

AGENDA

Planning and Zoning Commission

July 16, 2025 – REGULAR MEETING

5:30 PM

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

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

PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

1. ZOOM LINK FOR PUBLIC PARTICIPATION
To join, [click link](https://us02web.zoom.us/j/86307769260?pwd=OBzLbUarRkKknWMzTlC1rxg4rjen5x.1) or copy it to your browser:
<https://us02web.zoom.us/j/86307769260?pwd=OBzLbUarRkKknWMzTlC1rxg4rjen5x.1>
Or join at zoom.com with Webinar ID: 863 0776 9260 and Password: 83001
2. CALL TO ORDER
3. ROLL CALL
4. PLEDGE OF ALLEGIANCE
5. MATTERS FROM THE PUBLIC
6. APPROVAL OF MINUTES
 - I. July 2, 2025 Planning Commission Meeting Minutes
7. NEW BUSINESS
 - I. P25-075 Swan Creek Zoning Map Amendment
 - II. P25-076 402 Snow King (Antenna) Wireless CUP Renewal
 - III. P25-077 402 Snow King (Structure) Wireless CUP Renewal
8. BOARD OF ADJUSTMENT
 - I. 840 Upper Cache Creek Variance
 1. P25-113 840 Upper Cache Creek Primary Street Setback Variance
 2. P25-131 840 Upper Cache Creek Secondary Street Setback Variance
 3. P25-132 840 Upper Cache Creek Waterway Setback Variance
 4. P25-133 840 Upper Cache Creek Primary Street (Deck) Setback Variance
9. MATTERS FROM THE COMMISSION
10. MATTERS FROM STAFF
11. ADJOURN

MINUTES
PLANNING AND ZONING COMMISSION
TOWN OF JACKSON, WYOMING
July 2, 2025
UNAPPROVED

The Planning and Zoning Commission met in a regular session on July 2, 2025, in the Town Council Chambers located at 150 E. Pearl Ave. in Jackson, at 5:30 pm. This meeting was held in person and via Zoom.

Upon roll call the following were found to be present:

BOARD: Katie Wilson, Thomas Smits, Georgie Stanley, Abigail Petri, and Anne Schuler appeared in person.

STAFF: Paul Anthony, Katelyn Page, Mary Tippetts

MATTERS FROM THE PUBLIC: None.

APPROVAL OF MINUTES:

A motion was made by Commissioner Schuler and seconded by Commissioner Petri to approve the June 18, 2025, Planning Commission Meeting minutes. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried.

NEW BUSINESS: P25-038 139 N Cache Street Development Plan

STAFF PRESENTATION:

Staff provided an overview of the project. The applicant is requesting approval of a Development Plan for an approximate 22,000 SF commercial & residential mixed-use development at the property addressed 139 N. Cache Street and associated site development at 170 N. Glenwood Street. Staff recommend approval with 15 conditions. Key policy question: Does the Planning Commission support the applicant's proposed modifications to the nonconforming parking lot in order to comply with LDR Sec. 6.2.5 (Parking Facility Dimensions)? Staff reviews existing conditions.

Proposed development is for a 21,700 SF, 2 story structure with retail, office, service, shared circulation floor area, and two on site deed restricted ARUs, and will be a home for Browse n' Buy and other community partners including One22 Resources and Recovery Community with covered boardwalk pedestrian access at N. Cache Street frontage, balcony over WYDOT ROW, reconfiguration of existing surface parking facility, improved waste receptacle enclosure, and parking screening wall along N. Glenwood Street frontage.

As conditioned, staff find the project complies with TS-2 and DC-2 zones. Housing mitigation requirement fulfilled via two on site deed restricted affordable units and remaining fee in lieu payment. A total of 111.1 parking spaces are required for all existing and proposed development at the St. John's campus. A total of 109.48 spaces are available to the property leaving a 1.62 space deficit. The parking deficit for the expansion is met through the use of the shared parking agreement allowed by LDR Sec 6.2.2.B.

With the 49% increase in non-exempt floor area, compliance is required with 30' parking setback from N. Glenwood St, parking lot dimensions (size of parking spaces/drive aisles), and 13.5' Pedestrian frontage along N. Glenwood St.

Applicant proposes parking screening wall, 18-foot parking spaces with 24-foot drive aisle, and modified parking configuration. Staff conditions require minimum 13.5 foot pedestrian frontage width, screening wall to meet setback requirements, wheel stops, and a detached six-foot sidewalk with pavers. Applicant to submit an amended landscape plan with the building permit showing compliance with previous approval landscape plan amendment P20-162 and showing any modifications required to construct the new building, plant unit placement shall consider defensible space required under IWUI standards.

There is an estimated 3"-1' gap between Browse 'N Buy O' setback and the existing Hotel Jackson creating an irregular gap between the two structures which may collect debris and retain moisture. While not required, staff strongly recommend incorporating some sort of connecting piece or similar design solution to eliminate the awkward gap between the buildings.

DRC gave unanimous support of overall design, along with generally positive feedback regarding the pedestrian experience among N. Cache, materiality, and massing. Any significant design changes, notably to the railing design, must be reviewed by DRC.

QUESTIONS FOR STAFF:

Parking issues are clarified, specifically the details of shared parking requirements. Two spaces are provided for ARUs.

APPLICANT PRESENTATION:

Jimmy Bartz with St. John's Episcopal Church addresses the Commission and explains the purpose and virtues of the Browse n' Buy thrift store, the Jackson Cupboard, and details the accessible community meeting spaces which will be housed in the building.

Brenden Schulte with Jorgensen Associates addresses the Commission. The footprint of the building will remain largely the same but will now include a basement and two additional stories. The layout of the building is reviewed. A construction management plan will be submitted with building permit

QUESTIONS FOR APPLICANT:

Commission asks if the increased floor area will cause an increase in parking needs; applicant does not believe it will. The parking area is currently sufficient for the campus's needs and well managed. While the building will be larger, the applicant does not expect an increase in staff There will be three dumpsters and applicant clarifies their location. Staff clarifies where bicycle parking is located.

PUBLIC COMMENT:

Sadek Darwich with Hotel Jackson addresses the Commission. He is supportive of the project and the parking proposals and looks forward to working with the applicant to ensure the connection point between the buildings.

COMMISSION DISCUSSION:

The Commission does not have any concerns with staff proposed conditions of approval. Commission agrees that the project meets all of the findings of approval required for development plan. Commissioner Bonich has some concerns about the larger issue of parking credits and housing mitigation. There are no concerns with the DRC action. Commission finds the project complies with all relevant standards of the LDRs and other Town Ordinances.

MOTION:

A motion was made by Commissioner Wilson and seconded by Commissioner Petri to recommend approval to the Town Council of Development Plan P25-038 for an approximate 22,000 sf commercial and residential mixed-use development at the properties addressed as 139 N. Cache Street and 170 N. Glenwood Street, subject to the departmental reviews attached hereto, this staff report dated July 2, 2025, with the recommended conditions of approval. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried unanimously.

MATTERS FROM THE COMMISSION:

Staff and the Commission thank Commissioner Schuler for her service on the Planning Commission.

MATTERS FROM STAFF:

Staff gives updates on the upcoming Planning Commission meetings; items include Wireless CUP renewals, a Zoning Map Amendment at Swan Creek, and a Variance at Upper Cache Creek. There is currently nothing on the Planning Commission meeting agenda for August.

ADJOURN: A motion was made by Commissioner Schuler and seconded by Commissioner Wilson to adjourn the meeting. Commissioner Smits called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned at 6:42 pm.

minutes:mt

STAFF REPORT



Meeting Date:	July 16, 2025	Meeting Title:	Town Planning Commission
Submitting Department:	Planning Department	Presenter:	Andrew Bowen
Agenda Item:	P25-075 (Swan Creek Parcel Zoning Map Amendment)	Public Comment:	Yes

Purpose & Policy Considerations.

Per LDR Section 8.7.3, the Town Council shall review a proposed Zoning Map Amendment. The purpose of this review process is to *"to publicly review a change to the Official Zoning Map to ensure that it improves implementation of the Jackson/Teton County Comprehensive Plan or address other health, safety, or welfare issues in the community."*

Requested Action.

The Applicant, Y2 Consultants (Megan Nelms), on behalf of Swan Creek LLC, is requesting approval of a Zoning Map Amendment for Parcel ID 22-41-16-32-3-00-025 to rezone a portion of the property, from Rural Residential-Town (R) to Commercial Residential-3 (CR-3). The proposed rezoning applies to the southeastern portion of the property adjacent to the intersection of S. Highway 89 and South Park Loop Road.

Key Issues/Policy Question.

Staff has identified the following Key Issues/Policy Questions for the Planning Commission consideration:

1. Does the Planning Commission consider the potential for higher-density uses, such as apartments, ministorage, amusement facilities, or daycares, as grounds to deny the rezone? Since zoning map amendments cannot be conditioned and do not allow concurrent development review, all uses and densities permitted under the CR-3 zone must be evaluated as allowable by right.
2. Should the property remain zoned Rural Residential (R) to limit hazards tied to higher density, given that much of it includes slopes over 35%, even if some are manmade (per ZCV P25-029)? Steep slopes present natural hazard risks that may conflict with increased development intensity.

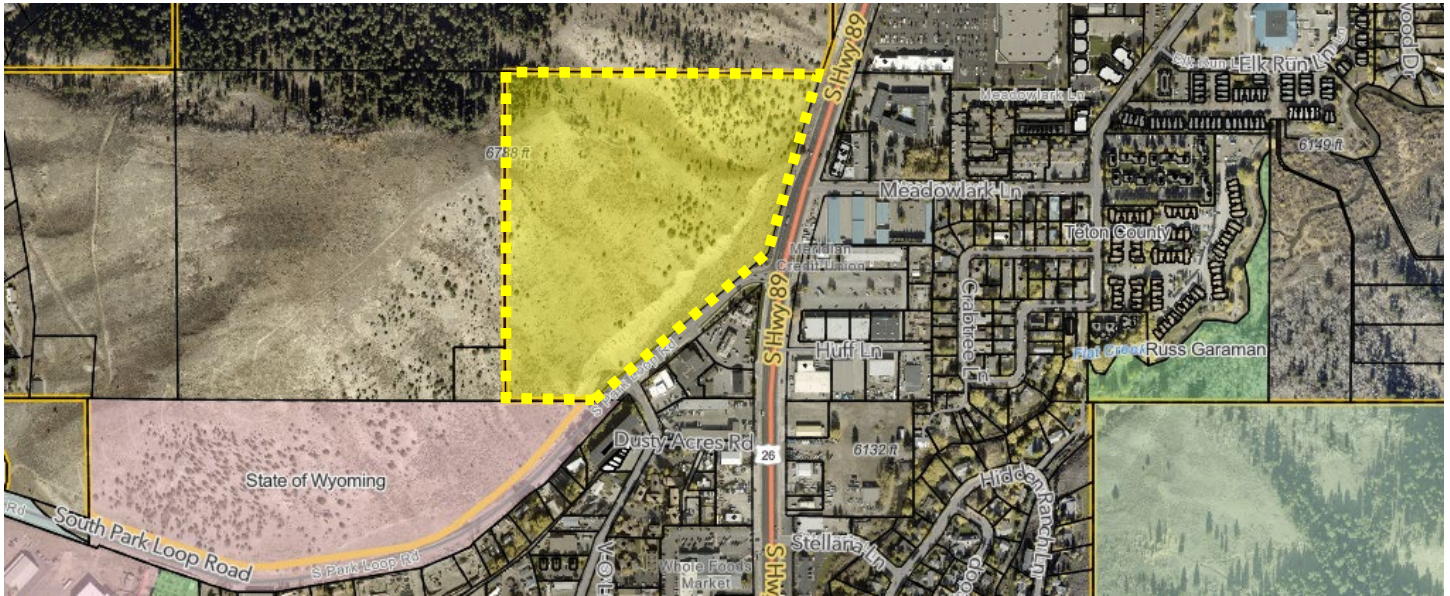
Recommendation.

The Planning Director recommends **denial** of Zoning Map Amendment P25-075 located at Parcel ID 22-41-16-32-3-00-025, upon not being able to make all required findings per LDR Section 8.7.3.C.

Project Location.

The subject property is located at Parcel ID 22-41-16-32-3-00-025.

TC 2024 Aerial



Google Street View Snippet



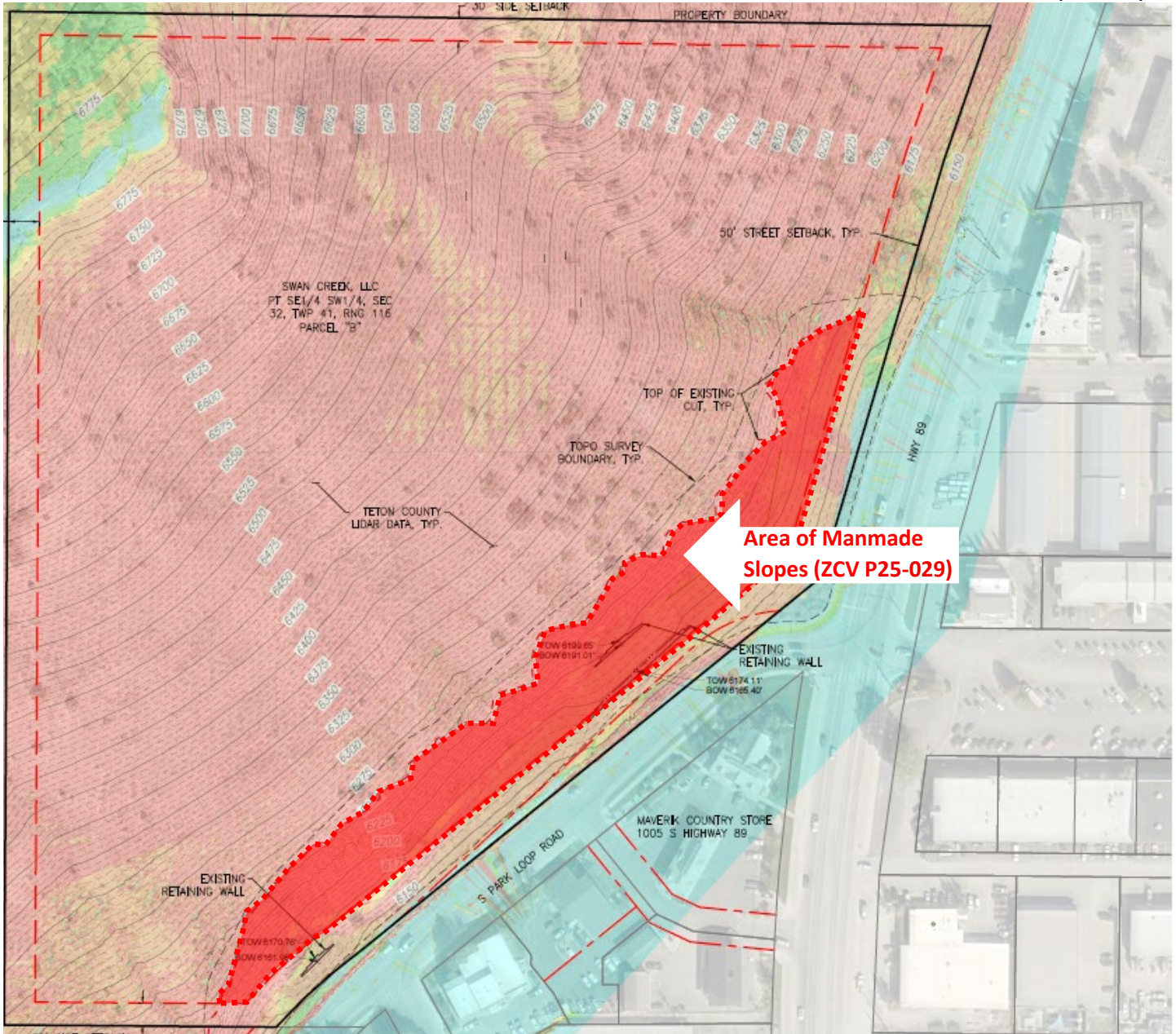
Background/Project Description.

Property Description:

The 28.83-acre parcel, identified as “Parcel B” on the 2013 Record of Survey, is located within the SE1/4SW1/4 of Section 32, Township 41 North, Range 116 West. The property was annexed into the Town of Jackson in 2014 and is currently zoned Rural Residential (R). Although it does not yet have a physical address, the parcel is situated at the intersection of South Highway 89 and South Park Loop Road.

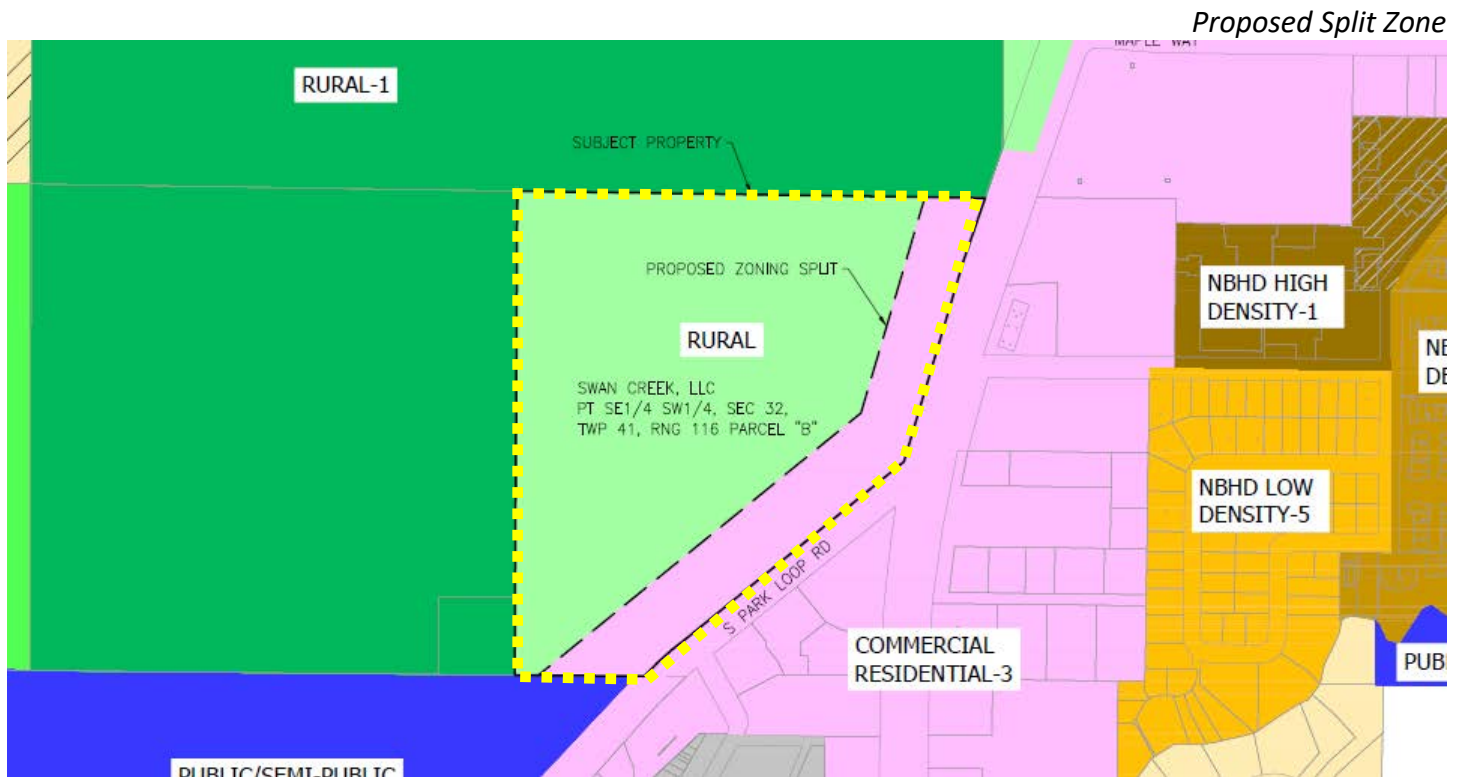
Current Site Development:

The subject property is currently vacant but contains slope stability infrastructure, including manmade slopes and retaining walls.



Project Description:

Swan Creek, LLC is requesting approval of a Zoning Map Amendment to rezone a portion of the subject property from Rural Residential-Town (R) to Commercial Residential-3 (CR-3) as shown below:



Analysis.

Comprehensive Plan Alignment:

Policy 3.3.e of the Comprehensive Plan states that land use decisions must be *"based on Plan policies This Plan's comprehensive series of Ecosystem Stewardship, Growth Management and Quality of Life policies make up the Common Values of our community character, and should therefore form the basis of future land use decisions. While sales tax is a major revenue source for the Town and County, and these funds are distributed on a per capita basis, local land use planning will be based on the policies of this Plan rather than revenue share or other fiscal considerations."*

In reviewing this request, the following Comprehensive Plan policies should be considered:

Policy 3.4.b: Protect development against avalanches and landslides

An avalanche can easily displace a building or trap occupants inside. Development within 100- year avalanche paths should be limited. Where development does occur within an avalanche path, mitigation measures should be installed. Recent storm events have also shown the destructive power of landslides. Development in potential landslide paths should be avoided or mitigated.

Policy 3.4.c: Prohibit development on steep slopes

Development on steep slopes decreases the stability of the slopes, which can lead to erosion and landslides. In addition, the level of disturbance required to develop on steep slopes has a disproportionate impact on natural resources. Slope development also poses difficulties for emergency access.

Development on steep slopes will be avoided to the greatest extent possible. When development is not avoidable, it should employ best management practices for slope stabilization, erosion control and stormwater management. Impacts should be reduced by minimizing disturbance and adapting development to fit the topography, rather than modifying the topography to accommodate development.

Policy 3.4.d: Limit development on poor soils

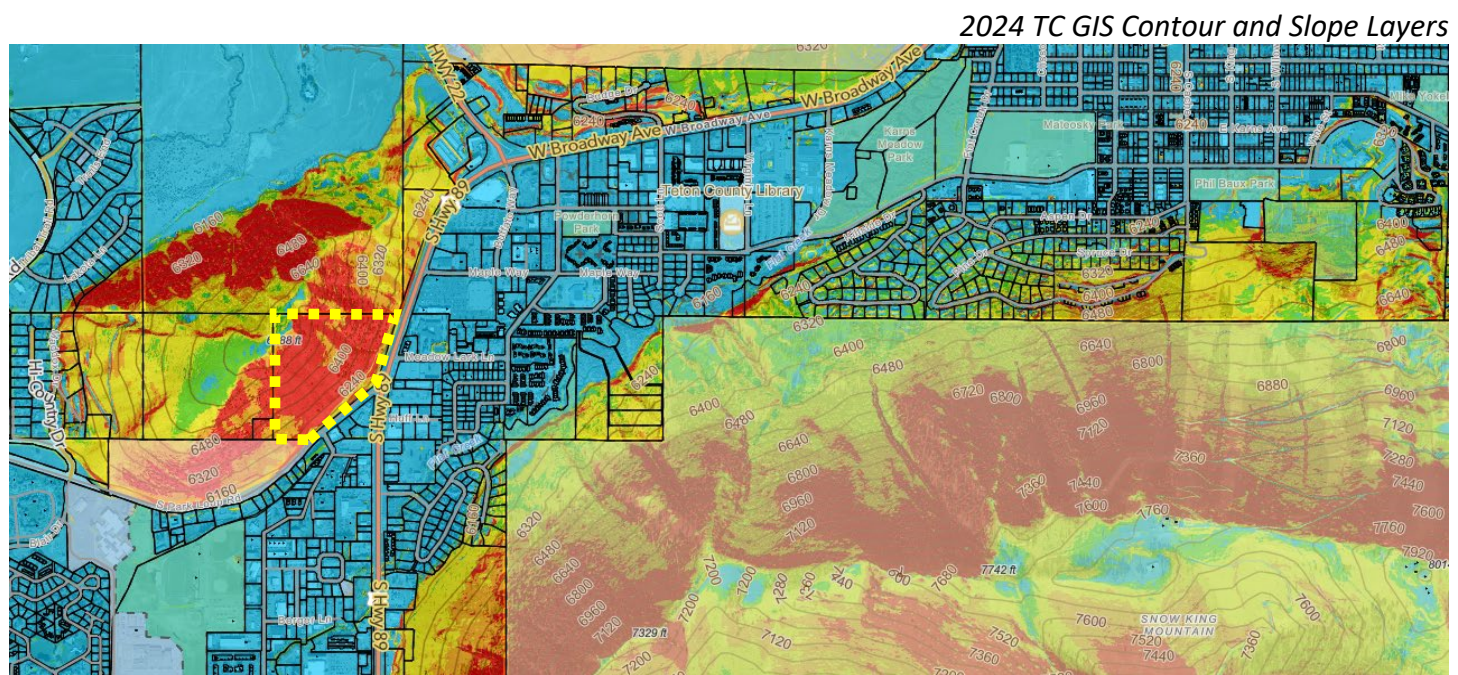
Development on poor soils threatens the integrity of structures, encourages erosion and landslides and may cause groundwater contamination if septic systems are used in such areas. Development on poor soils will be avoided when possible and should employ best management practices if necessary.

This parcel is classified as having steep slopes and is mapped as an area with high landslide risk. These characteristics should be carefully weighed against the proposed rezoning.

In addition, approving the requested rezone to the CR-3 District is inconsistent with the Comprehensive Plan's directive in Policy 3.1.a to ensure "no net increase in overall development potential" in the Town and County compared to 1994 zoning allowances. Thus, any proposed increase in development potential due to a rezone should be off-set by a corresponding decrease in development potential somewhere else. No such decrease is proposed by the applicant.

Steep Slopes

As noted, the subject parcel has steep slopes and represents one of the steepest parcels within Town limits as shown below:



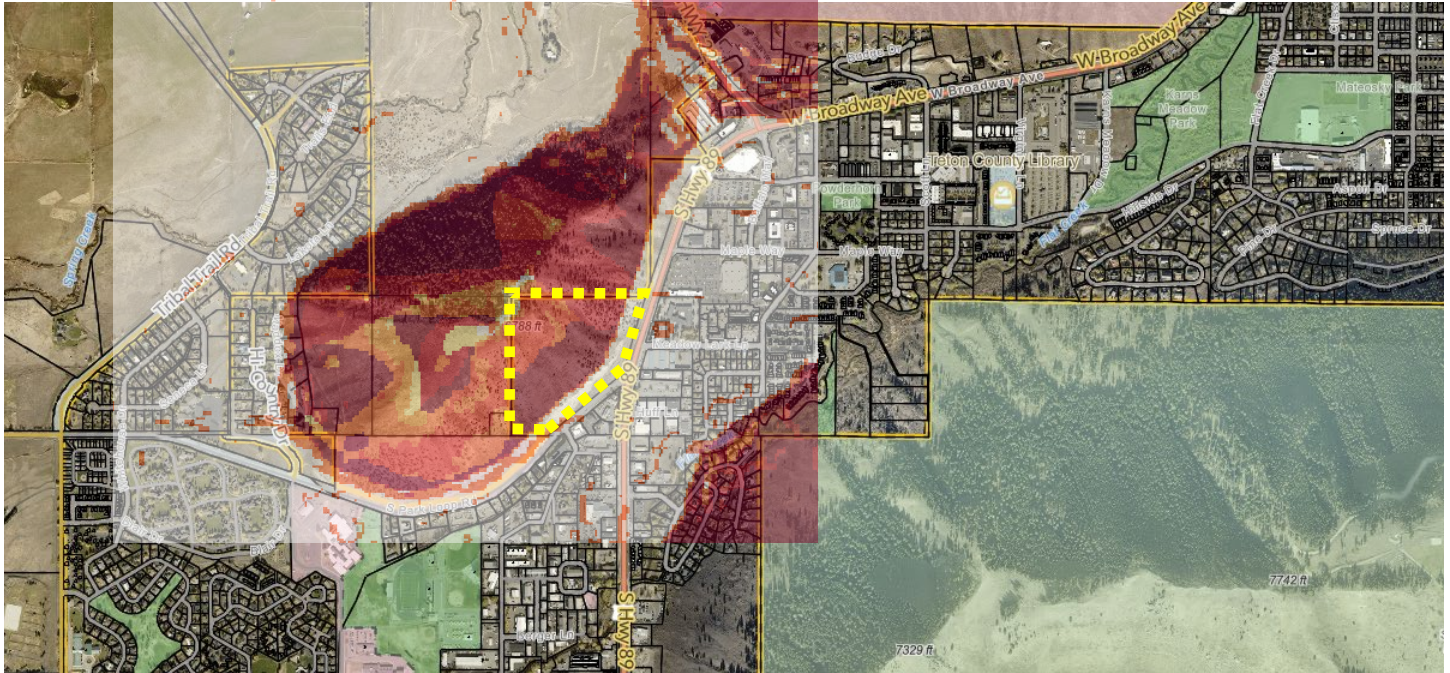
Analysis of properties near Snow King Mountain, High School Butte, and East Gros Ventre Butte shows the subject parcel is comparatively steep. Similar steep parcels are typically zoned Rural Residential (R) or other residential designations. Therefore, upzoning this parcel would be inconsistent with comparable properties in town. If this rezoning is granted, the topographic characteristics present physical constraints that may

significantly complicate site access and infrastructure placement, making higher-density development especially challenging, costly, and potentially impractical.

Slope Stability

The Wyoming Geological Survey recently released a high-resolution Landslide Susceptibility map for Teton County, WY. This map categorizes the lower half of the slope as having the highest susceptibility rating of 10, indicating it is the area most prone to landslides.

Wyoming Geological Hazards Map overlayed over 2024 TC GIS



According to analysis from the Teton Conservation District, the slopes on the property present a risk. Upzoning could increase future hazards by allowing greater density, thereby placing more structures and residents in a vulnerable area. Staff agrees with the concerns raised by the District and notes that adding density on or below high-risk slopes is inconsistent with smart growth principles and undermines long-term hazard mitigation efforts.

Carlin Girard, Executive Director at the Teton Conservation District noted the that *“the slopes found across this site are very steep, with most of the parcel being in the 30-90 Degree classification on the Teton County Ownership Application. This presents challenges from may standpoints, but the consistency of this slope puts the toe of the slope at serious risk of landslide, snowslide, and rock fall.*

According to USGS bedrock geological maps, the underlying Madison limestone bedrock dips South SW between 45 and 60 degrees (JD Love and HF Albee 1972). Using the Natural Resources Conservation Service Web Soil Survey, the soil types are as follows: CryorthentsCryoborolls complex, 60 to 90 percent slopes (84.5% of Area); Grobutte-Thayne gravelly loams, 30 to 60 percent slopes (11.8% of Area); and present on the top of the slope the Thayne-Adel complex, 30 to 60 percent slope (3.7% of Area). Consistently across the two predominant soil types, which are found on the parcel’s slope, are the lowest Building and Site Development suitability scores possible (classified as ‘Very Limited’ suitability, scoring ‘1.0’ out of a 0-1.0 scale with 1.0 being the score for least suitable), including for construction of Dwellings, Small Commercial Buildings, and Local Roads and Streets.” This

information and scoring system are documented in the 2025 report and map titled *OFR-2025-1: Susceptibility to Deep-Seated Landslides in Central and Southern Teton County, Wyoming* (Attached).

Vehicle Access Constraints

In addition to the site's topographic and natural hazard constraints, its location presents significant limitations to potential development. Vehicle access is notably restricted, as the parcel is very steep, located adjacent to a major intersection, bordered on two sides by large-acre properties encumbered by conservation easements and State of Wyoming lands. It is unclear where a safe and functional car access to the site could be located to meet WYDOT and Town requirements.

Wildlife

As provided by Tanya Anderson, the Town's Ecosystem Stewardship Administrator, the parcel is identified as a high-density moose-vehicle and medium-density mule deer-vehicle collision hotspot. Higher intensity commercial development would not reduce these conflicts and would likely further disrupt wildlife movement. Required infrastructure such as long, tall, continuous retaining walls would likely make hillside travel difficult or impossible for ungulates, exacerbating the issue.

The Wyoming Game and Fish Department also stated that *"mule deer crucial winter range overlaps the majority of the Swan Creek Property (Map 1). In addition, we have documented substantial mule deer use of that property, which provides for movement between winter range on the Bridger Teton National Forest east of S HWY 89, through High School Butte, and toward summer range as far as Grand Teton National Park (Maps 2 & 3, Teton Science School mule deer study 2010-2013). If split-zoning of the property occurs, the level of disturbance, development, and retaining walls would impede mule deer movement and reduce mule deer winter range habitat."*

Rural Residential-Town (R) and Commercial Residential-3 (CR-3) Zoning Comparison:

Substantial Upzone

A change of zoning designation of this parcel from R to CR-3 represents a substantial upzone and resulting future density entitlement.

Zone Districts Intents

R Intent. The purpose of the Rural Residential-Town (R) Zone classification is to preserve the existing character in rural areas of the Town, typified by expansive open areas, natural features and resources, and agricultural lands.

CR-3 Intent. The intent of the Commercial Residential-3 (CR-3) zone is to provide for a vibrant mixed-use zone consisting primarily of retail, office and residential uses. This zone is located on both sides of Highway 89/191 from High School Road to Flat Creek bridge at the entrance to downtown Jackson.

Comparative Summary of Zoning District Characteristics

Element	R Zone	CR-3 Zone
Primary Character	Rural, open space, agricultural	Urban, mixed-use, commercially active
Development Intent	Low intensity, preserve natural features	Higher intensity, encourage retail/residential activity
Location Context	General rural areas within Town limits	Highway corridor leading into downtown Jackson
Growth Pattern	Conservation-focused	Growth and mixed-use development focused

Allowed Uses

As noted by LDR Section 8.7.3, “review of a zoning map amendment shall not occur concurrently with review of any physical development, use, development option, or subdivision permit application reliant on the proposed zoning map amendment.” Therefore, the full range of permitted uses in the proposed zoning district must be considered when evaluating the appropriateness of a map amendment. This includes comparing the allowed uses and development potential of the existing R zoning to those permitted under the proposed CR-3 district.

Comparative Summary of Zoning District Use Allowances

Category	R (Rural Residential-Town)	CR-3 (Commercial Residential-3)
Primary Residential Use	Detached single-family dwellings (1 unit per lot)	Allows attached dwellings, apartments, and group homes
Density	Low-density residential	Medium to high-density residential and mixed-use
Commercial Uses	Very limited; e.g., nursery (conditional)	Broad range including office, retail, restaurants, mini-storage, services
Amusement and Recreation	Limited outdoor recreation (conditional)	Includes amusement uses, developed recreation, and outfitters
Institutional Uses	Assembly (conditional)	Includes assembly, daycare, and educational uses
Industrial Uses	Not permitted	Not permitted
Accessory Uses	ARUs, home occupations, short-term rentals	All R uses plus drive-in facilities
Temporary Uses	Seasonal (e.g., Christmas tree sales, farm stands)	Same as R with slightly increased parking requirements

Planning Considerations

Development Intensity. The CR-3 district permits a significantly wider range of uses and higher development intensity than the R district. Uses such as apartments, ministorage, amusement centers, and daycare facilities are allowed by right or with limited review in CR-3, while not permitted in R.

Land Use Compatibility. The subject parcel, located on steep terrain and adjacent to wildlife corridors, aligns more closely with the intent and limitations of the R zoning district. Allowing CR-3 zoning in this

context could introduce land uses and infrastructure demands incompatible with the site's physical constraints.

Environmental and Infrastructure Impacts. Upzoning to CR-3 may increase risks related to slope stability, stormwater management, and wildlife movement due to higher density and more intensive development. These concerns are largely absent under the lower-density R zoning.

Conclusion

Rezoning from R to CR-3 would represent a substantial shift in allowable land use and development potential. The CR-3 district supports a broader array of commercial and residential uses that would be inconsistent with the site's steep slopes, wildlife habitat, and surrounding land use pattern. Staff recommend careful consideration of these factors when evaluating the proposed map amendment.

Changing Conditions or a Public Necessity:

The Applicant notes that rezoning the lower portion of the subject parcel to CR-3 would "benefit the town," as this designation would allow for the future development of commercial and residential uses. It is also stated that this rezone would "remedy historic mis-zoning of the property."

Staff disagree with these statements. While it is true that the town is limited in areas for greenfield development, this does not negate the Town's priority and responsibility to facilitate smart growth and limit growth within areas susceptible to natural hazards.

Public Comment.

Notice of this meeting and application was provided to the public on June 25, 2025, at the time of writing this staff report, no public comment has been received.

Zoning Map Amendment Findings.

Per LDR Section 8.7.3.C, *"the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:"*

1. *Is consistent with the purposes and organization of the LDRs;*

Does not Comply. While portions of the property can be developed on man-made slopes following all applicable standards of LDR Section 5.4.1 as established by ZCV P25-029, these areas are still prone to natural hazards. Division 5.4 states that *"development in hazardous areas threatens the health, safety and welfare of human inhabitants, steep slopes, poor soils, avalanche chutes, floodplains, dense forest and areas along fault lines offer unique opportunities for interaction with the environment, but when natural events do occur in these areas the results can be disastrous."* Therefore, allowing higher-density development through an upzone in a hazardous area is inconsistent with Division 5.4.

2. *Is necessary to address changing conditions or a public necessity; and*

Does not Comply. This Zoning Map Amendment is not necessary to address changing conditions or a public need, as more suitable areas for residential and commercial development or redevelopment exist elsewhere in town to meet future growth needs.

3. *Is consistent with the other adopted Town Ordinances.*

Not Applicable. This finding is not applicable to this request for Zoning Map Amendment.

Fiscal Impact.

Staff does not anticipate any fiscal impact from the project at this time.

Staff Impact.

The amount of staff time to review, meet with the Applicant, research, and write this report including future work to send final letters was roughly 30 hours.

Attachments.

- Applicant Submittal
- Department Reviews

Suggested Motion.

I move to ***recommend denial*** of Zoning Map Amendment P25-075 located at Parcel ID 22-41-16-32-3-00-025, subject to the departmental reviews attached hereto, this staff report dated July 16, 2025, and based upon not being able to make all required findings per LDR Section 8.7.3.C.



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SWAN CREEK, LLC – ZONING MAP AMENDMENT APPLICATION

INTRODUCTION

Swan Creek, LLC is the owner of a 28.83-acre parcel (PIDN: 22-41-16-32-3-00-025), located in a portion of the SE1/4SW1/4, Section 32, T41N, R116W, described as “Parcel B” on the Record of Survey completed in 2013. No physical address is currently assigned, the property is located at the intersection of S Highway 89 and South Park Loop Road.

Swan Creek, LLC seeks approval of a Zoning Map Amendment at this time to change zoning for a portion of the subject property from R (Rural Residential Town) to CR-3 (Commercial Residential-3).

DESCRIPTION OF PROPERTY

The entire property is currently zoned R (Rural Residential Town). It was annexed to the Town in 2014. From the early 1960’s through the early 1980’s, the lower portion of the property, adjacent to S HWY 89, was mined (historically known as the “Simon Pit”) and excavated in construction of Highway 89, South Park Loop Road, and other area roads and development. There are currently no building improvements on the property.

The property is roughly rectangular in shape, though the eastern boundary follows the right-of-way boundaries of S HWY 89 and South Park Loop Rd (SPLR). While the uppermost portion of the property is relatively flat, no public access is available to the property from the north or west. The realistic access point for the property is from S HWY 89 or, most likely, SPLR.

Immediately across S HWY 89 and SPLR, bordering the lower southern and eastern portion of the property, all adjacent properties are zoned CR-3 (Commercial Residential – 3). A portion of the southern boundary is also adjacent to land owned by the Teton County School District #1, zoned P/SP (Public/Semi-Public). The parcel is bordered on the north and west sides by land still in the jurisdiction of Teton County and covered by conservation easements in favor of the Jackson Hole Land Trust. Please see attached **EXHIBIT A – Swan Creek Property Vicinity and Zoning Map**.

In the mid-1990’s, an AML reclamation project was undertaken on the lower portion of the property to reduce hazards to public safety and reduce environmental degradation. The project was limited by the permanent alterations to the lower property’s natural state resulting from its excavation and the development of the area. Problematic conditions resulting from historic use remain prevalent on much of the lower portion of the property.

Zoning the lower portion of the property CR-3 would benefit the town, its residents and property owners. This proposed zoning modification facilitates development that can integrate housing and commercial uses and remedy historic mis-zoning of the property. The applicant proposes split zoning of the property, similar to other

previously excavated parcels along W Broadway Ave. that also back up to steep slopes. Please see **EXHIBIT B – Proposed Zone District Boundaries.**

ZONING MAP AMENDMENT: FINDINGS FOR APPROVAL

The Town of Jackson Land Development Regulations require the Town Council to consider factors including, but not limited to, the extent to which the proposed zoning map amendment:

IS CONSISTENT WITH THE PURPOSES AND ORGANIZATION OF THE LDRs.

The Rural Residential Town (R) zoning designation presently assigned the entire property is a legacy zone, with the intent that it will be phased out over time as character zones are adopted and applied. Use of this property has not been specifically addressed in amendments to the Comprehensive Plan since it was annexed into the Town. It is still identified as located within the County and not included within any of the Town character districts identified in the Comprehensive Plan.

This zoning map amendment brings anticipated and most appropriate use of the lower portion of the property in line with that of adjacent and neighboring development zone districts, of which it is a contiguous part. The adjacent mixed-use development and transportation infrastructure would not exist in its present state without the historic excavation and mining of the lower portion of the subject property. As a result, the natural state of the lower portion of the property cannot be restored. The natural lateral support of the property has been compromised by the adjacent development, particularly SPLR. The intersection of S HWY 89 and SPLR is a commercial node within the Town, with all adjacent property except the subject property, currently zoned CR-3. The proposed rezone will provide for development that can address existing conditions on the lower portion of property with uses that benefit both the applicant and the Town. Approving the rezone to provide high-quality mixed-use offerings, is warranted and consistent with the Town LDRs.

Regarding the intent and purpose of the Rural Residential Town zone district, it should be noted that no part of the subject property is or has been historically used for agricultural and, as previously stated, excavation of the lower portion to facilitate development in the area for public benefit has long since negated preservation of natural character. With its proximity to existing development, infrastructure and services of which it is part, it is ideal for infill development as contemplated for already developed stable or transitional areas, as provided for in the “Illustration of Our Vision” section of the Comprehensive Plan.

IMPROVES IMPLEMENTATION OF THE JACKSON/TETON COUNTY COMPREHENSIVE PLAN

The proposed zone map amendment is consistent with the goals and objectives of the “Illustration of Our Vision” section of the Comprehensive Plan. The lower portion of the property facilitated development of both the Midtown and West Jackson Districts. The property is at the southern gateway entrance to the town, and the future desired characteristics of the West Jackson District include “enhancement of the gateway with a mixed-use corridor and improved connectivity and appearance.” The West Jackson District states:

“West Jackson currently exists as one of the most Complete Neighborhoods within the community, with its most significant characteristic being its wide variety of land uses. This diverse district is highly automobile oriented and contains a variety of non-residential uses, a variety of residential types and sizes.”

“The future goal of the district will be to take advantage of the existing variety of land uses and Complete Neighborhood amenities and develop them into a more attractive and well-connected district.”

Subarea 5.1 West Jackson Highway Corridor is most applicable to the property. This is identified as a transitional subarea, meaning it is an area where most of the community would agree that development/redevelopment or a change in character would be beneficial. Goals for transitional subareas include improving access to jobs, housing and services. Future characteristics of subarea 5.1 include increased development intensity directed toward the corridor, with two- and three-story mixed-use buildings,” which would be well suited to blend with the hillside of the subject property.

A portion of the property also borders the Subarea 4.1 Midtown Highway Corridor, also a transitional subarea. The vision of this subarea is to create a “concentrated and connected land use pattern through a variety of non-residential and residential uses, intended for development and revitalization to provide enhanced services to the community. The district will have mixed-use buildings two to three stories in height and four-story structures may also be considered when adjacent to natural landforms.” Discussion of the Midtown District in the Comprehensive Plan states:

“Whether it is enhancing the gateway to Town at the Y intersection, redeveloping under-utilized properties with mixed use structures, improving alternative transportation infrastructure and connectivity, or enhancements to Flat Creek - change in this district is desirable.”

This rezone will allow the lower portion of the property to blend with the adjoining CR-3 zoned area and fits within the Comprehensive Plan’s “Illustration of our Vision” by helping to develop and enhance the southern gateway to the community. There are other properties in the vicinity, with similar topography which have previously disturbed and excavated areas fronting W Broadway Avenue. These nearby properties are also split zoned, with CR-3 along the frontage and a lower-density zone behind. Re-zoning the lower portion of this parcel would bring the property in line with the general framework of previously disturbed and excavated parcels along W Broadway and prudence recommends responsible development of these infill areas.

The proposal also improves implementation of and meets Common Value 2 (CV-2) Growth Management, in the Comprehensive Plan. The Plan states:

“Growth Management will ensure that the heart of the community – the Town of Jackson – will continue to be the community’s housing, employment, social and civic center. By directing the majority of growth into areas of existing infrastructure and services, which compromise only about 7% of private land, we can preserve opens

spaces of ecological and scenic value while also allowing for enhanced housing, economic development, social and civic opportunities.”

Approving the rezone of the lower portion of the property will provide for development in the heart of the Town, already adjacent to the required infrastructure. It will allow for the desired enhanced housing, economic and civic opportunities, directly in line with the stated value from the Comprehensive Plan.

The proposal also meets several principles and policies, as provided for under CV-2. These include:

Principle 3.1 – Direct growth out of habitat, scenery and open space.

