iconic local tree that would equally celebrate the history of the neighboring historic site. A local arborist provided an existing tree report which is attached to this document.

NELSON ENGINEERING SINCE 1964
Professional Engineers & Land Surveyors
JACKSON, WY | BUFFALO, WY | VICTOR, ID NELSONENGINEERING.NET

February 26, 2025 DD/23-414-03

Town of Jackson Planning Department
Jackson, WY

RE: CUP Application in association with Sketch Plan P25-007
50 S Millward Street Hotel, Teton County, Wyoming
Impact Statement regarding Groundwater and Water Quality

Dear Planning:

Groundwater and water quality will not be impacted by this project.

The groundwater level estimated in the Geotechnical Report is conservative and addresses very infrequent flood type events. In ground construction will be scheduled outside of the flood season, therefore, no pumping or contact/impact on groundwater is anticipated during construction.

During high groundwater periods, if the water rises to the basement level, the minimal depth of the building below groundwater levels will have no impact to the groundwater quality. The structural engineer will design the foundation to be waterproof and structurally to meet the hydrostatic pressure of ground water. No pumping of groundwater (dewatering) will be required during operations of the hotel.

Sincerely,

David Dufault, PE

Digitally signed by David Dufault, PE
DN: C=US, E=ddufault@nelsonengineering.net, O=NE, OU=Civil, CN="David Dufault, PE"
Reason: I am approving this document
Date: 2025.02.27 17:58:56-07'00'

Dave Dufault, PE
Senior Project Manager

Encl.

NURSERY & LANDSCAPING

2389 S. Highway 33
Driggs, ID 83422
(208) 354-8816
www.mdlandscaping.com

Good afternoon, Amanda. This report pertains to my inspection of the 12 blue spruce trees at Town Square Lodge address, 50 S Millward Street, Jackson WY.

Tree species: Blue Spruce aka Colorado spruce (Picea pungens)

Health or Current Condition: Healthy mature spruce trees. No signs of disease or insect damage. No rotting or cavities around trunk areas.

Size: Range from 35-50 ft tall

Qty: 12

After assessing these evergreens I've come to the conclusion, they're all in rather good health. Furthermore, the canopies are full with little to no signs of dead or dying off branches that would be cause for concern.

These evergreens are located on the neighbor's property on the other side of the fence (east). However, at least 45% of all tree branches are overhanging on the 'Town Square Lodge' property. Cutting more than 40% of any tree canopies or cutting any large root systems will harm the tree and would eventually cause the tree to decline and therefore die. ISA standard is not to remove more than 25% of a healthy tree's leaf bearing canopy. Any more than 25%, a full removal is recommended.

It is my understanding that the proposed building setback is for 5 feet. Given a standard evergreen pruning at a 5 foot setback, I would estimate a 15% removal of the overall tree's canopy. For best results, the tree pruning should be done in early spring or late fall.

Windstorms can be common in both Jackson and Wilson, particularly in the spring and fall. The surrounding mountains can funnel winds leading to gusty conditions and tree failures. An example of this was last summer 2024 when MD Arborcare performed cleanup on an uprooted, healthy, 60ft spruce tree that fell behind this property due to microburst winds. This spruce tree was only about 20 feet from the other spruce trees on the 'lodge property.' (the ones I assessed in this report) Additionally, when inspecting the roots of the spruce that had fallen over, I noticed the roots were in the top 18 inches of soil. Spruce trees generally have shallower root systems compared to other conifers, so they're more susceptible to windthrow when storms come through an area.

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(208) 354-8816
www.mdlandscaping.com

Blue spruce is a native evergreen to Wyoming. Other native evergreens are eastern redcedar, norway spruce, douglas fir and ponderosa pine. Native deciduous trees are red maple, crabapple, river birch, mountain ash and quaking aspen. Our nursery, located in Driggs, Idaho, has these and more options available depending on your preference.

Attached is a photo I took when I was on the property recently, and a map photo of the lodge.

For any further questions or concerns, please feel free to contact me.

Beni Tupou
ISA TRAQ Arborist
WE-14911A
MD Landscape Supervisor
206-822-3178
B.tupou@mdlandscaping.com

2389 S. Highway 33
Driggs, ID 83422
(208) 354-8816
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(208) 354-8816
www.mdlandscaping.com



9

Architectural Plans, Renderings and Digital Material Board



HOTEL
JACKSON, WY

CONCEPT DESIGN | MAY 07, 2025

TABLE OF CONTENTS

DESIGN NARRATIVE 03
SITE CONTEXT 04
SITE CONTEXT & VIEW CORRIDORS 05
PROGRAM DATA 06
SITE PLAN 07
FLOOR PLANS 08
ROOF PLAN 16
SECTIONS 17
ELEVATIONS 19
MATERIAL BOARD 23
3D VIEWS 24
PLACE MAKING & ARCHITECTURE 27

DESIGN NARRATIVE:

LOCATED ON THE NORTHWEST CORNER OF MILLWARD STREET AND PEARL AVE, THIS PROJECT INCLUDES A 67 GUESTROOM HOTEL ALONG WITH 10 RESIDENTIAL UNITS. THE HOTEL ENTRANCE VESTIBULE AND ELEVATOR FRONTS MILLWARD STREET. HOTEL AMENITIES INCLUDE A WELCOMING LOBBY WITH A SPECTACULAR SKYLIGHT, LOBBY BAR, BREAKFAST BUFFET, AFTERNOON TAPAS, AND OTHER CURATED SOCIAL EVENTS INTENDED FOR HOTEL GUESTS AND BUILDING RESIDENTS. ADDITIONAL GUEST AMENITIES INCLUDE A FITNESS FACILITY, ROOFTOP LOUNGE, AND AN INDOOR POOL. HOTEL GUESTROOMS RING THE PERIMETER OF THE PROPERTY PROVIDING VIEWS TO THE TOWN AND BASEMENT LEVEL ROOMS HAVE OUTDOOR LIGHT WELLS TO PROVIDE LIGHT AND AIR.

THE RESIDENTS WILL HAVE ITS OWN SEPARATE ENTRY VESTIBULE AND LOBBY FRONTING PEARL AVENUE. THE TOP 2 FLOORS CONTAIN THE RESIDENTIAL UNITS WITH SOME UNITS HAVING GENEROUS OUTDOOR PATIOS FACING THE TOWN. THIS BUILDING WILL BE SYMBIOTIC IN THAT THE RESIDENTS AND THE HOTEL GUESTS MAY SHARE THE FACILITIES, AMENITIES AND SERVICES.

PARKING WILL BE PROVIDED PER CODE AND INCLUDES 75 PARKING STALLS USING A STACKED PARKING SYSTEM, EV CHARGING STALLS, AND 10 BICYCLE PARKING SPACES. 2 NEW ON-STREET LOADING SPACES WILL BE PROVIDED AS WELL AS 2 NEW PUBLIC PARKING SPACES (LOCATED ON MILLWARD). PARKING ACCESS WILL BE BY VALET, AUTOMATED, AND IS ACCESSED DIRECTLY FROM THE ALLEY VIA AN AUTOMOBILE ELEVATOR. THE TOTAL BUILDING AREA IS 66,434 SF. THE PROJECT IS DESIGNED PER THE LAND DEVELOPMENT REGULATIONS, AS WELL AS THE SPECIAL OVERLAY DISTRICTS.

THE BUILDING USES THE MASSING AND SCALE, AS WELL AS THE WOOD MATERIALS, CONCRETE, METAL DETAILS, STONE AND STEPPED BACK FORMS, AND PUNCHED WINDOWS REPRESENTED IN THE OVERLAY DISTRICT DESIGN GUIDELINES. THE NEW BUILDING'S EAST FACADE COMPLEMENTS THE HISTORIC HOUSE, WITH THE THIRD FLOOR'S DARK WOOD BOARD ECHOING IT'S CLAPBOARD SIDING. BY SEPARATING THE THIRD FLOOR FROM THE LOWER LEVELS, THE REDUCED MASSING CREATES A MORE RESPECTFUL TRANSITION. FEWER THIRD-FLOOR PATIOS AND EXISTING CONIFEROUS TREES HELP MAINTAIN PRIVACY FOR BOTH PROPERTIES. THE DESIGN GUIDELINES ENCOURAGE THE USE OF HISTORIC MATERIALS IN CONTEMPORARY WAYS, AND WE BELIEVE THE BUILDING EMBODIES THAT SPIRIT.



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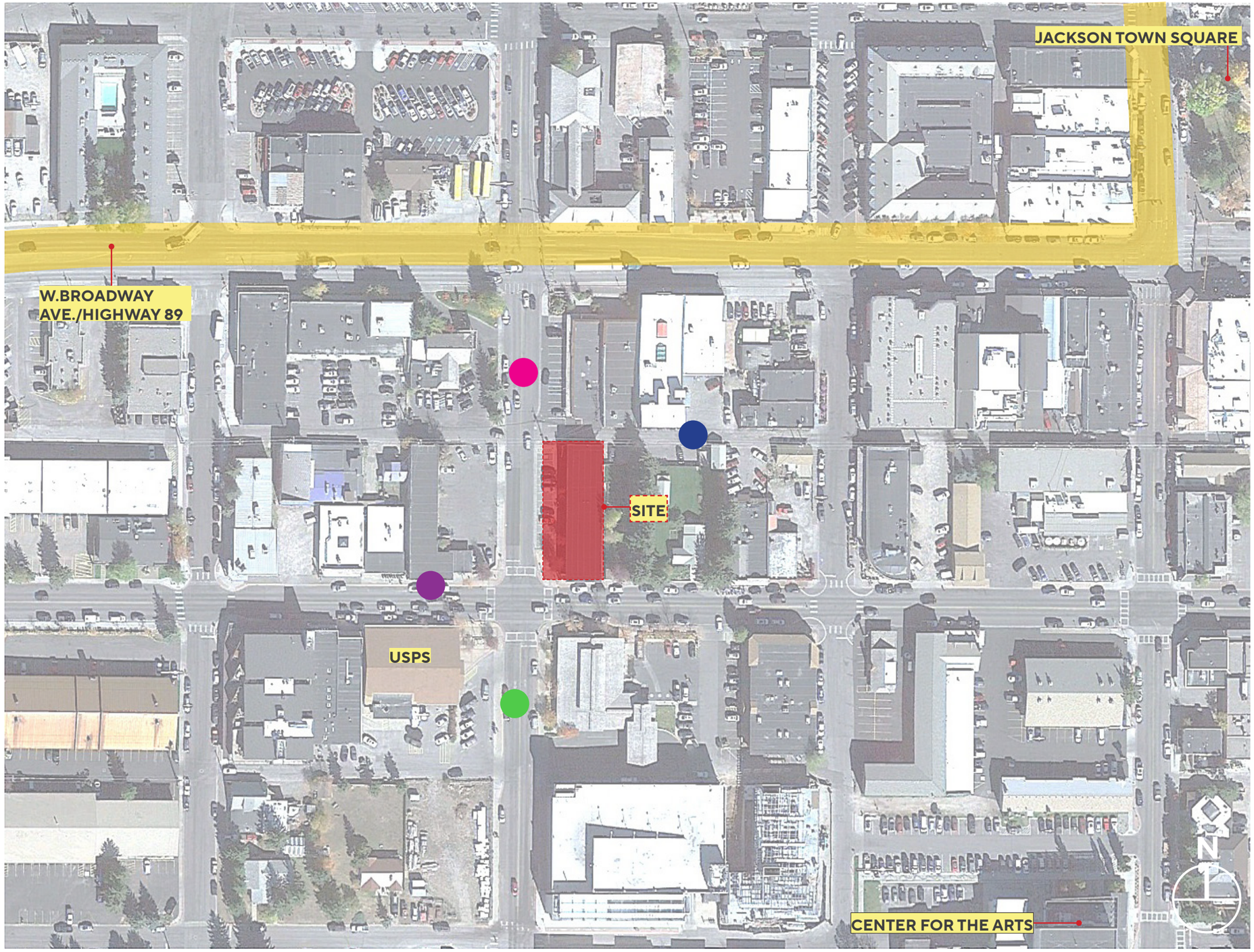
HOTEL
JACKSON, WY

SITE CONTEXT

Architecture.
Design.
Relationships.

4

Scale
Job No. 2024-0345
Date 2025-05-07











HOTEL
JACKSON, WY

SITE CONTEXT & VIEW CORRIDORS

Architecture. Design. Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07

5

PROJECT DATA

LOT AREA: 15,000 SF
ALLOWABLE COMMERCIAL FAR 1.3 RATIO: 19,500 SF
TOTAL COMMERCIAL FAR : 19,449 SF

COMMERCIAL FAR	
EXEMPT	
LEVELS B1, B2 and B3	24,098
B3 PARKING	11,453
RESIDENTIAL (2:1 BONUS HOUSING - MARKET RATE UNITS)	2,852
RESIDENTIAL (2:1 BONUS HOUSING -WORKFORCE DEED RESTRICTED UNITS)	1,876
RESIDENTIAL (AFFORDABLE DEED RESTRICTED UNITS)	5,656
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	1,050
TOTAL EXEMPT	**46,985**
COMMERCIAL FAR	
HOTEL BASE FAR	15,775
HOTEL CIR. / FACILITY	2,624
SHARED USES (1/2 HOTEL+1/2 RESIDENTIAL)	1,050
TOTAL COMMERCIAL FAR	**19,449**
TOTAL BUILDING SQUARE FOOTAGE(NOT including parking)	**54,981**
TOTAL BUILDING SQUARE FOOTAGE- ABOVE GROUND	**30,883**

SCALE OF DEVELOPMENT		
ALLOWED NIGHTLY COMMERCIAL RENTAL FAR 1.3 :	**19,500**	SF
2:1 BONUS HOUSING (MARKET -RATE)	**2,852**	SF
2:1 BONUS HOUSING (WORKFORCE DEED RESTRICTED UNITS)	**1,876**	SF
AFFORDABLE DEED RESTRICTED UNITS	**5,656**	SF
BASEMENT EXEMPT AREA:		
OCCUPIED AREA	24,098	SF
BASEMENT PARKING	11,453	SF
TOTAL OCCUPIED AREA (EXCLUDES STRUCTURED PARKING):	54,981	SF
TOTAL AREA INCLUDING PARKING:	66,434	SF
TOTAL NIGHTLY COMMERCIAL RENTABLE SF	43,598	SF
(INCLUDES 19,500 ALLOWED + 24,098 EXEMPT)		

AREA BREAKDOWN BY LEVELS		
B3	13,013	SF
B3-M1	1,529	SF
B2	12,049	SF
B1	8,961	SF
STREET	1,353	SF
L1	8,960	SF
L2	11,608	SF
L3	8,961	SF
TOTAL	**66,434**	**SF**

BUILDING PROGRAM	*QTY*	
RESIDENTIAL	10	UNITS
COMMERCIAL		
HOTEL	67	KEYS

PARKING

	# OF UNITS		*PARKING REQUIRED*	
PARKING REQUIRED				
RESIDENTIAL	10	UNITS	15	1.5 pkg ratio
HOTEL	67	KEYS	51	.75 pkg ratio
COMMERCIAL				
	AREA			
BAKERY SHOP	133	SF	1	2.25/1,000sf
PARKING PROVIDED				
LEVEL B3 BASEMENT PARKING			71	
LEVEL B3 ADA PARKING			4	
STREET PARKING :				
VALET LOADING/PARKING 15MINS MAX. PER REQUESTED			2	
PUBLIC PARKING SPOTS PROVIDED			2	
TOTAL PARKING REQUIRED			**67**	
TOTAL PARKING PROVIDED			**79**	
EV PARKING REQUIRED	28 Total (24 capable and 4 installed)			30% and 5 %
EV PARKING PROVIDED	28 Total (24 capable and 4 installed)			30% and 5 %
BICYCLE PARKING REQUIRED			**8**	1/10 non resi parking
BICYCLE PARKING PROVIDED (ON STREET)			**10**	

NOTE.

1. EXISTING POWER LINES TO BE RELOCATED BELOW GRADE.

2. EXISTING CURB AND PARKING AREA TO BE DEMOLISHED AND REBUILT PER CITY STANDARD.

3. REFER TO CIVIL DWG. FOR STREET INFO / DIMENSIONS.

NEIGHBORING PROPERTY

ALLEYWAY

W. PEARL AVENUE

S MILLWARD STREET

20'-0"

150'-0"

140'-0"

PROPERTY LINE

SETBACK LINE (5'-0")

SETBACK LINE (5'-1")

5'-1" 2'-6"

5'-0"

5'-0" 2'-6"

TRANS./ ELEC. +0'

MEP +0'

CHUTE

SERV. LOBBY +0'

SERV. ELEV.

+4'

+0'

CAR ELEVATOR FLOOR @ STREET LEVEL

LIGHT WELL

BIKE STORAGE +0'

BAKERY +0'

RESI. ELEV. LOBBY +0'

RESI. ELEV.

STACKED BIKE STALLS +0'

2'-6"

VALET PARKING FOR GUESTS AND RESIDENTIAL

PASSENGER ELEV.

OPEN TO HOTEL MAIN LOBBY BELOW

UP

ELEV. LOBBY +0'

SETBACK LINE (1'-2")

PROPERTY LINE

100'-0"

6'-0"

5'-0"

13'-6"

PEDESTRIAN FRONTAGE

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

TREE IN GRATE

2 ON-STREET VALET LOADING/PARKING 15 MINS. MAX. PER REQUESTED.

2 PUBLIC PARKING SPOTS PROVIDED

30'-0"

F-150 SuperCab
20' x 7'

ADA ACCESS PATH

HOTEL

JACKSON, WY

SITE PLAN

N

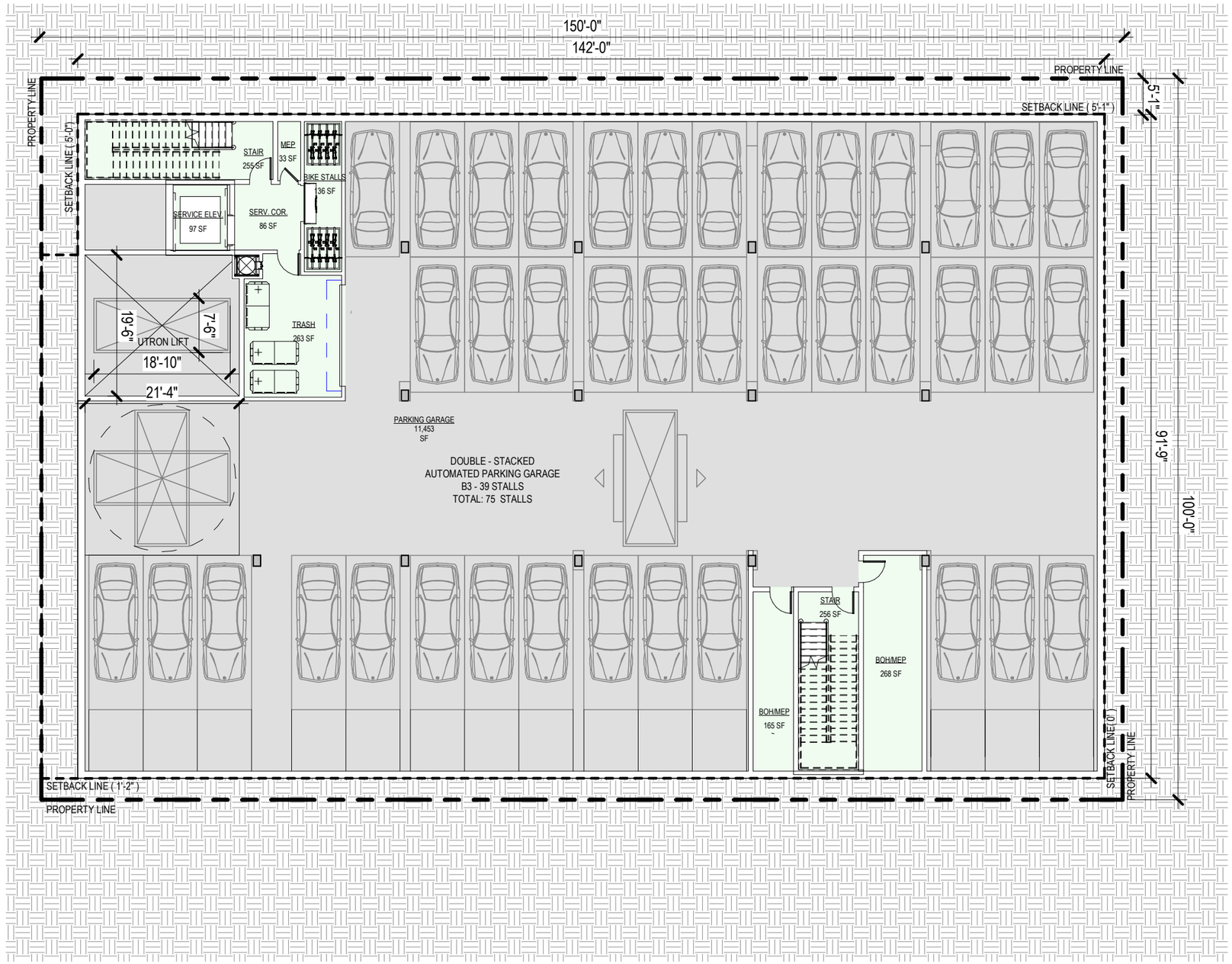
0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

7

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



EXEMPT
PARKING
SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
MARKET-RATE
WORKFORCE DEED RESTRICTED UNITS
AFFORDABLE DEED RESTRICTED UNITS
HOTEL

HOTEL
JACKSON, WY

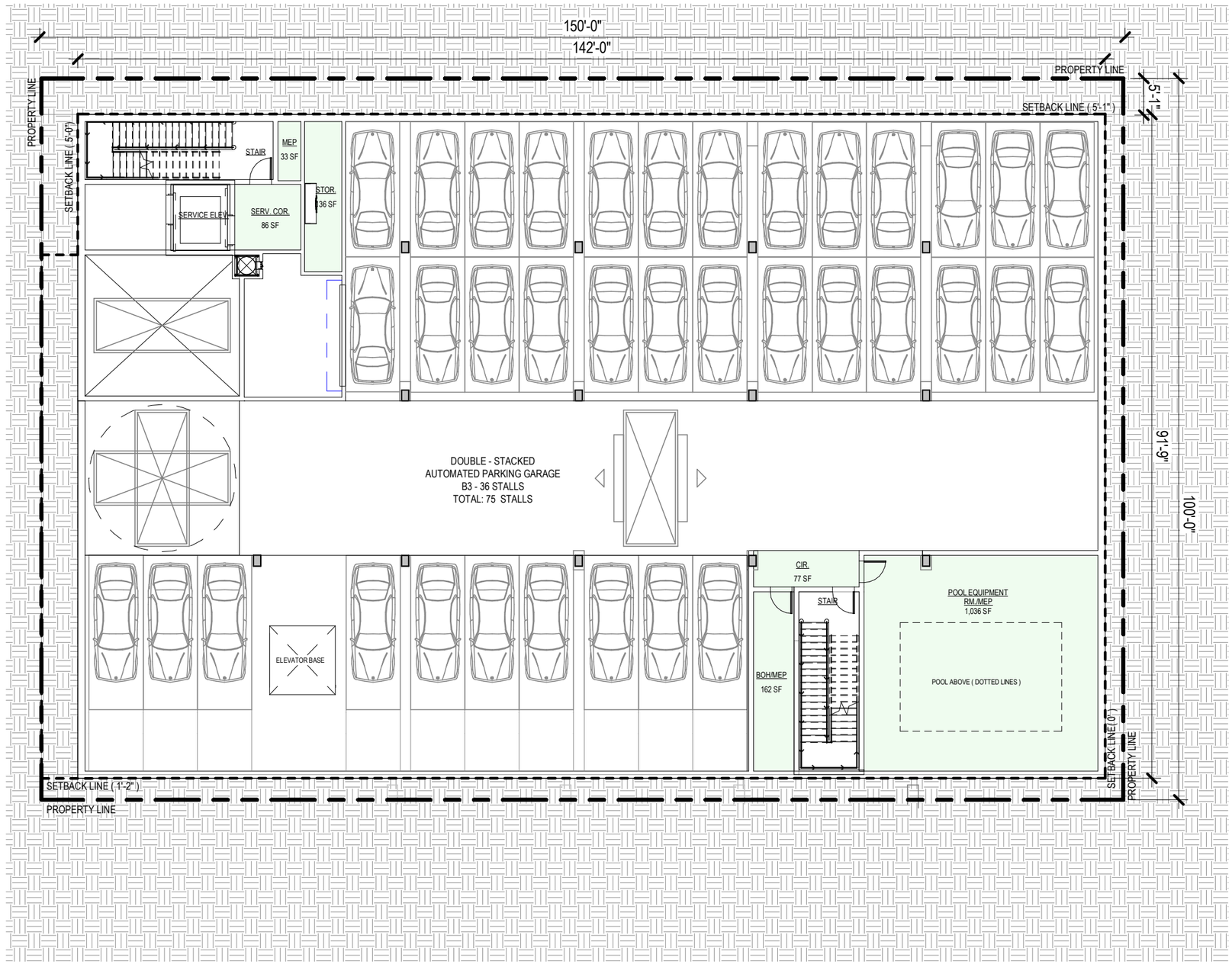
FLOOR PLAN - LEVEL B3

N

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



EXEMPT
PARKING
SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
MARKET-RATE
WORKFORCE DEED RESTRICTED UNITS
AFFORDABLE DEED RESTRICTED UNITS
HOTEL

HOTEL
JACKSON, WY

FLOOR PLAN - LEVEL B3-M1

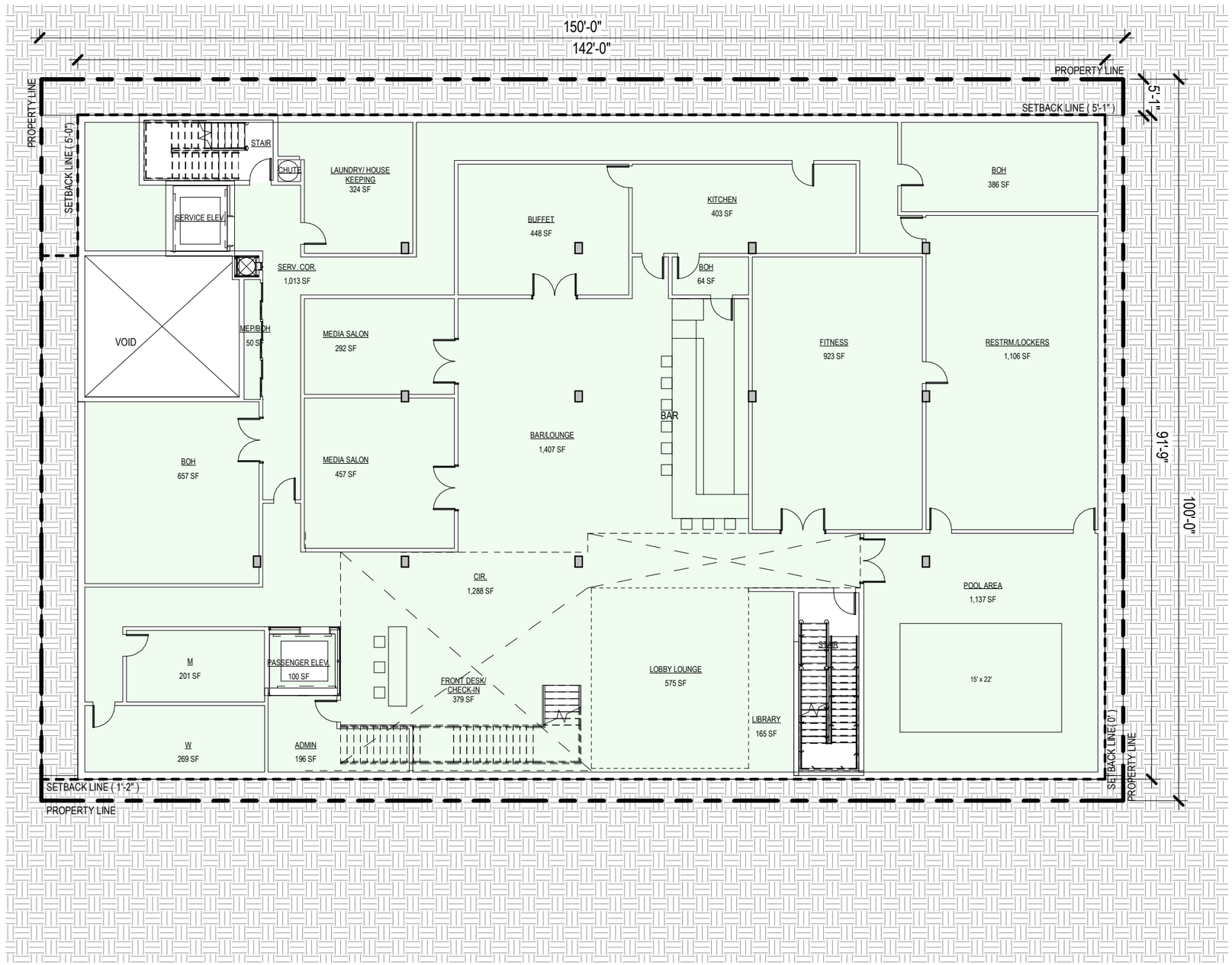
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0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

9

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



EXEMPT
PARKING
SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
MARKET-RATE
WORKFORCE DEED RESTRICTED UNITS
AFFORDABLE DEED RESTRICTED UNITS
HOTEL

HOTEL
JACKSON, WY

FLOOR PLAN - LEVEL B2

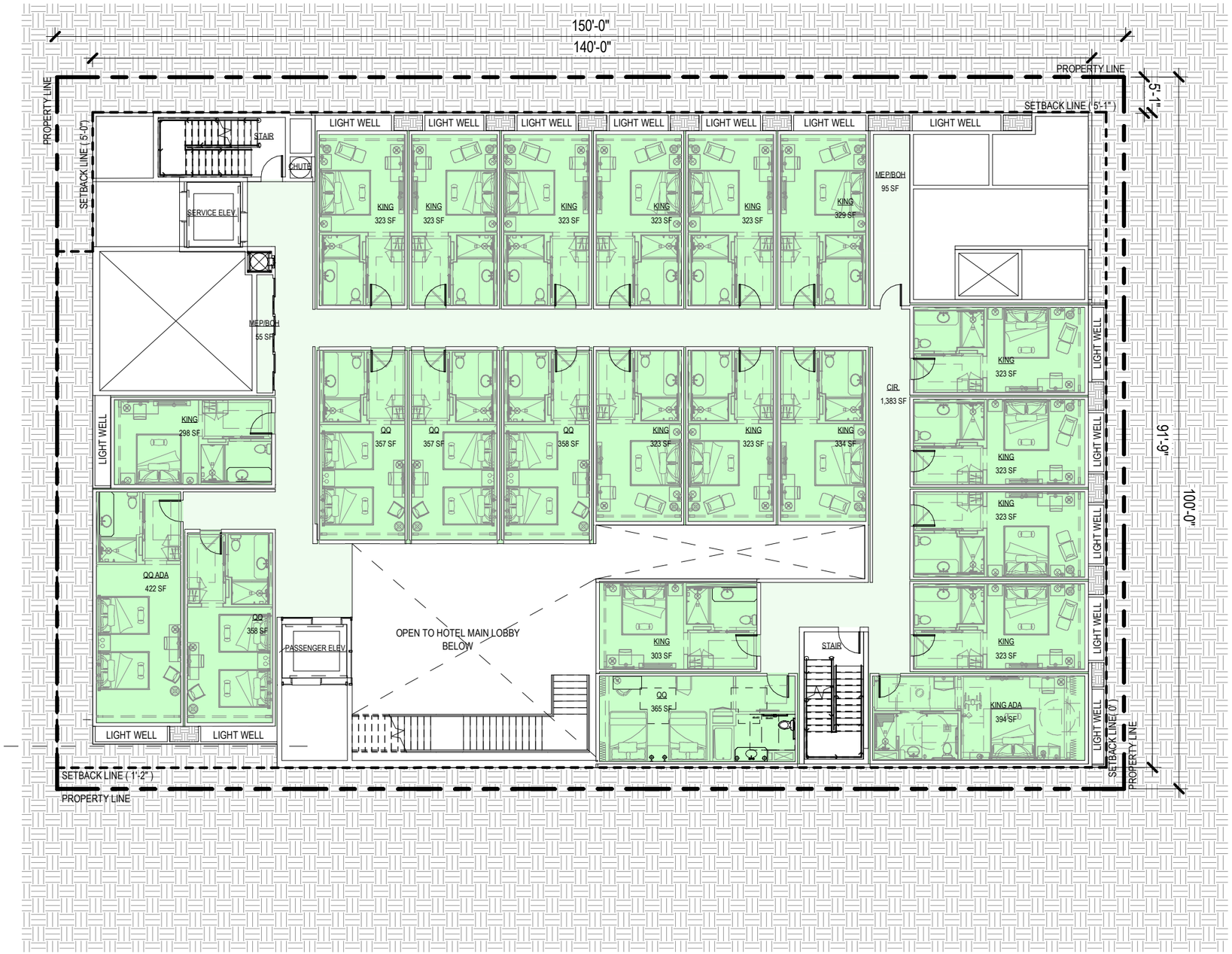
N

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

10

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL B1

N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

11

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-09

SERVICE ELEVATOR AND SERVICE LOBBY SERVE BOTH HOTEL AND RESIDENTIAL FOR TRASH AND BIKE PARKING

STAIRWAY SERVE BOTH HOTEL AND RESIDENTIAL

NEIGHBORING PROPERTY

20'-0"

150'-0"

140'-0"

PROPERTY LINE

SETBACK LINE (5'-1")

5'-1"

5'-1" 2'-6"

+0'

+4'

LOADING TRUCKS PARK AT ALLEY TO LOAD

VALET PARKING FOR GUESTS AND RESIDENTIAL

ALLEYWAY

SETBACK LINE (5'-0")

TRANS/ELEC.

STAIR 185 SF

MEP 19 SF

CHUTE

SERV.LOBBY 96 SF

SERVICE ELEV 93 SF

5'-0"

8'-0"

19'-6"

CAR ELEVATOR PLATFROM

21'-6"

87'-10"

LIGHT WELL

5'-0" 2'-6"

LIGHT WELL

STAIR

BIKE STORAGE 89 SF

BAKERY 133 SF

RESI. ELEV. LOBBY 270 SF

RESI. ELEV. 71 SF

STACKED BIKE RACKS

2'-6"

CANOPIES

8'-6 3/8"

91'-9"

100'-0"

W. PEARL AVENUE

OPEN TO HOTEL MAIN LOBBY BELOW

PASSENGER ELEV.