Principle 3.1 connects with the overarching goal of ecosystem preservation. Per the principle, the preference of the community is for future growth to occur in Complete Neighborhoods where infrastructure and services already exist. This ZMA proposal does just that.

Policy 3.1.b – Direct development toward suitable Complete Neighborhood subareas

Again, this policy states that the community prefers that development occur in Stable and Transitional Subareas where most of the infrastructure and services that define Complete Neighborhoods already exist. It goes on to state that, “Whether through transfer or other tools, development of Complete Neighborhoods is preferable to development of Rural Areas.”

Policy 3.1.d – Cluster non-residential development in existing locations

This policy states that nonresidential development not associated with agriculture should be clustered in Complete Neighborhoods where nonresidential or mixed-use character already exists. It advocates centrally locating commercial development to preserve wildlife habitat and scenic viewsheds. The rezone application meets the intent of this Plan policy.

IS NECESSARY TO ADDRESS CHANGING CONDITIONS OR A PUBLIC NECESSITY

It does not appear that the historic use and the conditions on the lower property were considered when current zoning was assigned. As noted above, this rezone brings the lower portion of the property in line with that of adjacent properties, recognizing its historic use as part of, and facilitating, the area’s development. The change provides a path to address problematic conditions on the property resulting from this historic use that will benefit both the applicant and the community. Housing and community commercial services are priorities and challenges for the Town. The Comprehensive Plan identifies the area as transitional in nature and one which community residents agree should be developed or redeveloped. Potential development of the lower portion of the property, as contemplated in the CR-3 zone, addresses needed housing and commercial services in the community.

IS CONSISTENT WITH OTHER ADOPTED TOWN ORDINANCES

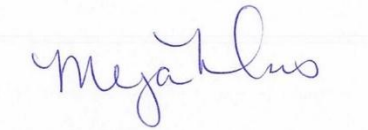
The applicant is not aware of any Town Ordinances that would be inconsistent with this map amendment.

NEIGHBORHOOD MEETING

A neighborhood meeting was held April 23, 2025. The meeting was properly noticed and posted on the property. One resident attended. A copy of the meeting attendance sheet and meeting materials are attached to this application as **EXHIBIT C** – Neighborhood Meeting Materials.

Thank you for this opportunity, please contact me at your convenience if you have any questions or concerns.

Sincerely,

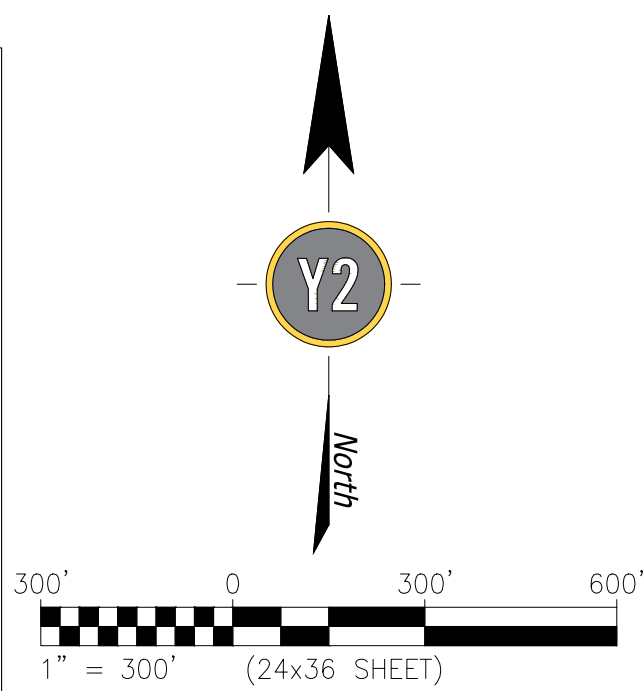
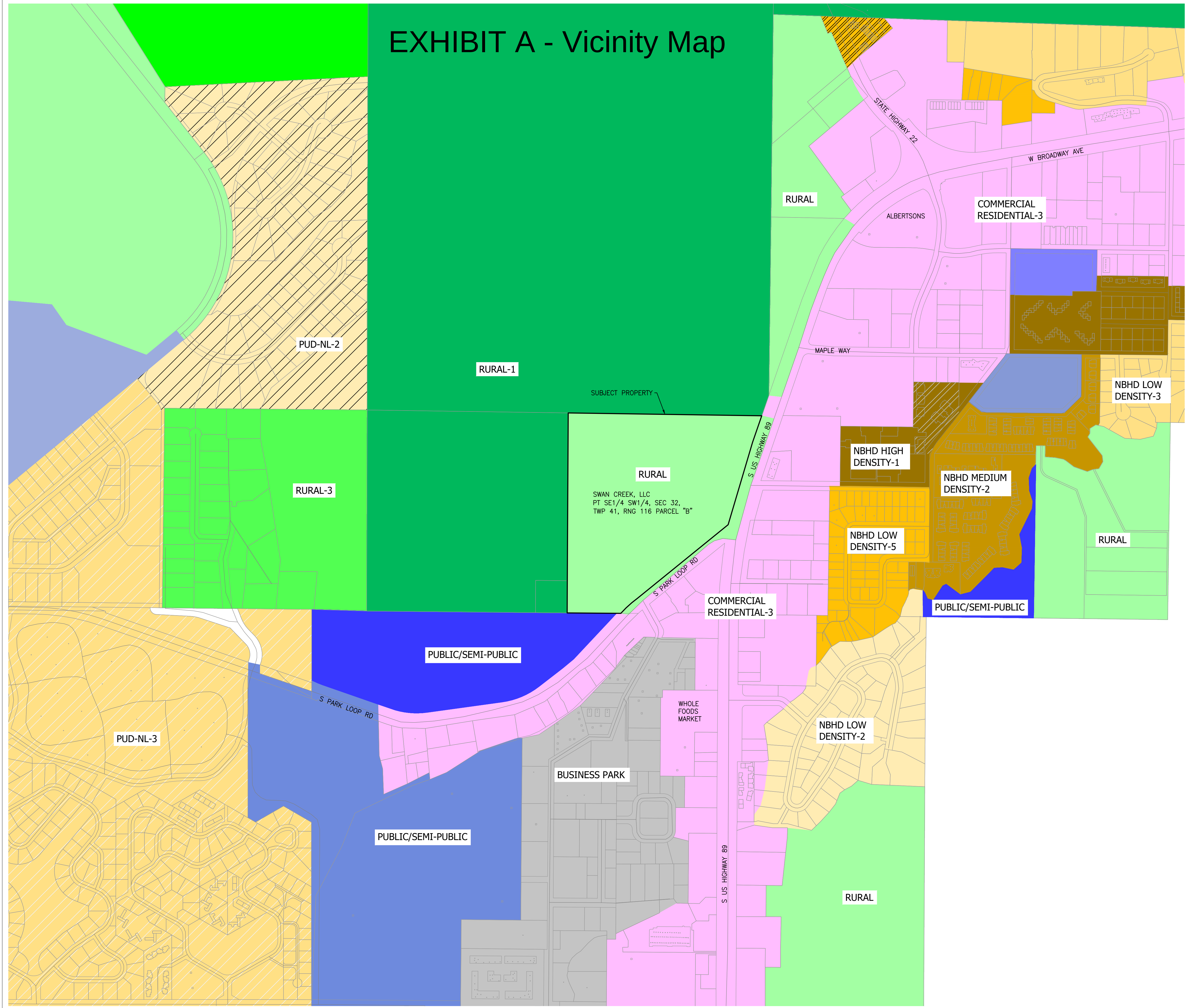
A handwritten signature in blue ink that reads 'Megan Nelms'.

Megan Nelms, AICP
Senior Planner
megan@y2consultants.com

A handwritten signature in black ink that reads 'Michael Allen'.

Michael Allen
Swan Creek, LLC

UNITS SHOWN: FEET/INCHES (1/8" = 1' - 0")
UNITS SHOWN: METERS (1:24,000) (1:24,000)



Job No.	24078
Drafter:	AN
Reviewer:	SAH

Y2 CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Y2 CONSULTANTS

y2consultants.com
307 733 2593

ALLEN PARCEL DUE DILIGENCE
SWAN CREEK, LLC
PT SE1/4 SW1/4, SEC 32, TWP 41, RNG 116 PARCEL "B"
TETON COUNTY, WY

Set Title:

PROJECT EXHIBITS

Plot Date:	04.09.25
Desc.	Date
RE-ZONING EXHIBIT	04.09.25

EXISTING ZONING

C1.2

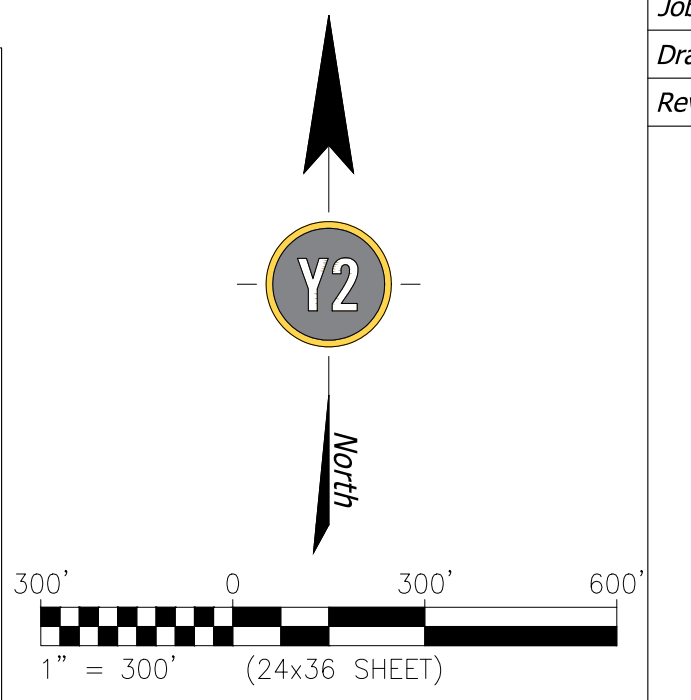
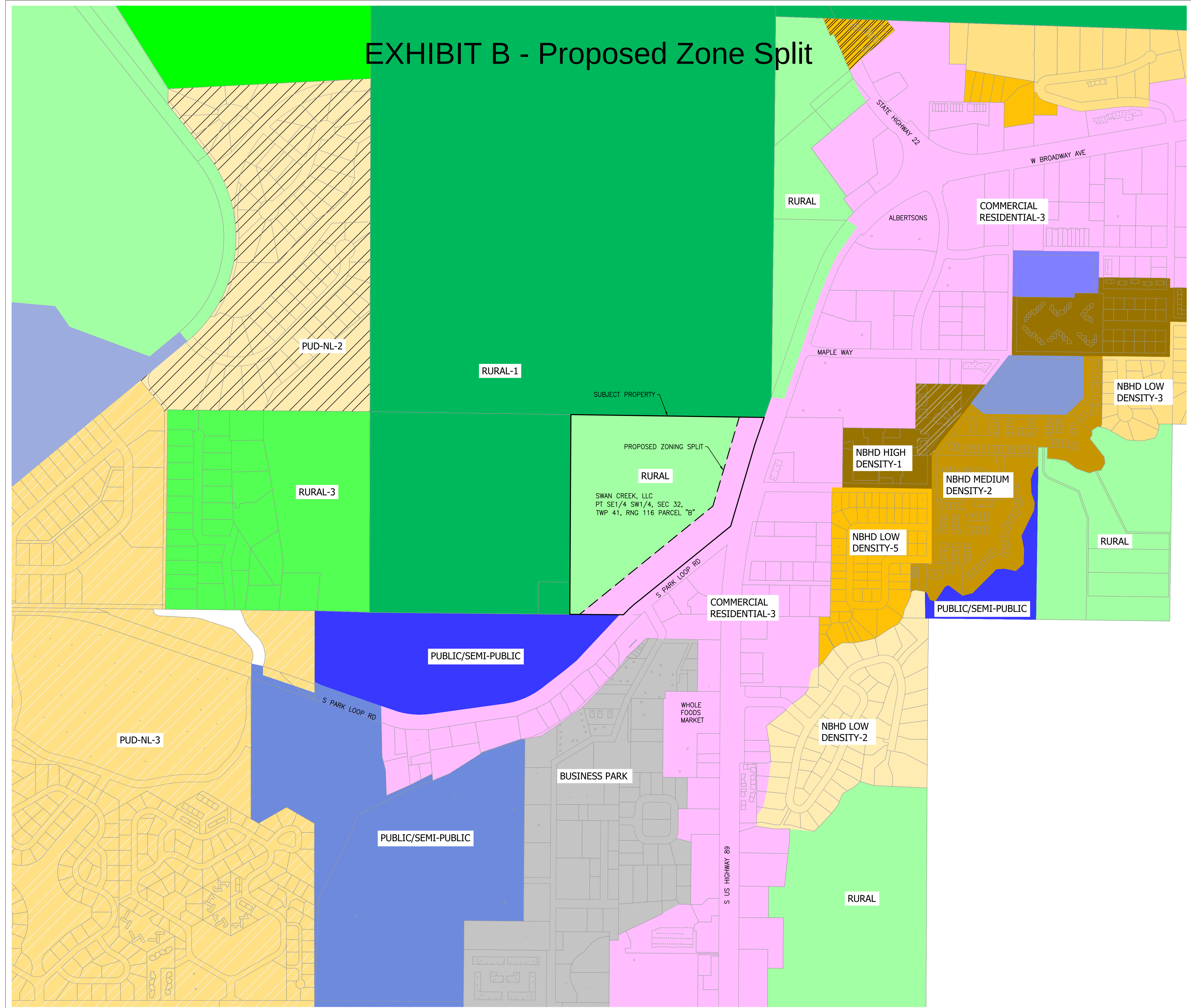


EXHIBIT C - Neighborhood Meeting Materials



y2consultants.com
307 733 2999

CONSULTANTS

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LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

Swan Creek, LLC
Proposed Zone Map Amendment
Neighborhood Information Meeting
April 23, 2025
5:30-6:30 PM

AGENDA ITEMS

The meeting will be open house/drop-in style. Attendees may stop at any time between 5:30-6:30 PM to ask questions or share your thoughts. The applicant is available to answer questions and take comments. The goal of the meeting is to discuss the proposal and understand any neighborhood perspectives on the proposed rezoning request.

Meet the Applicant

Review the Proposal

Ask Questions/Make Comment

MEETING GROUND RULES

To ensure a constructive meeting, all participants agree to abide by the following:

1. Silence your phone or other electronic device.
2. One speaker at a time. Allow others to finish.
3. Signal the facilitator if you have a question and wait to be acknowledged before speaking.
4. Respect diverse and differing opinions.



CONSULTANTS

SIGN IN SHEET

B FAIH



y2consultants.com
307 733 2999

CONSULTANTS

ENGINEERING, SURVEYING & PLANNING
LANDSCAPE ARCHITECTURE, GIS
NATURAL RESOURCE SERVICES

FEEDBACK FORM

Please provide any comments below. All comment sheets will be summarized and provided as part of the zone map amendment application:

THIS REZONING SHOULD NOT BE PURSUED. ~~THE~~ THE OVER BUILDING OF THE TOWN & COUNTY HAS CALIFORNIA'ATED OUR AREA.. ENOUGH IS ENOUGH. THE INFRASTRUCTURE IS OVERWHELMED NOW. ADDING COMMERCIAL, OR RESIDENTIAL USES WILL CHOKES TRAFFIC. 3 LARGE HOUSING DEVELOPMENTS ARE YET TO BE COMPLETED ON SOUTH PARK LOOP DISCOUNTING THE 1400 UNITS IN NORTH SOUTH PARK.

Name ROBERT FLATH
Email _____
Phone 801 897 0574



**Teton
Conservation
District
Est. 1946**

Mary Tippets, Planning Coordinator
Town of Jackson Planning and Building Department

June 2, 2025

RE: Swan Creek Property, High School Butte (P25-075 Transmemo: Zoning Map Amendment)

Dear Mary,

Thank you for considering Teton Conservation District's (TCD) review of the proposed Zoning Map Amendment on the Swan Creek Property requested via Trans Memo P25-075. TCD's comments below provide a review of the geology and topography of the hillside, which appear to be primary factors in the suitable uses of this site. TCD did not complete a site visit, but we are familiar with the site.

TCD has some strong concerns about development at this site, given the geologic conditions and the unbroken, steep slopes that run top to bottom on this property. Without a detailed description of the proposed activities and how the challenges at this site would be overcome, it is difficult to picture how development under existing zoning is possible, let alone how expanding development potential is viable. Substantiating these concerns are the community's existing experience with landslides in very similar terrain, as well as, published geologic information pertaining to this site.

Comparing this site to the budge slide area is important. There are similar soil characteristics at both sites, but perhaps the Swan Creek Property has a greater degree of landslide risk based upon the site's steeper slopes, and lack of a break in the slope, leading to greater consequences of a slope failure.

The slopes found across this site are very steep, with most of the parcel being in the 30-90 Degree classification on the Teton County Ownership Application. This presents challenges from many standpoints, but the consistency of this slope puts the toe of the slope at serious risk of landslide, snowslide, and rock fall.

According to USGS bedrock geological maps, the underlying Madison limestone bedrock dips South SW between 45 and 60 degrees (JD Love and HF Albee 1972). Using the Natural Resources Conservation Service Web Soil Survey, the soil types are as follows: Cryorthents-Cryoborolls complex, 60 to 90 percent slopes (84.5% of Area); Grobutte-Thayne gravelly loams, 30 to 60 percent slopes (11.8% of Area); and present on the top of the slope the Thayne-Adel complex, 30 to 60 percent slope (3.7% of Area). Consistently across the two predominant soil types, which are found on the parcel's slope, are the lowest Building and Site Development

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org



**Teton
Conservation
District
Est. 1946**

suitability scores possible (classified as 'Very Limited' suitability, scoring '1.0' out of a 0-1.0 scale with 1.0 being the score for least suitable), including for construction of Dwellings, Small Commercial Buildings, and Local Roads and Streets. This supports the assertion that this site will present serious challenges to any development.

The Wyoming Geological Survey has recently published a [Landslide Susceptibility map](#), which provides a high-resolution map of Teton County, WY. This map has categorized the lower half of the slope as the 'Highest' ranking score of '10' which is labeled as 'most susceptible' to landslide.

Based on the information above, TCD recommends careful consideration of any development at this site. Expansion of development at this site may coincide with increasing risk of natural hazards inherent to this parcel.

Please reach out if you have any questions about these comments.

Sincerely,

Carlin Girard

Executive Director, Teton Conservation District

Conserving our natural resources – air, land, water, vegetation, and wildlife

420 W. Pearl Ave.	307/733-2110 P
P.O. Box 1070	307/733-8179 F
Jackson, Wyoming 83001	carlin@tetonconservation.org



Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Ashlee Lundvall, President
Mark Jolovich, Vice President
Rusty Bell
Bill Mai
Carlisle "Fonzy" Haskell
John Masterson
Kenneth D. Roberts

April 11, 2025

Mary Tippetts
Planning Coordinator
Town of Jackson

Dear Ms. Tippetts:

The staff of the Wyoming Game and Fish Department (Department) have reviewed the P25-054 Transmittal Memo regarding a pre-application conference request for zone map amendment for the property located at PT SE1/4 SW1/4, SEC 32, TWP 41, RNG 116 PARCEL "B", known as the Swan Creek Property. The proposal is to re-zone the property from the R (Residential-Town) district in order to increase the number of permitted uses allowed on the property.

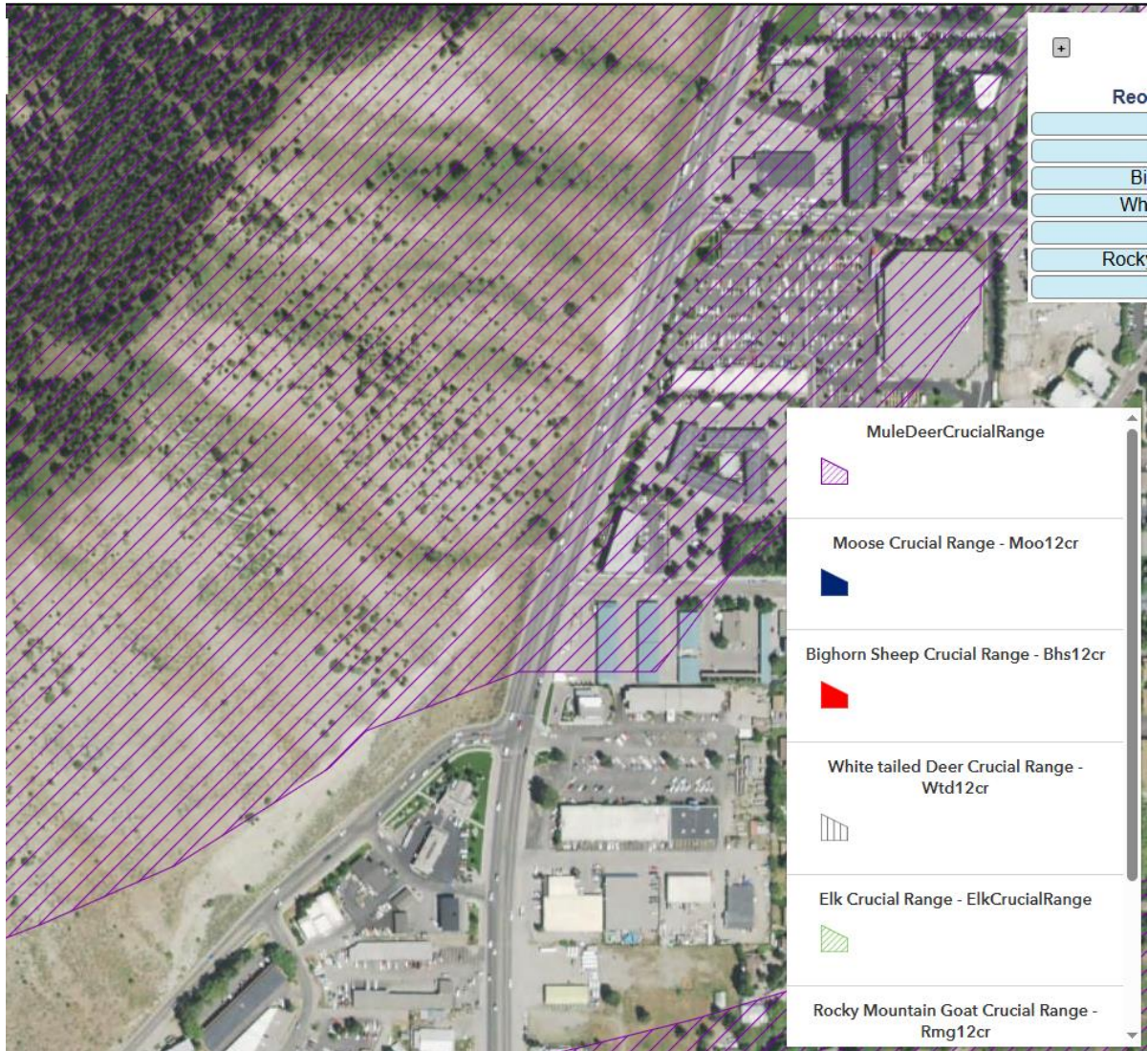
The Department offers the following comments for your consideration. Mule deer crucial winter range overlaps the majority of the Swan Creek Property (Map 1). In addition, we have documented substantial mule deer use of that property, which provides for movement between winter range on the Bridger Teton National Forest east of S HWY 89, through High School Butte, and toward summer range as far as Grand Teton National Park (Maps 2 & 3, Teton Science School mule deer study 2010-2013). If split-zoning of the property occurs, the level of disturbance, development, and retaining walls would impede mule deer movement and reduce mule deer winter range habitat.

We appreciate the opportunity to review and provide technical comments. If you have any questions, please contact me at 307-733-2321.

Sincerely,

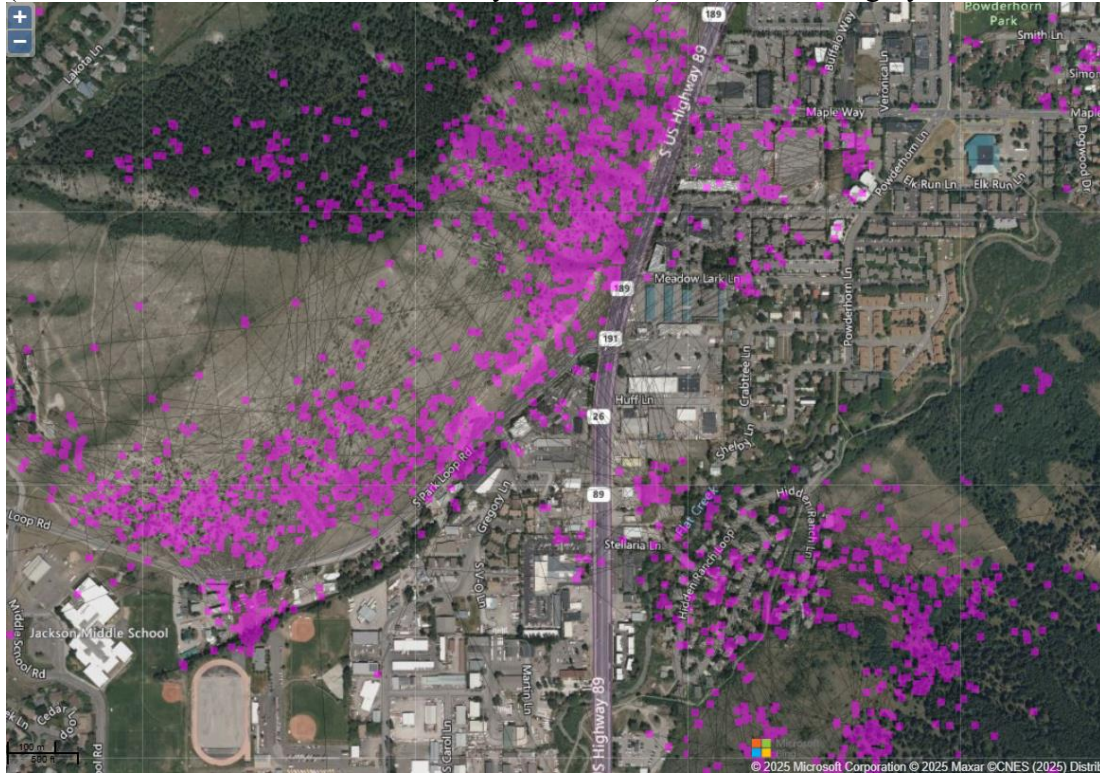
Cheyenne Stewart
Jackson Region Wildlife Management Coordinator

Map 1. Mule deer crucial winter range at the S HWY 89 and South Park Loop Road intersection.

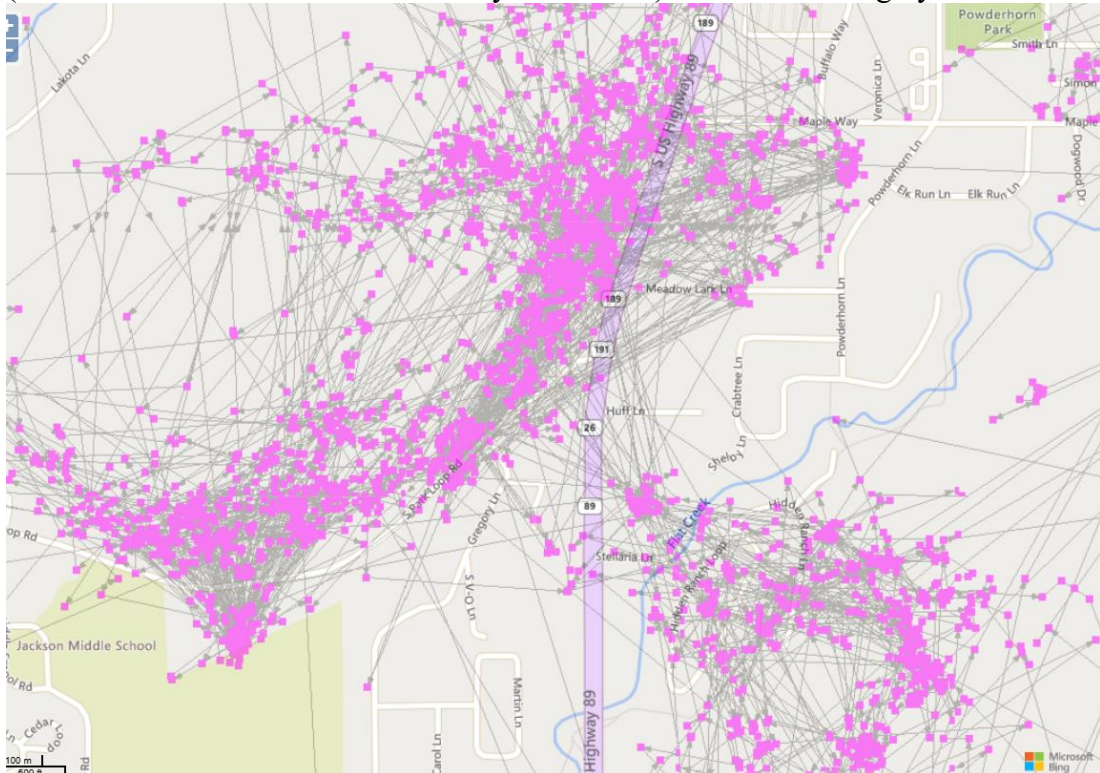


P25-054 WGFD Comments |

Map 2. Mule deer GPS locations at the S HWY 89 and South Park Loop Road intersection (Teton Science School mule deer study 2010-2013) with aerial imagery.



Map 3. Mule deer GPS locations at the S HWY 89 and South Park Loop Road intersection (Teton Science School mule deer study 2010-2013) with streets imagery.





Memorandum

To: Andrew Bowen
Town of Jackson Planning and Building

From: Tanya Anderson
Town of Jackson Ecosystem Stewardship Administrator

Re: P25-075, a request for a Zoning Map Amendment from Rural Residential Town to Commercial Residential-3 for the parcel known as the Swan Creek Property

Date: May 28, 2025

Planning and Building Department,

Thank you for providing the opportunity to comment on item P25-075, a request for a Zoning Map Amendment from Rural Residential Town to Commercial Residential-3 for the parcel known as the Swan Creek Property. Upon reviewing the request, zoning maps, and historical documents related to the Simon Pit, my professional recommendation is that the zoning map amendment should not be granted.

Nearly the entire parcel consists of land with a slope that is greater than 35%. According to the Town of Jackson Land Development Regulations (LDR) Section 5.4.1.A. "No physical development shall be permitted on natural slopes in excess of 25 percent". Exceptions are made for manmade slopes, small slopes, and essential access. It could be argued that portions of the hillside are manmade since the area closest to the road was filled to remediate the excavation done by the Simon Pit. However, the parcel was naturally a very steep slope prior to excavation. The intention of the LDRs is to prevent development in areas with naturally steep slopes, even if, perhaps especially if, the integrity of those slopes has previously been compromised. The exemption for a manmade slope should only apply to areas of elevated fill, not areas with naturally steep slopes that have been excavated and refilled. As the original slope in the area was almost certainly steeper than 25 percent, an exclusion should not be made. Our community has already experienced the negative consequences of cutting into a steep slope at the Walgreens site and continues to absorb the costs of remediation. Let's not make a similar mistake again.

The Swan Creek Property is also frequently used by wildlife. The 2022-23 Teton County WY Wildlife-Vehicle Collision Database Summary Report identified the eastern edge of the parcel as a high-density moose-vehicle collision hotspot and a medium density mule deer-vehicle collision hotspot. Developing the parcel is not a solution to reduce wildlife-vehicle collisions; it could block wildlife movement altogether. Furthermore, infrastructure such as retaining walls, which would be necessary for development of the parcel, will make travel down the hillside dangerous or impossible for ungulates, particularly when the walls are high, extend for long distances, and do not include breaks. Any development on the parcel would likely require extensive infrastructure which would have a negative impact on wildlife movement.



Due to the steep slopes on the entirety of the parcel, the negative impact that retaining walls will have on wildlife movement, and the identification of the site as a wildlife-vehicle collision hotspot, I recommend rejecting the request for a zoning map amendment for the Swan Creek Property.

Thank you for the opportunity to review this Zoning Map Amendment. Please Contact me with any questions.

WDOT Comments

WYDOT has no objections to the rezone request however, prior to considering development in the proposed area slope stability and physical limitations must be addressed to ensure the health and safety of the public transportation system. It is advised that the TOJ consider a condition of approval that a comprehensive engineering/geology/hydrology study of the area must be performed detailing anticipated development, building sites, drainage, internal roads, and identify proposed retaining walls and other slope mitigation measures.

Existing slope mitigation measures and lower portions of the slopes should not be compromised any further.

In addition, a traffic impact study may be required.

From: [Todd Oliver](#)
To: [Town of Jackson Planning Department](#)
Subject: Item P25-075 Zoning Amendment
Date: Wednesday, July 9, 2025 10:42:58 AM



Dear Planning Department,

As adjoining property owners, we have received notice of the proposed zoning amendment for Item P25-075 and I am writing to provide comment for your consideration.

Our property abuts the subject property's entire western and northern border. We know the terrain very well. Frankly, the zoning change and presumed commercial development within the modified zone will have little to no impact on our property. As long-term owners of the majority of the rest of the hill, we are very familiar with the soils, erosion, and instability issues – not to mention the common presence of wildlife. Our primary concerns lie in the instability of the hill, especially the toe. Historically, the area was used as an informal gravel pit for an original rancher. As evident by the stabilization work completed at a later date along South Park Loop, the hillside is prone to erosion and is impacted by unstable soils. Any construction in the area will certainly involve excavation into the toe of the hill, much like the doomed Walgreens location. For those reasons alone, I hope that logic and common sense prevails and determines that this is not an appropriate location for development of any kind.

Meanwhile, there are the obvious traffic impacts. The subject property and zoning amendment extends to the intersection of South Park Loop and Gregory Lane – already a notoriously problematic intersection. Traffic in the subject property would certainly have serious impacts on the Gregory Lane intersection and the awkward angled intersection with 89.

Finally, I find it humous that the consultant's report notes that the proposed rezone "brings the lower portion of the property in line with that of adjacent properties." I counter that the majority of the subject property's adjacent zoning is Rural and it seems more consistent to keep the property in that classification.

Thank you for your consideration.

Todd Oliver
Vice President
Four Lazy F Ranch



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Swan Creek Property - Zone Map Amendment
Physical Address: NA
Lot, Subdivision: Parcel B, A pt. of SE1/4SW1/4, Sec. 32, T41N, R116W PIDN: 22-41-16-32-3-00-025

PROPERTY OWNER.

Name: Swan Creek, LLC Phone: _____
Mailing Address: _____ ZIP: 83001
E-mail: megan@y2consultants.com

APPLICANT/AGENT.

Name: Megan Nelms, Y2 Consultants Phone: 307-632-5656
Mailing Address: PO Box 2870 ZIP: _____
E-mail: megan@y2consultants.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
☒ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: P25-054 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: 4/23/25

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

Have you attached the following?

- X **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- X **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. Please see the Letter of Authorization template at <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-PDF>.
- X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

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

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

_____ Signature of Property Owner or Authorized Applicant/Agent	<u>4/29/25</u> Date
Megan Nelms _____ Name Printed	Agent _____ 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: October 25, 2024

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: Michael Allen Title: Manager

Being duly sworn, deposes and says that Swan Creek, LLC is the owner in fee of the premises located at: _____
Name of legal property owner as listed on deed

Address of Premises: Intersection of S HWY 89 and S Park Loop Rd

Legal Description: 'Parcel B', A portion of the SE1/4SW1/4, Section 32, T41N, R116W
Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/agent: Megan Nelms, Y2 Consultants

Mailing address of Applicant/agent: PO Box 2870 Jackson, WY 83001

Email address of Applicant/agent: megan@y2consultants.com

Phone Number of Applicant/agent: 307-632-5656

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:

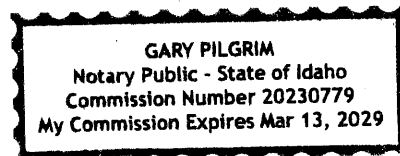
- ☐ Development/Subdivision Plat Permit Application ☐ Building Permit Application
☐ Public Right of Way Permit ☐ Grading and Erosion Control Permit ☐ Business License Application
☐ Demolition Permit ☐ Home Occupation ☒ Other (describe) Zone Map Amendment Application

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.

Michael Allen
Property Owner Signature

Manager
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Idaho)
) SS.
COUNTY OF Bonneville)



The foregoing instrument was acknowledged before me by Michael Allen this 28th day of October 2024. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 3-13-2029

STAFF REPORT



Meeting Date:	July 16, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Andrew Bowen
Agenda Item:	P25-076 Conditional Use Permit Renewal (P18-163) (Request for Approval of a Conditional Use Permit to Allow a Wireless Communications Facility (Antenna) on a Light Pole at 402 East Snow King Avenue	Public Comment:	Yes

Purpose & Policy Considerations.

According to LDR Section 6.1.10.D.b, a Wireless Facility Conditional Use Permit (CUP) is valid for five years. Since this CUP was issued on September 17, 2018, a renewal is now required. Therefore, to continue operation, this renewal must comply with the CUP requirements outlined in LDR Section 8.4.3.

Purpose of a CUP:

LDR Section 8.4.3.A *"the purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone."*

Requested Action.

As was stated in the staff report for the original Conditional Use Permit dated September 12, 2018, *"the Applicant is requesting approval of a Conditional Use Permit to locate a wireless communications facility on the ski slope of Snow King Resort on the parcel located at LOT 59, GRAND VIEW LODGES, THIRD ADDITION, adjacent to the coaster track in a modified "stealth" light pole."*

Note: No alterations are proposed to this wireless facility.

Key Issues/Policy Question

Planning staff has not identified any Key Issues/Policy Questions for this proposal.

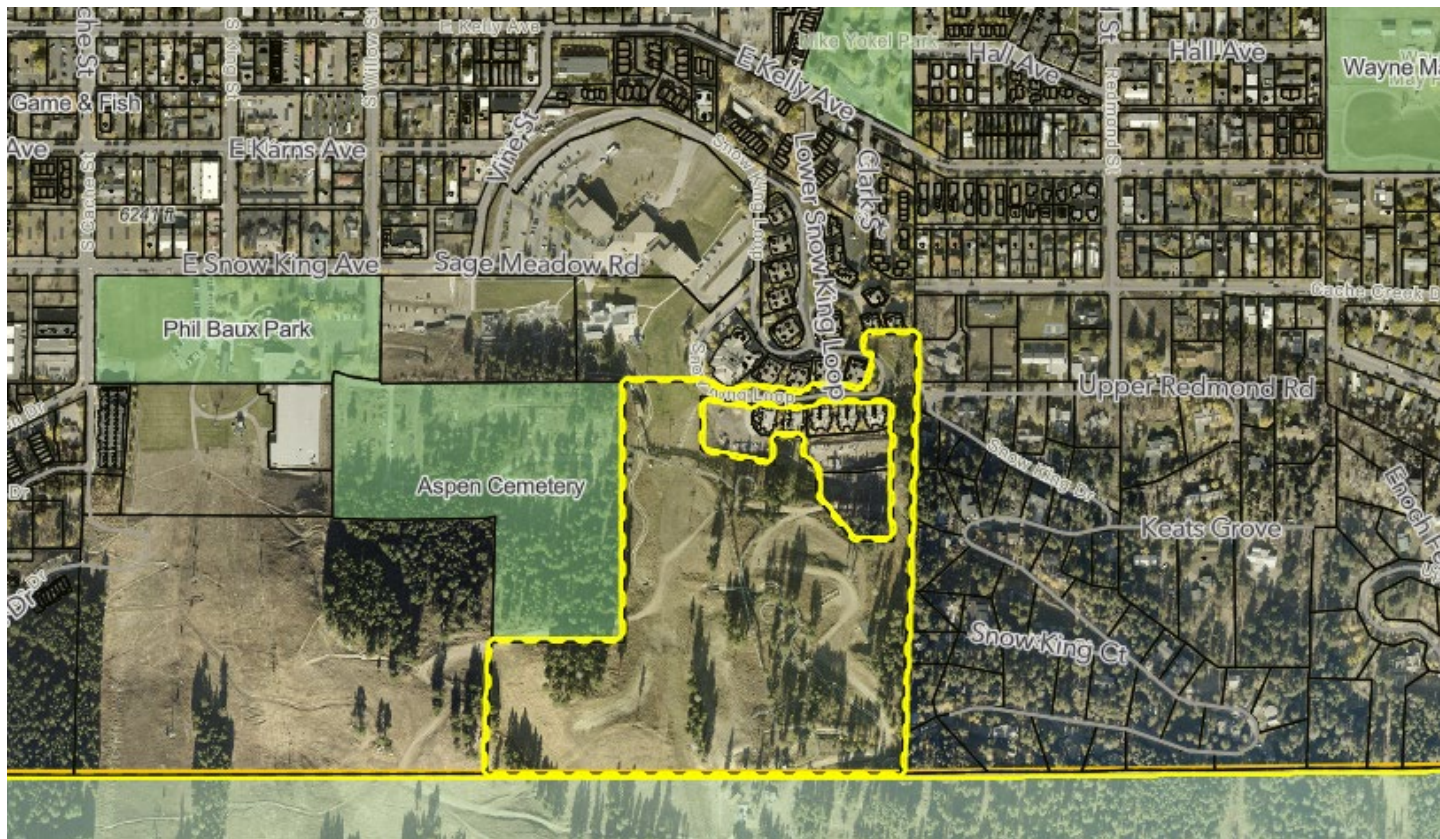
Recommendation.

The Planning Director recommends **approval** of Conditional Use Permit P25-076 to renew a Wireless Facility CUP (formerly P18-163) located at 402 East Snow King Avenue, subject to the departmental review comments attached and this staff report dated July 16, 2025.

Project Location.

The subject property is located at 402 East Snow King Avenue (PDIN: 22-41-16-34-3-07-003)

TC 2024 Aerial



Background/Project Description.

Property Description:

The subject parcel is 26.92 acres (1,172,635 square feet) and is located within the Planned Resort, Snow King (PR-SK) zoning district. It is bordered by other PR-SK parcels associated with Snow King Resort to the north, Neighborhood Low Density – 2 (NL-2) residential areas to the east, U.S. Forest Service land to the south, and Public/Semi-Public (P/SP) zones to the west, including the ski hill and Aspen Cemetery.

Current Site Development:

The site is currently developed with a 30' light pole with antenna and canister (right) as well as equipment underneath the coaster track (below).



Facility Location



Project Description:

The WY3 SK Coaster 1 facility is an existing stealth wireless communications installation designed to strengthen Verizon's Personal Communications Services (PCS) network. The Applicant states that this facility is strategically located to address a significant coverage gap in the Town of Jackson, enhances wireless service within a two- to four-mile radius. In addition to general connectivity improvement, it supports critical services such as wireless internet, data transmission, and emergency communications for first responders, including paramedics, firefighters, and law enforcement.

Per the Applicant's Narrative, the existing infrastructure includes:

- A 30-foot light poll which is eight inches in diameter, with a 24-inch diameter shroud concealing a single antenna.
- A 3' x 6' equipment cage beneath the Snow King Resort coaster track, within a 5' x 8' leased space, screened with metal mesh to blend with the coaster structure.
- Access via an existing dirt service road on Snow King Mountain.

The Applicant states that *"the WY3 SK Coaster 1 facility is a proven, minimally invasive solution that balances technical needs with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure."*

Justification for Renewal:

Verizon Wireless selected this site based on comprehensive radio frequency (RF) engineering studies that evaluated population density, traffic patterns, and the region's complex topography. No existing towers or facilities within the designated search area could meet Verizon's coverage requirements without causing substantial visual impact. To minimize aesthetic disruption while fulfilling technical needs, a light pole design was chosen.

This facility is essential to maintaining Verizon's service obligations under FCC regulations (Title 47, Part 24.103 of the Code of Federal Regulations). Without this installation, Verizon would face the following challenges:

- Disruption of network continuity
- Reduced coverage in downtown Jackson, especially during the high-demand summer season
- Inability to deliver reliable service to residents, visitors, and public safety agencies

Analysis.

After reviewing the Applicant's submittal, staff find that the proposed project complies with the LDR requirements of the 6.1.10.D.

Determination of Need/Public Benefit:

The facility provides 4G LTE capacity in downtown Jackson, alleviating network congestion during high-demand periods, particularly in peak tourist seasons. It also enhances critical communications for the Jackson Police Department, an operational need previously identified by Police Chief Todd Smith in 2017.

Concealment Element:

To maintain the visual integrity of the site, the antenna is completely concealed within a 24-inch shroud atop a light pole. Supporting equipment is discreetly screened beneath the coaster track, effectively camouflaging the installation from public view.

Height:

The 30-foot light pole conforms to the maximum allowable height for standalone telecommunication facilities.

Setbacks:

The structure exceeds all setback requirements, positioned more than 110% (33 feet) from every property boundary, as illustrated in the submitted site plan (Sheet Z-1).

Other Conditions (Visual Compatibility):

Located within the recreational core of Snow King Resort, the facility has been sited and designed to blend with its surroundings. It is not visible from adjacent residential neighborhoods or commercial areas such as the Rafferty Activity Center and Snow King Loop Road.

Landscaping:

No landscaping was proposed at the time of original approval, as the facility is located on an existing ski slope with no surrounding vegetation. The fiber optic line was installed using boring methods, minimizing surface disturbance.

Signage:

Only signage required by federal regulations will be installed; no commercial branding is present.

Lighting:

The existing light fixture will remain in place, and no additional lighting is proposed.

Quantity Limit:

This facility is the sole installation on the parcel, in compliance with the one-facility-per-parcel regulation.

Emergency Generators:

Not Applicable, as none are proposed.

Noise Level:

Per the Applicant's narrative, *"the equipment generates negligible noise, complying with the 65 dBA limit for the PR-SK zone."*

Visibility:

The antenna is fully enclosed and concealed within a shrouded canister.

Access:

The facility uses and will continue to use an existing service road.

Security:

The facility is enclosed with wire mesh fencing and is monitored 24/7 by Verizon's remote operations center for security.

Building Design:

This monopole does not include nor will include any building.

Consistency with Prior Approval (P18-163):

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from both the Planning Commission and the Design Review Committee (DRC). It remains in full compliance with all conditions of approval.

Safety and Regulatory Compliance:

The facility complies with all relevant FCC, FAA, and industry standards for construction, electromagnetic emissions, and safety. Documentation verifying adherence to ANSI standards and mandatory building codes was submitted with the original CUP application and remains valid, as no structural modifications are planned.

Affordable & Workforce Housing:

No Housing Mitigation is required for this use.

Parking:

No parking is required for this use.

Public Comment.

Notice of this meeting and application was provided to the public on July 16, 2025. As of the writing of this staff report, no public comments have been received. During the original permitting process, several comments were submitted concerning radiofrequency (RF) radiation; however, no formal complaints related to RF radiation have been filed regarding this facility since its installation.

Development Plan Findings.

In accordance with Section 8.4.3.C, the following findings must be established to approve a Conditional Use Permit.

1. Is consistent with the purposes and organization of the LDRs;

Complies. This renewal of an existing CUP is consistent with the purposes and organization of the LDRs;

2. Complies with the use specific standards of [Division 6.1](#);

Complies. This renewal of an existing CUP complies with the use specific standards of Division 6.1;

3. Minimizes adverse visual impacts;

Complies. The antenna is currently completely concealed within a 24-inch shroud atop a light pole. All supporting equipment is discreetly screened beneath the coaster track, effectively camouflaging the installation from public view.

4. Minimizes adverse environmental impacts;

Complies. The existing wireless facility has not had any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. *Minimizes adverse impacts from nuisances;*

Complies. The existing wireless facility has not caused any significant adverse impacts or nuisances, including noise, vibration, or dust.

6. *Minimizes adverse impacts on public facilities;*

Complies. The existing wireless facility has not caused any significant adverse impacts on public facilities.

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

Complies. This renewal of an existing CUP complies with all other relevant standards of these LDRs and all other Town Ordinances.

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

Complies. This renewal of an existing CUP is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Fiscal Impact.

Staff does not anticipate any fiscal impact from this renewal of an existing CUP.

Staff Impact.

The amount of staff time to review, meet with the Applicant, research, and write this report including future work to send final letters was roughly 8 hours.

Attachments.

- Applicant Submittal
- Department Reviews

Suggested Motion.

I move to recommend ***approval*** of Conditional Use Permit P25-076 to renew an existing Wireless Facility CUP (formerly P18-163) located at 402 East Snow King Avenue, subject to the departmental review comments attached and this staff report dated July 16, 2025.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: WY3 SK Coaster 1
Physical Address: 204 E Snow King Avenue
Lot, Subdivision: LOT 59, GRAND VIEW LODGES, THIRD ADDITION PIDN: 22-41-16-34-3-07-003

PROPERTY OWNER.

Name: Snow King Mountain Resort LLC Phone: 307-737-3351
Mailing Address: 575 S. Willow Street, Jackson, WY ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: Chris Kennard, Elevation Wireless Phone: (303) 913-7527
Mailing Address: 4610 S. Ulster Street, Ste. 150, Denver, CO ZIP: 80237
E-mail: chris.kennard@elevationcompanies.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
☒ _____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: N/A Environmental Analysis #: _____
Original Permit #: P18-163 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.

Chris Kennard
Signature of Property Owner or Authorized Applicant/Agent
Chris Kennard
Name Printed

4/28/25
Date
Site Acquisition Manager
Title



Conditional Use Permit Application Narrative

Date: April 30, 2025

To:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Subject: Request for Renewal of Conditional Use Permit for Verizon Wireless WY3 SK Coaster 1

To whom this may concern,

Verizon Wireless (VZW) respectfully requests approval to renew the Conditional Use Permit (CUP) originally granted on September 17, 2018 (Permit P18-163) for a wireless communication facility located on a light pole in the Planned Resort-Snow King (PR-SK) zoning district at Lot 59, Grand View Lodges, Third Addition, Snow King Resort, Jackson, Wyoming (Assessor Parcel No. 22-41-16-34-3-07-003). The original permit has expired, and the Town of Jackson has requested reapplication to maintain the facility's operation.

Project Overview

The WY3 SK Coaster 1 facility is a stealth wireless communication installation designed to enhance Verizon's Personal Communications Services (PCS) network. It addresses a critical coverage gap in the Town of Jackson, improving signal strength for an area approximately two to four miles in radius. The facility supports essential services, including wireless internet, data transmission, and emergency communications for first responders such as paramedics, firefighters, and law enforcement, thereby promoting public safety and welfare.

The existing infrastructure includes:

- A 30-foot light pole (replacing an 18-foot pole), 8 inches in diameter, with a 24-inch diameter shroud concealing a single antenna.
- A 3' x 6' equipment cage beneath the Snow King Resort coaster track, within a 5' x 8' leased space, screened with metal mesh to blend with the coaster structure.
- Access via an existing dirt service road on Snow King Mountain.



Justification for Renewal

Verizon Wireless identified this site through rigorous radio frequency (RF) engineering studies, considering population density, traffic patterns, and the region's challenging topography. No existing towers or facilities within the search area could accommodate VZW's coverage needs without significant visual impact. The light pole design was chosen to minimize visual intrusion while meeting technical requirements.

The facility is critical to maintaining Verizon's FCC-mandated service obligations under Title 47, Part 24.103 of the Code of Federal Regulations. Without this site, VZW would face:

- Disruption of network continuity.
- Compromised coverage in downtown Jackson, particularly during high-demand summer months.
- Inability to provide reliable service to residents, visitors, and public safety agencies.

Compliance with Town of Jackson LDRs

The facility adheres to Section 6.1.10.D.3.f (Wireless Communications Facilities) of the Town of Jackson's Land Development Regulations, as outlined below:

- **Stealth Design:** The antenna is fully concealed within a 24-inch shroud atop the light pole, blending seamlessly with the existing structure. The equipment cage is screened beneath the coaster track, ensuring the facility's purpose is not apparent to a reasonable observer.
- **Height:** The 30-foot light pole complies with the maximum height limit for standalone towers.
- **Setbacks:** The pole is positioned over 100% of its height from all property lines, as detailed in Sheet Z-1 of the site plans.
- **Visual Compatibility:** The design integrates with the recreational character of Snow King Resort, with no visibility from residential or commercial areas like Rafferty Activity Center or Snow King Loop Road.



- **Landscaping:** No landscaping is proposed, as the site is on a cleared ski slope, consistent with its existing use.
- **Signage:** Only federally required signage is present, with no commercial messages.
- **Lighting:** The existing light fixture remains unchanged, with no new lighting proposed.
- **Noise:** The equipment generates negligible noise, complying with the 65 dBA limit for the PR-SK zone.
- **Quantity Limit:** This is the only wireless facility on the parcel, adhering to the one-facility-per-parcel rule.
- **Emergency Generators:** None are proposed.
- **Access and Security:** The facility uses an existing service road and is secured with a wire mesh enclosure, monitored 24/7 by VZW's remote operations center.
- **Notice:** VZW will comply with all public hearing and notification requirements, including posting signs as directed.

Consistency with Prior Approval

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from the Planning Commission and Design Review Committee (DRC). It complies with the conditions of approval:

1. VZW maintains the stealth elements at its expense to ensure they blend with the surrounding environment and remain unobtrusive.
2. The light pole's design and proportions serve as FCC-defined concealment elements.

Public Benefit

The facility enhances 4G-LTE capacity in downtown Jackson, addressing service strain during peak tourist seasons. It supports the Jackson Police Department's communication needs, as noted by Police Chief Todd Smith in 2017, and ensures reliable service for residents and visitors. The stealth design preserves the scenic



and recreational character of Snow King Resort, aligning with Subarea 6.3 of the Snow King Master Plan.

Safety and Regulatory Compliance

The facility meets all applicable FCC, FAA, and industry standards for construction, electromagnetic radiation, and safety. Documentation affirming compliance with ANSI standards and nondiscretionary building codes was included in the original CUP application, which remain valid as no structural changes are proposed.

Site Plans

The enclosed site plans, previously approved under P18-163, are resubmitted with this application:

- **Sheet T-1:** Title and Information
- **Sheet PS1:** Photos, Existing and Proposed
- **Sheet SU1:** Property Survey with Site Plan Overview
- **Sheet SU3:** Survey Showing Access Easements
- **Sheet SU4:** 1A Certification of Geographic Coordinates
- **Sheet Z-1:** Site Plan
- **Sheet Z-2:** Enlarged Site Plan
- **Sheet Z-3:** Existing Elevation
- **Sheet Z-4:** Proposed Elevations

Note: The plans reference “proposed” elements, but these are now “existing” as the facility was constructed per the 2018 approval.



Applicant Information

- **Applicant:** CommNet Cellular Inc. d/b/a Verizon Wireless
180 Washington Valley Road Bedminster, NJ 07921
- **Agent:** Chris Kennard, Elevation Wireless
Email: chris.kennard@elevationcompanies.com
Phone: (303) 913-7527
Address: 4610 S. Ulster Street, Ste. 150, Denver, CO 80237
- **Property Owner:** Snow King Mountain Resort, LLC
Contact: Ryan Stanley
Email: ryan@snowkingmountain.com
Phone: (307) 734-3351
Address: 575 S. Willow Street, Jackson, WY 83001

Conclusion

Verizon Wireless seeks to renew the CUP to continue providing essential wireless services to the Jackson community. The WY3 SK Coaster 1 facility is a proven, minimally invasive solution that balances technical needs with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure.

Respectfully,

Chris Kennard
Site Acquisition Manager
Elevation Wireless, Representing Verizon Wireless

Enclosures:

- Site Plans (Sheets T-1, PS1, SU1, SU3, SU4, Z-1, Z-2, Z-3, Z-4)
- Fully executed 1st amendment document showing there is a contract in place.
- RF compliance letter
- RF emissions certification
- Signed application



4/30/25

To: Tyler Valentine, Senior Planner

Transmitted via email to: tvalentine@jacksonwy.gov

RE: Verizon Wireless SK Coaster 1 Site Located at: 402 E Snow King Avenue Jacson WY 83001

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to VZWRFCompliance@VerizonWireless.com.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Email	Emergency Contact Phone
vzw.mountain.rfsp@verizon.com	800-264-6620

Sincerely,

Jennifer Sedillo

Manager-RF System Design, Verizon



CERTIFICATION STATEMENT

TO: Town of Jackson

RE: RF Emissions Certification

DATE: April 30, 2025

To Whom It May Concern,

This letter will confirm that the radio frequency emissions produced by the proposed site will not exceed and shall comply with all federal standards established by the Federal Communications Commission (FCC). Verizon Wireless facilities operate in strict compliance with all local, state, and federal regulations.

I certify under penalty of perjury that the foregoing is true and correct.

Executed on this 30th of April 2025.

Signature: *Benjamin W. Floyd III*

Title: Verizon Radio Frequency Engineer

Sincerely,

Benjamin W. Floyd III
Radio Frequency Engineer
Verizon
5018041806



**PROPOSED LIGHT POLE PHOTO SIMULATION
(LOOKING EAST)**



**PROPOSED LEASE AREA "B"
(LOOKING WEST)**

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER

SECTION OR DETAIL

SCALE:

SHEET WHERE DRAWN

SHEET WHERE TAKEN

SECTION LETTER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

DETAIL NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

⊕ CENTERLINE

d PENNY

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION

TOP OF WALL
1639.00 CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

ROUND/DIAMETER

APPROXIMATELY



**EXISTING LIGHT POLE
(LOOKING EAST)**

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED BY:

REV

DESCRIPTION

DATE

BY

CHK

D

REVISED TO 24X36 TEMPLATE

11/6/17

MDA

E

REVISED PER COMMENTS

11/15/17

MDA

F

REVISED PER UPDATED SURVEY

3/21/18

MDA

G

REVISED PER FIBER COORD & UPDATED SU/1A

5/8/18

MDA

H

REVISED PER UPDATED SURVEY

8/23/18

MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

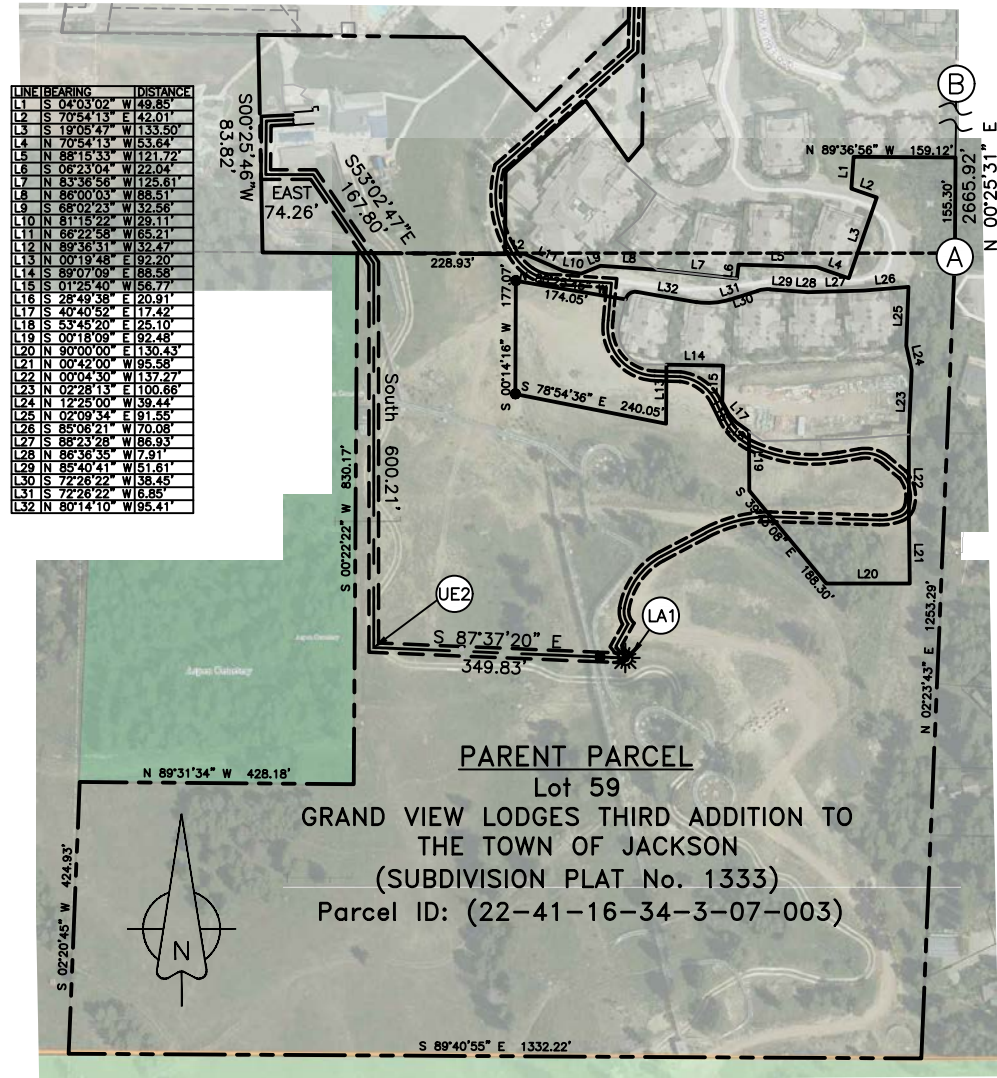
PHOTO SHEET

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

PS1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet, thence North 4 feet to the point of beginning.
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

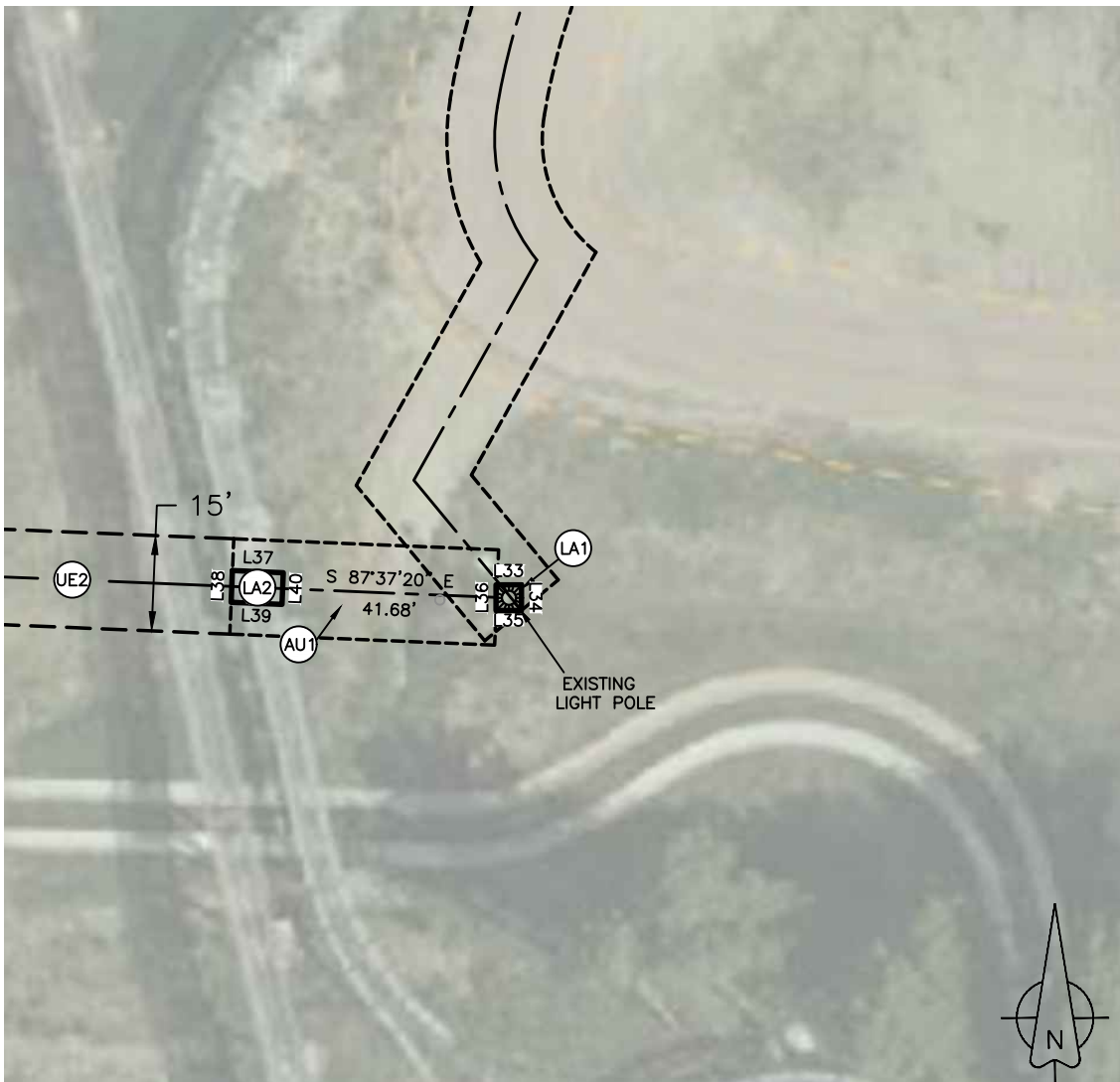
A strip of land fifteen feet (15') wide for the purpose of providing access and serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 624.83 feet South and 558.28 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 41.68 feet to the terminus of said centerline.
The above described strip of land contains 416.8 square feet in area or 0.01 of an acre more or less.

AU1 ACCESS AND UTILITY EASEMENT LAND DESCRIPTION

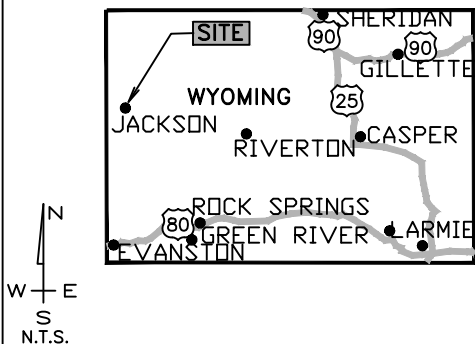
KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



REGIONAL MAP:



PARENT PARCEL OWNER:

SNOW KING MOUNTAIN RESORT LLC

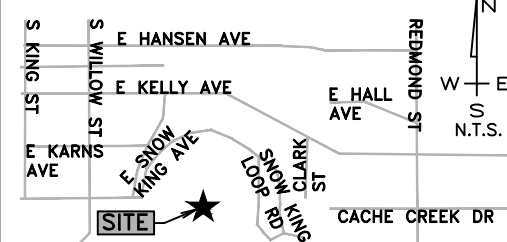
575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014

VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT
(435)660-0816
cory@cispls.com
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN WY P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)

NORTHING:
1411899.65sft
EASTING:
2447076.54sft
ELEVATION:
6400± sft

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ____-____) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

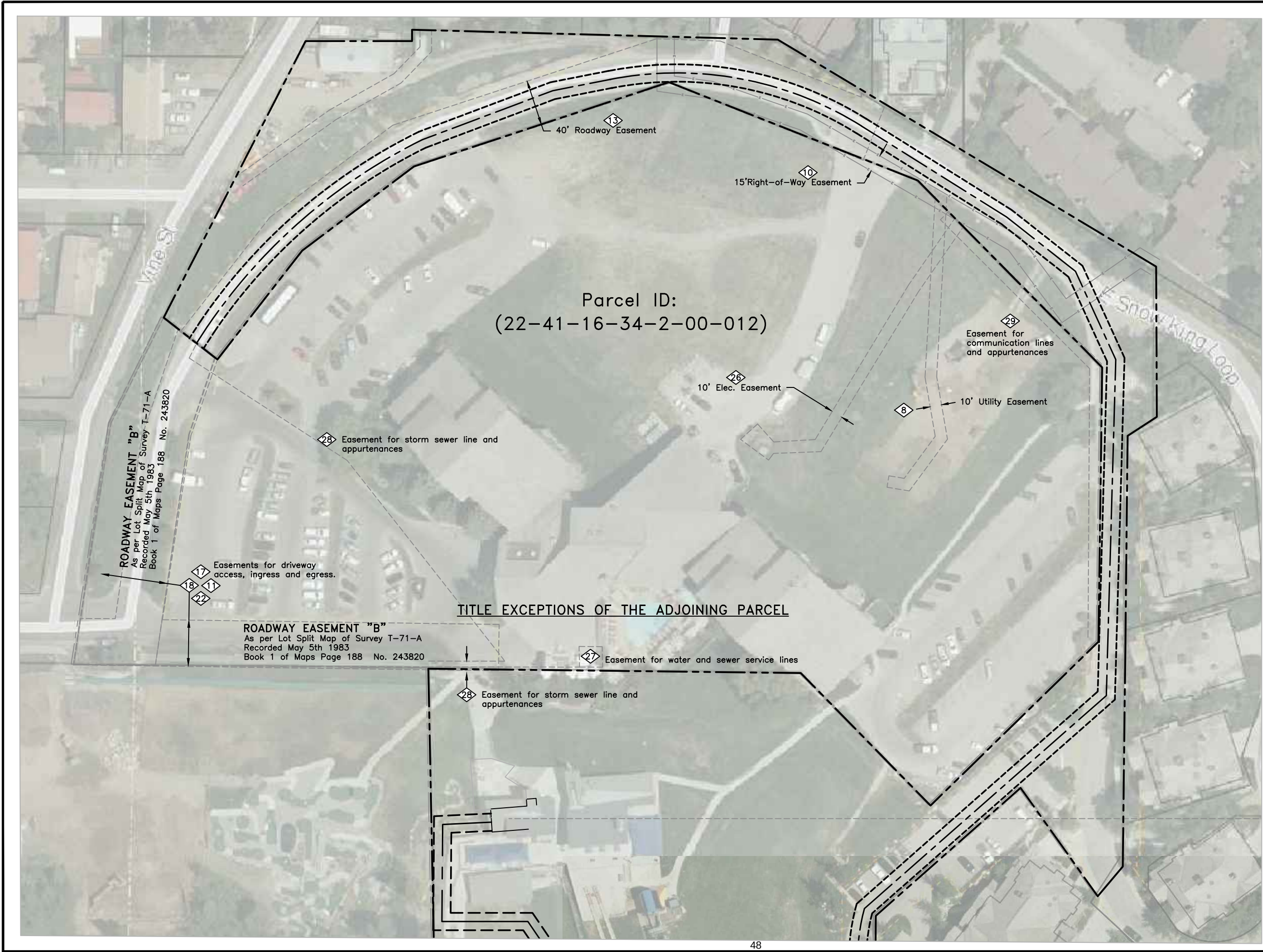
J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

J5 SITE I.D.: VZ WY3 SK COASTER 1

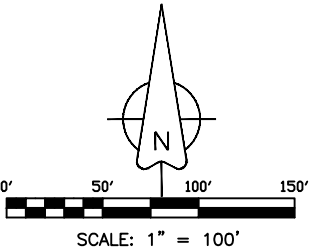
SHEET INFO.: Sheet 1 of 3 SU1



EXCEPTIONS FROM TITLE REPORT									
SCHEDULE B PART II									
The following exceptions were locatable.									
8	10	11	13	17	18	22	26		
27	28	29							

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 09/14/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. THOSE THAT WERE LOCATABLE ARE PLOTTED AND NOTED ACCORDINGLY HEREON.



DESIGNED FOR:

verizon

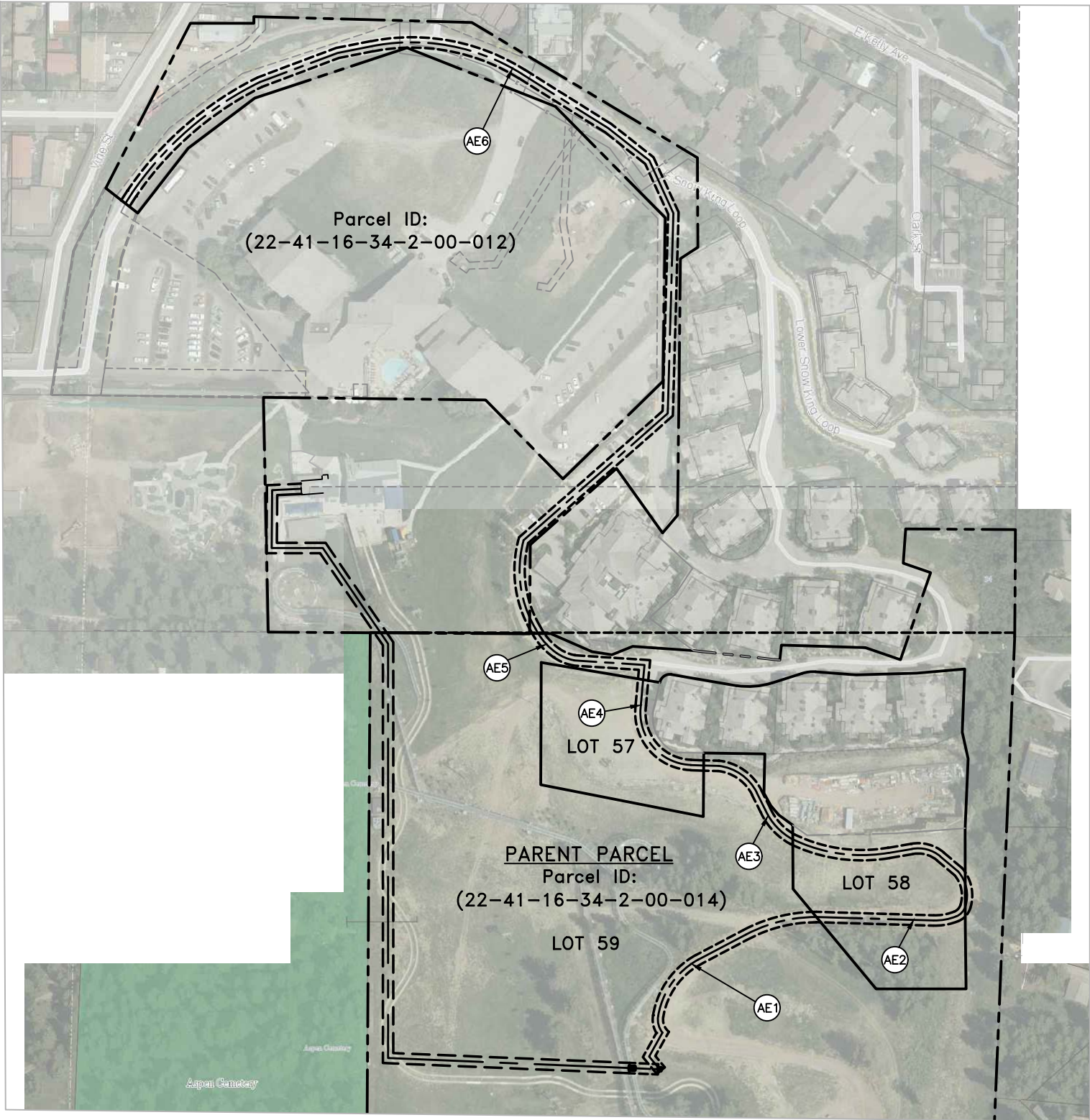
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:		
TITLE EXCEPTIONS OF THE ADJOINING PARCEL		
J5 SITE I.D.:	WY3 SK COASTER	
SHEET INFO.:	Sheet 2 of 3	SU2



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

Ⓐ ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

Ⓐ ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

Ⓐ ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

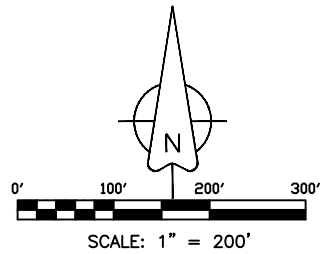
Ⓐ ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

Ⓐ ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center $\frac{1}{4}$ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

Ⓐ ACCESS EASEMENT 4 LAND DESCRIPTION



DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:

WY3 SK COASTER

SHEET INFO.:

Sheet 3 of 3

SU3

PREPARED FOR:

verizon9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

1A CERTIFICATION LETTER

FOR

VERIZON WIRELESS

FACILITY KNOWN AS:

WY3 SK COASTER 1, X Sector

TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 sft
[ELEVATION METERS]: 1993.623 m

LEGAL DESCRIPTION:

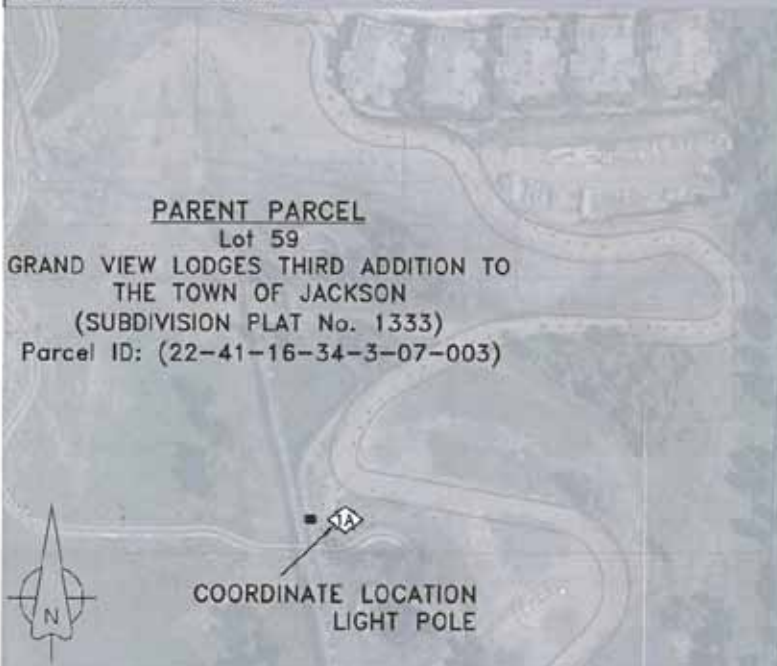
626.6 FEET SOUTH AND 514.72
FEET WEST OF THE CENTER ¼
CORNER OF SECTION 34, T.41N.
R.116W, 6TH PRINCIPAL MERIDIAN,
TETON COUNTY WY.

SITE LOCATION:

SITE IS LOCATED AT:

402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 200'



PARENT PARCEL

Lot 59

GRAND VIEW LODGES THIRD ADDITION TO
THE TOWN OF JACKSON
(SUBDIVISION PLAT No. 1333)

Parcel ID: (22-41-16-34-3-07-003)

VICINITY MAP

PROFILE VIEW
LOOKING WEST

BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

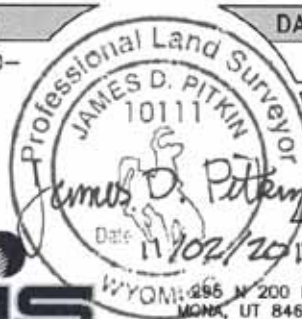
NAD 83: 43°28'14.34" N
110°45'15.41" W
DECIMAL
DEGREES: 43.47065°N
110.754281°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

DATE OF SURV.:

8/16/17

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THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS

PROFESSIONAL LAND SURVEYING

JAMES D. PITKIN

WY P.L.S. #10111

11/02/17

(435)660-0816
cory@cispis.com**J5 INFRASTRUCTURE**
P A R T N E R S

AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED FOR:

verizon3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018THESE DRAWINGS AND SURVEYS ARE COPYRIGHT
PROTECTED AND THE SOLE PROPERTY OF J5
INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR
THE USE OF OUR CLIENT. ANY REPRODUCTION OR
USE OF THE INFORMATION CONTAINED WITHIN SAID
DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN
CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

J5 INFRASTRUCTURE PARTNERS				AZ - CA - CO - ID - NM - NV - TX - UT			
REV	DESCRIPTION	DATE	BY	CHK	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-			
E	REVISED PER COMMENTS	11/15/17	MDA	-			
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-			
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-			
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-			

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

SU4

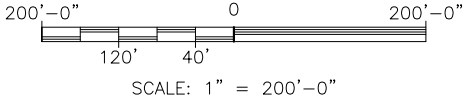
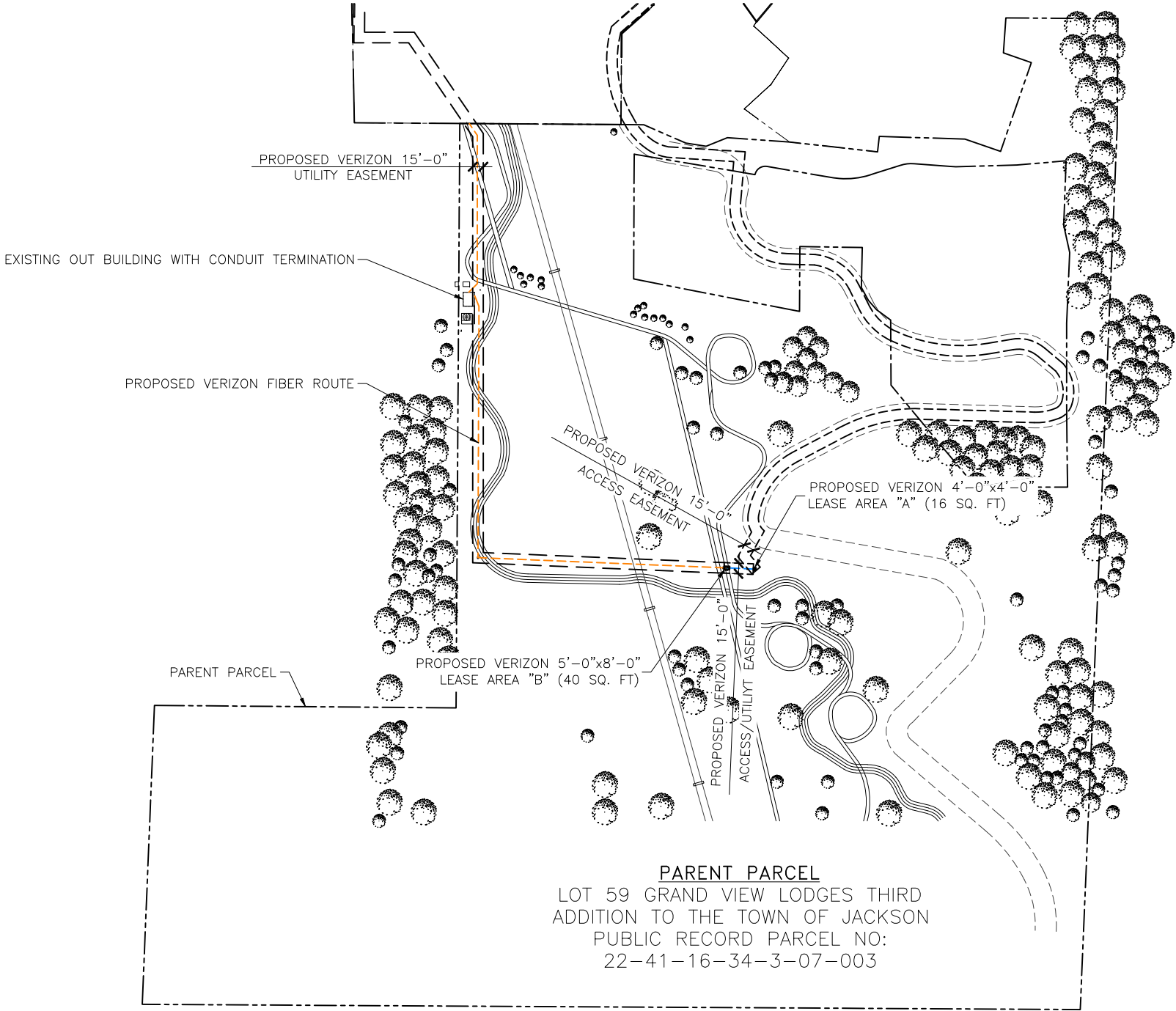
SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:	WY3 SK COASTER 1 PROPOSED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT
PROJECT ADDRESS:	402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE:	SITE PLAN
SAVE DATE:	8/23/2018 4:54 PM
SHEET NUMBER:	Z1

PENETRATIONS

RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

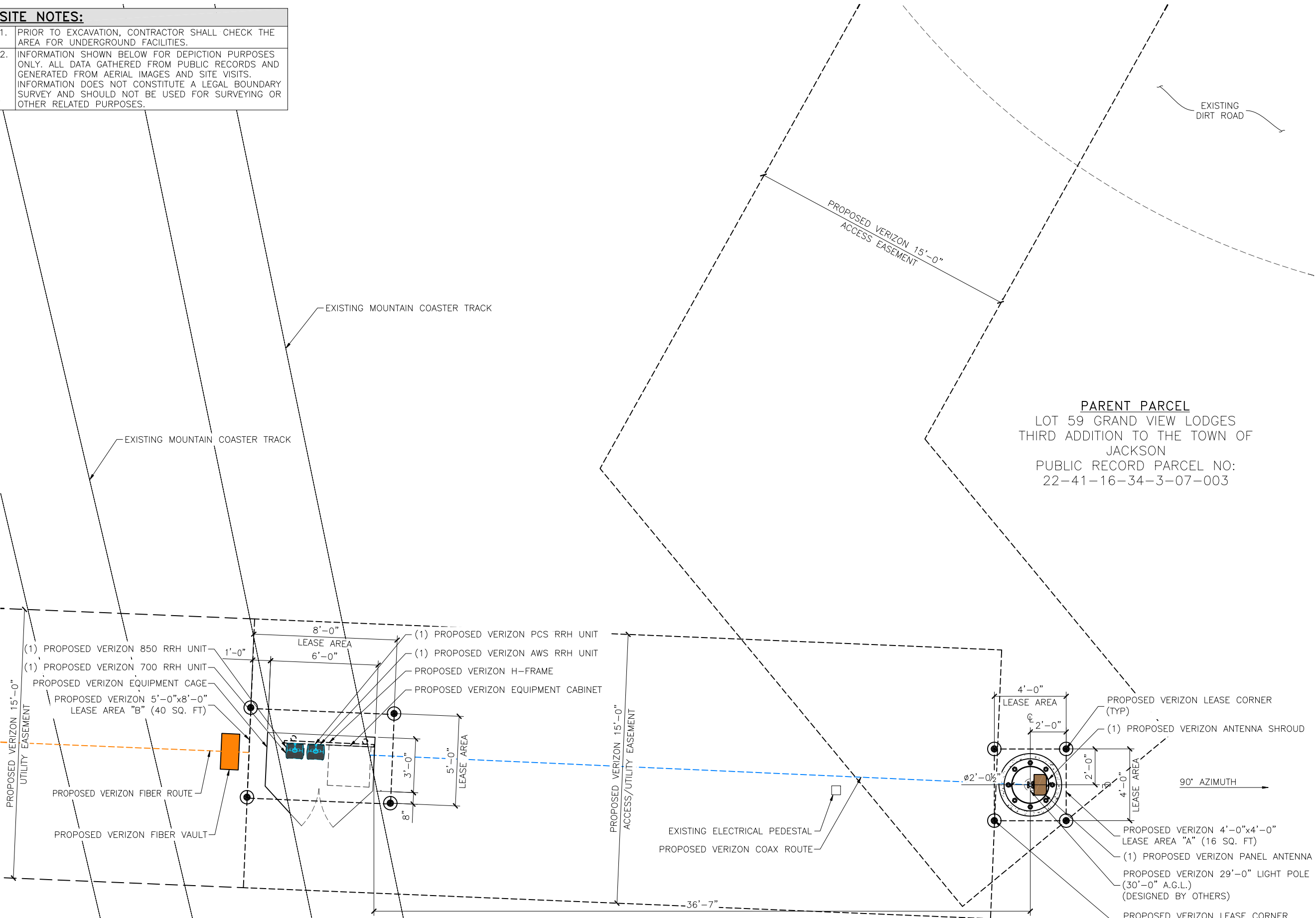
PROJECT ADDRESS:
**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

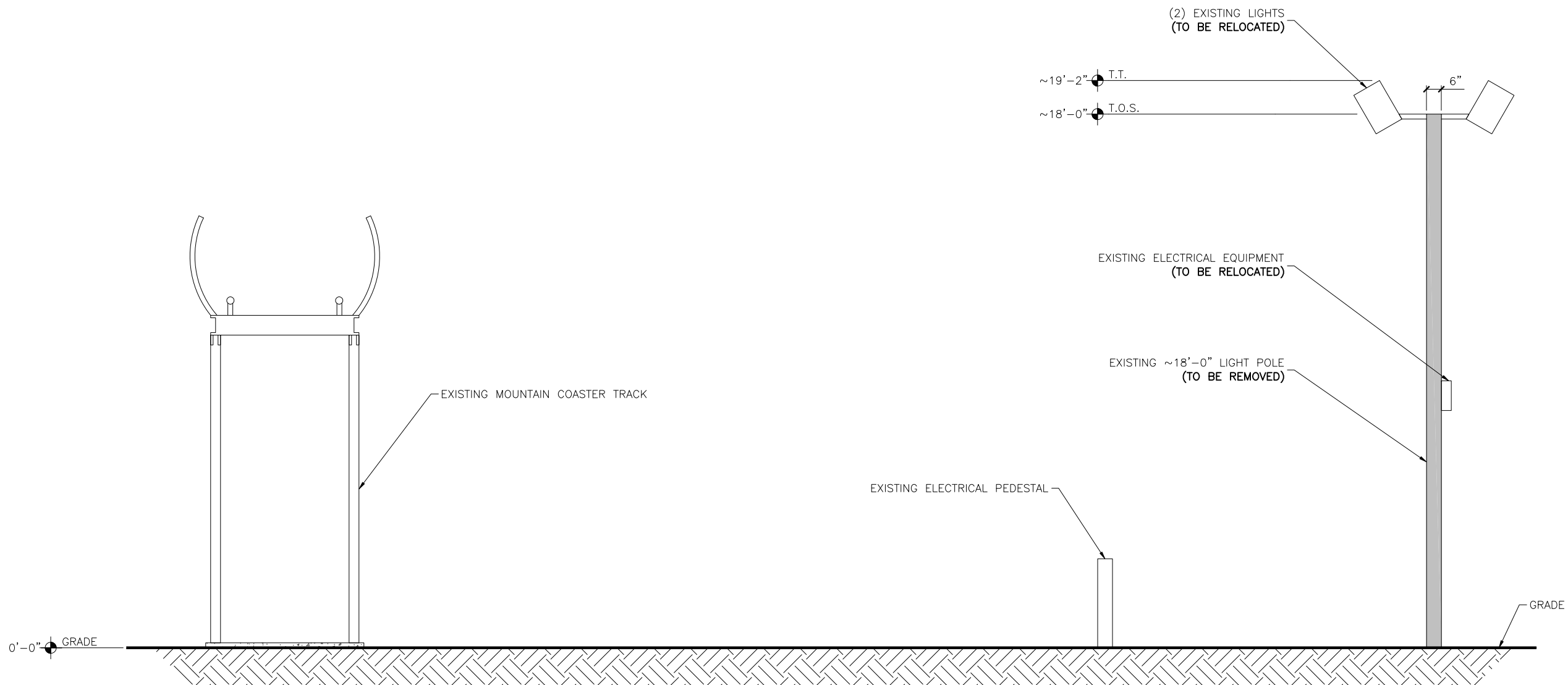
SHEET TITLE:
**ENLARGED
SITE PLAN**

SAVE DATE:
8/23/2018 4:54 PM

SHEET NUMBER:
22

SITE PLAN
SCALE: 3/16" = 1'-0"
NORTH
52





KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:



3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

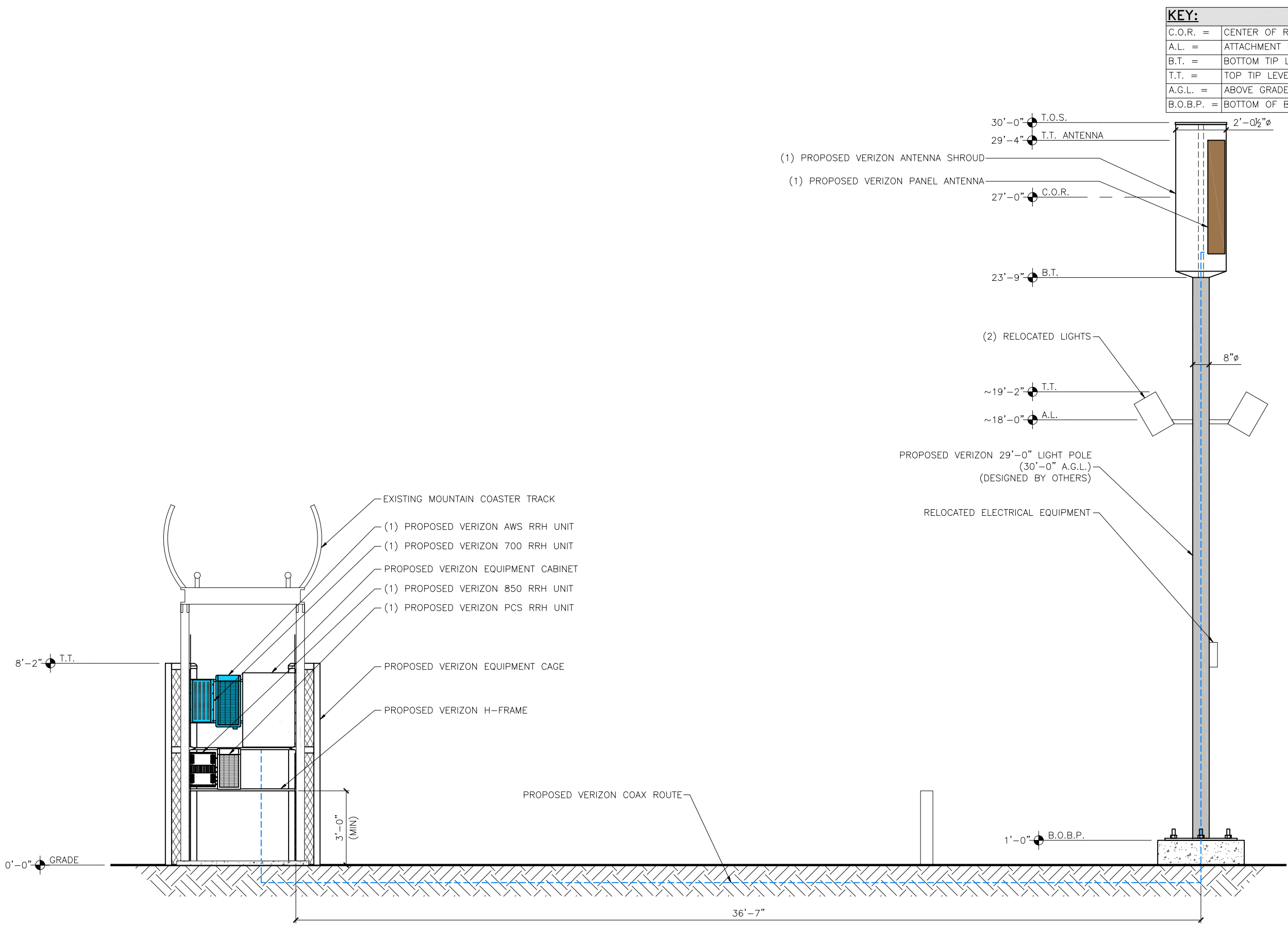
EXISTING ELEVATION

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

Z3



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA
H	REVISED PER UPDATED SURVEY	8/23/18	MDA

DESIGNED BY:



PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PROPOSED ELEVATION

SHEET NUMBER:

Z4

ACCESS EASEMENT	REV	DESCRIPTION	DATE	BY	DESIGNED FOR:	
	A	PRELIMINARY – FOR LEASING & ZONING	8/24/17	MDA	verizon 3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018 THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.	
	B	REVISED PER COMMENTS	9/12/17	MDA		
	C	REVISED PER COMMENTS	9/25/17	MDA		
	D	ADDED ACCESS/UTILITY EASEMENT AND UPDATED SURVEY	11/6/17	MDA		
	E	REVISED PER RF COMMENTS	11/15/17	MDA		
	F	REVISED PER UPDATED SURVEY	3/9/18	MDA		
	F	REVISED PER UPDATED SURVEY AND SITE AQ COMMENTS	3/16/18	MDA		
UTILITY EASEMENT	F	REVISED PER COMMENTS	3/21/18	MDA		J5 INFRASTRUCTURE PARTNERS AZ - CA - CO - ID - NM - NV - TX - UT
	G	REVISED PER FIBER COORDINATION AND UPDATED SU/1A	5/8/18	MDA		
	H	REVISED PER UPDATED SU	8/23/18	MDA		
LEASE AREA					DESIGNED BY:	
PENETRATIONS					PRELIMINARY FOR LEASING/ZONING	
RRH/BBU					PROJECT NAME:	
ANTENNAS					WY3 SK COASTER 1 PROPOSEED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT	
FIBER					PROJECT ADDRESS:	
POWER/GROUNDING					402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY	
HYBRID/COAX					SHEET TITLE:	
					SAVE DATE:	
					8/23/2018 4:54 PM	
					SHEET NUMBER:	
					PHS	

FIRST AMENDMENT TO LAND LEASE AGREEMENT

THIS FIRST AMENDMENT TO LAND LEASE AGREEMENT (this "Amendment") is made and entered into as of the 28 day of Sept., 2021, by and between Snow King Mountain Resort, LLC, a Wyoming limited liability company ("LESSOR"), and CommNet Cellular Inc. d/b/a Verizon Wireless ("LESSEE").