ELEV. LOBBY 110 SF

STAIR 185 SF

UP

31'-1 1/4"

112'-3 1/4"

68'-1 1/4"

SETBACK LINE (1'-2")

PROPERTY LINE

SETBACK LINE (0")

6'-0" 5'-0"

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

13'-6"

PEDESTRIAN FRONTAGE

PEDESTRIAN FRONTAGE

6'-0"

5'-0"

13'-6"

2 ON-STREET VALET LOADING/PARKING 15 MINS. MAX. PER REQUESTED

2 PUBLIC PARKING SPOTS PROVIDED

30'-0"

F-150 SuperCab
20' x 7'

S MILLWARD STREET

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

TREE IN GRATE

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL
- ADA ACCESS PATH

HOTEL

JACKSON, WY

FLOOR PLAN - STREET LEVEL

N

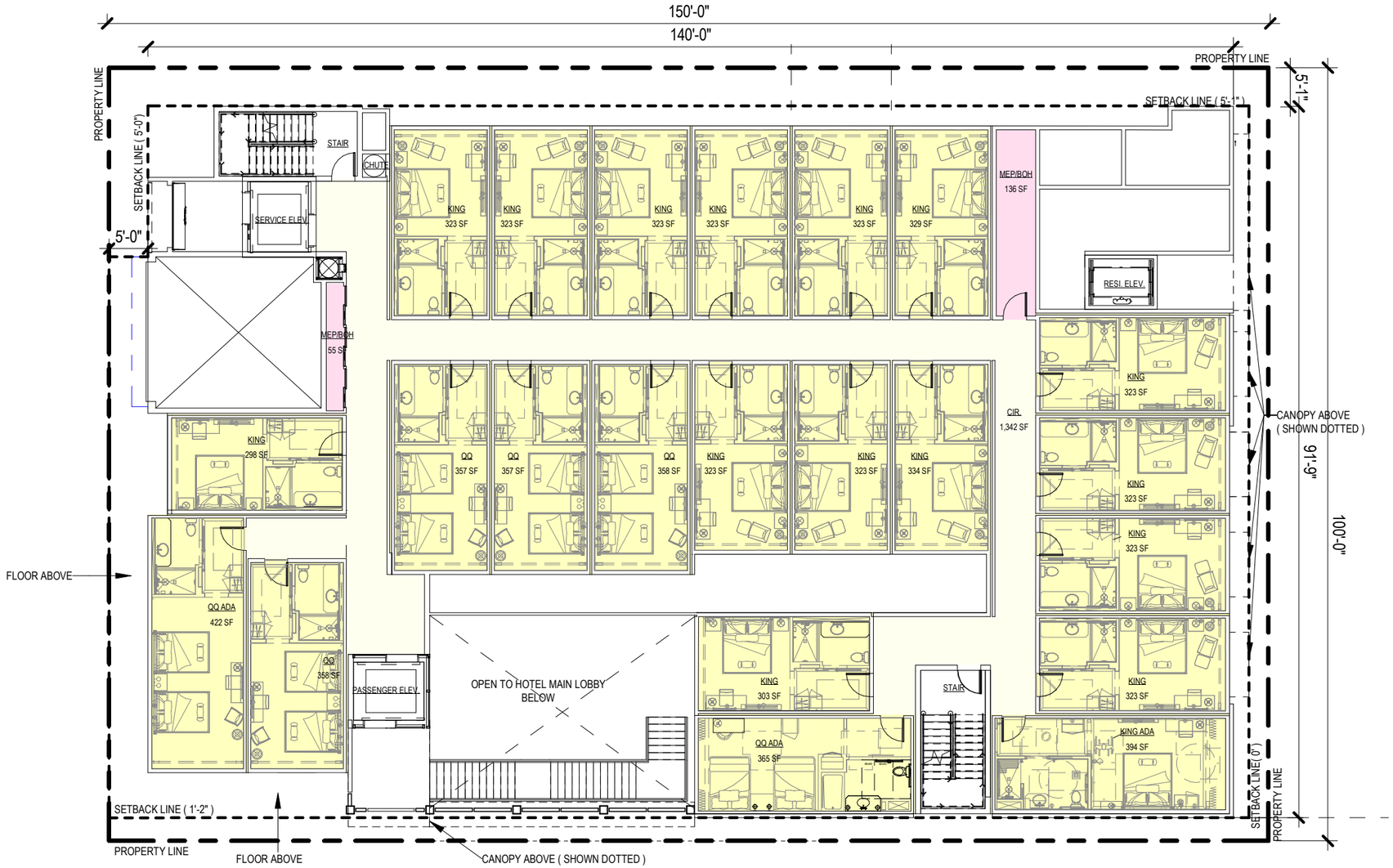
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SCALE: 1" = 16'

Architecture. Design. Relationships.

12

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 1

N

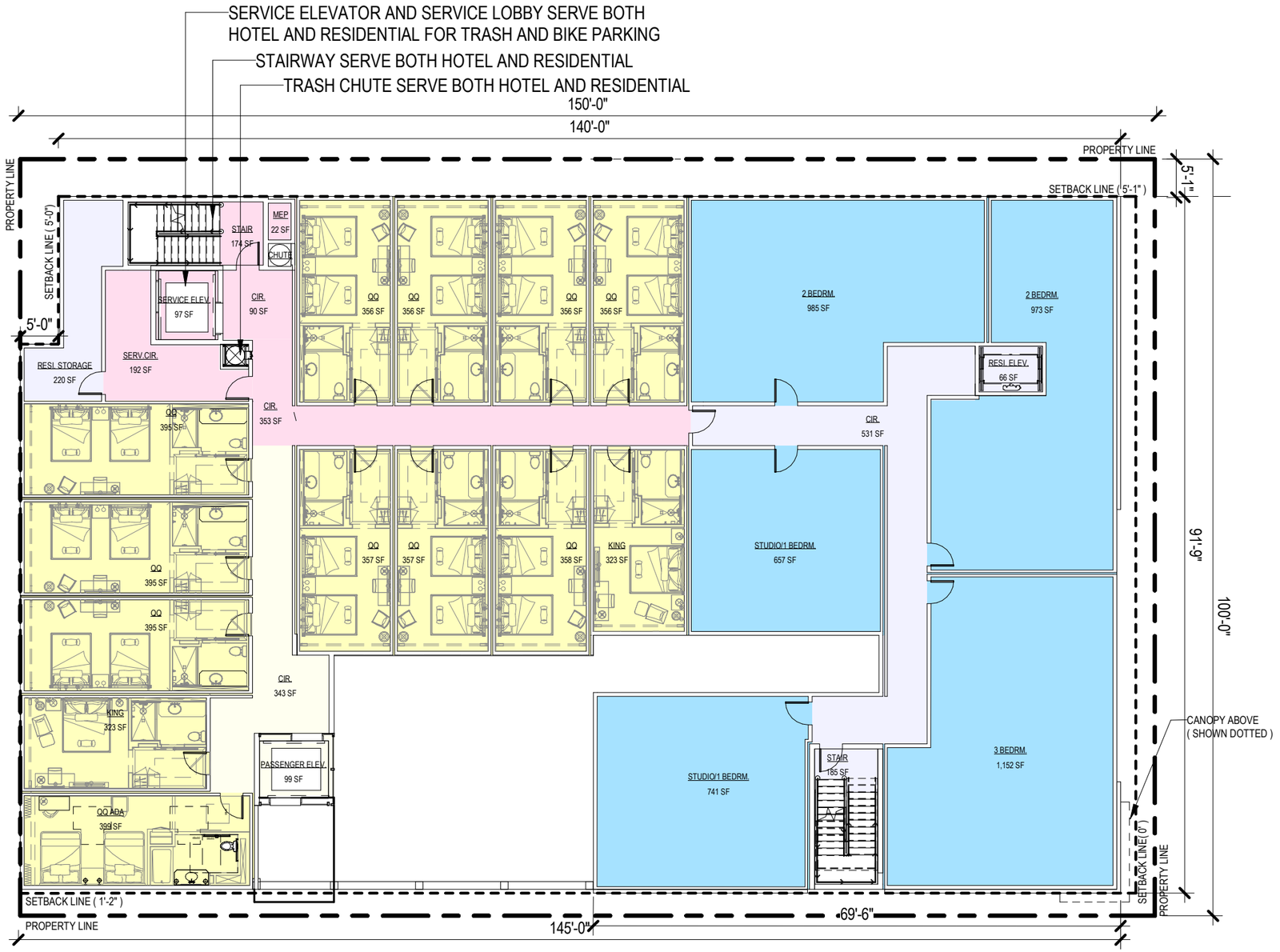
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SCALE: 1" = 16'

Architecture. Design. Relationships.

13

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 2

N

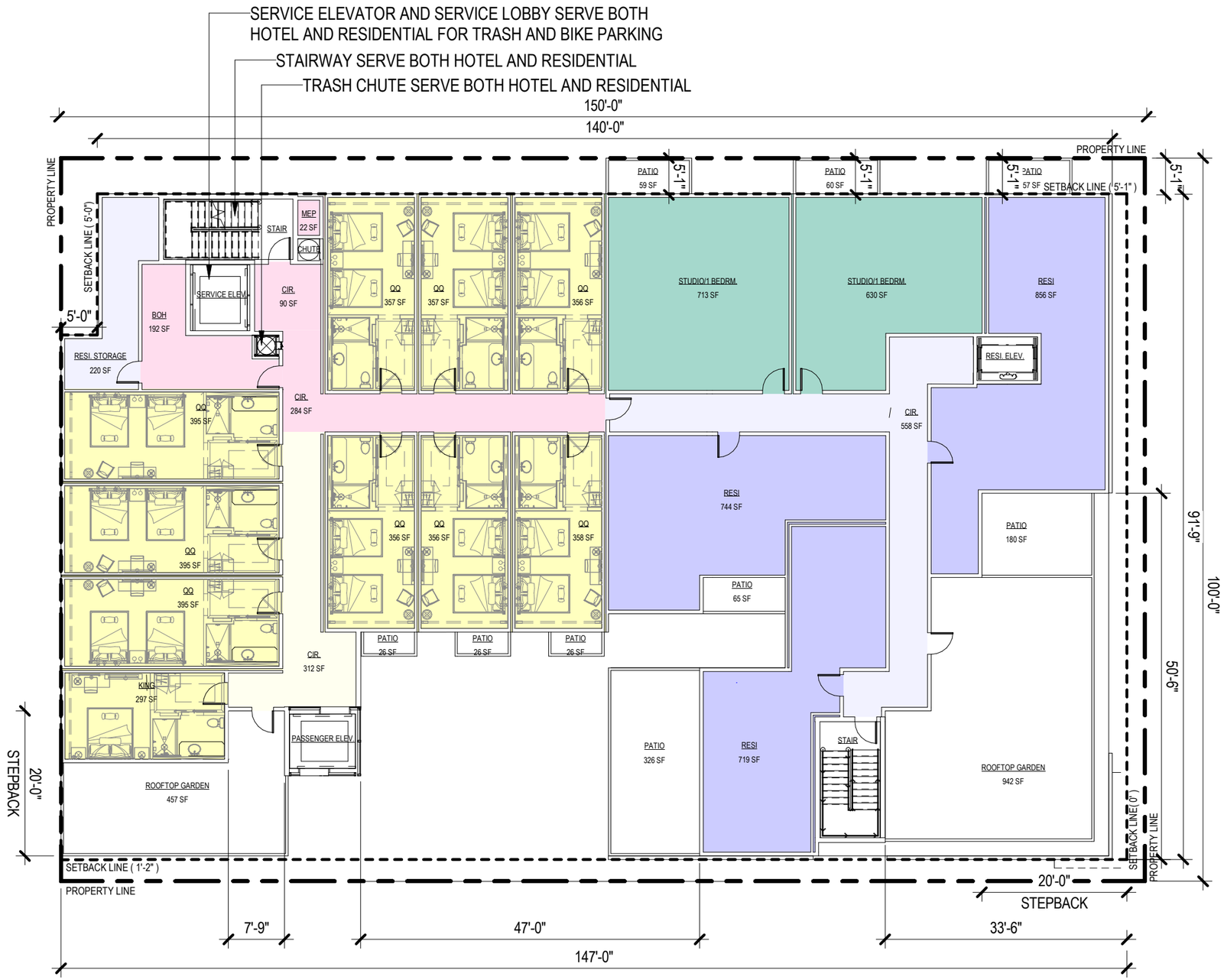
0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

14

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



91.75' X 0.6 = 55.05 FEET REQUIRED 20' SETBACK ALONG SOUTH FACADE FRONTAGE

55'-7" PROVIDED- COMPLIES

147' X 0.6 = 88.2' FEET REQUIRED 20' SETBACK ALONG WEST FACADE FRONTAGE

88.25' PROVIDED- COMPLIES

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL

HOTEL

JACKSON, WY

FLOOR PLAN - LEVEL 3

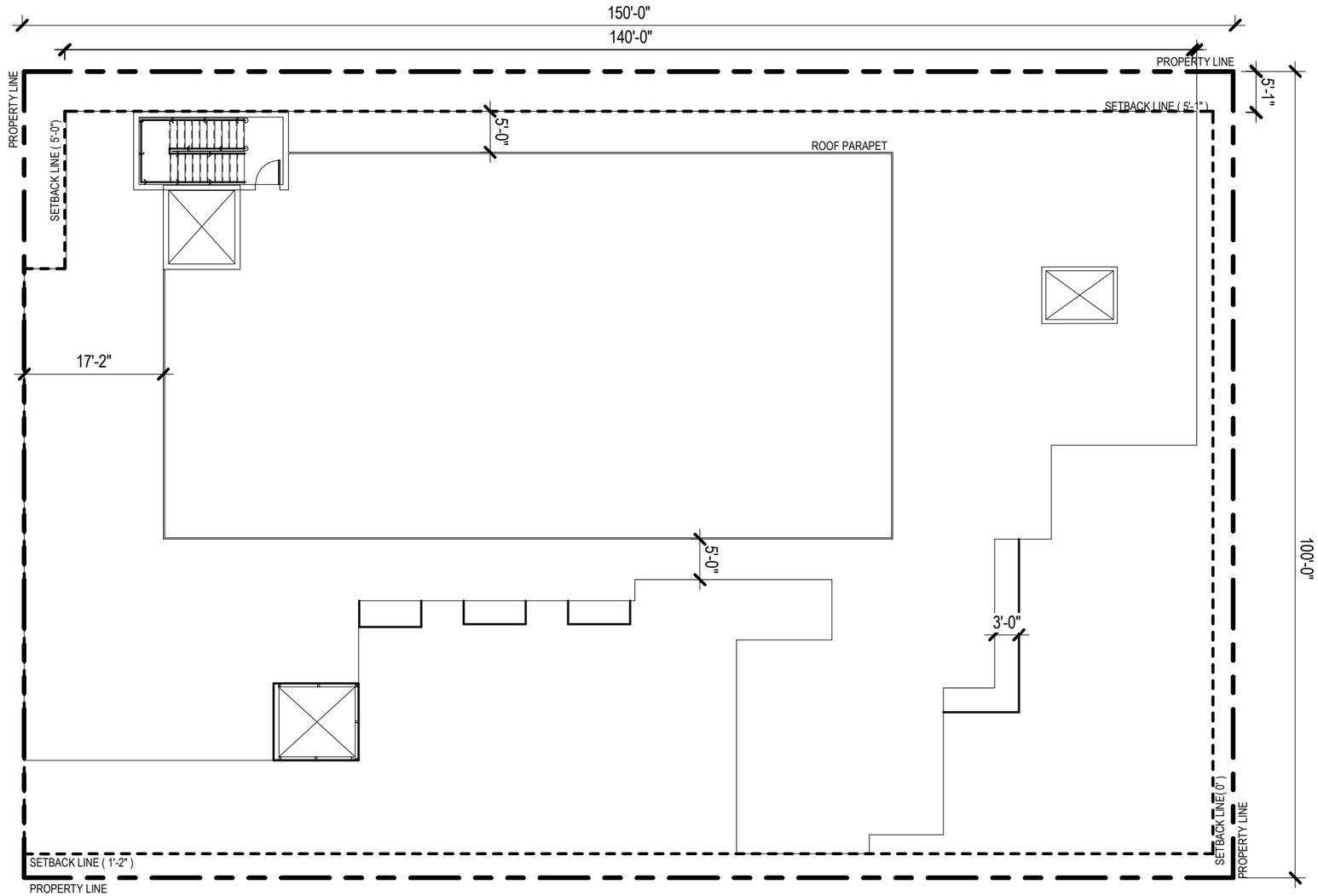
N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL

HOTEL
JACKSON, WY

N

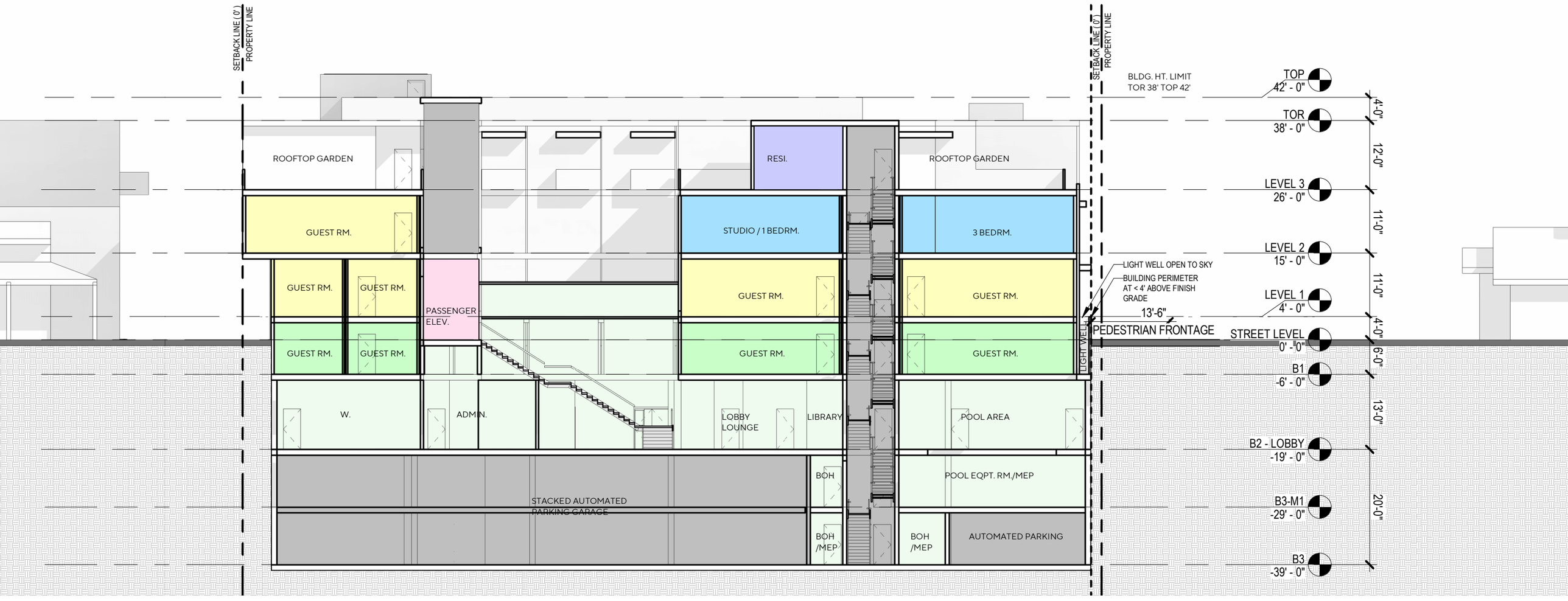
0 16' 32'
SCALE: 1" = 16'

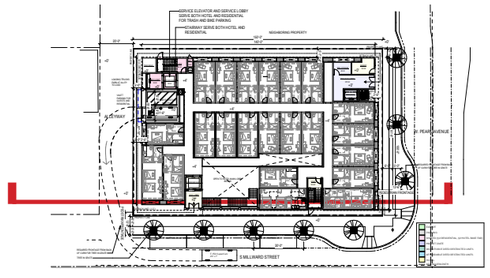
ROOF PLAN

Architecture. Design. Relationships.

16

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07





HOTEL

JACKSON, WY

NORTH AND SOUTH BUILDINGS - SECTION 1-1

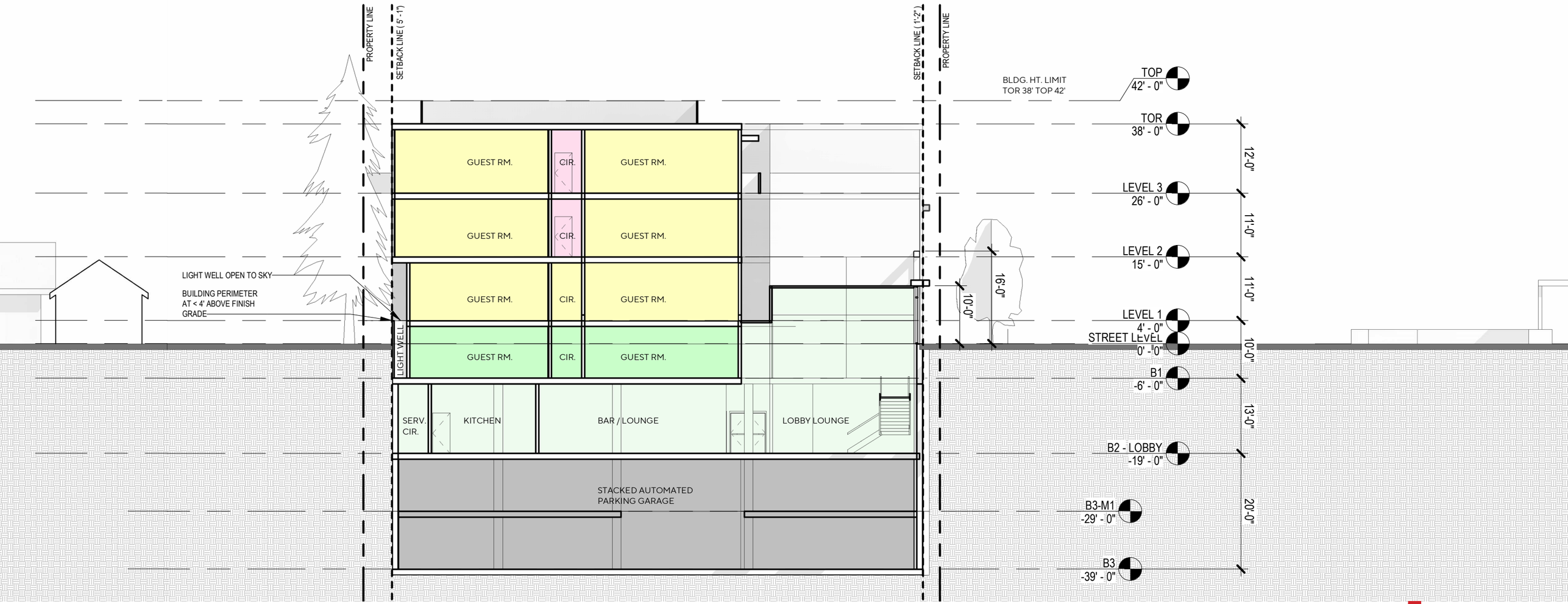
0 16' 32'

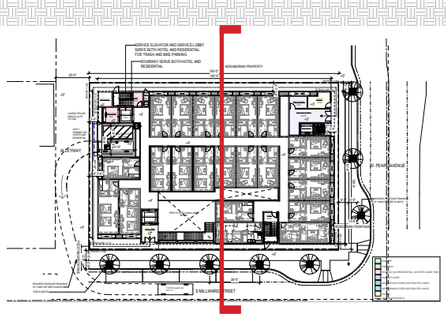
SCALE: 1" = 16'

Architecture. Design. Relationships.

17

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07





HOTEL

JACKSON, WY

0 16' 32'

SCALE: 1" = 16'

Architecture.
Design.
Relationships.

18

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



TRANSPARENCY REQUIED (MIN). :
Ground story primary street (min) – 40%
Upper story, primary (min) – 20%

L1 - 1534 SF -> 40% -> 614 SF
L2 - 1590 SF -> 20% -> 318 SF
L3 - 1734 SF -> 20% -> 347 SF

PROVIDED:
L1 - 1534 SF -> 41% -> 631 SF
L2 - 1590 SF -> 21.4% -> 341 SF
L3 - 1734 SF -> 25% -> 435 SF

WEST ELEVATION - MILLWARD ST.

CT1

THIN BRICK VENEER
TUSCAN BRICK

WD1

HARDIE BOARD
LAST EMBERS

WD2

CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC

BOARD FORMED CONCRETE

WS1

HARDIE ARTISAN SIDING V-GROOVE
SHERWIN WILLIAMS KHAKI BROWN

GL1


DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P1

MFR: SHERWIN WILLAMS
BED ROCK SW9563
PAINTED PLASTER SURFACE

MP

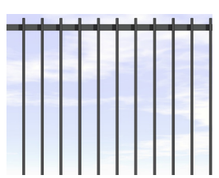
METAL PANELS / CANOPIES
BLACK

HT

HEAVY TIMBER

STL

STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL

METAL RAILING
PAINT COLOR TO MATCH
MP

MATERIAL FINISHES:

HOTEL

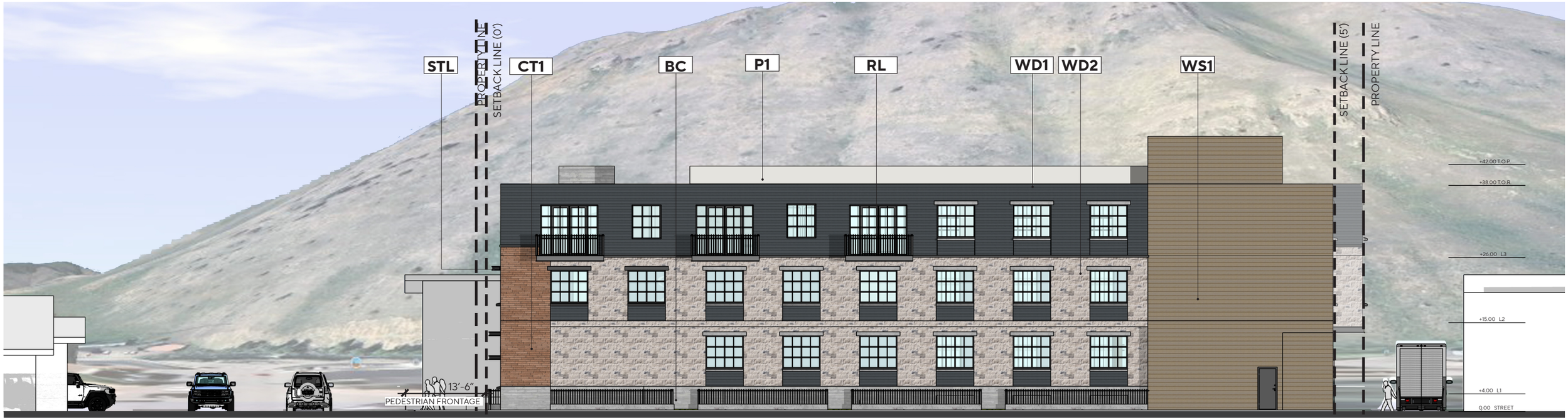
JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



EAST ELEVATION

CT1

THIN BRICK VENEER
TUSCAN BRICK

WD1

HARDIE BOARD
LAST EMBERS

WD2

CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC

BOARD FORMED CONCRETE

WS1

HARDIE ARTISAN SIDING V-GROOVE
SHERWIN WILLIAMS KHAKI BROWN

GL1


DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P1

MFR: SHERWIN WILLAMS BED
BED ROCK SW9563
PAINTED PLASTER SURFACE

MP

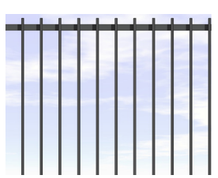
METAL PANELS / CANOPIES
BLACK

HT

HEAVY TIMBER

STL

STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL

METAL RAILING
PAINT COLOR TO MATCH
MP

HOTEL
JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07



NORTH ELEVATION - ALLEYWAY

CT1

THIN BRICK VENEER
TUSCAN BRICK

WD1

HARDIE BOARD
LAST EMBERS

WD2

CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC

BOARD FORMED CONCRETE

WS1

HARDIE ARTISAN SIDING V-GROOVE
SHERWIN WILLIAMS KHAKI BROWN

GL1


DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P1

MFR: SHERWIN WILLAMS
BED ROCK SW9563
PAINTED PLASTER SURFACE

MP

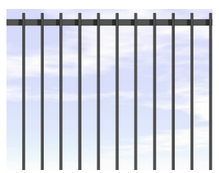
METAL PANELS / CANOPIES
BLACK

HT

HEAVY TIMBER

STL

STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL

METAL RAILING
PAINT COLOR TO MATCH
MP

HOTEL
JACKSON, WY

ELEVATIONS
0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07

21

TRANSPARENCY REQUIED (MIN). :
Ground story secondary street (min) – 20%
Upper story, secondary (min) – 20%

L1 - 1001 SF -> 20% -> 200 SF
L2 - 1001 SF -> 20% -> 200 SF
L3 - 1092 SF -> 20% -> 219 SF

PROVIDED:
L1 - 1001 SF -> 40% -> 400 SF
L2 - 1001 SF -> 29.47% -> 295 SF
L3 - 1092 SF -> 22.70% -> 248 SF



SOUTH ELEVATION - WEST PEARL AVE.

CT1

THIN BRICK VENEER
TUSCAN BRICK

WD1

HARDIE BOARD
LAST EMBERS

WD2

CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

BC

BOARD FORMED CONCRETE

WS1

HARDIE ARTISAN SIDING V-GROOVE
SHERWIN WILLIAMS KHAKI BROWN

GL1


DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

P1

MFR: SHERWIN WILLAMS
BED ROCK SW9563
PAINTED PLASTER SURFACE

MP

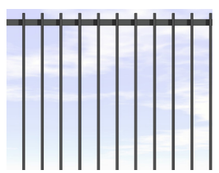
METAL PANELS / CANOPIES
BLACK

HT

HEAVY TIMBER

STL

STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL

METAL RAILING
PAINT COLOR TO MATCH
MP

HOTEL
JACKSON, WY

ELEVATIONS

0 16' 32'
SCALE: 1" = 16'

Architecture. Design. Relationships.

Scale 1" = 16'-0"
Job No. 2024-0345
Date 2025-05-07

CT1



THIN BRICK VENEER
TUSCAN BRICK

WD1



HARDIE BOARD
LAST EMBERS

MP



METAL PANELS / CANOPIES
BLACK

WS1



HARDIE ARTISAN SIDING V-GROOVE
SHERWIN WILLIAMS KHAKI BROWN

BC



BOARD FORMED CONCRETE

WD2



CORONADO STONE
TEXAS RUBBLE - SUMMER COTTAGE

P1



MFR: SHERWIN WILLIAMS
BED ROCK SW9653
PAINTED PLASTER SURFACE

GL1



DOUBLE GLAZED LOW-E
WINDOW GLAZING SYSTEM

HT



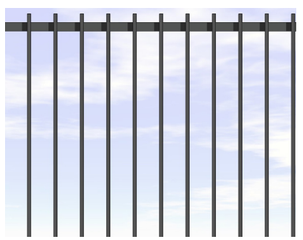
HEAVY TIMBER

STL



STEEL CHANNEL
PAINT COLOR TO MATCH
MP

RL



METAL RAILING
PAINT COLOR TO MATCH
MP



HOTEL

JACKSON, WY

3D VIEWS
S. MILLWARD STREET AND W. PEARL AVE.

Architecture.
Design.
Relationships.

24

Scale
Job No. 2024-0345
Date 2025-05-07



HOTEL
JACKSON, WY

3D VIEWS
S. MILLWARD STREET AND W. PEARL AVE.

Architecture.
Design.
Relationships.

25

Scale
Job No. 2024-0345
Date 2025-05-07



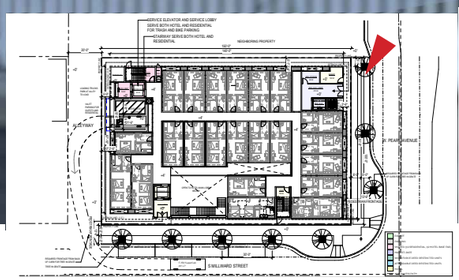
HOTEL
JACKSON, WY

3D VIEWS
S. MILLWARD STREET

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07





HOTEL
JACKSON, WY

3D VIEWS
W. PEARL AVENUE

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07



PLACE MAKING & ARCHITECTURE

HOTEL
JACKSON, WY





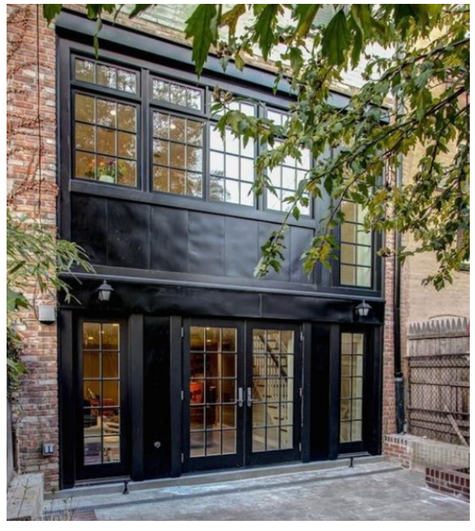


















HOTEL
JACKSON, WY

PLACE MAKING REFERENCE IMAGERIES

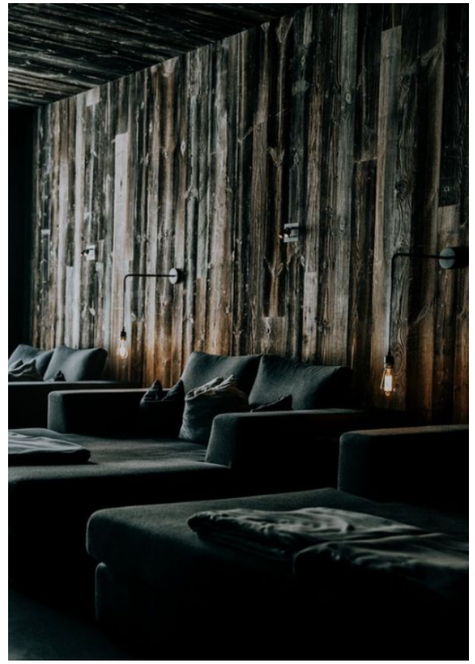
Architecture.
Design.
Relationships.