RECITALS:

WHEREAS, LESSOR and LESSEE entered into a Land Lease Agreement, dated October 18, 2018 (the "Agreement"); and

WHEREAS, in order to reflect the location of the access easement on the Property, as utilized by LESSEE and intended by LESSOR, LESSOR has requested, and LESSEE has agreed, to amend the Agreement to reflect the corrected location of the non-exclusive access easement included in the Premises.

AGREEMENT

NOW, THEREFORE, in consideration of the facts contained in the Recitals above, the mutual covenants and conditions below, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Definitions. Any capitalized terms used in this Amendment that are not defined herein shall have the meanings given those terms in the Agreement.
2. Exhibit "B". Exhibit "B" to the Agreement is hereby supplemented to replace the descriptions of the access easements across Lots 57, 58, and 59 with the access easement as described and shown on Exhibit "B" (First Amendment), attached hereto and incorporated by reference herein. All references in Exhibit "B" to Access Easement 1, Access Easement 2, Access Easement 3, Access Easement 4, and Access Easement 5 are hereinafter replaced with the description contained in Exhibit "B" (First Amendment). For all purposes under the Agreement, all references to Exhibit "B" shall hereinafter also include Exhibit "B" (First Amendment).
3. Title. LESSOR covenants that LESSEE, on paying the Rent and performing all covenants and obligations under the Agreement, shall peaceably and quietly have, hold and enjoy the Premises, including but not limited to the access easement as described in Exhibit "B" (First Amendment). LESSOR represents and warrants to LESSEE as of the date of this Amendment, and covenants during the Term, that LESSOR has full authority to enter into and execute this Amendment and that there are no liens, judgments, covenants, easements, restrictions or other impediments of title that will adversely affect LESSEE's use of the said access easement.
4. Continued Effect. Except as specifically amended by this Amendment, all of the terms and conditions of the Agreement shall remain in full force and effect. In the

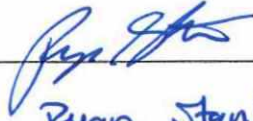
event of a conflict between any terms and provisions of the Agreement and this Amendment, the terms and provisions of this Amendment shall control. Except where otherwise expressly indicated herein, the terms and provisions of this Amendment shall be deemed effective from and after the date of this Amendment.

[SIGNATURES ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF, the parties hereto have duly executed this First Amendment to Land Lease Agreement the day and year first written above.

LESSOR:

Snow King Mountain Resort, LLC,
a Wyoming limited liability company

By: 
Name: Ryan Stanley
Title: President
Date: Sept 28, 2021

LESSEE:

CommNet Cellular Inc.
d/b/a Verizon Wireless

By: 
Print Name: Debbie Lutz
Title: Senior Manager Network Real Estate
Date: September 27, 2021

EXHIBIT "B" (FIRST AMENDMENT)

SITE PLAN OF THE PREMISES

See attached description of LESSEE's access easement
(replacing Access Easement 1 through Access Easement 5)

A strip of land thirty foot wide for the purpose of providing access to a telecommunications equipment lease area, located within Lot 59 of Grand View Lodges Third Addition to the Town of Jackson, Plat No. 1333, and described within Warranty Deed, document no. 0940923, records of the Clerk of Teton County, Wyoming and being located in the NE ¼ SW ¼ of Section 34, Township 41 North, Range 116 West, 6th P.M., Teton County, Wyoming, said 30-foot-wide easement being 15 feet each side of the following described centerline;

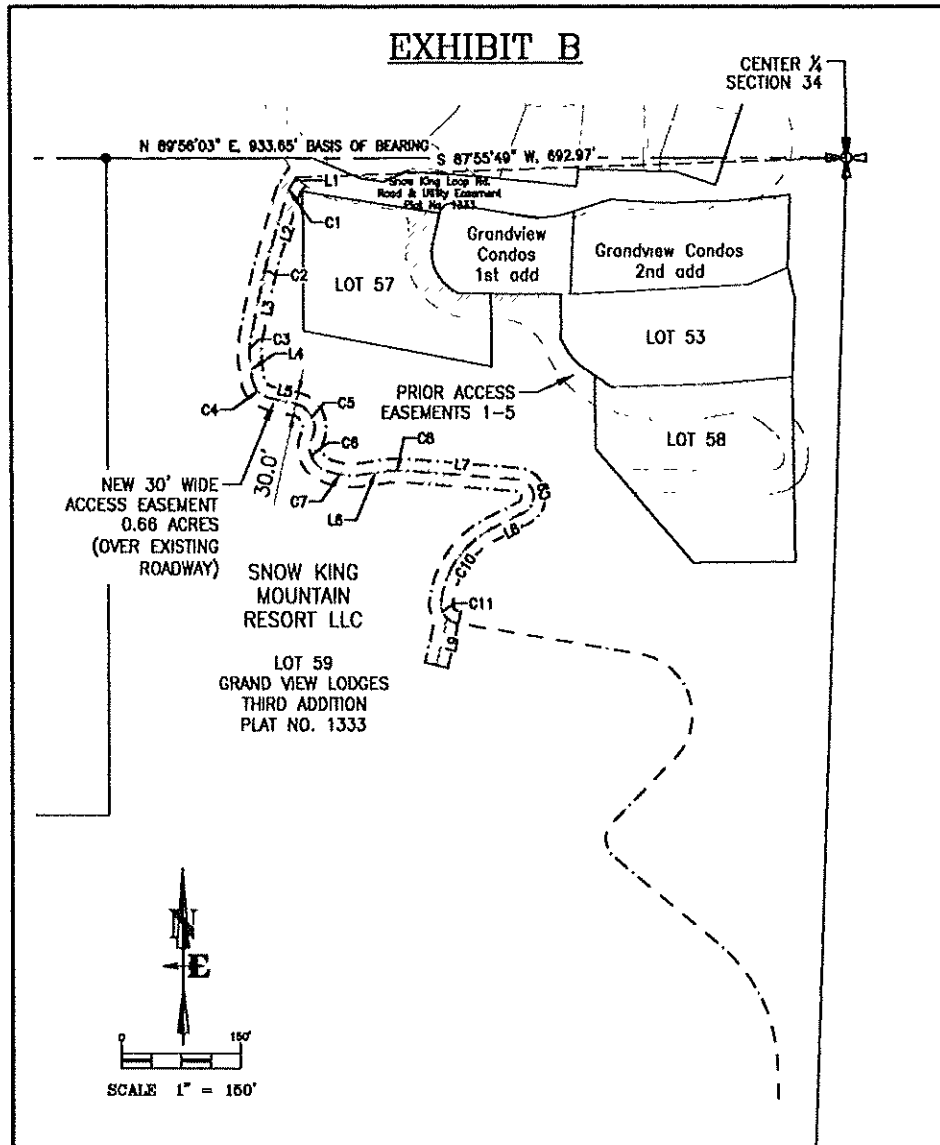
Beginning at a point on the southerly Road & Utility Easement as shown on Said Plat No. 1333 and being S 87°55'49" W, a distance of 692.97 feet from the Center Quarter Corner of Said Section 34;

Thence S34°40'26" W, a distance of 10.51 feet to a circular curve to the left;
Thence along said curve having a radius of 50.00 feet, a chord of 15.57 feet, bearing S25°43'01" W, through a central angle of 17°54'50", an arc distance of 15.63 feet;
Thence S16°45'36" W, a distance of 92.61 feet to a circular curve to the left;
Thence along said curve having a radius of 150.00 feet, a chord of 12.92 feet, bearing S14°17'33" W, through a central angle of 04°56'06", an arc distance of 12.92 feet;
Thence S11°49'30" W, a distance of 79.07 feet to a circular curve to the left;
Thence along said curve having a radius of 100.00 feet, a chord of 31.44 feet, bearing S02°46'54" W, through a central angle of 18°05'11", an arc distance of 31.57 feet;
Thence S06°15'41" E, a distance of 21.31 feet to a circular curve to the left;
Thence along said curve having a radius of 30.00 feet, a chord of 35.00 feet, bearing S41°56'49" E, through a central angle of 71°22'16", an arc distance of 37.37 feet;
Thence S77°37'57" E, a distance of 32.62 feet to a circular curve to the right;
Thence along said curve having a radius of 30.00 feet, a chord of 47.16 feet, bearing S25°48'58" E, through a central angle of 103°37'58", an arc distance of 54.26 feet to a compound curve to the left;
Thence along said curve having a radius of 30.00 feet, a chord of 42.70 feet, bearing S19°22'01" E, through a central angle of 90°44'05", an arc distance of 47.51 feet to a compound curve to the left;
Thence along said curve having a radius of 88.24 feet, a chord of 43.79 feet, bearing S80°08'38" E, through a central angle of 28°43'55", an arc distance of 44.25 feet;
Thence N81°20'35" E, a distance of 35.96 feet to a circular curve to the right;
Thence along said curve having a radius of 120.00 feet, a chord of 25.00 feet, bearing N88°32'19" E, through a central angle of 11°57'34", an arc distance of 25.05 feet;
Thence S85°28'54" E, a distance of 141.10 feet to a circular curve to the right;
Thence along said curve having a radius of 22.00 feet, a chord of 42.38 feet, bearing S11°04'05" E, through a central angle of 148°49'38", an arc distance of 57.15 feet;
Thence S63°20'44" W, a distance of 48.42 feet to a circular curve to the left;
Thence along said curve having a radius of 120.00 feet, a chord of 110.34 feet, bearing S34°01'12" W, through a central angle of 54°44'26", an arc distance of 114.65 feet to a compound curve to the left;
Thence along said curve having a radius of 24.00 feet, a chord of 21.96 feet, bearing S20°34'52" E, through a central angle of 54°27'41", an arc distance of 22.81 feet;
Thence S13°31'14" W, a distance of 60.50 feet to the end of this description.

The sidelines to be lengthened or shortened to terminate on described lines.

Said easement contains 0.68 acres, more or less, and is subject to any easements, rights-of-way, reservations or restrictions of sight and/or of record.

The Basis of Bearing for this description is N89°56'03" E along the North Line of the NE1/4 SW1/4 of Section 34.



CURVE #	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	15.63	50.00	17°54'50"	S25°43'01"W	15.57
C2	12.92	150.00	4°56'08"	S14°17'33"W	12.92
C3	31.57	100.00	18°06'11"	S02°46'54"W	31.44
C4	37.37	30.00	71°22'16"	S41°56'49"E	36.00
C5	54.26	30.00	103°37'58"	S25°48'58"E	47.18
C6	47.51	33.00	50°44'05"	S19°22'01"E	42.70
C7	44.25	63.24	26°43'53"	S90°09'38"E	43.79
C8	25.05	120.00	11°57'34"	N56°32'19"E	25.00
C9	57.15	22.00	148°49'39"	S11°04'06"E	42.38
C10	114.65	120.00	54°44'26"	S34°01'12"W	110.34
C11	22.81	24.00	54°27'41"	S20°34'52"E	21.55

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S34°40'26"W	10.51
L2	S16°45'36"W	92.61
L3	S11°49'30"W	79.07
L4	S06°15'41"E	21.31
L5	S77°37'57"E	32.62
L6	N81°20'35"E	35.96
L7	S65°28'54"E	141.10
L8	S63°20'44"W	48.42
L9	S13°31'14"W	60.50

DRAWING NO 1	DRAWING TITLE SNOW KING MOUNTAIN RESORT ACCESS EASEMENT	NELSON ENGINEERING P.O. BOX 1600, JACKSON WYOMING (807) 758-2067	DATE 6/11/2011
JOB NO 10-282-01			APPROVED BY

STAFF REPORT



Meeting Date:	July 16, 2025	Meeting Title:	Planning Commission
Submitting Department:	Planning Department	Presenter:	Andrew Bowen
Agenda Item:	P25-077 Conditional Use Permit Renewal (P18-163) (Request for Approval of a Conditional Use Permit to Allow a Wireless Communications Facility at the Base of Snow King (The Rafferty Activity Center))	Public Comment:	Yes

Purpose & Policy Considerations.

According to LDR Section 6.1.10.D.b, a Wireless Facility Conditional Use Permit (CUP) is valid for five years. Since this CUP was issued on September 17, 2018, a renewal is now required. Therefore, to continue operation, this renewal must comply with the CUP requirements outlined in LDR Section 8.4.3.

Purpose of a CUP:

LDR Section 8.4.3.A *“the purpose of a conditional use permit is to individually and publicly review the configuration, density, and intensity of a use that is generally compatible with the character of a zone, but requires additional, site-specific conditions to limit and mitigate effects that may be adverse to the desired character of the zone.”*

Requested Action.

As was stated in the staff report for the original Conditional Use Permit dated September 12, 2018, *“The Applicant is requesting approval of a Conditional Use Permit to locate a wireless communications facility at the base of Snow King Resort in a “stealth” faux chimney on the Rafferty Center at 402 E. Snow King Ave.”*

Note: No alterations are proposed to this wireless facility.

Key Issues/Policy Question

Planning staff has not identified any Key Issues/Policy Questions for this proposal.

Recommendation.

The Planning Director recommends **approval** of Conditional Use Permit P25-077 to renew a Wireless Facility CUP (formerly P18-164) located at 402 East Snow King Avenue, subject to the departmental review comments attached and this staff report dated July 16, 2025.

Project Location.

The subject property is located at 402 East Snow King Avenue (PDIN: 22-41-16-34-2-00-014)

TC 2024 Aerial



Background/Project Description.

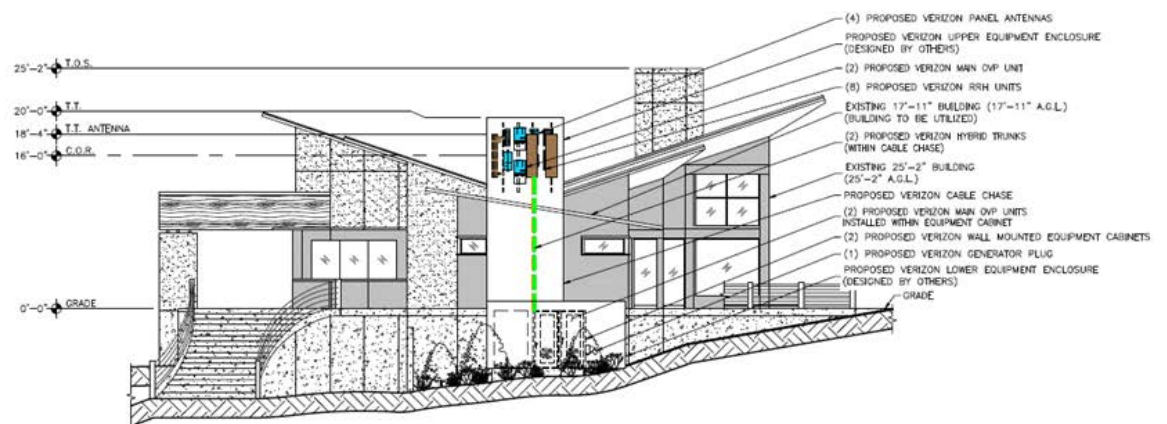
Property Description:

The subject parcel is 5.3 acres (230,868 square feet) and is located within the Planned Resort, Snow King (PR-SK) zone. It is predominantly surrounded by other PR-SK parcels, with limited proximity to the Public/Semi-Public (P/SP) zone to the south (Aspen Cemetery), as well as the Neighborhood High Density – 1 (NH-1) and Neighborhood Medium Density – 2 (NM-2) zones along Snow King Loop Road near Vine Street.

Current Site Development:

The site is currently developed with a faux chimney on the western building of the Rafferty Center as shown on the next page.

Faux Chimney Location



NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PROPOSED WEST ELEVATION
SCALE: N.T.S.

Project Description:

The WY3 SK Coaster 2 facility is a stealth wireless communication installation designed to strengthen Verizon's Personal Communications Services (PCS) network. The Applicant states that this facility works in conjunction with the WY3 SK Coaster 1 facility and addresses a critical coverage gap in the Town of Jackson by delivering reliable 4G-LTE service within a two- to four-mile radius. The facility supports wireless internet access, data transmission, and emergency communications for first responders, including paramedics, firefighters, and law enforcement—thereby enhancing public safety and community welfare.

Per the Applicant's Narrative, the existing infrastructure includes:

- A faux chimney structure on the Rafferty Activity Center, concealing multiple antennas to blend with the building's architecture.
- Associated equipment housed within a leased space, screened to minimize visual impact.
- Access via existing resort infrastructure, including a 15-foot-wide utility easement connecting to the SK Coaster 1 facility.

The Applicant states that *"the WY3 SK Coaster 2 facility is a proven, minimally invasive solution that balances technical needs with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure."*

Justification for Renewal:

Verizon Wireless identified this location through comprehensive radio frequency (RF) engineering studies that considered population density, traffic patterns, and the area's challenging topography. A faux chimney design was selected after determining that collocating on existing structures, such as the Snow King Hotel rooftop, would not adequately serve the eastern portion of downtown Jackson without causing significant visual impact. The SK Coaster 2 facility works in tandem with SK Coaster 1 to provide reliable network coverage throughout the downtown area.

This facility is critical to Verizon's compliance with FCC requirements under Title 47, Part 24.103 of the Code of Federal Regulations, which mandate continuous and dependable service. Without this installation, Verizon would face:

- *Disruption of network continuity;*
- *Degraded service in downtown Jackson, particularly during peak tourist seasons;*
- *Reduced reliability for residents, visitors, and emergency service providers.*

Analysis.

After reviewing the Applicant's submittal, staff finds that the proposed project complies with the LDR requirements of the 6.1.10.D.

Determination of Need/Public Benefit:

The SK Coaster 2 facility strengthens 4G-LTE coverage in downtown Jackson, alleviating network strain during peak usage periods. It also supports essential communications for the Jackson Police Department, as recognized by Chief Todd Smith in 2017, and helps ensure consistent, reliable service for residents and visitors.

Concealment Element:

All antennas are fully concealed within a faux chimney, seamlessly integrated into the architecture of the Rafferty Activity Center. Associated equipment is screened to ensure the facility remains unobtrusive and its purpose is not readily apparent to the casual observer.

Height:

The faux chimney complies with the Land Development Regulations, remaining within the 5-foot height limit allowed above the existing roofline for roof-mounted facilities.

Setbacks:

The facility is sited in compliance with all setback requirements, as verified in the original approved site plans.

Other Conditions (Visual Compatibility):

The faux chimney design complements the recreational and architectural character of Snow King Resort and remains visually unobtrusive from surrounding residential and commercial areas.

Landscaping:

No landscaping was proposed at the time of original approval.

Signage:

Only signage required by federal regulations will be installed; no commercial branding is present.

Lighting:

No change of lighting is proposed, maintaining the site's existing visual character.

Quantity Limit:

This facility is the sole installation on the parcel, in compliance with the one-facility-per-parcel regulation.

Emergency Generators:

Not Applicable, as none are proposed.

Noise Level:

Per the Applicant's narrative, *"the equipment generates negligible noise, complying with the 65 dBA limit for the PR-SK zone."*

Visibility:

The antenna is fully enclosed and concealed within a faux chimney.

Access:

The facility uses and will continue to use an existing service road.

Security:

The facility is enclosed with wire mesh fencing and is monitored 24/7 by Verizon's remote operations center for security.

Building Design:

This design was approved by the Design Review Committee on August 8, 2018.

Consistency with Prior Approval (P18-164):

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from both the Planning Commission and the Design Review Committee (DRC). It remains in full compliance with all conditions of approval.

Safety and Regulatory Compliance:

The facility complies with all relevant FCC, FAA, and industry standards for construction, electromagnetic emissions, and safety. Documentation verifying adherence to ANSI standards and mandatory building codes was submitted with the original CUP application and remains valid, as no structural modifications are planned.

Affordable & Workforce Housing:

No Housing Mitigation is required for this use.

Parking:

No parking is required for this use.

Public Comment.

Notice of this meeting and application was provided to the public on July 16, 2025. As of the writing of this staff report, no public comments have been received. During the original permitting process, several comments were submitted concerning radiofrequency (RF) radiation; however, no formal complaints related to RF radiation have been filed regarding this facility since its installation.

Development Plan Findings.

In accordance with Section 8.4.3.C, the following findings must be established to approve a Conditional Use Permit.

1. Is consistent with the purposes and organization of the LDRs;

Complies. This renewal of an existing CUP is consistent with the purposes and organization of the LDRs;

2. Complies with the use specific standards of [Division 6.1](#);

Complies. This renewal of an existing CUP complies with the use specific standards of Division 6.1;

3. Minimizes adverse visual impacts;

Complies. The antenna is fully concealed within a faux chimney, and all equipment is screened to prevent the facility's purpose from being apparent to a reasonable observer.

4. Minimizes adverse environmental impacts;

Complies. The existing wireless facility has not had any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. Minimizes adverse impacts from nuisances;

Complies. The existing wireless facility has not caused any significant adverse impacts or nuisances, including noise, vibration, or dust.

6. *Minimizes adverse impacts on public facilities;*

Complies. The existing wireless facility has not caused any significant adverse impacts on public facilities.

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

Complies. This renewal of an existing CUP complies with all other relevant standards of these LDRs and all other Town Ordinances.

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

Complies. This renewal of an existing CUP is in substantial conformance with all standards or conditions of any prior applicable permits or approvals.

Fiscal Impact.

Staff does not anticipate any fiscal impact from this renewal of an existing CUP.

Staff Impact.

The amount of staff time to review, meet with the Applicant, research, and write this report including future work to send final letters was roughly 8 hours.

Attachments.

- Applicant Submittal
- Department Reviews

Suggested Motion.

I move to recommend ***approval*** of Conditional Use Permit P25-077 to renew an existing Wireless Facility CUP (formerly P18-164) located at 402 East Snow King Avenue, subject to the departmental review comments attached and this staff report dated July 16, 2025.



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: WY3 SK Coaster 2
Physical Address: 204 E Snow King Avenue
Lot, Subdivision: PT SE1/4NW1/4, SEC. 34, TWP. 41, RNG. 116. TRACT A (PER LOT DIVISION, MAP T-71-A) PIDN: 22-41-16-34-2-00-014

PROPERTY OWNER.

Name: Snow King Mountain Resort LLC Phone: 307-737-3351
Mailing Address: 575 S. Willow Street, Jackson, WY ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: Chris Kennard, Elevation Wireless Phone: (303) 913-7527
Mailing Address: 4610 S. Ulster Street, Ste. 150, Denver, CO ZIP: 80237
E-mail: chris.kennard@elevationcompanies.com

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
☒ _____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
_____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: N/A Environmental Analysis #: _____
Original Permit #: P18-164 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.

Chris Kennard
Signature of Property Owner or Authorized Applicant/Agent
Chris Kennard
Name Printed

4/28/25
Date
Site Acquisition Manager
Title



Conditional Use Permit Application Narrative - SK Coaster 2

Date: April 30, 2025

To:

Town of Jackson
P.O. Box 1687
Jackson, WY 83001

Subject: Request for Renewal of Conditional Use Permit for Verizon Wireless WY3 SK Coaster 2

To whom this may concern,

Verizon Wireless (VZW) respectfully requests approval to renew the Conditional Use Permit (CUP) originally granted on September 17, 2018 (Permit P18-164) for a wireless communication facility located at the Rafferty Activity Center in the Planned Resort-Snow King (PR-SK) zoning district, Snow King Resort, Jackson, Wyoming. The facility is located at 402 E Snow King Avenue, Parcel 22-41-16-34-2-00-014. The original permit has expired, and the Town of Jackson has requested reapplication to maintain the facility's operation.

Project Overview

The WY3 SK Coaster 2 facility is a stealth wireless communication installation designed to enhance Verizon's Personal Communications Services (PCS) network. It works in tandem with the WY3 SK Coaster 1 facility to address a critical coverage gap in the Town of Jackson, providing robust 4G-LTE service across a two-to-four-mile radius. The facility supports wireless internet, data transmission, and emergency communications for first responders, including paramedics, firefighters, and law enforcement, thereby promoting public safety and welfare.

The existing infrastructure includes:

- A faux chimney structure on the Rafferty Activity Center, concealing multiple antennas to blend with the building's architecture.
- Associated equipment housed within a leased space, screened to minimize visual impact.
- Access via existing resort infrastructure, including a 15-foot-wide utility easement connecting to the SK Coaster 1 facility.



Justification for Renewal

Verizon Wireless selected this site based on extensive radio frequency (RF) engineering studies, accounting for population density, traffic patterns, and the region's complex topography. The faux chimney was chosen after determining that collocation on existing structures, such as the Snow King Hotel rooftop, would not meet coverage needs for the eastern sector without significant visual impact. The SK Coaster 2 facility complements SK Coaster 1, ensuring seamless network coverage across downtown Jackson.

The facility is essential to Verizon's FCC obligations under Title 47, Part 24.103 of the Code of Federal Regulations, requiring continuous, reliable service. Without this site, VZW would face:

- Network design disruptions.
- Reduced coverage, especially during peak summer tourist seasons.
- Inability to deliver dependable service to residents, visitors, and public safety agencies.

Compliance with Town of Jackson LDRs

The facility complies with Section 6.1.10.D.3.f (Wireless Communications Facilities) of the Town of Jackson's Land Development Regulations, as detailed below:

- **Stealth Design:** All antennas are concealed within a faux chimney, integrated into the Rafferty Activity Center's architecture. The equipment is screened to ensure the facility's purpose is not apparent to a reasonable observer.
- **Height:** The faux chimney adheres to the LDR's height limit of 5 feet above the existing roofline for roof-mounted facilities.
- **Setbacks:** The facility is positioned to meet setback requirements, as confirmed in the original site plans.
- **Visual Compatibility:** The chimney design aligns with the recreational and architectural character of Snow King Resort, remaining unobtrusive from nearby residential and commercial areas.



- **Landscaping:** No landscaping is proposed, consistent with the developed nature of the activity center site.
- **Signage:** Only federally mandated signage is present, with no commercial messages.
- **Lighting:** No new lighting is proposed, preserving the existing aesthetic.
- **Noise:** The equipment produces negligible noise, complying with the 65 dBA limit for the PR-SK zone.
- **Quantity Limit:** This is the only wireless facility on the parcel, adhering to the one-facility-per-parcel rule.
- **Emergency Generators:** None are proposed.
- **Access and Security:** The facility uses existing resort access routes and is secured with screened enclosures, monitored 24/7 by VZW's remote operations center.
- **Notice:** VZW will comply with all public hearing and notification requirements, including posting signs as directed.

Consistency with Prior Approval

The facility was approved by the Town Council on September 17, 2018, following unanimous recommendations from the Planning Commission and Design Review Committee (DRC). It complies with the conditions of approval:

1. VZW maintains the stealth elements at its expense to ensure they blend with the surrounding architecture and remain unobtrusive.
2. The faux chimney's design and proportions serve as FCC-defined concealment elements.

Public Benefit

The SK Coaster 2 facility enhances 4G-LTE capacity in downtown Jackson, addressing service strain during high-demand periods. It supports critical communications for the Jackson Police Department, as noted by Police Chief Todd Smith in 2017, and ensures reliable service for the community. The stealth design preserves the scenic and recreational character of Snow King Resort, aligning with Subarea 6.3 of the Snow King Master Plan.



Safety and Regulatory Compliance

The facility meets all applicable FCC, FAA, and industry standards for construction, electromagnetic radiation, and safety. Documentation affirming compliance with ANSI standards and nondiscretionary building codes was included in the original CUP application, which remain valid as no structural changes are proposed.

Site Plans

The enclosed site plans, previously approved under P18-164, are resubmitted with this application. These include:

- Title and Information Sheet
- Photos, Existing and Proposed
- Property Survey with Site Plan Overview
- Survey Showing Access Easements
- Certification of Geographic Coordinates
- Site Plan
- Enlarged Site Plan
- Existing Elevation
- Proposed Elevations

Note: The plans reference “proposed” elements, but these are now “existing” as the facility was constructed per the 2018 approval.



Applicant Information

- **Applicant:** CommNet Cellular Inc. d/b/a Verizon Wireless
180 Washington Valley Road Bedminster, NJ 07921
- **Agent:** Chris Kennard, Elevation Wireless
Email: chris.kennard@elevationcompanies.com
Phone: (303) 913-7527
Address: 4610 S. Ulster Street, Ste. 150, Denver, CO 80237
- **Property Owner:** Snow King Mountain Resort, LLC
Contact: Ryan Stanley
Email: ryan@snowkingmountain.com
Phone: (307) 734-3351
Address: 575 S. Willow Street, Jackson, WY 83001

Conclusion

Verizon Wireless seeks to renew the CUP to continue providing vital wireless services to the Jackson community. The WY3 SK Coaster 2 facility is a proven, minimally invasive solution that balances technical requirements with the aesthetic and environmental priorities of Snow King Resort. We respectfully request approval to maintain this critical infrastructure.

Respectfully,

Chris Kennard
Site Acquisition Manager
Elevation Wireless, Representing Verizon Wireless

Enclosures:

- Site Plans (as listed above)
- Fully executed Memorandum of lease agreement (MOL) showing a contract in place.
- RF compliance letter
- RF emissions certification
- Signed application

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER

SECTION OR DETAIL

SCALE:

SHEET WHERE DRAWN

SHEET WHERE TAKEN

SECTION LETTER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

DETAIL NUMBER

SHEET WHERE DRAWN

SHEET WHERE TAKEN

CENTERLINE

PENNY

EQUIPMENT OR FIXTURE NUMBER

KEYED NOTE

T.C. 1631.33
F.L. 1631.00

SPOT ELEVATION

TOP OF WALL
1639.00

CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

ROUND/DIAMETER

APPROXIMATELY



VIEW OF PROPOSED LEASE AREA
(LOOKING EAST)



VIEW OF EXISTING BUILDING
(LOOKING WEST)

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

JS INFRASTRUCTURE PARTNERS

AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:PHOTO SHEET

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:8/24/2018 4:09 PM

SHEET NUMBER:PS1

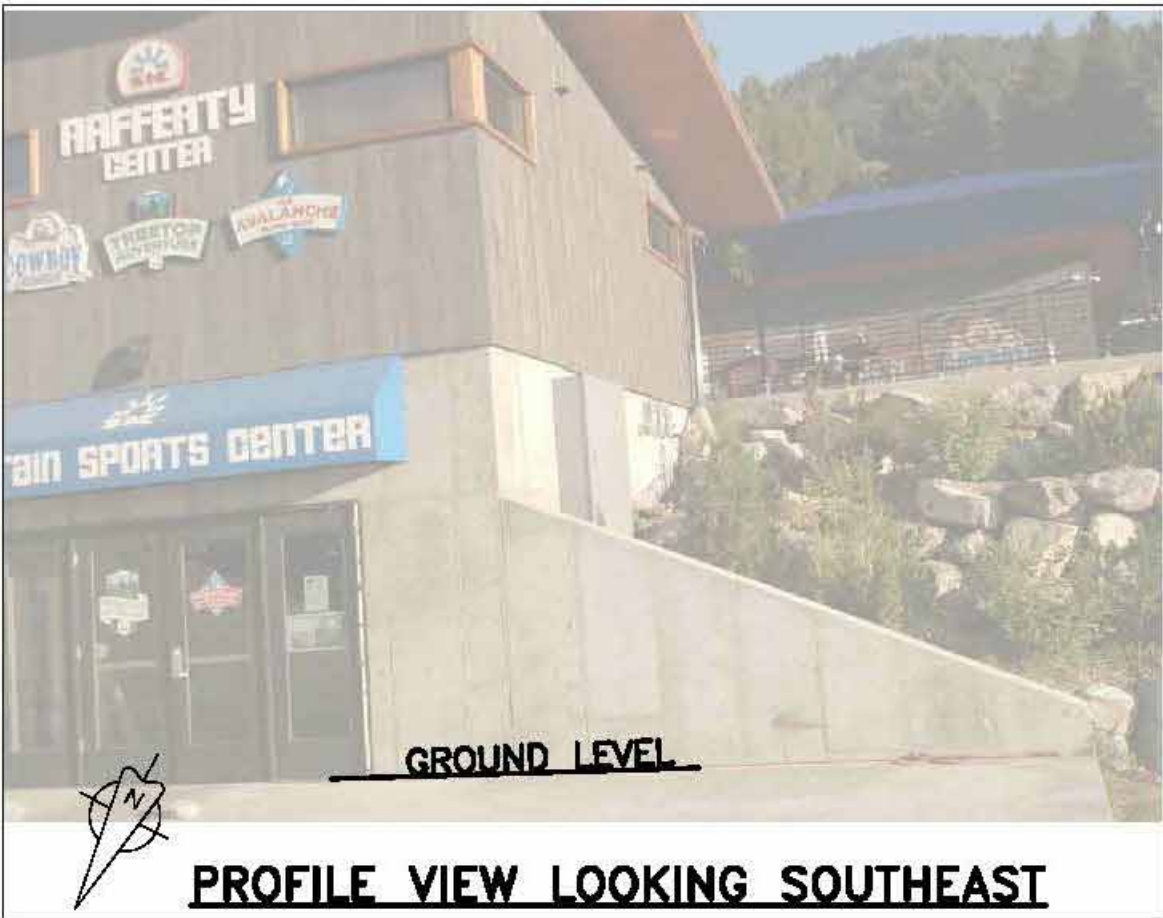
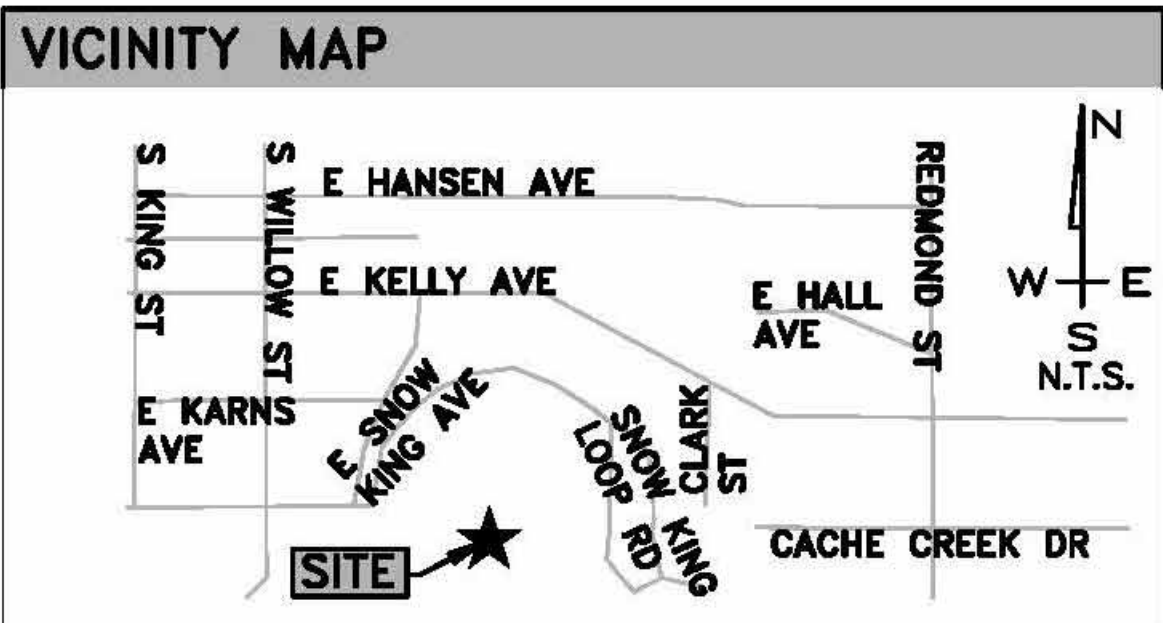
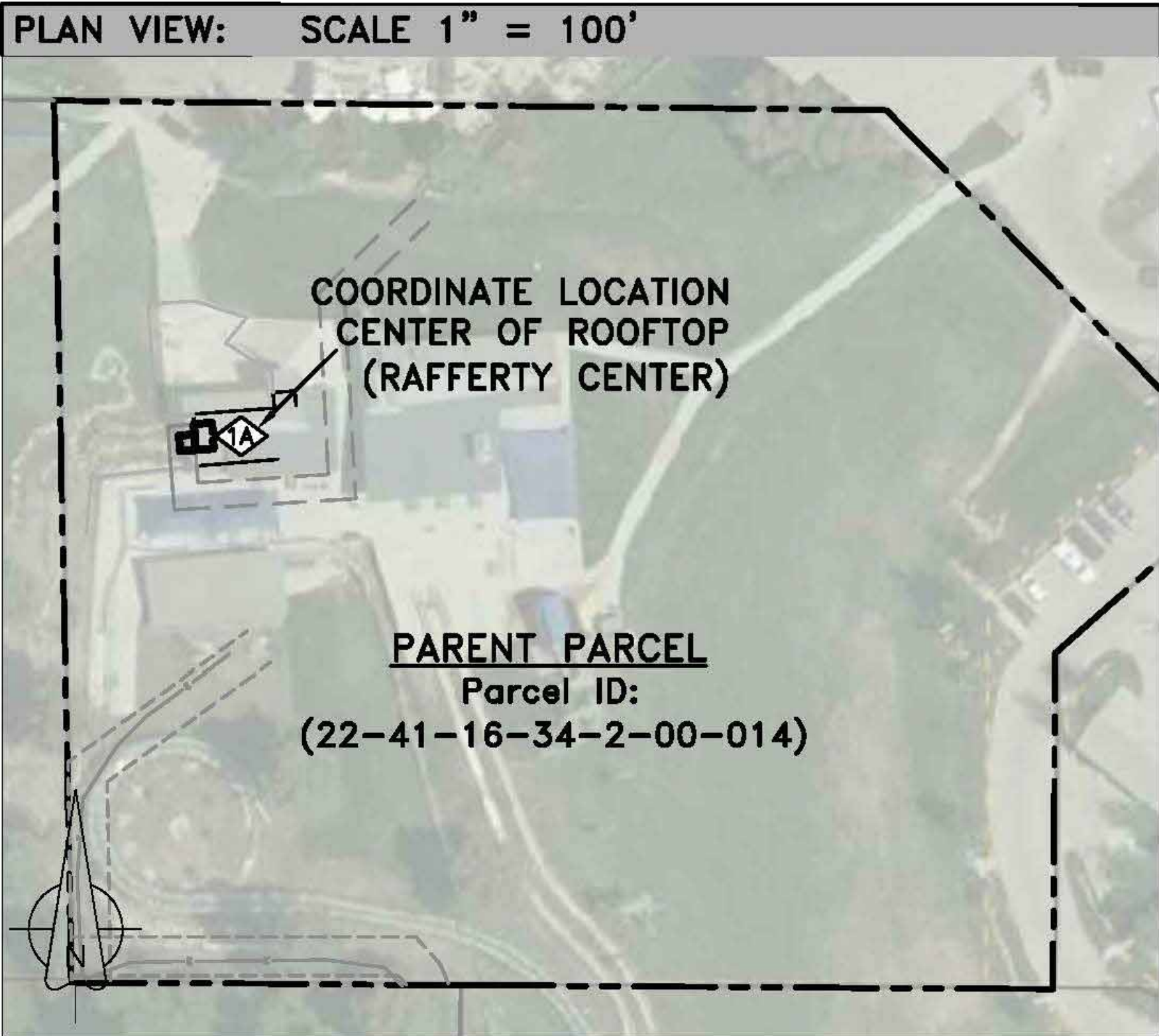
PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWERS/GROUNDING
HYBRID/COAX

PREPARED FOR:

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

1A CERTIFICATION LETTER
FOR
VERIZON WIRELESS
FACILITY KNOWN AS:
WY3 SK COASTER 2, Y&Z Sectors
TETON COUNTY, WYOMING

ELEVATION REPORT:	LEGAL DESCRIPTION:	SITE LOCATION:
NAVD88 - GROUND ELEVATION: 6310 sft [ELEVATION METERS]: 1923.292 m	218 FEET N 00°22'55" E ALONG THE ¼ SECTION LINE AND 1020 FEET WEST OF THE CENTER ¼ CORNER OF SECTION 34, T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY.	SITE IS LOCATED AT: 402 E SNOW KING AVENUE JACKSON CITY, TETON COUNTY, WYOMING.



BASIS OF GEODETIC COORDINATES:
(1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 10,000TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
(2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
(3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND OR TRIMBLE GEOMATICS SOFTWARE.

SURVEYOR'S CERTIFICATION:	DATE OF SURV.:
I HEREBY CERTIFY THAT THE GEO- DETIC COORDINATES REPORTED HEREON ARE ACCURATE AND MEET FAA/FCC REPORTING RE- QUIREMENTS OF 1A: FIFTEEN FEET (15') HORIZONTALLY AND THREE FEET (3') VERTICALLY.	8/2/17

GEODETIC COORDINATES:
NAD 83: 43°28'22.63"N 110°45'22.31"W
DECIMAL DEGREES: 43.472953°N 110.756197°W

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PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN WY P.L.S. #10111 09/22/2017
295 N 200 E
MONA, UT 84645
(435)660-0816
cory@cispis.com

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS: 402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE: 1A CERTIFICATION LETTER

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE: 8/24/2018 4:09 PM SHEET NUMBER: SU4

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:	
	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'



SITE PLAN
NORTH

50'-0" 0 50'-0"
30' 10'
SCALE: 1" = 50'-0"

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

JS INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE: SITE PLAN				
REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-
SAVE DATE:		SHEET NUMBER:		Z1
8/24/2018 4:09 PM				

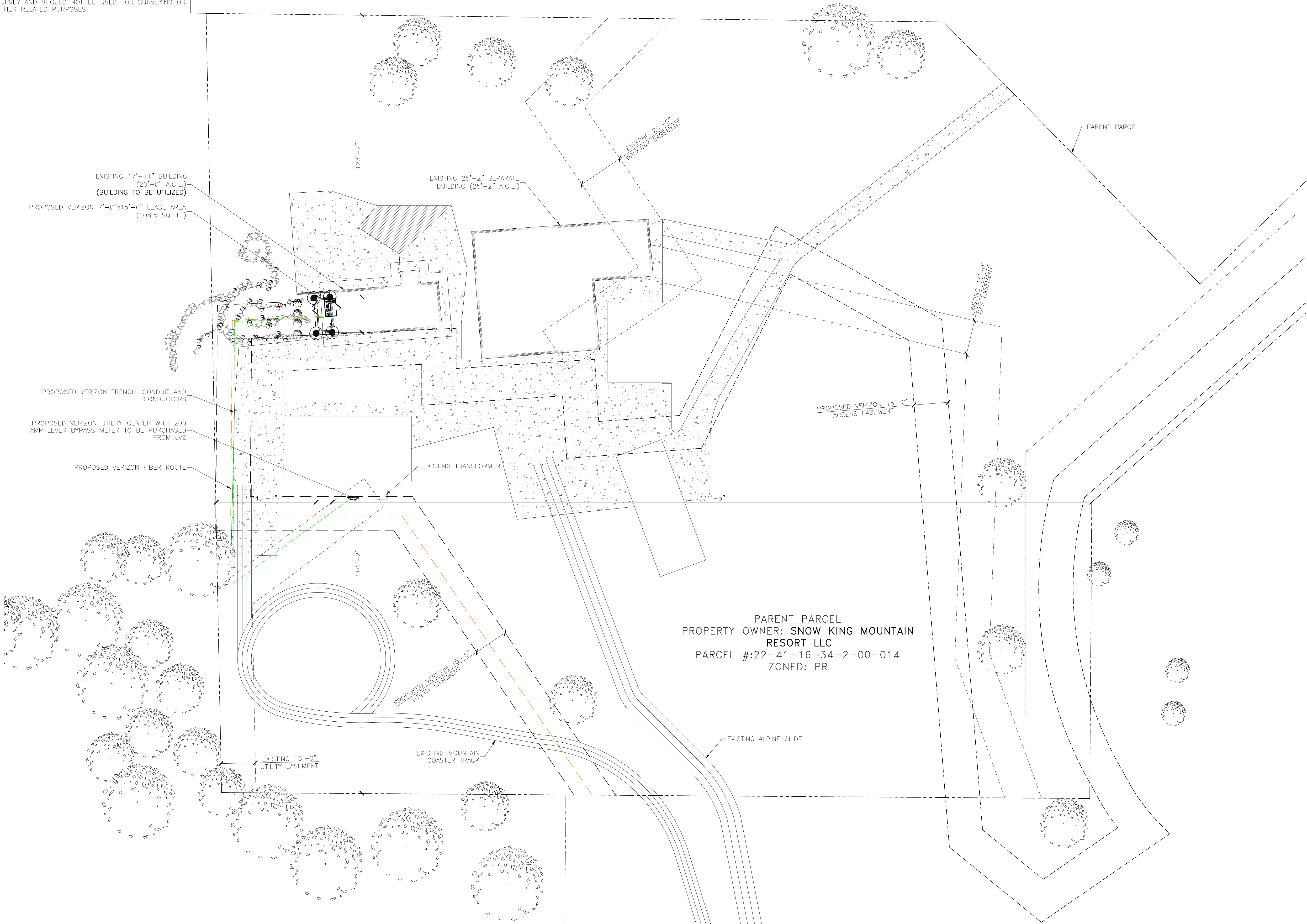
SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:	
	LEASE AREA BOUNDARY TO PARENT PROPERTY LINE
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX



PARENT PARCEL
PROPERTY OWNER: SNOW KING MOUNTAIN
RESORT LLC
PARCEL #22-41-16-34-2-00-014
ZONED: PR

SITE PLAN
NORTH

20'-0" 0 20'-0"
1" = 20'-0"

PRELIMINARY
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DESIGNED BY:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:
SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
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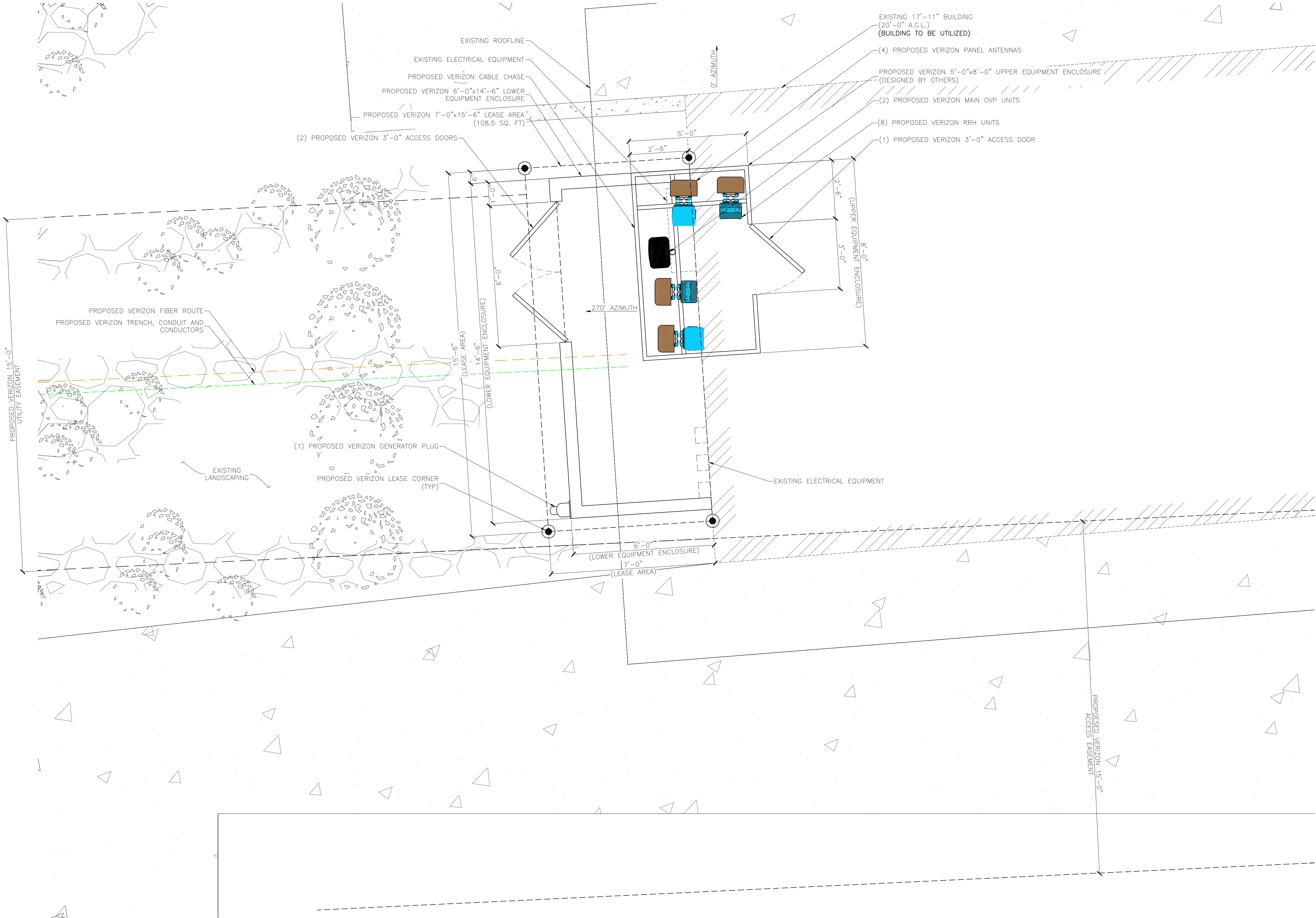
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SHEET NUMBER: Z2

PENETRATIONS
RRH/BBU
ANTENNAS
FIBER
POWER/GROUNDING
HYBRID/COAX

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.

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SITE PLAN
SCALE: 1/2"=1'-0"



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DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

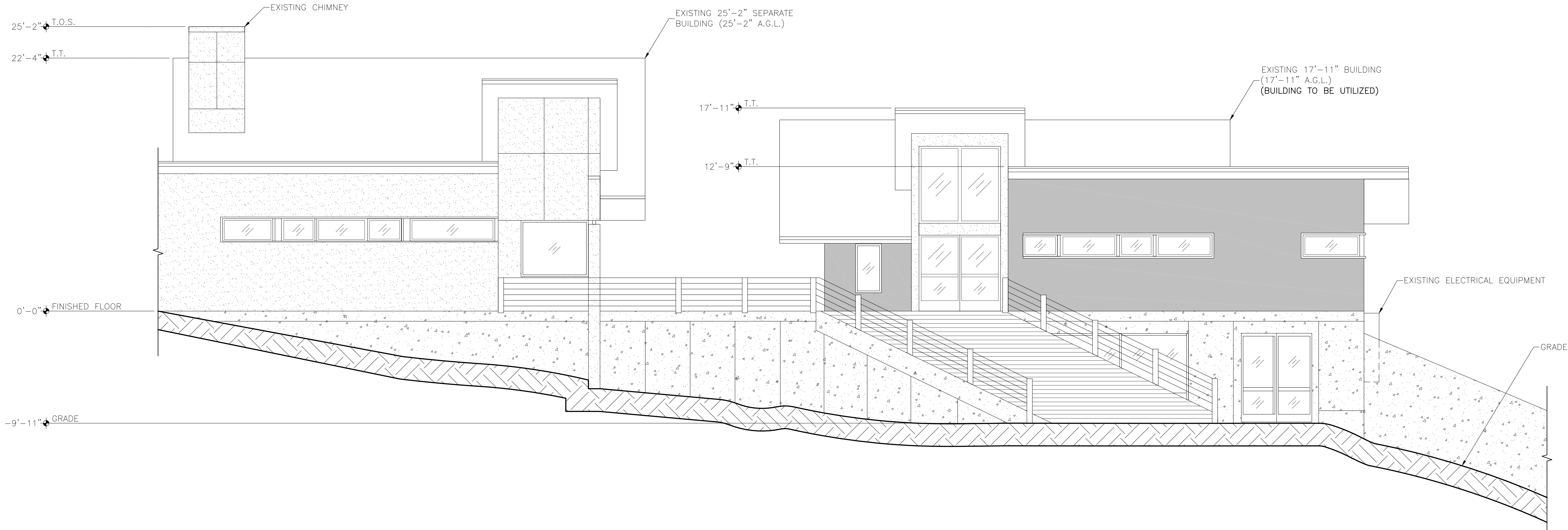
SHEET TITLE:
ENLARGED SITE PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

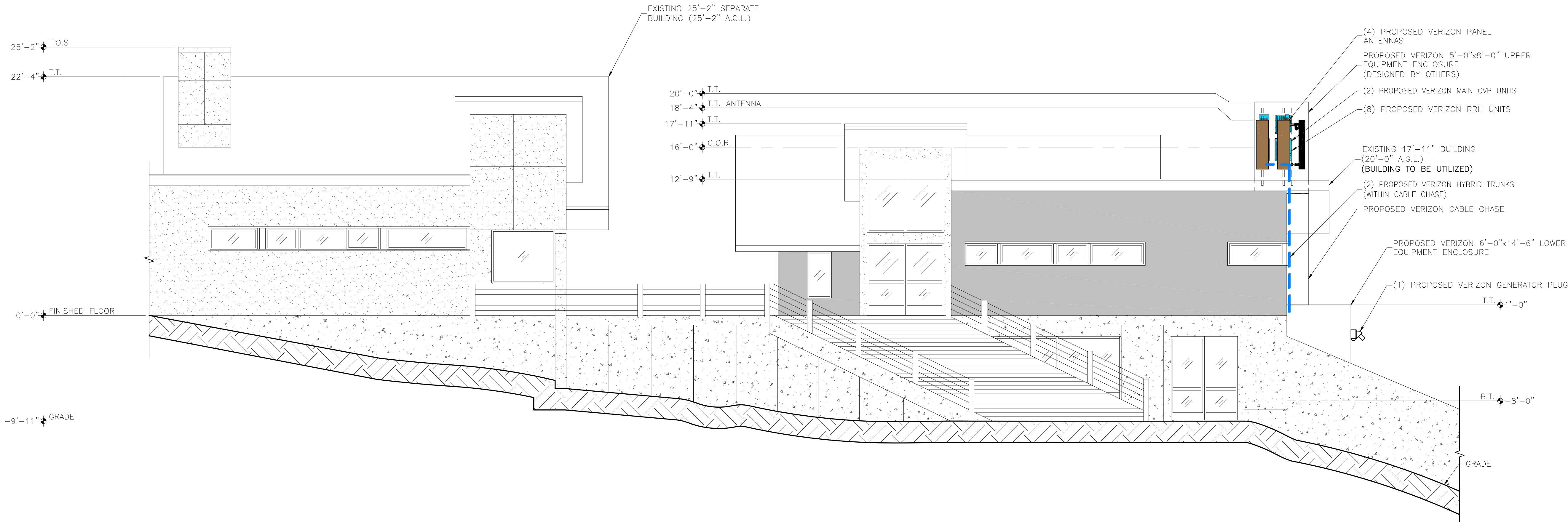
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SHEET NUMBER: 23

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



EXISTING NORTH ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED NORTH ELEVATION
SCALE: 3/32"=1'-0"

NOTE:
1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME: WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

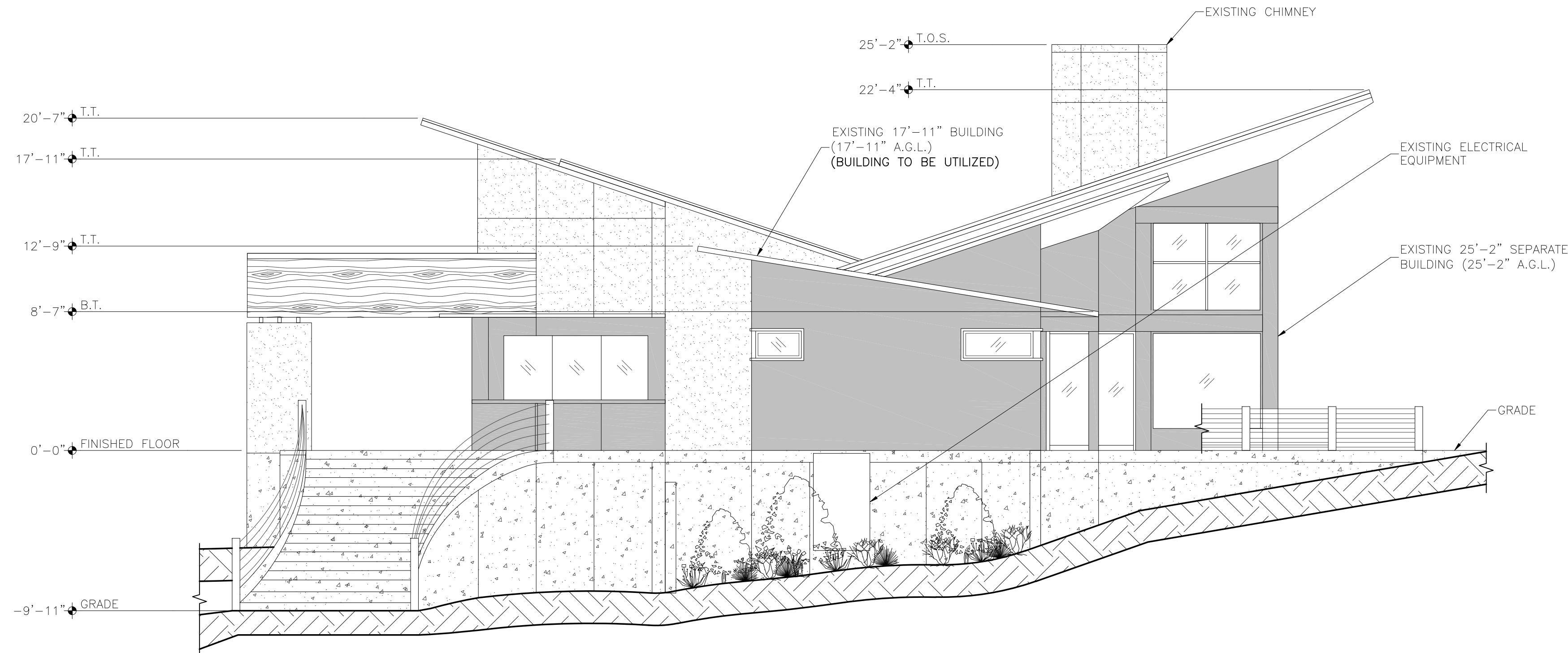
SHEET TITLE:
ELEVATIONS

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
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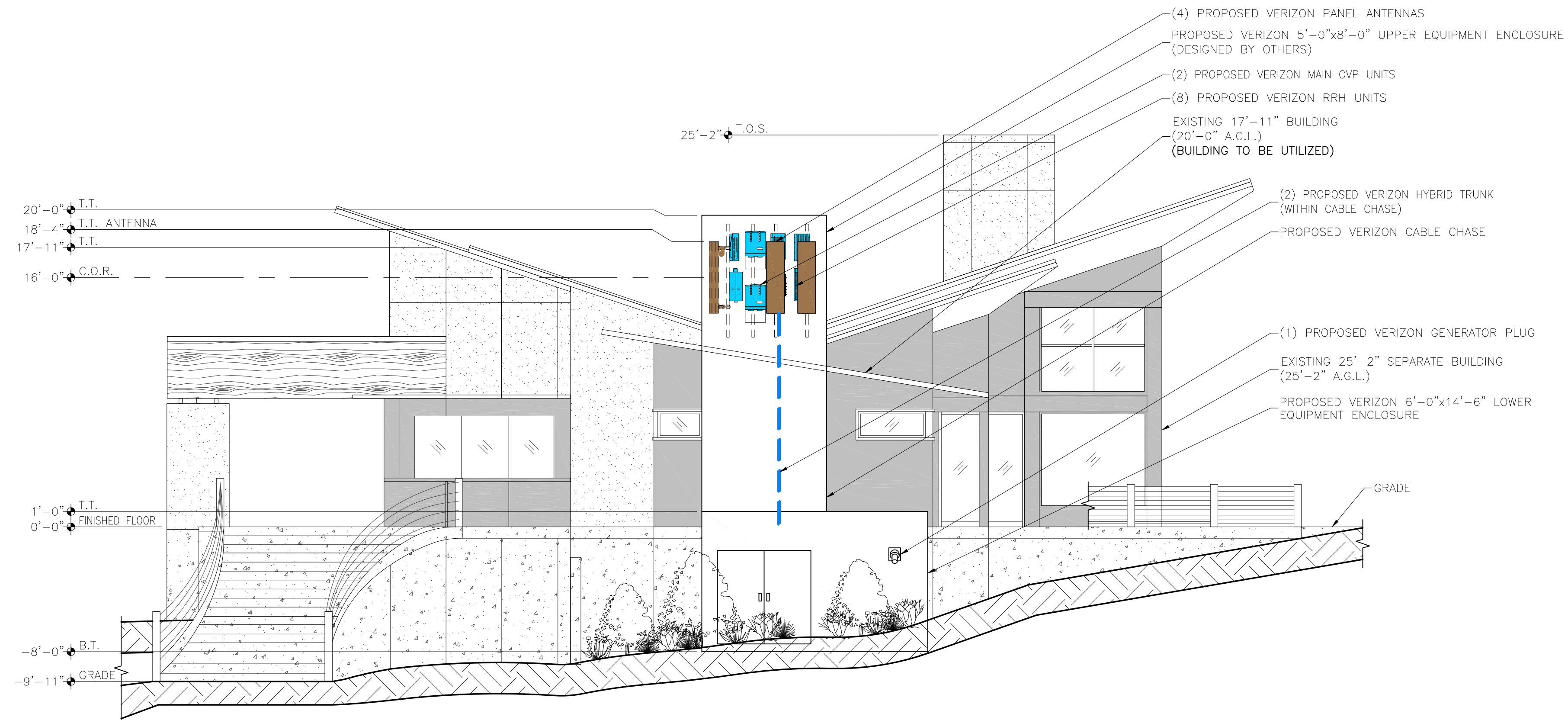
SAVE DATE: 8/24/2018 4:09 PM
SHEET NUMBER: Z4

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE



EXISTING WEST ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

PRELIMINARY
FOR LEASING/ZONING

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DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ELEVATIONS

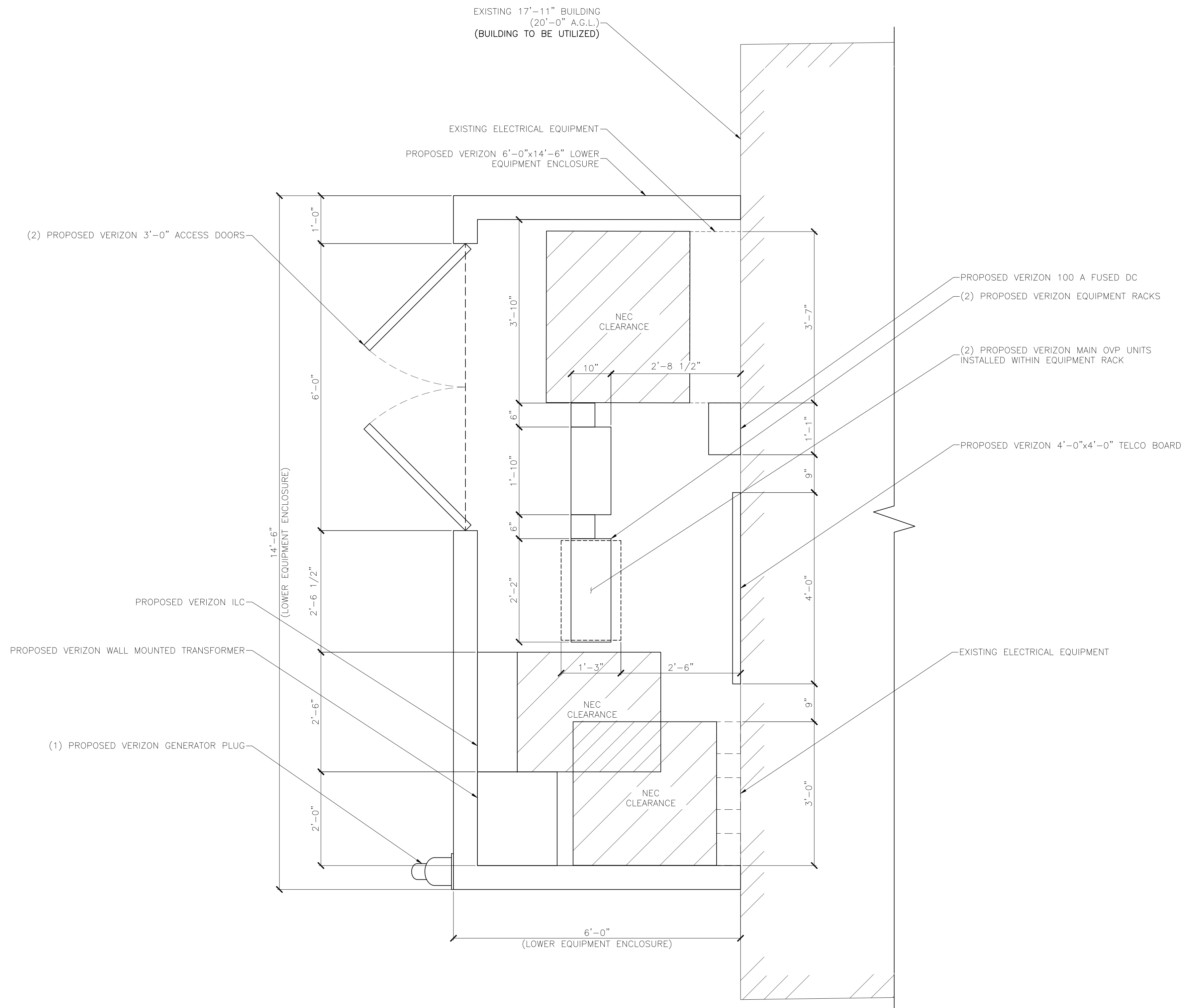
REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
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G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:

8/24/2018 4:09 PM

SHEET NUMBER:

Z5



EQUIPMENT ROOM FLOOR PLAN
SCALE: 3/4"=1'-0"



PRELIMINARY
FOR LEASING/ZONING

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WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE
WRITTEN CONSENT OF TOWERCOM TECHNOLOGIES, LLC.

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80014

DESIGNED BY:

J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

EQUIPMENT ROOM FLOOR PLAN

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24"x36" TEMPLATE	11/1/17	MDA	-
E	REVISED PER RF COMMENTS	1/23/18	MDA	-
F	REVISED PER UPDATED SURVEY AND POWER COORD	3/21/18	MDA	-
G	REVISED PER UPDATED SURVEY	5/8/18	MDA	-
H	REVISED PER COMMENTS	8/24/18	MDA	-

SAVE DATE:
8/24/2018 4:09 PM

SHEET NUMBER:
Z6

PENETRATIONS

RRH/BBU

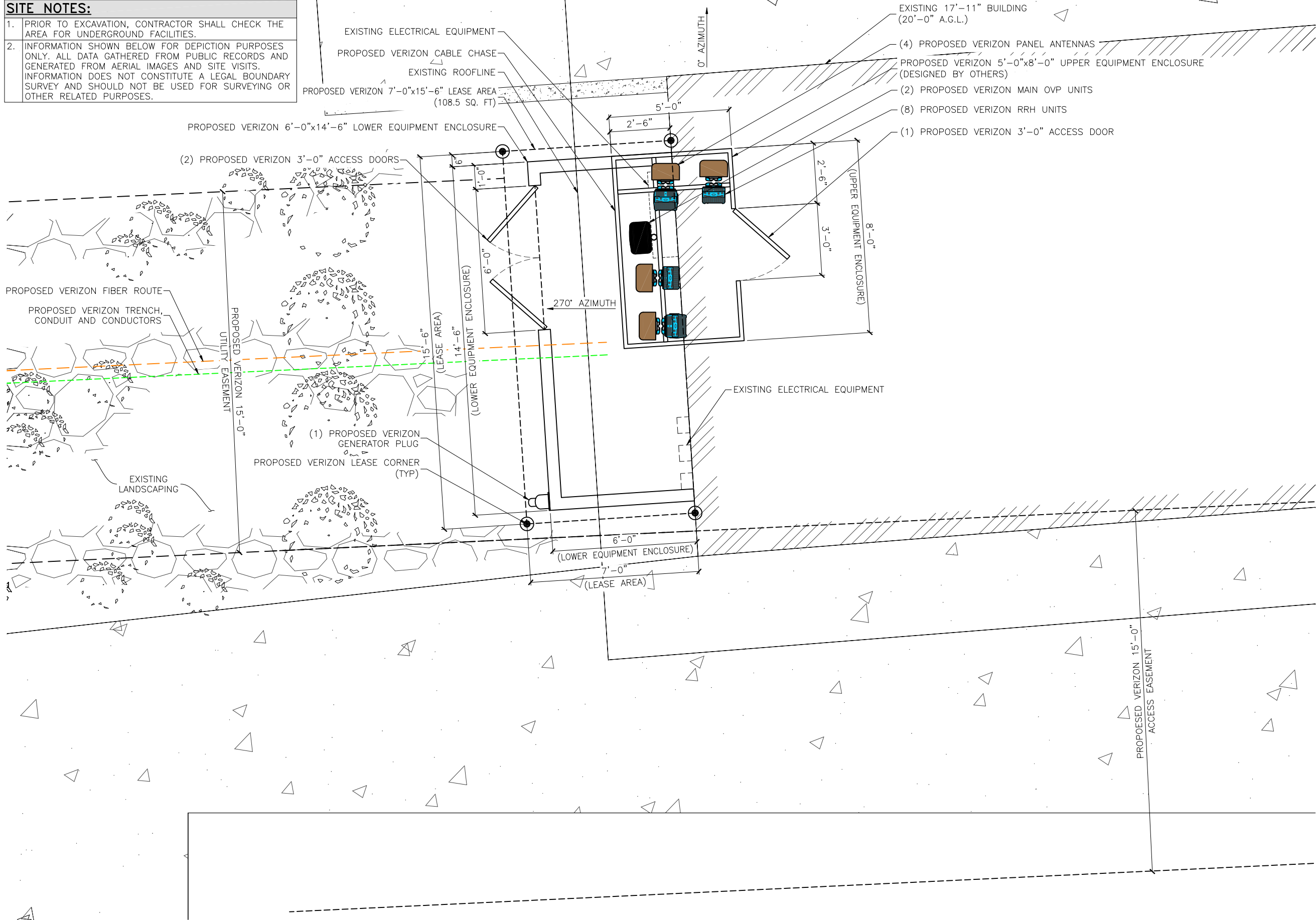
ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.



SITE PLAN
SCALE: 1/4" = 1'-0" NORTH
59

DESIGNED FOR:
verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
A	FOR INFORMATION ONLY	7/27/18	MDA
B	REVISED PER COMMENTS	8/24/18	MDA

FOR INFORMATION ONLY

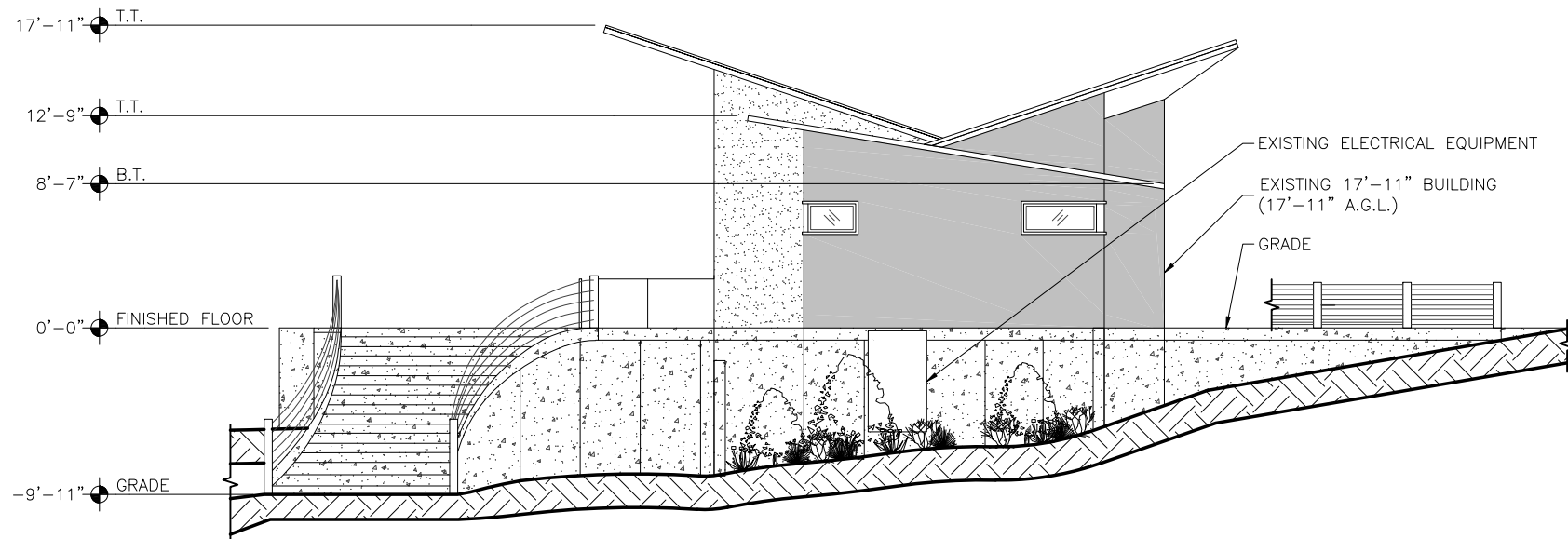
PROJECT NAME:
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(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:
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JACKSON, WY 83001
TETON COUNTY

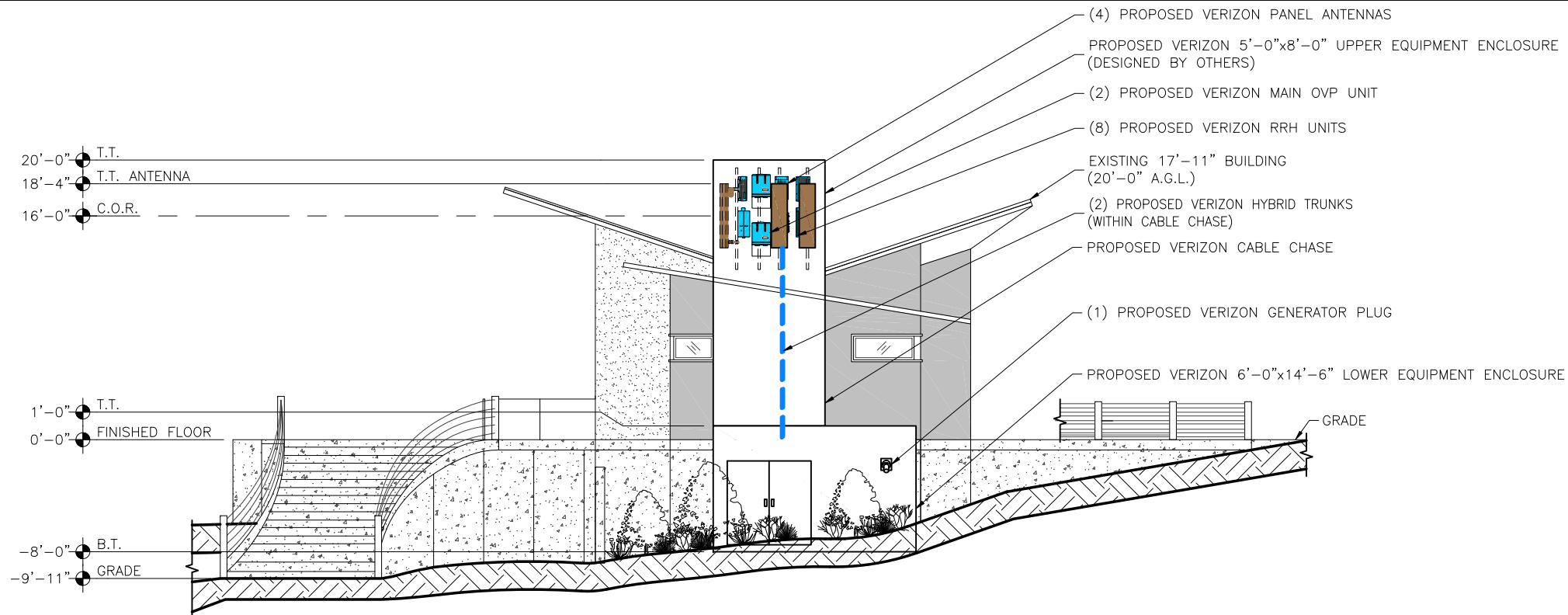
SHEET TITLE:
ENLARGED SITE PLAN

SAVE DATE:
8/24/2018 4:33 PM

SHEET NUMBER:
SK1



EXISTING WEST ELEVATION
SCALE: 3/32"=1'-0"



PROPOSED WEST ELEVATION
SCALE: 3/32"=1'-0"

NOTE:

1. ALL PROPOSED EQUIPMENT AND ANTENNAS WILL BE INSIDE OF THE EQUIPMENT ENCLOSURE AND WILL NOT BE SEEN.

KEY:

C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE
T.O.S. =	TOP OF STRUCTURE

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
A	FOR INFORMATION ONLY	7/27/18	MDA	-
B	REVISED PER COMMENTS	8/24/18	MDA	-

DESIGNED BY:

FOR
INFORMATION
ONLY

PROJECT NAME:

WY3 SK COASTER 2
EXISTING 17'-11" BUILDING
(OVERALL HEIGHT: 20'-0" A.G.L.)
RAWLAND

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

ELEVATIONS

SAVE DATE:

8/24/2018 4:33 PM

SHEET NUMBER:

SK2



CERTIFICATION STATEMENT

TO: Town of Jackson

RE: RF Emissions Certification

DATE: April 30, 2025

To Whom It May Concern,

This letter will confirm that the radio frequency emissions produced by the proposed site will not exceed and shall comply with all federal standards established by the Federal Communications Commission (FCC). Verizon Wireless facilities operate in strict compliance with all local, state, and federal regulations.

I certify under penalty of perjury that the foregoing is true and correct.

Executed on this 30th of April 2025.

Signature: *Benjamin W. Floyd III*

Title: Verizon Radio Frequency Engineer

Sincerely,

Benjamin W. Floyd III
Radio Frequency Engineer
Verizon
5018041806



4/30/25

To: Tyler Valentine, Senior Planner

Transmitted via email to: tvalentine@jacksonwy.gov

RE: Verizon Wireless SK Coaster 2 Site Located at: 402 E Snow King Avenue Jacson WY 83001

To Whom It May Concern,

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-noted proposed site and based on the result of the evaluation, the site will be compliant with FCC Guidelines.

The FCC has established safety rules relating to potential RF exposure from cell sites. The rules are codified at 47 C.F.R § 1.1310. The FCC provides guidance on how to ensure compliance with its rules in the FCC Office of Engineering and Technology Bulletin 65 (available at https://transition.fcc.gov/Bureaus/Engineering_Technology/Documents/bulletins/oet65/oet65.pdf). The FCC developed the RF standards, known as Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at: <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 and the attached Verizon Wireless RF Brochure for information on RF exposure guidelines, RF safety, and landlord responsibilities. Questions related to compliance with federal regulations should be directed to VZWRFCompliance@VerizonWireless.com.

Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Email	Emergency Contact Phone
vzw.mountain.rfsp@verizon.com	800-264-6620

Sincerely,

Jennifer Sedillo

Manager-RF System Design, Verizon

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Sherman & Howard L.L.C.
633 17th Street, Suite 3000
Denver, Colorado 80202
Attn: Eileen Lynch
Re: WY3 SK Coaster 2

(Space above this line for recorder's use)

MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT

This Memorandum of BUILDING AND ROOFTOP LEASE AGREEMENT is made this 18th day of October, 2018, between Snow King Holdings, LLC, a Wyoming limited liability company, hereinafter referred to as "LESSOR," and CommNet Cellular Inc. d/b/a Verizon Wireless, with offices located at 180 Washington Valley Road, Bedminster, New Jersey 07921, hereinafter referred to as "LESSEE." LESSOR and LESSEE are at times collectively referred to hereinafter as the "Parties" or individually as a "Party."

1. LESSOR and LESSEE entered into a Building and Rooftop Lease Agreement (the "Agreement") on October 18, 2018 for an initial term of 5-years, commencing on the Commencement Date. The Agreement shall automatically be extended for 4 additional 5 year terms unless LESSEE terminates it at the end of the then current term by giving LESSOR written notice of the intent to terminate at least 3 months prior to the end of the then current term.

2. In accordance with the Agreement, LESSOR grants to LESSEE, the right to install, maintain and operate communications equipment ("Use") in and/or upon that certain building or facility owned, leased or controlled by Lessor at 402 E. Snow King, Jackson, Wyoming (the "Property"). The Property is legally described on Exhibit "A" attached hereto and made a part hereof. The Premises are a portion of the Property and consist of approximately 108.5 square feet of land space adjacent to the building and 40 square feet of rooftop space on the building for a chimney to conceal antennas and related equipment, and are shown in detail on Exhibit "B" attached hereto and made a part hereof.

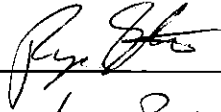
3. The Commencement Date of the Agreement, of which this is a Memorandum, shall be: the first day of the month after LESSEE begins installation of LESSEE's Communications Equipment on the Premises or January 1, 2019, whichever occurs first.

4. The terms, covenants and provisions of the Agreement, the terms of which are hereby incorporated by reference into this Memorandum, shall extend to and be binding upon the respective executors, administrators, heirs, successors and assigns of LESSOR and LESSEE.

IN WITNESS WHEREOF, LESSOR and LESSEE have caused this Memorandum to be duly executed on the date first written hereinabove.

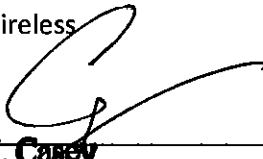
LESSOR:

Snow King Mountain Resort, LLC,
a Wyoming limited liability company

By: 
Its: Vice President
Date: June 6, 2018

LESSEE:

CommNet Cellular Inc.
d/b/a Verizon Wireless

By: 
Its: Executive Director Network Field Engineering
Date: 18-Oct-18

STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me this October 18, 2018 (date)
by Clifton H. Casey, Executive Director Network Field Engineering, of Verizon Wireless (VAW) LLC
d/b/a Verizon Wireless, a Delaware limited liability company, on behalf of the company.

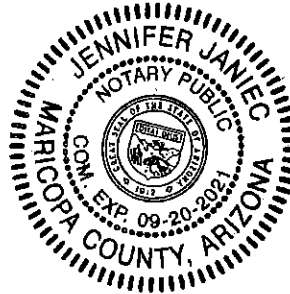
Jennifer Janiec

Notary Public

Print Name: Jennifer Janiec

My commission expires:

9-20-2021



Notary Seal

STATE OF Wyoming)
)
COUNTY OF Teton)

ACKNOWLEDGEMENT

I, Alicia Alfaro, a Notary Public for said County and State, do hereby certify that Ryan Stanley personally came before me this day and acknowledged that s/he is the Gen. Mgr. VP of Snow King Mountain Resort, LLC, a Wyoming limited liability company, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF BUILDING AND ROOFTOP AGREEMENT** as his/her own act and deed on behalf of Snow King Holdings, LLC, a Wyoming limited liability company.

WITNESS my hand and official Notarial Seal, this 6 day of June, 2018

[Signature]
Notary Public

My Commission Expires:

2/13/21



STATE OF _____)
)
COUNTY OF _____)

ACKNOWLEDGEMENT

I, _____, a Notary Public for said County and State, do hereby certify that _____ personally came before me this day and acknowledged that s/he is the _____ of CommNet Cellular Inc. d/b/a Verizon Wireless, and s/he, being authorized to do so, executed the foregoing **MEMORANDUM OF LAND LEASE AGREEMENT** as his/her own act and deed on behalf of CommNet Cellular Inc. d/b/a Verizon Wireless.

WITNESS my hand and official Notarial Seal, this ____ day of _____, 20____.