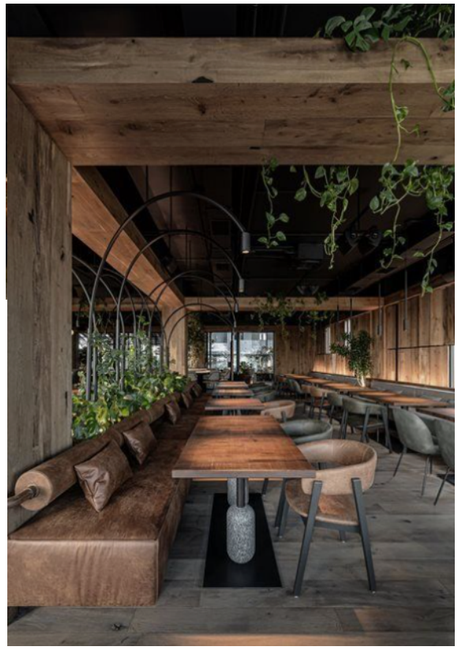
Scale
Job No. 2024-0345
Date 2025-05-07















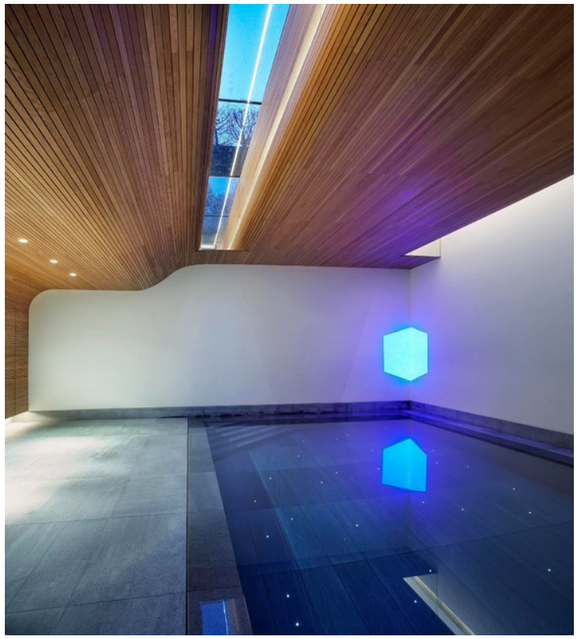
HOTEL

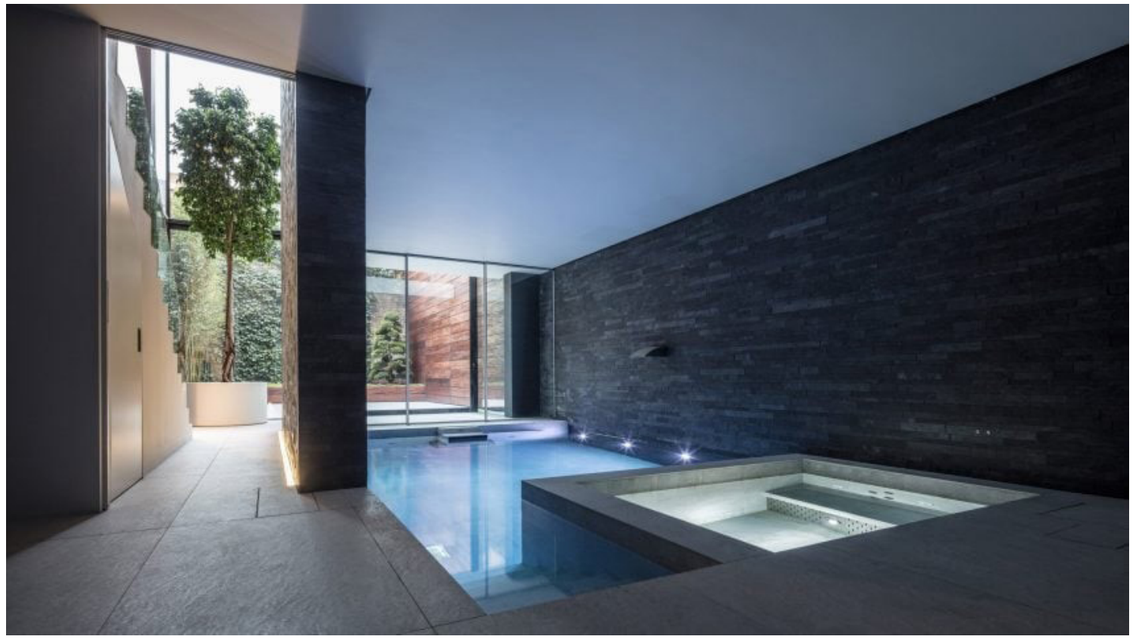
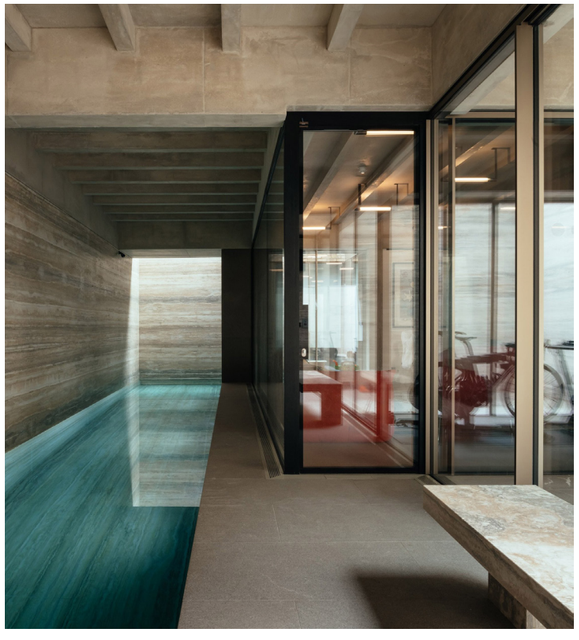
JACKSON, WY

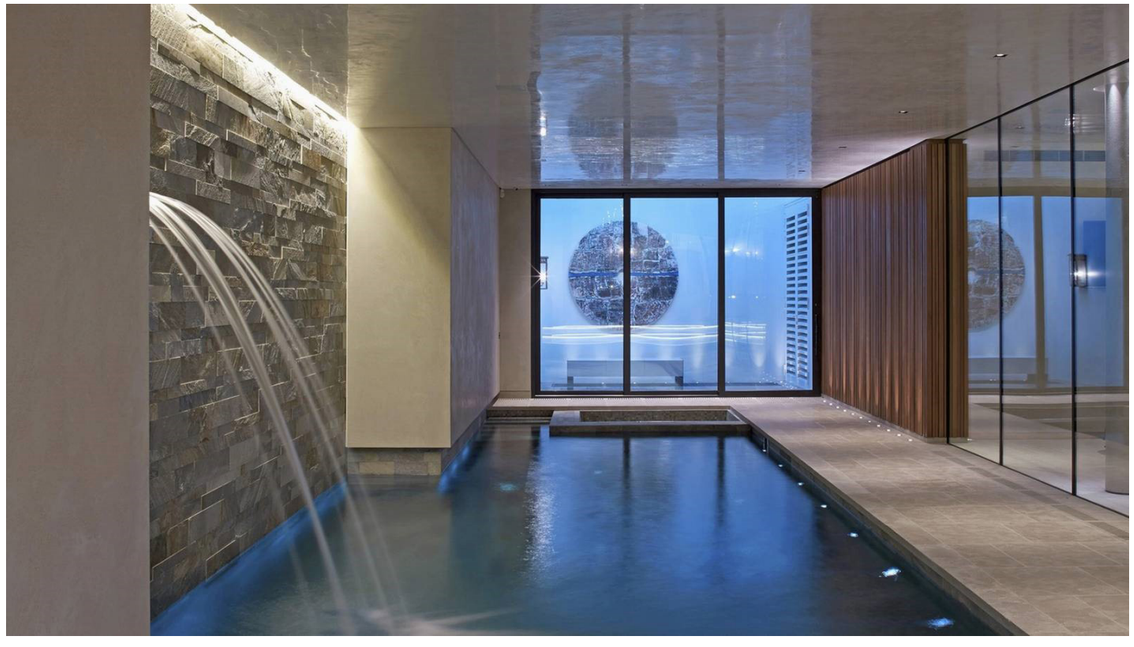
PLACE MAKING REFERENCE IMAGERIES

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07





HOTEL
JACKSON, WY

REFERENCE IMAGERIES - POOL

Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07

THANK YOU

HOTEL
JACKSON, WY

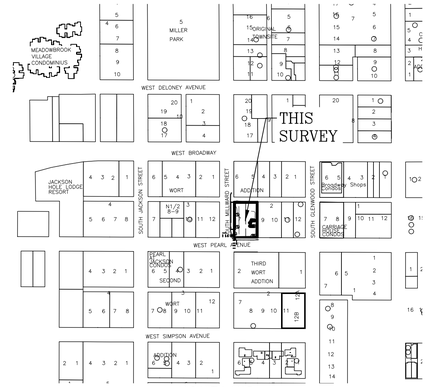
Architecture.
Design.
Relationships.

Scale
Job No. 2024-0345
Date 2025-05-07

10

Civil Plans





VICINITY MAP
NE1/4, SECTION 33
T41N, R116W, 6th P.M.
TOWN OF JACKSON
TETON COUNTY, WY
scale: 1" = 300'

LEGEND

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- EASEMENT LINE
- BUILDING
- BACK OF CURB
- CENTERLINE OF ROAD
- FLOWLINE OF CURB
- EDGE OF PAVEMENT
- FENCE LINE
- HAND RAIL
- UNDERGROUND GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- AIR VENT
- AIR CONDITIONING UNIT
- BUILDING COLUMN
- CATCH BASIN
- CURB STOP
- ELECTRIC BOX/OUTLET
- ELECTRIC METER
- ELECTRIC VAULT
- FOUND PK
- FOUND PK W/SHINER INSCRIBED "PIERSON PLS 3831"
- FOUND REBAR WITH CAP "UNREADABLE"
- FOUND PVC PIPE
- FOUND 5/8"ø REBAR AND CAP "TODD CEDARHOLM PLS 6447"
- SET NELSON ENGINEERING 5/8"ø REBAR AND CAP INSCRIBED "NELSON ENGR PLS 19374"
- GAS METER
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- MONITORING WELL
- POWER POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- SPIGOT
- TELEPHONE VAULT
- ASPEN TREE
- DECIDUOUS TREE
- PINE TREE
- WATER MANHOLE
- CONCRETE
- GRAVEL
- LANDSCAPE AREA
- DECK - LOWER
- DECK - UPPER
- PAVEMENT
- PAVERS

N E

0 10' 20'

VERTICAL DATUM BASED ON NAVD88 (GEOID 12B)
PROJECT BENCHMARK NE CORNER OF
LOT 8, BLOCK 2 OF PLAT 107
EL. 6230.78" DERIVED FROM GPS OBSERVATION

SITE SURVEY

of Lot 7 and Lot 8, Block 2
of Wort Addition to the Town of Jackson
Plat No. 107
located within
NE1/4 NE1/4, Section 33
Township 41 North
Range 116 West, 6th P.M.
Town of Jackson
Teton County, Wyoming

REV.	DATE	
	02/27/2025	
	SURVEYED	NE
	ENGINEERED	DD
	DRAWN	AR
	CHECKED	DD
	APPROVED	DD

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
EXISTING SITE PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C1.0

JOB NO 23-414-03

LAYOUT: EXISTING SITE PLAN&CTDC - PRINTER/PC3: AutoCAD PDF (General Documentation).pc3 - PAGE SETUP: 24x36 PDF FW - Publish - DWG VER: 2510 - PLOTTED BY: Angie Rudolph
DWG NAME: S:\Proj\2023\414-03 - 50 S Millward St - Survey\14 Drawing\C2-414 ALTA.dwg DATE/TIME: 4/28/2025 1:10:16 PM

MUST INVESTIGATE TO DETERMINE IF THIS SERVICE IS FOR ADJACENT PROPERTY ABANDON EXISTING SEWER SERVICES BACK TO MAIN IN ACCORDANCE WITH TOWN REQUIREMENTS.

OVERHEAD POWER TO BE BURIED POTENTIALLY FROM POLE WEST OF MILLWARD ST. TO THE POLE EAST OF THIS PROPERTY.

EXISTING 8" SEWER MAIN

NEW SEWER SERVICE 4" OR 6" TBD

NEW GAS SERVICE LINE

ELECTRICAL SERVICE TRANSFORMER AND DISCONNECT AND METERING AREA –BEING COORDINATED WITH LOWER VALLEY ENERGY

NEW GAS METER

TREES IN GRATES (30' O.C. TYP.)

FOUR TOTAL PARKING SPACES, 2 FOR VALET PURPOSES (15 MINUTE MAX) AND 2 PUBLIC PARKING SPACES

ELEVATOR/ROBOTIC SYSTEM FOR GARBAGE, BIKES AND AUTOMOBILES.

PARKING TO BE LOCATED IN BASEMENT, SEE ARCH PLANS

TRASH

SERVICE ELEV.

MEP

5'–1"

ENTRY

PASSENGER ELEV.

HOTEL LOBBY

SURVEYED CENTERLINE OF ROAD

30.6'

8.0' PARKING | 11.0' DRIVING LANE | 11.0' DRIVING LANE | 8.0' PARKING | 13.5' PEDESTRIAN FRONTAGE

1'–2"

6.0' SIDEWALK

EXISTING CURB FLOWLINE

3.7'

10" WATERMAIN

S MILLWARD ST

JUNE LANDING, LLC
Lot 7 and Lot 8 of
Wort Addition Plat 107

LOT 9
WORT ADDITION TO THE
TOWN OF JACKSON
PLAT NO. 107
FILED ON 6/19/1913

LIGHTWELLS TYP

FIRE SERVICE

NEW WATER SERVICE MASTER METERING TO BE INSIDE HOTEL ON MEP SERVICE RISER.

DOMESTIC SERVICE

PROPERTY LINE

BIKE RACKS

NEW WATER TAP FROM TOWN WATERMAIN.
SERVICE TO EXISTING BUILDING AND THE POCKET PARK FROM PEARL AVE WATERLINE ARE TO BE REMOVED.
TAP OFF MILLWARD WATERLINE PROPOSED DUE TO PREFERENCE TO ENTER BUILDING IN STAIRWELL ON MILLWARD ST SIDE OF PROPOSED HOTEL.

REMOVE WATER SERVICE BACK TO MAIN. ABANDON OLD SERVICE LINE

RES. ELEV.

RES ELEV. LOBBY

BAKERY

BIKE PARKING

FIRE HYDRANT

ADA RAMPS TO ALIGN WITH EXISTING CROSSWALKS

R28.0'

RELOCATED LIGHT POLE COORDINATE WITH TOWN

6' SIDEWALK TYP

13.5' PEDESTRIAN FRONTAGE

2.4'

3.5'

TRANSITION CURB ALIGNMENT

8.0' PARKING

30.2'

28.3'

R20.0'

EXISTING BACK OF CURB

W. PEARL AVENUE

11.0' DRIVING LANE

PROPOSED BACK OF CURB

SURVEYED CENTERLINE OF ROAD

ADJUST CENTERLINE

11.0' DRIVING LANE

STORM DRAINAGE WILL BE DETAINED AND DISCHARGED AT PRE–DEVELOPMENT RUNOFF RATE INTO RELOCATED TOWN STORM DRAIN
ESTIMATED MAX DISCHARGE RATE OF 0.61 CFS (275 GPM).
A SAND OIL SEPARATOR WILL BE SPECIFIED PRIOR TO DISCHARGE

7.5'

EXISTING NO PARKING ZONE

SITE PLAN

0 10 20

N E

LEGEND–EXISTING

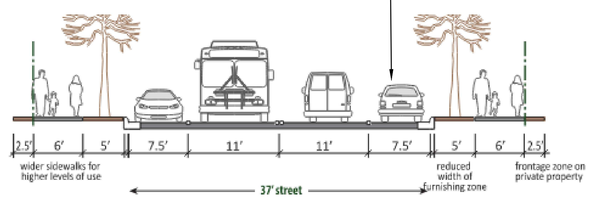
- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- BACK OF CURB
- CENTERLINE OF ROAD
- FLOWLINE OF CURB
- EDGE OF PAVEMENT
- UNDERGROUND GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWER LINE
- UNDERGROUND SEWER LINE
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND WATER LINE
- CATCH BASIN
- CURB STOP
- ELECTRIC BOX/OUTLET
- ELECTRIC METER
- ELECTRIC VAULT
- FOUND PK
- FOUND PK W/SHINER INSCRIBED "PIERSON PLS 3831"
- FOUND REBAR WITH CAP "UNREADABLE"
- FOUND PVC PIPE
- FOUND 5/8"ø REBAR AND CAP "TODD CEDARHOLM PLS 6447"
- SET NELSON ENGINEERING 5/8"ø REBAR AND CAP INSCRIBED "NELSON ENGR PLS 19374"
- GAS METER
- LIGHT POLE
- MONITORING WELL
- POWER POLE
- SEWER CLEANOUT
- SEWER MANHOLE
- SIGN
- SPIGOT
- TELEPHONE VAULT
- PINE TREE
- WATER MANHOLE

LEGEND–PROPOSED

- PROPOSED BUILDING
- PROPOSED EDGE OF SIDEWALK
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLOWLINE
- PROPOSED DRIVING LANE
- PROPOSED CENTERLINE OF ROAD
- PROPOSED LIGHT POLE
- PROPOSED PARKING AREA
- PROPOSED PEDESTRIAN AREA
- PROPOSED CONCRETE AREA

ON PEARL AVENUE SOUTH SIDE, PARKING IS NOT PROPOSED, NOR IS THERE PARKING CURRENTLY (EAST BOUND LANE IS GREATER THAN 11 FT)

60' R.O.W.
Mixed-Use Districts
Local Street or BT Street



MILLWARD AND PEARL STREET PROPOSED CROSS SECTION

NOTE: DIMENSIONS OF PROPOSED CROSS SECTIONS FOR MILLWARD ST. AND PEARL AVENUE AND THE CURB EXTENSIONS (BULB–OUT) AT THE INTERSECTION ARE COMPLIANT WITH THE TOWN OF JACKSON 2015 COMMUNITY STREETS PLAN

DATE	REV. 5/7/2025
02/21/2025	
SURVEYED	NE
ENGINEERED	DD
DRAWN	AR
CHECKED	DD
APPROVED	DD

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733–2087

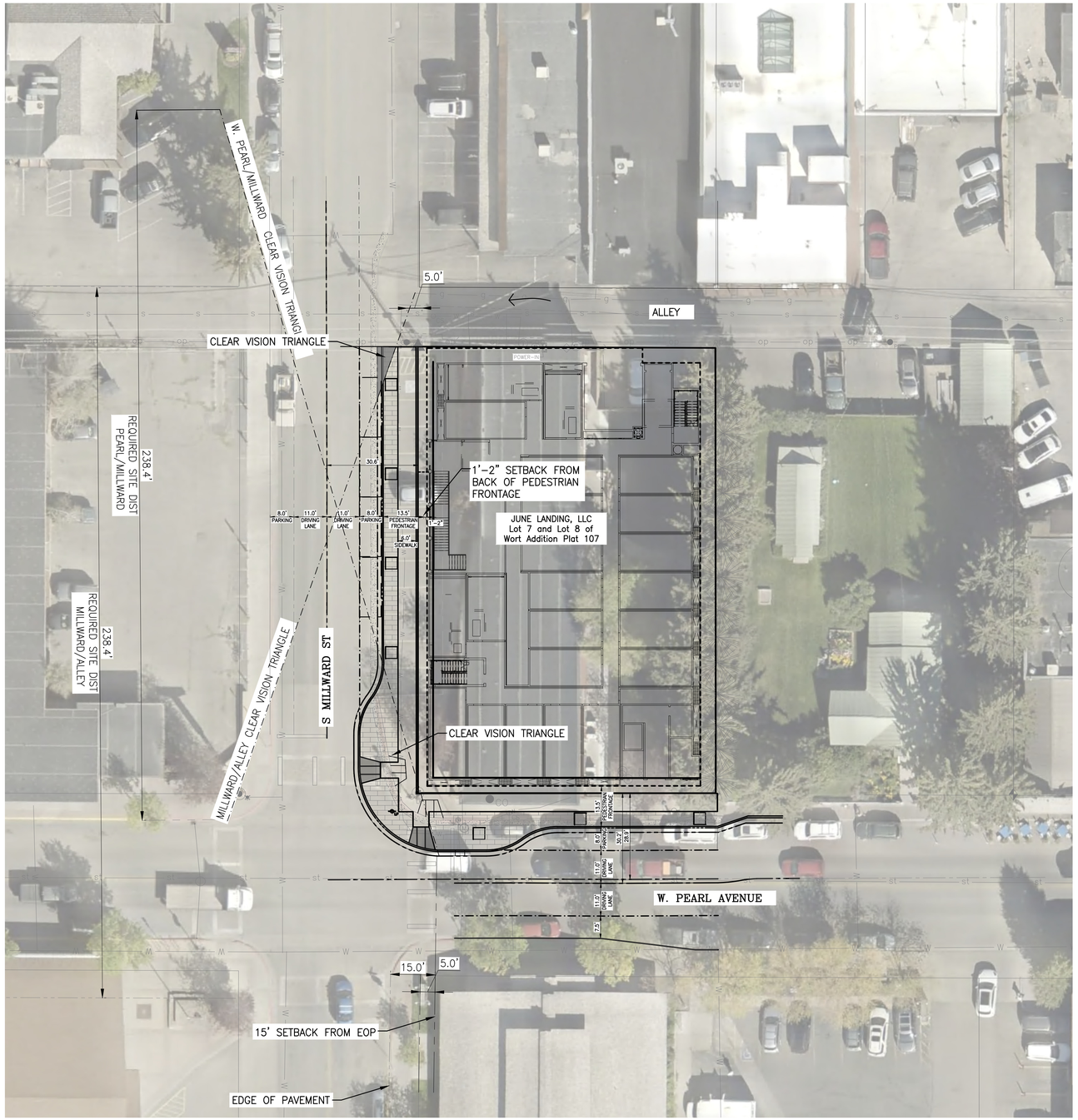
DRAWING TITLE
SKETCH PLAN APPLICATION
CIVIL SITE PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C2.0

JOB NO 23–414–03

LAYOUT: SITE PLAN#SIS - PRINTED/PC'D: Aug 26, 2025 8:47:17 AM - PAGE SETUP: 24x36 PDF BW - Publish - DWG VER: 25.0 - PLOTTED BY: Angie Rudolph
Xref: $XREF: S:\Projects\23-414-03 Millward St Hotel\CivilCAD Drawings\Civil MAP.dwg - $XREF: S:\Projects\23-414-03 Millward St Hotel\CivilCAD Drawings\Civil MAP.dwg



6.5 SECONDS* 25 MPH * 1.467 FPS/MPH = 238.4' REQUIRED SITE DISTANCE

LEGEND–EXISTING

- PROPERTY LINE
- ADJACENT BOUNDARY LINE
- BACK OF CURB
- CENTERLINE OF ROAD
- FLOWLINE OF CURB
- EDGE OF PAVEMENT
- g — g — UNDERGROUND GAS LINE
- bp — UNDERGROUND POWER
- op — OVERHEAD POWER LINE
- s — UNDERGROUND SEWER LINE
- bt — UNDERGROUND TELEPHONE LINE
- w — w — UNDERGROUND WATER LINE
- CATCH BASIN
- CS — CURB STOP
- ELECTRIC BOX/OUTLET
- (P) ELECTRIC METER
- (E) ELECTRIC VAULT
- FOUND PK
- FOUND PK W/SHINER INSCRIBED "PIERSON PLS 3831"
- FOUND REBAR WITH CAP "UNREADABLE"
- FOUND PVC PIPE
- FOUND 5/8"ø REBAR AND CAP "TODD CEDARHOLM PLS 6447"
- SET NELSON ENGINEERING 5/8"ø REBAR AND CAP INSCRIBED "NELSON ENGR PLS 19374"
- GV — GAS METER
- LP — LIGHT POLE
- (M) MONITORING WELL
- PP — POWER POLE
- CO — SEWER CLEANOUT
- (S) SEWER MANHOLE
- SIGN
- SPIGOT
- (T) TELEPHONE VAULT
- PINE TREE
- (W) WATER MANHOLE

LEGEND–PROPOSED

- PROPOSED BUILDING
- PROPOSED EDGE OF SIDEWALK
- PROPOSED BACK OF CURB
- PROPOSED EDGE OF PAVEMENT
- PROPOSED FLOWLINE
- PROPOSED DRIVING LANE
- PROPOSED CENTERLINE OF ROAD
- LP — PROPOSED LIGHT POLE
- PROPOSED PARKING AREA
- PROPOSED PEDESTRIAN AREA
- PROPOSED CONCRETE AREA

CLEAR VISION TRIANGLES

0 20 40

N E

DATE	02/27/2025	REV: 5/7/2025
SURVEYED	NE	
ENGINEERED	DD	
DRAWN	AR	
CHECKED	DD	
APPROVED	DD	

NELSON ENGINEERING
P.O. BOX 1599, JACKSON WYOMING (307) 733-2087

DRAWING TITLE
SKETCH PLAN APPLICATION
TURNING PLAN

JOB TITLE
DAUNTLESS DEVELOPMENT
THE MILLWARD HOTEL
50 S MILLWARD ST, JACKSON, WY

DRAWING NO C3.0

JOB NO 23-414-03

LAYOUT: TURNING PLANVIEW3 - PRINTED BY: Angie Rudolph - DWG VER: 25.0 - PLOTTED: 5/7/2025 8:29:37 AM
DWG NAME: S:\Proj\2023\414-03 150 Millward St Hotel - Civil\4 Drawings\Civil\SKETCH PLAN\C3.0 TURNING PLAN.dwg - DATE/TIME: 5/7/2025 8:29:37 AM - Publish - PAGE SETUP: 24x36 PDF BW - PLOTTED BY: Angie Rudolph

11

Geotechnical Report

GEOTECHNICAL INVESTIGATION

MILLWARD STREET HOTEL
50 SOUTH MILLWARD STREET
JACKSON, WYOMING

PREPARED
FOR
DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PREPARED
BY
NELSON ENGINEERING
JACKSON, WYOMING



DECEMBER 2024
Project No. 23-414-01

TABLE OF CONTENTS

GENERAL AND PROJECT DESCRIPTION 1

SCOPE OF SERVICES 1

SITE CONDITIONS 1

DESCRIPTION 1
GEOLOGY AND SOIL MAPPING 1
SEISMIC HAZARD 2

SITE INVESTIGATIONS 2

FIELD INVESTIGATIONS 2
LABORATORY INVESTIGATIONS 3

SUBSURFACE CONDITIONS 3

SOIL PROFILES 3
Hydrocarbon Odor 4
Interpretation 4
GROUNDWATER 4

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS 4

GENERAL 4
SEISMIC DESIGN PARAMETERS 5
Liquefaction 5
GROUNDWATER 5
SPREAD FOOTINGS 5
LATERAL EARTH PRESSURES 6
SHORING, UNDERPINNING, EXCAVATION SLOPES 7

SIDEWALKS AND EXTERIOR SLABS 8

CONSTRUCTION CONSIDERATIONS 8

EARTHWORK AND SITE GRADING 8

GENERAL COMMENTS 10

WARRANTY AND LIMITING CONDITIONS 11

APPENDIX

GENERAL AND PROJECT DESCRIPTION

This is the report of a geotechnical investigation performed for a commercial redevelopment of 50 South Millward Street in downtown Jackson, Wyoming. An existing multi-unit residential building will be demolished and removed. Schematic design phase plans provided by Dauntless Development show a three-story above grade multi-use building with three levels of below grade parking. Geotechnical recommendations and analysis are based on the plans provided.

Scope of Services

The scope of services for this investigation was to provide geotechnical recommendations based on a subsurface investigation and soils laboratory testing for the proposed mixed-use development. The purpose of the subsurface investigation was to determine soil and groundwater characteristics. The results of the subsurface investigation and subsequent laboratory testing were utilized in engineering analysis for recommendations pertaining to structural foundations, drive and parking areas, retaining walls, and general earthwork. It is our engineering judgment that the existing and proposed slope geometry and composition indicate stability therefore slope stability analyses were not conducted. Specific recommendations for drainage and surface water conveyance are not within the scope of work.

Foundation analysis and resulting recommendations are based on typical loads for the type of structure proposed. Prior to finalization of project plans, foundation plans and loads should be sent to this office for review to ensure compliance with this report. Recommendations assume foundation elements are not subjected to unusual loading conditions such as eccentric loads or vibratory equipment. Lateral earth pressure recommendations contained herein are general in nature; it is critical that retaining wall designs are reviewed by the geotechnical engineer.

SITE CONDITIONS

Description

The project property is located on the northeast corner of the intersection of Pearl Street and Millward Street. The 0.34-acre lot is occupied by a two-story multi-unit residential building central to the lot. There is a parking lot on the west side and a yard on the east side. The north and south wings of the building contain crawlspaces. A below grade laundry room is in the middle of the building. Access is provided by Pearl Street to the south, Millward Street to the west, and an alleyway to the north. Historical aerial imagery shows a single-family residence on the lot prior to the current building. Topography slopes from 3 feet from east to west across the lot.

Geology and Soil Mapping

The area's surface geology is mapped on the USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love and H.F. Albee, 2004. The map shows "Qf - Alluvial Fan Deposits - Water-laid gravel, sand, silt, and clay spreading out from mouths of ravines and canyons…" Approximately 1,000 feet to the northwest are mapped "Qfp - Flood-plain deposits – Sand, silt, clay, and minor lenses of gravel." Soil profiles observed in the borings corresponded most closely to coarse-grained alluvial fan deposits.

The US Natural Resources Conservation Service's Soil Survey of Teton County has mapped the Greyback gravelly loam at the site. The soils are alluvial and/or glaciofluvial deposits located on 0 to 3 percent slopes. This soil is described as very deep, excessively drained, and composed of gravelly loam, very gravelly sandy loam, and very gravelly loamy sand. Depth to water table is indicated to be deeper than 80 inches.

Seismic Hazard

Jackson Hole is located within the Intermountain Seismic Belt, a zone extending from southern Utah through eastern Idaho and western Montana and encompassing western Wyoming and the Teton Range as referenced by Robert B. Smith and Walter J. Arabasz in "Seismicity of the Intermountain Seismic Belt, Neotectonics of North America," 1991. The USGS Earthquake Hazards Program has mapped Quaternary faults and folds in the United States as displayed on Google Earth with the following active faults near the site: the Teton Fault, the Phillips Valley Fault, and secondary faults within the Jackson Hole Valley. In particular, the Teton Fault is thought to be capable of producing major earthquakes of a magnitude of six or greater. The portion of the Teton Fault mapped as active in the Quaternary is approximately 6.9 miles to the northwest.

The USGS "Geologic Map of the Jackson Quadrangle, Teton County, Wyoming," J.D. Love and H.F. Albee, 2004, shows the postulated trace of the Cache Creek Thrust Fault 650 feet to the south and the East Gros Ventre Fault 1,200 feet to the northwest. The Cache Creek Thrust Fault is not classified by the USGS as active. The East Gros Ventre fault is a Class B fault where "geologic evidence demonstrates the existence of a fault or suggests Quaternary deformation, but either (1) the fault might not extend deeply enough to be a potential source of significant earthquakes or (2) the currently available geologic evidence is too strong to confidently assign the feature to Class C [which show insufficient evidence of faulting or deformation] but not strong enough to assign it to Class A [evidence demonstrates Quaternary faulting of tectonic origin]."

SITE INVESTIGATIONS

Field Investigations

On 11/18/24, 11/19/24, and 11/20/24, four borings were advanced at the locations shown on **Drawing 2 – Boring Location Map** in the Appendix. Borings were approximately located by GPS to within 3 feet. Boring locations and depths were selected to best determine subsurface conditions throughout the parcel. All borings were backfilled with drilling spoils after logging was completed. A monitoring well was installed in BH-1.

IME of Riverton, Wyoming, advanced the borings with a track-mounted B57 truck-mounted drill rig. All borings were advanced using 8.5-inch outer-diameter (O.D.) hollow stem auger. Sampling was performed with 2-inch split-barrel (split-spoon) samplers and 3-inch Dames and Moore samplers per ASTM D1586. Trent McCaffrey, a Professional Engineer at Nelson Engineering logged the borings and directed the sampling. Soils were classified in the field and logged by the engineer. The soil classifications, moisture conditions, and presence of organic or other notable features were recorded in the field logs. Bulk samples were sealed in plastic bags and transported to our laboratory for testing and further classification. Groundwater observations were made at the time of the boring advancement based on field observations of soil moisture conditions. Field observations and laboratory testing results are presented both on the boring logs and in the Laboratory Results sheets in the Appendix.

The stratification lines shown on the boring logs represent the approximate boundary between soil types. The actual in-situ transition may be either gradual or abrupt. Due to the nature and depositional characteristics of natural soils and fills, care should be taken in interpolating subsurface conditions beyond the location of the boreholes. Soil conditions can change rapidly in both the lateral and vertical directions. Groundwater conditions shown on the logs are only for the dates indicated. Subsurface conditions were interpreted from the described boreholes. The soil properties inferred from the field and laboratory analyses supported by our experience formed the basis for developing our conclusions and recommendations.

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-93, which is based on the Unified Soils Classification System. The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

Laboratory Investigations

Samples obtained during the field investigation were taken to the laboratory where they were visually classified in accordance with ASTM Test Method D-2487-11, which is based on the Unified Soils Classification System. Representative samples were selected for testing to determine the physical properties of the in-place soils and to estimate engineering properties. Engineering properties of concern at this location included bearing capacity, seismic response, shear strength, and site-specific construction recommendations that are influenced by soil type and condition.

Laboratory testing was conducted to provide additional information to determine the suitability of the soils for use as foundation and subgrade materials and to verify field observations and classification estimates. The finalized laboratory observations were used to estimate soil strength and compressibility characteristics for bearing capacity determinations, consolidation and settlement determinations, lateral and vertical pile load response analysis, and pavement designs. Specific tests included Consolidation Test – ASTM Designation D2435, Atterberg Limits Tests - ASTM Designation D4318, Grain Size Analysis - ASTM Designation C117 & C136, Soil Moisture Content Determinations - ASTM Designation D2226, and Soil Classification - ASTM Designation D2487.

The soil samples stored in our laboratory will be discarded after 30 days from the date this report is submitted unless we receive a specific request to retain them.

SUBSURFACE CONDITIONS

Soil Profiles

Similar soil profiles were found in the borings consisting of 1) silty gravel with sand 2) silty clay with sand lenses and gravels 3) gravelly sand with silt and clay lenses. In all the borings surface soils were 2.5 to 5.0 feet of dry to moist, brown, silty clay topsoil with organics in the backyard and with gravel in the parking lot. Consistency of the topsoil was medium stiff to very stiff.

Silty Sand and Silty Gravel Mixtures
Silty gravels and silty sand mixtures were found beneath topsoil in the following intervals: BH-1: 5 to 24 feet of silty gravel and gravel with silt, 35 ft to 51.5 feet. BH-2: silty sand and silty gravel mixtures to the bottom of boring, BH-3: silty sand with gravel 3 to 21 feet and 22 feet to 50.5 feet, BH-4: silty gravels from 3 to 23 feet, gravels with silty and clay, silty sand with gravel to bottom of the borings. The profiles can be described as layers of dense to very dense gravels, sands, and silt with N_{60} in the 39 – >50 range. Soils were dry at the surface and became moist below about 3 to 10 feet. Bottom of boring depths were 51.5', 46.5', 50.5', and 49.5' for BH-1, BH-2, BH-3, and BH-4, respectively.

Silty Clay with Sand and Gravel Lenses/Stratum
Strata of less dense, finer grained material of silt, sand, and clay with lower gravel content were found as follows:
BH-1: stiff silty clay with sand 24 to 35 feet with N_{60} of 12-14. Pocket penetrometer measurements on disturbed split spoon samples in silt and clay intervals were 1.5 – 2.0 tons per square foot range (TSF). Consolidation testing was performed on sample from BH1-8 at 31-foot depth.
BH-3: stiff to hard silty sand with gravel 21 to 25 feet,
BH-4: Hard/dense gravelly silt, silty clay, silty gravel, with generally lower gravel content from 23 to approximately 35 feet.

Hydrocarbon Odor
At 50-foot depth in BH-1, 2 and BH-2 soil samples had hydrocarbon/gas odor. Hydrocarbon cleanup in the area has been completed as certified by the WY Department of Environmental Quality. Gas odor is often present in soils that have hydrocarbon levels below the action threshold after cleanup is complete.

Interpretation
Strata of alluvial fan deposits emanating from Cache Creek form the subsurface. Deposition is variable over short distances in three dimensions. Within the borings, the majority of the strata are gravel soils with silt and sand. A thick silty clay deposit was found in BH-1, finer grained lensed deposits of silt, silty clay, and lower gravel content was found in the BH-4. Deposits below the planned bearing depth of about 30 feet were generally dense to very dense gravels.