Notary Public

My Commission Expires:

EXHIBIT "A"

DESCRIPTION OF PROPERTY

A Parcel of Land located in the SE1/4 NW1/4 Section 34, Township 41 North, Range 116 West, 6th P.M., Town of Jackson, Teton County, Wyoming, being a Portion of Tract A as shown on Map T-71-A, as recorded in the Office of the Teton County Clerk and being more particularly described as follows:

Beginning at a Point on the south line of Said NW1/4 of Said Section 34, which Point lies N89°56'03"E,

248.15 feet from the Center-West One-Sixteenth Corner of Said Section, a southwesterly corner of Said Tract A;

Thence along the boundary lines of Said Tract A through the following courses and distances:

N01°35'27"W, 340.16 feet;
 S89°47'24"E, 321.72 feet;
 S44°50'13"E, 160.12 feet;
 N45°15'00"E, 202.66 feet;
 N00°19'48"E, 236.85 feet;
 N45°05'36"W, 226.76 feet;
 N68°54'11"W, 231.10 feet;
 S71°15'33"W, 231.97 feet;
 S52°32'51"W, 120.77 feet;
 S37°26'42"W, 119.11 feet;
 N52°32'56"W, 58.85 feet;
 N26°00'21"E, 133.67 feet;
 N27°43'21"E, 135.70 feet;
 N89°52'28"E, 91.77 feet;
 N00°34'45"W, 9.95 feet;
 S88°30'46"E, 316.36 feet;
 S59°05'58"E, 379.52 feet;
 S00°16'09"E, 129.02 feet;

Thence departing the boundary of Said Tract A and proceeding along a boundary line of a parcel transferred from Snow King Resort, Inc. to SK Land LLC as shown on Map T-71E as recorded in Said Office, S58°37'05"W, 29.19 feet;

Thence continuing along said boundary line, S00°16'09"E, 364.73 feet to a point on the northwesterly boundary line of Lot 22 of the Lodge Ridge Lodge Homes Fifth Addition, Plat No. 1184 as recorded in Said Office;

Thence along said northwesterly boundary line, Lot 20, S33°01'48"W, 37.59 feet to a point on the northeasterly boundary line of Grand View Plaza Condominiums Addition, Plat No. 1258 as recorded in Said Office;

Thence along the boundary lines of Said Grand View Plaza Condominiums through the following courses and distances:

N35°54'57"W, 114.91 feet;

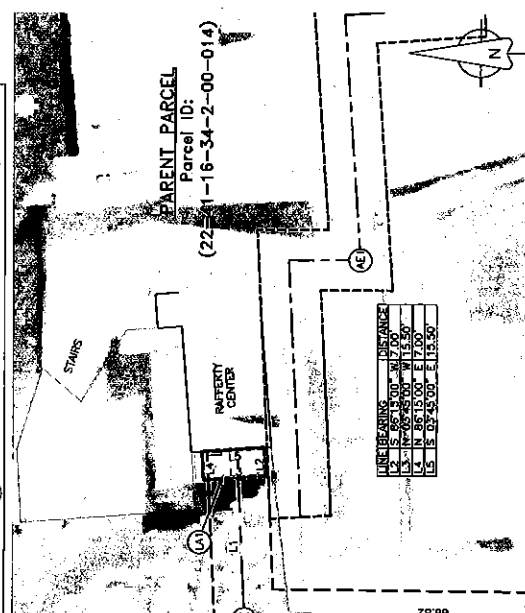
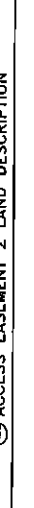
S48°04'04"W, 166.86 feet;

S00°03'57"E, 129.29 feet to the southwest corner of Said Grand View Condominiums and a point on the east-west midsection line of Said Section 34 and the southerly line of Said Tract A;

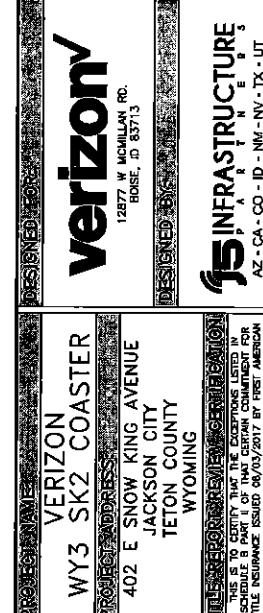
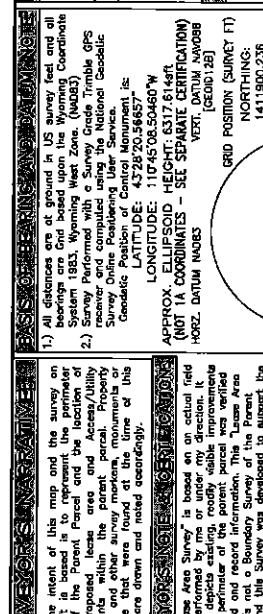
Thence along said southerly line, Tract A and said east-west midsection line, S89°56'03"W, 380.39 feet to the Point of Beginning.

EXHIBIT "B"
SITE PLAN OF PREMISES

See the attached.



ENLARGED LEASE AREA SITE PLAN



14-00000	8/2/17	PROPERTY IDENTIFIED AND BY NAME AND ADDRESS. THE INFORMATION CONTAINED HEREIN AND DOCUMENTS IS WRITTEN EXCEPT BY US INFRASTRUCTURE PARTNERS. FOR CLIENT REVIEW TITLE REPORT 10/23/17 C17 C18 C19 WITH ADDITIONAL TITLE REPORT 10/23/17 C17 C18 C19 SURVEYOR'S CERTIFICATION 04/26/18 C17 C18 C19 NEW STATE FROM 9.41515 7.41515 0.911718 C18 C19
14-00000	8/2/17	PROPERTY IDENTIFIED AND BY NAME AND ADDRESS. THE INFORMATION CONTAINED HEREIN AND DOCUMENTS IS WRITTEN EXCEPT BY US INFRASTRUCTURE PARTNERS. FOR CLIENT REVIEW TITLE REPORT 10/23/17 C17 C18 C19 WITH ADDITIONAL TITLE REPORT 10/23/17 C17 C18 C19 SURVEYOR'S CERTIFICATION 04/26/18 C17 C18 C19 NEW STATE FROM 9.41515 7.41515 0.911718 C18 C19

[illegible]

SNOW KING MOUNTAIN RESORT LLC
575 S. Willow Street, Jackson WY 83001
CONTACT INFORMATION:
FRAN STANLEY
PHONE: 970-531-0031

DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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REV	DATE	BY	CHK	DESCRIPTION
H	11/17/17	MDA		REMOVED PER COMMENTS
G	11/17/17	MDA		REMOVED PER COMMENTS
F	11/17/17	MDA		REMOVED PER COMMENTS
E	11/17/17	MDA		REMOVED PER COMMENTS
D	11/17/17	MDA		REMOVED PER COMMENTS
C	11/17/17	MDA		REMOVED PER COMMENTS
B	11/17/17	MDA		REMOVED PER COMMENTS
A	11/17/17	MDA		REMOVED PER COMMENTS

AZ - CA - CO - ID - NM - NV - TX - UT

PRELIMINARY
FOR LEASING ZONING

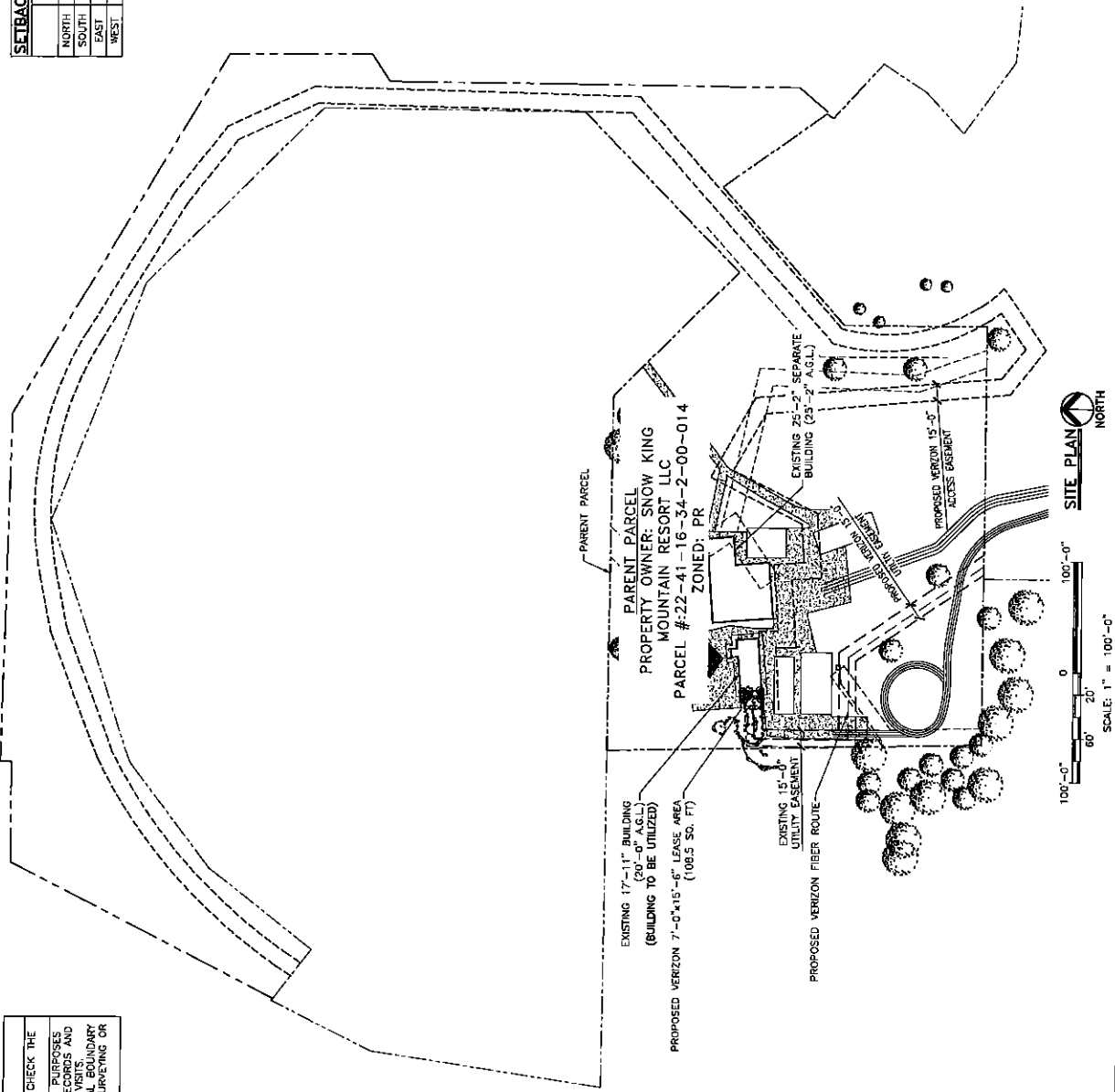
PROJECT NAME:	WY3 SK COASTER 2 EXISTING 17'-11" BUILDING (OVERALL HEIGHT: 20'-0" A.S.L.)
PROJECT ADDRESS:	402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE:	SITE PLAN
SCALE:	8/24/2018 3:15 PM
SHEET NUMBER:	Z1

SETBACK TABLE:	
LEASE AREA BOUNDARY TO	PARENT PROPERTY LINE
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR ANY UTILITIES.
2. INFORMATION SHOWN BELOW FOR PERMIT PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY. THIS INFORMATION IS NOT TO BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

HYBRID/COAX POWER/GROUNDING FIBER ANTENNAS RRH/BBU PENETRATIONS



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NO.	DATE	BY	CHK	DESCRIPTION
1	11/17/17	WDA		REVISED PER COMMENTS
2	1/23/18	WDA		REVISED PER COMMENTS
3	12/21/18	WDA		REVISED PER COMMENTS
4	5/8/18	WDA		REVISED PER COMMENTS
5	8/24/18	WDA		REVISED PER COMMENTS

VERIZON INFRASTRUCTURE
AZ - CA - CO - ID - NM - NV - TX - UT

PRELIMINARY
FOR TESTING PURPOSES

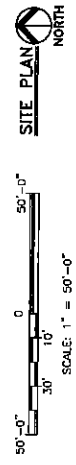
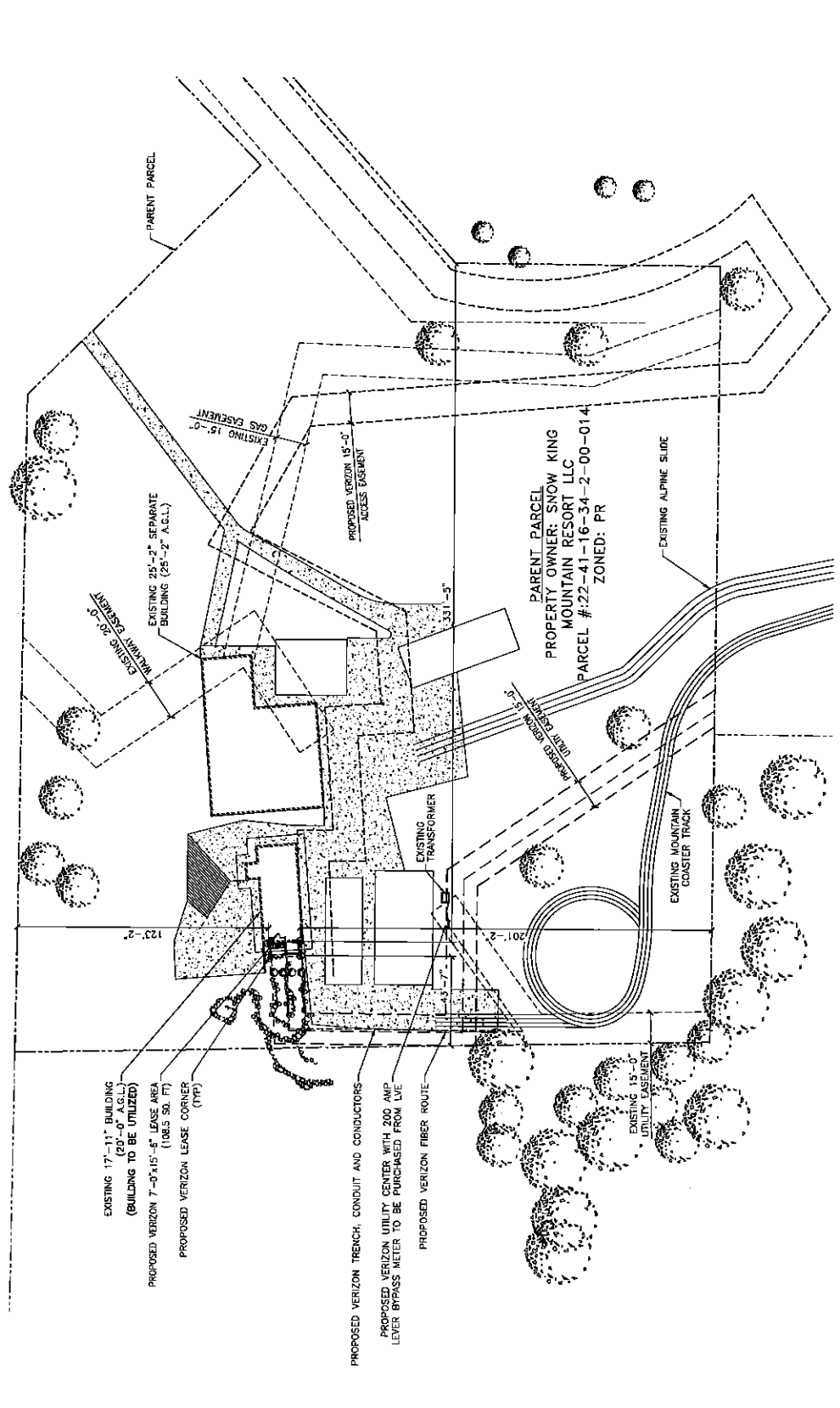
PROJECT NAME	WY3 SK COASTER 2 EXISTING 17'-11" BUILDING (OVERALL HEIGHT: 20'-0" A.S.L.)
PROJECT ADDRESS	RAWLAND 402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE	SITE PLAN
DATE	8/24/2018 3:16 PM
SHEET NUMBER	22

SETBACK TABLE:

LEASE AREA BOUNDARY TO PARENT PROPERTY LINE	
NORTH	~123'
SOUTH	~201'
EAST	~331'
WEST	~44'

SITE NOTES:

1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UTILITIES.
2. INFORMATION SHOWN BELOW FOR CONSTRUCTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY OR OTHER RELATED PURPOSES.



STAFF REPORT



Meeting Date:	July 16, 2025	Meeting Title:	Board of Adjustment
Submitting Department:	Planning Department	Presenter:	Andrew Bowen
Agenda Item:	P25-113, P25-131, P25-132, P25-133 (840 Upper Cache Creek Drive Variances)	Public Comment:	Yes

Purpose & Policy Considerations.

A variance allows a specific deviation from the Town's Land Development Regulations (LDRs) when strict application would create an undue and unique hardship due to special circumstances related to the property. The Board of Adjustment (BOA) is authorized by the LDRs and Wyoming State Statute W.S. § 15-1-608(b)(ii) to approve or deny variance requests following a public hearing.

Per LDR Section 8.8.3, the BOA shall review a proposed Variance. The purpose of this review process is *"to allow a specific deviation from these regulations that is not contrary to the desired future character for the site when, due to special circumstances of the land, strict application of these regulations would result in undue and unique hardship."*

Requested Action.

The Applicant, Untitled Architecture (Brent Sikora), on behalf of Cache Partners I, LLC, is requesting approval of four variances for the property at 840 Upper Cache Creek Drive to redevelop a single-family home that currently encroaches into the primary street, side, and natural resource (Cache Creek) setback areas. The requested variances are as follows:

- P25-113, a variance from the 25' Primary Street Setback (Upper Cache Creek Drive) to allow a 5'4.25" encroachment (109.3 sf in area) for an addition on the second level above the existing garage.
- P25-131, a variance from the 15' Side Interior Setback (western property line) to allow a 1' 1.625" encroachment (5 sf in area) for an addition on the second level above the existing garage.
- P25-132, a variance from the 20' Natural Resource Setback (Cache Creek) as reflected on page four of this staff report dated July 16, 2025 *"Proposed Encroachments,"* to allow an encroachment into the Cache Creek setback as depicted.
- P25-133, a variance from the 25' Primary Street Setback (Upper Cache Creek Drive) to allow 14' .25" encroachment (44.8 sf) to replace and add a small extension to an existing deck.

Recommendation (Variance P25-113).

The Planning Director recommends **approval** of Variance P25-113 located at 840 Upper Cache Creek Drive, allowing a variance from the 25-foot Primary Street Setback (Upper Cache Creek Drive) to permit a 5'4.25" encroachment (109.3 sq ft) (primary structure) for an addition on the second level above the existing garage subject to the attached departmental reviews and the following recommended condition.

1. Within forty-five (45) days of variance approval, the property owner shall record in the Teton County Clerk's Office an Affidavit Affecting Title, in a form approved by the Town Attorney, that restricts all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint (as generally shown on page 6 of the staff report dated July 16, 2025) for the purpose of minimizing negative impacts on Cache Creek and flooding hazard. A site plan showing this building

envelope shall be submitted and approved prior to recordation. All future development must comply with applicable site dimensional standards.

Recommendation (Variance P25-131).

The Planning Director recommends **approval** of Variance P25-131 located at 840 Upper Cache Creek Drive, allowing a variance from the 15-foot Side Setback (western property line) to permit a 1' 1.625" encroachment (5 sq ft) (primary structure) for an addition on the second level above the existing garage subject to the attached departmental reviews.

Recommendation (Variance P25-132).

The Planning Director recommends **denial** of Variance P25-132 located at 840 Upper Cache Creek Drive, allowing a variance from the 20-foot Natural Resource Setback (Cache Creek) as reflected on page four of this staff report dated July 16, 2025 "*Proposed Encroachments*," to allow an encroachment into the Cache Creek setback as depicted, upon not being able to make all required findings per LDR Section 8.8.3.C and Wyoming State Statute W.S. § 15-1-608(b)(ii).

Recommendation (Variance P25-133).

The Planning Director recommends **approval** of Variance P25-133 located at 840 Upper Cache Creek Drive, allowing a variance from the 25-foot Primary Street Setback (Upper Cache Creek Drive) to permit a 14'.25" encroachment (44.8 sq ft) for the replacement and minor expansion of an existing deck. subject to the attached departmental reviews.

Project Location.

The subject property is located at 840 Upper Cache Creek Drive (Parcel ID 22-41-16-34-4-01-005).

TC 2024 Aerial



Google Street View Snippet



Background/Project Description.

Property Description:

The .39-acre lot is zoned Neighborhood Low Density 2 (NL-2) and is accessed by a driveway from Upper Cache Creek Drive. The lot is adjacent to Cache Creek and is generally sloped towards the creek.

Current Site Development:

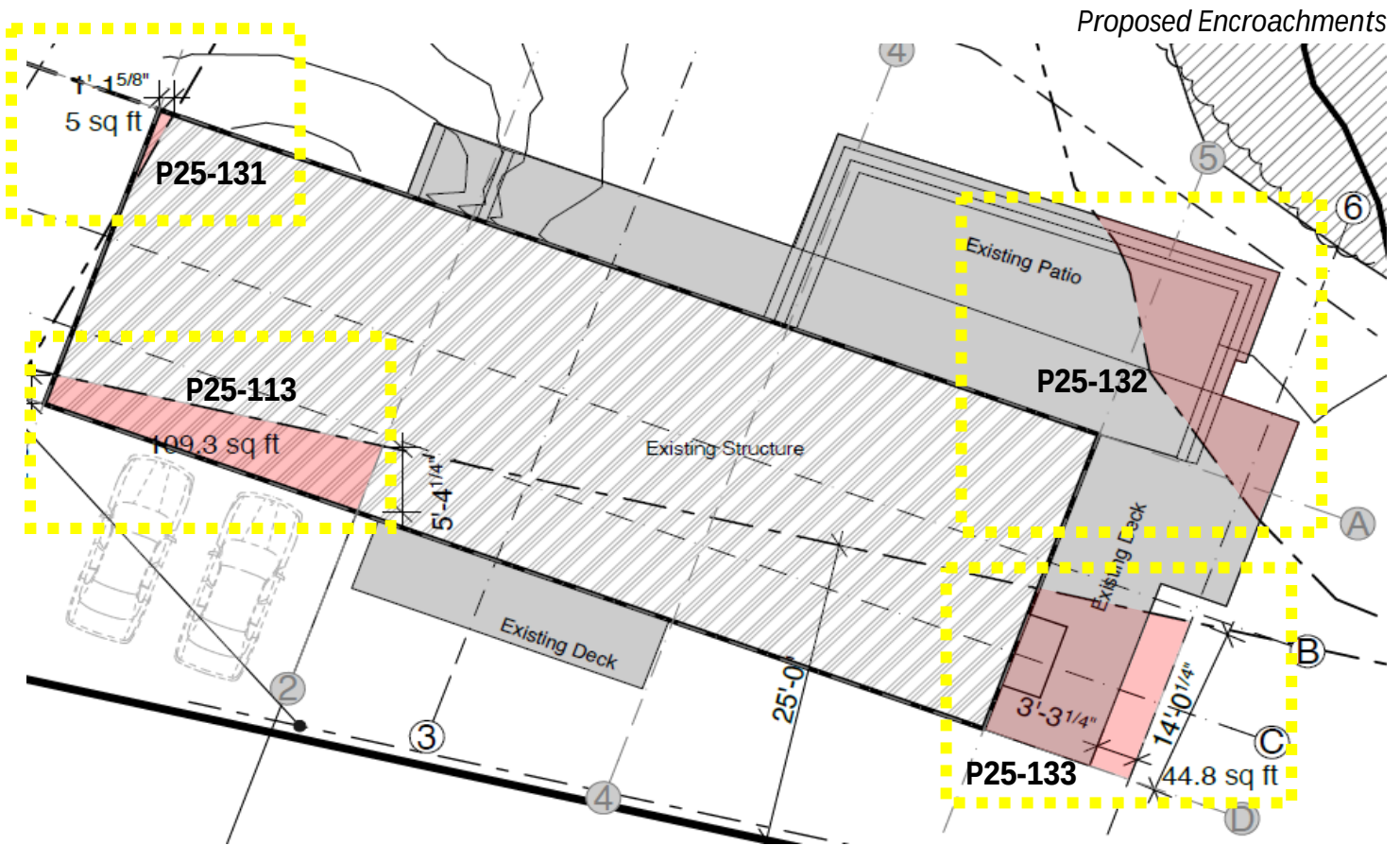
The subject property is developed with a 4,086.5-square-foot single-family home that is legally nonconforming with respect to the primary street, side, and Cache Creek setback standards.

Project Description:

The Applicant is requesting four variances from the Town's primary street 25' setback, 15' side setback, and 20' Cache Creek setback standards to allow a second-story addition above the existing garage along with replacing and expanding existing decks. The second-story expansion remains within the current footprint, while the deck additions would slightly expand it. The home's existing gross floor area is 4,086.5 sq ft; the proposed total is 4,719 sq ft. A full breakdown is provided on sheet A1.0 of the architectural drawings.

A prior demolition permit submitted in April 2025, was denied under LDR Section 1.9.1(F), which prohibits increasing nonconformity. The denial stemmed from the proposed addition over an existing nonconforming garage, built before the current LDRs. Through these variances, the Applicant seeks to preserve the existing footprint and allow for a modest deck expansion.

Supporting materials for the variance application include a site survey by Nelson Engineering (Exhibit 1) and architectural drawings. The site plan (sheet A1.2) shows proposed additions and how varied setbacks could accommodate them.



As shown above, all the areas in red are impacted by the four variances.

Analysis.

Current Legal Nonconformities

As noted, the home is legally nonconforming with respect to the 25' Primary Street, 15' Side, and 20' Cache Creek setbacks. These existing encroachments generally match the "Proposed Encroachments" drawing provided above, except for the small new deck addition on the southeast side.

Permitted FAR On-site.

Per LDR Section 2.2.3, the permitted FAR for this lot is 0.40, allowing up to 6,795.36 square feet of development. The existing home is 4,086.5 square feet, leaving 2,708.86 square feet of remaining developable FAR. While LDR Section 1.6.2 notes that maximum densities are not guaranteed, this is the allowable remaining potential.

Natural Hazards Setback.

As previously noted, Cache Creek runs along the lower northern portion of the lot. This area is prone to wet conditions and periodic flooding of a significant portion of the backyard area. These characteristics are visible in the site photographs provided by the Applicant as shown on the next page in yellow:

Standing Water On-site



Approval Scenarios.

Based on a review of all submitted materials and discussions with the Applicant, the BOA has the option to approve all requested variances, approve only some of the requested variances, or approve none of the requested variances. That said, certain variances are related to each other, such as the two requested variances for the addition above the garage. Staff can assist the BOA in evaluating these variances and decide on how best to review and make motions related to the four requested variances.

In general, staff find that there is significant public benefit to allowing the Applicant to focus expansions on the existing footprint of the home because this concentrates additional development on the higher elevation portion of the property away from the Cache Creek and possible flooding and wet conditions. In addition, because the existing front façade of the home is more than 35' from the edge of pavement of Upper Cache Creek Drive, the home does not appear to be "too close" to the road and so adding a second story would generally fit in with the existing neighborhood character.

Staff specific analysis for each requested variance is provided below:

- **Variance P25-113 (25' Front Setback for Second Story Addition):** Staff supports the requested variance for a 109.3 sf area of the second story addition because it allows for an addition to the current footprint of the home, while maintaining and preserving a larger buffer between site development and Cache Creek.
- **Variance P25-131 (15' Side Setback for Second Story Addition):** Staff supports the requested variance for a 5 sf area of the second story addition because it allows for an addition to the current footprint of the home, while maintaining and preserving a larger buffer between site development and Cache Creek.

- **Variance P25-132 (20' Creek Buffer for at-grade patio and deck):** Staff does not support the requested variance for the at-grade patio and 1st story deck because it will maintain and expand nonconforming development within the Cache Creek setback.

Note: Unlike habitable space, for which a stronger argument can be made based on family needs or guest accommodations, decks and patios are amenity spaces. A significant portion of the existing deck and patio (north side of home) could remain without a variance, and expansion into the setback raises concerns.

- **Variance P25-133 (25' Front Setback for Second Story Deck):** Staff supports the requested variance for a 44.8 sf area of this section of the 1st story deck because it allows the existing deck to remain and be slightly expanded. This area does not encroach within the the Cahce Creek setback.

Proposed Condition.

Staff find that in exchange for any variance approval that Cache Creek should receive additional protection from future development on the Applicant's property. For that reason, staff have added a recommended condition of approval to limit future development to not more than 30' north of the existing house to help avoid areas prone to flooding. This building line restriction generally follows a higher contour line (6342). This recommended limitation is shown blow. Please note that this drawing is an approximation and as conditioned, a site plan showing this building envelope shall be submitted and approved prior to recordation of the recommended Affidavit Affecting Title. All future development must comply with applicable site dimensional standards.



Public Comment.

Public notice for this meeting and application was provided on June 25, 2025. As of the writing of this staff report, staff have been in contact with neighbors within the area (addresses not disclosed) which have expressed concerns regarding the number of bedrooms, parking, and the proposed bulk and scale of the structure. No formal written comment has been provided.

In response to these concerns, staff provides the following clarifications:

- The Town does not regulate the number of bedrooms in single-family homes.
- The property meets the current off-street parking requirement of two spaces; the proposed redevelopment does not trigger a need for additional parking.
- The property owner is entitled to add a second story without a variance, provided the addition complies with all applicable LDR setback and height standards. While LDR Section 1.6.2 states that “*maximum densities and intensities are not guaranteed to be achievable by the terms of these LDRs,*” the property has 2,708.86 square feet of remaining potential developable FAR.

Variance Findings.

Pursuant to LDR Section 8.8.3.C, the BOA is required to make the following findings prior to approving a variance. The BOA is also required to make specific and detailed findings to approve a variance that are set forth in W.S. § 15-1-608(b)(ii). Findings have been provided for each request for variance

Variance request P25-113 (25' Front Setback for Second Story Addition)

1. ***Special conditions and circumstances exist.*** *There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. ***Not result of applicant.*** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. No willful modification has occurred to date, though modifications would result from the approval of this request.

3. ***Strict application deprives reasonable use.*** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies as conditioned. Strict application of the 25-foot Primary Street setback could shift future development closer to Cache Creek and into areas prone to wetness and flooding. This could impose a hardship on the Applicant and Cache Creek that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment (109.3sf) on a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

4. **Minimum Variance.** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. The Applicant is proposing to develop a second story over the existing footprint of the home. This variance would result in a 5'4.25" encroachment (109.3 sf). This keeps all site disturbance within the existing building envelope which seeks to balance available FAR with preserving important natural resources.

5. **Not injurious to neighborhood.** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies as conditioned. The Applicant proposes a second-story addition over the existing footprint, resulting in a 5'4.25" encroachment (109.3 sq ft). This is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare. The variance would allow a small encroachment (109.3sf) on a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

6. **Consistent with the LDRs.** *The granting of the variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance available FAR with preserving important natural resources.

Variance request P25-131 (15' Side Setback for Second Story Addition)

1. **Special conditions and circumstances exist.** *There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek

setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. **Not result of applicant.** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. No willful modification has occurred to date, though modifications would result from the approval of this request.

3. **Strict application deprives reasonable use.** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies as conditioned. Strict application of the 15-foot Side Interior setback could shift future development closer to Cache Creek and into areas prone to wetness and flooding. This could impose a hardship on the Applicant and Cache Creek that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment (5 sf) on a side of a home that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

4. **Minimum Variance.** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. The Applicant is proposing to develop a second story over the existing footprint of the home. This variance would result in a very small 1' 1.625" encroachment (5 sf). This keeps all site disturbance within the existing building envelope which seeks to balance available FAR with preserving important natural resources.

5. **Not injurious to neighborhood.** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies as conditioned. The Applicant proposes a second-story addition over the existing footprint, resulting in a 1' 1.625" encroachment (5 sf). This is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare. The variance would allow a small encroachment (5 sf) on top of an existing side encroachment, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint

6. **Consistent with the LDRs.** *The granting of the variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance available FAR with preserving important natural resources.

Variance request P25-132 (20' Creek Buffer for at-grade patio and 1st story deck)

1. **Special conditions and circumstances exist.** *There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. **Not result of applicant.** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. No willful modification has occurred to date, though modifications would result from the approval of this request.

3. **Strict application deprives reasonable use.** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Does not Comply. Unlike habitable space, for which a stronger argument can be made based on family needs or guest accommodations, decks and patios are amenity spaces and are thus not a cause for hardship if not permitted. Further, a significant portion of the existing deck and patio could remain or be replaced without this variance.

4. **Minimum Variance.** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Does not Comply. A significant portion of the existing deck and patio could remain or be replaced without this variance, thus the buffer between development and Cache Creek could be preserved.

5. ***Not injurious to neighborhood.*** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies. The Applicant proposes replacing the existing deck and patio with minimal expansion. This 14' .25" encroachment (44.8 sf) is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare.

6. ***Consistent with the LDRs.*** *The granting of the variance is consistent with the general purpose and intent of the Land Development Regulations.*

Does not Comply. Granting this variance is not consistent with the general purpose and intent of the Land Development Regulations, as it would allow additional patio and first-story deck space within a sensitive creek buffer, despite no significant barrier to constructing a compliant patio and deck elsewhere on the site.

Variance request P25-133 (25' Front Setback for Second Story Deck)

1. ***Special conditions and circumstances exist.*** *There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.*

Complies as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. ***Not result of applicant.*** *The special circumstances and conditions have not resulted from any willful modification of the land or building.*

Complies. No willful modification has occurred to date, though modifications would result from the approval of this request.

3. ***Strict application deprives reasonable use.*** *The special circumstances and conditions are such that strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community.*

Complies as conditioned. Strict enforcement of the 25-foot Primary Street setback would prevent replacement of a significant portion of the existing front deck, creating a hardship for the Applicant that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment next to a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

4. **Minimum Variance.** *The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and its impact on the applicant.*

Complies. The Applicant is proposing to replace and expand the existing front deck. This variance would result in a 14' .25" encroachment (44.8 sf).

5. **Not injurious to neighborhood.** *The granting of the Variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and it is otherwise not detrimental to the public welfare.*

Complies. The variance would allow a small deck encroachment next to a front façade that is over 40' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

6. **Consistent with the LDRs.** *The granting of the variance is consistent with the general purpose and intent of the Land Development Regulations.*

Complies. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance site development with preserving important natural resources.

Wyoming State Statute Findings:

(b) The board has the power to:

(ii) Vary or adjust the strict application of any of the requirements of any ordinance adopted pursuant to this article in the case of any physical condition applying to a lot or building if the strict application would deprive the owner of the reasonable use of the land or building involved. No adjustment in the strict application of any provision of an ordinance may be granted unless:

(A) There are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood, and have not resulted from any act of the applicant subsequent to the adoption of the ordinance;

(B) For reasons fully set forth in the board's findings, the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose; and

(C) The granting of the adjustment is in harmony with the general purposes and intent of the ordinance and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

Variance request P25-113 (25' Front Setback for Second Story Addition)

1. ***Special conditions and circumstances.*** No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood. (W.S. § 15-1-608(b)(ii)(A)).

Staff find that this finding is met as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. ***Not result of applicant.*** No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which have not resulted from any act of the applicant subsequent to the adoption of the ordinance. (W.S. § 15-1-608(b)(ii)(A)).

Staff finds this finding is met. The special circumstances and conditions are not a result of any act of the applicant.

3. ***Strict application would deprive reasonable use.*** No adjustment in the strict application of any provision of an ordinance may be granted unless the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose. (W.S. § 15-1-608(b)(ii)(B)).

Staff find that this finding is met as conditioned. Strict application of the 25-foot Primary Street setback could shift future development closer to Cache Creek and into areas prone to wetness and flooding. This could impose a hardship on the Applicant and Cache Creek that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment (109.3sf) on a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

The applicant's request to vary the 25' front setback for the second level addition is the minimum variance necessary to provide reasonable use of their property. The Applicant is proposing to develop a second story over the existing footprint of the home. This variance would result in a 5'4.25" encroachment (109.3 sf). This keeps all site disturbance within the existing building envelope which seeks to balance available FAR with preserving important natural resources.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

4. ***Harmony with purpose of ordinance.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment is in harmony with the general purposes and intent of the ordinance. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds this finding is met. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance available FAR with preserving important natural resources.

5. ***Injurious to the neighborhood or detrimental to public welfare.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment will not be injurious to the neighborhood or otherwise detrimental to the public welfare. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds this finding is met for as conditioned. The Applicant proposes a second-story addition over the existing footprint, resulting in a 5'4.25" encroachment (109.3 sq ft). This is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare. The variance would allow a small encroachment (109.3sf) on a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant. To limit future site development, a condition has been required which restricts all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint for the purpose of minimizing negative impacts on Cache Creek.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

Variance request P25-131 (15' Side Setback for Second Story Addition)

1. ***Special conditions and circumstances.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood. (W.S. § 15-1-608(b)(ii)(A)).*

Staff find that this finding is met as conditioned. Strict application of the 25-foot Primary Street setback could shift future development closer to Cache Creek and into areas prone to wetness and flooding. This could impose a hardship on the Applicant and Cache Creek that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment (109.3sf) on a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. **Not result of applicant.** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which have not resulted from any act of the applicant subsequent to the adoption of the ordinance. (W.S. § 15-1-608(b)(ii)(A)).*

Staff finds this finding is met. The special circumstances and conditions are not a result of any act of the Applicant.

3. **Strict application would deprive reasonable use.** *No adjustment in the strict application of any provision of an ordinance may be granted unless the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose. (W.S. § 15-1-608(b)(ii)(B)).*

Staff find that this finding is met as conditioned. Strict application of the 15-foot setback could shift future development closer to Cache Creek and into areas prone to wetness and flooding. This could impose a hardship on the Applicant and Cache Creek that outweighs the public benefit of strictly enforcing the setback. The variance would allow a small encroachment (5 sf) on the western side of the home, so the impact to the public is not significant.

The applicant's request to vary the 15' side setback for the second level addition is the minimum variance necessary to provide reasonable use of their property. The Applicant is proposing to develop a second story over the existing footprint of the home. This variance would result in a 1' 1.625" encroachment (5 sf).

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

4. **Harmony with purpose of ordinance.** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment is in harmony with the general purposes and intent of the ordinance. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds that this finding is met. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance available FAR with preserving important natural resources.

5. **Injurious to the neighborhood or detrimental to public welfare.** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment will not be injurious to the neighborhood or otherwise detrimental to the public welfare. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds this finding is met for as conditioned. The Applicant proposes a second-story addition over the existing footprint, resulting in a 1' 1.625" encroachment (5 sf). This is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare. The variance would allow a small encroachment (5 sf) on the western side of the home, so the impact to the public is not significant.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

Variance request P25-132 (20' Creek Buffer for at-grade patio and 1st story deck)

1. ***Special conditions and circumstances.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood. (W.S. § 15-1-608(b)(ii)(A)).*

Staff find that this finding is met as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. ***Not result of applicant.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which have not resulted from any act of the applicant subsequent to the adoption of the ordinance. (W.S. § 15-1-608(b)(ii)(A)).*

Staff finds this finding is met. The special circumstances and conditions are not a result of any act of the applicant.

3. ***Strict application would deprive reasonable use.*** *No adjustment in the strict application of any provision of an ordinance may be granted unless the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose. (W.S. § 15-1-608(b)(ii)(B)).*

Staff finds that this finding is not met. A significant portion of the existing deck and patio could remain or be replaced without the variance; therefore, reasonable use of the land and structure is still achievable, and granting the variance is not necessary.

4. **Harmony with purpose of ordinance.** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment is in harmony with the general purposes and intent of the ordinance. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds that this finding is not met. The granting of the variance is not in harmony with the general purpose and intent of the Land Development Regulations because allowing the requested variance would maintain and add patio and deck space in the sensitive creek buffer where there is no significant barrier to adding a compliant patio.

5. **Injurious to the neighborhood or detrimental to public welfare.** *No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment will not be injurious to the neighborhood or otherwise detrimental to the public welfare. (W.S. § 15-1-608(b)(ii)(C)).*

Staff finds this finding is met for as conditioned. The Applicant proposes replacing the existing deck and patio with minimal expansion. This 14' .25" encroachment (44.8 sf) is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

Variance request P25-133 (25' Front Setback for Second Story Deck)

1. **Special conditions and circumstances.** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which are peculiar to the land or building for which the adjustment is sought and do not apply generally to land or buildings in the neighborhood. (W.S. § 15-1-608(b)(ii)(A)).*

Staff find that this finding is met as conditioned. The property and structure are subject to the following special conditions and circumstances: (1) the home is legally nonconforming with respect to the front, side, and Cache Creek setbacks; (2) the presence of Cache Creek, including areas susceptible to wetness and flooding; and (3) the site's irregular geometry. These factors represent special circumstances unique to 840 Upper Cache Creek Drive.

To limit future site development and minimize impacts on Cache Creek, a condition has been imposed restricting all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint.

2. **Not result of applicant.** *No adjustment in the strict application of any provision of an ordinance may be granted unless there are special circumstances or conditions, fully described in the board's findings, which have not resulted from any act of the applicant subsequent to the adoption of the ordinance. (W.S. § 15-1-608(b)(ii)(A)).*

Staff finds this finding is met. The special circumstances and conditions are not a result of any act of the applicant.

3. ***Strict application would deprive reasonable use.*** No adjustment in the strict application of any provision of an ordinance may be granted unless the circumstances or conditions are such that the strict application of the provisions of the ordinance would deprive the applicant of the reasonable use of the land or building, the granting of the adjustment is necessary for the reasonable use thereof and the adjustment as granted is the minimum adjustment that will accomplish this purpose. (W.S. § 15-1-608(b)(ii)(B)).

Staff find that this finding is met as conditioned. Strict enforcement of the 25-foot Primary Street setback would prevent replacement of a significant portion of the existing front deck, creating a hardship for the Applicant which could deprive the Applicant of reasonable use of their property. The variance would allow a small encroachment next to a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive which represents a minimum adjustment.

To limit future site development, a condition has been required which restricts all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint for the purpose of minimizing negative impacts on Cache Creek.

4. ***Harmony with purpose of ordinance.*** No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment is in harmony with the general purposes and intent of the ordinance. (W.S. § 15-1-608(b)(ii)(C)).

Staff finds this finding is met. The granting of this variance is consistent with the general purpose and intent of the Land Development Regulations and seeks to balance available FAR with preserving important natural resources.

5. ***Injurious to the neighborhood or detrimental to public welfare.*** No adjustment in the strict application of any provision of an ordinance may be granted unless the granting of the adjustment will not be injurious to the neighborhood or otherwise detrimental to the public welfare. (W.S. § 15-1-608(b)(ii)(C)).

Staff finds this finding is met for as conditioned. The Applicant is proposing to replace and expand the existing front deck. This variance would result in a 14' .25" encroachment (44.8 sf). This is not expected to cause any injury to the neighborhood nor be detrimental to the public welfare. The variance would allow a small encroachment (44.8 sf) next to a front façade that is over 35' from the edge of pavement of Upper Cache Creek Drive, so the impact to the public is not significant.

To limit future site development, a condition has been required which restricts all development, construction, or structural expansion to within thirty (30) feet north of the existing structure footprint for the purpose of minimizing negative impacts on Cache Creek.

Fiscal Impact.

Staff does not anticipate any fiscal impact from the project at this time.

Staff Impact.

The amount of staff time to review, meet with the Applicant, research, and write this report including future work to send final letters was roughly 50 hours.

Attachments.

- Applicant Submittal
- Department Reviews

Suggested Motions.

Item A: Variance P25-113 (25' Front Setback for Second Story Addition)

Based upon the findings for a variance required by LDR Section 8.8.3.C. and W.S. § 15-1-608(b)(ii), I move to **approve** Variance P25-113 located at 840 Upper Cache Creek Drive, allowing a variance from the 25-foot Primary Street Setback (Upper Cache) to permit a 5' 4.25" encroachment (109.3 sq ft) (primary structure) subject to the departmental reviews attached hereto, the condition of approval, and subject to this staff report dated July 16, 2025.

Item B: Variance P25-131 (15' Side Setback for Second Story Addition)

Based upon the findings for a variance required by LDR Section 8.8.3.C. and W.S. § 15-1-608(b)(ii), I move to **approve** Variance P25-131 located at 840 Upper Cache Creek Drive, allowing a variance from the 15-foot Side Setback (western property line) to permit a 1' 1.625" encroachment (5 sq ft) (primary structure) subject to the departmental reviews attached hereto, the condition of approval, and subject to this staff report dated July 16, 2025.

Item C: (Variance P25-132) (20' reek Buffer for Deck).

Based upon the findings for a variance required by LDR Section 8.8.3.C. and W.S. § 15-1-608(b)(ii), I move to **deny** Variance P25-132 located at 840 Upper Cache Creek Drive, allowing a variance from the 20-foot Natural Resource Setback (Cache Creek), subject to the departmental reviews attached hereto, this staff report dated July 16, 2025, and upon not being able to make all required findings per LDR Section 8.8.3.C.

Item D: (Variance P25-133) (25' Front Setback for Second Story Deck).

Based upon the findings for a variance required by LDR Section 8.8.3.C. and W.S. § 15-1-608(b)(ii), I move to **approve** Variance P25-133 located at 840 Upper Cache Creek Drive, allowing a variance from the 25-foot Primary Street Setback (Upper Cache) to permit a 14'.25" encroachment (44.8 sf.) (deck) (primary structure), subject to the departmental reviews attached hereto and this staff report dated July 16, 2025.



PROJECT NARRATIVE

Date:	June 12, 2025
Project:	25002 - Hughes Residence
To:	Town of Jackson, Wyoming
From:	Untitled Architecture
Distribution:	As Required
Subject:	Variance Narrative

Variance Narrative

We are requesting a variance for the current property setbacks as applied to the residence at 840 Upper Cache Creek Drive in order to build additional square footage above the existing garage space. This additional square footage would be within the maximum 20% allowable of the existing habitable square footage, per Town of Jackson LDR 1.9.2.3. The gross existing square footage is 4,086.5 square feet, and the proposed gross square footage is 4,719 square footage; please refer to page A1.0 for a detailed breakdown of existing, proposed and habitable versus non-habitable square footage.

The proposed renovation has been previously rejected by the Town of Jackson on the basis of Town of Jackson's requirement under 1.9.1(F) where an increase in nonconformity is not allowed - the increase, in this case, being additional square footage over the existing garage (in place prior to current LDRs). Our request for variance would propose that setbacks are reconsidered in this case to enable the building footprint to remain in place as-is and also expand the square footage within the required 20%. The survey from Nelson Engineering is attached as Exhibit 1, while the attached drawing set includes a site plan on page A1.2. The site plan highlights proposed additions that are currently non-conforming, and how the setbacks may be revised to allow this non-conformance.

We've also reduced overall square footage of the existing elevated deck and simplified it's form; the square footage of the existing on-grade patio has also been reduced and encroaches less into the setback than the current patio. The revised extents would comply with adjusted setbacks as would be required to accommodate the existing building footprint, plus an allowance for 6' or fewer encroachment into said setbacks. These adjustments are clearly indicated in the Site Plan on page A1.2.

The following points respond to Town of Jackson LDR 8.8.3 "Variance", "Findings for Approval" upon which requirements must be met in order for the variance to be approved.

1. *"There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood;"*.

A. Response: Per Teton County GIS, where the building construction can first be seen on the 1977 aerial, the construction is nearly tight against the property boundary but setback from the road. At

some point the property was rezoned to include the restrictive setbacks, making the existing structure non-conforming. The property features restrictive setbacks on the street side or South side, restrictive setbacks by the Cache Creek floodplain on the North and East sides, and restrictive building conditions on the North and West sides where topography falls off quickly towards the Creek. The building as is currently located is in the most buildable portion of the property.

2. *"The special circumstances and conditions have not resulted from any willful modification of the land or building".*

A. Response: The special circumstances arise from the site and building as they have historically been developed, with the interference of changing zoning & setbacks over the years.

3. *"The special circumstances and conditions are such that the strict application of the regulation sought to be varied would create a hardship on the applicant far greater than the protection afforded to the community;"*.

A. Response: While the existing footprint does not comply with current setbacks, it is quite in line with the character of the street and neighborhood. Building additional square footage over the garage's existing footprint allows the client to build expediently and economically, minimizing visual impact to the street and surrounding homes. Building additional square footage outside of the existing footprint would require, at minimum, additional excavation and foundation, increasing the cost of the additional square footage exponentially, as well as site disturbance and building timeline. Additionally, the only remaining available building space (to the Northwest) on the property is affected by steeply descending grade currently held back by retaining walls, making the cost of building and disturbance to the natural landscape increasingly unviable. This would also require more severe grading towards the banks of Cache Creek, which would be an eyesore and potentially an environmental risk.

4. *"The variance sought is the minimum variance necessary to provide balance between the purpose of the regulation sought to be varied and it's impact on the applicant;"*.

A. Response: Our variance does not overreach beyond the expansion of space above existing; we are not proposing additional building footprint into the existing setbacks. Please refer to the site plan on A1.2 to see how setbacks may need to be modified to allow for the existing footprint to comply.

5. *"The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare;"*.

A. Response: The variance is in line with originally established setbacks for the street, and therefore similar to existing buildings and their setbacks along the street. Because the existing building is not to be expanded beyond the existing footprint and will not involve dramatic changes to the existing building massing, it should not be considered detrimental to public welfare.

6. *"The granting of the variance is consistent with the general purpose and intent of these LDRs."*.

A. Response: The street side setback of 25' is intentioned to ensure that buildings themselves are not within 25' of a street side, encouraging foliage and a wider berth between homes on either side of the street. The property line in question is already held off from the street significantly, and the

building as it exists (and the proposed addition) is held off of the closest parallel portion of street by over 40' at the narrowest point.

Existing East Facade



Existing South Facade



Existing North Facade

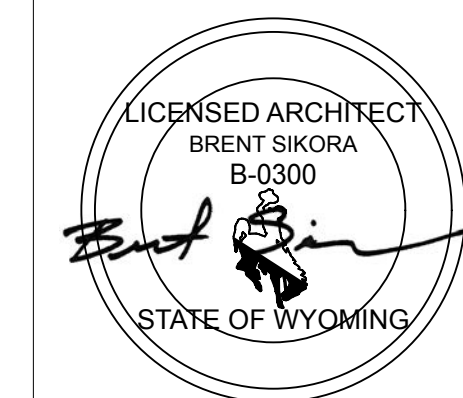




Hughes Residence
Request for Variance
06.12.2025



Untitled Architecture



Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date	TOJ Variance
06.12.25	

Cover

Abbreviations & Acronyms

Addr./Add'l

A.F.F./AFF

AB

Abv.

A.C./AC

Adj.

Alum.

A.S.L./ASL

Asph.

A.V.

B.O.

Bd

Bldg.

Blkg.

Blw.

Bm.

Btw.

C.I.

C.I.P.

C.O.

Cab.

C.L./CL

Cig.

Clo./Cis.

Clr.

CMU

Col.

Conc.

Cont.

Csk.

Csmt.

Cntr.

Ctr.

DF

Dia.

Dim.

Disp.

DN/DN

Dr

Dtl.

Dw./DW

Dwg./DWG

Dwr.

(E)

Ea.

Elec.

Elev.

Eq.

Exp.

Ext.

F.F.E./FFE

F.G.

F.O.C.

F.O.F.

F.O.S.

F.D.

Fdn.

Fin.

Fp./FP

Fxd.

Flr.

Flr.

Frz./Frz

Ftg.

GFCI

G.I.

G.W.B.

Ga.

GL.

H.C.

Hb.

Hdr.

Hor.

Ht

Htr.

HVAC

IBC

ICC

IRC

Info.

I.D.

Insul.

Int.

Additional

Above Finished Floor

Anchor Bolt

Above

Air Conditioning

Adjustable

Aluminum

Above Sea Level

Asphalt

Audio Visual (Docs.)

Bottom Of

Board

Building

Blocking

Below

Beam

Between

Cast Iron

Cast In Place

Clean Out

Cabinet

Center Line

Ceiling

Closet

Clear

Concrete Masonry Unit

Column

Concrete

Continuous

Countersink

Casement

Counter

Douglas Fir

Diameter

Dimension

Garbage Disposal

Down

Door

Detail

Dishwasher

Drawing

Drawer

Existing

Each

Electrical (Docs.)

Elevation (Or Elevator)

Equal

Exposed

Exterior

Fixtures, Fitting & Equipement (Docs.)

Finished Grade (Or Fixed Glass)

Face Of Concrete

Face Of Finish

Face Of Stud

Floor Drain

Foundation

Finish

Fireplace

Fixed

Floor

Fireproofing

Freezer

Footing

Ground Fault Circuit Interrupt

Galvanized Iron

Gypsum Wallboard

Gauge

Glass

Hollow Core

Hosebib

Header

Horizontal

Height

Heater

Heating, Ventilation & Air Conditioning

International Building Code

International Code Council

International Residential Code

Information

Inside Diameter

Insulation

Interior

J.H.

J.B.

Jst.

Kt.

K.D.

L.H.

Land.

Lav.

Lt.

Max.

Mech.

Med.

Mfr.

MW

Min.

Mir.

Mtd.

Mtl.

(N)

N.T.S.

N.I.C.

O.C./o.c.

Opg.

Pl.

P.T.

PL

Plumb.

Plywd.

Pnl.

P.R.

PTD.

R

RCP

R.H.

R.O.

R.W.L.

Rad. / R.

Re

Ref./Ref

Reinf.

Req'd

Resil.

Rm.

S.A.M.

S.C.

S.P.

S.S.

SF/sf

Sh.

Shthg.

Shr./SHR

Sim.

Spec.

Spk.

Stl.

Stn.

Struct.

T&G

T.O.

T.O.C.

T.O.P.

T.O.S.

T.O.W.

T.P.H.

T.S.

Thk.

Typ.

U.C.

U.N.O.

U.O.N.

V.I.F.

V.T.R.

V.P.

W.O.

W.P.

W.S.

w/

w/o

W.C.

Wd.

Wnd.

W.H.

Joist Hanger

Junction Box

Joist

Joint

Kiln Dried

Left Hand

Landscape (Docs.)

Lavatory

Light

Maximum

Mechanical (Docs.)

Medium

Manufacturer

Microwave

Minimum

Mirror

Mounted

Metal

New

NOT TO SCALE

Not In Contract

Over

On Center

Opening

Point

Pressure Treated

Plating

Plumbing (Docs.)

Plywood

Panel

Powder Room

Painted

Riser (Or Radius)

Reflected Ceiling Plan

Right Hand

Rough Opening

Rain Water Leader

Radius

Refer To, For Additional Info

Refrigerator

Reinforced

Required

Resilient

Room

Self-Adhering Sheet . . .

Waterproofing Membrane

Solid Core

Solid Pipe

Stainless Steel

Square Feet

Shelf

Sheathing

Shower

Similar

Specifications

Speaker

Steel

Stain

Structural (Docs.)

Tongue & Groove

Top of

Top of Concrete

Top of Plate

Top of Steel / Slab

Top of Wall

Toilet Paper Holder

Tube Steel

Thickness

Typical

Under Counter

Unless Otherwise Noted

Unless Noted Otherwise

Verify In Field

Vent Through Roof

Vent Pipe

Where Occurs

Water-proofing

Weather Stripping

With

Without

Water Closet

Wood

Window

Water Heater

Drawing Index

Sheet #	Sheet Name	Title / Date
	Issued Sheet = ■	06.12.25
	Deleted Sheet = ■	
	Revised Sheet = ●	
Variance		
ARCHITECTURAL		
A0.0	Cover Sheet	
A1.0	Directory/Vicinity Map	
A1.1	Abbreviations/Sheet Index	
A1.2	Site Plan	
R2.1	Existing Plan - Basement Level	
R2.2	Existing Plan - Lower Mezzanine	
R2.3	Existing Plan - Main Floor Level	
R2.4	Existing Plan - Upper Mezzanine	
R2.5	Existing Plan - Upper Floor Level	
R2.6	Existing Plan - Roof Level	
D2.1	Demo Plan - Basement Level	
D2.2	Demo Plan - Lower Mezzanine	
D2.3	Demo Plan - Main Floor Level	
D2.4	Demo Plan - Upper Mezzanine	
D2.5	Demo Plan - Upper Floor Level	
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A2.3	Proposed Plan - Main Floor Level	
A2.4	Proposed Plan - Upper Mezzanine	
A2.5	Proposed Plan - Upper Floor Level	
A2.6	Proposed Plan - Roof Level	

WUI Conditions

JACKSON HOLE FIRE EMS

40 East Pearl Avenue
PO Box 901
Jackson, WY 83001

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PO Box 901
Jackson, WY 83001

TO:

Kelly Sluder, Building Official
Kelly Bowlin, Development Coordinator

CC:

Charlotte Naegele

FROM:

Bobbi Clauson, Wildfire Mitigation Coordinator

DATE:

April 1, 2025

SUBJECT:

IWUIC Review 840 Upper Cache Creek Drive

PERMIT #:

T-WUI2025-0019

**All construction features must be approved by the County Building Official prior to permitting. All driveway conditions must be approved by the County Engineering Department.

This office has reviewed the above location and determined the area fire hazard to be Moderate. Water supply is conforming. Defensible space of 30 feet cannot be met, therefore structure shall be built using IR2 construction, as follows:

1. Bridges shall be posted and designed for emergency vehicle load limits. (IWUIC 403.2.6)

2. Driveways in excess of 150 feet shall be provided with turnarounds. Driveways shall provide a minimum unobstructed width of 12 feet and minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 200 feet and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. Turnarounds shall have inside turning radii of not less than 30 feet and outside turning radii of not less than 45 feet. Turnouts shall be all-weather road surface at least 10 feet wide and 30 feet long. (IWUIC 403.2)

1. Roofs shall have a roof assembly that complies with not less than a Class A rating when tested in accordance with ASTM E108 or UL 790, or an approved noncombustible roof covering. For roof assemblies where the profile allows a space between the roof covering and roof deck, the space at the eave ends shall be firestopped to preclude entry of flames or embers or have one layer of cap sheet complying with ASTM D3909 installed over the roof deck.

2. Roof valleys, where provided, shall be not less than 0.019-inch corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72-pound mineral-surfaces, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley (IWUIC 504.2.1)

1. Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with Section 505.10.1 or Section 505.10.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

2. Performance requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.

2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.

3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

3. Prescriptive requirements. Where provided, attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical or horizontal surfaces and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

4. Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. (IWUIC 505.10)

Accessory Structures

1. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side. (IWUIC 505.11) Exposed underfloor areas must be protected per IWUIC 505.11.1.

Miscellaneous

1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide. (IWUIC403.6)

2. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. (IWUIC 607.1)

3. LP-gas containers shall be installed underground. (IWUIC 606.3; amended)

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4. Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. (IWUIC 505.10)

Accessory Structures

1. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side. (IWUIC 505.11) Exposed underfloor areas must be protected per IWUIC 505.11.1.

Miscellaneous

1. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance and be visible from both directions of travel along the road. Where multiple addresses are required at a single driveway, they shall be mounted on a single post, and additional signs shall be posted at locations where driveways divide. (IWUIC403.6)

2. Firewood and combustible material shall not be stored in unenclosed spaces beneath buildings or structures, or on decks or under eaves, canopies or other projections or overhangs. (IWUIC 607.1)

3. LP-gas containers shall be installed underground. (IWUIC 606.3; amended)

JACKSON HOLE FIRE EMS

40 East Pearl Avenue
PO Box 901
Jackson, WY 83001

JACKSON HOLE FIRE / EMS

40 East Pearl Avenue
PO Box 901
Jackson, WY 83001

TO:

Kelly Sluder, Building Official
Kelly Bowlin, Development Coordinator

CC:

Charlotte Naegele

FROM:

Bobbi Clauson, Wildfire Mitigation Coordinator

DATE:

April 1, 2025

SUBJECT:

IWUIC Review 840 Upper Cache Creek Drive

PERMIT #:

T-WUI2025-0019

**All construction features must be approved by the County Building Official prior to permitting. All driveway conditions must be approved by the County Engineering Department.

This office has reviewed the above location and determined the area fire hazard to be Moderate. Water supply is conforming. Defensible space of 30 feet cannot be met, therefore structure shall be built using IR2 construction, as follows:

1. Bridges shall be posted and designed for emergency vehicle load limits. (IWUIC 403.2.6)

2. Driveways in excess of 150 feet shall be provided with turnarounds. Driveways shall provide a minimum unobstructed width of 12 feet and minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 200 feet and less than 20 feet in width shall be provided with turnouts in addition to turnarounds. Turnarounds shall have inside turning radii of not less than 30 feet and outside turning radii of not less than 45 feet. Turnouts shall be all-weather road surface at least 10 feet wide and 30 feet long. (IWUIC 403.2)

1. Roofs shall have a roof assembly that complies with not less than a Class A rating when tested in accordance with ASTM E108 or UL 790, or an approved noncombustible roof covering. For roof assemblies where the profile allows a space between the roof covering and roof deck, the space at the eave ends shall be firestopped to preclude entry of flames or embers or have one layer of cap sheet complying with ASTM D3909 installed over the roof deck.

2. Roof valleys, where provided, shall be not less than 0.019-inch corrosion-resistant metal installed over a minimum 36-inch-wide underlayment consisting of one layer of 72-pound mineral-surfaces, nonperforated cap sheet complying with ASTM D 3909 running the full length of the valley (IWUIC 504.2.1)

1. Where provided, ventilation openings for enclosed attics, gable ends, ridge ends, under eaves and cornices, enclosed eave soffit spaces, enclosed rafter spaces formed where ceilings are applied directly to the underside of roof rafters, underfloor ventilation, foundations and crawl spaces, or any other opening intended to permit ventilation, either in a horizontal or vertical surface, shall be in accordance with Section 505.10.1 or Section 505.10.2 to resist building ignition from the intrusion of burning embers and flame through the ventilation openings.

2. Performance requirements. Ventilation openings shall be fully covered with listed vents, tested in accordance with ASTM E2886, to demonstrate compliance with all the following requirements:

1. There shall be no flaming ignition of the cotton material during the Ember Intrusion Test.

2. There shall be no flaming ignition during the Integrity Test portion of the Flame Intrusion Test.

3. The maximum temperature of the unexposed side of the vent shall not exceed 662°F (350°C).

3. Prescriptive requirements. Where provided, attic ventilation openings, foundation or underfloor vents, or other ventilation openings in vertical or horizontal surfaces and vents through roofs shall not exceed 144 square inches (0.0929 m2) each. Such vents shall be covered with noncombustible corrosion-resistant mesh with openings not to exceed 1/8 inch (3.2 mm) or shall be designed and approved to prevent flame or ember penetration into the structure.

4. Vent locations. Attic ventilation openings shall not be located in soffits, in eave overhangs, between rafters at eaves or in other overhang areas. Gable-end and dormer vents shall be located not less than 10 feet (3048 mm) from lot lines. Underfloor ventilation openings shall be located as close to grade as practical. (IWUIC 505.10)

Accessory Structures

1. Detached accessory structures located less than 50 feet from a building containing habitable space shall have exterior walls constructed with materials approved for a minimum of 1-hour fire-resistance-rated construction, heavy timber, log wall construction, or constructed with approved noncombustible material on the exterior side. (IWUIC 505.11) Exposed underfloor areas must be protected per IWUIC 505.11.1.

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IWUIC Review 840 Upper Cache Creek Drive

PERMIT #:

T-WUI

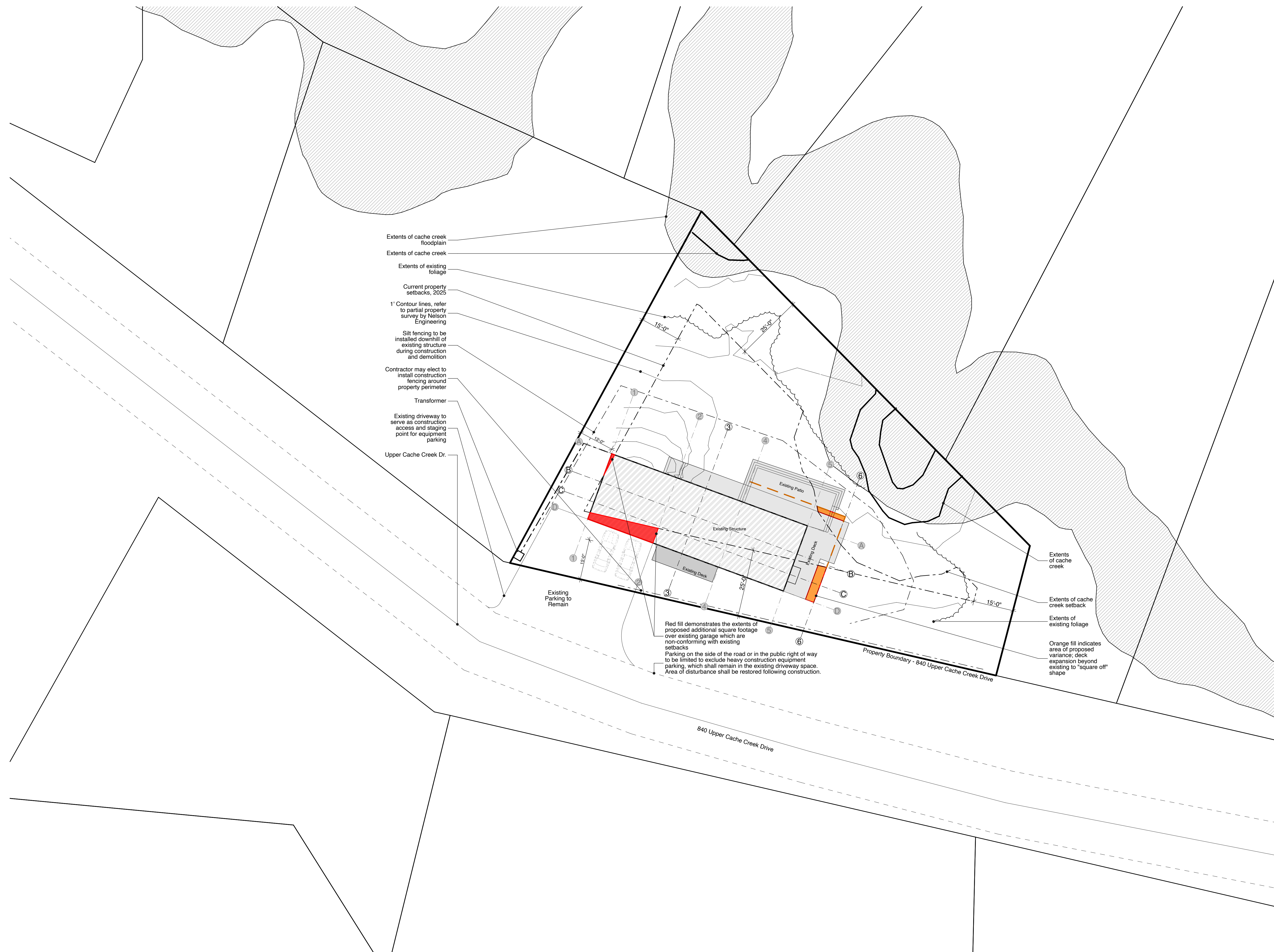


Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date	TOJ Variance
06.12.25	

Site Plan

A1.2



1 Site Plan

SCALE: 1/16" = 1'-0"



General Plan Notes

1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.

2. Large scale drawings take precedence over smaller scale drawings.

3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.

4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.

5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.

6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.

7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.

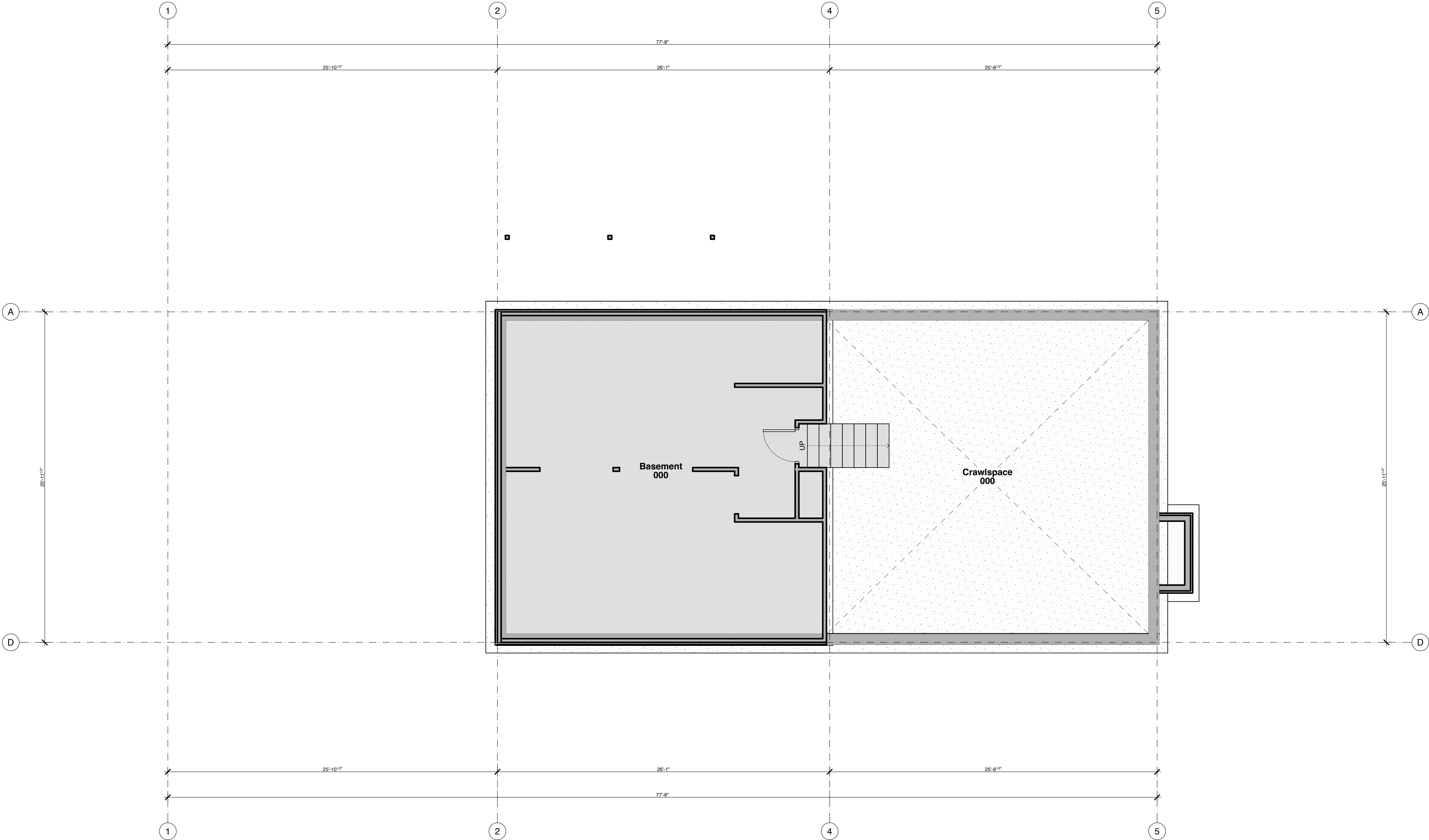
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.

9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.

10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.

11. Furniture in drawings is for reference only and not in the Architect's scope of work.

12. All gutters and downspouts are to be heat traced, U.N.O.



Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300

STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

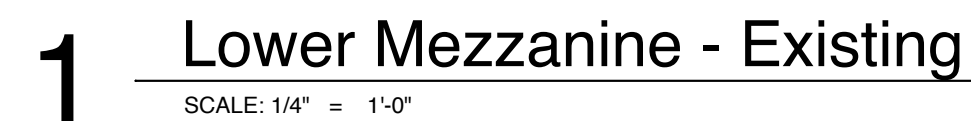
T.O.J. Variance

Basement Level Plan

R2.1

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5. All interior stations are represented as 2 x 6 DFL studs unless noted otherwise.
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7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements.
9. Routing of the pipe is to be coordinated by the General Contractor.
10. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
11. See A2.7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified crawlspace Mechanical Ventilation system is installed and in operation.
12. Furniture in drawings is for reference only and not in the Architect's scope of work.
13. All gutters and downspouts are to be heat traced, U.N.O.

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8. Refer to Mechanical Drawings for Radon pipe requirements.
9. Routing of piping to be coordinated by the General Contractor.
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Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

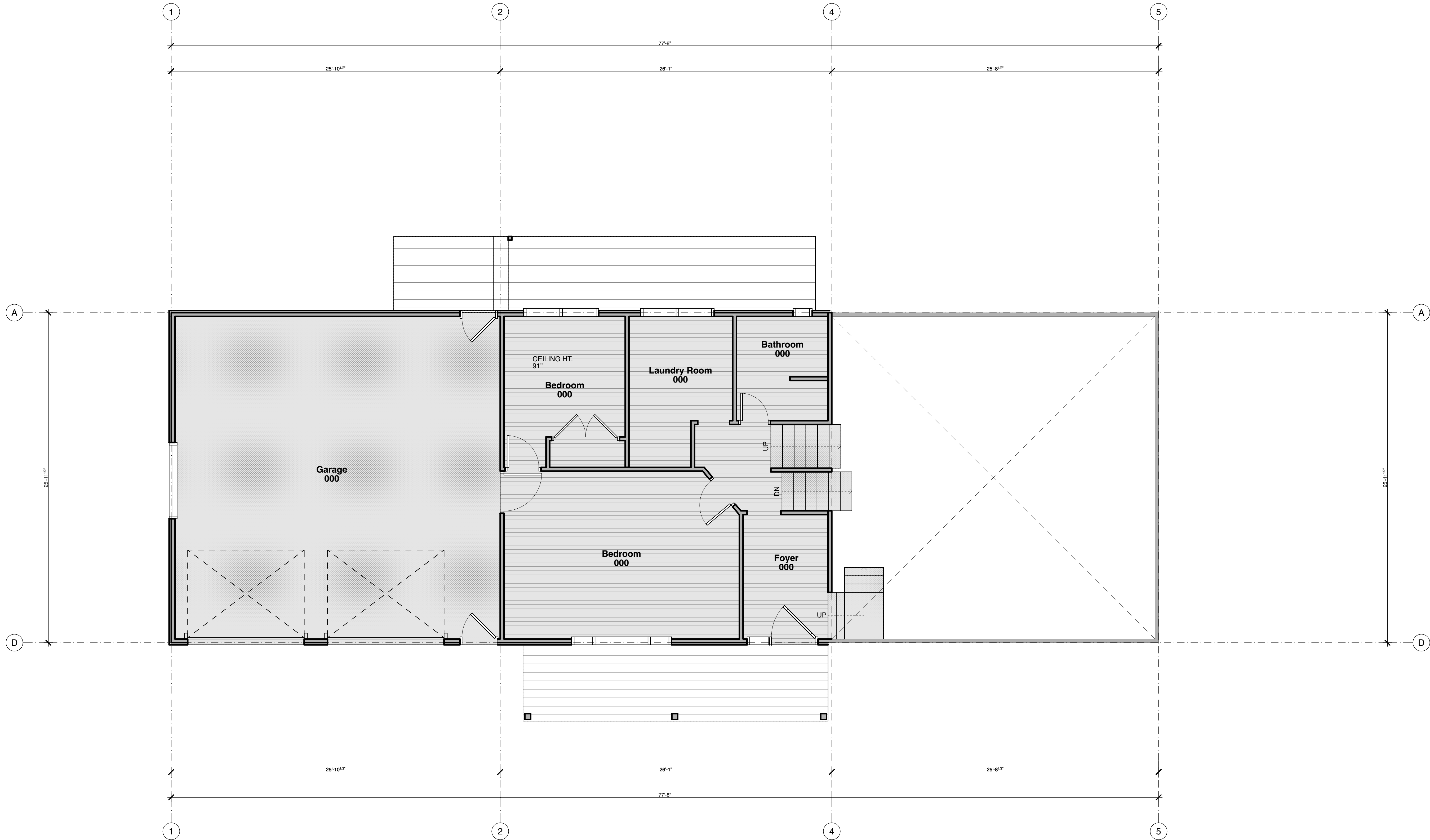
Issue/Revision Date	TOJ Variance
06.12.25	

[illegible]

Lower Mezzanine

R2.2

General Plan Notes	
1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.	7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.
2. Large scale drawings take precedence over smaller scale drawings.	8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.	9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.	10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.	11. Furniture in drawings is for reference only and not in the Architect's scope of work.
6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.	12. All gutters and downspouts are to be heat traced, U.N.O.

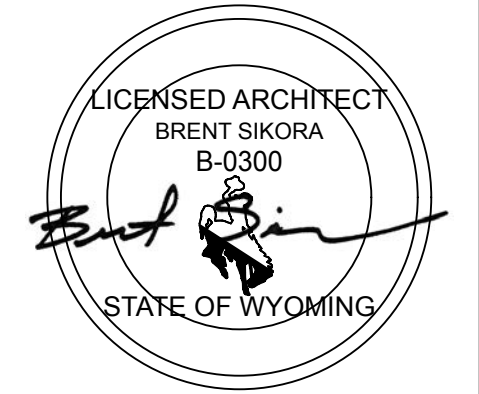


1 Main Floor Level - Existing
SCALE: 1/4" = 1'-0"





Untitled Architecture



Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

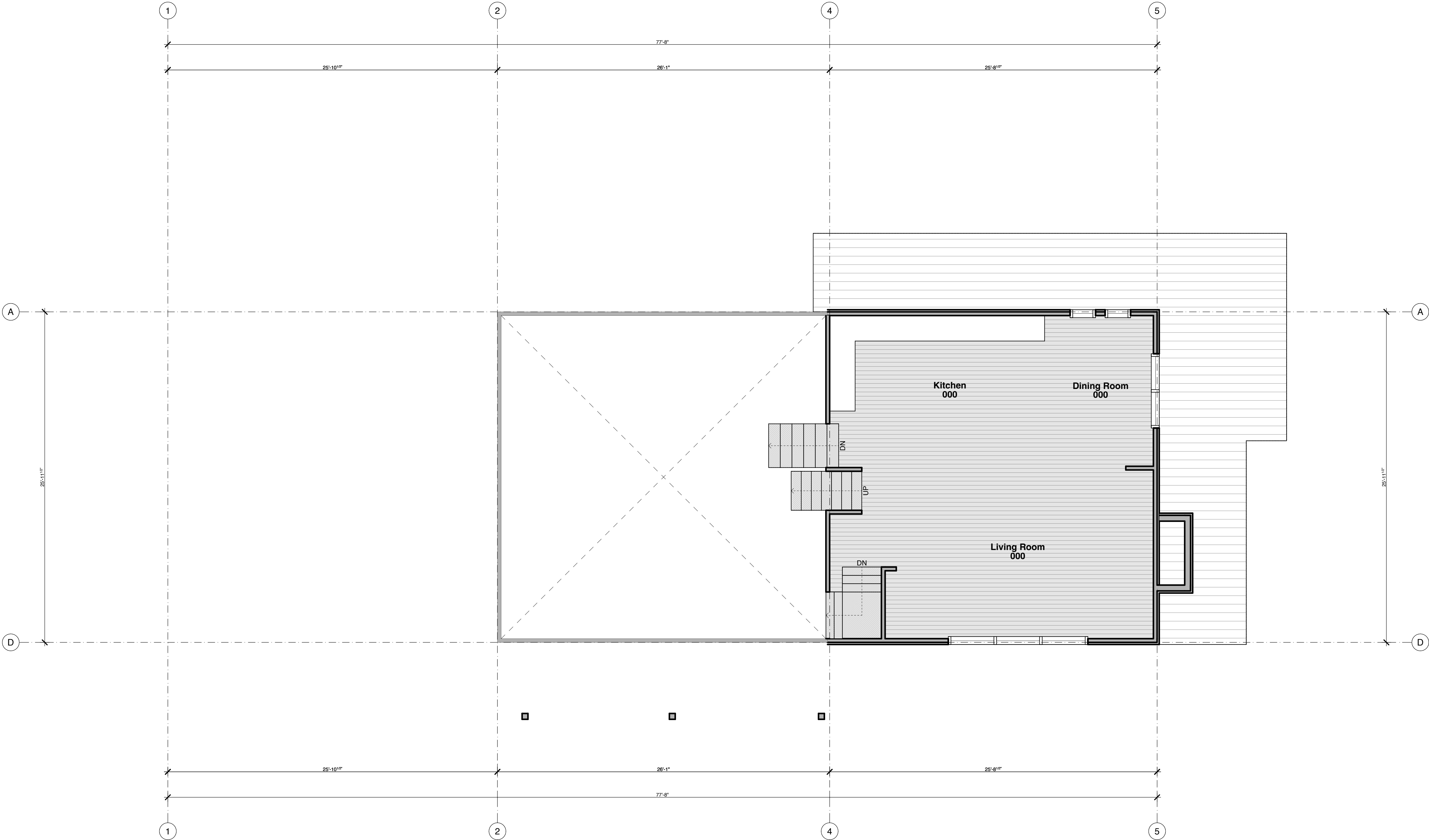
Issue/Revision Date
06.12.25

T.O.J. Variance

Main Level Plan

R2.3

General Plan Notes	
1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.	7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation. 8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor. 9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect. 10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation. 11. Furniture in drawings is for reference only and not in the Architect's scope of work. 12. All gutters and downspouts are to be heat traced, U.N.O.
2. Large scale drawings take precedence over smaller scale drawings.	
3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.	
4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.	
5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.	
6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.	

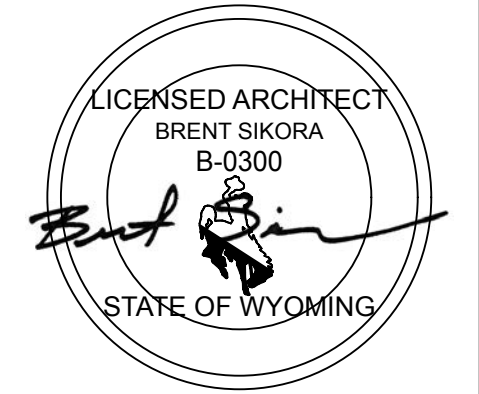


1 Upper Mezzanine - Existing
SCALE: 1/4" = 1'-0"





Untitled Architecture



LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25
TOJ Variance

Upper Mezzanine

R2.4

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5. All interior stations are represented as 2 x 6 DFL studs unless noted otherwise.
6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.
7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements.
9. Routing of the pipe is to be coordinated by the General Contractor.
10. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
11. See A2.7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified crawlspace Mechanical Ventilation system is installed and in operation.
12. Furniture in drawings is for reference only and not in the Architect's scope of work.
13. All gutters and downspouts are to be heat traced, U.N.O.

7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Mechanical, Electrical, and Plumbing Designers. All manufacturer's heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements.
9. Routing of the pipe is to be coordinated by the General Contractor. The Architect will provide the general location, orientation, and elevation of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See Section 260500 for details. The crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
11. Furniture in drawings is for reference only and not in the Architect's scope of work.
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SCALE: 1/4" = 1'-0"



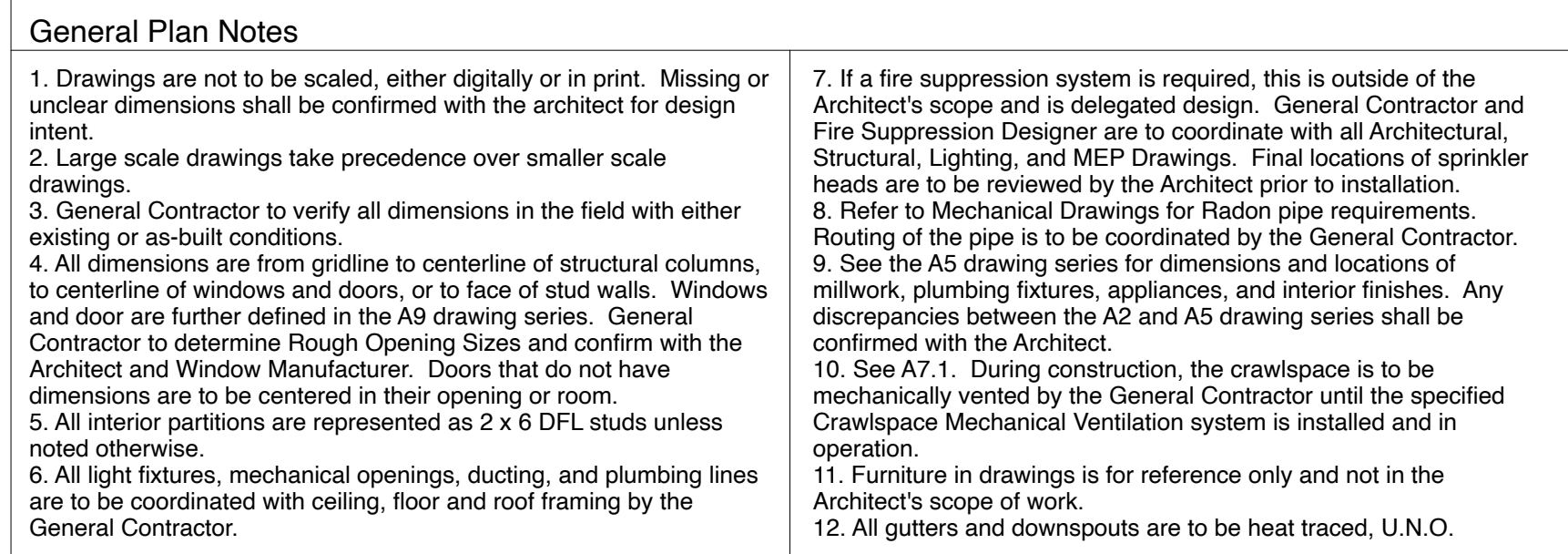
Plan North

Upper Level Plan

R2.5

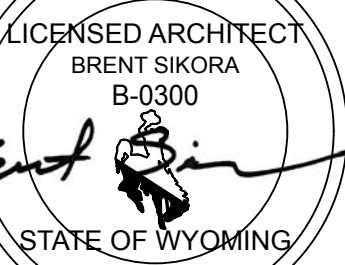
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040 Upper Cacile Creek Drive, Jackson, WY 83001

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General Demolition Notes

Key

Elements to be demolished

01. Should the General Contractor discover, or suspect, hazardous materials as part of this demolition, they shall stop work and contact owner immediately. General Contractor shall also immediately contact proper authorities for investigations, Testing, and proper removal of materials. General Contractor shall hire a licensed professional that is certified with the Authority having Jurisdiction, to properly remove any hazardous materials and/or perform any abatement procedures that may be needed.

02. The General Contractor shall perform all work in accordance with all relevant and applicable codes adopted by the Authorities Having Jurisdiction of the Project. This also pertains to the General Contractor's us of site facilities, site premises, and refuse disposal.

03. Any variations, differences, or conflicts between Contract Documents and Existing Conditions shall be the responsibility of the General Contractor to Coordinate with the Architect in writing, prior to beginning work.

04. The General Contractor shall coordinate the placement and construction of partitions as required to prevent spread of dust, fumes, smoke, etc. to other parts of the building not in the scope of work of these documents. Prior to completion of the work, these partitions shall be removed and adjoining walls shall be repaired as necessary.

05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner.

06. The General Contractor shall maintain the site during demolition and construction up until their entire scope of work is complete and site and building work has been completed, restored, and cleaned. All damage to landscape elements and the earth, all construction trash, all excavated earth, etc, shall be routinely removed from the site.

07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work.

08. Remove abandoned HVAC equipment and duct work.

09. Remove all electrical wiring, conduit, light fixtures and receptacles back to primary service panel where demolished or abandoned. Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes.

10. Gas piping is to be removed, as necessary, outside of the scope of work and capped.

11. General Contractor is to prepare and remove Structural elements as defined in the Structural drawings. Any structural elements not designated for removal in the demolition drawings with proper removal specifications shall be coordinated with the Architect prior to work commencing.

12. Maintain all required fire rated assemblies during construction.

13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.

14. General Contractor is responsible for maintaining weather protection and the function of building assemblies related to weather protection for the duration of demolition and construction.

15. General Contractor is responsible for maintaining site security for the duration of demolition and construction.

16. Where not indicated on drawings, any holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

Demolition Notes - Continued

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.

18. Silt fencing shall be provided around property perimeter.

19. The existing driveway shall serve as the construction access point and primary parking area for demolition equipment.

General Plan Notes

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4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.

5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.

6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.

7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.

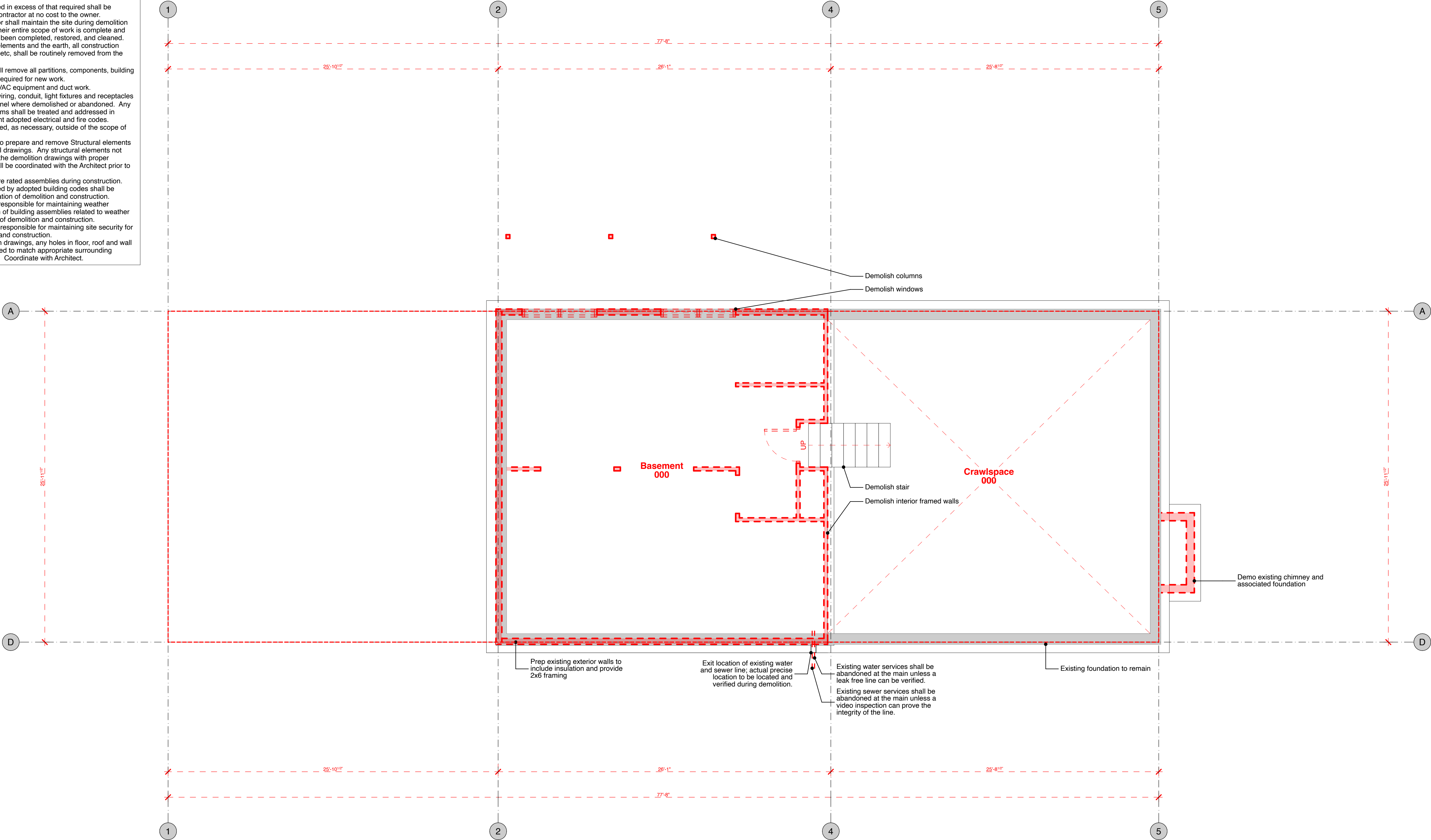
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.