Groundwater
Groundwater was encountered in BH-1 and BH-2 at depths of 50 and 49.5 feet respectively at the time of the field investigation. Monitoring wells were installed in BH-1 and BH-3. Seasonal fluctuations are discussed below.

GEOTECHNICAL ANALYSIS & RECOMMENDATIONS

General
Schematic designs by Dauntless Development show a mixed-use building 3 above ground levels and 3 below ground parking levels occupying most of the parcel is planned. Spread footings are appropriate to support the proposed structures. The following sections address concerns at and below planned footing depths under the influence of spread footing loads.

Seismic Design Parameters
The 2024 International Building Code (IBC) designates site class per ASCE 7-22 Chapter 20. Data obtained in this investigation is not sufficient to determine soil parameters as required by ASCE 7-16; therefore, the IBC directs that seismic coefficients and design spectra shall be determined using Site Class D, Latitude of **43.479°** and Longitude of **-110.765°**.

Liquefaction
Saturated sands, silts, and gravels of lower density are susceptible to liquefaction during earthquakes. At this site, SPT results corresponding to high soils density were found in all intervals where the potential for saturation exists. SPT results of >50 on the average is indicative of non-liquefiable soils.

Groundwater
The Wyoming DEQ conducted a leaky underground storage tank cleanup program in the project vicinity in the early 2000s. Data from monitoring well logs from *Bill's Standard Site – Jackson LAUST Remediation Project* was analyzed. Monitoring wells were located to the south across Pearl Avenue and to the east across Millward Street, wells less than 50 feet from the property boundaries (See Borehole Location Map). Wells levels were measured on approximately bi-yearly basis from November 2002 and October 2015. Over the period MW-322 registered the shallowest peak depth in July of 2011 at 35.2 feet depth. The peak level in MW-322 was slightly lower at 37.4 feet depth. The lowest depth was identical in both wells in April of 2003 at 48.5 feet.

The summer and fall of 2024 prior to the investigation were abnormally dry. The measured depth of groundwater at about 50 feet in the fall of 2024 corresponds with a low point in the hydrologic cycle. The highest level of about 35 feet in the monitoring period corresponded with a series of wetter years. The risk of higher water levels corresponding to a prolonged wet period and/or a severe flood is impossible to quantify with the limited data available. High water years in 1997 and 1986 resulted in the highest peak flows for nearby rivers and streams, data from these and similar years would be necessary for more definitive estimate. **For this project, we recommend designers utilize a conservative peak groundwater depth of 30 feet depth.**

If project schedules permit, monitoring wells in BH-1 and BH-3, spring, summer and fall of 2025 to provide more data on seasonal fluctuations.

Spread Footings
For this analysis, basement level footings are assumed to bear at a minimum depth of 30 feet below grade. Spread footings bearing on dense, sand and gravel alluvial fan deposits are appropriate foundation elements. Where soft compressible silt/clay soils or loose sand lenses are found at bottom of footings and slabs, these soils shall be removed until competent dense to very dense sand and/or gravel alluvium is exposed. Over excavation and structural fill shall extend a minimum of 2 feet horizontally beyond the footing footprint. Native subgrades shall be compacted to a depth of 8 inches to 95% of maximum density per ASTM D698 (Standard Proctor) beneath all footings and fills below foundations.

A net allowable bearing capacity of **6000 PSF is appropriate.** The net allowable soil pressure includes dead load plus maximum live load. The above analysis assumes a

maximum width of 14.0 feet for continuous footings and a **maximum dimension of 20 feet** for isolated footings. The net allowable soil pressure includes dead load plus maximum live load. These calculations assume a **minimum footing depth 30 feet below final grade** and that a maximum total settlement of 0.5 inches be tolerated on any one footing and the maximum differential settlement between footings that can be tolerated is 0.5 inches.

Bearing capacity values and settlement shall be checked for each combination of load to determine whether settlement or bearing capacity will control the response of the footing. Foundation elements supporting large, concentrated loads should be analyzed on an individual basis to determine settlement and bearing characteristics**.** Other foundation parameters are as noted below:

1. A one-third increase in allowable bearing capacity may be used for short duration loads such as wind or seismic.

2. Backfill against shallow foundations and stem walls shall conform to the **Foundation Backfill Typical** drawing in the Appendix. In no case shall material greater than 6 inches in diameter bear directly on or against foundation elements. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

Any soil type encountered at the bottom of footing excavations other than those described above should be analyzed by Nelson Engineering. Isolated boulders at footing grade should be excavated and removed unless approved by Nelson Engineering. Any excessively loose material or soft spots encountered in the footing subgrade will require over-excavation and backfilling with structural fill. All footings shall be suitably reinforced to make them as rigid as possible.

Lateral Earth Pressures

For this analysis, it is assumed that all foundation and retaining walls will be backfilled with structural fill per Drawing #3. Sloped backfill will result in higher lateral loading, if sloped fills of greater than 20% are planned, lateral loading should be analyzed by this office. Adjacent foundations may affect lateral earth loading dependent on proximity. Lateral earth pressures from adjacent structures are not accounted for here.

Lateral loads may be resisted by friction between the footing base and supporting soil and lateral bearing pressure against the sides of the footings. Design parameters recommended are a **coefficient of friction of 0.5** at the footing base and a **lateral passive bearing pressure of 350 psf per foot of depth if compacted fills are carefully placed and tested.**

Design for static at rest loading shall utilize an at-rest equivalent fluid pressure of **60 PCF**. Static active earth pressure design loading shall utilize an equivalent fluid pressure of **40 PCF**.

The total seismic load is the sum of the static and dynamic loads where static is based on active or at-rest conditions. Seismic loading shall be determined using the following equations.

Basement (restrained) walls with level backfill: $P_{ae} = \frac{1}{2}\gamma H^2(0.68PGA/g)$

Cantilever (unrestrained) walls with level backfill: $P_{ae} = \frac{1}{2}\gamma H^2(0.42PGA/g)$

Cantilever (restrained) walls with sloping backfill*: $P_{ae} = \frac{1}{2}\gamma H^2(0.70PGA/g)$

γ=unit weight of backfill. Use 135 PCF for Structural Fill, 125 PCF for Clean Rock

**Applicable for sloped backfill less than 2(H):1(V)*

PGA is defined as $S_{DS}/2.5$. The point of application of the dynamic load is at 1/3H where H is the wall height.

Shoring, Underpinning, Excavation Slopes

Stabilizing underground utilities, adjacent foundations, excavation slopes, and other features will be required for basement construction. Both underpinning and shoring may be utilized. Loads and location of foundation elements of all adjacent structures and infrastructure should be thoroughly researched and thoroughly understood by shoring designers. Utility location and loads should be thoroughly researched and understood by shoring designers.

Specialty design-build contractors typically deliver shoring and underpinning design and construction. Shoring and underpinning designs should be performed by engineers licensed in Wyoming with experience in this type of work. Shoring and underpinning should be performed by experienced geostructural contractors.

Shoring will be required for excavations occurring near property lines. Soil nail walls or soldier pile walls with tiebacks are commonly utilized for this purpose in the locality. Underground easements for shoring elements extending into neighboring properties will be required.

Conservatively assigned soil properties appropriate for shoring and underpinning design based on soil properties found the borings are given in Table 1. Note that soil profiles may vary from those found in the borings. Shoring designers are responsible for designs that address all aspects of shoring, including determining if additional investigations are necessary for adequate shoring design.

Table 1: Soil Properties for Shoring and Underpinning

Soil Type:	Medium Stiff to Hard Silty Clay w/ Sand and Gravel Lenses	Dense to Very Dense Silty Gravels w/Sand
Moist Unit Weight (γ) =	110 lbs./ft^3	135 lbs./ft^3
Cohesion (c) =	200 lbs./ft^2	50 lbs./ft^2
Effective Friction Angle (Φ') =	28	32

Interior Slabs-On-Grade

All silt/clay surficial soils and undocumented fills shall be removed beneath slabs. Interior slabs shall be founded upon the following section from top to bottom: 1) a leveling course mat 4 inches in thickness composed of clean pea gravel or WYDOT Grade GR or equivalent compacted to a minimum of 95% of maximum density as determined by ASTM D 698, 2) 8 inches of structural fill, 3) native subgrade compacted to 95% of maximum density per

ASTM D698 (Standard Proctor). Structural fill may be omitted where competent subgrade is found as determined by this office. Any excessively soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill.

Concrete slab-on-grade control joints should be saw-cut as early as possible. Nelson Engineering recommends the use of a soft cut system, which allows saw cutting as soon as the concrete can support foot traffic. Successful crack control is dependent upon proper joint spacing. Control joints should be placed in accordance with current Portland Cement Concrete Paving Association guidelines.

Sidewalks and Exterior Slabs

Sidewalks and exterior concrete slabs for foot traffic shall be placed upon a minimum of 4 inches of ¾-inch minus crushed gravel placed upon 8 inches of structural fill. Structural fill requirement may be waived where Nelson Engineering determines competent subgrade exists. Any excessively loose material or soft spots encountered in slab subgrade will require over-excavation and backfilling with structural fill. All fill material within 2 feet of the slabs must be compacted to a minimum of 95% of the maximum density as determined by ASTM D698.

CONSTRUCTION CONSIDERATIONS

Earthwork and Site Grading

Excavation work and heavy equipment access may be difficult due to rutting and pumping soils during wet periods. A protracted period of wet conditions can be expected during and after seasonal snowmelt. Placement of imported gravels supported by geotextiles and/or geogrid may be required to provide construction access and to provide platforms for equipment. Utility trenches will encounter groundwater at shallow depths. General recommendations for earthwork suitability, placement, and compaction procedures are provided below:

- Within the building footprints and areas to be paved, a minimum of 6 inches of material shall be stripped and removed. All organic material, deleterious undocumented fill, and debris shall be removed regardless of depth below the surface. Loose and disturbed native soils should be scarified, moisture-conditioned, and compacted. Finish surfaces shall be sloped away from foundations.

- Fill materials shall not be placed, spread, or compacted while the ground is frozen or during unfavorable weather conditions. Fill materials shall be at the proper moisture content prior to compaction and shall contain no frozen soil.

- Native subgrade shall be compacted with vibratory equipment appropriate for the soil types. Where soft and loose or over moist areas are encountered that do not improve with repeated compaction effort, replace native soils with structural fill.

- Clayey gravel and silty gravel soils found in the excavations will be moisture sensitive. Moisture shall be prevented from penetrating these soils during construction. Measures to membranes,isture infiltration may include the placement of tarps or membranes; maintain grading during construction to drain storm water from exposed excavations during precipitation and snowmelt events, and others. If moisture has been allowed to infiltrate subgrade or bearing soils, excavation and

backfill operations should cease and not resume until Nelson Engineering approves the moisture and density conditions of the soils.

- **Structural Fill** may consist of Clean Rock Fill, Crushed Concrete, or gravels (USCS classification GW or GP).

  Gravels shall have the following characteristics: 6-inch maximum particle size with no more than 40% oversize (greater than ¾") and no more than 5% fines passing the #200 sieve. Structural fill shall be placed in layers of not more than 8 inches in thickness. Each layer of structural fill should be moisture conditioned to within 2% of optimum moisture content and compacted to a minimum density of 95% of the maximum dry density as determined by ASTM Designation D 698. The maximum density of material containing more than 30% oversize (greater than ¾" diameter) cannot be determined by use of the ASTM Designation D 698. In this case, a field maximum density may be determined by a test strip method. The material shall be compacted at or near optimum moisture content and a field density test shall be taken after each pass of the compaction equipment. This sequence shall continue until the maximum field density is achieved. This maximum field density shall be used for subsequent field compaction tests. Enough density tests should be taken to monitor proper compaction. Where a proctor cannot be performed on structural fill, lift compaction shall be verified via proof rolling with loaded rubber-tired equipment observed and approved of by NE.

  Crushed Concrete shall meet the gradation requirements of gravels and shall be free of all debris and rebar. Gradation and source shall be submitted to Nelson Engineering for approval prior to use.

  Clean Rock fill consisting of hard durable crushed or screened rock of 3/4”-4” may be used as Structural Fill with prior notice and approval of gradation and source by this office.

- Safety of construction personnel including safe trenches and excavations are the responsibility of the contractor. Excavations for retaining walls and foundations shall conform to the applicable OSHA and Wyoming safety standards. Excavations and utility trenches shall be laid back to safe slopes or properly shored. Excavations and shoring operations shall be conducted in accordance with the most recent versions of the OSHA Construction Standards for Excavations, Part 1926, Subpart P and Wyoming Public Works Standard Specifications. Excavations for utilities shall be shored if the proper slope cannot be maintained.

- During earthwork phases of the project, a representative of Nelson Engineering shall be present to observe exposed native soils and fill materials for suitability and consistency. A documented testing program should be conducted to determine that soil compaction is in accordance with requirements.

- Backfill placed against structures (i.e., pipes and walls) shall be of a character and in a manner that will not damage that structure. In no case shall material greater than 6 inches in diameter bear directly on or against these structures. Placing oversized material against rigid surfaces can damage the structure and interferes with proper compaction.

GENERAL COMMENTS

It is critical that the structural engineer and other project designers review this report. When project plans and specifications are complete, a consultation with this office should be arranged to ensure compliance with this report. Additional or supplementary recommendations concerning foundations and earthwork may be required at this time. Monitoring and testing should be performed to verify that suitable materials are used for structural fills and backfills and that fills are properly placed and compacted. Concrete testing and special inspections should be performed prior to and during placement of all concrete to ensure concrete and reinforcing steel bar comply with project plans and specifications.

WARRANTY AND LIMITING CONDITIONS

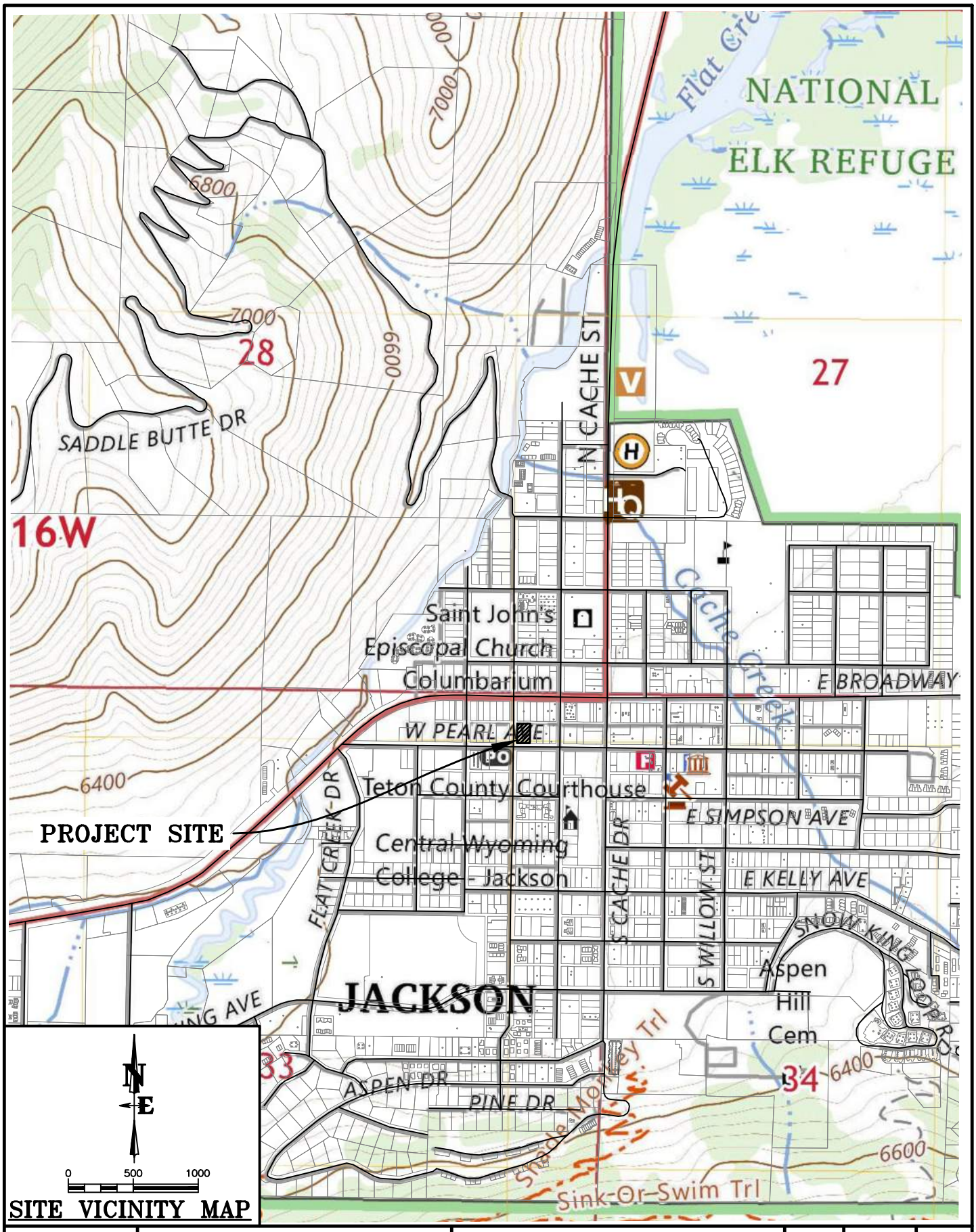
This report was prepared for use by Dauntless Development ("Client"). The scope of work was specifically prepared for and limited to the specific purpose of providing geotechnical recommendations for project described. The report is for the sole use of the named client and the design and construction team for this project. This report is non-transferable to future property owners without the written consent of both Nelson Engineering and the client. This report has been prepared based on a limited amount of data. Actual site conditions may vary. These services have been performed in a manner consistent with the level of care and skill ordinarily exercised by members of the profession currently practicing in this locality at the time the report was prepared. No other warranty is made or implied. This report is site-specific. The report is limited to the information available at the time it was prepared. In the event additional information is provided to Nelson Engineering following this report, it will be forwarded to the client in the form received for evaluation by the client. Use or misuse of this report, or reliance upon the findings hereof by any parties other than the Client, is at their own risk. Neither the Client nor Nelson Engineering may make any representation of warranty to such other parties as to the accuracy or completeness of this report or the suitability of its use by other parties for any purpose whatsoever, known, or unknown, to the Client or Consultant. Neither Client nor Nelson Engineering shall have any liability to or indemnify or hold harmless third parties for any losses incurred by the actual use or misuse of this report.

Prepared By:
Trent McCaffrey, PE
Geotechnical Engineer

Reviewed By:
Philip Gyr, PE
Principal Geotechnical Engineer

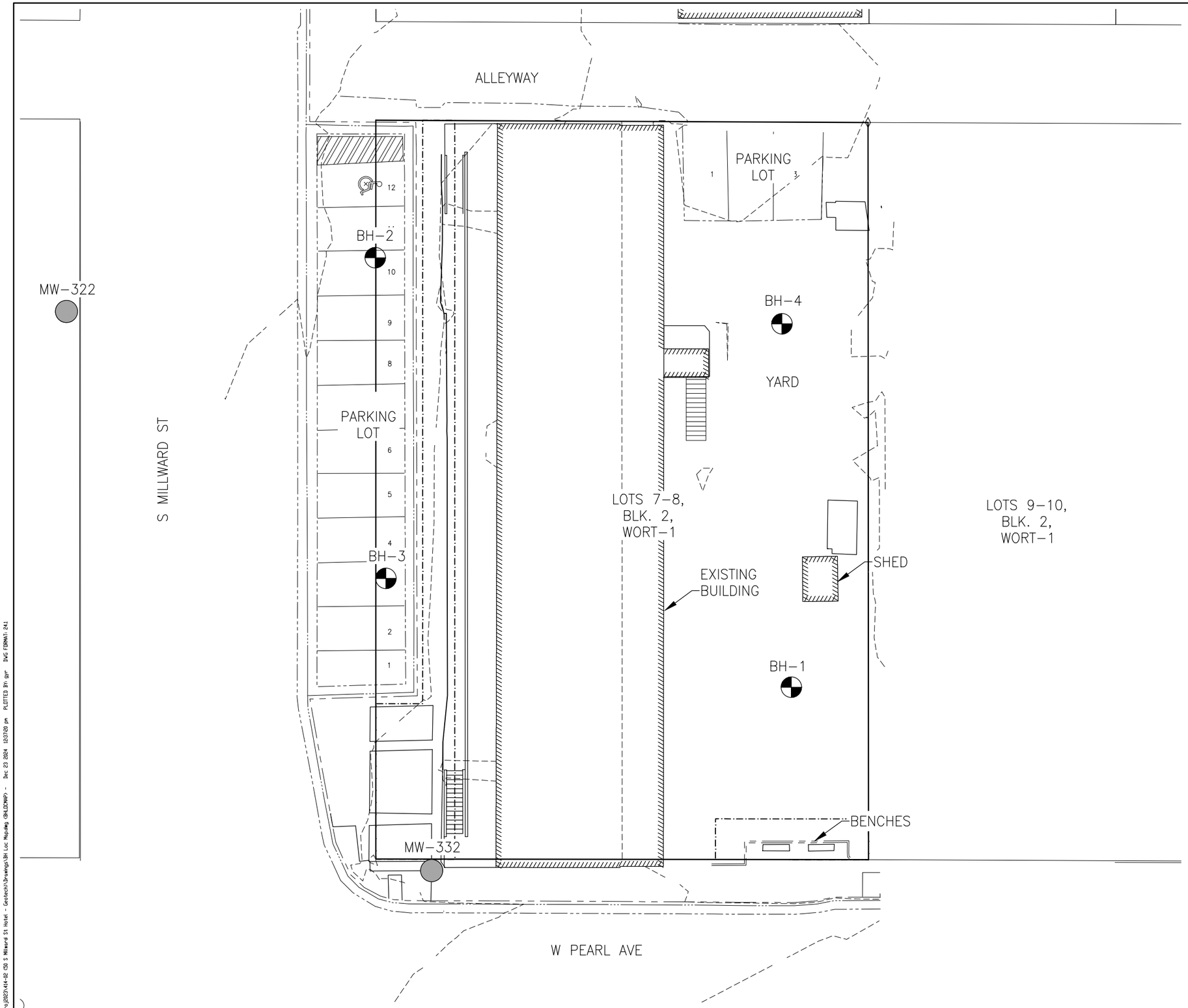
APPENDIX

DRAWINGS



SITE VICINITY MAP

DRAWING NO 1	TITLE 50 S MILLWARD STREET	NELSON ENGINEERING	DATE	12/20/24	REV.
JOB NO 23-414-02	GEOTECHNICAL INVESTIGATION	P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	SURVEYED	-	
			DRAWN	TM	
			CHECKED	PG	
			APPROVED	PG	



NOTES:

1. EXTERNAL PROPERTY BOUNDARIES FROM TETON COUNTY GIS.
2. SITE SURVEY BY NELSON ENGINEERING.
3. SITE PLAN BY AO ARCHITECTURE.
4. BOREHOLES LOCATED WITHIN ±3 FEET USING TAPE MEASURE.
5. MW-322 AND 332 LOCATIONS APPROXIMATE FROM LAUST MAPPING
6. MONITORING WELLS INSTALLED IN BH-1 AND BH-3.

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	DATE	11/5/24	REV.
SURVEYED			
ENGINEERED	TM		
DRAWN	TM		
CHECKED	PG		
APPROVED	PG		

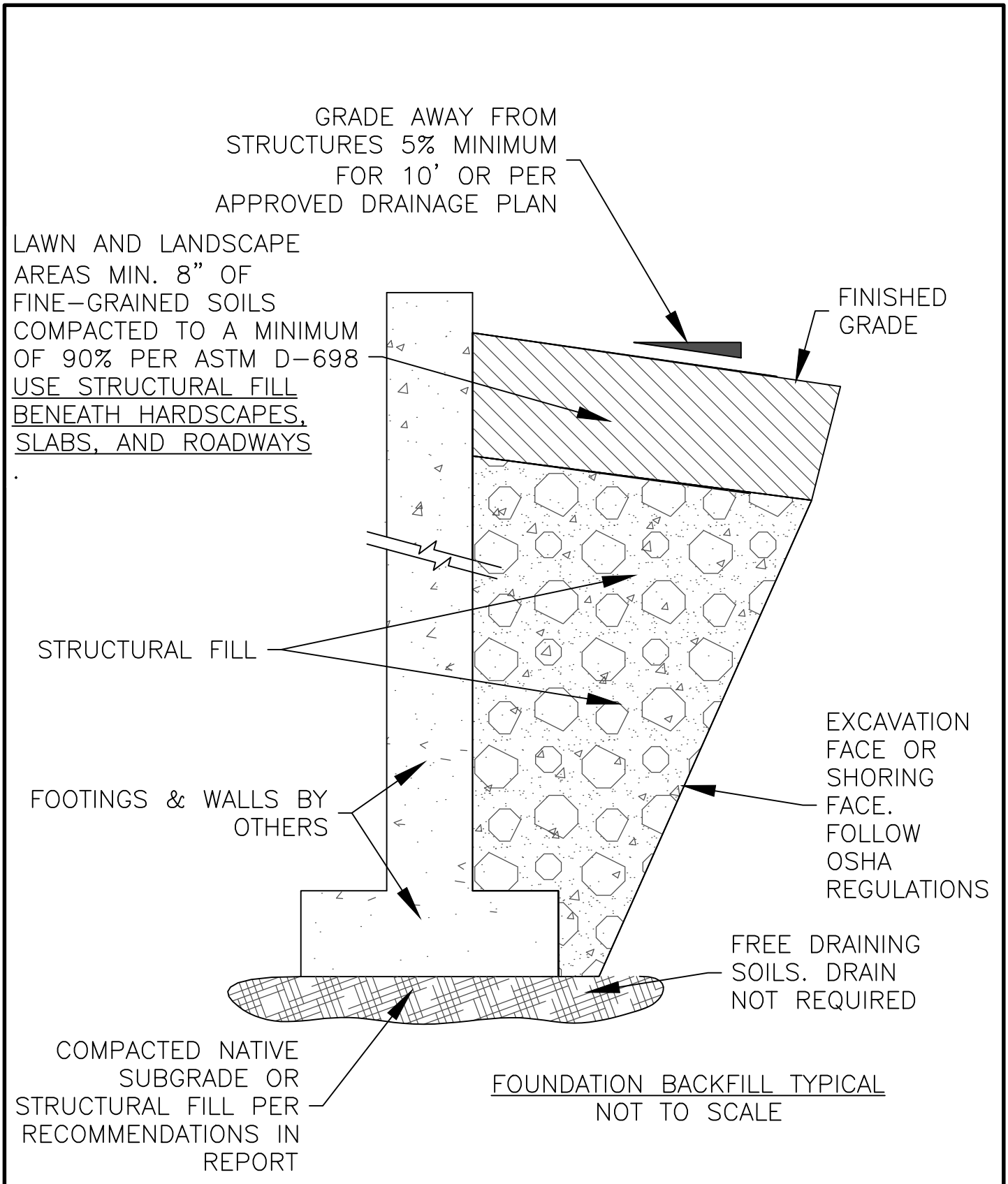
DRAWING TITLE: BORING LOCATION MAP

JOB TITLE: MILLWARD STREET HOTEL
50 SOUTH MILLWARD STREET
GEOTECHNICAL INVESTIGATION

DRAWING NO: 2

JOB NO: 23-414-02

S:\Proj\2023\414-02 (50 S Millward St Hotel - Geotech)\Drawings\BH Loc Mapping (BH_LOCMAP) - Dec 23 2024 12:37:20 pm PLOTTED BY: gyr DWG FORMAT: 24)

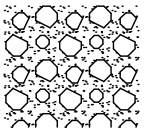


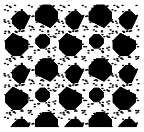
FOUNDATION BACKFILL TYPICAL
NOT TO SCALE

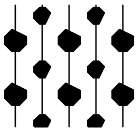
DRAWING NO 3	TITLE MILLWARD STREET HOTEL 50 S MILLWARD STREET FOUNDATION BACKFILL TYPICAL	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	12/23/24	REV.
JOB NO 23-414-02			SURVEYED	N/A	
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			CHECKED	PG	
			APPROVED	PG	

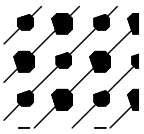
BORING LOGS

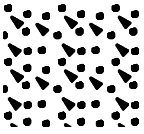
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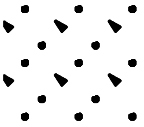
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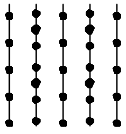
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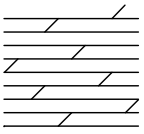
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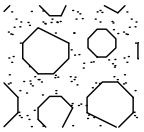
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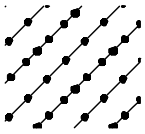
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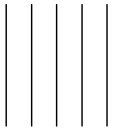
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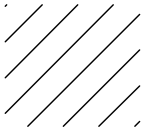
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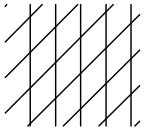
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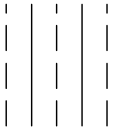
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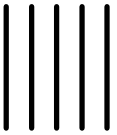
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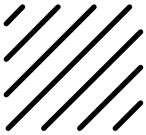
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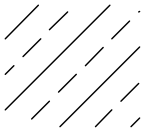
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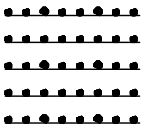
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OL 

MH 

CH 

OH 

PT 

NOTE: ANGLED DEMARCATIONS ON THE LOGS INDICATE APPROXIMATE OR POORLY DEFINED BOUNDARIES BETWEEN SOIL TYPES.

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CORRECTED SPT: Standard Penetration Test values corrected to $N1_{60}$ correcting for theoretical free-fall hammer energy and overburden pressure per 7th edition of the AASHTO Bridge Design Specifications.

DRILLING, SAMPLING, AND SOIL PROPERTIES ABBREVIATIONS AND SYMBOLS

N: Standard Penetration Test
U_c: Unconfined compressive strength, Pounds/ft^2 (PSF)
Pp: Pocket Penetrometer values, Ton/ft^2 (TSF)
FILGC: Fragments indicate gravels and cobbles larger than split spoon diameter.
w: Water content, %
LL: Liquid limit, %
PI: Plasticity index, %
gd: In-situ dry density, lbs/ft^3 (PCF)
▽: Ground water level
SS: Split-Spoon Sample
ST: Shelby Tube Sampler
CS: Cylindrical Brass Lined Sample


Monitoring Well, diagonal hatching indicates screen and sand packed interval

SOIL RELATIVE DENSITY AND CONSISTENCY CLASSIFICATION

Non-Cohesive Soils	SPT	Cohesive Soils	Pp-(tons/ft^2)
Very Loose	0 - 4	Very Soft	0 - 0.25
Loose	4 - 10	Soft	0.25 - 0.50
Slightly Compact	8 - 15	Medium Stiff	0.50 - 1.00
Medium Dense	10 - 30	Stiff	1.00 - 2.00
Dense	30 - 50	Very Stiff	2.00 - 4.00
Very Dense	50+	Hard	4.00+

PARTICLE SIZE

Boulders:	12 in.+	**Coarse Sand:**	5 mm(#4)-2 mm(#10)	**Silts and Clays:** **<#200**
Cobbles:	12 in.-3in.	**Medium Sand:**	2 mm(#10)-0.4mm(#40)	
Gravel:	3in.-5mm(#4)	**Fine Sand:**	0.4mm(#40)-0.075mm(#200)	

PROJECT NAME: **50 S MILLWARD STREET**	**DRILL HOLE No. BH-1** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **11/18/24**	DRILLER: **IME**
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**
	HAMMER TYPE: **140# AUTOMATIC**

This log is part of a report prepared by Nelson Engineering for this project and should be read with the report. This summary applies only at the location of the boring and at the time of the drilling. Subsurface conditions may differ at other locations and may change at this location with passage of time. The data presented is a simplification of actual conditions encountered.

DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
0	5			BH1-1 2" SS	44	0'–1.5' 0"–8", DRY, BROWN, SILTY CLAY TOPSOIL WITH ORGANICS AND TRACE GRAVEL, VERY STIFF.			51			STARTED DRILLING AT 12:00 PM
1	13											FLAT, GRASSY, LANDSCAPED LAWN AREA ON SOUTHEAST CORNER OF LOT.
	8											
2												
3	4			BH1-2 2" SS	39	2.5'–4.0' 0"–7", DRY, BROWN, SILTY CLAY WITH GRAVEL, STIFF, MAX GRAVEL DIAMETER OF 1/2"			14			
	4											
4	3											EASY DRILLING TOP OF BORING TO 5'
5	4			BH1-3 2" SS	50	5.0'–6.5' 0"–9", DRY, GRAY/WHITE, GRAVEL WITH SAND, DENSE, MAX GRAVEL DIAMETER OF 1"			39			
	3											
6	19											BIT GRINDING FROM 5' –12'
7												HARD DRILLING FROM 5' – 12
8												
9												
10	35			BH1-4 2" SS	55	10'–11.5' 0"–10", DRY, LIGHT BROWN, SILTY GRAVEL WITH SAND, VERY DENSE, ~60% GRAVEL, ~40% SILTY SAND MATRIX, FILGC			>50			
	50/3"											
11												MODERATE DRILLING FROM 12' – 14'
12												
13												BIT GRINDING AT 14'
14												HARD DRILLING FROM 15' – 18'
15	28			BH1-5 2" SS	67	15'–16.5' 0"–6", DRY, GRAY, GRAVEL WITH SILT, VERY DENSE, FILGC. 6"–12", DRY, LIGHT BROWN/TAN CLAYEY GRAVEL WITH SAND, VERY DENSE, FRESHLY FRACTURED, FILGC			80			
	28											
16	33											
17												EASY DRILLING FROM 18' – 21'
18												
19												BIT GRINDING FROM 21' – 23'
20	17			BH1-6 2" SS	83	20'–21.5' 0"–15", DRY, LIGHT BROWN/GRAY/PINK, SILTY GRAVEL WITH SAND, VERY DENSE, ~60% GRAVEL, ~40% SILTY SAND MATRIX, FILGC			59			
	20											
21	30											

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CLIENT: **DAUNTLESS DEVELOPMENT**
SANTA MONICA, CALIFORNIA

PROJECT NAME: 50 S MILLWARD STREET | DRILL HOLE No. BH-1 | PAGE: 2 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												
		23												
		24												SMOOTH, EASY DRILLING FROM 24' – 35'
		25	3			BH1-7 2" SS	100	25'–26.5' 0"–18", DRY TO MOIST, BROWN/RED, SILTY CLAY WITH SAND, STIFF, PP=1.5–2.0 TSF			12			
		26	7 4											
		27												
		28												
		29												
		30	7	X		BH1-8 3" DM	100	30'–31' 0"–12", USCS CLASSIFICATION – CL–ML (SILTY CLAY WITH SAND)	27	21	14	97.5	24.1	
		31	13	X										
		32												
		33												
		34												
		35	33			BH1-9 2" SS	55	35'–36.5' 0"–2", SAA. 2"–10", DRY, BROWN/GRAY/TAN/YELLOW, SILTY GRAVEL WITH SAND, VERY DENSE, FILGC			>50			MODERATE DRILLING FROM 35'–45' WITH INTERMITTENT BIT GRINDING
		36	50/4"											
		37												
		38												
		39												
		40	31			BH1-10 2" SS	78	40'–41.5' 0"–14", DRY, BROWN/GRAY, SILTY SAND WITH GRAVEL, VERY DENSE, ~70% SILTY SAND, 30% GRAVEL, FILGC			75			
		41	36											
		42	46											
		43												
		44												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-1** | PAGE: 3 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45	30			BH1-11 2" SS	61	45'–46.5' 0"–6", MOIST, LIGHT BROWN, SILTY CLAY, MEDIUM STIFF, PP=0.75 TSF. 6"–11", DRY, TAN/YELLOW, GRAVEL WITH SAND, VERY DENSE, FILGC			>50			SMOOTH, MODERATE TO HARD DRILLING FROM 45'–51.5'
		46	50/5"											
		47												
		48												GROUNDWATER ENCOUNTERED AT 50'
		49												
		50	30			BH1-12 2" SS	67	50'–51.5' 0"–5", WET, GRAY, CLAYEY GRAVEL, DENSE, FILGC. 5"–12", DRY TO WET, BLACK/YELLOW, GRAVEL WITH SILT, HYDROCARBON ODOR			>50			BOTTOM OF BORING AT 51.5'
		51	36											
			50/4"											
		52						MONITORING WELL CONSTRUCTION: LENGTH OF PIPE = 50' (1.5"ø PVC, FLUSH MOUNTED) PVC FROM 0' TO 30' WITH BENTONITE CHIPS SCREENED PVC FROM 30' TO 50' WITH SILICA SAND FROM 28' TO 50' PIPE STICKUP = –0.5'						FINISHED DRILLING AT 3:30 PM
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: **50 S MILLWARD STREET**	**DRILL HOLE No. BH-2** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **11/19/24**	DRILLER: **IME**
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**
	HAMMER TYPE: **140# AUTOMATIC**

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1	12 12 12			BH2-1 2" SS	61	0'–1.5' 0"–2" DRY, GRAY/BLACK ASPHALT. 2"–3" DRY, GRAY, CRUSHED BASE AGGREGATE. 3"–11", DRY, BLACK/BROWN, SILTY CLAY WITH ORGANICS AND GRAVEL, VERY STIFF.			59			STARTED DRILLING AT 8:20 AM
		2												ASPHALT PARKING LOT ON NORTHWEST CORNER OF PARKING LOT.
		3	30 41 37			BH2-2 2" SS	78	2.5'–4.0' 0"–14", DRY, BROWN/BLACK/GRAY, SILTY SAND WITH ANGULAR GRAVEL, VERY DENSE, ~60% SILTY SAND, ~40% GRAVEL, FILGC			154			
		4												
		5												BIT GRINDING FROM 2.5'–20'
		6												
		7												
		8												
		9												
		10	15 43			BH2-3 2" SS	67	10'–11.5' 0"–12", DRY, GRAY/BROWN/BLACK, SILTY ANGULAR GRAVEL WITH SAND, VERY DENSE, ~60% GRAVEL, ~40% SILTY SAND MATRIX, FILGC			136			
		11	50											
		12												
		13												
		14												
		15												
		16												
		17												
		18												
		19												
		20	11			BH2-4 2" SS	83	20'–21.5' 0"–15", DRY, BROWN/BLACK/GRAY, SILTY SAND WITH ANGULAR GRAVEL, DENSE, ~60% SILTY SAND, ~40% GRAVEL, FILGC			42			HARD, SMOOTH DRILLING FROM 20'–30'
		21	16 19											

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CLIENT: **DAUNTLESS DEVELOPMENT**
SANTA MONICA, CALIFORNIA

PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-2** | PAGE: 2 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												
		23												
		24												
		25												HARD, SMOOTH DRILLING FROM 21'–30'
		26												
		27												
		28												INTERMITTENT BIT GRINDING
		29												
		30	38			BH2-5 2" SS	89	30'–31.5' 0"–16", DRY, GRAY/BROWN/BLACK/RED, SILTY SAND WITH GRAVEL AND TRACE OF CLAY, VERY DENSE, 60% SILTY SAND, 40% GRAVEL, FILGC			>50			BIT GRINDING AT 31'
		31	43 50 4"											
		32												SMOOTH, HARD, SLOW DRILLING FROM 32'–45'
		33												
		34												
		35												
		36												INTERMITTENT BIT GRINDING TO BOTTOM OF BORING.
		37												
		38												
		39												
		40	20			BH2-6 2" SS	61	40'–41.5' 0"–11", DRY, GRAY/BROWN/BLACK/RED, SILTY SAND WITH GRAVEL AND TRACE OF CLAY, VERY DENSE, 80% SILTY SAND, 20% GRAVEL, FILGC			>50			
		41	50 4"											
		42												
		43												
		44												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-2** | PAGE: 3 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45	26			BH2-7 2" SS	61	45'-46.5' 0"-15", DRY, GRAY/BROWN/BLACK/RED, SILTY SAND WITH GRAVEL AND TRACE OF CLAY, VERY DENSE, 60% SILTY SAND, 40% GRAVEL, FILGC, HYROCARBON ODOR			54			BOTTOM OF BORING AT 46.5' NO GROUNDWATER ENCOUNTERED FINISHED DRILLING AT 1:07 PM
		46	31											
			32											
		47												
		48												
		49												
		50												
		51												
		52												
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: **50 S MILLWARD STREET**	**DRILL HOLE No. BH-3** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **11/19/24 - 11/20/24**	DRILLER: **IME**
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**
	HAMMER TYPE: **140# AUTOMATIC**

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WELL LOG	GRAPHIC LOG	DEPTH (FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		1	4 2 4			BH3-1 2" SS	61	0'-1.5' 0"-2" DRY, GRAY/BLACK ASPHALT. 2"-3" DRY, GRAY, CRUSHED BASE AGGREGATE. 3"-11", DRY TO MOIST, DARK BROWN, SILTY CLAY TOPSOIL WITH SOME GRAVEL, STIFF, PP=2.0 TSF			15			STARTED DRILLING AT 1:30 PM ASPHALT PARKING LOT ON SOUTHWEST CORNER OF PARKING LOT.
		5	25 21 18			BH3-2 2" SS	72	2.5'-4.0' 0"-4", DRY, BROWN, SILTY SAND, DENSE. 4"-13" DRY, GRAY, SILTY GRAVEL WITH SAND, ~70% GRAVEL, ~30% FINES MATRIX, VERY DENSE, FILGC			67			SMOOTH, EASY DRILLING FROM 0'-5' BIT GRINDING FROM 5'-15' HARD DRILLING.
		10	24 25 31			BH3-3 2" SS	83	10'-11.5' 0"-15", DRY, BROWN/BLACK/YELLOW/PINK, SILTY SAND WITH GRAVEL, ~30% GRAVEL, ~70% SILTY SAND MATRIX, VERY DENSE, FILGC			83			INTERMITTENT BIT GRINDING BETWEEN 15'-20' HARD DRILLING.
		20	19 26 26			BH3-4 2" SS	72	20'-21.5' 0"-13", DRY, BROWN/BLACK/YELLOW/PINK, SILTY SAND WITH GRAVEL, ~30% GRAVEL, ~70% SILTY SAND MATRIX, VERY DENSE, FILGC			62			

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CLIENT: **DAUNTLESS DEVELOPMENT**
SANTA MONICA, CALIFORNIA

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												SMOOTH, HARD DRILLING FROM 21'-23'
		23												
		24		X		BH3-5 3" ST	33	24'-25' SHELBY TUBE DRIVEN 8 INCHES UNTIL REFUSAL DUE TO GRAVELS. 0"-8", DRY TO MOIST, BROWN, SILTY SAND WITH GRAVEL, ~80% SILTY SAND, 20% GRAVEL						SOFT, SMOOTH, EASY DRILLING FROM 23' - 24'
		25		X										
		26												BIT GRINDING FROM 25' - 28'
		27												
		28												
		29												
		30	38			BH3-6 2" SS	61	30'-31.5' 0"-11", DRY TO MOIST, BROWN, SILTY SAND WITH GRAVEL, ~80% SILTY SAND, ~20% GRAVEL, HARD			>50			SMOOTH, MODERATE DRILLING FROM 29' - 30'
		31	50 5"											BIT GRINDING AT 31'
		32												
		33												SMOOTH, HARD, DRILLING FROM 32'-40'
		34												
		35												
		36												
		37												
		38												
		39												
		40	43			BH3-7 2" SS	67	40'-41.5' 0"-12", DRY, BROWN/BLACK/YELLOW/PINK, SILTY SAND WITH GRAVEL, ~30% GRAVEL, ~70% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			FINISH DRILLING AT 40' ON 11/29/24 AT 4:30 PM
		41	50 3"											
		42												SMOOTH, HARD DRILLING FROM 40' - 50'
		43												
		44												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-3** | PAGE: 3 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45												STARTED DRILLING ON 11/20 AT 7:00 AM
		46												
		47												BOTTOM OF BORING AT 51.5'
		48												
		49												GROUNDWATER ENCOUNTERED AT 50'
		50	50 5"			BH3-8 2" SS	61	50'–51.5' 0"–5", SATURATED, DARK GRAY, FINE GRAVEL WITH SAND, VERY DENSE, 70% GRAVEL, 30% SAND, HYDROCARBON ODOR			>50			FINISHED DRILLING AT 9:15 AM
		51												
		52						MONITORING WELL CONSTRUCTION: LENGTH OF PIPE = 50' (1.5"ø PVC, FLUSH MOUNTED) PVC FROM 0' TO 30' WITH BENTONITE CHIPS SCREENED PVC FROM 30' TO 50' WITH SILICA SAND FROM 28' TO 50' PIPE STICKUP = –0.5'						
		53												
		54												
		55												
		56												
		57												
		58												
		59												
		60												
		61												
		62												
		63												
		64												
		65												
		66												
		67												

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

PROJECT NAME: **50 S MILLWARD STREET**	**DRILL HOLE No. BH-4** PAGE: **1 OF 3**
DATE STARTED / FINISHED: **11/20/24**	DRILLER: **IME**
LOGGED BY: **TRENT McCAFFREY**	DRILL TYPE: **TRUCK-MOUNTED B57**
BOREHOLE LOCATION/ELEVATION: **SEE BOREHOLE LOCATION MAP**	HOLE DIAMETER: **8.5" O.D. HSA (HOLLOW STEM AUGER)**
	HAMMER TYPE: **140# AUTOMATIC**

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DEPTH (FT)	SAMPLES DRIVE	SAMPLES UNDISTURBED	SAMPLES BULK	SAMPLE ID	RECOVERY %	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
0	2			BH4-1 2" SS	67	0'-1.5' 0"-12", DRY TO MOIST, DARK BROWN, SILTY CLAY TOPSOIL WITH GRAVEL, MEDIUM STIFF			17			STARTED DRILLING AT 11:08 AM
1	3											
	4											FLAT, GRASSY, LANDSCAPED LAWN ON NORTHEAST CORNER OF LOT.
2												
3												
4												
5												SMOOTH, EASY DRILLING FROM 0'-2.5'
6												
7												
8												
9												
10	14			BH4-2 2" SS	89	10'-11.5' 0"-16", DRY, BROWN/GRAY/WHITE/PINK/TAN, SILTY GRAVEL WITH SAND, ~80% GRAVEL, ~20% SILTY SAND MATRIX, VERY DENSE, FILGC			107			BIT GRINDING FROM 2.5'-23' HARD DRILLING.
	28											
11	45											
12												
13												
14												
15												
16												
17												
18												
19												
20	12			BH4-3 2" SS	61	20'-21.5' 0"-11", DRY, BROWN/GRAY/WHITE/PINK/TAN, SILTY GRAVEL WITH SAND, ~65% GRAVEL, ~35% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			
	27											
21	50/4"											

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PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-4** | PAGE: 2 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		22												
		23												
		24												SOFTER MATERIAL WITH INTERMITTENT GRINDING DUE TO GRAVELS FROM 23' – 35'
		25	12	X		BH4-4 3" DM	100	25'–26' 0"–12", DRY TO MOIST, BROWN, GRAVELLY SILT WITH SAND AND CLAY, ~50% SILT/SAND/CLAY, ~50% GRAVEL, DENSE/HARD			31			
		26	31	X										
		27												
		28												
		29												
		30	13			BH4-5 2" SS	61	30'–31.5' 0"–3", DRY, LIGHT BROWN, SILTY CLAY, PP=1.0 TSF STIFF			31			
		31	21					3"–11", DRY, BROWN/RED/GRAY/WHITE, SILTY GRAVEL WITH SAND, DENSE						
		32	10											
		33												
		34												
		35	31			BH4-6 2" SS	100	35'–36.5' 0"–18", DRY, GRAY/WHITE/BROWN, PULVERIZED GRAVEL WITH SILT AND CLAY, ~80% GRAVEL, ~20% SILTY CLAY MATRIX, VERY DENSE, FILGC			74			
		36	38											BIT GRINDING FROM 36' – 38'
		37	41											
		38												
		39												
		40	32			BH4-7 2" SS	94	40'–41.5' 0"–17", DRY TO MOIST, GRAY/WHITE/PINK/BROWN/GOLD, SILTY SAND WITH GRAVEL, ~30% GRAVEL, ~70% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			
		41	40											SMOOTH, HARD DRILLING FROM 39' – BOTTOM OF BORING
		42	50/4"											
		43												
		44												

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SANTA MONICA, CALIFORNIA

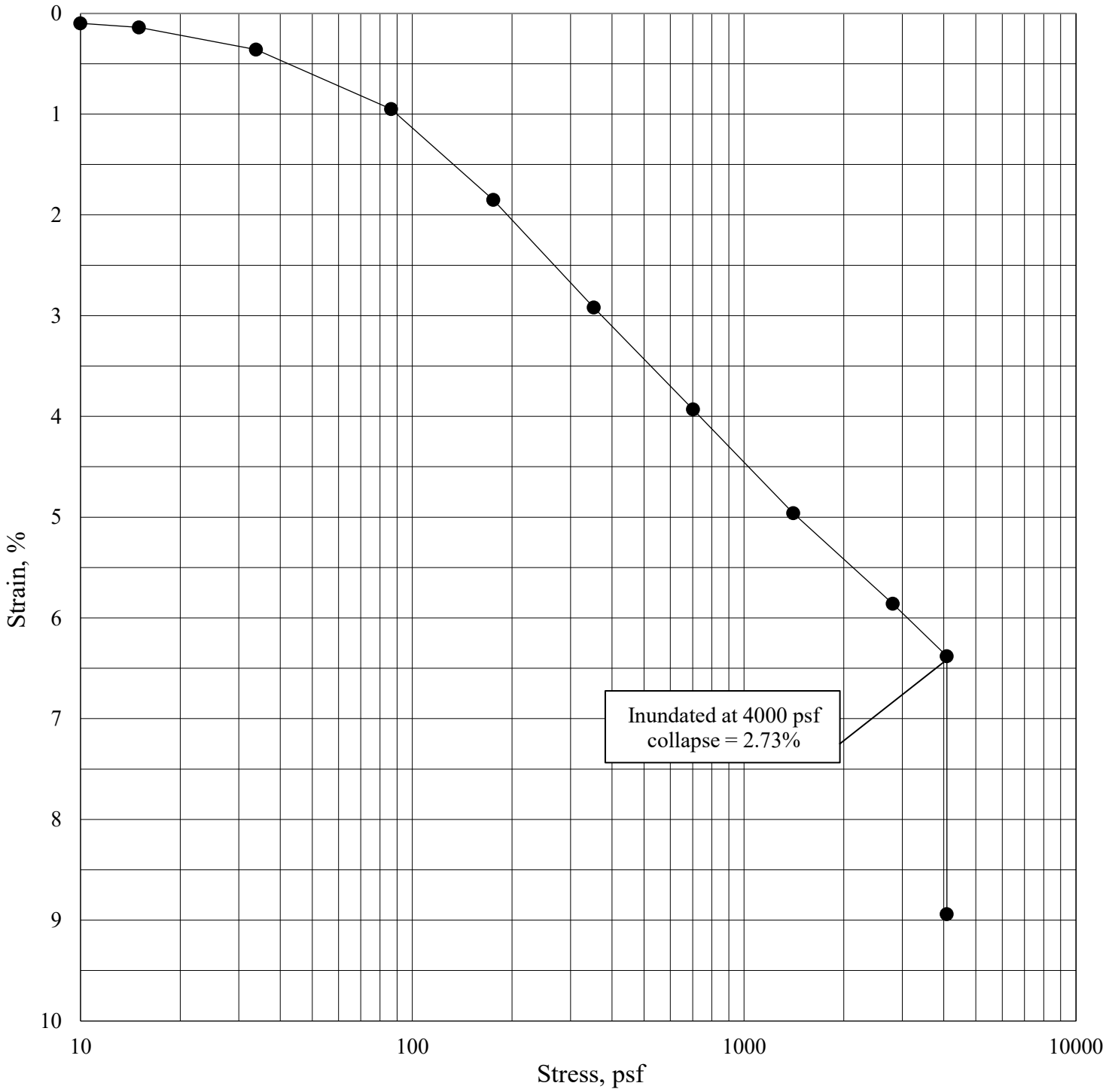
PROJECT NAME: 50 S MILLWARD STREET | **DRILL HOLE No. BH-4** | PAGE: 3 OF 3

WELL LOG	GRAPHIC LOG	(FT)	SAMPLES: DRIVE	SAMPLES: UNDISTURBED	SAMPLES: BULK	SAMPLE ID	RECOVERY (%)	MATERIAL DESCRIPTION	LIQUID LIMIT	PLASTIC LIMIT	CORRECTED SPT	DRY DENSITY (PCF)	MOISTURE (%)	REMARKS
		45–67	50 5"			BH4-8 2" SS	33	49'–50.5' 0"–6", DRY TO MOIST, GRAY/WHITE/PINK/BROWN/GOLD, SILTY SAND WITH GRAVEL, ~30% GRAVEL, ~70% SILTY SAND MATRIX, VERY DENSE, FILGC			>50			BIT GRINDING AT 49' BOTTOM OF BORING AT 49.5' NO GROUNDWATER ENCOUNTERED. FINISHED DRILLING AT 2:00 PM CAVE–IN AT 29'

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CLIENT: DAUNTLESS DEVELOPMENT
SANTA MONICA, CALIFORNIA

LABORATORY RESULTS



				Initial Dry Density (pcf)	Initial Moisture Content (%)
Boring No.	BH1-8	Depth:	30.5 ' - 31.0 '	**97.5**	**24.1**
Sampled By:	AP/NE	Date Received:	12/11/24		

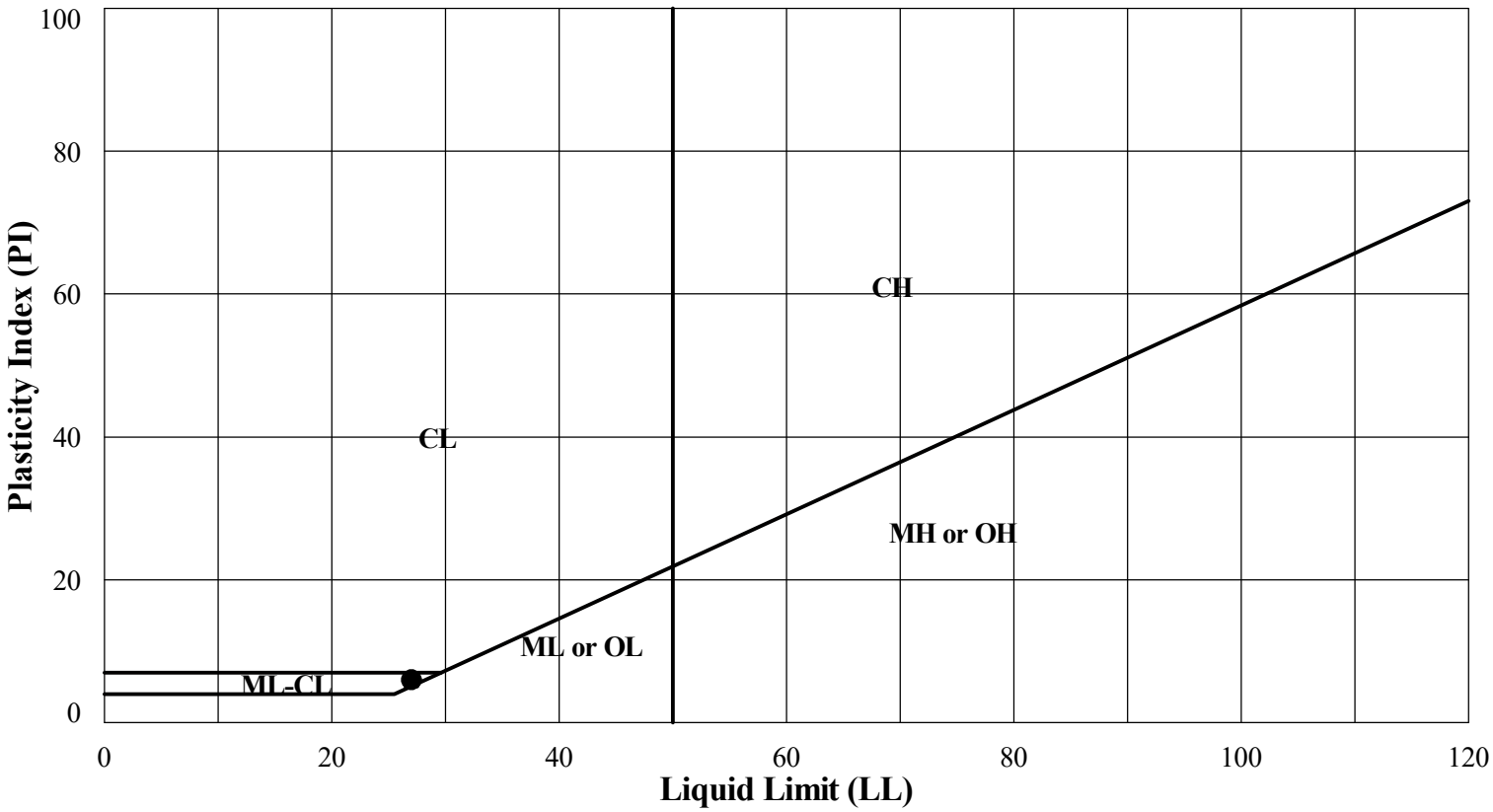
Soil Description: Silty clay (CL- ML) with sand, slightly plastic, trace gravel and pinholes, brown, wet, medium

12/23/24

SK GEOTECHNICAL
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Consolidation/Swell Test

SK Project Number: 08-2506L
Nelson Project Number: 23-414-02
50 S Millward St Hotel
Jackson, Wyoming



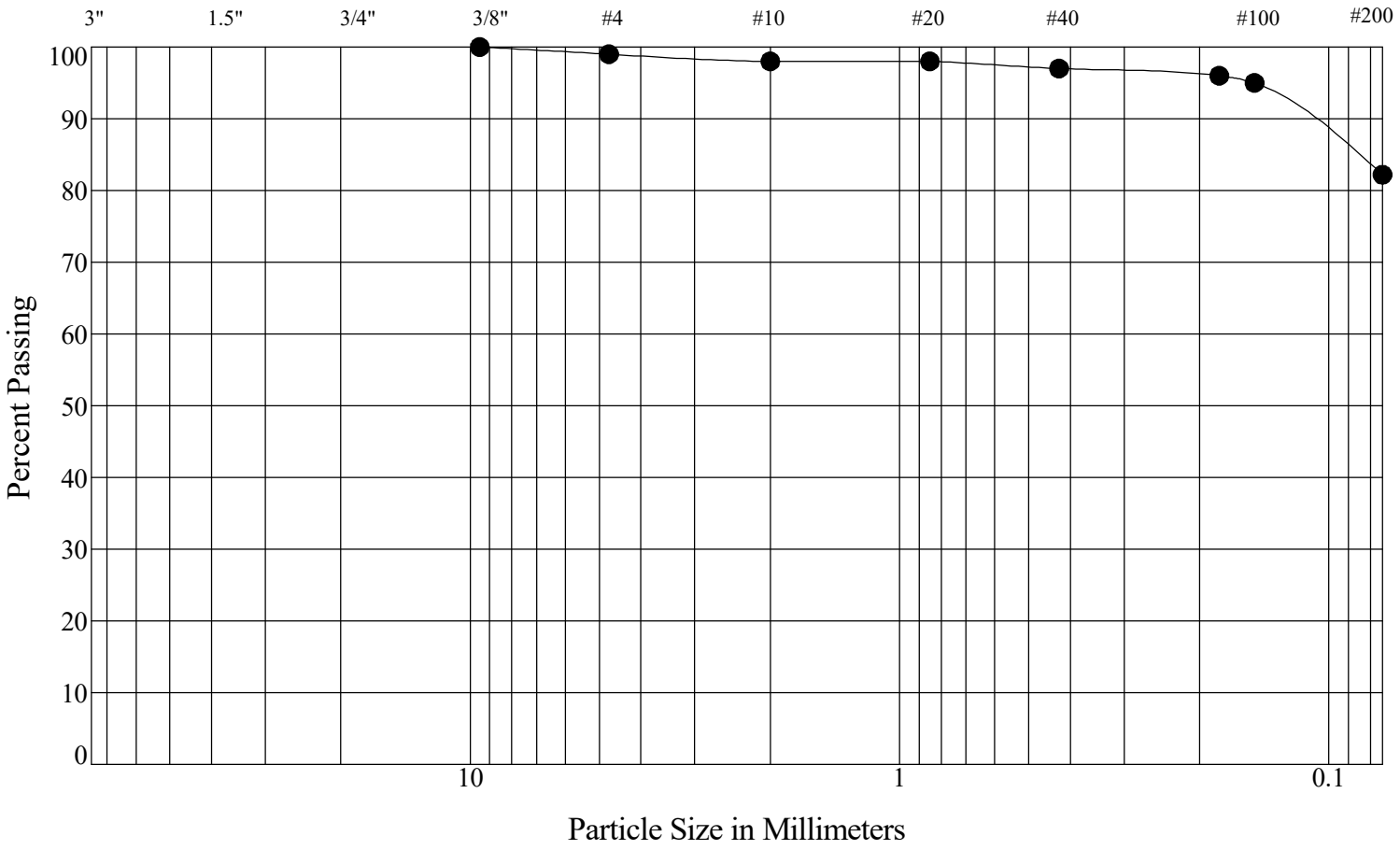
Legend	Boring	Sample No.	Depth	LL	PL	PI	P 200, %	MC	Classification
●	BH1-8	CS	30.5'-31.0'	27	21	6	82.2	24.1%	CL-ML

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Atterberg Limits Tests

Project Number: 08-2506L
23-414-02 50 S Millward St Hotel
Jackson, Wyoming

12/16/24



Gravel		Sand		
coarse	fine	coarse	medium	fine

Percent Passing U.S. Standard Sieve Size

3"	1 1/2"	3/4"	3/8"	#4	#10	#20	#40	#80	#100	#200
			100	99	98	98	97	96	95	82.2

Sample: BH1-8
Sample No.: CS
Depth: 30.5'-31.0'

Date Received: 12/11/24

Liquid Limit:	27
Plastic Limit:	21
Plasticity Index:	6
Classification:	CL-ML
Moisture Content:	24.1%

Percent Gravel: 1.0
Percent Sand: 16.8
Percent Silt + Clay: 82.2
ASTM Group Name: SILTY CLAY with SAND

SK GEOTECHNICAL
2511 Holman Avenue
P. O. Box 80190
Billings, MT 59108-0190
Phone: 406.652.3930
Fax: 406.652.3944

Sieve Analysis

Project Number: 08-2506L
23-414-02 50 S Millward St Hotel
Jackson, Wyoming

12/16/24

SERVICE ELEVATOR AND SERVICE LOBBY SERVE BOTH HOTEL AND RESIDENTIAL FOR TRASH AND BIKE PARKING

STAIRWAY SERVE BOTH HOTEL AND RESIDENTIAL

NEIGHBORING PROPERTY

150'-0"

140'-0"

20'-0"

+0'

PROPERTY LINE

SETBACK LINE (5'-0")

5'-0"

TRANS/ELEC.

STAIR 185 SF

MEP 19 SF

CHUTE

SERV.LOBBY 96 SF

SERVICE ELEV. 93 SF

LOADING TRUCKS PARK AT ALLEY TO LOAD

LIGHT WELL

+4'

STAIR

BIKE STORAGE 89 SF

BAKERY 133 SF

RESI. ELEV. LOBBY 270 SF

RESI. ELEV. 71 SF

STACKED BIKE RACKS

5'-1" 2'-6"

SETBACK LINE (5'-1")

5'-1"

CANOPIES

2'-6"

SECOND LIFT TO PROVIDE REDUNDANCY. EXIT INTO THE ALLEY.

ALLEYWAY

ENTRY LIFT, ACCESSIBLE LOADING, ENTRY OFF MILLWARD

SOLID WALL OR SCREEN DIVIDING THE ALLEY TRAFFIC FROM THE VALET LOADING TRAFFIC

UP TO 4 QUEUING SPACES FOR VALET ENTRY

OPEN TO HOTEL MAIN LOBBY BELOW

PASSENGER ELEV.

ELEV. LOBBY 110 SF

STAIR 185 SF

UP

91'-9"

100'-0"

W. PEARL AVENUE

6'-0" 5'-0"

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

13'-6"

PEDESTRIAN FRONTAGE

PEDESTRIAN FRONTAGE

13'-6"

6'-0" 5'-0"

REQUIRED FRONTAGE FROM BACK OF CURB FOR TREE IN GRATE

TREE IN GRATE

3 STREET PARKING SPACES - PROPOSE (3) 15 MINUTE PUBLIC LOADING SPACES

30'-0"

NEW CURB CUT - ENTRY TO MAIN CAR LIFT OFF MILLWARD. REDUCTION IN STREET PARKING TO 3 SPACES. PREFERENCE FOR 3 PUBLIC 15 MIN LOADING SPACES

S MILLWARD STREET

- EXEMPT
- PARKING
- SHARED (1/2 RESIDENTIAL, 1/2 HOTEL BASE FAR)
- MARKET-RATE
- WORKFORCE DEED RESTRICTED UNITS
- AFFORDABLE DEED RESTRICTED UNITS
- HOTEL
- ADA ACCESS PATH

HOTEL

JACKSON, WY

ALTERNATIVE DESIGN FLOOR PLAN - STREET LEVEL

N

0 16' 32'

SCALE: 1" = 16'

Architecture. Design. Relationships.

ALT 12

Scale 1" = 16'-0"

PERMIT NOTES

Report Run On: Thursday, 10 April 2025 09:07

Permit # P25-007 **Parcel # :** 22-41-16-33-1-02-005

Site Address: 50 S MILLWARD STREET

Project Name: 50 S Millward - Sketch Plan

Note Type	Text	Created By	Begin Date	End Date
GENERAL	see attachment	KPAGE@JACKSONWY.GOV	04/09/25	4/9/25
GENERAL	Please see the attached document for Engineering comments.	IJIMENEZ@JACKSONWY.GOV	04/03/25	
CONDITIONS	1. Follow the Teton County Draft Impact Study and Traffic Demand Management Guidelines These guidelines reflect best practices, community priorities, our Comprehensive Plan, and direction from elected officials. They provide a consistent starting point for development applicants. As touched on in the Planning Departments pre-application meeting comment on bike parking, Millward Street is currently a designated bike route in the Towns bike network. Construction of a bike lane is a mitigation measure described in the guidelines. This project is above the Major Project threshold of 30 net new trips in the peak hour, and the developer should plan to submit appropriate documentation and future monitoring to staff per the guidelines for a major project. 2. Evaluate the need for using the Town ROW on Millward St for valet loading spaces: The project narrative states that the project provides 2 new public parking spaces and 2 valet loading spaces along Millward which will be an added benefit to the community. Use of public right-of-way as a private valet facility is of debatable benefit to the community. If the public right-of-way is the developers preferred site for this facility, they should anticipate that a shared-use or fee agreement will be negotiated with the town.	MTIPPETTS@JACKSONWY.GOV	03/28/25	3/28/25
GENERAL	Maximum Allowed Floor Area Ratio (FAR) Max FAR exceeded Based on floor area calculations conducted by staff, it appears the proposed structure exceeds the allowed FAR (1.3) due to the manner stairs, elevator, and shared floor area are calculated. The applicant is attributing floor area as exempt under 2:1 bonus and/or deed restricted housing (LDR Secs. 7.8.3 and 7.8.4) that does not qualify for those exemptions. Staff estimates the current project exceeds allowed FAR by 1000-2000sf (approx.). At Development Plan submittal, revise floor plan and FAR calculations not to exceed 1.3 FAR allowed in the DC-2 zone. Applicant must show reasonable justification that shared floor area (ex: MEP that is used for both lodging and residential uses) directly supports functions	KPAGE@JACKSONWY.GOV	03/28/25	3/28/25

of the residential exempt floor area. Retail units, back of house, and amenity space for lodging may not be attributed to exempt floor area.
Floor area calculations habitable vs. nonhabitable floor area FAR accounts for amount of above ground habitable floor area. It appears applicant has included some nonhabitable floor area in current tabulations (ex: transformer and loading/trash areas). At Development Plan submittal, ensure FAR calculation tabulates only applicable above ground habitable floor area based on definitions and rules of measurement in LDR Sec. 9.5).
Floor area calculations stairs Every other level of stairwells shall be included toward all floor area calculations. Stairs serving only hotel portion of property should not be included in residential calculations. Stairs accessing residential and hotel portion of property may be split proportionally.
Floor area calculations elevators Elevator floor area shall be counted once at street level toward floor area calculations.

Massing/scale/setbacks
Building setbacks (Primary and Secondary Street) As architectural encroachments (i.e. window wells) are not permitted in the DC-2 zone, window wells may considered plane of the building in terms of setback measurements. Staff notes that it is the intent of various lot, bulk and form based standards to pull the building faade (rather than below grade window wells) toward the pedestrian frontage).
Building setback (side interior North and East) At Development plan submittal, revise plans to meet side interior building setback of 0or 5. For north elevation (alley), see comment above regarding window wells. It appears portions of north elevation L1-3 do not meet setback of 0 or 5 due to slight inset/jogs. For north elevation (alley), no portion building may encroach beyond property line and into alley, including canopies, window elements etc. It is currently unclear on plans if canopy or window decorative elements encroach alley. Revise as necessary.

For east elevation (side interior), no portion of the structure apart from balconies, currently meet the building setback of 0or 5. Based on conversation with applicant, it is staff understanding that exceeding 5 setback is intentional in order to accommodate some aspect of IBC. If this is the case, applicant shall state the specific reason for not meeting the required setback and may consider applying for Administration Adjustment process (LDR Sec. 8.8.2) which may be used to adjust structure setbacks up to 20%. An admin. adjustment process may be reviewed in conjunction with development plan.
Street Faade width % - It appears that the building does not meet required 2nd story street faade width in primary street setback range if Millward is considered the primary street for this form based standard. Based on cross section provided on Arch. Planset sheet 17, and

PERMIT NOTES

calculation provided by applicant, the 2nd story width in primary street setback range is approximately 99 where 120 is required (80% of 150 lot). Clarify how applicant considers this % requirement is met. Split levels add complexity to this measurement. Staff is open to considering Millward secondary street and Pearl primary street for this form base standard. Discuss with staff prior to submittal of development plan. At Development Plan submission, revise for compliance with LDR Sec. 2.2.15.B.2 (Bulk Standards Street Faade).

Canopies Current canopy designs visible in renderings are not clearly shown on architectural plans. At Development Plan submittal, provide design details for all proposed canopies including dimensions and extent of encroachment (if any). Encroachment agreement are likely required for any canopy elements in pedestrian frontage or property lines and can be considered alongside Development Plan review with more precise measurements.