9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.

10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.

11. Furniture in drawings is for reference only and not in the Architect's scope of work.

12. All gutters and downspouts are to be heat traced, U.N.O.



Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300

STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

TOJ Variance

Basement Level Plan

D2.1

Key

Elements to be demolished

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02. The General Contractor shall perform all work in accordance with all relevant and applicable codes adopted by the Authorities Having Jurisdiction on the site. The General Contractor shall be responsible for Contractor's use of site facilities, site premises, and refuse disposal.
03. Any variations, differences, or conflicts between Contract Documents and Existing Conditions shall be the responsibility of the General Contractor to Coordinate with the Architect in writing, prior to beginning work.
04. The General Contractor shall coordinate the placement and construction of partitions as required to prevent spread of dust, fumes, smoke, etc. to other parts of the building not in the scope of work of these documents. Prior to completion of the work, these partitions shall be removed and adjoining walls shall be repaired as necessary.
05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner.
06. The General Contractor shall maintain the site during demolition and construction up until their entire scope of work is complete and site and building work has been completed, restored, and cleaned. All damage to landscape elements and the earth, all construction trash, all excavated earth, etc. shall be routinely removed from the site.
07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work.
08. Remove abandoned HVAC equipment and duct work.
09. Remove all electrical wiring, conduit, light fixtures and receptacles and, to primary service disconnect, all electrical equipment. Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes.
10. Gas piping is to be removed, as necessary, outside of the scope of work and capped.
11. General Contractor is to prepare and remove Structural elements as defined in the Structural drawings. Any structural elements not designated for removal in the demolition drawings with proper removal specifications shall be coordinated with the Architect prior to work commencing.
12. Maintain all required fire rated assemblies during construction.
13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.
14. General Contractor is responsible for maintaining weather protection and the Architect is responsible for related to weather protection for the duration of demolition and construction.
15. General Contractor is responsible for maintaining site security for the duration of demolition and construction.
16. Where new building code requirements (holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.
18. Silt fencing shall be provided around property perimeter.
19. The existing driveway shall serve as the construction access point and primary parking area for demolition equipment.

1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.
2. Large scale drawings take precedence over smaller scale drawings.
3. General Contractor to verify all dimensions in the field with either existing or as-built conditions.
 - a. All dimensions are taken from the centerline of structural columns to the centerline of windows and doors, or to face of stud walls. Windows and doors are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be installed in the opening or stud.
 - 5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.
 - 6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.
7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural Structural, Lighting, and MEP Designers. All fire suppression sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
9. The AS drawings and the A5 drawings are to be coordinated for all millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7-1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
11. Furniture in drawings is for reference only and not in the Architect's scope of work.
12. All gutters and downspouts are to be heat treated, U.N.O.



Lower Mezzanine

D2.2



Lower Mezzanine

Elements to be demolished

01. Should the General Contractor discover, or suspect, hazardous materials as part of this demolition, they shall stop work and contact proper authorities for Investigations, Testing, and proper removal of materials. General Contractor shall hire a licensed professional that is certified with the Authority having Jurisdiction, to properly remove any hazardous materials and/or perform any abatement procedures that may be needed.
02. The General Contractor shall perform all work in accordance with all relevant and applicable codes adopted by the Authorities Having Jurisdiction on the site. The General Contractor shall be responsible for Contractor's use of site facilities, site premises, and refuse disposal.
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05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner.
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07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work.
08. Remove abandoned HVAC equipment and duct work.
09. Remove all electrical wiring, conduit, light fixtures and receptacles and, to primary service, all other electrical equipment. Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes.
10. Gas piping is to be removed, as necessary, outside of the scope of work and capped.
11. General Contractor is to prepare and remove Structural elements as defined in the Structural drawings. Any structural elements not designated for removal in the demolition drawings with proper removal specifications shall be coordinated with the Architect prior to work commencing.
12. Maintain all required fire rated assemblies during construction.
13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.
14. General Contractor is responsible for maintaining weather protection and the protection of existing conditions related to weather protection for the duration of demolition and construction.
15. General Contractor is responsible for maintaining site security for the duration of demolition and construction.
16. Where not indicated in the drawings, holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.
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 - a. All dimensions are taken from the centerline of structural columns to the centerline of windows and doors, or to face of stud walls. Windows and doors are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be installed in the opening or stud.
 - 5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.
 - 6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.
7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural Structural, Lighting, and MEP Designers. All fire suppression sprinkler heads are to be reviewed by the Architect prior to installation.
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
9. The AS drawings and the A5 drawings are to be coordinated for all millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7-1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
11. Furniture in drawings is for reference only and not in the Architect's scope of work.
12. All gutters and downspouts are to be heat treated, U.N.O.



SCALE: 1/4" = 1'-0"



D2.3



Elements to be demolished

01. Should the General Contractor discover, or suspect, hazardous materials as part of this demolition, they shall stop work and contact owner immediately. General Contractor shall also immediately contact proper authorities for Investigations, Testing, and proper removal of materials. General Contractor shall hire a licensed professional that is certified with the Authority having Jurisdiction, to properly remove any hazardous materials and/or perform any abatement procedures that may be needed. 02. The General Contractor shall perform all work in accordance with all relevant and applicable codes adopted by the Authorities Having Jurisdiction on the Project. This also pertains to the General Contractor's use of site facilities, site premises, and refuse disposal. 03. Any variations, differences, or conflicts between Contract Documents and Existing Conditions shall be the responsibility of the General Contractor to Coordinate with the Architect in writing, prior to beginning work. 04. The General Contractor shall coordinate the placement and construction of partitions as required to prevent spread of dust, fumes, smoke, etc. over the project. This also pertains to the scope of work of these documents. Prior to completion of work, these partitions shall be removed and adjoining walls shall be repaired as necessary. 05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner. 06. The General Contractor shall maintain the site during demolition and construction up until their entire scope of work is complete and site and building work have been completed, restored, and cleaned. All debris to include power lines, equipment, materials, debris, trash, all excavated earth, etc. shall be routinely removed from the site. 07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work. 08. Remove abandoned HVAC equipment and duct work. 09. Remove all electrical wiring, conduit, light fixtures and receptacles back to primary service panel (any demolition or abandoned). Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes. 10. Gas piping is to be removed, as necessary, outside of the scope of work and capped. 11. General Contractor is to prepare and remove Structural Elements as defined in the Structural drawings. Any structural elements not designated for removal in the demolition drawings with proper removal specifications shall be coordinated with the Architect prior to work commencing. 12. Maintain all required fire rated assemblies during construction. 13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction. 14. General Contractor shall maintain existing weather protection and the function of building assemblies related to weather protection for the duration of demolition and construction. 15. General Contractor is responsible for maintaining site security for the duration of demolition and construction. 16. Where not indicated in drawings, all holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.
18. Silt fencing shall be provided around property perimeter.
19. The existing driveway shall serve as the construction access point and primary parking area for demolition equipment.

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4. All window and door openings to be centered to centerline of structural columns to centerline of windows and doors, or to face of stud walls. Windows and doors are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer.
5. All interior partitions are to be centered in their opening or room.
6. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.
7. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.
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9. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
10. See the A5 drawings for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
11. See A7.1 - Ductwork Construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.
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13. All gutters and downspouts are to be heat treated, U.N.O.



Plan North

D2.4

Key

Elements to be demolished

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07. General Contractor shall remove all partitions, components, building equipment and fixtures as required for new work.
08. Remove abandoned HVAC equipment and duct work.
09. Remove all electrical wiring, conduit, light fixtures and receptacles and, to primary service disconnect, and remove all electrical. Any abandoned wiring in plenums shall be treated and addressed in accordance with the current adopted electrical and fire codes.
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12. Maintain all required fire rated assemblies during construction.
13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.
14. General Contractor is responsible for maintaining weather protection and the protection of existing conditions related to weather protection for the duration of demolition and construction.
15. General Contractor is responsible for maintaining site security for the duration of demolition and construction.
16. Where not indicated in the drawings, holes in floor, roof and wall assemblies shall be restored to match appropriate surrounding existing or new conditions. Coordinate with Architect.

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8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.
9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.
10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified crawlspace Mechanical Ventilation system is installed and in operation.
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05. All demolition performed in excess of that required shall be restored by the General Contractor at no cost to the owner.

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13. Egress paths as defined by adopted building codes shall be maintained during the duration of demolition and construction.

14. General Contractor is responsible for maintaining weather protection and the function of building assemblies related to weather protection for the duration of demolition and construction.

15. General Contractor is responsible for maintaining site security for the duration of demolition and construction.

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Demolition Notes - Continued

17. Once demolition is completed, the vacant lot shall be backfilled and maintained to the existing grade, or without slopes steeper than 2:1.

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4. All dimensions are from gridline to centerline of structural columns, to centerline of windows and doors, or to face of stud walls. Windows and door are further defined in the A9 drawing series. General Contractor to determine Rough Opening Sizes and confirm with the Architect and Window Manufacturer. Doors that do not have dimensions are to be centered in their opening or room.

5. All interior partitions are represented as 2 x 6 DFL studs unless noted otherwise.

6. All light fixtures, mechanical openings, ducting, and plumbing lines are to be coordinated with ceiling, floor and roof framing by the General Contractor.

7. If a fire suppression system is required, this is outside of the Architect's scope and is delegated design. General Contractor and Fire Suppression Designer are to coordinate with all Architectural, Structural, Lighting, and MEP Drawings. Final locations of sprinkler heads are to be reviewed by the Architect prior to installation.

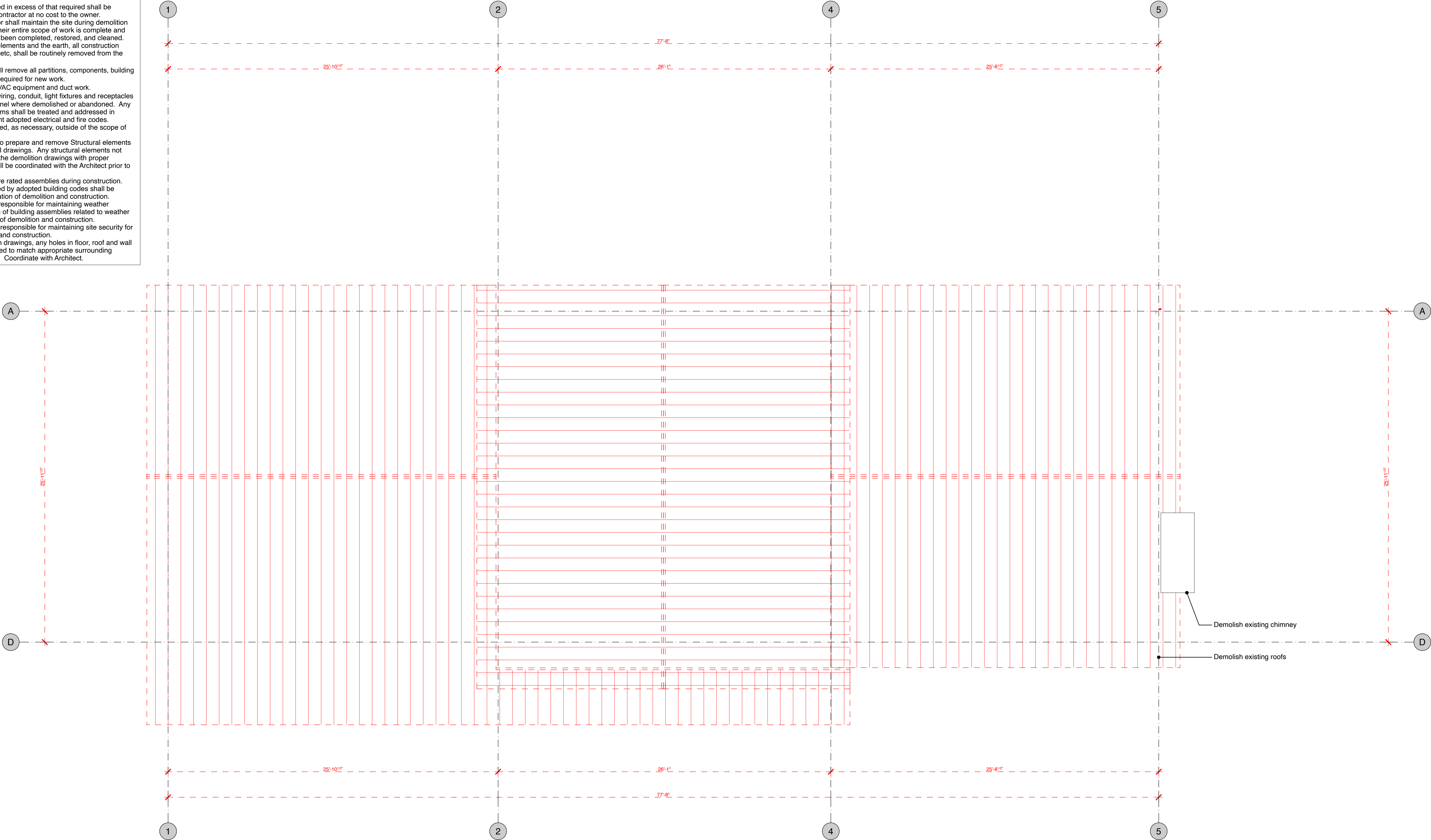
8. Refer to Mechanical Drawings for Radon pipe requirements. Routing of the pipe is to be coordinated by the General Contractor.

9. See the A5 drawing series for dimensions and locations of millwork, plumbing fixtures, appliances, and interior finishes. Any discrepancies between the A2 and A5 drawing series shall be confirmed with the Architect.

10. See A7.1. During construction, the crawlspace is to be mechanically vented by the General Contractor until the specified Crawlspace Mechanical Ventilation system is installed and in operation.

11. Furniture in drawings is for reference only and not in the Architect's scope of work.

12. All gutters and downspouts are to be heat traced, U.N.O.



Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300

STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

T.O.J. Variance

Roof Plan

D2.6

- General Plan Notes
1. Drawings are not to be scaled, either digitally or in print. Missing or unclear dimensions shall be confirmed with the architect for design intent.

2. Large scale drawings take precedence over smaller scale drawings.

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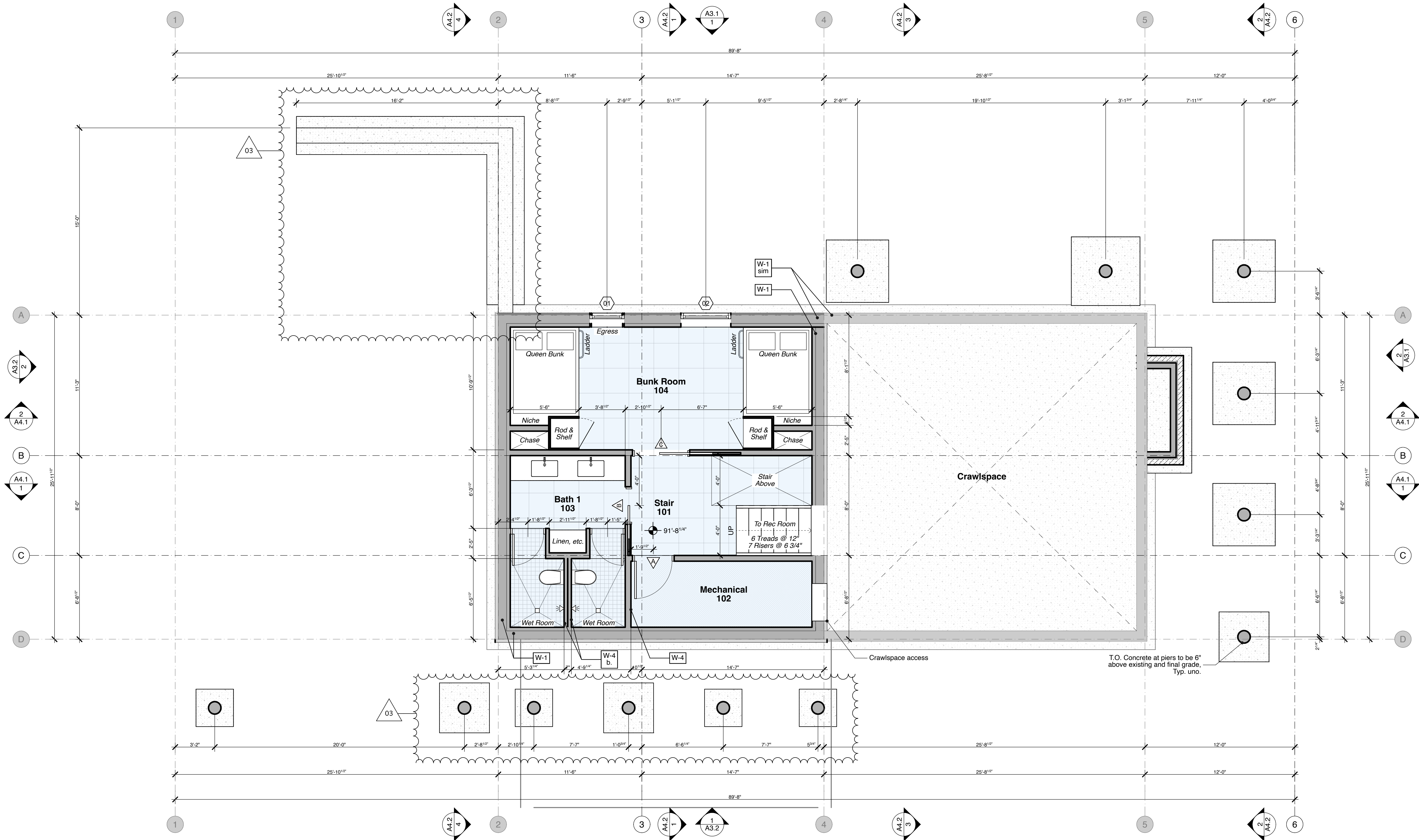
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1 Foundation / Basement Level - New
SCALE: 1/4" = 1'-0"



LICENSED ARCHITECT
BRENT SIKORA
B-0300
Brent Sikora
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25
TOJ Variance

Basement Level Plan

A2.1

General Plan Notes

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1

Lower Mezzanine - New

SCALE: 1/4" = 1'-0"

⌚

Plan North

Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300

Brent Sikora

STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

TOJ Variance

Lower Mezzanine

A2.2

- General Plan Notes
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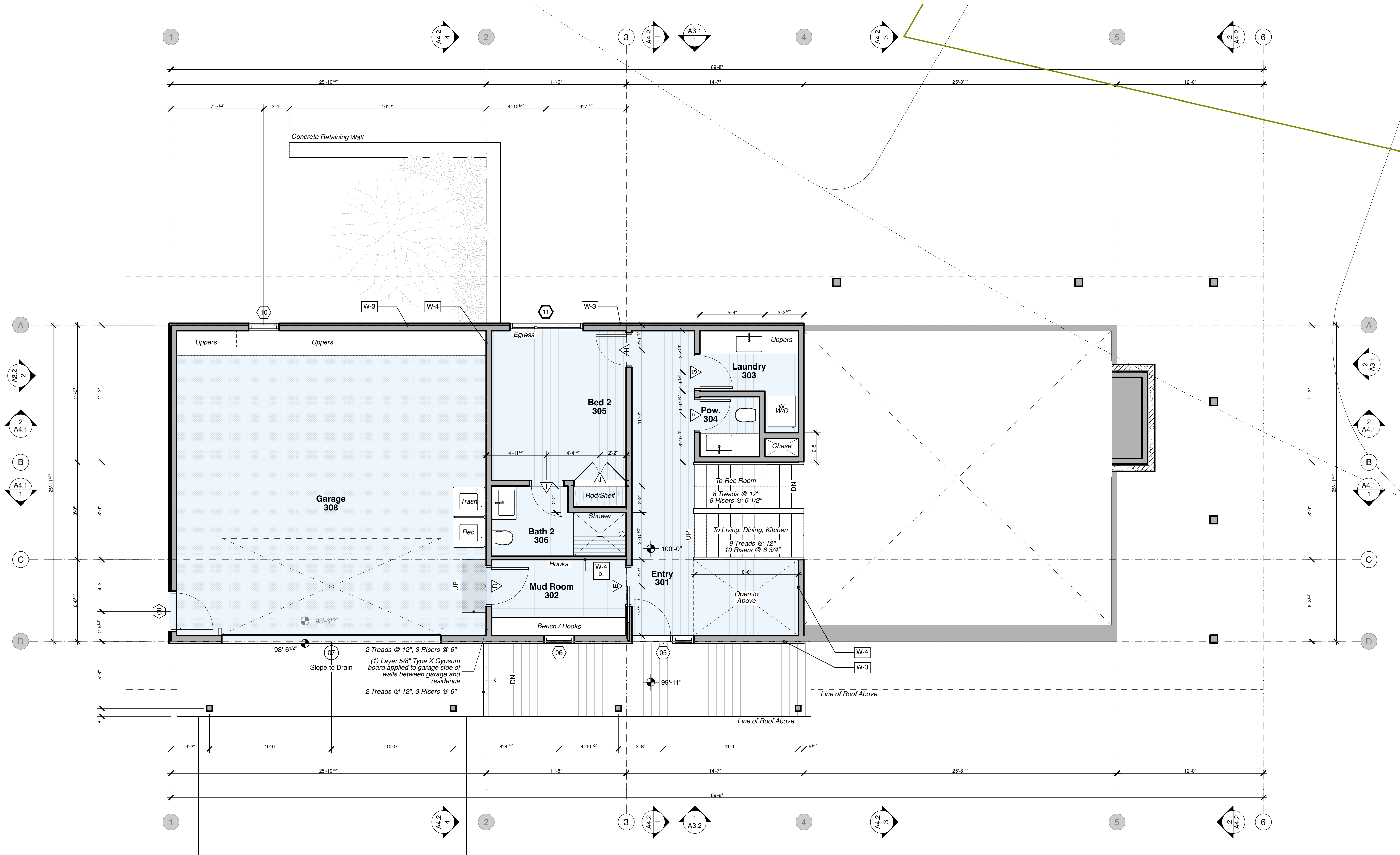
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1 Main Floor Level - New
SCALE: 1/4" = 1'-0"



Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300
STATE OF WYOMING

Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25
TOJ Variance

Main Level Plan
A2.3

General Plan Notes

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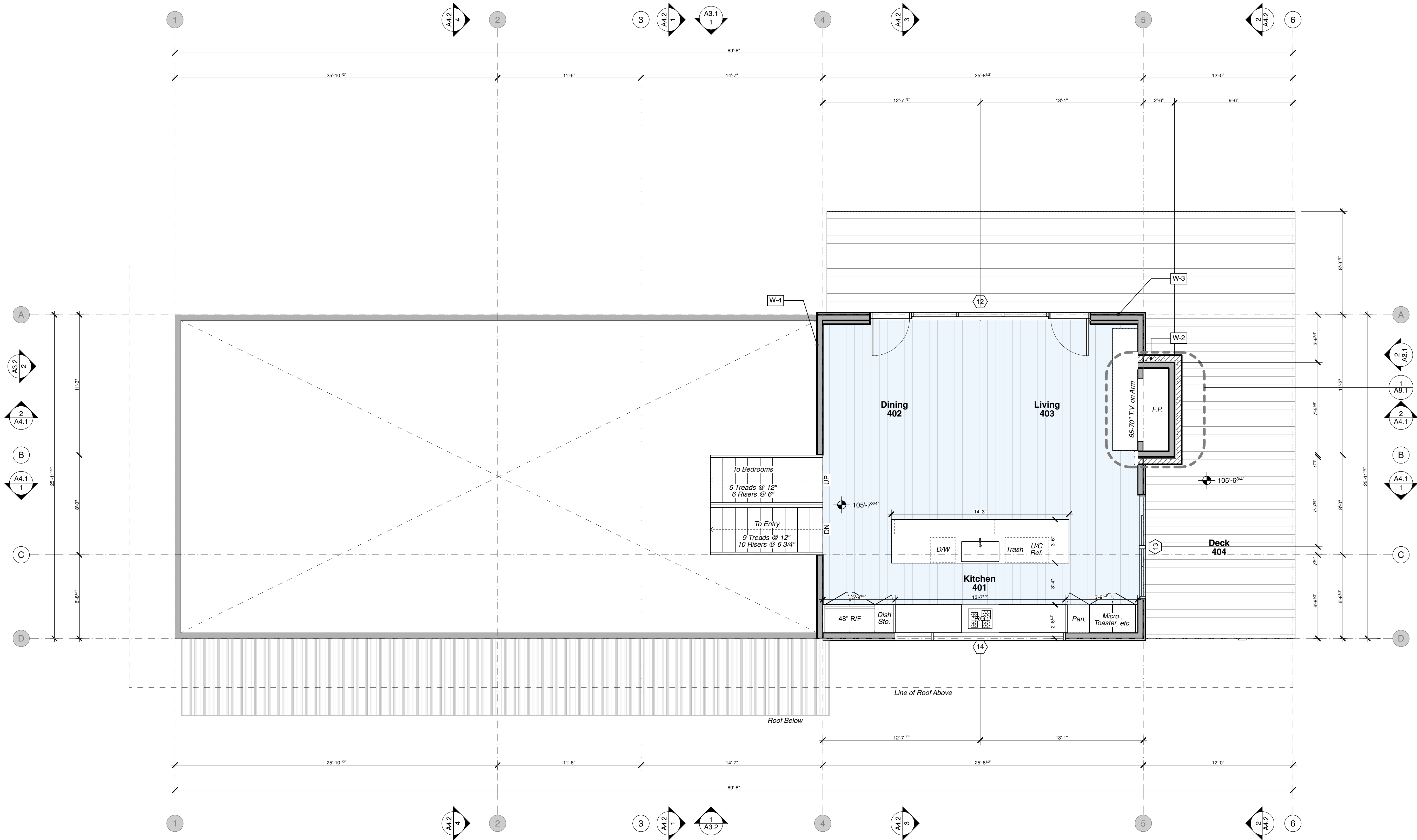
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Untitled Architecture

LICENSED ARCHITECT
BRENT SIKORA
B-0300

STATE OF WYOMING

Hughes Residence

840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

TOJ Variance

Upper Mezzanine

A2.4

- General Plan Notes
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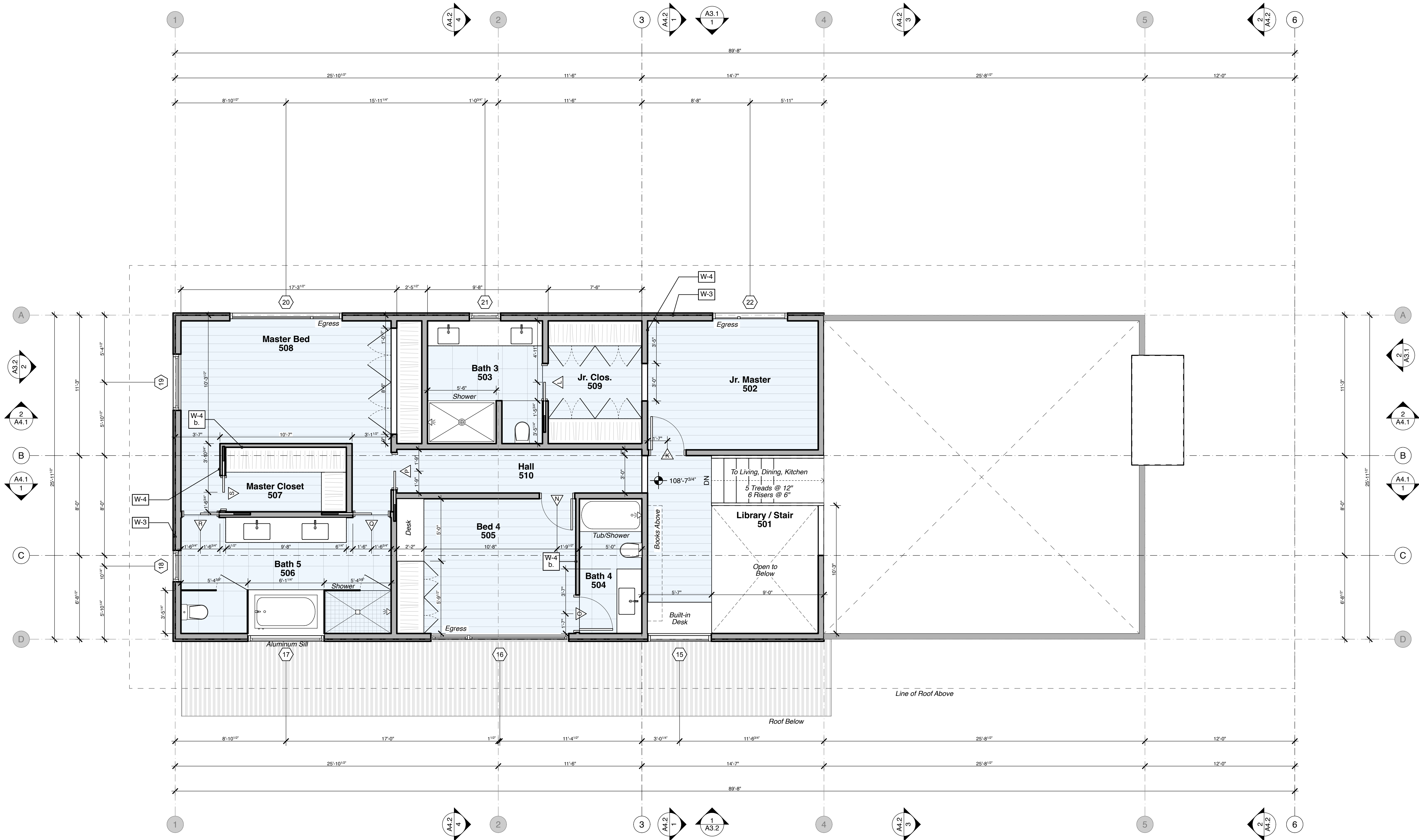
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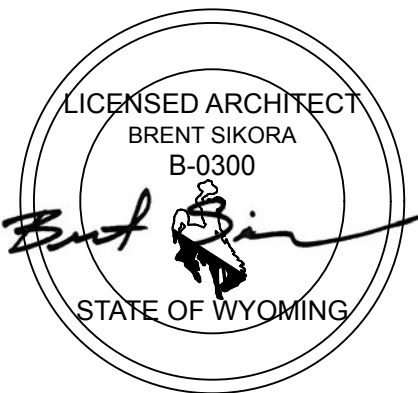
12. All gutters and downspouts are to be heat traced, U.N.O.



1 Upper Floor Level - New
SCALE: 1/4" = 1'-0"




Untitled Architecture



Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25
TOJ Variance

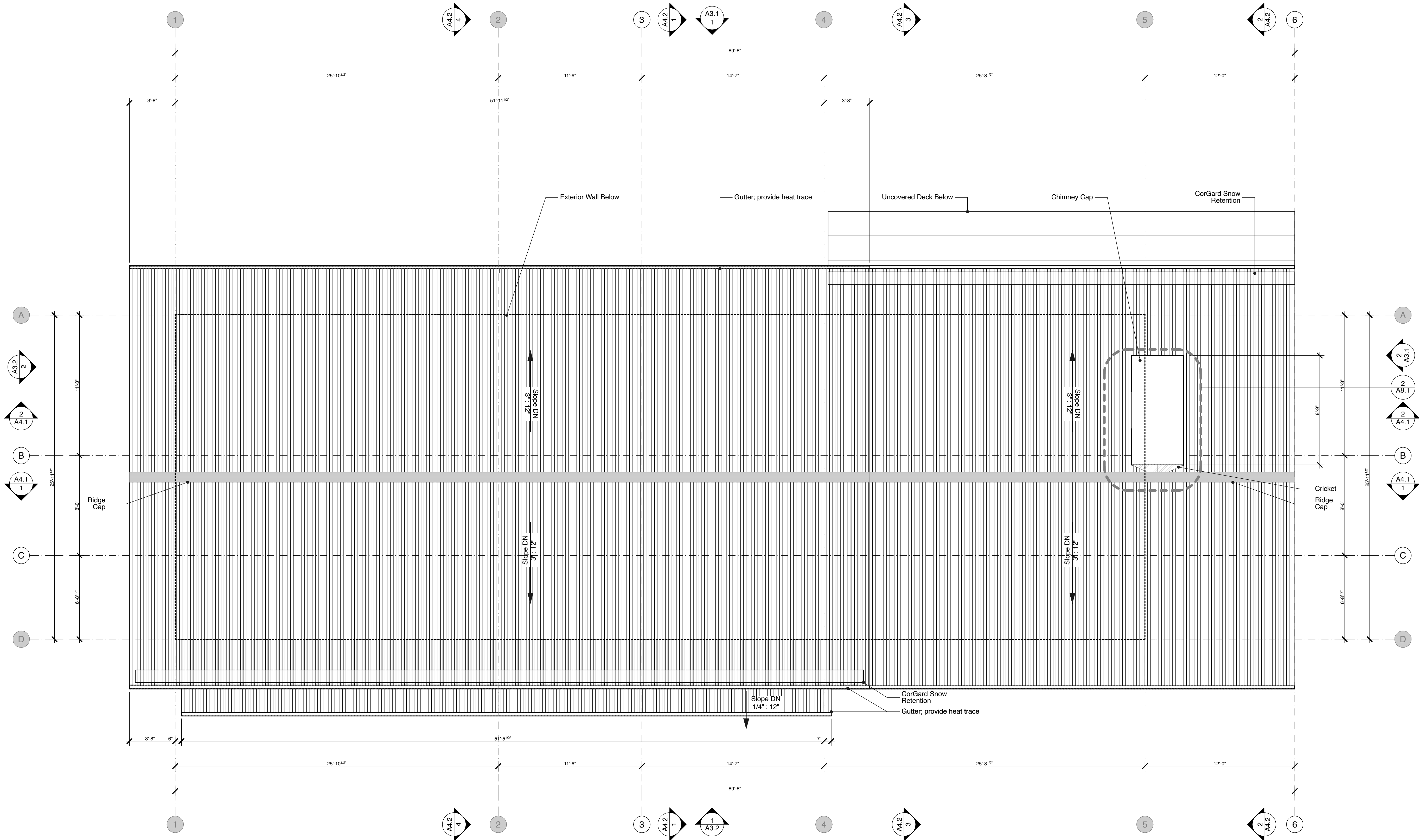
Upper Level Plan
A2.5

General Plan Notes

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Roof Plan Notes

1. The graphically represented snow retention system is not in the scope of the Architect. The design and engineering of the snow retention system is in the delegated design scope and is to be coordinated by the General Contractor. Refer to structural drawings for appropriate snow load and structure information.
2. Metal fascia and roofing expansion requirements are listed in structural drawings. All fascias and gutters are to be welded solid and continuous.
3. Roof penetrations and transitions shall be sealed per manufacturer guidelines. Refer to enlarged details where applicable.
4. All gutters and downspouts are to be heat traced, U.N.O.

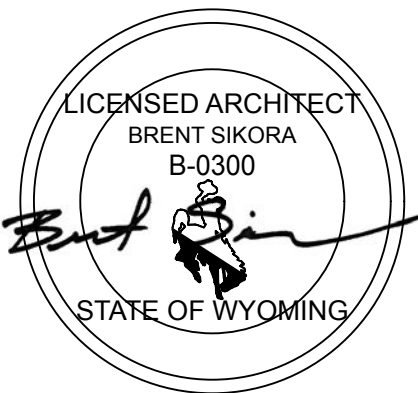


1 Roof Level - New
SCALE: 1/4" = 1'-0"





Untitled Architecture



Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Issue/Revision Date
06.12.25

T.O.J. Variance

Roof Plan

A2.6



LETTER OF TRANSMITTAL

Date: Revised 06.19.25
Project: 840 Upper Cache Creek Drive
Project Number: 24007
To: Paul Anthony
From: Untitled Architecture
Distribution: Paul Anthony, Town of Jackson

Exhibits:

Series of images showing existing structure and proposed modifications to the home at 840 Upper Cache Creek Drive in the Town of Jackson.



Existing structure street view



Proposed driveway view



Existing structure street view (2)



Proposed structure street view (2)



Existing East façade



Proposed East façade



Existing structure rear façade



Proposed structure, looking along the rear façade



Existing structure NW corner



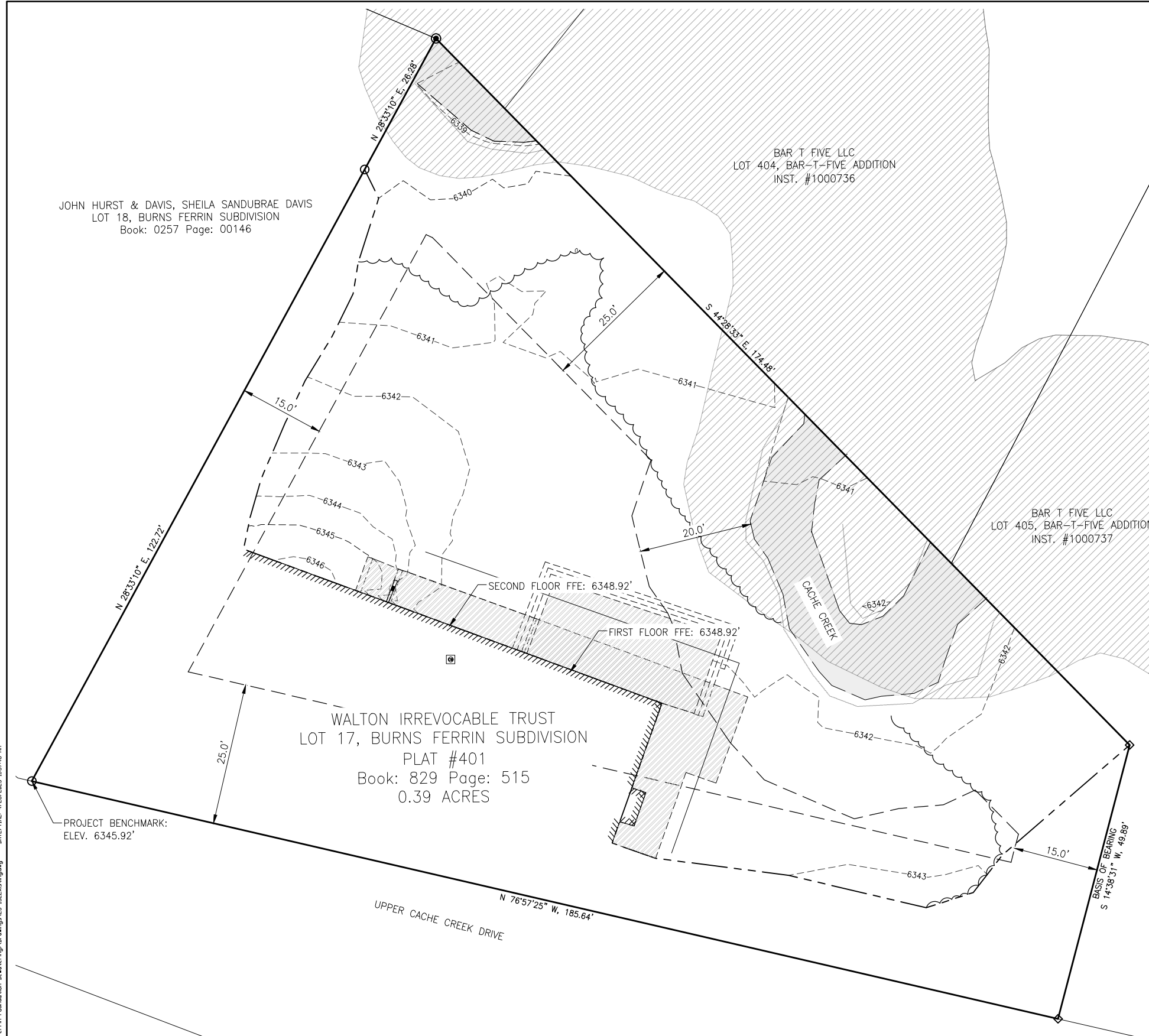
Proposed structure, NW Corner



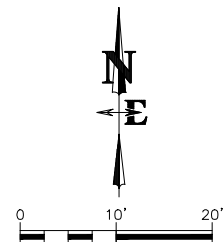
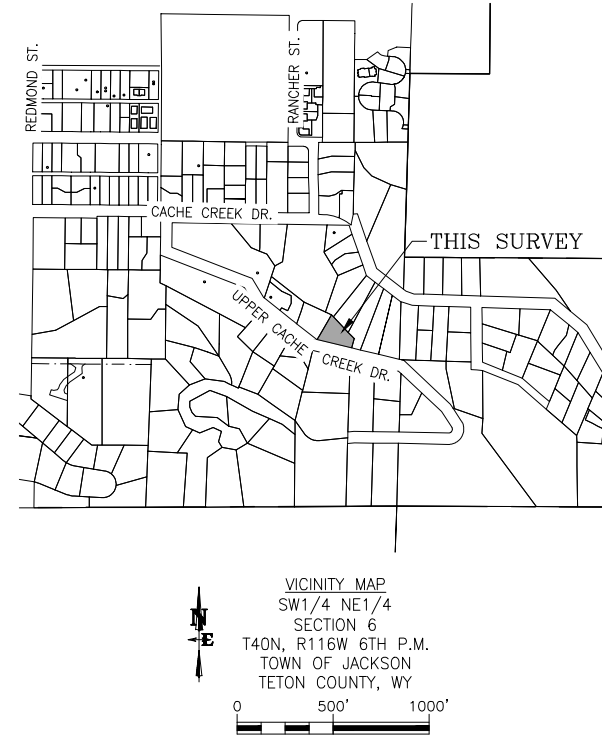
Existing structure, West façade



Proposed structure, West façade



NOTE:



DRAWING NO 1	JOB TITLE LOT 17 BURNS FERRIN FOUNDATION DEWATERING JACKSON, WYOMING	DRAWING TITLE EXISTING SITE PLAN	NELSON ENGINEERING P.O. BOX 1599, JACKSON WYOMING (307) 733-2087	DATE	05/23/25	REV.
				SURVEYED ENGINEERED		MH
JOB NO 25-132-01				DRAWN	RN	
				CHECKED	LR	
				APPROVED	LR	



Hughes Residence
840 Upper Cache Creek Drive, Jackson, WY 83001

Site Plan

A1.2

1

Site Plan



SCALE: 1/16" = 1'-0"



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 AUTHORIZED REPRESENTATIVE

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: Timothy Hughes

Being duly sworn, deposes and says that Cache Partners I, LLC is the owner in fee of the premises located at:
Name of property owner as listed on deed

Address of Premises: 840 Upper Cache

Legal Description: Lot 17, Burns Ferrin Subdivision

Please attach additional sheet for additional addresses and legal descriptions

And, that the person named as follows: Name of Applicant/Authorized Representative: Untitled Architecture

Mailing address of Applicant/Authorized Representative: PO Box 14916, Jackson, WY 83002

Email address of Applicant/Authorized Representative: charlotte@untitled-architecture.com, brent@un..., leo@un...

Phone Number of Applicant/Authorized Representative: 307-264-1504

Is authorized to act as property owner's representative 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 ☐ 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.

T-H
Property Owner Signature

Owner, Manager
Title if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner

STATE OF Oklahoma)
) SS.
COUNTY OF Oklahoma)

The foregoing instrument was acknowledged before me by Tim Hughes this 18
day of April, 2025. WITNESS my hand and official seal.

[Signature]
Notary Public

My commission expires: 02/24/2029



PLANNING PERMIT APPLICATION
Planning & Building Department

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

For Office Use Only

Fees Paid _____ Date & Time Received _____
Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: Hughes Residence
Physical Address: 840 Upper Cache Creek Drive, Jackson, WY 83001
Lot, Subdivision: Lot 17 PIDN: 22-41-16-34-4-01-005

PROPERTY OWNER.

Name: Cache Partners I, LLC Phone: 405-775-0070
Mailing Address: 7009 N Classen Blvd., Oklahoma City, OK ZIP: 73116
E-mail: thchllc@me.com

APPLICANT/AGENT.

Name: Untitled Architecture Phone: 307-264-1504
Mailing Address: P.O. Box 14916, Jackson, WY 83002 ZIP: 83002
E-mail: brent@untitled-architecture.com, leo@untitled-architecture.com, charlotte@...

DESIGNATED PRIMARY CONTACT.

_____ Property Owner ☒ _____ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

_____ Basic Use
_____ Conditional Use
_____ Special Use

Relief from the LDRs

_____ Administrative Adjustment
☒ _____ Variance
_____ Beneficial Use Determination
_____ Appeal of an Admin. Decision

Physical Development

_____ Sketch Plan
_____ Development Plan
_____ Design Review

Subdivision/Development Option

_____ Subdivision Plat
_____ Boundary Adjustment (replat)
_____ Boundary Adjustment (no plat)
_____ Development Option Plan

Interpretations

_____ Formal Interpretation
_____ Zoning Compliance Verification

Amendments to the LDRs

_____ LDR Text Amendment
_____ Map Amendment

Miscellaneous

_____ Other: _____
_____ Environmental Analysis

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

Pre-application Conference #: T.B.D. Environmental Analysis #: N/A
Original Permit #: DEM25-006 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.

Charlotte Naegele
Signature of Property Owner or Authorized Applicant/Agent
Charlotte Naegele
Name Printed

06/12/2025
Date
Architect
Title