Basement At Development Plan submission, revise for compliance with basement definition (LDR Div. 9.5) to show noted height measurement less than four feet above finished grade. rather than max 4 feet. Staff notes that the infographic and text for basement definition in LDRs conflict and Where the text of these LDRs and examples or images may conflict, the text shall govern. (LDR Sec. 1.6.3)

Building Height - At Development Plan submission, show compliance with LDR Sec. 9.4.9.C (Building Height Exceptions) for any rooftop elements including stair and elevator overruns, deck furniture, and roof railings. Include dimensions.

Third story stepbacks Current proposal does not appear to meet required third story stepback due to transparency of railing elements (brick parapet). At Development Plan submission, show compliance with LDR Sec. 9.4.12.B
(Stepback Encroachments). Specifically, brick railing on 3rd floor rooftop (SW corner and along

S. Millward frontage) does not meet required encroachment transparency. Additionally, canopies over the rooftop in stepback may not exceed more than 3 into the stepback. Please provide dimensions or canopy encroachments in stepback and for railing transparency.

Bike alcove At Development Plan submittal, proposed bike alcove currently shown along secondary street frontage shall be screened consistent with direction from DRC.

Site Development / Pedestrian Frontage / Bike Pathway

Prior to planning commission review of sketch plan, applicant shall confirm what dashed line on arch. planset page 12 (shown connecting building entrances) references. Staff is currently unable to determine if this is intended to reference egress, canopy design, or other aspect of the physical structure.

PERMIT NOTES

It is unclear how ADA accessible path from the automated vehicle lift to building entrance(s). At Development Plan submittal, revise plans to show compliance.

Alley along northern property line is one way westbound traffic. It appears some site plan sheets (Arch. planset page 7 and 12) show vehicle movements going against the existing one-way traffic pattern. At Development Plan submittal, revise planset across all disciples to show one way alley and remove all west to east vehicle paths shown against the existing one-way traffic.

Street trees located near bulb out (SW) should be located within the 5 furnishing strip inline with other street trees and not within the bulbout portion of frontage. Revise for development plan submittal.

On street parking Clarify number of on street parking spaces proposed. Civil site plan shows on street parking along W Pearl but architectural site planset pages do not. At development plan revise for consistency across all disciplines.

Vehicle and Bicycle Parking

Valet 15min onstreet parking request Complete reserve/private use of onstreet space in PROW is not an option, however, applicant may request that Council designate various spaces to be designated as 15min and open to other public use.

EV parking is calculated based on onsite provided vehicle parking spaces. Staff notes that capable and installed EV spaces are additive meaning 5% install spaces is in addition to the 30% capable spaces. At Development plan submittal, revise plans to include updated calculation and show location of EV installed/capable spaces per LDR Sec. 6.2.2.F (Required EVSE)

Bicycle Parking - Arch. planset page 6 reference 10 bicycle parking spaces on street but these are not shown on site plan. At Development Plan submittal, revise plans to show any proposed bicycle parking within the 5 furnishing zone (typically in between street trees).

Bicycle parking amount At Development Plan submittal, revise bicycle parking amount calculation per LDR Sec 6.2.2.D (Required bicycle parking). Show calculations for amount required and short-term vs long-term splits.

Bicycle parking dimensions At Development Plan submittal, revise plans to confirm required short term and long term bicycle parking meets dimensions/installation standards required of LDR Sec. 6.2.2.D.2 (bicycle parking standards and installation) including required accommodations larger and alternative bicycles. If bike parking is proposed on an automated lift palette, show this on planset.

Other Building Design Considerations

IWUI compliance reiteration Staff recommend condition of approval that, with Development Plan submittal, applicant shall include a preliminary WUI application review of the

PERMIT NOTES

proposed development conducted by the Jackson/Teton County Fire Dept to ensure the applicant understands implications of IWUI on proposed design.
Utility standards reiteration - Based on Dept. Review feedback from Lower Valley Energy regarding transformer location currently shown in an enclosed space, with development plan submittal the applicant shall confirm that updated design addresses clearance/enclosure issues noted by LVE.

Transportation
Bicycle Path Infrastructure (in consultation with Pathways Director) - Millward corridor is currently identified for future bike infrastructure improvements as part of the Community Pathways Plan and Towns bike network. Additionally, the Millward-Pearl intersection was the site of a bicyclist fatality. Staff is considering a potential requirement for pathways infrastructure at the site which better supports community pathways goals. Staff feels proposed redevelopment is an appropriate time to explore alternative site designs and identification of opportunities to achieve the desired future character for the site in terms of pathways infrastructure. Prior to Development Plan submittal, applicant shall meet with Pathways and Planning staff to explore design and implementation of bicycle path infrastructure adjacent to the property (Millward frontage). Design considerations will need to sync with bulbout design.
TIS See comments regarding TIS with CUP P25-046. Transportation studies and mitigation shall be conducted as part of CUP rather than Sketch or Development Plan.

CONDITIONS	Original comments from P24-108 apply: Project must meet the requirements of the current International Fire Code (IFC) including but not limited to the following. 1.) The owner or owner's agent shall be responsible for the development, implementation and maintenance of an approved, written site safety plan establishing a fire prevention program at the project site during all phases of construction. Plan submittals shall be in accordance with the IFC, Section 3303.1. The plan shall be submitted and approved before a building permit is issued. 2.) New and existing buildings shall be provided with approved address identification in accordance with the IFC, Section 505. 3.) Fire apparatus access shall be in accordance with the requirements of the IFC, Section 503. 4.) Fire flow requirements shall be determined by an approved method. Water supply shall be in accordance with the IFC, Section B105. 5.) A stamped set of automatic sprinkler plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled with this office. 6.) A stamped set of fire alarm plans shall be submitted for review and approval prior to any work being done. Inspections and testing shall be scheduled with this office.	LPOTZ@JACKSONWY.GOV	03/17/25	3/17/25

PERMIT NOTES

7.) Buildings equipped with an automatic sprinkler system and/or fire alarm system are required to provide a knox box installed in an approved location.
8.) Structures that cannot support the required level of in-building, two-way emergency responder communication coverage shall be equipped with systems and components to enhance the radio signals. Systems shall be in accordance with the IFC, Section 510. Based on below grade construction and construction materials, it is likely that this project will require an amplification system.
9.) Provide elevator details, including the car elevator, as this will impact the protection requirements for the automatic sprinkler and fire alarm systems.
10.) Portable fire extinguishers shall be installed for each occupancy as required in the IFC, Section 906.
11.) Illumination shall be provided in the means of egress in accordance with the IFC, Section 1008.2.
12.) In the event of power supply failure, buildings that require two or more exits or access to exits, illumination shall be automatically provided by an emergency electrical system.
13.) Exits and exit access doors shall be marked by an approved exit sign readily visible from an direction of travel. Where exit signs are required in Group R-1 occupancies, additional low-level exit signs shall be provided in areas serving guestrooms in Group R-1 occupancies and shall comply with the IFC, Section 1013.5.

...and now include the following:
1.) A fire department permit is required for an automatic sprinkler system. Plans shall be submitted for review and approval prior to permit issuance and any work being done.
2.) A fire department permit is required for a fire alarm system. Plans shall be submitted for review and approval prior to permit issuance and any work being done.
3.) Car stackers or mechanical access parking garages require specific fire/ life safety protection including sprinkler systems, egress requirements and vehicle impact protection.
4.) The provisions of the IWUIC shall apply to the construction, alteration, moving, repair, maintenance and use of any building, structure or premises within the wildland-urban interface areas in this jurisdiction.
5.) The IWUIC does not set conditions about the location of a building, however the location will determine level of ignition resistant construction will be required. If a project cannot meet required defensible space, the ignition resistant construction requirements will increase. Fire suppression may be a condition applied to projects that have nonconforming defensible space and/or nonconforming water supply.

PERMIT NOTES

Report Run On: Thursday, 10 April 2025 09:07

Note Type	Text	Created By	Begin Date	End Date
GENERAL	See Planning Dept. comments regarding exploring bicycle path along Millward frontage. Staff does have concerns about the accessibility and convenience of the long term bike parking in the automated parking system. For bicycle use to be a viable option, the parking needs to be readily accessible and convenient to use. People need to have both the peace of mind that their bikes are secure and safe from theft, but also have relatively simple access to their bikes (i.e. don't need to walk bikes up stairs or on elevators, maneuver through tight spaces, or take too long to access them). Rec. Condition of approval: Prior to development plan submittal, applicant shall meet with Pathways staff to explore design and implementation of bicycle path infrastructure adjacent to the property.	BSCHILLING@JACKSONWY.GOV	03/14/25	4/9/25
CONDITIONS	Structure must meet the most current adopted building codes of the Town of Jackson at the time of permit submittal.	KSLUDER@JACKSONWY.GOV	03/11/25	3/11/25
CONDITIONS	LVE Comments: To bury power, applicant needs to insert a pole in the alley on the other side of Millward and one near the NE corner of the subject property; TOJ has a service lableled "Irr Control and Lts Pearl St." coming down the existing pole into the ROW on NW corner of property. The site plan in the application is too vague on where a new transformer is being placed in the NE corner of the building, it needs to be detailed more clearly. The transformer can't be in an enclosed space; illustrate where this transformer is getting relocated or re-fed from a meter on the new building Peter Keenan	MTIPPETTS@JACKSONWY.GOV	03/07/25	3/28/25

SKETCH PLAN – COMPLETED

P25-007
ADDRESS: 50 S Millward Street
OWNER: June Landing LLC
APPLICANT: Shaun Gilbert (Dauntless Capital)

4/9/2025
Ismael Jimenez, 733-3079

DATE OF SUBMITTAL: 1/24/2025
DATE OF MATERIALS: 2/27/2025
REVISION NO.: 01

The engineering division has reviewed your application for a **SKETCH PLAN** submitted on and with application materials as dated above.

The following comments are being provided for use in preparation of future applications or as noted.

Project Specific Comments:

1. Provide additional information from a mitigation specialist and Wyoming DEQ on how any remanent hydrocarbon contamination will be handled including material disposal, dewatering, long-term impacts, etc..
2. LDR 7.6.3.M.3: Show site obstruction triangles and keep them free of obstructions. Revise parking on Millward to be moved 15' from the alley exit shown by red curb and signage.
3. LDR 6.2.5.D.1.iv: Parallel parking spaces should be 22 feet in length.
4. LDR 7.2.2.A.b: Coordinate location of relocated streetlight with Town Engineering.
5. Code 12.08.045: Revise the preliminary construction management plan to provide additional / up to date information and specifically for: 1) *Traffic Control:* mention the requirement of obtaining Public-Right-of-Way permits and coordination with the city of Jackson, 2) on the Site Plan show Construction Fence and Silt Fence out of the alley and on private property, 3) provide for the Office/Trailer, staging, and other equipment will need to be on within the staging area or off site, provide off site location if known, and 4) Provide a pedestrian route on South Millward Street.
6. IBC Ch. 11: Clarify how the car elevator platform serving as the ADA parking access aisle is compliant with standards. Provide a plan showing accessible routes from parking, the PROW, etc.

Submitted

7. 2.2.1.C: Show the full width of the proposed sidewalks, including on the project side of the property line or identify what material will be in between the sidewalk and the building.
8. LDR 7.7.2: For proposed water tap and fire line provide demand calculations and size appropriately.
9. LDR 7.7.3: Provide estimated wastewater demands.
10. 7.2.2.A.1.a: Grading for the site should be based on the elevation of where the bulb out ties into the Pearl and Millward intersection and work back to floor elevations and alley tie in from there.
11. LDR 7.2.2.F: Coordinate with Town Engineering on location of storm inlets for the bulbout. Provide estimated stormwater volumes.
12. LDR 7.2.2.F: Coordinate with Town Engineering on bulbout size and dimensions, full lane width should be to face of curb, length, ADA ramps to match width of sidewalk, etc.
13. Code 10.04.392: Remove reference to valet parking, standard time restricted parking for public loading and unloading may be requested.
14. LDR 7.2.2.A.b: Provide a street striping and signage plan, include proposed red and yellow curb locations.

Submitted

MEMORANDUM

To: Katelyn Page
Town of Jackson Planning and Building

From: Kristi Malone
Jackson/Teton County Housing Department

Re: Housing Department Review of Sketch Plan Application for Millward Hotel + Mixed-Use Development at 50 S. Millward Street (P25-007)

Date: April 9, 2025

Proposed development of 67 lodging units and retail space generates housing mitigation requirements. This Sketch Plan applicaiton also uses the Workforce Housing Floor Area Bonus to achieve additional development potential. The Housing Department previously provided comment dated September 13, 2024 on the pre-application meeting preceding this Sketch Plan application (P24-108).

Affordable Workforce Housing Standards:

Applicability:

Mitigation generated by proposed lodging + retail: 6.899 units
Minus credits from existing Jackson Pines Lodging: 2.043 units
Exempting 5 Workforce Housing Floor Area Bonus units + 5 Affordable units

Amount Required:

= 4.867 units of mitigation housing required

Types Required:

1. One-bedroom unit for households earning < 50% Median Family Income
2. Two-bedroom unit for households earning < 80% Median Family Income
3. One-bedroom unit for households earning < 120% Median Family Income
4. Two-bedroom unit for households earning < 120% Median Family Income
5. Three- bedroom unit for households earning < 120% Median Income

Method for Providing Required Housing:

✓ Construction of required affordable workforce housing on the site of the employee generating development

Comments on Housing Mitigation Units:

- The Program Data on Sheet 6 of the plan set lists a total proposed development of over 65,000 square feet but the Housing Mitigation Calculator sheet 1 only accounts for less than half of that square footage. In Development Plan submittal, please account for all proposed square footage. "Circulation or Nonhabitable Space" may be selected for areas like hallways, stairs, and parking.
- All units must meet Livability Standards from Housing Dept. Rules & Regulations. I did not see floor plans for proposed restricted units included in the application materials but am happy to review plans against Livability Standards prior to Development Plan submittal if this is helpful to the applicant. The applicant should be especially mindful of the parking and additional storage for outdoor/large items requirement as these may impact building design and space allocation outside the footprint of the restricted units.
- All units must be permanently deed restricted. The draft deed restrictions included in the application materials are outdated versions. The template restriction currently approved and in effect can be reviewed here. By the time this development nears completion, the template restriction may be updated again. The Housing Department will provide the landowner with the template restriction approved and in effect prior to required time of recordation.

Workforce Housing Floor Area Bonus:
Maximum Exempt Unrestricted Floor Area per Restricted Floor Area:

USE	Market Unrestricted Bonus sf	Workforce Restricted Bonus sf	Shared
Res Unit	744 + 65	713	
Res Unit	719	630	
Res Unit	856		
Stairs (3rd floor south)			165
Elev. (3rd floor south)			50
Hallway			550
Totals	2,384 sf (64%)	1,343 sf (36%)	765 sf

Comments on 2:1 Bonus Units:

- All units must be permanently deed restricted. The draft deed restrictions included in the application materials are outdated versions. The template restriction currently approved and in effect can be reviewed here. By the time this development nears completion, the template restriction may be updated again. The Housing Department will provide the landowner with the template restriction approved and in effect prior to required time of recordation.
- Floor area approved pursuant to this section shall only be used for one of the following uses: Attached Dwelling (6.1.4.C.), Apartment (6.1.4.D.), or Group Home (6.1.4.G.). Circulation space like hallways, stairs and elevators used to access the residential units

may also be included and subject to zone-based FAR exemption, but areas like "bakery" and lobby, circulation and back-of-house space clearly limited to use by hotel guests and not residents should not be included.

Process & Conditions of Approval:
The following conditions of approval are recommended by the Housing Department to be included upon approval of the Sketch Plan.

1. **Required components of livability.** Restricted housing units shall include, at a minimum, the components of Livability Standards required by Sec. 3-3 of the Housing Department Rules and Regulations.

   Prior to applicant's submittal of Building Permit,

   - ☐ the Livability Standards Questionnaire shall be completed for each unit and submitted to the Housing Department for review along with floor plans that include dimensions and a functional furniture placement diagram.
   - ☐ a letter from the Housing Department will be issued to the applicant stating whether the unit(s) are compliant with Livability Standards or whether there are required changes.
   - ☐ the Livability Standards Letter from the Housing Department that confirms approval is required to be included in any Building Permit application.

   Prior to issuance of Certificate of Occupancy,

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

2. **Deed Restriction.** To ensure continued compliance with the standards of the Town of Jackson Land Development Regulations and the Housing Department Rules & Regulations, required dwelling units shall be subject to a deed restriction for housing, in perpetuity, in a form established and approved by the Housing Department.

   Prior to issuance of Certificate of Occupancy,

   - ☐ a special restriction drafted by the Housing Department using the applicable approved Restriction Template will be recorded on the unit/property. The applicant will be responsible for payment of recording fees.
   - ☐ the leasing agent/realtor/property manager or person managing residents shall attend a Compliance Conference with the Housing Department to learn how Workforce and Affordable households are qualified for residency in restricted units.

Thank you for the opportunity to review this Sketch Plan. Please contact me with any questions.

MARCH 26TH, 2025

SUBJECT: P25-007 & P 25-046 TRANSMEMO: 50 S MILLWARD SKETCH PLAN AND LARGE BUILDING CUP TRANSPORTATION COMMENTS

Dear Town Planning Department,

The Jackson/Teton County Transportation Manager and the Teton County Travel Demand Management Coordinator have reviewed the 50 S Millward Sketch Plan and Large Building CUP and offer the following comments:

1. Follow the Teton County Draft Traffic Impact Study and Traffic Demand Management Guidelines which begin on page 7 at this link.[1]

These guidelines reflect best practices, community priorities, our Comprehensive Plan, and direction from elected officials. They provide a consistent starting point for development applicants. As touched on in the Planning Department's pre-application meeting comment on bike parking, Millward Street is currently a designated bike route in the Town's bike network. Construction of a bike lane is a mitigation measure described in the guidelines. This project is above the 'Major Project' threshold of 30 net new trips in the peak hour, and the developer should plan to submit appropriate documentation and future monitoring to staff per the guidelines for a major project.

2. Evaluate the need for using town right-of-way on Millward Street for valet loading spaces.

The project narrative states that "the project provides 2 new public parking spaces and 2 valet loading spaces along Millward which will be an added benefit to the community." Use of public right-of-way as a private valet facility is of debatable benefit to the community. If the public right-of-way is the developer's preferred site for this facility, they should anticipate that a shared-use or fee agreement will be negotiated with the town.

Thank you for the opportunity to comment. We are available for questions.

Miles Contreras
MContreras@tetoncountywy.gov
307-732-8650

Charlotte Frei
CFrei@tetoncountywy.gov
307-732-8498

[1] https://tetoncountywy.gov/DocumentCenter/View/29669/0603-Traffic-Impact-Studies-and-Travel-Demand-Management-Guidelines

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Regular
Submitting Department:	Pathways	**Presenter:**	Brian Schilling
Agenda Item:	Resolution 25-17: A Resolution for TAP Grant Funding Application for Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Council to consider a Resolution to apply for Transportation Alternatives Program funding through the Wyoming Department of Transportation (WYDOT) for the Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements project.

Requested Action.
Staff requests that the Council approve Resolution 25-17 authorizing staff to submit an application for FY26 TAP funding.

Recommendations.
Staff recommends approving Resolution 25-17.

Background.

The Transportation Alternatives Program (TAP) is a federal transportation funding program administered through WYDOT for "off-system" enhancement projects (bicycle and pedestrian facilities, streetscape and ADA improvements, and other projects that enhance transportation access). TAP funding is distributed on a reimbursement request basis, with a 9.51% local match required for all approved funds.

The Town of Jackson has applied for and been awarded TAP funding for numerous past projects. The most recent TAP funding was awarded in 2020 for design and engineering for this same Scott Lane/Maple Way project. In accepting those funds, the Town committed to constructing the improvements within 10 years of the funding award date (by spring of 2030). The design of the surface improvements was completed in late 2024 and was approved by WYDOT in early 2025. The next steps in the project development will be to coordinate utility improvements in the project corridor with the surface improvements and to schedule the construction work in the Town Capital Improvement Program.

Staff submitted a TAP Statement of Intent to WYDOT in April 2025 to indicate the Town's desire to apply for funding and then attended a WYDOT site visit/pre-application meeting in May. The proposed funding request through the TAP program is for $1,000,000 in federal funding which requires a 9.51% local match ($105,094) for a total of $1,105,094. Separately, the Town has also applied for grant funds for the surface improvements through the Safe Streets for All program and for the utility work through a Congressionally Directed Spending request. Notification on these funding requests is expected later in 2025. If awarded TAP funding, the Town will have a maximum of three years to complete the project. Given the extensive prior planning work that has been conducted for this project and that the project engineering has already been completed, staff is confident that the Town can adhere to this timeline.

Prior discussion on the project, FY20 grant, and detailed design work is covered in the staff reports listed below:

- July 1, 2019 – Approval of the initial TAP Grant Application for the Scott Lane/Maple Way project design
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/212/files/attachment/1564
- February 18, 2020 – Approval of the TAP Grant Agreement with WYDOT
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/416/files/attachment/1965
- March 7, 2022 – Approval of the Concept Design for the Scott Lane/Maple Way improvements
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/1634/files/attachment/3840
- November 21, 2022 – Approval of the TAP Grant Agreement Amendment (extension)
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/1654/files/attachment/4490
- January 17, 2023 – Approval of the Simon Lane realignment and Scott/Snow King protected intersection design
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/1730/files/attachment/4591
- February 18, 2025 – Approval of the FY20 TAP Final Acceptance Certificate
  - Staff Report: https://jacksonwy.portal.civicclerk.com/event/2234/files/attachment/6347

For a description of the project design and public outreach processes, staff recommend reviewing the staff reports from the March 7, 2022, and January 17, 2023, meetings. In summary, the project design includes improved sidewalks, ADA facilities, and protected bike lanes along Snow King Avenue, Scott Lane, and Maple Way, as well as a realigned Simon Lane with a protected intersection at the Scott Lane/Snow King Ave./Simon Lane intersection.

Analysis & Key Policy Questions.
Does Council wish to pursue this project?

- Numerous prior discussions with Council and the public have affirmed the Town's desire to improve this corridor for overall public safety and improved traffic flow. This includes past Council approvals to apply for funding for project design.
- The Town's planning documents provide significant support for pursuing the project. It is specifically identified as a priority in multiple documents (see below).
- With increased development in this area of Town expected in the next several years due to the Virginian housing project and other projects, there will be added pressure on the transportation network. Staff recommend staying ahead of this increased development as much as possible.
- The Council has made a prior commitment to complete this project by 2030 (through accepting the FY2020 TAP funding for project design).

Does Council wish to pursue additional funding for this project?

- The Town is currently pursuing funding through multiple avenues for this project.
- TAP funding is an ideal match for this project. WYDOT has supported this project with prior funding, has approved the Town's proposed design, and recently visited the site and indicated an interest in continuing to support the project.
- The TAP program is one of the best values for external funding sources in that it has relatively low administrative overhead and a very low required match rate.

Possible Alternatives.
The Council could opt not to approve the Resolution. This would disqualify the Town from applying for TAP funds for the FY26 funding cycle. The Town could apply for funds in future rounds, but this would delay the project by

at least a year. Given the 2030 deadline and the other pending requests for project funding, this would not be helpful for the Town's fiscal planning and construction scheduling processes.

Comprehensive Plan & Priority Alignment.
The project is specifically mentioned as a high priority project in the Comp Plan, and aligns with numerous Comp Plan policies and goals, including:

- Policy 7.1.c: Increase the capacity for use of alternative transportation modes
- Policy 7.1.d: Discourage use of single occupancy motor vehicles (SOV)
- Policy 7.1.e: Coordinate transportation network decisions
- Policy 7.2.a: Create a transportation network based on "complete streets" and "context sensitive" solutions
- Policy 7.2.d: Complete key Transportation Network Projects to improve connectivity
    - Upgrade Snow King – Maple Way

The project area is also specifically identified in the Integrated Transportation Plan, the Pathways Master Plan, and the recently adopted Safe Streets for All Safety Action Plan.

Fiscal Impact.
TAP funding requires a 9.51% local match. (This has been reduced from 20% in past years). The total proposed budget for this request is $1,105,094 which includes $1,000,000 in federal funds and $105,094 in local match. The local match can be covered by SPET funds previously allocated for this project. If the town receives TAP funding, the match would be in the FY27 budget.

Staff Impact.
Pathways staff will assist in preparing the grant. However, S2 Strategies will cover the bulk of the grant preparation, so the impact on staff for the grant application will be relatively minor. If the grant is awarded and accepted, there will be additional moderate to significant impacts to Pathways, Finance, and Legal staff in administering the grant and managing the project.

Attachments or Links.
1. Resolution 25-17 A Resolution Authorizing the Submission of an Application For Federal Funding Through the Transportation Alternatives Program Administered by the Wyoming Department of Transportation for the Town of Jackson, Wyoming for the Purposes of the Scott Lane/Maple Way Bike/Ped/ADA Improvements Project

Suggested Motion.
I move to approve Resolution 25-17 authorizing the Town of Jackson to submit a grant application to the WYDOT Transportation Alternatives Program for up to $1,000,000 in federal funds for the Scott Lane/Maple Way Bicycle/Pedestrian/ADA Improvements project.

RESOLUTION NO. 25-17

A RESOLUTION AUTHORIZING THE SUBMISSION OF AN APPLICATION FOR FEDERAL FUNDING THROUGH THE TRANSPORTATION ALTERNATIVES PROGRAM ADMINISTERED BY THE WYOMING DEPARTMENT OF TRANSPORTATION FOR THE TOWN OF JACKSON, WYOMING FOR THE PURPOSES OF THE SCOTT LANE/MAPLE WAY BIKE/PED/ADA IMPROVEMENTS PROJECT

WITNESSETH

WHEREAS, the governing body for the Town of Jackson desires to participate in the Transportation Alternatives Program (TAP) to assist in funding this project;

WHEREAS, the governing body for the Town of Jackson recognizes the need for the project;

WHEREAS, TAP requires that federal funding criteria be met, and the Town of Jackson agrees to ensure satisfaction of all requirements;

WHEREAS, the Town of Jackson acknowledges that if funded, the TAP project shall be completed prior to December 31, 2028;

WHEREAS, the governing body for the Town of Jackson agrees to set aside a minimum of $105,095 as a line item in its budget for the required nine and fifty-one hundredths percent (9.51%) local cash match on the project;

WHEREAS, the governing body for the Town of Jackson acknowledges TAP is funded on a reimbursement basis and all invoices must be 100% paid by the Town of Jackson prior to reimbursement through TAP (90.49% Federal Reimbursement). The Town of Jackson acknowledges that failure to comply with this requirement may result in cancellation of the award and repayment by the Town of Jackson of all funds reimbursed.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY for the Town of Jackson that a funding application requesting $1,000,000 in federal TAP funding be submitted to the Wyoming Department of Transportation – TAP for consideration to assist in funding for the Town of Jackson project.

BE IT FURTHER RESOLVED, THAT Brian Schilling, Pathways Coordinator for the Town of Jackson and Teton County, is hereby designated as the Project Administrator to act on behalf of the governing body of the Town of Jackson on all matters relating to this funding application.

PASSED, APPROVED, AND ADOPTED THIS 7th DAY OF July, 2025.

TOWN OF JACKSON

_____
Arne O. Jorgensen, Mayor

ATTEST: _____
Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council Regular Meeting
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Special Malt Beverage Permit Ordinance Third Reading	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider an ordinance establishing a Special Malt Beverage Permit.

Requested Action.
Staff requests that the Town Council consider an ordinance establishing a Special Malt Beverage Permit.

Recommendations.
Staff recommends the Town Council approve the ordinance establishing a Special Malt Beverage Permit for public auditoriums, civic centers, or event centers.

Background.
On May 19, 2025 staff discussed with Council why a Special Malt Beverage permit should be established, recommendations for the duration of the permit, the fee for the permit, and which current applicants/events this license type would immediately affect. At that meeting, Council directed staff to present the draft ordinance at the next available Town Council meeting.

Analysis & Key Policy Questions.
During the May 19th presentation, staff presented Council with key policy questions related to the establishment of the permit, as well as the fee and duration of the permit. Council did not request any changes to staff recommendations at that time.

Possible Alternatives.
Council could choose to add additional rules for eligibility for a Special Malt Beverage Permit, set a different fee for the permit, and/or set a different duration for the permit.

Comprehensive Plan & Priority Alignment.
Facilitating ways for organizations to more effectively utilize the alcohol permits available to them at event centers and supporting a variety of events in the Town offering entertainment, comradery, and community gatherings support Section 4 – the Town as the Heart of the Region, regarding enhanced civic spaces and social functions.

Fiscal Impact.
If Council approves staff's recommendations and the fee set forth in the upcoming fee schedule, the fee for a new permit will be $1,000. Special Malt Beverage Permits are permits, not annual licenses under the statutes, and therefore there will not be a renewal fee. There would be an additional fiscal impact of approximately $300 - $400 related to advertising of an adopted ordinance. The two entities currently utilizing catering permits or individual malt beverage permits will see a slight reduction in costs and a slight revenue decrease to the Town of approximately $800-$900 annually.

Staff Impact.
The staff impact of research and preparation of this staff report has been approximately 2 hours. The staff impact leading up to this staff report, researching this item, and presenting it for Council action was approximately X hours. Town staff will gain some efficiency in processing one permit vs. Processing a set of catering permits or individual malt beverage permits.

Attachments or Links.
Ordinance W.

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

I move to approve Ordinance W on third reading and designate it Ordinance 1440.

STAFF REPORT

Meeting Date:	June 16, 2025	**Meeting Title:**	Town Council Regular Meeting
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Special Malt Beverage Permit Ordinance Second Reading	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider an ordinance establishing a Special Malt Beverage Permit.

Requested Action.
Staff requests that the Town Council consider an ordinance establishing a Special Malt Beverage Permit.

Recommendations.
Staff recommends the Town Council approve the ordinance establishing a Special Malt Beverage Permit for public auditoriums, civic centers, or event centers.

Background.
On May 19, 2025 staff discussed with Council why a Special Malt Beverage permit should be established, recommendations for the duration of the permit, the fee for the permit, and which current applicants/events this license type would immediately affect. At that meeting, Council directed staff to present the draft ordinance at the next available Town Council meeting.

Analysis & Key Policy Questions.
During the May 19th presentation, staff presented Council with key policy questions related to the establishment of the permit, as well as the fee and duration of the permit. Council did not request any changes to staff recommendations at that time.

Possible Alternatives.
Council could choose to add additional rules for eligibility for a Special Malt Beverage Permit, set a different fee for the permit, and/or set a different duration for the permit.

Comprehensive Plan & Priority Alignment.
Facilitating ways for organizations to more effectively utilize the alcohol permits available to them at event centers and supporting a variety of events in the Town offering entertainment, comradery, and community gatherings support Section 4 – the Town as the Heart of the Region, regarding enhanced civic spaces and social functions.

Fiscal Impact.
If Council approves staff's recommendations and the fee set forth in the upcoming fee schedule, the fee for a new permit will be $1,000. Special Malt Beverage Permits are permits, not annual licenses under the statutes, and therefore there will not be a renewal fee. There would be an additional fiscal impact of approximately $300 - $400 related to advertising of an adopted ordinance. The two entities currently utilizing catering permits or individual malt beverage permits will see a slight reduction in costs and a slight revenue decrease to the Town of approximately $800-$900 annually.

Staff Impact.
The staff impact of research and preparation of this staff report has been approximately 2 hours. The staff impact leading up to this staff report, researching this item, and presenting it for Council action was approximately X hours. Town staff will gain some efficiency in processing one permit vs. Processing a set of catering permits or individual malt beverage permits.

Attachments or Links.
Ordinance W.

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

I move to approve Ordinance W on second reading.

STAFF REPORT

Meeting Date:	June 2, 2025	**Meeting Title:**	Town Council Regular Meeting
Submitting Department:	Internal Services	**Presenter:**	Lynsey Lenamond
Agenda Item:	Special Malt Beverage Permit Ordinance	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for the Town Council to consider an ordinance establishing a Special Malt Beverage Permit.

Requested Action.
Staff requests that the Town Council consider an ordinance establishing a Special Malt Beverage Permit.

Recommendations.
Staff recommends the Town Council approve the ordinance establishing a Special Malt Beverage Permit for public auditoriums, civic centers, or event centers.

Background.
On May 19, 2025 staff discussed with Council why a Special Malt Beverage permit should be established, recommendations for the duration of the permit, the fee of the permit and which current applicants/events this license type would immediately affect. At that meeting, Council directed staff to present the draft ordinance at the next available Town Council meeting.

Analysis & Key Policy Questions.
During the May 19th presentation, staff presented Council with key policy questions related to the establishment of the permit, as well as the fee and duration of the permit. Council did not request any changes to staff recommendations at that time.

Possible Alternatives.
Council could choose to add additional rules for eligibility for a Special Malt Beverage Permit, set a different fee for the permit, and/or set a different duration for the permit.

Comprehensive Plan & Priority Alignment.
Facilitating ways for organizations to more effectively utilize the alcohol permits available to them at event centers and supporting a variety of events in the Town offering entertainment, comradery, and community gatherings support Section 4 – the Town as the Heart of the Region, regarding enhanced civic spaces and social functions.

Fiscal Impact.
If Council approves staff's recommendations and the fee set forth in the upcoming fee schedule, the fee for a new permit will be $1,000. Special Malt Beverage Permits are permits, not annual licenses under the statutes, and therefore there will not be a renewal fee. There would be an additional fiscal impact of approximately $300 - $400 related to advertising of an adopted ordinance. The two entities currently utilizing catering permits or individual malt beverage permits will see a slight reduction in costs and a slight revenue decrease to the Town of approximately $800-$900 annually.

Staff Impact.
The staff impact of research and preparation of this staff report has been approximately 2 hours. The staff impact leading up to this staff report, researching this item, and presenting it for Council action was approximately 25 hours. Town staff will gain some efficiency in processing one permit vs. processing a set of catering permits or individual malt beverage permits.

Attachments or Links.
Ordinance W.

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

I move to approve Ordinance W on first reading.

ORDINANCE W

AN ORDINANCE AMENDING CHAPTER 6.20, APPLICATION FOR LICENSES AND PERMITS, AND CHAPTER 6.50, SPECIAL 24-HOUR PERMITS, OF TITLE 6, LIQUOR LICENSES AND PERMITS, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

SECTION I.

Section 6.20.006of the Jackson Municipal Code of the Town of Jackson Municipal Code is hereby amended as follows:

6.20.006 - Application form and fees.

A. A person desiring any liquor license or permit under this title shall apply to the Town Clerk on forms prepared by the Attorney General of the State of Wyoming, as and in accordance with the statute of the State of Wyoming.

B. The Town, upon application, state certification, and public hearing, may issue a liquor license or permit pursuant to this title and Title 12 of the Wyoming State Statutes.

C. The fee paid annually for each license and permit shall be in an amount established by resolution; however, in no case shall the sum be greater than the amount authorized by applicable Wyoming Statutes. No application will be processed, nor any licenses or permits issued, until payment in full has been made.

D. The fee to be paid for each license and permit shall be in an amount established by resolution, which fees may be amended from time to time by the Town Council; however, in no case shall the sum be greater than the amounts authorized by applicable Wyoming Statutes.

(Ord. _____§ 1, 2025; Ord. 1280 § 4, 2021; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 1, 2010; Ord. 853 § 4, 2007).

SECTION II.

Sections 6.50.010 and 6.50.020 of the Jackson Municipal Code of the Town of Jackson Municipal Code are hereby amended as follows:

Chapter 6.50 – SPECIAL PERMITS

6.50.010 – 24-Hour Catering permits.

It is the duty and obligation of the resort or retail liquor licensee under which the catering permittee is acting to ensure compliance with all State and Town alcohol laws and regulations. Any violations thereof shall be attributed to the resort or retail liquor licensee.

(Ord. _____§ 1, 2025; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 853 § 7, 2007; Ord. 823 § 1, 2006; Ord. 714 § 1, 2002).

6.50.020 –24-Hour Malt beverage permits.

Applicants for malt beverage permits must have successfully completed an alcohol server education course approved by the Wyoming Liquor Division or the Jackson Police Department prior to permit application. Proof of current alcohol server training certification will be required as part of the malt beverage permit application.

(Ord. ____§ 1, 2025; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 2, 2010; Ord. 853 § 7, 2007; Ord. 697 § 1, 2002; Ord. 90 § 4, 1965).

SECTION III.

Section 6.50.030 of the Jackson Municipal Code of the Town of Jackson Municipal Code is hereby amended as follows:

6.50.030 – Special malt beverage permits for public auditoriums, civic centers or events centers.

A. Applicants for special malt beverage permits must have successfully completed an alcohol server education course approved by the Wyoming Liquor Division or the Jackson Police Department prior

to application. Proof of current alcohol server training certification will be required as part of the special malt beverage permit application.

B. Special malt beverage permits may be issued in accordance to 6.20.006 of this Title, without a public hearing or Council approval.

C. An application for a permit under this section 6.50.030 shall include a description of the type of event.

D. Special malt beverage permits are valid for 180 days' from, and including, the date of issuance.

E. Under a special malt beverage permit, malt beverages may only be sold and consumed i) inside the building for which the permit is issued or inside the property boundaries of a defined outdoor space set in the permit, ii) only during events that are open to the public and, iii) that are related to rodeos, non-youth spectator sporting events, performances, conferences, ceremonies, or similar types of events where tickets are sold or provided.

(Ord. _____§ 1, 2025).

SECTION VI.

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

SECTION III.

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

SECTION V.

This Ordinance shall become effective July 1, 2025 after its passage, approval, and publication.

PASSED 1ST READING THE _____DAY OF _____2025.
PASSED 2ND READING THE _____DAY OF _____2025.
PASSED AND APPROVED THE _____DAY OF _____2025.

TOWN OF JACKSON

BY: _____
Arne Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. XXX was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____of Book _____of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

ORDINANCE XXX

AN ORDINANCE AMENDING CHAPTER 6.20, APPLICATION FOR LICENSES AND PERMITS, AND CHAPTER 6.50, SPECIAL 24-HOUR PERMITS, OF TITLE 6, LIQUOR LICENSES AND PERMITS, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON, WYOMING.

~~AN ORDINANCE AMENDING AND REENACTING SECTIONS 6.20.006.D., CHAPTER 6.50, SECTION 6.50.010 AND 6.50.020 AND ESTABLISHING SECTION 6.50.030 REGARDING SPECIAL MALT BEVERAGE PERMITS FOR PUBLIC AUDITORIUMS, CIVIC CENTERS OF THE CODE OF THE TOWN OF JACKSON, WYOMING.~~

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

SECTION I.

Section 6.20.006~~.D., Chapter 6.50, Section 6.50.010 and 6.50.020~~ of the Jackson Municipal Code of the Town of Jackson Municipal Code ~~are~~ is hereby amended ~~and reenacted to read~~ as follows:

6.20.006 - Application form and fees.

A. A person desiring any liquor license or permit under this title shall apply to the Town Clerk on forms prepared by the Attorney General of the State of Wyoming, as and in accordance with the statute of the State of Wyoming.

B. The Town, upon application, state certification, and public hearing, may issue a liquor license or permit pursuant to this title and Title 12 of the Wyoming State Statutes~~Wyo. Stat. Ann. tit. 12~~.

C. The fee paid annually for each license and permit shall be in an amount established by resolution; however, in no case shall the sum be greater than the amount authorized by applicable Wyoming Statutes. No application will be processed, nor any licenses or permits issued, until payment in full has been made.

D. The fee to be paid for each ~~24-hour special~~license and permit shall be in an amount established by resolution, which fees may be amended ~~by ordinance~~from time to time ~~of~~ by the Town Council; however, in no case shall the sum be greater than the amounts authorized by applicable Wyoming Statutes. ~~No permit will be issued until payment in full has been made.~~

(Ord. ~~XXX~~ § 1, 2025; Ord. 1280 § 4, 2021; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 1, 2010; Ord. 853 § 4, 2007).

SECTION II.

Sections 6.50.010 and 6.50.020 of the Jackson Municipal Code of the Town of Jackson Municipal Code are hereby amended as follows:

Chapter 6.50 – SPECIAL ~~24 HOUR~~ PERMITS

6.50.010 – 24-Hour Catering permits.

It is the duty and obligation of the resort or retail liquor licensee under which the catering permittee is acting to ensure compliance with all State and Town alcohol laws and regulations. Any violations thereof shall be attributed to the resort or retail liquor licensee.

(Ord. ~~XXX~~ § 1, 2025; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 853 § 7, 2007; Ord. 823 § 1, 2006; Ord. 714 § 1, 2002).

6.50.020 –24-Hour Malt beverage permits.

Applicants for malt beverage permits ~~will~~ must have successfully completed an alcohol server education course approved by the Wyoming Liquor Division or the Jackson Police Department prior to permit application. Proof of current alcohol server training certification will be required as part of the malt beverage permit application.

(Ord. ~~XXX~~ § 1, 2025; Ord. 1245 § 1, 2020; Ord. 1185 § 1, 2017; Ord. 969 § 2, 2010; Ord. 853 § 7, 2007; Ord. 697 § 1, 2002; Ord. 90 § 4, 1965).

SECTION III.

Section 6.50.030 of the Jackson Municipal Code of the Town of Jackson Municipal Code is hereby amended as follows:

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6.50.030 – Special malt beverage permits for public auditoriums, civic centers or events centers.

A. Applicants for special malt beverage permits ~~will~~must have successfully completed an alcohol server education course approved by the Wyoming Liquor Division or the Jackson Police Department prior to application. Proof of current alcohol server training certification will be required as part of the special malt beverage permit application.

B. Special malt beverage permits ~~shall~~ may be issued ~~–~~in accordance to 6.20.006 of this Title~~upon application to and review by the Town Clerk, on forms prepared by the Town Clerk~~, without a public hearing or Council approval.

C. An application for a permit under this section 6.50.030 shall be accompanied by a designation of the event for which the application is sought, specifying the type of event.

D. ~~The duration of the s~~Special malt beverage permits are valid for ~~shall be for a~~ 180 days' from, and including, the date of issuance~~6 month period~~.

E. Under a special malt beverage permit, malt beverages may only be sold or consumed i) inside the building for which the permit is issued, ii) only during events that are open to the public and, iii) that are related to non-youth spectator sporting events, performances, conferences, ceremonies, or similar types of events where tickets are sold or provided.

(Ord. ~~XXX~~ § 1, 2025)

SECTION ~~I~~VI.

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

SECTION III.

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

SECTION ~~I~~V.

This Ordinance shall become effective July 1, 2025 after its passage, approval, and publication.

PASSED 1ST READING THE _____DAY OF _____ 2025.
PASSED 2ND READING THE _____ DAY OF _____2025.
PASSED AND APPROVED THE _____ DAY OF _____ 2025.

TOWN OF JACKSON

BY: _____
Arne Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. XXX was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	7 July 2025	**Meeting Title:**	Town Council Regular – Ordinance
Submitting Department:	Joint Transportation Division	**Presenter:**	Charlotte Frei
Agenda Item:	Parking Garage Ordinance X– Third Reading	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to review ordinances related to payment at the parking garage and violations of new rules at the garage.

Requested Action.
Staff requests that Council review and consider Ordinance X to amend Municipal Code § 10.04.225 to match the policy for operating/managing the public parking structure located at West Simpson Avenue and South Milward Street.

Recommendations.
Staff recommends approval of Ordinance X as presented in the attachment to this staff report.

Background.
Several changes are proposed to ensure the Municipal Code section addressing the public parking structure is consistent with the new management of the parking structure, including:

1. Removal of the 48-hour time limit for parking in the structure
2. Adding language requirement the payment of the parking fee as posted at the structure
3. Prohibiting parking for more than 30 consecutive days
4. Requiring compliance with posted rules and regulations (rules will be posted on new signs at the garage).
5. Adding a prohibition on tampering, damaging, breaking into the payment equipment
6. Added ordinance requiring payment of fees.

Analysis & Key Policy Questions.
Several policy questions have been discussed in March 2024 and December 2024 (Staff Report: https://jacksonwy.portal.civicclerk.com/event/2214/files/attachment/6170). The ordinance reflects discussions and direction from Council received on February 18, 2025, when Council approved the contract with SKIDATA: https://jacksonwy.portal.civicclerk.com/event/2234/files/attachment/6360.

Concurrent with the first reading of this ordinance (June 2, 2025), the contract for the payment processor was presented and approved. The second reading occurred on June 16, 2025.

Possible Alternatives.

- Council could direct staff to provide other or additional regulatory options.

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

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

Several strategies support improving enforcement at the garage; specifically, managing levels of service by evaluating parking occupancy and coordinating service levels across Town and County departments are identified by the plan in two strategies:

"Strategy 7.2.S.4: Reevaluate parking standards and other regulations that currently promote travel by single-occupancy motor vehicles." Introducing technology to support enforcement will also provide data on turnover and occupancy that staff can use to re-evaluate existing standards and regulations.

"Strategy 8.1.S.1: Define desired service levels from government service providers that address all policies of Principle 8.1 [Maintain Current, Coordinated Service Delivery]." The parking access technology is anticipated to reduce the burden on staff in Town Facilities and Jackson Police Department, allowing staff to redirect their time to higher and better uses that technology cannot perform.

Staff Impact.
The Transportation Manager and staff from Town Police, Public Works, and Planning Departments have contributed approximately **200** hours in total to this project since Council's direction to pursue procurement of the Parking Access Revenue Control System (PARCS) in March 2024. The staff resources need to operate and maintain the system (after installation) are anticipated to include:

- Town Public Works, Facilities and Street Divisions – 50 hours per year to repair or troubleshoot maintenance issues and to ensure entrance and parking information signs and pavement markings are maintained. Currently Town Public Works staff spends 100-150 hours per year for cleaning after routine incidents.
- Town Police Department – 325 hours per year to address violations, issue refunds, and check the garage for stays over 30 days. Currently CSOs spend approximately 600 hours per year in the garage (this does not include patrol officers' time in the garage).
- Town Hall and Dispatch – 30 hours per year to help customers experiencing issues; customers can press a button for support; this number will call Town Hall during business hours and dispatch after hours. Clear instructions at entry and exit can reduce the customer calls.
- Transportation Planning Functions – 40 hours per year to review reports, evaluate data and make recommendations for parking management.
- Director of External Affairs – 12 hours to develop communications around the program change initially, and regular communications about parking locations in future years. Seeing the armbar may deter people from parking, so staff anticipates the need to pre-emptively educate the public that the garage is still free from 4 am – 10 pm but paid overnight.

Additionally, the equipment is expected to reduce staff time monitoring, enforcing, and cleaning the garage. The ability to pay on exit is expected to reduce the number of tickets in municipal court and thus reduce the workload among PD and legal staff related to violations. The time CSOs previously spent monitoring and enforcing the 48-hour limit in the garage can be spent on other activities.

Fiscal Impact.
N/A for the municipal code. Fiscal impact associated with the payment processor is $55 per month (see related staff report from June 2, 2025 for payment processor). The cost of the SKIDATA contract (approved February 18, 2024) is $179,000 for year one, $9,760 in year two, and $20,873 for year 3 and subsequent years. Years 3 and beyond have a higher annual fee due to the warranty for equipment and services; the warranty includes quarterly inspections by SKIDATA technicians.

Attachments or Links.
Ordinance X

Suggested Motion.
I move to approve Ordinance X on third reading.

ORDINANCE X

AN ORDINANCE AMENDING TITLE 10, VEHICLES AND TRAFFIC, CHAPTER 10.04, TRAFFIC REGULATIONS—ADOPTION OF UNIFORM ACT, OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON,

BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING:

SECTION I.

Chapter 10.04, Traffic Regulations—Adoption Of Uniform Act, of the Municipal Code of the Town of Jackson is hereby amended as follows:

10.04.225- Public parking structure at West Simpson Avenue and South Milward Street.

A. *Fees.* Vehicles entering or using the public parking structure shall pay fees in accordance with the posted rates displayed at the entrance to the parking structure.

B. *Prohibitions*. It is unlawful for any person to do any of the following in the public parking structure:
   1. Fail to obey the posted rules and regulations of the public parking structure.
   2. Sleep or camp or car camp within or about any vehicle within the public parking structure.
   3. Deface, destroy, tamper with, open or willfully break, or impair the usefulness of the parking payment equipment, including the boom gate.
   4. Intentionally evade the required payment.
   5. Park a vehicle in the public parking structure for more than 30 consecutive days.

C. *Commercial Vehicles*. No commercial vehicle, freight carrying vehicle, or trailer shall be parked in the public parking structure. For the purposes of this chapter, a "commercial vehicle" means any self-propelled or towed vehicle capable of carrying ten or more persons exclusive of the driver, whether a van, truck, bus, or otherwise; or any self-propelled or towed vehicle used to transport persons and property in the furtherance of any commercial or business purposes; or any self-propelled or towed vehicle used in commerce to transport passengers or cargo.

(Ord. § 1, 2025; Ord. 1311 § 1, 2022; Ord. 1114 § 1, 2016; Ord. 1079 § 1, 2015; Ord. 1052 § 1, 2014).

SECTION II.

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

SECTION III.

If any section, subsection, sentence, clause, phrase, or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate,

distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

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

PASSED 1ST READING THE 2 DAY OF June , 2025.

PASSED 2ND READING THE 16 DAY OF June , 2025.

PASSED AND APPROVED THE 7 DAY OF July , 2025.

TOWN OF JACKSON

BY: _____
Arne O. Jorgensen, Mayor

ATTEST:

_____
Riley Hovorka, Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ of Book of Ordinances of the Town of Jackson, Wyoming.

_____

Riley Hovorka, Town Clerk

STAFF REPORT

Meeting Date:	July 7, 2025	**Meeting Title:**	Town Council Regular
Submitting Department:	Legal	**Presenter:**	Lea Colasuonno
Agenda Item:	Renewal CenturyLink Franchise Agreement	**Public Comment:**	Yes

Purpose & Policy Considerations.
The purpose of this item is for Council to review and consider entering a new franchise agreement between the Town and Qwest Corporation (d/b/a CenturyLink, and CenturyLink hereafter).

Requested Action.
Staff request the Council review and consider the ordinance for a new franchise agreement between the Town and CenturyLink for a five-year term attached to this staff report.

Recommendations.
Staff recommend the Council approve the ordinance.

Background.
The Town and CenturyLink last entered into a franchise, pursuant to which CenturyLink provides telecommunications services to residents and businesses within the Town, in 2019. The term of the franchise was four years, or until December 31, 2023, after which time the franchise became a "holdover" franchise on a month-to-month basis through June 30, 2024.

In accordance with the provisions of the existing franchise, the Town Attorney contacted CenturyLink in May of 2023 to enter "good faith negotiations regarding renewal of the franchise." The negotiations have been challenging; they just resolved and resulted in the attached ordinance.

CenturyLink provides both residential and commercial internet services in the Town of Jackson.

Analysis & Key Policy Question.
Is Council willing to enter a new franchise with CenturyLink?

- **Policy Considerations**.
  - Telecommunications services are a critical service to residents and businesses within the Town of Jackson, fostering economic activity, providing expected services to residents and tourists alike, ensuring remote connectivity for educational, social, and healthcare needs.
  - CenturyLink does pay a fee to access the Town's rights-of-way (ROW), which is 5% of gross revenues (as that term is defined in the franchise).
- **Highlights of the Franchise.**
  - Grant. The Town is granting CenturyLink a nonexclusive authorization to construct, maintain, and operate a wireline communications system in, on, under, etc. the Town's ROW. What is explicitly not granted are cable, Multichannel Video Program Distributor, nor wireless systems – all of which would require separate franchises (under different legal rules).
  - Term. The term is 5 years, with two additional 5-year periods that automatically begin as long as i) CenturyLink is not in violation of the franchise and ii) neither party provides notice of termination.
  - Rules of ROW Occupancy. CenturyLink shall operate so as to:
    - ✓ Minimize disturbance / interference with the ROW and adjacent property owners.
    - ✓ Protect surrounding property from harm and, upon notice of undue vibration, heat, noise or interference, remedy it within 48 hours (emergencies and the like excepted).
    - ✓ Keep and maintain their facilities free of graffiti

- ✓ Reasonably compensate the Town for any tree trimming necessitated by its facilities
- ✓ Own or control all components of its system placed in the Town's ROW
- ✓ Cooperate with others to minimize adverse impacts on the Town's ROW through joint trenching and other arrangements
- ✓ Replace / restore the ROW if it damages it, as necessary and at its expense, to a condition equal to or better than that condition immediately prior to the disturbance.

- System Relocation. CenturyLink may be required to relocate its system (or portions of it) in two circumstances: i) structures – whether above or underground – to which CenturyLink's system is attached to or located within are removed, ordered to be removed, or relocated; and ii) CenturyLink's system interferes with the use of the ROW by the Town or the public, or it presents a risk to public health or safety.
- Fee. CenturyLink pays a fee equal to the greater of 5% of gross revenues generated by the System or $25,000 per annum. This minimum annual fee increases on an annual basis by 3%.
- Audit. The Town has the right to undertake an audit of CenturyLink on an annual basis upon 30 days prior written notice. The Town also has a general right to inspect books and records kept in the normal course of business.
- Assignment/Transfer. CenturyLink may only assign/transfer to a parent, subsidiary, or affiliated corporation or as part of corporate financing, reorganization, or refinancing. Other than that, the Town's prior written consent is required.
- Bonding. CenturyLink must have a valid $50,000 surety bond in place.
- Insurance. CenturyLink must have the following (minimum) insurance in place with a current A.M. Best's rating of not less than A-:
  - ✓ General Liability: $1,500,000 per occurrence
  - ✓ Automobile Liability: $1,500,000 per occurrence
  - ✓ Workers' Compensation: Statutory Limits
  - ✓ Employer's Liability: $750,000/$750,000/$750,000
- Indemnity: Except to the extent caused by the gross negligence or willful misconduct of the Town, CenturyLink), indemnifies the Town from anything arising out of or related in any manner to their operations within the corporate limits of the Town.

Possible Alternatives.
Council may elect to terminate the franchise and direct the Town Attorney to provide options for next steps with respect to CenturyLink.

Comprehensive Plan & Priority Alignment.

This item aligns with Section 8, quality service delivery to the public, as reliable and quality communications infrastructure is critical to, not only economic health, but general health, safety, and welfare of residents and visitors alike.

Fiscal Impact.

The fiscal impact of entering a new franchise is revenue positive from he previous version. The existing franchise requires a flat payment of $25,000 whereas the new agreement sets that amount as the minimum, and includes a 3% escalator annually.

Staff Impact.

The staff impact of this item has been in the Legal Department, estimated at 85 hours, and Public Works and Administration, estimated at a combined 12 hours.

Attachments or Links.

Ordinance Y.

Suggested Motion.
I move to approve Ordinance Y, an ordinance granting a franchise to Qwest Corporation *dba CenturyLink QC* on second reading.

ORDINANCE Y

AN ORDINANCE GRANTING A FRANCHISE TO QWEST CORPORATION D/B/A CENTURYLINK QC ON BEHALF OF ITSELF TO OPERATE AND MAINTAIN A TELECOMMUNICATIONS SYSTEM FOR THE PURPOSE OF SUPPLYING SERVICE TO THE TOWN OF JACKSON AND PROVIDING AN EFFECTIVE DATE.

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

SECTION I.

WHEREAS, the Town Council, having determined that Qwest Corporation dba CenturyLink QCs ("Grantee") is willing to provide the services, facilities, and equipment necessary to meet the needs and interests of the Town of Jackson, Wyoming ("Franchising Authority"), and is willing to be bound by conditions of Applicable Law, and by binding agreement to serve the public interest, does hereby ordain as follows:

FINDINGS

In the review of the request for renewal by Grantee and negotiations related thereto, and as a result of a public hearing, the Town makes the following findings:

1. Grantee's technical ability, financial condition, legal qualifications, and character were considered and approved in a full public proceeding after due notice and a reasonable opportunity to be heard;
2. Grantee's plans for operating the System were considered and found adequate and feasible in a full public proceeding after due notice and a reasonable opportunity to be heard;
3. The Franchise granted to Grantee by the Town complies with the existing applicable State statutes, federal laws and regulations;
4. Grantee has substantially complied with the material terms of the current Franchise under Applicable Law; and
5. The Franchise granted to Grantee is nonexclusive.

SECTION 1
Definition of Terms

1.0 Definitions. For the purpose of this Franchise, the following terms, phrases, words, and abbreviations shall have the meanings ascribed to them below. When not inconsistent with the context, words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number:

A. "Applicable Law" means all federal, state, and local laws, statutes, codes, ordinances, resolutions, orders, rules, and regulations including, but not limited to, FCC resolutions, orders, rules, regulations, the Communications Act, and all administrative and judicial decisions interpreting the same.

B. "Communications Act" or "Act" collectively means the Federal Communications Act of 1934, as amended.

C. "Communications" or "Communications Services" means Telecommunications Services, as defined in Wyo. Stat 37-15-101 and the Communications Act and 47 U.S.C. § 153(53). Neither "Communications" nor Communications Services" shall include Cable Services or Multichannel Video Programming ("MVPD) Services as both are defined in 47 U.S.C. § 522. In order to provide Cable Services or MVPD services, Grantee must obtain a Cable or MVPD franchise.

D. "Emergency" means an unforeseen combination of circumstances or the resulting state of such circumstances that require immediate action to avoid imminent danger to health, safety, or property.

E. "FCC" means Federal Communications Commission or successor governmental entity thereto.

F. "Franchise" shall mean the initial authorization, or renewal thereof, issued by the Franchising Authority, whether such authorization is designated as a franchise, permit, license, resolution, contract, certificate, or otherwise, which authorizes construction and operation of the System.

G. "Franchising Authority" means the Town of Jackson, Wyoming, or the lawful successor, transferee, or assignee thereof.

H. "Grantee" means Century Link, or the lawful successor, transferee, or assignee thereof.

I. "Gross Revenues" means any revenue received by the Grantee from the operation of the System in the Service Area as specified in Appendix A, from the sale of Communication Services within the Town limits. Gross Revenues shall not include: (1) any fees or taxes which are imposed directly or indirectly on any Subscriber thereof by any governmental unit or agency, and which are collected by the Grantee on behalf of such governmental unit or agency; and, (2) uncollectible revenues from customers within the Town limits, subject to inclusion when collected.

J. "Person" means an individual, partnership, association, joint stock Grantee, trust, corporation, or governmental entity.

K. "Public Ways" shall mean the surface of, and the space below and above, any existing or hereafter established public street, highway, freeway, bridge, land path, alley, court, boulevard, sidewalk, parkway, way, lane, public way, drive, circle, or other Public Way, dedicated primarily to public travel or utility use, including, but not limited to, utility strips expressly dedicated to the Franchising Authority, which, by virtue of the terms of dedication, the Franchising Authority may permit Grantee to use and occupy for purposes of installing the System to provide Telecommunications Communications Services.

L. "Service Area" means the present municipal boundaries of the Franchising Authority, and shall include any additions thereto by annexation or other legal means.

M. "Subscriber" or "Customer" means a Person or user of the System who lawfully receives Communications Services or other services provided by Grantee with the Grantee's express permission.

N. "System" shall have the meaning and refer to, unless otherwise specified, the Grantee's infrastructure constructed and operated in the Public Ways of the Town under this Agreement.

SECTION 2
Grant of Franchise

2.0 Grant. Subject to the ongoing supervision of the Franchising Authority, and subject to the exercise of the Franchising Authority's police powers, the Franchising Authority hereby grants to the Grantee a nonexclusive Franchise which authorizes the Grantee to construct, maintain and operate a wireline Communications Services System in, on, along, among, across, or under Public Ways within the Service Area.

A. The grant does not encompass the right to provide, or authorize others to use the facilities to provide Cable Services or MVPD Services. The Grant does not authorize Grantee to install, or permit others to install, wireless facilities. A separate franchise is required for such uses. In the event Grantee intends to commence providing services or to conduct any other activity not authorized by this Agreement, it must first request and obtain a separate franchise, license or other right of way use agreement from the Franchising Authority. This Agreement does not authorize the installation of any facilities other than the Grantee's Communications System.

B. At any time that Grantee ceases to operate as a provider of Communications Services, the Franchising Authority shall have the option, at its sole discretion and upon six (6) months' written notice to Grantee, to terminate this Agreement and request the removal of Grantee's facilities from the Public Ways, including the cost of any site remediation arising out of Grantee's use, at no cost to the Franchising Authority, without any liability to the Franchising Authority related directly or indirectly to such termination.

2.1 Purpose.

A. To the extent permitted by state and federal law, the Franchising Authority reserves the right to require and regulate the provision of services and facilities by Grantee. The central purpose of this Franchise is to define the general terms and conditions under which Grantee may occupy and use Public Ways to provide Communications Services. In consideration of and as part of the compensation for the Franchise, right, privilege and authority granted herein, the Grantee, its successors, and assigns, agree to furnish Communications Services to residents, persons and business of the Service Area.

B. The Franchise is not in lieu of: permits or approvals, or associated fees therefore, that may be required in connection with particular activities in the Public Ways, including, but not limited to occupancy permits, construction permits, building permits; traffic plans and authorizations that may be required under the land use codes of the Franchising Authority for particular placements or placements at particular locations, including, but not limited to design review requirements in historic districts; or licenses, leases or agreements that may be required for use of Franchising Authority property other than the Public Ways. Permits and authorizations must be applied for in a timely manner, and work may not commence before required permits or authorizations issue.

C. All work required of Grantee hereunder shall be performed at no cost to the Franchising Authority or to any governmental authority, except as specifically provided herein, or where required by Wyoming law.

2.2 Term. The initial term of this Franchise shall be five (5) years, commencing on the ___ day of _____, 2025, through and including the ___ day of _____, 2030, unless sooner terminated as provided herein.

Provided that Grantee is not in default in the performance of its obligations hereunder, this Franchise shall automatically renew for two (2) additional five (5) year terms, and year-to-year thereafter until either party gives notice of its intent to terminate the Franchise or unless otherwise terminated as provided herein. All the terms and conditions during the renewal period(s) shall be the same as during the initial term, unless modified by the parties in writing as provided herein. Renewal shall be deemed automatic without additional notice unless either party notifies the other in writing of non-renewal on or before six (6) months prior to the expiration of the current term.

SECTION 3
Minimum Conditions of Street Occupancy

3.0 Conditions of Street Occupancy. In occupying, entering into, and conducting work in the Public Ways, Grantee will comply with all applicable federal, state, and local laws and regulations, and in addition, comply with the following minimum conditions:

A. All transmission and distribution structures, other lines, and equipment installed by the Grantee pursuant to the terms hereof shall be located so as to not unreasonably interfere with the use of Public Ways for travel. Whenever it shall be necessary to install facilities, to bore, horizontally drill, dig or in any manner to disturb or interfere with any Public Ways, Grantee shall cause a minimum of interference with the proper use of Public Ways and with the rights and reasonable convenience of property owners who own property that adjoins any of such Public Ways, and shall not at any time encumber more of the streets than shall be reasonably necessary to enable the Grantee to fulfill the intent and purpose of this Franchise. The Grantee shall be required to obtain any necessary permit from the Franchising Authority prior to entering any Public Way. Applications must be submitted with ample time for review and approval to adhere to the timeframes indicated by Town policy/ordinance/code. The requested improvements and traffic control plan must be provided and approved by the Town Public Works Department prior to the start of any work.

B. All construction, modification, repair, and operation shall be performed in a manner that protects surrounding property from harm, and free of debris and anything of a dangerous, noxious, or offensive nature or which would create a hazard or undue vibration, heat, noise or interference. If the Franchising Authority gives Grantee written notice of a failure by Grantee to comply with this subsection B, Grantee shall use its best efforts to remedy such failure within forty-eight (48) hours after receipt of such written notice. If Grantee defaults in its obligations hereunder, the Franchising Authority may upon prior written notice perform the necessary work and charge the reasonable cost thereof to and collect the same from the Grantee. Notwithstanding the foregoing, in the event of an Emergency, or where the System creates or is contributing to an imminent danger to health, safety, or property, the Franchising Authority may remove, relay, relocate, or otherwise perform work necessary to address the dangerous condition without prior notice to Grantee. The

Franchising Authority shall make reasonable efforts to contact Grantee prior to performing such work, or immediately thereafter if prior notice is not practical.

C. Grantee shall at all times keep and maintain the System's facilities free of all graffiti located thereon. If Franchising Authority notifies Grantee that graffiti is located on the System facilities, Grantee shall remove the graffiti within ten (10) business days of the written notice. If Grantee defaults in its obligations hereunder the Franchising Authority may perform the necessary work and charge the reasonable cost thereof to and collect the same from the Grantee.

D. Whenever and wherever Grantee shall rebuild, relocate or construct new cables or lines within the Public Ways of the Town, such cables or lines shall be located in the alleys or utility easements of the Town, however, if such location is not feasible, then a different location within the Public Ways shall be selected, subject to approval of the Town Public Works Department. All transmission and distribution structures, other lines, and equipment shall be maintained in good condition, with neat and orderly appearance, and placed so as to minimize visual intrusions in the area in which they are placed.

E. The Grantee may trim trees or other natural growth overhanging any of its System in the Service Area to prevent branches from coming in contact with the Grantee's wires, cables or other equipment. The Grantee shall reasonably compensate the Franchising Authority for any damages caused to the Franchising Authority's property in the course of trimming, or shall, in Grantee's sole discretion perform the necessary work itself to redress the damage caused. Work must be performed in a manner satisfactory to the Franchising Authority (including, for example, with respect to the timing of tree replacement, and the type of tree to be planted).

F. Grantee must own or control all components of System placed in the Public Ways, other than a support structure owned by a governmental entity or an entity which itself holds a franchise and which has been authorized to place the support structure within the Public Way. Excluding the support structure owned by such other entity, the System must be under the sole control and management of Grantee; and Grantee shall be liable for all acts or omissions, and all harms associated with that System, or its use of any support structure.

G. Franchising Authority may require Grantee to reasonably cooperate with others to minimize adverse impacts on the Public Ways through joint trenching and other arrangements.

3.1 Restoration of Property. If during the course of the Grantee's construction, operation, or maintenance of the System there occurs a disturbance of any Public Way or other property by the Grantee, it shall, at its expense, replace and restore such Public Way or property to a condition equal to or better than that condition of the Public Way or property existing immediately prior to such disturbance; or, if different, to such condition as may be required by applicable codes and regulation governing the Public Way or property.

3.2 Relocation of System.

A. Grantee may be required to remove and relocate the System, both underground and aerially deployed, subject to such notice as may ordinarily be provided to users of similar structures, if: (a) the structures to which they are attached or located within are removed, ordered to be removed or relocated or (b) to ensure that the structures to which they are attached or located within do

not interfere with the use of the Public Way by the Franchising Authority or the public, or present a risk to public health or safety. Grantee shall bear the costs and expenses for any relocation required to achieve a public purpose, including, but not limited to the exercise of the Franchising Authority's police powers to maintain the public health, safety, and general welfare.

B. To the extent that Grantee is requested to remove or relocate its System to share the use of the Public Way by a third party, nothing herein prevents Grantee from seeking compensation from that third party; or from raising a claim that the obligation to share is being applied in a manner inconsistent with Applicable Law.

C. The rights and privileges granted hereby shall not be in preference or hindrance to the right of the Franchising Authority, or any other governmental agency, improvement district or other authority having jurisdiction, to perform or carry on any public works, public improvements, or public projects. In the event that the System interferes in any way with the construction, maintenance, or repair of such public works, public improvements, or public projects, the Grantee shall (a) immediately commence work to remove or relocate the object of such interference if Emergency circumstances exist or (b) otherwise, within sixty (60) days of notice of such interference (or such longer period as may be reasonably agreed upon by the Franchising Authority), protect or relocate the System, as may be directed by the Franchising Authority or other governmental authority.

D. In any case where the underground portion of the System must be relocated, Grantee may, as an alternative to removing its System, abandon the System in place. If funds are available to users of the Public Way for relocation, nothing herein prevents Grantee from seeking funding for relocation.

3.3 Closing of Public Way. Nothing in this Agreement shall be construed as a waiver or release of the rights of the Franchising Authority in and to Public Way. In the event that all or part of the Public Way within the Service Area is, pursuant to statutory procedures, (1) closed to pedestrian and/or vehicular traffic and/or utilities; or (2) vacated or abandoned, or if ownership of the land in, under or over the affected Public Way is otherwise transferred to another Person, all rights and privileges granted pursuant to this Agreement with respect to such Public Way, or any part of such Public Way so abandoned, vacated, or transferred, shall cease upon the effective date of such closing, vacation, or transfer, and Grantee shall remove the System facilities from such Public Way, except as may be reserved as part of the vacation or abandonment of the Public Way. Nothing herein is meant to preclude Grantee from pursuing any rights it may have under state law against a private Person if the Public Way is vacated for the benefit of that Person. The Franchising Authority shall provide reasonable prior written notice to Grantee of any such closing, vacation, or transfer to allow Grantee to remove and relocate its facilities where the right to continue to occupy and use such Public Way is not reserved for Grantee, and shall work with Grantee to identify alternative routes if facilities must be relocated.

3.4 Undergrounding.

A. For all new installations, extensions, upgrades, and major maintenance of the System, the Franchising Authority may require the Grantee to underground the System as required by Applicable Law, provided such undergrounding is required of all telecommunications system franchisees or other franchisees operating in the Public Ways. As such, Grantee shall construct, operate, and maintain its lines underground, but may place other equipment in vaults or on pedestals above ground where permitted in accordance with the Franchising Authority's normal practices for the affected area.

B. No new aboveground facilities may be placed in a local improvement district where utilities are to be undergrounded, except as otherwise provided in connection with the establishment of that local improvement district. Nothing in this Franchise prevents the Franchising Authority or residents of the Town from requiring Grantee to participate in a plan for a local improvement district, and to relocate, underground or otherwise move or modify its facilities in accordance with the requirements for the local improvement district subject to Applicable Law at the expense of the Franchising Authority or residents of the Town.

3.5 Failure to Perform. If Grantee defaults in its obligations to perform any work hereunder, (including, but not limited to relocation of its System), the Franchising Authority may perform the work, or cause the work to be performed, and charge the actual and reasonable cost thereof to and collect the same from the Grantee. Franchising Authority may not perform the work unless it provides thirty (30) days prior written notice to the Grantee of such default, and Grantee fails to cure such default within the thirty (30) day period, or such other extended period of time, to the extent that a cure is capable of being completed within a reasonable period of time thereafter, and Grantee has commenced a cure of such default within the thirty (30) day period. Notice to Grantee required hereunder, except in the case of emergencies, where there is an imminent threat to Persons or property.

3.6 All Work Performed Safely. All work performed in connection with the System shall be performed in a safe, thorough, workmanlike and reliable manner using materials of good and commercially reasonable quality. The Grantee shall employ ordinary care at all times and employ commonly accepted methods and devices for the prevention of failures and accidents that are likely to cause damage, injury, or nuisance to the public. In addition, the Grantee shall, at its sole cost and expense, undertake all necessary and appropriate efforts to prevent accidents at its work sites, and to comply with all legal and regulatory safety requirements of all permits, licenses, and other forms of approval or authorization. Grantee will comply with Franchising Authority requirements for identification of the System facilities and for identification of employees, subcontractors, vehicles and equipment when performing work within the Public Way. Grantee is responsible for ensuring that all contractors and subcontractors comply with the requirements of this Franchise and Applicable Law when performing work on behalf of Grantee, and is jointly and severally responsible for their acts and omissions.

3.7 Emergency Notification. Grantee shall provide Franchising Authority with a twenty-four (24) hour emergency telephone number at which a representative of Grantee, not voice mail or a recording, can be contacted in the event of an Emergency. Grantee shall respond immediately to address a reported Emergency. Grantee shall be required at all times to have available maintenance crews with a response time of no more than twelve (12) hours.

3.8 Required Reports.

A. Upon request, the Grantee shall provide Franchising Authority, at no cost to the Franchising Authority, a map as previously prepared, used, and relied upon by Grantee in its normal course of business, clearly indicating the approximate location of all components of the System in the Public Ways. This shall be provided to the Franchising Authority in a format that is GIS compatible or an alternative as agreed to by both the Franchising Authority and the Grantee. Maps of Grantee's System shall be held as proprietary and confidential by the Franchising Authority, and are not intended to be released to any other person or entity unless required by law, and only then, in accordance with Wyo. Stat. § 16-4-203(d)(v).

B. Upon request, Grantee shall provide Franchising Authority, at no cost to the Franchising Authority, documentation of the location of any portion of its System as built in the Public Ways and physically demarcate the location of relevant portions of its System on the ground. The former shall be provided to the Franchising Authority in a format that is GIS compatible or an alternative as agreed to by both the Franchising Authority and the Grantee.

C. Upon request, and to the extent not expressly required under a permit, Grantee will keep the Town Engineer apprised of the status of any work in the Public Ways.

D. Upon request, Grantee shall provide any required certificate of public convenience and necessity, and shall provide other proofs that it has authority to construct, modify, repair, or operate the System.

E. All requests to Grantee pursuant to this section 3.8 may be directed to NetworkOperationsCenter@lumen.com, 1-888-678-7070.

3.9 Temporary Changes for Other Permittees. At the request of any Person holding a valid permit upon reasonable advance notice, Grantee shall temporarily raise, lower, or remove its System facilities, property, or equipment as necessary to allow the moving of a building, vehicle, equipment, or other item. The expense of such temporary changes must be paid by the permit holder, and Grantee may require payment of the estimated cost in advance.

SECTION 4
Franchise Fee, Transfer, and Certain Franchising Authority Rights

4.0 Franchise Fee.

A. As of the Effective Date of this Agreement, and in return for the rights granted hereunder, Grantee shall pay Franchising Authority a franchise fee equal to the greater of five percent (5%) of Gross Revenues generated by the System or $25,000 per annum ("Minimum Fee"), to be paid in quarterly installments, with each installment due 45 days after the end of the calendar quarter. The Minimum Fee per annum shall increase on an annual basis by three percent (3%). At the request of the Franchising Authority, payments will be made electronically if technically feasible and at no cost to the Grantee. The Franchising Authority may require the Grantee to submit a statement, certified as true by an authorized representative of the Grantee, setting forth its gross revenues. The request shall be made by the Franchising Authority no later than thirty (30) days after the given annual use payment is received, and the Grantee shall have ninety (90) days to respond.

B. The fee may be modified if a court or agency of competent jurisdiction determines that the fee is not in compliance with Applicable Law, competitively neutral or unlawfully discriminates in favor of Grantee, and Grantee may be required to pay a higher, non-discriminatory, and competitively neutral fee. Grantee reserves the right to challenge the franchise fee to the extent it is inconsistent with Applicable Laws.

C. Acceptance of Payment and Recomputation, No acceptance of any payment shall be construed as an accord by the Franchising Authority that the amount paid is, in fact, the correct amount, nor

shall any acceptance of payments be construed as a release of any claim the Franchising Authority may have for further or additional sums payable or for the performance of any other obligation of Grantee. Any transactions which have the effect of circumventing payment of the franchise fee, including evasion of payment of the franchise fee by non-reporting of gross revenues, bartering, or any other means which evade the actual collection of revenues for business pursued by the Grantee, are prohibited.

D. Audits. On an annual basis, upon thirty (30) days prior written notice, the Franchising Authority, including the Franchising Authority's auditor or his/her authorized representative, shall have the right to conduct an independent audit of the Grantee's records directly related to determination of the franchise fee owed. Should the Grantee's business records be located in another city or state, the Grantee shall, upon the request of the Franchising Authority, make such records or information available to the Franchising Authority at a convenient location in the Franchising Authority within a time agreed to by the Franchising Authority. Each Party shall pay its own costs and expenses incurred in connection with any such audit, except in the event there is a final and non-appealable determination of an underpayment of five percent (5%) or more of the amount that was due and payable to the Franchising Authority, in which case, in addition to making full payment of the relevant obligation, the Grantee will promptly pay to the Franchising Authority the actual costs and expenses incurred by the Franchising Authority associated with the audit, including attorneys' fees and the professional services of the auditor to perform the audit; provided, however, the Grantee's obligations to pay such costs and expenses shall be capped at $15,000.00 for any one audit. The Franchising Authority may not retain any person or entity to perform the audit whose compensation for performing the audit is dependent in any manner upon the outcome of any such audit, including the audit findings, the recovery of fees, or the recovery of any other payments. Any additional amount due to the Franchising Authority as a result of the audit, including any applicable interest, shall be paid by the Grantee within thirty (30) days after the Grantee receives a written notice from the Franchising Authority accompanied by a copy of the audit report and any other supporting document necessary to determine the alleged amount due is correct.

E. Late Payments. In the event any payment is not received on the date due, Grantee shall pay interest on the amount due, at the prime rate charged by the bank the Franchising Authority uses as its main depository, on the date the payment was due plus three percent (3%), calculated from the date the payment was originally due until the date the Franchising Authority receives the payment. If Grantee fails to pay any sums herein specified within fifteen (15) days following Grantee's receipt of written notice that such sums are due, such failure to pay following such written notice shall be treated as a default subject to the provisions of Section 7 below. Notwithstanding the foregoing, in the event the Grantee terminates the operation of its System within the Franchising Authority, it shall make a final payment of any amounts past due to the Franchising Authority within ninety (90) calendar days thereof, and shall provide a report for the calendar year through the date of termination of the operations, which report shall contain the information and certification required hereinabove.

F. Tax Liability. The franchise fees shall be in addition to any and all taxes or other levies or assessments which are now or will be required to be paid by businesses by any law of the Town, the State of Wyoming, or the United States including, without limitation, sales, use or other taxes, business license fees or other payments. Payment of the franchise fees under this Franchise will not exempt the Grantee from the payment of any other license fee, permit fee, tax, or charge on

the business, occupation, property, or income of the Grantee that may be lawfully imposed by the Franchising Authority.

4.1 Rates to Comply with Applicable Law. The rates to be charged by Grantee for Communications Services shall comply with any enforceable local, state, or federal regulatory authority having jurisdiction. If no governmental official or body has rate setting jurisdiction, Grantee may set rates to be charged at its sole discretion. To the extent the Franchising Authority may in the future become entitled to set fees and charges for the services provided pursuant to this Agreement, the Franchising Authority reserves the right to regulate the rates, fees, charges, deposits, and associated terms and conditions for any service provided pursuant to this Agreement to the fullest extent permitted by Applicable Law with appropriate procedural due process.

4.2 Transfer of Franchise.

A. The Franchise or System, or control of the Franchise or of the System may not be assigned or transferred directly or indirectly by any means (all collectively referred to herein as "Transfers") other than to a parent, subsidiary, or affiliated corporation or as part of any corporate financing, reorganization, or refinancing without the prior written consent of Franchising Authority, which consent shall not be unreasonably withheld, conditioned or delayed, provided: (1) Grantee is in compliance with this Franchise in all respects; and (2) that the Transfer does not create any additional burden upon the Public Ways or adversely affect the Franchising Authority's interests under this Franchise.

B. Grantee may mortgage, pledge, or hypothecate its interest in the System without prior written consent provided that any such arrangement is subordinate to the terms of this Franchise, and will not permit any Person to succeed to the rights of Grantee under the Franchise without the Franchising Authority's prior written consent, and will not result in any lien extending to municipal property or the Franchise itself

C. In all cases, an assignee or transferee must accept all obligations of the Grantee, and responsibility for all acts and omissions of Grantee, known and unknown, unless the Franchising Authority expressly agrees otherwise.

D. Except as otherwise provided herein, the Franchise is not divisible by sublease, license or otherwise. Notwithstanding the foregoing, nothing contained herein shall prohibit Grantee from providing Services to its customers.

4.3 Non-exclusive Franchise. The right to use and occupy said streets, alleys, Public Ways and places for the purposes herein set forth shall not be exclusive and the Franchising Authority reserves the right to grant a similar use of said streets, alleys, Public Ways and places to any Person at any period of this Franchise.

4.4 Franchising Authority Rights in Franchise.

A. The right is hereby reserved to the Franchising Authority to adopt, in addition to the provisions herein and existing applicable ordinances, such additional regulations, relative to this Franchise as it shall find necessary in the exercise of its general police powers.

B. The Franchising Authority shall have the right, during the life of this Franchise, at fair market price and negotiated terms and conditions for services, and in accordance with a negotiated service order, to request that the Grantee provide services provided by the Grantee to Franchising Authority offices, core facilities, and/or utilities, including but not limited to Town Hall, Public Works, Police Stations(s), and Fire/EMS stations(s) that are passed by its System within the Town.

C. The Franchising Authority shall have the rights, subject to the provisions of this Franchise to make such inspections of all construction and installation activities undertaken by the Grantee within the Public Ways of the Town as may be necessary to ensure compliance with this Franchise and all applicable Town ordinances.

SECTION 5
Compliance

5.0 Books and Records/Reports

A. In addition to the audit rights provided for in Section 4.0(D) above, the Grantee agrees that the Franchising Authority upon reasonable advance written notice to the Grantee may review such books and records directly related to the Franchising Authority and this Agreement which are kept in the normal course of business at the Grantee's business office, during normal business hours and on a non-disruptive basis, as is reasonably necessary to ensure compliance with the terms hereof.

B. Notwithstanding anything to the contrary set forth herein, subject to Applicable Law, neither the Franchise Authority or Grantee shall be required to publicly disclose information which is proprietary or confidential in nature, absent an appropriate order of a court or agency of competent jurisdiction. The Franchising Authority agrees to treat any information disclosed by the Grantee as confidential pending a contrary determination, and only to disclose it to employees, representatives, agents or consultants that have a need to know and that have agreed to maintain the confidentiality of the materials in accordance with law. The Grantee shall not be required to provide personally identifiable Subscriber information, or other information which Grantee is prohibited by law from disclosing to the Franchising Authority. Nothing herein shall be interpreted to require the Franchising Authority to violate the Wyoming Public Records Act or Sunshine Laws, or to defend against a claim that documents produced must be disclosed. Franchising Authority shall notify Grantee in writing if Franchising Authority receives a request to disclose confidential information, so that Grantee may take appropriate steps to protect its interest.

SECTION 6
Insurance and Indemnification

6.0 Surety Bonds.

A. Grantee shall, as a material condition of this Franchise, and prior to the commencement of any work in the Public Way, deliver to the Franchising Authority a bond in the amount of fifty thousand dollars ($50,000), payable to the Franchising Authority to ensure the appropriate and timely performance of work in the Public Way and compliance with the obligations of its Franchise. The required bond must be with good and sufficient sureties, issued by a surety company authorized to transact business in the State of Wyoming, and satisfactory to the Town Solicitor in form and substance, and must be maintained until all obligations to Franchising Authority under this

Franchise (including obligations to remove) are satisfied. The Grantee shall maintain such bond at all times throughout the term of the Agreement and for a period of one (1) year following the expiration or termination of the Agreement.

B. If a higher bond amount would be required by Applicable Law in connection with permits for work in Public Ways, Grantee shall provide an additional bond so that the total bonded amount equals the higher bond requirement.

C. If Grantee fails to timely pay any sum required to be paid pursuant to this Agreement, or fails to perform any obligation or cure an act or omission which the Franchising Authority believes can be remedied in whole or in part through the expenditure of funds, the Franchising Authority may draw upon the bond thirty (30) days after providing Grantee written notice of its intent to do so, unless within that period, Grantee pays the amount owed or performs or cures to the satisfaction of the Franchising Authority. The written notice must state the sum the Franchising Authority believes is owed or performance or cure that Franchising Authority believes may be remedied in part by drawing on the bond. The Franchising Authority may not seek to recover from the bond while any action, appeal or other process has been instituted by Grantee to challenge the amount owed.

D. The total amount of the bond required by this Agreement shall be forfeited in favor of the Franchising Authority if, the Grantee abandons its System in violation of this Franchise at any time during the Franchise Term or any extension thereto.

E. Grantee shall not permit the bond to expire or approach less than thirty (30) days prior to expiration without securing and delivering to the Franchising Authority substitute, renewal or replacement bond in conformance with the provisions of this Agreement.

F. If Franchising Authority notifies Grantee of any amounts due to Franchising Authority or pursuant to this Franchise or Applicable Law, and the Grantee does not make such payment within thirty (30) days, the Franchising Authority may withdraw the amount in question, with any applicable interest and penalties, from the bond by notice to the Grantee and the issuer specifying the amount and purpose of such withdrawal. However, if within this thirty (30) day time frame, Grantee gives written notice it disputes entitlement to payments from Grantee, the Parties shall promptly meet to attempt to resolve the dispute in good faith amongst themselves.

G. If at the time of a withdrawal from the bond by the Franchising Authority, the amount available with the issuer is insufficient to provide the total payment of the claim asserted in the Franchising Authority's notice of withdrawal, the balance of such claim shall not be discharged or waived, but the Franchising Authority may continue to assert the same as an obligation of the Grantee to the Franchising Authority.

6.1 Insurance Requirements.

A. Grantee shall procure and maintain insurance for the duration of this Franchise against any and all claims for injuries to Persons or damages to property which may in any way arise from, or in connection with any work performed in connection with the System or pursuant to this Franchise by Grantee, its agents, representatives, or employees ("Work"). Such insurance shall be in the following minimum amounts, which assume that no hazardous materials will be associated with any part of the System and that the System will be of a kind and type regularly installed in the Public

Way. The Franchising Authority may require additional insurance if, in the Franchising Authority's reasonable view, the System presents additional risks to it, the public or property.

B. Minimum Coverages and Limits:
   (1) General Liability: $1,500,000 per occurrence
   (2) Automobile Liability: $1,500,000 per occurrence
   (3) Workers' Compensation: Statutory Limits
   (4) Employer's Liability: $750,000/$750,000/$750,000

C. Evidence showing proof of such insurance shall be submitted to Franchising Authority prior to commencement of any work in the Town, which shall also be made available at www.lumen.com/moi. Further, it shall be an affirmative obligation upon Grantee to maintain the insurance policies in full force and effect during the term of the Franchise. Each policy shall require that notice be provided to Franchising Authority thirty (30) days prior to cancellation of the policy. A substitute certification must be provided to the Franchising Authority prior to the date any insurance lapses or otherwise is terminated. Failure to comply with the insurance requirements shall be considered a material breach of this Franchise.

D. The General Liability policy is to contain or be endorsed to name Franchising Authority, its officers, officials, agents, and employees as additional insureds as it relates to the liability arising out of the Work. Such coverage shall be primary and shall apply separately to each insured against whom claim is made or suit is brought, except with respect to the limits of the insurer's liability.

E. Workers' Compensation. Grantee shall maintain Workers' Compensation Insurance for all of Grantee's employees who are in any way connected with the Work. Such insurance shall comply with all applicable state laws and provide a waiver of subrogation against the Franchising Authority, its officers, officials, agents, and employees. Grantee and/or its insurers are responsible for payment of any liability arising out of Workers' Compensation, unemployment, or employee benefits offered to its employees

F. Insurance is to be placed with insurers with a current A.M. Best's rating of not less than A-:VII and licensed to do business in the State of Wyoming, unless otherwise approved by Franchising Authority, and Grantee shall not self-insure in satisfaction of any of the insurance requirements set out herein without the express written consent of Franchising Authority.

6.2 Indemnification. Except to the extent caused by the gross negligence or willful misconduct of Franchising Authority or its employees, Grantee agrees to indemnify, save, and hold harmless, and defend the Franchising Authority, its elected officials, employees, contractors, boards, commissions and agents, from and against any liability for damages and from any liability or claims (including judgments, decrees, court costs, and defense costs), arising out of or related in any manner to Grantee's operations within the corporate limits of the Town, the exercise of the privileges granted herein by Franchising Authority, or the acts or omissions of the Grantee, its officers, employees, contractors, or agents, related in any way to the construction, modification, repair, or operation of the System. Provided, the Franchising Authority shall give the Grantee written notice of its obligation to indemnify the Franchising Authority within fifteen (15) days of service of a claim or action subject to this Section. If Grantee assumes the defense in a timely manner, and the Franchising Authority determines that it is necessary for it to employ separate counsel, the costs for such separate counsel shall be the responsibility of the Franchising Authority.

6.3 Grantee to Have No Recourse. Except to the extent provided for herein, Grantee specifically agrees it will not seek monetary damages from Franchising Authority for any loss, cost, expense, or damage arising out of any provision or requirement of this Franchise, or enforcement or this Franchise, nor from the Franchising Authority's exercise of its authority to grant additional Franchises, but shall only be entitled to seek declaratory or injunctive relief. The Franchising Authority shall not be liable, unless directly and proximately caused by the negligence or willful, intentional or malicious acts of the Franchising Authority, for any damage to or loss of any part of its System within the Public Way as a result of or in connection with any public works, public improvements, construction, excavation, grading, filling, or work of any kind in the Public Way by or on behalf of the Franchising Authority.

SECTION 7
Enforcement and Termination of Franchise

7.0 Notice of Violation. In the event that the Franchising Authority believes that the Grantee has not complied with the terms of the Franchise, it shall notify the Grantee in writing of the exact nature of the alleged noncompliance.

7.1 Grantee's Right to Cure or Respond. The Grantee shall have thirty (30) days from receipt of the notice described in Section 7.0: (a) to respond to the Franchising Authority, contesting the assertion of noncompliance, or (b) to cure such default, or (c) in the event that, by the nature of default, such default cannot be cured within the 30-day period, Grantee shows within that 30-day period that it has initiated reasonable steps to remedy such default as promptly as is possible, and by a date certain. If Grantee fails to promptly complete the cure to the satisfaction of the Franchising Authority, the Franchise may be terminated after public hearing without further notice or opportunity to cure.

7.2 Public Hearing. In the event that the Grantee fails to respond to the notice described in Section 7.0 pursuant to the procedures set forth in Section 7.1, or in the event that the alleged default is not remedied to the satisfaction of the Franchising Authority within thirty (30) days, the Franchising Authority shall schedule a public hearing to consider any objections Grantee has raised with respect to the claimed default, and investigate the default to consider whether to terminate the Franchise. The Franchising Authority shall notify the Grantee in writing of the time and place of such public hearing and provide the Grantee with an opportunity to be heard.

7.3 Enforcement. Subject to applicable federal and state law, in the event the Franchising Authority, after such meeting, determines that the Grantee is in default of any provision of the Franchise, the Franchising Authority may:

A. Commence an action in court seeking any relief which may be available; and

B. In the case of a default of a material provision of the Franchise, declare the Franchise to be revoked.

If the Franchise is revoked, nothing herein prevents Grantee from contesting the validity of the revocation in a court of competent jurisdiction. Except where continued operation would present a risk to the safety of Persons or property, Franchising Authority shall permit Grantee to continue to operate its System during the pendency of the dispute subject to the terms and conditions of this Franchise.

7.4 Impossibility of Performance. If either Franchising Authority or Grantee is prevented or delayed from fulfilling any term or provision of this Franchise by reason of fire, flood, earthquake, or like acts of

nature, wars, revolution, civil commotion, explosion, acts of terrorism, embargo, an action of government acting in its sovereign capacity that prevents performance hereunder, or similar events then performance shall be excused for the period it is prevented or delayed, and the affected party shall endeavor to remove or overcome such inability as soon as reasonably possible. Provided that, this provision does not excuse a failure to perform under Sections 3.0.A, 3.1-3.3 or 3.7, or prevent Franchising Authority from exercising its rights under those sections or Section 3.5.

7.5 Franchising Authority Termination Right. Franchising Authority shall have the right to terminate this Franchise (i) if the Franchising Authority is mandated by law, a court order or decision, or the federal or state government to take certain actions that will cause or require the removal of the System from the Public Ways; or (ii) if Grantee's licenses to operate the System and/or provide Communications Service are terminated, revoked, expired, or otherwise abandoned; or (iii) any material term is declared unenforceable; or (iv) there is a default by Grantee that is not cured within the time limits set forth within this Franchise.

7.6 Removal due to Termination or Abandonment. Following the termination of the Franchise for any reason, or in the event Grantee ceases to operate and abandons the System, Grantee shall, within one hundred twenty (120) days or such other reason able time period as the parties may otherwise agree, remove the System from the Public Ways and restore the Public Ways to specifications reasonably prescribed by Franchising Authority. If Grantee defaults in its obligations hereunder, the Franchising Authority may perform the necessary work and charge the reasonable cost thereof to and collect the same from Grantee. Provided that, removal is not required as to any part of the System which Grantee has separate authority from the State or from the Franchising Authority to remain in place. Provided further, Grantee may request the right to abandon its System in place, and Franchising Authority may permit that abandonment where it determines abandonment is in the public interest, and will not unduly burden the Public Way. Abandonment may be conditioned on providing all right and title to the portion abandoned to the System, free and clear of any encumbrances, so that the Franchising Authority may use, remove or otherwise dispose of the same as it determines appropriate.

SECTION 8
Miscellaneous Provisions

8.0 Actions of Parties. In any action by the Franchising Authority or the Grantee that is mandated or permitted under the terms hereof, such party shall act in a reasonable, expeditious, and timely manner. Furthermore, in any instance where approval or consent is required under the terms hereof, such approval or consent shall not be unreasonably withheld.

8.1 Compliance with Applicable Law. In addition to the requirements of this Agreement, the Grantee shall adhere to all Applicable Laws including obtaining and remaining in compliance with all permits, licenses, certifications, grants, registration, or any other authorization required by any appropriate governmental entity, including the Franchising Authority, the Federal Communications Commission, or the Wyoming Public Service Commission.

8.2 Change of Law Consultation. The Parties agree to consult in the event that any court, agency, commission, legislative body, or other authority of competent jurisdiction issues a finding or takes an action that limits the validity or enforceability of this Agreement, in whole or in part. Should the finding be final, non-appealable, and binding upon either the Franchising Authority or the Grantee, this Agreement shall be deemed modified or limited to the extent necessary to address the subject of the finding unless either

Party, within thirty (30) days of receipt of the ruling, provides written notice to the other Party of election to terminate, in which case this Agreement shall terminate within six (6) months of such notice or such earlier period as the Parties mutually may agree. Where the effect of a finding is a modification of this Agreement, the Parties shall enter into good faith negotiations to modify this Agreement in the manner which best effectuates its overall purposes and the intentions of the Parties. Failure to reach a mutually satisfactory modification within one hundred eighty (180) days of the commencement of such efforts shall entitle either Party to terminate this Agreement on the provision of thirty (30) days' written notice.

8.3 Theft of Service. In addition to those criminal and civil remedies provided by state and federal law, it shall be a misdemeanor for any Person to create or make use of any unauthorized connection, whether physically, electrically, acoustically, inductively, or otherwise, with any part of the System without the express consent of the Grantee. Further, without the express consent of the Grantee, it shall be a misdemeanor for any Person to tamper with, remove, or injure any property, equipment, or part of the System or any means of receiving services provided thereto. Subject to applicable federal and state law, the Franchising Authority shall incorporate into its criminal code, if not presently a part thereof, criminal misdemeanor law which will enforce the intent of this Section.

8.4 Notice. Unless expressly otherwise agreed between the parties, every notice or response required by this Franchise to be served upon the Franchising Authority or the Grantee shall be in writing, and shall be deemed to have been duly given to the required party upon actual receipt when hand delivered, when sent by nationally recognized overnight courier, or sent by certified or registered mail, postage prepaid, return receipt requested.

The notices or responses to the Franchising Authority shall be addressed as follows:

Town of Jackson
Town Administrator
P.O. Box 1689
150 E. Pearl Avenue
Jackson, WY 83001

The notices or responses to the Grantee shall be addressed as follows:

Qwest Corporation d/b/a CenturyLink
Network Infrastructure Support
931 14th Street
Denver, CO 80202
Attn: Network ROW
With a copy to:

Qwest Corporation d/b/a CenturyLink
Assistant General Counsel, Right of Way
931 14th Street, 9th Floor
Denver, CO 80202

The Franchising Authority and the Grantee may designate such other address or addresses from time to time by giving written notice to the other. *Notwithstanding any other provision hereof*, in the event of an

Emergency or in a case where there is an imminent hazard to persons or properties, notice may be provided by telephone to the emergency contact required by this Agreement.

8.5 Descriptive Headings. The captions to Sections contained herein are intended solely to facilitate the reading thereof. Such captions shall not affect the meaning or interpretation of the text herein.

8.6 Severability. If any Section, sentence, paragraph: term, or provision hereof is determined to be illegal, invalid, or unconstitutional, by any court of competent jurisdiction or by any state or federal regulatory authority having jurisdiction thereof, such determination shall have no effect on the validity of any other Section, sentence, paragraph, term or provision hereof, all of which will remain in full force and effect for the term of the Franchise, or any renewal or renewals thereof.

8.7 Effective Date. The effective date of this Franchise is upon the effective date as adopted by the Jackson Town Council pursuant to the provisions of Applicable Law.

8.8 Controlling law. This Franchise is to be governed by the law of the State of Wyoming, its conflict of laws provisions excepted.

8.9 Venue. In the event that suit shall be brought by either party, the parties agree that venue shall be exclusively vested in the state courts of the County of Teton, or, where otherwise appropriate, exclusively in the United States District Court for Wyoming.

8.10 Sovereign Immunity. The Franchising Authority does not waive its sovereign immunity by entering into this Franchise Agreement, and fully retains all immunities and defenses provided by law with respect to any action based on or arising out of this Franchise.

8.11 No Advertisement. Grantee shall not place any advertisement or other notice on or about the System which identifies the Grantee in any way (except for emergency notification postings, or postings required by law).

8.12 Non-Waiver. Failure of Franchising Authority or Grantee to insist on strict performance of any of the conditions, covenants, terms or provisions of this Franchise or to exercise any of its rights hereunder shall not waive such rights, but either party shall have the rights to enforce such rights at any time and take such action as might be lawful or authorized hereunder, either in law or equity. The receipt of any sum paid by Grantee to Franchising Authority after a breach of this Agreement shall not be deemed a waiver of such breach unless expressly set forth in writing.

8.13 Merger. This document contains the entire agreements of the parties hereto with respect to the Franchise. No provision of this Franchise may be amended or added to except by an agreement in writing signed by the parties hereto or respective successors in interest.

IN WITNESS WHEREOF, the parties hereto have entered into this Franchise Agreement on _____, 2025

Town of Jackson, WY

By:_____
Arne O. Jorgensen, Mayor

ATTEST:_____
Riley Hovorka, Town Clerk

Qwest Corporation, d/b/a CenturyLink QC, Grantee

By: _____

Title:_____

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

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

SECTION IV.
This ordinance shall become effective after its passage, approval, and publication.

PASSED 1ST READING THE ____ DAY OF _____ 2025.
PASSED 2ND READING THE ____ DAY OF _____ 2025.
PASSED AND APPROVED THE ____ DAY OF _____ 2025.

TOWN OF JACKSON

BY:_____
Arne O. Jorgensen, Mayor

ATTEST:

BY: _____
Riley Hovorka, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2025.

I further certify that the foregoing Ordinance was duly recorded on page _____ in Book ___ of Ordinances of the Town of Jackson, Wyoming.

_____
Riley Hovorka, Town Clerk

APPENDIX A

LISTING OF SERVICE CATEGORIES INCLUDED IN "GROSS REVENUE" FOR CALCULATION OF FRANCHISE FEES

INTRASTATE TELECOM SERVICES

For purposes of this Agreement, the Parties agree that the categories to be included in Gross Revenue shall be the same funding categories used to determine Grantee's payment obligations to the Wyoming Universal Service Fund for services rendered within the jurisdictional boundary of the Franchising Authority. These categories include:

1) Local Exchange Service

2) Local Private Line

4) Intrastate Switched Toll (Long Distance)

5) Alternate Access and Directory

6) Intrastate VOIP Services

7) Other Intrastate Retail Revenue (Paging, Pay Telephone, etc)

8 Other Services and Charges (Service Line Charges, etc)

THE FOLLOWING IS A NON-EXCLUSIVE LISTING OF CATEGORIES OF REVENUE NOT REPRESENTING THE RETAIL SALE OF LOCAL ACCESS SERVICES AND THEREFORE EXCLUDED FROM THE DEFINITION OF "GROSS REVENUES" AND, THEREFORE, ARE NOT INCLUDED IN THE CALCULATION OF ANY FEE DUE TO THE CITY:

1) Proceeds from the sale of bonds, mortgages, or other evidences of indebtedness, securities or stocks

2) Bad debt write-offs

3) Revenue from directory advertising

4) Any amounts collected from customers that are to be remitted to a federal or state agency as part of a Universal Service Fund or other government program, including but not limited to support for the hearing impaired

5) Any amounts collected for taxes, fees, or surcharges and paid to the federal, state or local governments

6) Revenues from internet access

7) Revenues from digital or other electronic content, such as computer software, music and video downloads

8) Revenues from equipment sales, rentals, installation and maintenance

9) Revenues from any carrier purchased for resale, provided that such carrier pays fees to the Town for use of the public rights of way.

MEMORANDUM

TO: Mayor and Town Council

FR: Tyler Sinclair, Town Manager

DT: July 7, 2025

RE: Town Manager's Report

Temporary Sign Permits

The Temporary Sign Permits for Council consideration at this meeting are:

- ✓ The Art Association of Jackson Hole requests to hang two temporary banners, one at 105 Buffalo Way (Albertson's) from August 10 – August 16 & one at Center for the Arts from August 15 – August 17, 2025 to advertise the Art Fair Jackson Hole (P25-116).

- ✓ Teton Adaptive requests to hang one temporary banner at 105 Buffalo Way (Albertson's) from July 19-August 2, 2025 to advertise their Summer Soiree (P25-114).

Staff recommends approval of these requests and with the approval of the Town Manager's report, staff will issue the Temporary Sign Permits as requested.

Current Grant Applications

DOJ COPS Law Enforcement Mental Health Wellness Act (LEMHWA): Working with Sustainable Strategies, the Town has applied for $200,000 in Department of Justice (DOJ) funding to expand the Teton County Interagency Peer Support (TIPS) Program. As a joint effort of the Jackson Police Department (JPD), Teton County Sherriff's Office, and Teton County Behavioral Health Alliance, TIPS uses a three-tiered approach to educate, prevent, and respond to law enforcement mental health emergencies. This includes regular training and workshops with mental health professionals; an interagency peer support network offering confidential peer counseling, and free of charge mental health clinician services. If received, grant funds will help the JPD expand and optimize the program by providing increased, free of charge mental health clinician access for law enforcement officers and their families. The project will promote officer mental health and well-being, increase awareness of vital health and wellness resources, reduce the stigma of seeking support services, support public safety, and model how other law enforcement agencies can better provide mental health services. There is no match for requirement for this grant, and the expansion and optimization of the TIPs program will not occur until funding is secured. With acceptance of the Town Manager's report, staff will continue with this application and if the grant is successful, accept related funding.

DOT Safe Streets and Roads for All (SS4A): Following its successful Safe Streets for All (SS4A) planning grant, and working with Sustainable Strategies, the Town has applied for $5,588,400 in US Department of Transportation (DOT) Safe Streets and Roads Implementation Grant. If funded, this grant will leverage $1,397,100 in local match funds from SPET dollars to boost roadway safety and protect community members. This will occur through demonstration activities and implementation projects focused on high-risk corridors and intersections identified in the 2025 Comprehensive Safety Action Plan. The Town will implement safety improvements to mitigate traffic injuries and fatalities along four high-risk corridors – South Park Loop Road, West Snow King Avenue, West Pearl Avenue, and in downtown Jackson. Improvements will address identified crash risks, such as limited visibility, intersection blind spots, and inconsistent road markings, through lighting upgrades, redesign of intersections, clearer lane guidance, and enhanced crossing controls. This project will include activities to test safety treatments in high-risk zones and a public safety education campaign focused on youth travel behavior and driver awareness. It will use cost-effective implementation solutions to maximize the impact of taxpayer dollars, foster community engagement, include an education campaign and data evaluation plan, and build upon updated policy and design guidelines to amplify safety benefits. If this grant is not received implementation will pause until funding is secured. With acceptance of the Town Manager's report, staff will continue with this application and if the grant is successful, accept related funding.

NPS Land & Water Conservation Fund Application: Working with Sustainable Strategies, Teton County and its Parks & Rec Department are applying for a $450,000 grant from the Land and Water Conservation Fund (LWCF) to help develop Karns Meadow Park. Administered by the National Park Service under the U.S. Department of the Interior, this program provides federal funding to support the acquisition, development, and enhancement of public outdoor recreation areas and facilities. Previously your Town and County have developed six sites utilizing LWCF matching grants, including the Sports Courts in Alta Sport Courts and enhanced ADA at Miller Park. If funded, the town has funds available in its park exactions fund specifically designated for Karns Meadow, which will cover the 1:1 match for this program. The LWCF provides federal funding for outdoor recreation projects specifically focusing on sites that will remain permanently dedicated to public outdoor recreation, which makes Karns Meadow fully aligned with this opportunity. With acceptance of the Town Manager's report, staff will continue with this application and if the grant is successful, accept related funding.

Potential Education & Enforcement about 'No Dogs In Parks'

Title 7 of the Town's municipal code states that, "It is unlawful for the owner of any animal to allow the animal to enter or be upon any Town Park." This is the current regulation, but it is not widely known or accepted, and the Town has not done much to enforce this regulation in recent years. Recent Town Councils have affirmed this code as it is written. Unless directed otherwise by this Council, this summer the Town intends to first educate the community about the 'No Dogs in Parks' regulation for eight weeks and then begin enforcement with verbal warnings and eventual citations and tickets. If Council has no other related direction, this initiative will start with an Education Campaign from July 28 - September 14 and more proactive enforcement by Community Service Officers beginning the Week of August 11. Potential

alternatives that staff could research for a scoping report, if directed, include the following:

- Daily time period when dogs are allowed in parks (7:00-9:00am, for instance)
- Leashed dogs permitted in parks
- Other